

SINGLETON DEVELOPMENT CONTROL PLAN 2014



Purpose

This plan provides guidance on Council's minimum requirements for building, subdivision and land development.

Acknowledgement

Singleton Council acknowledges the Traditional Custodians of the land and pays respect to all Elders past, present and future.

DISCLAIMER

While every reasonable effort has been made to ensure the accuracy of information in this publication, Singleton Council expressly disclaims any and all liability in respect of anything done or not done as a result of the contents of the publication or the data provided.

Printing Disclaimer

If you are viewing a printed copy of this document it may not be current. Printed copies of this document are not controlled.

Before utilising a printed copy of this document, verify that it is the most current version by referencing Council's intranet.

Copyright © Singleton Council 2019

Singleton Council
PO Box 314
Singleton NSW 2330

ABN 52 877 492 396

This work is licenced under a Creative Commons Attribution 4.0 International Licence. You are free to re-use the work under that licence, on the condition that you credit Singleton Council as the author. The licence does not apply to any images, photographs or branding, including the Singleton Council logo.

A copy of this licence may be viewed at: <https://creativecommons.org/licenses/by/4.0/>

Document No:	14/24341
Version:	4
Service Unit:	Planning & Development Services
Responsible Director:	Director Planning & Environment
Authorisation Date:	16 March 2020
Review Date:	9 May 2020
Minute No:	25/20



Table of Contents

1	Preliminary	5
1.1	Name of this Plan	5
1.2	Commencement	5
1.3	Aims of Plan	5
1.4	Land to which this Plan applies	5
1.5	Consent authority	5
1.6	Interpretation	5
1.7	Maps	6
1.8	Notes	6
1.9	Figures and diagrams	6
1.10	Relationship of this Plan to other plans	6
1.11	Repeal of development control plans applying to the land	7
1.12	Savings provision relating to development applications	7
1.13	Alternative solutions	7
1.14	Minimum information for development applications	8
1.15	Consultation requirements for development applications	8
2	Principal Design Standards	9
2.1	Public roads	9
2.2	Public open space for residential subdivision	15
2.3	Street tree planting for subdivision in certain residential, business and industrial zones	15
2.4	Stormwater drainage system	17
2.5	Lot shape and dimensions for certain rural and environmental living subdivision	18
2.6	Lot shape and dimensions for certain village and residential subdivision	19
2.7	Lot shape and dimensions for certain residential accommodation in certain residential zones	21
2.8	Passive solar design for certain residential subdivision	22
2.9	Maximum building height	22
2.10	Building line for land in certain rural, residential, business and industrial zones	23
2.11	Side and rear setbacks for buildings in certain rural and environmental living zones	25
2.12	Side and rear setback for buildings in certain rural and residential zones	25
2.13	Density of residential accommodation	26
2.14	Density of short-term accommodation in certain rural zones	27
2.15	Open space for residential accommodation in certain residential zones	28
2.16	Environmental outcomes	30
2.17	Vegetation Management	32
2.18	Landscaping	35
2.19	Heritage conservation	37
2.20	Demolition of heritage buildings or contributory buildings	39
2.21	Earthworks and retaining	39
2.22	Rainwater tanks for buildings in certain residential, business and industrial zones	40

2.23	Building appearance.....	42
2.24	Passive solar design and thermal efficiency for residential accommodation in certain residential zones 43	
2.25	Accessible design.....	43
2.26	Driveway access	44
2.27	Minimum number of car parking spaces	45
2.28	Design of car parking areas, loading docks and vehicle manoeuvring areas	46
2.29	Waste storage and collection areas	48
2.30	Sheds in certain rural, residential and environment protection zones	49
2.31	Outdoor dining areas.....	50
2.32	Outdoor signage.....	51
2.33	Viticulture buffers.....	53
2.34	Views and visual impact.....	54
2.35	Scenic Protection	55
3	Master-Planned Sites	56
3.1	Concept staging and layout.....	56
3.2	Biodiversity protection	57
3.3	Special requirements for certain neighbourhood centre zoned land at Huntview	59
3.4	Special requirements for certain heavy industrial zoned land at Whittingham	60
3.5	Special requirements for certain viticultural, agricultural and tourism land at Pokolbin	61
4	Miscellaneous Provisions.....	63
4.1	Operational details	63
4.2	Events and festivals	63
4.3	Site planning.....	64
	Schedule 1 Onsite Parking Spaces	67
	Schedule 2 Street and road standards.....	87
	Schedule 3 Street species list.....	89
	Schedule 4 Master-planned sites	94
	Schedule 5 Specialist studies and reports	95
	Dictionary	101
	Historical notes	105
	Map Index	106



1 Preliminary

1.1 Name of this Plan

This plan is *Singleton Development Control Plan 2014*.

1.2 Commencement

This plan commenced on the 25 March 2020 in accordance with Clause 21(4) of the Environmental Planning and Assessment Regulation 2000.

1.3 Aims of Plan

(1) This plan aims to give effect to the aims of the Singleton Local Environmental Plan 2013.

(2) The particular aims of this Plan are as follows:

- (a) to provide clear and concise guidance on Council's minimum requirements for building, subdivision and land development,
- (b) to provide detailed criteria to assist Council in assessing development applications as required by the provisions of the Environmental Planning and Assessment Act 1979,
- (c) to achieve high quality design outcomes,
- (d) to protect and conserve the environmental and cultural heritage of Singleton, and
- (e) to provide for the orderly and economic use and development of land in Singleton.

1.4 Land to which this Plan applies

This Plan applies to the land identified on the Singleton Development Control Plan 2014 - Land Application Map.

1.5 Consent authority

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

1.6 Interpretation

(1) The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.

(2) Where this Plan uses terms that are defined in the Singleton Local Environmental Plan 2013 (LEP), the definitions in the LEP are to be adopted. Other terms used throughout this Plan are defined in the Dictionary. In addition, certain provisions of this Plan include definitions that are specific to those provisions. A reference in this Plan to any Australian Standard or legislation includes a reference to any amendment or replacement as made.



(3) The following abbreviations are used in this Plan:

AEP

Annual Exceedance Probability

AHD

Australian Height Datum

AHIMS

Aboriginal Heritage Information Management System

ARI

Average Recurrence Interval

AR&R

Engineers Australia publication: Australian Rainfall and Runoff

BASIX

Building Sustainability Index

GFA

Gross Floor Area

NCC

National Construction Code (also known as the Building Code of Australia).

1.7 Maps

- (1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name approved by the Council.
- (2) Any two or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map.
- (3) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.

1.8 Notes

Notes in this Plan are provided for guidance and do not form part of this Plan.

1.9 Figures and diagrams

The figures and diagrams in this Plan are provided for guidance and give effect to the provisions contained in this Plan.

1.10 Relationship of this Plan to other plans

This Plan is to be read in conjunction with the gazetted environmental planning instruments having effect at the time of determination of the respective development application.



Notes.

1. This Plan must be read in conjunction with the Singleton Local Environmental Plan 2013.
2. Under section 3.45 of the Environmental Planning and Assessment Act 1979 an environmental planning instrument may exclude or modify the application of development control plans in respect of land to which the instrument applies (whether the plan was prepared before or after the making of the instrument).
3. The provisions of Council's Developer Charges and Development Contributions Plan(s) apply to certain development proposals.

1.11 Repeal of development control plans applying to the land

- (1) All development control plans applying to the land to which this Plan applies are repealed.

Note.

The following development control plans are repealed under this provision:

Singleton Development Control Plan 2014 (Version 1)

- (2) All development control plans applying to the land to which this plan applies and to other land cease to apply to the land to which this Plan applies.

1.12 Savings provision relating to development applications

If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced.

1.13 Alternative solutions

- (1) The objectives of this clause are as follows:
 - (a) to provide an appropriate degree of flexibility in applying certain design standards to particular development,
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene the design standard imposed by this Plan.
- (3) Development applications that would result in a contravention of the design standard of this Plan are to be supported by written justification demonstrating:
 - (a) that compliance with the design standard is unreasonable or unnecessary in the circumstances of the case; and
 - (b) that there are sufficient environmental planning grounds to justify contravening the design standard , or



- (c) the proposed development will be in the public interest because it is consistent with the objectives of the particular design standard.
- (4) Development consent should not be granted for development that contravenes the design standard of this Plan unless the consent authority is satisfied that:
 - (a) the contravention of the design standard will not set an unreasonable or unfavourable precedent, and
 - (b) the contravention of the design standard will not result in unreasonable hardship to others, and
 - (c) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3).

Notes.

1. Section 3.42 of the Environmental Planning and Assessment Act 1979 (the Act) identifies the principal purpose of a Development Control Plan (DCP).
2. Subsection 4.15(3A) of the Act contains requirements which guide how DCP provisions are to be considered.

1.14 Minimum information for development applications

- (1) A development application must include the information and be accompanied by the documentation, specified in Schedule 1, Part 1 of the Environmental Planning and Assessment Regulation 2000.
- (2) The information and documentation for a development application must be consistent with Council's Development Application Guide and be sufficient to enable assessment of compliance with this Plan, relevant Acts, Regulations, Environmental Planning Instruments and standards.
- (3) Schedule 5 of this Plan identifies certain specialist studies and reports, which (inter alia) may be required by the consent authority. The need for these studies and reports varies according to the respective development proposal.

Note.

Delays in processing development applications can occur due to insufficient or unsatisfactory information being lodged. The period within which the consent authority is waiting on further information to be lodged is not included in the calculation of development application processing times.

1.15 Consultation requirements for development applications

Singleton Council's Community Participation Plan contains the consultation requirements for development applications.



2 Principal Design Standards

2.1 Public roads

- (1) The objectives of this clause are as follows:
 - (a) to provide road layouts which are safe and easily navigated,
 - (b) to ensure that roads are designed such that they are sustainable to maintain,
 - (c) to ensure that road reserve widths provide for necessary infrastructure.
- (2) This clause applies to development for the purpose of a public road on any land to which this Plan applies.
- (3) Development consent should not be granted for the purpose of a public road, unless the consent authority is satisfied that:
 - (a) the road layout is appropriate and suitably connected with the broader road network, and
 - (b) the sealed pavement width, horizontal alignment and longitudinal gradient are suited to the expected traffic type and volume, and
 - (c) intersections will be safe and adequate sightlines are able to be achieved.
 - (d) the reserve width provides for the following, as relevant:
 - (i) sealed pavement and kerb,
 - (ii) street trees and associated tree guards,
 - (iii) footpaths and cycleways,
 - (iv) street lighting,
 - (v) public utility infrastructure such as electricity and telecommunications lines as well as reticulated water pipes, and
 - (vi) stormwater and subsurface draining infrastructure.
- (4) In determining whether the road design and layout is appropriate, the consent authority must have regard to:
 - (a) the topography of the land,
 - (b) impacts on vegetation,
 - (c) lot access,
 - (d) the road hierarchy,
 - (e) intersection types,
 - (f) the speed environment, and
 - (g) requirements for public transport and service vehicles.
- (5) In considering whether the reserve width for a road is appropriate, the consent authority must have regard to:



- (a) the street and road standards contained in Schedule 2 to this Plan,
 - (b) the Council's adopted engineering specifications, and
 - (c) the Council's standard reserve allocations illustrated in figures 2.1A., 2.1B and 2.1C.
- (6) The consent authority may, before granting consent to development for the purpose of a public road, require a report to be prepared by a suitably qualified traffic engineer, which evaluates the suitability of the road design. The report must:
- (a) assess the extent of impacts,
 - (b) detail the methodology used for the assessment,
 - (c) be prepared in accordance with relevant Australian Standards and industry guidelines, and
 - (d) explain how impacts will be managed and mitigated.
- (7) Longitudinal grades above 10% are to be avoided wherever possible. For certain street types, where Schedule 2 provides for longitudinal grades above 10%, the length of road above 10% must not exceed that indicated by Figure 2.1D.

Notes.

1. Wherever practical, road layouts should avoid having cross-type intersections. This is because standard cross-type intersections have a high number of major points of vehicle conflict. Intersection treatments (e.g. roundabouts etc) to reduce the number of points of conflict are generally costly to construct and maintain and therefore would not be viable for the Council from a financial management perspective.
2. Roads in new subdivisions should be situated such that the difference in levels between the top of the kerb and the natural ground at the building line is no greater than 1m.
3. The following standards (inter alia) contain requirements in relation to public roads:
 - NSW RMS: Guide to Traffic Generating Developments;
 - Austroads: Guide to Traffic Management.

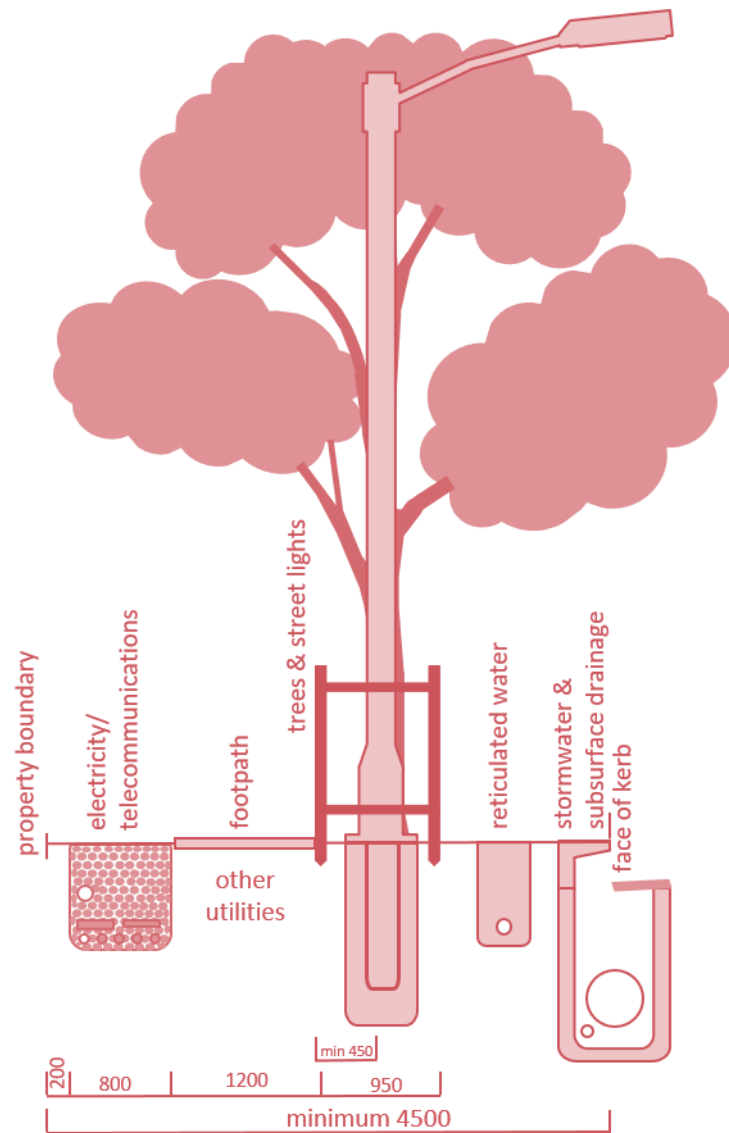


Figure 2.1A – Allocations for reserve with footpath

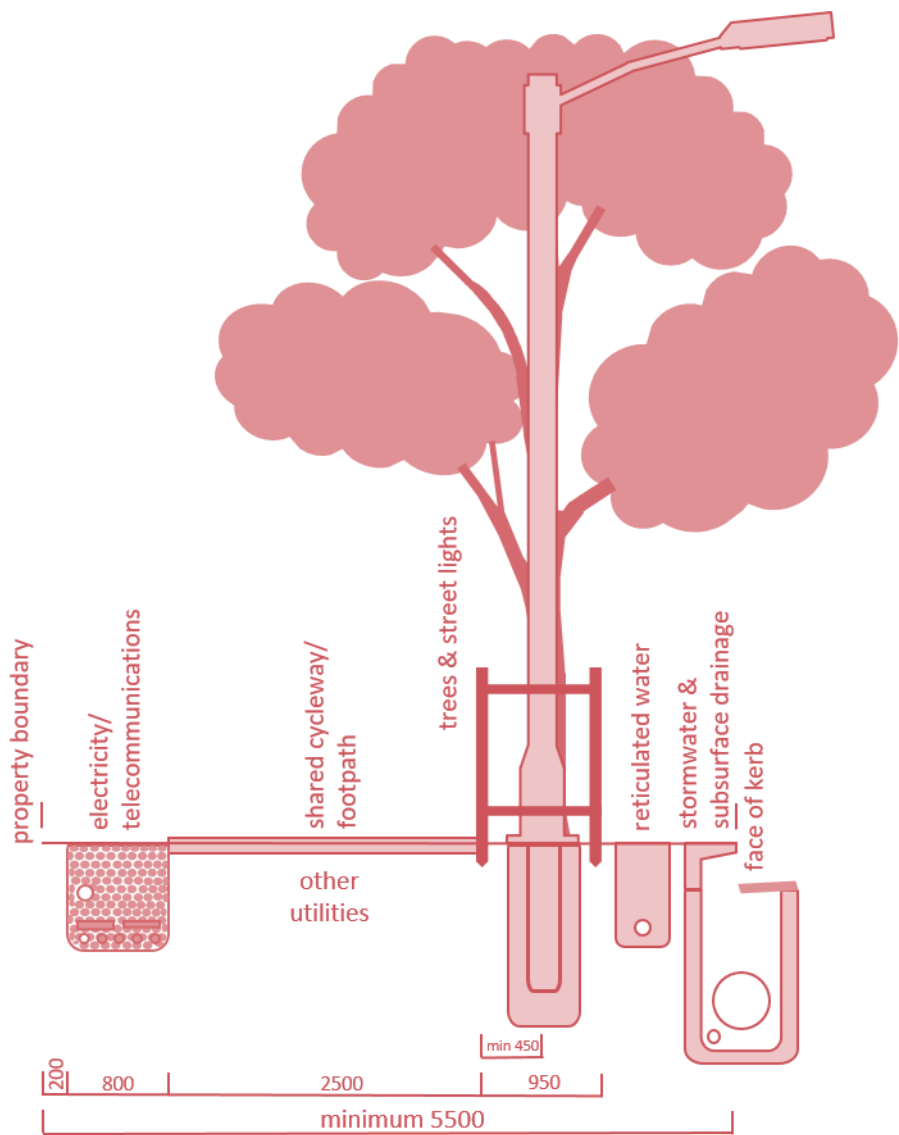


Figure 2.1B – Allocations for reserve with cycleway

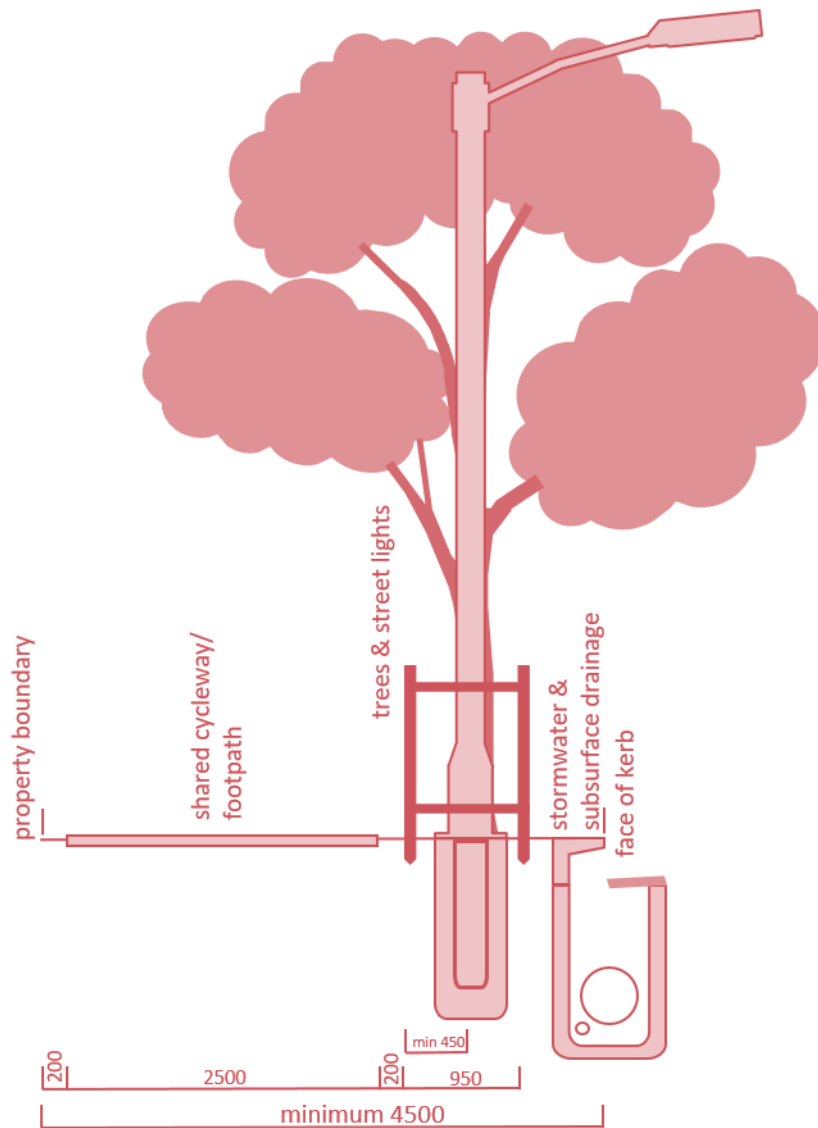


Figure 2.1C – Allocations for perimeter road with no utilities

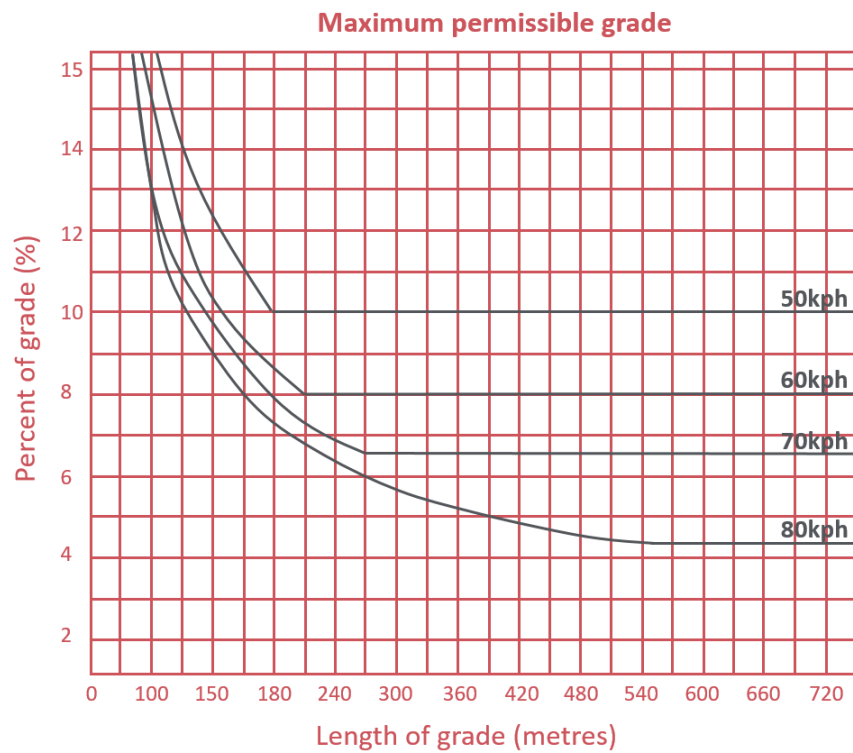


Figure 2.1D – Maximum length of grade chart

2.2 Public open space for residential subdivision

- (1) The objectives of this clause are as follows:
 - (a) to provide open space for the enjoyment of residents,
 - (b) to ensure that public open space is suitably designed and located,
 - (c) to identify when it may be necessary to dedicate land for the purposes of open space and recreation.
- (2) This clause applies to subdivision of land in the following zones:
 - (a) Zone R1 General Residential,
 - (b) Zone R2 Low Density Residential.
- (3) Development consent should not be granted for subdivision of land to which this clause applies unless the consent authority is satisfied that suitable public open space is accessible to each proposed lot.
- (4) In considering whether lots have access to suitable public open space, the consent authority must have regard to the following matters:
 - (a) lots should be within 500m of public open space that is at least 0.5ha in area,
 - (b) lots should be within 750m of a public playground, and
 - (c) public open space should be able to be accessed from lots by walking, cycling and driving.
- (5) The consent authority may require land to be dedicated to the Council for the purpose of public open space or a public playground.

Notes.

1. Dedication of land for the purpose of public open space or a public playground is at the discretion of the Council. Provision of this land may offset development contributions payable for the respective subdivision development (Refer to the Council's Development Contributions Plan for further details). Public open space must be accessible to lots via pedestrian or cycle pathways and must not be located where they will become waterlogged.
2. The Council's Open Space and Recreation Needs Study, should be referred to when considering dedication of land for the purpose of public open space or a public playground.

2.3 Street tree planting for subdivision in certain residential, business and industrial zones

- (1) The objectives of this clause are as follows:
 - (a) to ensure subdivisions are appropriately landscaped,
 - (b) to ensure that street tree selection and planting takes into consideration maintenance and safety aspects,
- (2) This clause applies to subdivision of land in any of the following zones:



- (a) Zone R1 General Residential
 - (b) Zone R2 Low Density Residential
 - (c) Zone R5 Large Lot Residential
 - (d) Zone B5 Business Development
 - (e) Zone IN3 Heavy Industrial
- (3) Development consent should not be granted for the subdivision of land in Zone R1 General Residential or Zone R2 Low Density Residential unless the consent authority is satisfied that street trees will be provided at a minimum of one tree per 20 metres of lot frontage.
- (4) Development consent should not be granted for the subdivision of land in Zone R5 Large Lot Residential, Zone B5 Business Development or Zone IN3 Heavy Industrial unless the consent authority is satisfied that street trees will be provided at a minimum of one tree per 25 metres of lot frontage.
- (5) This clause does not apply if the consent authority is satisfied that street tree planting is not required because:
- (a) adequate street trees are already in place, or
 - (b) there is no reasonable opportunity to provide street tree planting in the circumstances of the case, or
 - (c) other provisions are in place to ensure that street trees will be provided.

Notes.

1. Schedule 3 to this Plan contains details of preferred street tree species.
2. The following matters should be considered when selecting which tree species to use for a particular subdivision:
 - environmental tolerance and impact,
 - drought tolerance,
 - form and scale,
 - performance record,
 - planting tolerance,
 - historical, cultural or natural associations,
 - resistance to disease,
 - maintenance,
 - expected life span,
 - the potential for interference with utilities and infrastructure, and
 - the need to maintain consistent themes for streets of the same level in the road hierarchy.
3. When calculating the number of street trees required, lot frontage is determined on a per lot basis.
4. Street trees should be planted at consistent intervals and in accordance with the Council's standard reserve allocations. In general, street trees should be placed central to the lot frontage where the width of the lot frontage is less than 26m.



2.4 Stormwater drainage system

- (1) The objectives of this clause are as follows:
- (a) to ensure that lots can dispose of stormwater in a suitable manner,
 - (b) to ensure that development does not contribute to adverse stormwater impacts downstream,
 - (c) to ensure that stormwater generated as a result of development does not overload the public stormwater drainage system.
- (2) This clause applies to development on any land to which this Plan applies.
- (3) Development consent should not be granted to development that would result in an increase or concentration in the amount of stormwater being discharged to the public stormwater drainage system unless the consent authority is satisfied that:
- (a) the post-development runoff from the land will not exceed the predevelopment runoff for all storm durations for the 5 year, 20 year and 100 year ARI,
 - (b) any lots resulting from the subdivision of residential, business or industrial zoned land must be provided with connection to the street stormwater drainage system or inter-allotment drainage system,
 - (c) the design of the stormwater drainage and discharge system must be sustainable and must not be prone to failure as a result of normal human influence,
 - (d) the design of the stormwater drainage and discharge system must comply with the Council's Engineering Design Specifications and be consistent with the approaches adopted by the Engineers Australia publications titled Australian Guide to Water Sensitive Urban Design.
 - (e) the design of the stormwater drainage and discharge system should achieve the stormwater quality outcomes outlined in the following table:

Pollutant	System intent	Treatment required
Suspended solids	To protect ambient water quality.	The stormwater management system is to reduce the average annual load by at least 80%.
Total Phosphorus	To protect ambient water quality.	The stormwater management system is to reduce the average annual load by at least 45%.
Total Nitrogen	To protect ambient water quality.	The stormwater management system is to reduce the average annual load by at least 45%.
Oil and grease	To protect the receiving system from hydrocarbons.	The stormwater management system is to be designed to ensure that there are no visible oils for flows up to 50% of the one year ARI peak flow in areas with concentrated hydrocarbon deposition.
Coarse sediment	To limit the sediment loads entering the system.	The stormwater management system is to be designed such that sediment coarser than 0.25mm Ø is retained for



		flows up to 50% of the 1 year ARI peak flow.
Litter	To protect the receiving system from anthropogenic litter.	The stormwater management system is to be designed such that litter greater than 50mm Ø is retained for flows up to 50% of the 1 year ARI peak flow.

Notes.

1. Where practical, the principles of Water Sensitive Urban Design (WSUD) should be incorporated into development design.
2. The provisions of Austroads and Australian Standards may also apply to particular design situations.

2.5 Lot shape and dimensions for certain rural and environmental living subdivision

- (1) The objectives of this clause are as follows:
 - (a) to ensure that lots created by subdivision are of adequate shape and dimensions to suit the purpose for which they are being created,
 - (b) to minimise battle-axe lot creation.
- (2) This clause applies to subdivision of land in the following zones to create a building lot:
 - (a) Zone RU1 Primary Production
 - (b) Zone RU2 Rural Landscape
 - (c) Zone RU4 Primary Production Small Lots
 - (d) Zone E4 Environmental Living
- (3) Development consent should not be granted for subdivision of land to which this clause applies unless the consent authority is satisfied that:
 - (a) any lot resulting from the subdivision is of suitable size and shape to contain a building envelope that is appropriately located, complies with relevant building setbacks and can comply with hazard management and sewage disposal requirements, and
 - (b) the subdivision is appropriate having regard to the natural and physical constraints of the land, and
 - (c) the subdivision will not have a significant adverse impact on the environment.
- (4) The consent authority may consider subdivision to create a battle-axe lot or lots which share a right of carriageway if it is satisfied that the right of carriageway will service not more than 4 lots and:
 - (a) all other reasonable alternatives to this form of subdivision have been considered and deemed unsuitable, and
 - (b) there are no other reasonable alternative options available, and

- (c) the length of the access handle would not exceed 250m for land in Zone E4 Environmental Living, and
- (d) the width of the access handle would not be less than 10m.

Notes.

1. Battle-axe lots and lots with a shared 'right of carriageway' are considered to be the result of poor subdivision design and should be avoided wherever practicable because of:
 - higher costs associated with utility servicing (cabling etc),
 - problems associated with ongoing maintenance of the access (e.g. high costs, maintenance agreements etc),
 - negative impacts in terms of visual amenity, and
 - greater impacts if access becomes obstructed.
2. Irregular complex lot shapes should be avoided and only considered if the shape is appropriate in the circumstances of the case. In such cases, it must be demonstrated to the consent authority that there are no other viable alternatives available and that the irregular shape is warranted.
3. Rural and environmental living lots should be able to contain a rectangular building envelope with a minimum area of 430m² and a minimum dimension of 16m, which can comply with building setback, hazard management, biodiversity protection and heritage protection requirements.

2.6 Lot shape and dimensions for certain village and residential subdivision

- (1) The objectives of this clause are as follows:
 - (a) to ensure that allotments created by subdivision are of adequate shape and dimensions to suit the purpose for which they are being created,
 - (b) to provide sufficient street frontage for placement of bins for collection to avoid placing bins in front of other properties,
 - (c) to avoid battle-axe lot creation.
- (2) This clause applies to subdivision of land in the following zones to create a building lot:
 - (a) Zone RU5 Village,
 - (b) Zone R1 General Residential,
 - (c) Zone R2 Low Density Residential,
 - (d) Zone R5 Large Lot Residential.
- (3) Development consent should not be granted for subdivision of land to which this clause applies unless the consent authority is satisfied that:
 - (a) any lot resulting from the subdivision is of suitable size and shape to contain a building envelope that is appropriately located and complies with relevant building setbacks, and
 - (b) any lot resulting from the subdivision is of suitable size and shape to provide suitable private open space and comply with hazard management and sewage disposal requirements, and
 - (c) the subdivision is appropriate having regard to the natural and physical constraints of the land.



- (4) Unless the consent authority is satisfied that the lot has ample provision for driveway access, substantial landscaping and placement of bins for collection, the front of any lot resulting from the subdivision of land to which this clause applies is not to be less than 17m wide.
- (5) The consent authority may consider subdivision to create a battle-axe lot or lots which share a right of carriageway if it is satisfied that the right of carriageway will service not more than 2 lots and:
 - (a) all other reasonable alternatives to this form of subdivision have been considered and deemed unsuitable, and
 - (b) there are no other reasonable alternative options available, and
 - (c) the longitudinal grade of the access will not exceed 8%, and
 - (d) the length of the access handle would not exceed:
 - (i) 30m for land zoned RU5 Village, R1 General Residential and R2 Low Density Residential, or
 - (ii) 150m for land zoned R5 Large Lot Residential, and
 - (e) for land zoned RU5 Village, R1 General Residential or R2 Low Density Residential, the width of the access handle would not be less than:
 - (i) 4m where the access services 1 lot, or
 - (ii) 5.5m where the access services 2 lots, and
 - (f) for land zoned R5 Large Lot Residential, the width of the access handle would not be less than:
 - (i) 6m where the access services 1 lot, or
 - (ii) 10m where the access services 2 lots.

Notes.

1. Battle-axe lots and lots with a shared 'right of carriageway' are considered to be the result of poor subdivision design and should be avoided wherever practicable because of:
 - negative impacts on streetscape appearance,
 - minimal surveillance of the street,
 - limited lot frontage for bin placement,
 - higher potential for neighbour conflict due to the need to share access,
 - higher costs associated with utility servicing (cabling etc),
 - higher potential for vehicle conflict due to the concentration of vehicles at the access point, and
 - greater impacts if the access becomes obstructed.
2. Irregular complex lot shapes should be avoided and only considered if the shape is appropriate in the circumstances of the case. In such cases, it must be demonstrated to the consent authority that there are no other viable alternatives available and that the irregular shape is warranted.
3. The bin placement area provided within the road reserve for lots should:
 - be located adjacent to the lot frontage,
 - be unobstructed,



- not be within the vehicular entrance, and
 - be appropriate for the purpose.
4. The private open space area provided for lots should be at least 50m² in area, be realistically usable and be separate from vehicular movement areas. The smallest dimension of the private open space area must not be less than 4m.
 5. Village and residential lots should be able to contain a rectangular building envelope with a minimum area of 280m² and a minimum dimension of 15m, which can comply with building setback requirements and open space requirements. Smaller dimensions may be considered where the application is for subdivision of residential accommodation for which development consent has or will be granted.

2.7 **Lot shape and dimensions for certain residential accommodation in certain residential zones**

- (1) The objectives of this clause are as follows:
 - (a) to ensure lots have sufficient lot frontage,
 - (b) to reduce the visual impacts of certain residential accommodation on the streetscape,
 - (c) to specify minimum lot dimensions for certain development,
 - (d) to reduce the dominance of car parking areas at the frontage of development.
- (2) This clause applies to development on land in Zone R1 General Residential, Zone R2 Low Density Residential or Zone R5 Large Lot Residential for the purpose of:
 - (a) attached dwelling,
 - (b) dual occupancy,
 - (c) multi dwelling housing,
 - (d) residential flat building,
 - (e) secondary dwelling,
 - (f) semi-detached dwelling.
- (3) Development consent should not be granted to development for the purpose of an attached dwelling, dual-occupancy, secondary dwelling or semi-detached dwelling on land to which this clause applies, unless the consent authority is satisfied that the width of the allotment (excluding access handles), when measured at the building line, is 25m or greater.
- (4) Development consent should not be granted to development for the purpose of multi dwelling housing or a residential flat building, on land to which this clause applies, unless the consent authority is satisfied that the width of the lot (excluding access handles), when measured at the building line, is 30m or greater.
- (5) Despite subclauses (3) and (4), development consent may be granted to development on an allotment with a lesser width, if the consent authority is satisfied that:



- (a) the width of the allotment when measured at the building line is not less than 11m, and
- (b) hardstand areas (such as driveways, car parking areas etc) comprise less than 40% of the land forward of the building line, and
- (c) the building is not closer than 6m to the front boundary of the lot, and
- (d) the frontage of the allotment is comprehensively landscaped, and
- (e) the development will not have any significant adverse impacts on the streetscape appearance as a result of the reduced lot width.

2.8 **Passive solar design for certain residential subdivision**

- (1) The objectives of this clause are as follows:
 - (a) to ensure that residential lots are designed to maximise solar access opportunities,
 - (b) to achieve good urban design outcomes for residential development.
- (2) This clause applies to subdivision of land in the following zones to create a building lot:
 - (a) Zone R1 General Residential
 - (b) Zone R2 Low Density Residential
- (3) Before granting development consent for subdivision of land to which this clause applies, the consent authority must have regard to the following:
 - (a) to maximise opportunities for solar access, the preferred alignment of streets is:
 - (i) a north to south alignment, or
 - (ii) an east to west alignment.
 - (b) on sloping sites, south facing slopes have limited opportunities for solar access and as such, should be large in size.
 - (c) to maximise opportunities for solar access, the preferred orientation of lots is:
 - (i) between 340° and 30°,
 - (ii) between 70° and 120°,
 - (iii) between 160° and 210°, or
 - (iv) between 250° and 300°.

2.9 **Maximum building height**

- (1) the objectives of this clause are as follows:
 - (a) to ensure building heights are appropriate in the setting,
 - (b) to ensure that the height of buildings does not generate adverse impacts in the locality.
- (2) This clause applies to the erection of a building (including additions to an existing building) on any land shown on the Building Height Allowance Map.



- (3) Development consent should not be granted to erect a building unless the consent authority is satisfied that:
 - (a) the building height is appropriate in the setting, and
 - (b) the height of the building will not exceed the height of surrounding buildings to a degree that it would detract from the aesthetic qualities of the locality, and
 - (c) the height of the building will not result in nearby residences being overlooked or overshadowed to an unreasonable degree, and
 - (d) the building height will not adversely impact upon any heritage values.
- (4) The height of any new building or addition to an existing building is not to be greater than the maximum building height shown on the Building Height Allowance Map in relation to that land.
- (5) Despite subclause (4) development consent may be granted to erect a building of a height which exceeds the maximum building height shown on the Building Height Allowance Map in relation to the land, where the consent authority is satisfied that:
 - (a) the building height complements the height and scale of adjoining and nearby development, and
 - (b) the building height will not increase the potential for overlooking or overshadowing impacts and nearby land, and
 - (c) the building height will not adversely impact upon the visual amenity of the streetscape.

2.10 Building line for land in certain rural, residential, business and industrial zones

- (1) The objectives of this clause are as follows:
 - (a) to maintain a consistent streetscape,
 - (b) to encourage landscaping within the lot frontage,
 - (c) to minimise the impacts of road noise on buildings by requiring suitable separation from boundaries addressing a public road.
- (2) This clause applies to development involving the erection a building (including additions) on land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU4 Primary Production Small Lots, Zone RU5 Village, Zone R1 General Residential, Zone R2 Low Density Residential, Zone R5 Large Lot Residential, Zone B1 Neighbourhood Centre, Zone B5 Business Development, Zone B6 Enterprise Corridor, Zone IN3 Heavy Industrial and Zone E4 Environmental Living.
- (3) Development consent should not be granted to erect a building on land to which this clause applies, unless the consent authority is satisfied that the building will not encroach into the area between the allotment boundary and the applicable building line as indicated in table 2.10A.



Table 2.10A

Building line (m)	LEP land use zone
40	RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots
15	B1 Neighbourhood Centre, B5 Business Development, IN3 Heavy Industrial, R5 Large Lot Residential, E4 Environmental Living
9	B6 Enterprise Corridor
6	RU5 Village
5.5	R1 General Residential, R2 Low Density Residential

- (4) Despite subclause (3), development consent may be granted to erect a building which encroaches past the building line on land in Zone R1 General Residential and Zone R2 Low Density Residential, if the consent authority is satisfied that:
- (a) the building will be no closer to the road than any immediately adjoining buildings that face the same road, and
 - (b) the building encroachment is not in relation to a boundary that comprises the main vehicular entrance to the site or which addresses the main entrance to the building, and
 - (c) the encroachment is appropriate in the circumstances of the case.
- (5) Despite subclause (3), development consent may be granted to erect a building which encroaches past the building line on land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU4 Primary Production Small Lots, Zone RU5 Village, Zone R5 Large Lot Residential, Zone B1 Neighbourhood Centre, Zone B5 Business Development, Zone B6 Enterprise Corridor, Zone IN3 Heavy Industrial and Zone E4 Environmental Living, where the consent authority is satisfied that:
- (a) the building will not adversely impact upon the visual amenity of the streetscape, and
 - (b) there are no other reasonable opportunities available to erect the building in conformance with the building line, and
 - (c) the building encroachment will not have a detrimental effect on the amenity of neighbours or the public, and
 - (d) the encroachment will not adversely impact upon any heritage values, and
 - (e) the encroachment is appropriate in the circumstances of the case.
- (6) The walls of buildings above a height of 10m must be set back at least 3 metres behind the building line.

Note.

1. Buildings in Zone R1 General Residential and Zone R2 Low Density Residential should generally not be erected closer than 3m to a boundary addressing a public road.



2.11 Side and rear setbacks for buildings in certain rural and environmental living zones

- (1) The objectives of this clause are as follows:
 - (a) to provide a measure of privacy and amenity between neighbours,
 - (b) to minimise land use conflicts between properties by providing a level of separation between buildings and property boundaries.
- (2) This clause applies to development involving the erection of a building on land in the following zones:
 - (a) Zone RU1 Primary Production
 - (b) Zone RU2 Rural Landscape
 - (c) Zone RU4 Primary Production Small Lots
 - (d) Zone E4 Environmental Living
- (3) The minimum setback of buildings from side and rear boundaries on land to which this clause applies is 10m.

2.12 Side and rear setback for buildings in certain rural and residential zones

- (1) The objectives of this clause are as follows:
 - (a) to provide a measure of privacy and amenity between neighbours,
 - (b) to minimise land use impacts between properties by providing a level of separation between buildings and property boundaries,
 - (c) to encourage landscaping within building setbacks.
- (2) This clause applies to development involving the erection of a building on land in the following zones:
 - (a) Zone R1 General Residential
 - (b) Zone R2 Low Density Residential
 - (c) Zone R5 Large Lot Residential
 - (d) Zone RU5 Village
- (3) The minimum setback of buildings from side boundaries on land in Zone R1 General Residential, Zone R2 Low Density Residential and Zone RU5 Village is:
 - (a) 0.9m where the height of the wall(s) adjacent to the respective boundary do not exceed 5m,
 - (b) 1.5m where the height of the wall(s) adjacent to the respective boundary exceeds 5m.



- (4) The minimum setback of buildings from rear boundaries on land in Zone R1 General Residential, Zone R2 Low Density Residential and Zone RU5 Village is 3m + 1m for every metre of wall height over 5m.
- (5) Despite subclauses (3) and (4), development consent may be granted to erect a building closer to a side or rear boundary, where the building is a class 10 building under the National Construction Code and the consent authority is satisfied that:
 - (a) there will be no unreasonable impacts on neighbouring properties,
 - (b) there will be no adverse impacts on traffic safety or site distance visibility,
 - (c) there will be no unreasonable impacts upon the visual amenity of the streetscape.
- (6) The minimum setback of buildings from side boundaries on land in Zone R5 Large Lot Residential is 5m.
- (7) The minimum setback of buildings from rear boundaries on land in Zone R5 Large Lot Residential is 10m.

Note.

For the purposes of subclauses (3) and (4), reference to 'wall' is a reference to that part of the developments wall which addresses the respective boundary.

2.13 Density of residential accommodation

- (1) The objectives of this clause are as follows:
 - (a) to manage the density of certain development,
 - (b) to protect and enhance the amenity of localities by ensuring that they do not become over-developed,
 - (c) to minimise adverse cumulative impacts such as visual impacts, traffic congestion, poor social cohesion and increased noise pollution.
- (2) This clause applies to development for the purpose of residential accommodation on any land to which this Plan applies.



- (3) Development consent should not be granted for the purpose of residential accommodation unless the consent authority is satisfied that the floor space ratio (FSR) for the development will not exceed the relevant FSR shown in the following table:

Lot size	Maximum floor space ratio (FSR)
$\leq 300\text{m}^2$	0.70:1
$>300\text{m}^2 - 600\text{m}^2$	0.65:1
$>600\text{m}^2 - 1,200\text{m}^2$	0.60:1
$>1,200\text{m}^2$	0.50:1

- (4) Despite subclause (3) development consent may be granted to development for the purpose of shop top housing with a greater FSR on land in Zone B3 Commercial Core and Zone B4 Mixed Use, where the consent authority is satisfied that:
- (a) sufficient public open space and recreation facilities exist within a 400m radius of the shop top housing, and
 - (b) suitable outdoor clothes drying facilities are provided for the housing, and
 - (c) a formal public bus stop and/or train station is available within a 400m radius of the shop top housing.

Note.

1. The floor space ratio (FSR) is calculated by dividing the total floor area of the respective building(s) (excluding verandahs, parking areas, storage sheds and the like) by the lot size.

2.14 Density of short-term accommodation in certain rural zones

- (1) The objectives of this clause are as follows:
- (a) to protect and enhance the amenity of rural zones by ensuring that they do not become over-developed,
 - (b) to require development to be appropriately located to reduce the visual and total site impact,
 - (c) to provide flexibility in density controls where substantial vegetation screening is established and maintained.
- (2) This clause applies to development on land within Zone RU1 Primary Production, Zone RU2 Rural Landscape and Zone RU4 Primary Production Small Lots, for any of the following purposes:
- (a) bed and breakfast accommodation,
 - (b) eco-tourist facility,
 - (c) farm stay accommodation,
 - (d) hotel or motel accommodation.



- (3) Development consent should not be granted to erect a building (including additions to an existing building) for the purpose of bed and breakfast accommodation, eco-tourist facility, farm stay accommodation or hotel or motel accommodation unless the consent authority is satisfied that the density of all buildings on the site would not exceed a maximum floor space ratio (FSR) of 0.03:1.
- (4) Despite subclause (3), development consent may be granted for a greater density where the allotment is 1 hectare or greater in size and the consent authority is satisfied that:
 - (a) for bed and breakfast accommodation, eco-tourist facilities and farm stay accommodation, the density of all buildings on the lot would not exceed a maximum FSR of 0.05:1, and
 - (b) for hotel or motel accommodation the density of all buildings on the lot would not exceed a maximum FSR of 0.07:1, and
 - (c) the increased density will not have a detrimental effect on the amenity of neighbours, and
 - (d) the increased density will not adversely impact upon the visual amenity of the rural landscape, and
 - (e) a vegetation buffer not less than 30m in width is established between the buildings and the boundaries of the allotment and the vegetation buffer complies with the following minimum standards:
 - (i) the trees have an established height of not less than 4 metres, and
 - (ii) tree spacing is not greater than 5m apart, and
 - (iii) the tree species used for the buffer have mainly foliage that extends from the base to the crown, and
 - (iv) the tree species used for the buffer are native to the locality or region, and
 - (v) the design of the buffer does not conflict with any bushfire safety requirements.

Notes.

1. The consent authority may impose conditions relating to the continued maintenance of vegetation buffers, including development and implementation of a Vegetation Management Plan that is legally linked to the title of the land in perpetuity (via a "Positive Covenant", "Restriction as to User" or the like). A refundable bond may also be required to the amount of 20% of the total cost of vegetation works (site preparation, plant costs, fencing, etc.). The total amount of the bond would be recoverable at a rate of 20% per year over 5 years where maintenance and survival rates are satisfactory to the Council.
2. The locations of native vegetation corridors and other mass plantings need to account for existing services including electricity, reticulated water, telephone and gas. Persons should consult with relevant servicing authorities to ensure that services will not be impacted by proposed vegetation buffers.
3. The floor space ratio (FSR) is calculated by dividing the total floor area of the respective building(s) (excluding verandahs, parking areas, storage sheds and the like) by the lot size.

2.15 Open space for residential accommodation in certain residential zones

- (1) The objectives of this clause are as follows:
 - (a) to provide open space for the enjoyment of residents,
 - (b) to ensure that private open space is suitably designed and located,



- (c) to encourage outdoor lifestyle living.
- (2) This clause applies to the following types of residential accommodation on land within Zone R1 General Residential, Zone R2 Low Density Residential and Zone R5 Large Lot Residential:
- (a) attached dwellings,
 - (b) dual occupancies,
 - (c) dwelling houses,
 - (d) multi dwelling housing,
 - (e) residential flat buildings, and
 - (f) semi-detached dwellings.
- (3) Development consent should not be granted for the purpose of residential accommodation on land to which this clause applies, unless the consent authority is satisfied that each dwelling has sufficient and appropriate usable open space.
- (4) In considering whether open space for development is suitable, the consent authority must have regard to the following matters:
- (a) the open space must be readily accessible from the dwelling and open to the sky,
 - (b) the open space must be able to be utilised for outdoor lifestyle purposes,
 - (c) private open space must not be located within direct view of a public road,
 - (d) dwellings that have 2 bedrooms or less and are located at ground level, must be provided with not less than 40m² usable private open space (per dwelling),
 - (e) dwellings which are located at ground level, that have 3 bedrooms or more, must be provided with not less than 50m² usable private open space (per dwelling),
 - (f) dwellings which are located above ground level must be provided with not less than 10m² usable private open space (per dwelling),
 - (g) residential flat buildings containing 8 or more dwellings above ground level, must be provided with not less than 150m² communal open space,
 - (h) the gradient of required open space must not exceed 12%,
 - (i) the smallest dimension of private open space required for dwellings located at ground level must not be less than 4m,
 - (j) the private open space for dwellings located above ground level is to be provided by way of verandas or balconies, and
 - (k) the required communal and private open space must not be forward of the building line.
- (5) Despite subclause (4)(g), development consent may be granted to a residential flat building with less communal open space, if the consent authority is satisfied

that suitably sized open space for public recreation is available within 80m of the development site.

2.16 Environmental outcomes

- (1) The objectives of this section are as follows:
 - (a) to encourage environmentally responsible design.
 - (b) to achieve biodiversity outcomes, minimising the potential for land degradation.
 - (c) to preserve and retain trees and vegetation which positively contributes to the amenity of an area and character of local areas.
 - (d) to provide guidelines for the management of trees and vegetation associated with development under Part 4 of the Environmental Planning and Assessment Act 1979.
 - (e) to ensure no net loss of vegetation
- (2) This section applies to the clearing or pruning of trees and vegetation associated with works that require a Development Application.
- (3) A Development Application proposing to remove or prune vegetation must include the following information:
 - (a) a site plan indicating vegetation to be removed/pruned and vegetation to be retained,
 - (b) a tree assessment that assesses the condition of the vegetation, identified trees able to be retained and the zone of influence around the root system to be avoided,
 - (c) where the application proposes the removal of native vegetation the following additional information shall be submitted:
 - (i) impacts of the proposed clearing and/or prescribed impacts on threatened species and/or threatened ecological communities,
 - (ii) whether the land is located on the Biodiversity Values Map (refer to Clause 6),
 - (iii) whether the clearing will exceed the relevant area threshold (refer to Clause 6), and
 - (iv) whether the impact is considered to be significant – 5 Part Test of Significance (refer to Clause 7).
 - (d) landscape plan identifying compensatory planting of vegetation endemic to the local area or species of the same community type.
- (4) In deciding whether to grant consent to development on land, the consent authority must have regard to:
 - (a) the impact of the proposed clearing and/or pruning,
 - (b) whether the proposed development triggers the Biodiversity Offset Scheme,
 - (c) how the development proposes to avoid impacts on biodiversity,
 - (d) how the development proposes to prevent land degradation, and



- (e) how the development will ensure no net loss of vegetation.
- (5) Development consent should not be granted to development on land unless the consent authority is satisfied that:
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact,
 - (b) the application reasonably demonstrates how the principles of avoid and minimise have been incorporated, and
 - (c) the development achieves no net loss of vegetation, with replacement planting to be incorporated at a ratio of 2:1 using endemic species to the local area or species of the same community type.
 - (6) The Biodiversity Conservation Regulation 2017 sets out threshold levels for when the Biodiversity Offsets Scheme will be triggered. The threshold has two elements:
 - (a) whether the impacts occur on an area mapped on the Biodiversity Values map published by the Minister for the Environment; and
 - (b) whether the amount of native vegetation being cleared exceeds the threshold area set out in Section 7.2(4) of the Biodiversity Conservation Regulation 2017.

If either a) or b) are triggered, the Biodiversity Offset Scheme applies to the proposed development including biodiversity impacts prescribed by clause 6.1 of the Biodiversity Conservation Regulation 2017.
 - (7) Proponents are also required to carry out a 'test of significance' for all local development proposals that do not exceed the Biodiversity Offset Scheme Threshold. Where the proposed impact is considered to be significant, the Biodiversity Offset Scheme (BOS) will apply to the proposed development. Evidence shall be submitted demonstrating that consideration has been given to the Biodiversity Values Map and the area of clearing does not exceed the area clearing threshold.
 - (8) Where an application triggers the Biodiversity Offset Scheme, the application must submit a Biodiversity Development Assessment Report (BDAR) prepared by an accredited assessor in accordance with the Biodiversity Assessment Method (BAM).
 - (9) Where an application is below the Biodiversity Offset Scheme threshold, the application must include an ecological report, including a 5 Part Test and BOS thresholds considerations.
 - (10) Where an application will result in a Serious & Irreversible Impact on biodiversity, the application must be refused.

2.17 Vegetation Management

- (1) The objectives of this clause are as follows:
 - (a) to preserve trees and other vegetation which positively contributes to the amenity of an area,
 - (b) to avoid clearing of vegetation wherever possible,
 - (c) to encourage biodiversity conservation,
 - (d) to identify declared vegetation under State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 that requires a permit for removal
- (2) This clause applies to land in the following zones where the clearing or pruning of trees and vegetation is not associated with a Development Application:
 - (a) Zone R1 General Residential
 - (b) Zone R2 Low Density Residential
 - (c) Zone R5 Large Lot Residential
 - (d) Zone RU5 Village
 - (e) Zone B3 Commercial Core
 - (f) Zone B4 Mixed Use
 - (g) Zone B5 Business Development
 - (h) Zone B6 Enterprise Corridor
 - (i) Zone IN3 Heavy Industrial
 - (j) Zone E4 Environmental Living
 - (k) Zone RE1 Public Recreation
 - (l) Zone RE2 Private Recreation
- (3) To damage or remove any tree prescribed under this plan is prohibited without a permit having been issued, unless the activity meets the exemption requirements within this part.
- (4) For the purposes of Clause 9 of State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 the following vegetation is prescribed vegetation under the DCP which requires a permit:
 - (a) clearing of native vegetation below the Biodiversity Offset Scheme thresholds,
 - (b) clearing/pruning native and non-native vegetation in Zone R1 General Residential, Zone R2 Low Density Residential, Zone B3 Commercial Core, Zone B4 Mixed Use, Zone B5 Business Development and Zone B6 Enterprise Corridor,
 - (c) clearing/pruning native vegetation in Zones IN3 Heavy Industrial and Zone E4 Environmental Living,
 - (d) any vegetation on Council managed land, land managed by a public authority or within Zone RE1 Public Recreation and Zone RE2 Private Recreation.



- (e) vegetation listed as a threatened ecological community, endangered ecological community, threatened plant species vegetation in an ecological community or is habitat for a threatened species,
 - (f) clearing of vegetation that is or forms part of a heritage item or that is within a heritage conservation area provided that council is satisfied that the proposed activity is of a minor nature or is for the maintenance of the heritage item or heritage conservation area and would not adversely affect the heritage significance of the heritage item or heritage conservation area,
 - (g) clearing of vegetation that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance where council is satisfied that the proposed activity is of a minor nature or is for the maintenance of the Aboriginal object or Aboriginal place and would not adversely affect the heritage significance of the Aboriginal object or Aboriginal place of heritage significance,
- (5) A permit is not required for the removal of trees undertaken in accordance with the following:
- (a) consent has already been granted to remove vegetation as part of a development consent.
 - (b) clearing of the vegetation has been authorised under other legislation.
 - (c) the removal of a tree less than 3 metres in height and has a circumference at breast height (1.4m from ground level) of less than 450mm for a tree with a single trunk or less than 300mm for each trunk of a multi-trunk tree.

Trees within:

- (i) 5m of the wall of an approved structure measured from the wall to the trunk of the tree, or
 - (ii) 10m of the wall of an approved habitable building,
- provided the owner of the land on which the trunk of the tree is located is in agreement and gives consent prior to the tree works. Measurement must be taken from the wall of the trunk of the tree;
- (d) removal of weed species within the meaning of the Biosecurity Act 2015.

- (6) A permit is not required for pruning undertaken in accordance with the following:
- (a) pruning of a tree less than 3 metres in height and has a circumference at breast height (1.4m from ground level) of less than 450mm for a tree with a single trunk or less than 300mm for each trunk of a multi-trunk tree.

Trees within:

- (i) 5m of the wall of an approved structure measured from the wall to the trunk of the tree, or
 - (ii) 10m of the wall of an approved habitable building, provided the owner of the land on which the trunk of the tree is located is in agreement and gives consent prior to the tree works. Measurement must be taken from the wall of the trunk of the tree.
- (b) pruning of a tree greater than 3m provided the pruning is undertaken in accordance with Australian Standard AS4373 – 2007.



- (c) maintenance of vegetation which does not reduce the height.
- (d) the pruning does not alter the overall shape or structure of the tree.
- (e) the branch to be pruned are less than 100mm diameter at the final cut.

(7) An exemption may be sought from Council where:

- (a) vegetation is dead or dying and not habitat for native animals, or
- (b) vegetation is a risk to human life or property.

A request for an exemption must be accompanied by an arborist report identifying the following:

- (i) vegetation to be removed,
- (ii) vegetation to be retained,
- (iii) location diameter, canopy spread, condition and species of each tree,
- (iv) identification of any hollows, including a hollows assessment where hollows are identified in vegetation to be removed, and
- (v) recommendations justifying the reasons why the vegetation is dead/dying or presents a risk to human life or property and therefore requires removal.

(8) The Biodiversity Conservation Regulation 2017 sets out threshold levels for when the Biodiversity Offsets Scheme will be triggered. The threshold has two elements:

- (a) whether the impacts occur on an area mapped on the Biodiversity Values map published by the Minister for the Environment
- (b) whether the amount of native vegetation being cleared exceeds a threshold area set out below

If clearing and other impacts exceeds either trigger, the Biodiversity Offset Scheme applies to the proposed vegetation clearing including biodiversity impacts prescribed by clause 6.1 of the Biodiversity Conservation Regulation 2017.

(9) Where an application exceeds the triggers and the Biodiversity Offset Scheme applies, Council cannot issue a permit for the proposed clearing activity. An application should be submitted to the Native Vegetation Panel for approval and must include a Biodiversity Development Assessment Report (BDAR) prepared by an accredited assessor in accordance with the Biodiversity Assessment Method (BAM).

(10) Any application must provide sufficient justification. Council assessment of applications to remove or prune trees or other vegetation has regard for:

- (a) the health of the vegetation,
- (b) whether the tree is habitat or a feed tree for native animals or threatened species,
- (c) whether the tree contains any hollows,
- (d) damage to an existing structure or interfering with solar photovoltaic/hot water systems,
- (e) interfering with the amenity of a habitable room, and



- (f) impact on threatened species, populations or ecological communities and their habitats.
 - (g) forms an important part of the urban canopy, riparian and/or wildlife corridor
- (11) The following justifications are not considered to be reasonable clearing scenarios:
- (a) where the vegetation is dropping leaves, twigs, fruit or nuts,
 - (b) where the vegetation is interfering with availability of natural light,
 - (c) where the vegetation is interfering with views, or
 - (d) where the vegetation provides shade.
- (12) The following information may be required in the assessment and determination of applications for the removal of trees or vegetation:
- (a) Arborist Report to support assessment of applications for tree removal on a technical basis including an assessment of hollows and size.
 - (b) Vegetation Management Plan is required where the application involves the removal of 20 or more trees. The report must be prepared by a suitably qualified ecologist and should consider compensatory planting to offset the removal of trees.
 - (c) Hollow Tree Assessments are required where the application includes the removal of hollow bearing trees. The assessment must consider the provision of replacement hollows (i.e. nest boxes) are provided for each hollow tree identified by the hollow tree assessment.
 - (d) Landscape Plan demonstrating replacement planting where 3 or more trees are proposed to be removed or the land is identified as a heritage item. Is located within a heritage conservation area or is identified as having Aboriginal significance

2.18 Landscaping

- (1) The objectives of this clause are as follows:
- (a) to deliver high quality landscaping design,
 - (b) to improve the appearance of development when viewed from the street and neighbouring properties,
 - (c) to ensure that landscaping is safe and appropriate in the setting.
 - (d) to achieve good urban design outcomes.
- (2) This clause applies to development on any land to which this Plan applies that involves construction of a car parking area, outdoor area or the erection of a building that is visible from a road or public place.
- (3) Development consent should not be granted to development on land unless the consent authority is satisfied that the site design incorporates suitable landscaping.



- (4) In considering whether landscaping of development is suitable, the consent authority must have regard to the following matters:
- (a) whether the landscaping makes a positive contribution to the streetscape appearance,
 - (b) whether the extent of landscaping is proportionate to the scale of the development,
 - (c) whether the landscaping is appropriate for the development type,
 - (d) whether the development is readily visible from the any street, public place or neighbouring buildings,
 - (e) whether the landscaping is compatible with the special qualities and characteristics of the locality,
 - (f) whether the landscaping design is safe in terms of tree maintenance, human health, security, bushfire risk and sightlines for motorists, and
 - (g) whether compliance with the following standards has been achieved:
 - (i) comprehensive plantings, incorporating trees with a mature height of at least 3m should be provided around buildings and car parking areas,
 - (ii) long stretches of outdoor parking bays are to be broken-up with planting beds comprising a mix of trees and groundcovers. Not more than 10 outdoor parking spaces in a row will be permitted without separation by planting beds with minimum dimensions of 2m x 5m. Such planting beds are to comprise evergreen trees with a minimum established height of 7m that provide for maximum shade coverage and low maintenance,
 - (iii) tree species selected for shade are to have high spreading branches, non-intrusive root systems and low risk of falling branches,
 - (iv) densely planted garden beds should attribute for at least 15% of the open space area of developments in business, residential and industrial zones,
 - (v) trees and plantings are to be placed within planting beds wherever practicable to separate the trees and plantings from disturbance by grass mowing, pedestrian movement and vehicle movement,
 - (vi) garden beds are to be located where they can be easily accessed for maintenance and where they will improve the overall appearance of the site and development,
 - (vii) the majority of the garden beds for development should be provided between the building line and the front boundary so that they contribute to the appearance of the streetscape.
 - (viii) plantings and garden beds are to be located where they will not be adversely impacted by, or impact upon, vehicle or pedestrian movement.

Notes.

1. Landscaping measures and tree removal must be clearly shown on development application plans.
2. Plans should include plant details (i.e. species, whether the plants will be planted as tube stock or saplings, planted height, established height, root system details) and details of such things as planting beds, seats, fences, bollards, paving and edging materials.
3. Developments are required to be constructed in accordance with the landscaping plans approved for the respective development proposal.
4. Australian native plants tend to grow faster and require less attention than introduced species. Landscaping treatments should be designed to complement and retain existing vegetation as appropriate. Landscaping must not impact upon electricity wires or other utility infrastructure.
5. Landscaping should enclose or screen any rural buildings, having regard to fire safety requirements, to achieve:



- retention of the rural character,
- protection from prevailing winds and summer sun,
- minimal visual impact on open areas, and
- increased privacy for residents.

2.19 Heritage conservation

(1) The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of the Singleton Local Government Area,
- (b) to prevent the deterioration of the heritage significance of heritage items and heritage conservation areas,
- (c) to ensure that the impacts of development on the heritage significance of heritage items and heritage conservation areas is adequately considered.

(2) This clause applies to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b).

(3) Before granting development consent for a building (including external alterations and additions to an existing building), on land to which this clause applies, the consent authority should be satisfied that the development will not unreasonably impact upon the heritage significance of the heritage item or heritage conservation area concerned.

(4) The consent authority may, before granting consent to development on land to which this clause applies, require a Statement of Heritage Impact to be prepared by a suitably qualified heritage professional who is registered on the NSW Office of Environment and Heritage Consultants Register. The Statement of Heritage Impact must:

- (a) assess the extent to which the development would affect the heritage significance of the heritage item or heritage conservation area,
- (b) be prepared in accordance with relevant State government guidelines for the preparation of Statements of Heritage Impact,
- (c) be consistent with the principles of the ICOMOS Australia Burra Charter,
- (d) if in a heritage conservation area, consider the impact that the development will have on the special features and characteristics of the heritage conservation area,
- (e) if the development affects a heritage building, consider the built form elements, and
- (f) consider the effect of the development on the heritage significance of the item or conservation area concerned.

- (5) The Council may prepare guidelines to inform decisions regarding building form elements of heritage items. The consent authority must have regard to such guidelines, when considering changes to the built form elements of heritage items.
- (6) Development consent should not be granted for the removal of a tree within a heritage conservation area or on an allotment containing a heritage item unless the consent authority is satisfied that:
 - (a) the removal of the tree will not unreasonably impact upon the heritage significance of the heritage item or heritage conservation area concerned, or
 - (b) the condition of the tree is considered dangerous and the dangers cannot be overcome by alternative reasonable and practical means, or
 - (c) the removal of the tree is justified either on technical or legal grounds according to the circumstances of the case.
- (7) Applications for development to which subclause (6)(b) applies, must be supported by a tree hazard assessment report prepared by a suitably qualified arborist. The report must:
 - (a) include a detailed assessment methodology,
 - (b) address the nature of the identified hazard,
 - (c) include a detailed risk assessment, and
 - (d) provide details of any alternative measures available to mitigate the danger.

Notes.

1. The ICOMOS Australia Burra Charter is generally accepted by National, State and Local Government Authorities and heritage conservation practitioners as providing a common set of definitions, principles and procedures for the care and management of Cultural Heritage resources. The ICOMOS Australia Burra Charter should be referred to when proposing to carry-out heritage works.

Emerging from the principles of the ICOMOS Australia Burra Charter are four fundamental principles which should guide all conservation works:

 - Do as much as is necessary and as little as possible,
 - New work should be clearly distinguishable from original fabric,
 - New work should not adversely impact on original fabric, it should be inserted and/or attached in such a way that it is reversible, leaving original fabric in "as found" condition, and
 - Restoration work should never be based on guesswork but on careful research of the building itself and documentary sources.
2. The NSW Heritage Manual contains guidelines for the preparation of Statements of Heritage Impact.
3. In circumstances where removal of a tree within a heritage conservation area or on an allotment containing a heritage item cannot be avoided, consideration should be given to replacing the removed tree with a tree which is compatible with the heritage character of the heritage site and/or heritage conservation area.
4. Tree hazard assessment reports should be prepared by a minimum Level 5 (Australian Qualification Framework) arborist that has no arrangements to actually remove the subject tree or vegetation.

2.20 Demolition of heritage buildings or contributory buildings

- (1) The objectives of this clause are as follows:
 - (a) to conserve the environmental heritage of the Singleton Local Government Area,
 - (b) to conserve the heritage significance of heritage items and conservation areas, including associated fabric, settings and views.
- (2) This clause applies to development for the purpose of demolition on land:
 - (a) on which a heritage item is located, or
 - (b) that is within a heritage conservation area, or
 - (c) that is within the vicinity of land referred to in paragraph (a) or (b).
- (3) Development consent should not be granted to demolish a building on land to which this clause applies unless the consent authority is satisfied that:
 - (a) the building does not add to the character and heritage significance of the conservation area/heritage item, or
 - (b) the building or item has been determined by a structural engineer to be unsafe, or
 - (c) conservation of the building is unreasonable in the circumstances of the case.

Notes.

1. The demolition of a heritage item or contributory building within a heritage conservation area is contrary to the the intent of the listing and should be avoided.
2. If the structural capability of the building or item is in question, a report prepared by a suitably qualified structural engineer is required. A heritage impact assessment undertaken by a suitably qualified heritage professional who is registered on the NSW Office of Environment and Heritage Consultants Register must also be included. An archival recording of the building or item could be required where demolition is the outcome.

2.21 Earthworks and retaining

- (1) The objectives of this clause are as follows:
 - (a) to avoid the need for excessive cutting and filling,
 - (b) to encourage building design to work with the natural topographical conditions of the site,
 - (c) to encourage construction techniques which provide opportunities to minimise cut and fill.
- (2) This clause applies to development involving earthworks on any land to which this Plan applies.
- (3) Development consent should not be granted for earthworks or earth retaining measures that would lessen the structural integrity of any adjoining or adjacent building, retaining measure or service infrastructure.



- (4) Development consent should not be granted for retaining walls greater than 600mm in height, within 1m of the lot boundary, unless the consent authority is satisfied that:
 - (a) the design of the retaining wall incorporates suitable drainage measures, and
 - (b) the design life of the wall is not less than 50 years.
- (5) Development consent should not be granted for retaining walls greater than 900mm in height, within 1.3m of a building used for the purpose of residential accommodation.
- (6) Development consent should not be granted for retaining walls constructed of timber that has a hazard treatment rating of less than H4.
- (7) Development consent should not be granted for earthworks that would result in batters steeper than 1V:4H, unless the consent authority is satisfied that:
 - (a) the toe of the batter is not within 1.3m of an adjoining building, and
 - (b) the design incorporates suitable drainage measures to ensure that ponding or nuisance from stormwater runoff does not occur, and
 - (c) the design incorporates suitable stabilisation and erosion control measures, and
 - (d) the batter will not have a detrimental effect on the amenity of neighbours and the public, and
 - (e) the batter will not adversely impact upon the visual amenity of the streetscape, and
 - (f) the steeper batter is supported by a geotechnical report, prepared by a suitably qualified geotechnical engineer.

Notes.

1. In circumstances where it is impractical to have batters 1V:4H or less, consideration should be given to providing a low retaining wall and associated landscaping of the reduced embankment.
2. Extensive cut and fill should be avoided in residential zones and should generally not exceed 1m in depth.
3. Retaining walls should not prevent the construction of boundary fencing.
4. Suitable alternative footing designs to contiguous slab-on-ground footings are encouraged for building sites that have a slope greater than 1V:10H or in circumstances where greater than 1m cut or fill is required to provide for the slab.
5. For the purposes of this clause, when referring to slope, "V" stands for "vertical" and "H" stands for "horizontal".

2.22 Rainwater tanks for buildings in certain residential, business and industrial zones

- (1) The objectives of this clause are as follows:
 - (a) to manage stormwater impacts associated with buildings,



- (b) to provide for the sustainable reuse of stormwater.
- (2) This clause applies to development involving the erection of a building on land in Zone R1 General Residential, Zone R2 Low Density Residential, Zone R5 Large Lot Residential, Zone B1 Neighbourhood Centre, Zone B3 Commercial Core, Zone B4 Mixed Use, Zone B5 Business Development, Zone B6 Enterprise Corridor or Zone IN3 Heavy Industrial.
 - (3) Development consent should not be granted to the erection of a building on land to which this clause applies, unless the consent authority is satisfied that:
 - (a) if the building has a roof area within the range of 150m² to 500m², stormwater is drained to a rainwater tank (or tanks) with a total capacity of not less than 10,000ltrs,
 - (b) if the building has a roof area greater than 500m², stormwater is drained to a rainwater tank (or tanks) with a total capacity of not less than 22,500ltrs,
 - (4) The overflow of rainwater tanks required under this clause is to be diverted to:
 - (a) the public stormwater drainage system, or
 - (b) where the lot does not have access to a public stormwater drainage system, an appropriate source such as a rubble absorption pit.
 - (5) The consent authority should be satisfied that a rainwater tank required under this clause, which has an overflow to the public stormwater drainage system; will have at least 30% of its capacity available for onsite detention.
 - (6) Despite subclauses (3)(a) and (3)(b), development consent may be granted to the erection of a building on land to which this clause applies, which provides an alternative means of stormwater management, where the consent authority is satisfied that:
 - (a) the alternative means of stormwater management is appropriate in the circumstances of the case,
 - (b) the design of the stormwater management system is environmentally sustainable, and
 - (c) stormwater runoff from the lot will not exceed the calculated pre-development run-off for the lot for all storm durations for the 5 year, 20 year and 100 year ARI, and
 - (d) the stormwater management system will not generate any significant adverse onsite or off-site impacts.

Notes.

1. Tanks should be provided with warning notices to advise that water contained in the tank is non-potable and not for drinking.
2. Requirements to re-use rainwater under BASIX can be considered as the basis for having capacity available for stormwater detention for the purposes of subclause (5).
3. Rainwater tanks provided under this clause must be fully contained within the allotment subject of the development.



2.23 Building appearance

- (1) The objectives of this clause are as follows:
 - (a) to achieve good urban design outcomes for residential development,
 - (b) to protect visually attractive streetscapes,
 - (c) to encourage building design to consider impacts on surrounding built forms and landscape qualities,
 - (d) to ensure that building design does not detract from the visual amenity of the locality.
- (2) This clause applies to development involving the erection of a building on any land to which this Plan applies.
- (3) Development consent should not be granted to erect a building (including external alterations and additions to an existing building), unless the consent authority is satisfied that:
 - (a) the building appearance does not detract from the visual quality of the streetscape, and
 - (b) the mass and proportion of the building is appropriate in the context of the natural skyline and other development in the locality, and
 - (c) the building design provides a sense of address to the street (if the building is viewable from the street), either by fronting the street or having doorway access visible from the street, and
 - (d) the building suitably integrates with the natural features of the site, including topography, vegetation and landscaping, and
 - (e) the building design incorporates suitable measures to enhance the appearance of large expanses of wall including use of articulation, windows, stepped building form and suitable facade treatments, and
 - (f) the external colour treatments of the building are appropriate in the setting, and
 - (g) the building materials are suitable in relation to appearance and durability, and
 - (h) the building appearance is compatible with any heritage qualities of the building or area.

Notes.

1. In general, building designs should not mirror or exactly replicate the appearance of adjoining buildings along the streetscape.
2. Pitched and gabled rooflines generally add to the visual quality of a building and are favoured. To achieve variety in the built form, careful consideration should be given to expression of structure, sun-shading devices, balconies, window patterns and rooftops. A mix of compatible building materials is encouraged.
3. Special emphasis should be given to the design of buildings on corner allotments. Consideration should be given to how such buildings address their neighbouring buildings, open space and dual frontages. Such buildings should incorporate a splayed, concave, convex or square recess treatment or a taller building element such that it gives form to the intersection. The use of modulated designs to break up the building form is also recommended.
4. Contrasting building materials can be used to provide diversity, however, materials and colours must not be used in a manner so as to dominate or alienate the development from the streetscape. Materials and colours should relate to the context of the setting and create a sense of continuity and harmony.



2.24 Passive solar design and thermal efficiency for residential accommodation in certain residential zones

- (1) The objective of this clause is to ensure that residential accommodation has adequate solar access.
- (2) This clause applies to development for the purpose of residential accommodation on land in any of the following zones:
 - (a) Zone R1 General Residential
 - (b) Zone R2 Low Density Residential
- (3) Development consent should not be granted to residential accommodation on land to which this clause applies, unless the consent authority is satisfied that:
 - (a) the development will not prevent adjoining or adjacent residential accommodation from receiving a minimum of 2 hours of direct sunlight between 9.00am and 3.00pm on the 22 June, and
 - (b) if the development is for the purpose of an attached dwelling, dual occupancy, dwelling house, secondary dwelling or semi-detached dwelling, the living room(s) and required private open space will receive at least 2 hours of direct sunlight between 9.00am and 3.00pm on the 22 June.
- (4) A minimum R1.5 insulation is to be provided in the external walls of alterations and additions to residential accommodation.
- (5) A minimum R3 insulation is to be provided in the ceiling of alterations and additions to residential accommodation.

Note.

1. BASIX may apply requirements over and above the requirements of this clause. If there is a conflict between the requirements of this clause and BASIX requirements, the requirements of BASIX prevail.

2.25 Accessible design

- (1) The objective of this clause is to ensure that development includes suitable access and egress arrangements for persons with a disability.
- (2) This clause applies to any structure, building or place that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not).
- (3) Development consent should not be granted for development to which this clause applies unless the consent authority is satisfied that:
 - (a) the design of the development complies with the requirements of the Disability Discrimination Act 1992 and Disability (Access to Premises - Buildings) Standards 2010, or
 - (b) it would be unreasonable to enforce the aspects of the design that do not comply with the Disability (Access to Premises - Buildings) Standards 2010 on the grounds of unjustifiable hardship.



- (4) Applications for development to which subclause (3), paragraph (b) applies, must be supported by written justification explaining why compliance would be unreasonable on the grounds of unjustifiable hardship and be accompanied by relevant technical documentation to support the case. As a minimum, the written justification must address the following:
- (a) the aspects of the Disability (Access to Premises - Buildings) Standards 2010 for which an exemption/concession is being requested and the basis for the unjustifiable hardship case, and
 - (b) all design options explored, and
 - (c) the costs of each design option considered, including the percentage of the total development cost required for providing the access, and
 - (d) the physical design constraints of each option.

Note.

1. In general, access should be provided to the maximum level possible without causing unjustifiable hardship. The Disability Discrimination Act 1992 and the Disability (Access to Premises - Buildings) Standards 2010 stipulate the grounds that may constitute unjustifiable hardship. Documents needed to support a case for unjustifiable hardship may include (but are not necessarily limited to) a topographical survey of the site carried out by a registered surveyor, a structural certificate completed by a qualified structural engineer, a cost summary report carried out by a qualified quantity surveyor, a statement of heritage impact completed by a qualified heritage architect etc.

2.26 Driveway access

- (1) The objective of this clause is to ensure that driveways have a suitable surface treatment and are not too steep or poorly located.
- (2) This clause applies to development that requires vehicular access on any land to which this Plan applies.
- (3) Development consent should not be granted for development requiring vehicular access, unless the consent authority is satisfied that the driveway access to the site is suitable.
- (4) In considering whether driveway access is suitable in the circumstances of the case, the consent authority must have regard to the following matters:
 - (a) driveways must:
 - (i) comply with relevant Australian standards, and
 - (ii) provide adequate sight distances for motorists, cyclists and pedestrians, and
 - (iii) comply with the relevant requirements of the Council's engineering design standards, and
 - (iv) be designed and constructed to suit design traffic loads, and
 - (v) not exceed 25% in grade, and



- (vi) not change by more than 11% in grade for every 1.4m of driveway length, and
- (vii) not exceed a grade of 4% for that part of the driveway within the road verge, and
- (viii) if the driveway is long, incorporate suitable vehicle passing points.
- (b) driveway access points should:
 - (i) have an all-weather surface treatment, and
 - (ii) be located no closer than 1.5 metres from the boundary of the subject allotment and no closer than 6 metres to a corner boundary, and
 - (iii) not be located within 12 metres on the approaches to a “stop” or “giveaway” sign, and
 - (iv) cross the footpath or footway at right angles to the centreline of the road, and
 - (v) be located so that any vehicle entering or leaving the site can be readily seen by the driver of an approaching vehicle in the street.

2.27 Minimum number of car parking spaces

- (1) The objective of this clause is to ensure that car parking for developments is provided onsite, thereby reducing the demand for on-street parking.
- (2) This clause applies to development that would generate car parking demand on any land to which this Plan applies.
- (3) Schedule 1 of this Plan sets out the minimum number of onsite car parking spaces required to be provided for:
 - (a) commercial premises,
 - (b) entertainment facilities,
 - (c) health services,
 - (d) recreation facilities,
 - (e) residential accommodation, and
 - (f) certain other miscellaneous land uses.
- (4) Development consent should not be granted for development that would generate car parking demand, unless the consent authority is satisfied that the number of car parking spaces available onsite would be sufficient to accommodate that demand.
- (5) Despite subclauses 3 and 4, development consent may be granted to development that provides a lesser number of onsite car parking spaces where the consent authority is satisfied that it is appropriate in the circumstances of the case because:
 - (a) there is a historic deficiency in car parking associated with the site, or
 - (b) the development is of a minor nature and would not create a demand for more than one additional car parking space, or
 - (c) there are no reasonable opportunities to provide parking onsite and there is sufficient public parking available in close proximity to the development site.

- (6) In considering whether the reduced provision of onsite car parking is appropriate in the circumstances of the case, the consent authority must have regard to the following matters:
- (a) impacts on local traffic, and
 - (b) availability and access to public transport, and
 - (c) impacts on the amenity of neighbours and the public, and
 - (d) impacts on streetscape amenity, and
 - (e) whether there are reasonable opportunities to provide the parking on the allotment, and
 - (f) whether there is sufficient alternative public parking in vicinity of the site.

Notes.

1. Developments which are unable to provide sufficient vehicle access, manoeuvring and stopping/parking areas are generally viewed to be overdevelopment. The consent authority may refuse development proposals on the basis of overdevelopment of the site. It is the responsibility of the applicant to provide clear, substantial and appropriate justification in writing to warrant consideration of variations from parking standards.
2. The consent authority may require financial contributions to be paid in lieu of parking spaces. Acceptance of contributions in lieu of onsite parking spaces would be at the discretion of the consent authority and subject to the provisions of the Council's adopted development contributions plan. Such contributions generally go toward public car parking provision.

2.28 Design of car parking areas, loading docks and vehicle manoeuvring areas

- (1) The objectives of this clause are as follows:
- (a) to ensure that car parking areas, loading docks and vehicle manoeuvring areas are suitably designed,
 - (b) to minimise the visual impacts of car parking areas, loading docks and vehicle manoeuvring areas on the streetscape.
- (2) This clause applies to development involving car parking areas, vehicle manoeuvring areas or loading docks on any land to which this Plan applies.
- (3) Car parking areas, loading docks and vehicle manoeuvring areas must be designed to:
- (a) have an all-weather surface treatment,
 - (b) comply with relevant Australian standards,
 - (c) comply with the relevant requirements of the Council's engineering design standards, and
 - (d) provide adequate sight distances for motorists, cyclists and pedestrians.
- (4) In considering whether the design of car parking areas, vehicle manoeuvring areas and loading docks is suitable, the consent authority must have regard to the following matters:

- (a) potential impacts associated with the vehicles including traffic, noise, lighting and visual impacts, and
 - (b) whether vehicles likely to access the site would be able to easily manoeuvre and turn on the site without adversely affecting traffic movement, and
 - (c) whether the design is sustainable and is adaptable (i.e. if operational requirements were to change), and
 - (d) whether the design incorporates sufficient landscaping, and
 - (e) compliance of the design with 'Safer by Design' principles, and
 - (f) whether the design takes into account requirements for persons with a disability, and
 - (g) whether pedestrian movement areas are adequately separated from vehicle movement areas, and
 - (h) whether pedestrian access from parking areas to buildings is direct, safe and unobstructed, and
 - (i) whether stormwater collected by the car parking area will be managed in a manner that is safe and does not generate adverse impacts downstream.
- (5) Car parking areas, loading docks and vehicle manoeuvring areas must not dominate the appearance of developments and are to be designed and located such that they are visually non-obtrusive.
- (6) Stacked parking is not favoured or encouraged and will not be considered for business developments. Stacked parking occurs when one vehicle is parked adjacent to another in a way that prevents the other vehicle from exiting. The consent authority may consider limited stacked parking arrangements for certain forms of dwelling development. Stacked parking arrangements must not adversely affect the use of the site.

Notes.

1. The following Australian Standards (inter alia) relate to the design of vehicle parking and manoeuvring areas:
 - AS 2890 - Parking Facilities,
 - AS 1158 - Lighting for Roads and Public Spaces,
 - AS 1428 - Design for Access and Mobility.
2. Development should be designed to allow for vehicles to access and exit the site in a forward direction. At no time should development designs require large vehicles to reverse into or out of the site. Car parking areas for developments viewed to generate more than 16 vehicle trips or 1.7 peak hour vehicle trips per day must provide onsite turning areas for the largest design vehicle proposed to access the site (i.e. garbage trucks, coaches, delivery vehicles, service vehicles).
3. The swept path and turning radii of vehicles expected to access the site must be considered in the assessment of the suitability of the design of car parking areas, loading docks and vehicle manoeuvring areas.
4. Car parking areas, loading docks and vehicle manoeuvring areas must have an all-weather surface treatment and be clearly delineated using line marking and appropriate design measures. They must be suitably graded, drained and constructed with a basecourse of adequate depth to suit design traffic loadings. They should be designed in accordance with the Council's



development engineering specifications. Suitable surface treatments for vehicle parking and manoeuvring areas include concrete and two-coat bitumen seal.

5. The visual impacts of car parking areas, loading docks and vehicle manoeuvring areas can be minimised by:
 - situating them in places where they will not be able to be viewed from the road, and
 - implementing landscaping and other screening measures (i.e. landscaped earth mounds, fencing, decorative walls, using the building to screen views etc).

2.29 Waste storage and collection areas

(1) The objectives of this clause are as follows:

- (a) to minimise the adverse environmental impacts associated with waste storage and collection,
- (b) to ensure that waste storage areas are conveniently located for both the user and waste collector,
- (c) to minimise the likelihood of illegal dumping,
- (d) to ensure optimum hygiene in the management of waste,
- (e) to minimise adverse amenity impacts associated with waste storage.

(2) This clause applies to development that would generate waste or the need to store waste on any land to which this Plan applies.

(3) Development consent should not be granted to development that would generate waste or the need to store waste onsite, unless the consent authority is satisfied that suitable waste storage areas are provided.

(4) In considering whether waste storage areas are suitable, the consent authority must have regard to the following matters:

- (a) waste storage areas must have sufficient capacity to provide for the type and volume of waste generated, and
- (b) stored waste must not create offence through the emission of dust, leachate, odour or unsightliness, and
- (c) storage areas and receptacles must be conveniently located for the user and waste collector, and
- (d) storage facilities for putrescible wastes must have suitable shelter, be well ventilated, appropriately water-proofed and adequately vermin-proofed, and
- (e) waste must not be permitted to pollute the air, water or soil, and
- (f) waste storage areas are to be provided with suitable provisions for cleaning of the areas, including an accessible hose cock (unless inappropriate for the type of waste being stored), and
- (g) the design of waste storage areas should be such that they complement the development and are not readily visible from the street and other public areas, and
- (h) where vehicles need to access the waste storage area(s) for collection, the waste storage area(s) must be able to be accessed by the collection vehicle without requiring the vehicle to reverse into or out of the site.

- (5) Chemicals and pollutants must be disposed of in accordance with pollution control laws and occupational health and safety regulations.

Notes.

1. The consent authority may require preparation of a waste minimisation and management plan for developments likely to generate substantial waste and for proposals involving demolition.
2. Any waste transported off-site should only be transported to a place that can lawfully receive the waste. Evidence such as weighbridge dockets and invoices from the waste receiving facility should be retained onsite during the construction/demolition phase.

2.30 Sheds in certain rural, residential and environment protection zones

- (1) The objectives of this clause are as follows:

- (a) to minimise the visual impact of sheds in the rural landscape,
- (b) to ensure that rural sheds are appropriate in scale,
- (c) to protect the rural amenity.

- (2) This clause applies to development for the purpose of a shed on land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU4 Primary Production Small Lots, Zone RU5 Village, Zone R5 Large Lot Residential or Zone E4 Environmental Living.

- (3) Development consent should not be granted to erect a shed on land in Zone RU5 Village, Zone R5 Large Lot Residential or Zone E4 Environmental Living, unless the consent authority is satisfied that:

- (a) the building height will not be greater than 4.3m, and
- (b) the eave height will not be greater than 3m, and
- (c) the building will not be closer than 5m to any dwelling on the land, and
- (d) the building will not be closer than 10m to any large shed, carport or awning, and
- (e) if the shed is enclosed or semi-enclosed, the floor area does not exceed 100m², and
- (f) if the shed is attached to an awning or carport, the combined floor area does not exceed 150m².

- (4) Before granting consent to erect a shed on land to which this clause applies, the consent authority must consider the following:

- (a) where practical, new sheds should be erected to the rear of existing buildings to screen them from public view,
- (b) sheds should not be sited in prominent locations or where they would extend above ridgelines,
- (c) the external wall colouring of sheds must not be reflective and should be sympathetic to other buildings on the land, and
- (d) where practical, the visual impacts of sheds should be mitigated using landscaping and other suitable screening measures.

Notes.

1. A backdrop of mature vegetation can assist in setting a shed into the surrounding landscape. Sheds should not be sited on large expanses of open land if at all possible.
2. The construction of flat roofed sheds is not encouraged.

2.31 Outdoor dining areas

(1) The objectives of this clause are as follows:

- (a) to facilitate provision of safe and attractive outdoor dining areas in suitable locations,
- (b) to protect the visual quality and amenity of the public domain.
- (c) to manage the potential for public liability claims for dining areas on public land.

(2) This clause applies to development for the purpose of an outdoor dining area on any land to which this Plan applies, where that outdoor dining area would be in a public place or would be visible from any public place or public reserve.

(3) Development consent should not be granted for the purpose of an outdoor dining area to which this clause applies, unless the consent authority is satisfied that:

- (a) the outdoor dining area will not impede the safe movement of pedestrians, motorists or persons with a disability, and
- (b) if on public land, the outdoor dining area will not place the Council at risk of liability, and
- (c) the outdoor dining area will not give rise to visual or physical clutter, and
- (d) the outdoor dining area will not cause a risk to health or safety.

(4) The consent authority must, before granting consent to an outdoor dining area, consider the following:

- (a) the ground surface of outdoor dining areas must be level and all-weather, and
- (b) furniture used for outdoor dining (including seats, tables, barriers, shade structures etc) must be durable, robust, waterproof, weather resistant and of such weight as to not be blown away by gusts of wind, and
- (c) furniture placed along the footpath or able to be seen from the street must be compatible with the street environment, and
- (d) furniture must not inhibit access to fire hydrants or other emergency infrastructure, and
- (e) outdoor dining areas adjacent to a kerb must:
 - (i) maintain a travel path with a minimum clear width of 1.8m exclusive of any obstruction or street fixtures (e.g. bench, tree, rubbish bin, pole, post etc) to provide access for persons using a mobility aid, and
 - (ii) where vehicles are permitted to park against the kerb, be at least 0.6m from the kerb edge to provide a safety buffer from vehicles and to enable passengers to exit and access their parked vehicle, and

- (iii) have furniture of sufficient contrast in colour and materials to the normal kerbside environment such that it can be easily seen by pedestrians and motorists, and
- (iv) not be located adjacent to a kerb where there is a bus stop, taxi stand, parking area for disabled or the like.

(5) The consent authority may:

- (a) require proof in writing that the Council is indemnified against any action taken against it by persons suffering any loss or injury as a result of the existence or operation of the outdoor dining area,
- (b) require public risk insurance to be taken out for the dining area, which covers a specified level of public risk as determined by the Council, and
- (c) limit the period that consent for an outdoor dining area operates.

Note.

1. The Roads Act 1993 contains requirements that relate to outdoor dining areas adjacent to a kerb.

2.32 Outdoor signage

(1) The objectives of this clause are as follows:

- (a) to limit outdoor advertising signage to suitable locations,
- (b) to protect the visual quality and amenity of the public domain,
- (c) to minimise the incidence of visual clutter due to signage,
- (d) to ensure that advertising content is appropriate,
- (e) to ensure that signage and associated structures are safe and maintained to a high quality standard.

(2) This clause applies to development for the purpose of signage on any land to which this Plan applies, where that signage is or is proposed to be visible from any public place or public reserve.

(3) Development consent should not be granted for signage to which this clause applies, unless the consent authority is satisfied that:

- (a) the signage will not detract from the visual quality of the public domain, and
- (b) the location for the signage is appropriate, and
- (c) the advertisement or notice displayed by the signage is not highly offensive or insulting, and
- (d) the signage will not give rise to visual and/or physical clutter, and
- (e) any structure used for the display of signage is safe and requires minimal maintenance, and
- (f) the signage and any associated structure(s) will not cause a risk to health or safety, and
- (g) the scale, proportion and form of the signage and associated structures is appropriate.



- (4) The consent authority must, before granting consent to signage, consider the following:
- (a) if the signage is on a building; the materials, finishes and colours of the signage should be compatible with that of the building, and
 - (b) signage must not impede the normal flow of motorists, pedestrians or cyclists or obstruct safe sightlines, and
 - (c) signage must not cause a danger to persons with a visual impairment, and
 - (d) advertising should generally be related to an approved use on the site, and
 - (e) signage for the purpose of displaying advertisements should generally be avoided in residential zones and within close proximity to residential accommodation, and
 - (f) signage must have adequate clearance around power poles and electricity wires, and
 - (g) the height of movable freestanding signage should not exceed 3m, and
 - (h) pylon signs should not exceed 8m in height, and
 - (i) the advertising area of signage should not exceed 20m², and
 - (j) signage in rural, residential and environment living zones should be contained fully within the allotment to which they relate and be setback a minimum of 1m within the lot boundaries, and
 - (k) the following forms of signage are considered inappropriate:
 - (i) free-standing signs on public footpaths or on public land,
 - (ii) signs fixed to trees,
 - (iii) signs fixed to public light poles, electricity poles, road signs and the like,
 - (iv) internally illuminated, backlit, neon or scintillating signs in rural, residential, environment protection or waterway zones, and
 - (v) signage on trailers, vehicles or equipment.
- (5) The consent authority may:
- (a) require a maintenance schedule to be prepared which sets timeframes and procedures for maintaining signage, and
 - (b) limit the period that consent for signage will operate.

Note.

1. The following legislation, codes and guidelines (inter alia) contain requirements in relation to outdoor signage:
 - State Environmental Planning Policy No. 64 – Advertising and Signage,
 - Transport Corridor Outdoor Advertising and Signage Guidelines: Assessing Development Applications under SEPP 64,
 - Roads Act 1993,
 - National Construction Code,
 - Roads and Maritime Services, Tourist Signposting manual.



2. A roadside directional signage system operates within areas of the Singleton Local Government Area (LGA). The system provides for businesses to place their names on select roadside signage structures and operates to enable tourists to navigate their way to their chosen destination with ease. It also reduces the need for individual outdoor advertising signage. Businesses must register to be a part of this system and pay associated fees. Further information about the roadside directional signage system can be obtained from the Council.

2.33 Viticulture buffers

- (1) The objectives of this clause are as follows:
 - (a) to mitigate the potential impacts of viticulture on residential accommodation and tourist and visitor accommodation,
 - (b) to protect the viability of viticulture by implementing measures to reduce potential land use conflicts,
 - (c) to enable residential accommodation and tourist and visitor accommodation to be sited closer to viticultural activities, where an appropriate vegetation buffer is implemented to mitigate noise and spray drift impacts.
- (2) This clause applies to development for the purpose of residential accommodation or tourist and visitor accommodation on any land to which this Plan applies.
- (3) Development consent should not be granted to erect a building for the purpose of residential accommodation or tourist and visitor accommodation less than 100m from existing or approved viticulture, unless the consent authority is satisfied that:
 - (a) the building is not within 50m of the vines, and
 - (b) the design of the building is appropriate, having regard to the impacts of noise and spray drift impacts likely to be generated by the viticultural operations, and
 - (c) an appropriate vegetation buffer, not less than 30m in width, is established in a suitable location between the building and the vines.
- (4) Vines associated with viticulture on a lot must not be planted within 10m of the lot boundary.
- (5) Development consent should not be granted for the purposes of viticulture, less than 100m from existing or approved residential accommodation or tourist and visitor accommodation, unless the consent authority is satisfied that an appropriate vegetation buffer, not less than 30m in width, is established in a suitable location between the vines and any residential accommodation or tourist and visitor accommodation.
- (6) For the purposes of this clause, an vegetation buffer must comply with the following minimum standards:
 - (a) the design of the buffer is to comprise a variety of tree and shrub species of differing growth habits, and
 - (b) tree spacing is not to be greater than 5m apart, and
 - (c) the species of trees used for the buffer must have tree foliage that extends from the base to the crown, and
 - (d) trees species are to be native to the locality or region, and



- (e) the height of the buffer, once established is not to be less than 4m, and
- (f) the design of the buffer does not conflict with bushfire safety requirements.

Notes.

1. Applications for development requiring a vegetation buffer must be accompanied by dimensioned plans identifying the location, species and height (planted height and established height) of plantings.
2. The consent authority may impose conditions relating to the continued maintenance of vegetation buffers, including development and implementation of a Vegetation Management Plan that is legally linked to the title of the land in perpetuity (via a "Positive Covenant", "Restriction as to User" or the like). A refundable bond may also be required to the amount of 20% of the total cost of vegetation works (site preparation, plant costs, fencing, etc.). The total amount of the bond would be recoverable at a rate of 20% per year over 5 years where maintenance and survival rates are satisfactory to Council.
3. The locations of plantings need to account for existing services including electricity, reticulated water, telephone and gas. Persons should consult with relevant servicing authorities to ensure that appropriate locations have been selected for any vegetation buffers.
4. Mixed plantings of trees and shrubs may be required to ensure that there are no gaps in the lower canopy. Plant surfaces which present a small frontal area to the moving chemical droplets are the most successful at catching these droplets. Trees in the Casuarina species are particularly useful. Large leaves that are covered in small hairs can also be efficient at removing droplets.
5. Vegetation chemical spray drift buffers should include species which have long, thin and rough foliage which facilitates the more efficient capture of spray droplets.
6. A porosity of about 50% should be sought (approximately 50% of the buffer should be air space). A porous buffer (which has sufficient air movement through the vegetation) will remove a greater number of spray droplets than a solid barrier.
7. As a general guide, the minimum height of the vegetation buffers should be double the release height of the chemical. For example, if chemicals are released at a height of 2 metres, then the buffer height should be at least 4 metres.
8. The wider the buffer the greater the effectiveness of the buffer in reducing spray drift.
9. The closer the buffer to the release point, the greater the proportion of spray that will be intercepted. The vegetation buffer should, therefore, be as close as practical to the spray zone.

2.34 Views and visual impact

- (1) The objectives of this clause are as follows:
 - (a) to achieve good urban design,
 - (b) to ensure that the visual impacts of development on local amenity are duly considered,
 - (c) to ensure that the design of development is appropriate in the setting.
- (2) This clause applies to development involving the erection of a building (including additions) or structure on any land to which this Plan applies.
- (3) Development consent should not be granted to development on any land to which this Plan applies, unless the consent authority is satisfied that the development will not have significant adverse impacts on the visual quality of the locality, landscape or streetscape.



- (4) Development consent should not be granted to development on any land to which this Plan applies, unless the consent authority is satisfied that the development will not have significant adverse impacts on the privacy of residences.
- (5) In deciding whether to grant consent to development on land, the consent authority must have regard to the following matters:
 - (a) whether buildings or structures would break the natural skyline, and
 - (b) whether boundaries and demarcation between areas is appropriate, and
 - (c) the balance between human-made and natural features, and
 - (d) whether the hue and intensity of colours is appropriate in the setting, and
 - (e) whether the appearance of the development is consistent with community preferences, in the context that progress can change perceptions, and
 - (f) avoidance of detrimental impacts on the enjoyment of views to significant landmarks and vistas from public domain view corridors.
 - (g) whether any proposed barriers or screens are appropriate and provide high-quality visual outcomes, and
 - (h) how the development will look at different times of the day and in different seasons, and
 - (i) whether direct views into the windows of habitable rooms of any nearby dwellings is mitigated through screening, distance separation or other suitable design measure.

Note.

1. In circumstances where a building would have a window directly adjacent to the window of another building, the window should be no closer than 9m from the adjacent window. If this cannot be achieved, it is recommended to obscure direct views from the window using appropriate permanent screening measures.

2.35 Scenic Protection

- (1) The objectives of this clause are as follows:
 - (a) to recognise and protect the natural and visual environment of the land to which this clause applies,
 - (b) to ensure development on land to which this clause applies is located and designed to minimise its visual impact on those environments.
- (2) This clause applies to land identified as “Scenic Protection” on the Scenic Protection Map.
- (3) Development consent must not be granted to any development on land to which this clause applies unless the consent authority is satisfied that:
 - (a) measures will be taken, including in relation to the location and design of the proposed development, to minimise the visual impact of the development on the natural and visual environment of the land, and
 - (b) the development will incorporate conservation and rehabilitation measures to preserve the scenic qualities of the land.



3 Master-Planned Sites

3.1 Concept staging and layout

- (1) The objectives of this clause are as follows:
 - (a) to ensure that development of master-planned sites occurs in a timely and efficient manner, making provision for necessary infrastructure and sequencing,
 - (b) to ensure that road and utility infrastructure connectivity is maintained across development stages and estates.

- (2) This clause applies to subdivision of a Master-Planned Site.

- (3) Development consent should not be granted to subdivision of land to which this clause applies unless the consent authority is satisfied that:
 - (a) infrastructure for the site will be provided in a timely and efficient manner, and
 - (b) circulation routes and connections will be provided for private vehicles, public transport, pedestrians and cyclists as relevant, and
 - (c) street tree plantings and landscaping of public open space areas will be provided as relevant, and
 - (d) riparian areas and remnant vegetation will be protected and enhanced where relevant.

- (4) Before granting development consent for subdivision of land to which this clause applies, the consent authority must consider:
 - (a) whether the design of infrastructure maintains connectivity with the broader network, and
 - (b) whether the design of the infrastructure takes into account demands generated by projected growth associated with future development stages, and
 - (c) whether the road layout is consistent with any concept road layout shown on the Master Planned Site Map, and
 - (d) whether the subdivision is consistent with the concept staging indicated on the Master-Planned Site Map, and
 - (e) if it is intended to deviate from the concept staging indicated on the Master-Planned Site Map, whether the deviation would impact upon infrastructure required for the overall site.

- (5) In considering whether infrastructure provision is suitable, the consent authority must have regard to the following:
 - (a) reticulated water infrastructure, and
 - (b) sewage infrastructure, and
 - (c) electricity infrastructure, and
 - (d) gas infrastructure, and



- (e) telecommunications infrastructure, and
- (f) stormwater infrastructure, and
- (g) road infrastructure, and
- (h) pedestrian infrastructure, and
- (i) cyclist infrastructure.

(6) In considering whether infrastructure for cyclists is suitable, the consent authority must have regard to the requirements of the Singleton Bike Plan.

Note.

1. Schedule 4 of this Plan identifies individual Master-planned sites.

3.2 Biodiversity protection

(1) The objectives of this clause are as follows:

- (a) to avoid adverse impacts on biodiversity,
- (b) to achieve improved or at least maintained biodiversity outcomes,
- (c) to encourage protection and enhancement of riparian areas and remnant vegetation.

(2) This clause applies to subdivision of land identified on the Biodiversity Protection Map as "Vegetation to be protected and enhanced" or "Managed vegetation".

(3) Development consent should not be granted for subdivision of land to which this clause applies unless the consent authority is satisfied that:

- (a) all reasonable measures have been taken to avoid disturbance of vegetation, and
- (b) the extent of vegetation disturbance not associated with road or emergency access provision, will not exceed 2,500m² per lot, and
- (c) any vegetation disturbance will be offset through:
 - (i) vegetation rehabilitation works on the site, or
 - (ii) such means as the consent authority and relevant public authorities consider appropriate to achieve a maintained or improved biodiversity outcome.

(4) The consent authority may, before granting consent to subdivision of land to which this clause applies, require a vegetation management plan to be prepared by a suitably qualified ecologist. The report must:

- (a) be legally linked to the title of the land in perpetuity (via a "Positive Covenant", "Restriction as to User" or the like), and
- (b) be developed in consultation with Council and relevant public authorities and reference the public authorities consulted, and



- (c) limit the extent of vegetation disturbance per lot and require offsetting of the impacts of such disturbance on biodiversity, and
 - (d) identify areas of the site where rehabilitation works can be implemented to offset vegetation disturbance and provide planting criteria for such works to ensure that the integrity of vegetation communities is maintained, and
 - (e) contain provisions to encourage conservation and regeneration of native vegetation on the site and maintain the integrity of vegetation and wildlife corridors, and
 - (f) contain requirements to manage and prevent weed invasion, and
 - (g) describe any planting, weed control and vegetation rehabilitation programs, and
 - (h) contain provisions to help retain habitat values on the site (including tree hollows, feed tree species and understorey structure etc), and
 - (i) contain provisions to ensure that development of the site does not have any significant adverse effects on threatened species, populations or ecological communities, or their habitats, and
 - (j) contain provisions relating to the control and management of livestock and domestic animals to prevent them from adversely impacting upon the biodiversity of the site, native species or habitat (including provision of livestock exclusion fencing to protect areas of land subject to vegetation protection and/or enhancement measures), and
 - (k) contain requirements to maintain vegetated linkages and faunal movement corridors, and
 - (l) contain provisions which aim to ensure that stormwater and hard surface run-off is appropriately managed, and
 - (m) incorporate relevant illustrations, maps and diagrams to support the provisions of the plan.
- (5) Before granting development consent to subdivision of land to which this clause applies, the consent authority must consider whether a restriction on the removal of vegetation should be placed on the "Vegetation to be protected and enhanced" land through a legal instrument that is linked to the land in perpetuity.

Notes.

1. Clearing of vegetation can adversely impact upon biodiversity by altering the composition, structure and function of ecosystems. Losses in biodiversity as a result of clearing should be avoided at the outset.
2. It is acknowledged that some disturbance of vegetation may be necessary to provide for roads, building envelopes, asset protection zones, driveway accesses and the like.
3. Any measures to offset impacts on biodiversity should seek to achieve long-term gains in biodiversity commensurate with the pre-development biodiversity values of the site.
4. The Native Vegetation Regulation 2013 Environmental Outcomes Assessment Methodology contains information about biodiversity management and offsetting.



3.3

Special requirements for certain neighbourhood centre zoned land at Hunterview

- (1) The objectives of this clause are as follows:
 - (a) to reduce the visual dominance of buildings when viewed from the road and neighbouring properties,
 - (b) to minimise impacts on neighbours,
 - (c) to achieve high quality design outcomes,
 - (d) to provide reasonable separation between Bridgman Road and buildings on the site.
- (2) This clause applies to land known as Lot 31, DP1140924, Bridgman Road, Hunterview in Zone B1 Neighbourhood Centre and marked "M7" on the Master-Planned Site Map.
- (3) Development consent should not be granted to erect a building on land to which this clause applies, unless the consent authority is satisfied that:
 - (a) the cumulative gross floor area of all buildings on the site will not exceed 8,000m², and
 - (b) the building elevations are designed to have visual interest and diversity, and
 - (c) facades do not have large expanses highly reflective, fluorescent or black surfaces, and
 - (d) air conditioners are not mounted on street awnings or the front facade of the building, and
 - (e) mechanical structures, such as lift overruns and service plants are concealed from public view, and
 - (f) the design of the building is such that it will not be intrusive in the setting.
- (4) Buildings must not be erected closer than 10m from the boundary of the site which addresses Bridgman Road.
- (5) Vehicular access points must not permit right-hand turns directly onto Bridgman Road from the site.
- (6) Large service vehicles must not be permitted to use accesses from Bridgman Road.
- (7) Development consent should not be granted for signage that is or is proposed to be visible from any public place or public reserve, unless the consent authority is satisfied that:
 - (a) the signage and associated structures are contained within the site boundary, and
 - (b) there is not more than 4 signs that identify the site, and
 - (c) the height of entry signs would not exceed 3m or have an advertising area exceeding 9m², and



- (d) the height of corner identification signs would not exceed 5m or have an advertising area exceeding 9m², and
 - (e) corner identification signs only identify the site name and not advertise tenancies, and
 - (f) the signage is designed to require minimal maintenance, and
 - (g) tenancy signs do not protrude beyond the building form, and
 - (h) if illuminated, the signage would not project glare onto adjoining or adjacent properties.
- (8) The height of boundary fencing on the site is not to exceed 2m from finished ground level.
 - (9) Fencing is to be constructed of materials which require minimal maintenance and maintain long-term structural integrity.
 - (10) Landscaping must demonstrate high design quality and should seek to soften and improve the visual appearance of development on the land.
 - (11) The consent authority must, before granting consent to development on the land, consider whether suitable provisions are available for public transport.

Notes.

- 1. Masonry or metal fencing is preferred for boundary fencing on the site.
- 2. Building designs should seek to take advantage of views of public open space areas.
- 3. In considering the suitability of public transport provisions, consideration should be given to accessible taxi and bus services.

3.4 Special requirements for certain heavy industrial zoned land at Whittingham

- (1) The objective of this clause is to retain opportunities for industrial land at Whittingham to access the Great Northern Railway for goods transportation.
- (2) This clause applies to the land within Zone IN3 Heavy Industrial known as Lot 1, DP33992, Lot 1, DP653039, Lot 4, DP621020, Lot 23, DP1128978 and Lot 24, DP1128978, New England Highway, Whittingham and marked "M16" on the Master-Planned Site Map.
- (3) Development consent should not be granted for the subdivision of land to which this clause applies, unless the consent authority is satisfied that opportunities to provide access to the Great Northern Railway (including any potential for a railway siding) are retained.
- (4) Development consent should not be granted to development on land to which this clause applies, unless the consent authority is satisfied that:
 - (a) the development will not hinder opportunities to provide access to the Great Northern Railway, and



- (b) if the development is visible from the New England Highway or Golden Highway, the development has a positive and high-quality visual interface with the highway.

3.5 **Special requirements for certain viticultural, agricultural and tourism land at Pokolbin**

- (1) The objective of the clause is to provide for viticulture, agriculture and tourist development, which maintains the rural character and visual amenity of the Hermitage Road Vineyards District on certain land at Pokolbin,
- (2) This clause applies to land within Zone RU4 Primary Production Small Lots known as Lot 1, DP1233583, Hermitage Road, Pokolbin and marked on “MPS17” on the Master Planned Site Map.
- (3) Development consent should not be granted for subdivision of land to which this clause applies unless the consent authority is satisfied that:
 - (a) the subdivision layout is consistent with the existing rural, vineyard or intensive horticulture landscape and future character of the area,
 - (b) utilities and services will be located underground wherever practical,
 - (c) native vegetation will be retained (particularly mature trees), and
 - (d) all suitable measures to avoid any impacts on native vegetation have been considered,
 - (e) development areas disturbed as part of the subdivision development, will be suitably rehabilitated, with ridgelines given priority.
- (4) Development consent should not be granted for the first stage of subdivision of the master-planned site, unless the consent authority is satisfied that a detailed landscaping plan has been prepared for the site in support of the application for subdivision approval. The plan is to include comprehensive planting of native tree species along the Hermitage Road and Old North Road frontages and along the main roads within the site.
- (5) In deciding whether to grant consent to development on land, the consent authority must have regard to the following matters:
 - (a) the visual impacts of the development on the local amenity of the area,
 - (b) the cumulative visual impacts of the development, in consideration of the landscape and existing development,
 - (c) the potential for visual intrusion between allotments and neighbouring properties,
 - (d) the appropriateness of the development in the setting,
 - (e) whether alternative building techniques could be used to minimise impacts on landforms and existing vegetation.

Notes.

1. Where possible, clustering of ancillary development within the curtilage of main buildings can help reduce the cumulative visual impacts and proliferation of development across a landscape.



2. Predominant use of neutral muted colour tones is preferred for new development as it can help harmonise the appearance of such development with the rural and horticultural landscape character of the area.
 3. Use of reflective colours, materials and finishes should be avoided.
 4. Use of materials such as concrete, steel, timber, colourbond and corrugated iron is preferred.
- (6) Development consent should not be granted to erect a building (including external alterations and additions to an existing building), unless the consent authority is satisfied that:
- (a) the building has a contemporary architectural expression and design,
 - (b) the building design has an emphasis on horizontal expression rather than vertical expression,
 - (c) vertical building projections (including communications towers, antennas etc.) are limited in size and number,
 - (d) the building is sited such that it is visually separate from buildings on neighbouring properties.
 - (e) the building is not visually dominant in the landscape when viewed from public roads and neighbouring properties,
 - (f) if the building is ancillary to a main building, its form and architectural elements convey a bulk and scale that is deferential from the main building.
- (7) Development consent should not be granted for signage to which this clause applies, unless the consent authority is satisfied that:
- (a) the materials, colour and style of the signage is compatible with the landscape character of the area,
 - (b) the design, scale and location of the signage is such that it will not be visually intrusive on the visual qualities of the landscape, and
 - (c) any proposed tourism signage is strategically placed to promote local tourist facilities and not interfere with natural qualities of the setting or Hermitage Road Vineyards District.
- (8) Landscaping of non-domestic buildings must demonstrate high design quality and should seek to soften and improve the visual appearance of development on the land.

Notes.

1. The consent authority may impose conditions relating to the establishment of viticultural, agricultural or small scale tourism as the primary land use activity on all allotments created as a result of the subdivision of Lot 1 DP1233583 and that any dwelling house on the land is ancillary to and in support of a viticultural, agricultural or small-scale tourism land use that is legally linked to the title of the land in perpetuity (via a "Positive Covenant", "Restriction as to User" or the like).



4 Miscellaneous Provisions

4.1 Operational details

- (1) The objective of this clause is to ensure that impacts associated with certain land use activities are considered and appropriately managed.
- (2) This clause applies to all land uses on any land to which this Plan applies other than attached dwellings, dual occupancies, dwelling houses, multi dwelling housing, residential flat buildings, secondary dwellings, semi-detached dwellings or shop top housing.
- (3) Development consent should not be granted for a land use to which this clause applies, unless the consent authority is satisfied that the land use will not generate any significant adverse impacts as a result of:
 - (a) hours of operation,
 - (b) employee numbers,
 - (c) customer or patron numbers,
 - (d) waste management,
 - (e) traffic generation,
 - (f) chemical use or storage, and
 - (g) emissions.
- (4) The consent authority may require details to be provided in writing in relation to all or some of the matters referred to by subclause (3).

4.2 Events and festivals

- (1) The objective of this clause is to ensure that events and festivals are suitably planned and managed.
- (2) This clause applies to events or festivals on any land to which this Plan applies.
- (3) The consent authority must, before granting consent in respect to an event or festival, consider the following:
 - (a) the type and extent of activities to occur as part of the event or festival, and
 - (b) the timeframe that the event or festival will operate, and
 - (c) requirements for setting-up and packing up facilities, and
 - (d) the number of employees and patrons expected to attend the event or festival, and
 - (e) any traffic and transport issues associated with the event or festival and management measures to be put in place to manage the traffic issues, and
 - (f) the types and quantities of waste that will be generated as a result of the activity and the measures to be put in place to manage that waste, and
 - (g) any plant, machinery or structures which are intended to be erected and/or used for the event or festival, and
 - (h) any potential hazards or risks associated with the event or festival and how those hazards/risks will be managed, and



- (i) any food or alcohol intended to be sold and/or served as part of the event and the measures to be put in place to ensure health and hygiene is maintained in accordance with relevant food safety guidelines and standards, and
- (j) toilet facilities to be provided for the event or festival and whether the number of toilets provided would be appropriate for the number of persons attending the event or festival, and
- (k) any potential noise or lighting impacts associated with the event and how these impacts will be managed, and
- (l) security measures to be put in place to ensure safety and security and manage crowds, and
- (m) public liability insurance coverage for the event, and
- (n) advertising and promotion of the event or festival, and
- (o) the need for any pre-notification to be given to residents in proximity to the event or festival site, and
- (p) emergency management and evacuation procedures.

4.3 Site planning

- (1) The objectives of this clause are as follows:
 - (a) to encourage development that shows “good manners” to surrounding development by considering the characteristics of adjoining and adjacent sites at the outset of the design process,
 - (b) to encourage consideration of site attributes, constraints and infrastructure at the initial design stage,
 - (c) to achieve high quality design outcomes through consideration and appropriate response to natural and build site features.
- (2) This clause applies to development on any land to which this Plan applies.
- (3) Before granting development consent for any development on land, the consent authority must consider whether or not the information lodged with the application provides accurate details of the property (e.g. survey plan, ground levels, drawings of existing buildings if they exist).
- (4) Before granting development consent for any development on land, the consent authority must consider whether or not the site is suitable for the development taking into account the following:
 - (a) road layout and design, and
 - (b) lot size, shape and dimensions, and
 - (c) access, and
 - (d) drainage requirements, and
 - (e) utilities and services, and
 - (f) sewage disposal, and
 - (g) natural hazards, and
 - (h) character of the locality, and
 - (i) heritage and archaeological conservation, and
 - (j) tree preservation, and
 - (k) soils.



- (5) Before granting development consent for any development on land, the consent authority must consider whether or not the design is appropriate, particularly in relation to:
- (a) building arrangement and relationships to streets and open spaces, and
 - (b) opportunities to maximise northerly aspect for buildings and private open spaces, and
 - (c) appropriateness of built form and landscape in relation to the site context, topography and urban character, and
 - (d) location, function and opportunities for casual surveillance of open space, and
 - (e) the likely impact of the development on neighbouring properties, particularly with regard to overshadowing, privacy and obstruction of views, and
 - (f) topographical features such as slope, existing natural vegetation and opportunities for the creation of views and vistas, and
 - (g) the extent to which driveways and/or parking areas are likely to dominate the appearance of the development, and
 - (h) building scale, setbacks, form, height, roof pitch, verandah location, window and door location, proximity of eaves, structures, air vents, extracts, plant or equipment, and
 - (i) access arrangements within and beyond the site, including visibility, width and design speed of proposed roads and/or driveways, and
 - (j) heritage and nature conservation opportunities and constraints, and
 - (k) hazards (e.g. bushfire, flooding, mine subsidence, landslip, etc), and
 - (l) opportunities to link into existing open space, pedestrian and cycle networks, and
 - (m) the streetscape appearance, and
 - (n) landscaping, and
 - (o) skyline, and
 - (p) type and height of fencing to the street, and
 - (q) any proposed signage, and
 - (r) the sense of identity and social wellbeing of the neighbourhood, and
 - (s) privacy or security.
- (6) Before granting development consent for any development on land, the consent authority must consider whether or not the development is appropriate or likely to have any adverse impact in relation to services such as:
- (a) Sewer,
 - (b) Water supply,
 - (c) Stormwater drainage,
 - (d) Electricity,
 - (e) Telephone,



- (f) Gas,
- (g) Public transport,
- (h) Garbage Collection, and
- (i) Mail delivery.

Schedule 1 Onsite Parking Spaces

Commercial Premises

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Bank	1 per 40m ² GFA.	Service and delivery parking requirements determined through merits based assessment.		
Betting agency	1 per 40m ² GFA.			
Bulky goods premises	1 per 25m ² GFA.	1 delivery truck space per 1500m ² GFA.	0.5 per staff member.	
Cafe	0.5 per staff member + the greater of: (a) 1 per 3 seats, or (b) 1 per 7m ² dining area floor space.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	For small and medium sized premises, bicycle spaces are only required in cases where practical opportunities exist to incorporate such facilities into the development. Large scale developments are to provide suitable bicycle facilities.
Cellar door premises	1 per 7m ² GFA.	Service and delivery parking requirements determined through merits based assessment.		
Childcare centre	1 per staff member + 1 per 4 enrolled children.	Service and delivery parking requirements determined through merits based assessment.		
Courthouse	1 per 40m ² GFA.			
Dry cleaners	1 per 30m ² GFA	Service and delivery parking requirements determined through merits based assessment.		

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Funeral home	0.5 per staff members + 30 spaces + 30 overflow spaces for large funerals.	Service and delivery vehicle requirements determined through merits-based assessment.		
Garden centre	1 per 50m ² GFA.	1 delivery truck space per 1500m ² GFA.		
Hairdressers	1 per 25m ² GFA.			
Hardware and building supplies	1 per 50m ² GFA	1 delivery truck space per 1500m ² GFA.		
Internet access facility	1 per 40m ² GFA.			
Kiosk	0.5 per staff member + the greater of: (a) 1 per 3 seats, or (b) 1 per 7m ² dining area floor space.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	For small and medium sized premises, bicycle spaces are only required in cases where practical opportunities exist to incorporate such facilities into the development. Large scale developments are to provide suitable bicycle facilities.
Landscaping material supplies	1 per 50m ² GFA.	1 delivery truck space per 1500m ² GFA.		
Neighbourhood shop	1 per 25m ² GFA.	1 delivery truck space.	2 spaces for the first 100m ² GFA + 0.5 per 100m ² GFA thereafter.	
Office premises	1 per 40m ² GFA	Service and delivery parking requirements determined through merits based assessment.		
Plant nursery	1 per 50m ² GFA	1 delivery truck space per 1500m ² GFA.		

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Police station	1 per 40m ² GFA	Service and delivery parking requirements determined through merits based assessment.		
Post office	1 per 40m ² GFA + 1 per 0.75 staff members.	Service and delivery parking requirements determined through merits based assessment.		
Pub	0.5 per staff member + the greater of: (a) 0.3 per seat, or (b) 0.3 per 1m ² net floor area.	1 delivery truck space.	1 per 10 required staff and customer parking spaces.	For small and medium sized premises, bicycle spaces are only required in cases where practical opportunities exist to incorporate such facilities into the development. Large scale developments are to provide suitable bicycle facilities.
Restaurant	0.5 per staff member + the greater of: (a) 1 per 3 seats, or (b) 1 per 6m ² GFA.	1 delivery truck space.	1 per 5 required staff and customer parking spaces.	For small and medium sized premises, bicycle spaces are only required in cases where practical opportunities exist to incorporate such facilities into the development. Large scale developments are to provide suitable bicycle facilities.
Roadside stall	4 spaces where the stall does not exceed 20m ² in area, or where the stall does exceed 20m ² in area, the parking requirements shall be based on the findings of a traffic impact assessment and parking demand analysis.			

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Rural supplies	1 per 50m ² GFA.	1 delivery truck space per 1500m ² GFA.	1 per 10 staff members + 1 per 500m ² GFA.	For small and medium sized premises, bicycle spaces are only required in cases where practical opportunities exist to incorporate such facilities into the development. Large scale developments are to provide suitable bicycle facilities.
Shop	1 per 25m ² GFA.	Service and delivery parking requirements determined through merits based assessment.		
Small bar	0.5 staff member + the greater of: (a) 1 per 3 seats, or (b) 1 per 7m ² dining area floor space.	Service and delivery parking requirements determined through merits based assessment.		
Takeaway food and drink premises	0.5 per staff member + queuing area for at least 9 vehicles if a drive-through facility is provided + the greater of: (a) 1 per 3 seats, or (b) 1 per 6m ² dining area floor space.	1 delivery truck space.	1 per 5 required staff and customer car parking spaces.	For small and medium sized premises, bicycle spaces are only required in cases where practical opportunities exist to incorporate such facilities into the development. Large scale developments are to provide suitable bicycle facilities. Large-scale developments are to provide suitable bicycle facilities.
Timber yard	The greater of: (a) 5 spaces, or (b) 1 per 500m ² site area.	1 delivery truck space per 500m ² GFA.		
Travel agency	1 per 40m ² GFA			

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Vehicle sales or hire premises	0.5 per staff member + the greater of: (a) 5 spaces, or (b) 1 per 10 displayed vehicles.	1 delivery truck space.		

Entertainment facilities

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Cinema	0.5 per staff member + 0.3 per seat.	Service and delivery parking requirements determined through merits based assessment.	0.1 per seat (up to a maximum of 5 spaces per screen).	
Concert hall	0.5 per staff member + 1 per 20m ² GFA.	1 coach parking space per 1000m ² GFA.	1 per 5 required staff and customer car parking spaces.	
Dance hall	0.5 per staff member + 1 per 20m ² GFA.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	
Music hall	0.5 per staff member + 1 per 20m ² GFA.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces	
Theatre	0.5 per staff member + 0.3 per seat.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	

Health services facilities

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Community health services facility	1 per staff member + 4 per consulting room.		1 per 5 required staff and customer car parking spaces.	
Day surgery	1 per 40m ² GFA.			
Health consulting rooms	1 per staff member + 4 per consulting room.		1 per 5 required staff and customer car parking spaces.	
Hospice	0.5 per staff member + 1 per 5 beds.	1 ambulance space + 1 truck space.	0.5 per staff member.	
Hospital	0.5 per staff member + 1 per 5 beds.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	
Medical centre	1 per staff member + 4 per consulting room	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	

Information and education facilities

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Art gallery	0.5 per staff member + 1 per 50m ² GFA.	Service and delivery vehicle requirements determined through merits-based assessment.	1 per 5 required staff and customer car parking spaces.	
Library	0.5 per staff member + 1 per 135m ² GFA.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	
Museum	0.5 per staff member + 1 per 135m ² GFA.	Service and delivery vehicle requirements determined through merits-based assessment.	1 per 5 required staff and customer car parking spaces.	

Recreation facilities

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Bowling alley	0.5 per staff member + 3 per lane.	Service and delivery parking requirements determined through merits based assessment.	1 per required staff and customer car parking space.	
Equestrian centre	0.5 per staff member + 1 per 4 spectator seating places.	Service and delivery vehicle requirements determined through merits-based assessment.		
Go-cart track	0.5 per staff member + 1 per 4 spectator seating places.	Service and delivery vehicle requirements determined through merits-based assessment.	1 per required staff and customer car parking space.	
Golf course	0.5 per staff member + 4 per course hole.	Service and delivery parking requirements determined through merits based assessment.		
Golf driving range	1 per staff member + 1 per driving range bay or tee-off.			
Gymnasium	0.5 per staff member + 1 per 16m ² GFA.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	
Health studio	0.5 per staff member + 1 per 16m ² GFA.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	
Ice rink	0.5 per staff member + 1 per 16m ² GFA.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Lawn bowling green	15 per green.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	
Mini golf centre	1 per staff member + 2 per course hole.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	
Motor racing track	1 per staff member + 4 spectator seating places.	Service and delivery parking requirements determined through merits based assessment.		
Indoor or outdoor swimming pool (public)	0.5 per staff member + the greater of: (a) 1 per 50m ² of water surface area, or (b) 1 per 4 spectator seating places.	1 coach parking space per 1000m ² GFA.	1 per 5 required staff and customer car parking spaces.	
Racecourse	0.5 per staff member + 1 per 4 spectator seating places.	Service and delivery vehicle requirements determined through merits-based assessment.		
Rifle range	1 per staff member + 1 per rifle bay.			
Sports stadium	0.5 per staff member + 1 per court.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Table tennis centre	0.5 per staff member + 1 per table tennis table + 1 per 4 spectator seating places.		1 per 5 required staff and customer car parking spaces.	
Tennis court	0.5 per staff member + 2 per tennis court + 1 per 4 spectator seating places		1 per 5 required staff and customer car parking spaces.	
Water ski centre	0.5 per staff member + 30 per boat launching facility + 1 per 30m ² GFA.	Service and delivery parking requirements determined through merits based assessment.		

Residential accommodation

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Attached dwelling	<p>(a) 1 per 1 bedroom dwelling.</p> <p>(b) 2 per 2 or more bedroom dwelling.</p>			<p>Study greater than 9m² in floor area is included as a bedroom for the purposes of calculating car parking space requirements.</p> <p>1 space (maximum) may be stacked parking on the driveway if the section of the driveway for the stacked parking is at least 6.5m long (within property boundary) and the stacked parking does not obstruct vehicle access to another dwelling.</p> <p>Not more than 1 vehicle parking space (total) per dwelling is permitted forward of the building line.</p> <p>The first 2 spaces per dwelling must be capable of providing for the B99 vehicle.</p>
Boarding house	1 per bedroom + 1 space for dwelling resident		0.5 per bed	
Dual occupancy	<p>(a) 1 per 1 bedroom dwelling.</p> <p>(b) 2 per 2 or more bedroom dwelling.</p>			<p>Study greater than 9m² in floor area is included as a bedroom for the purposes of calculating car parking space requirements.</p> <p>1 space (maximum) may be stacked parking on the driveway if the section of the driveway for the stacked parking is at least 6.5m long (within property boundary) and the stacked parking does not obstruct vehicle access to another dwelling.</p> <p>Not more than 1 vehicle parking space (total) per dwelling is permitted forward of the building line.</p> <p>The first 2 spaces per dwelling must be capable of providing for the B99 vehicle.</p>



Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Dwelling house	<p>1 visitor space for the first 3 dwellings + 1 visitor space for every 5 dwellings thereafter (or part thereof) +</p> <p>(a) 1 per 1 bedroom dwelling.</p> <p>(b) 2 per 2 or more bedroom dwelling.</p>			<p>Study greater than 9m² in floor area is included as a bedroom for the purposes of calculating car parking space requirements.</p> <p>1 space (maximum) may be stacked parking on the driveway if the section of the driveway for the stacked parking is at least 6.5m long (within property boundary) and the stacked parking does not obstruct vehicle access to another dwelling.</p> <p>Not more than 1 vehicle parking space (total) per dwelling is permitted forward of the building line.</p> <p>The first 2 spaces per dwelling must be capable of providing for the B99 vehicle.</p>
Group home	0.5 per staff member + 1 per 5 beds		0.5 per staff member	
Hostel	2 per 3 dwellings or part thereof + 1 visitor space per 3 dwellings.		1 per 10 bedrooms + 0.5 per staff member	
Multi-dwelling housing	<p>1 visitor space for the first 3 dwellings + 1 visitor space for every 5 dwellings thereafter (or part thereof) +</p> <p>(a) 1 per 1 bedroom dwelling.</p> <p>(b) 2 per 2 or more bedroom dwelling.</p>		2 per dwelling	<p>Study greater than 9m² in floor area is included as a bedroom for the purposes of calculating car parking space requirements.</p> <p>No spaces to be stacked parking.</p> <p>At least 1 space per dwelling must be capable of providing for the B99 vehicle.</p>
Residential care facility	0.5 per staff member + 1 per 5 beds	1 ambulance space	0.5 per staff member	

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Residential flat building	<p>1 visitor space for the first 3 dwellings + 1 visitor space for every 5 dwellings thereafter (or part thereof) +</p> <p>(a) 1 per 1 bedroom dwelling.</p> <p>(b) 2 per 2 or more bedroom dwelling.</p>		2 per dwelling	<p>Study greater than 9m² in floor area is included as a bedroom for the purposes of calculating car parking space requirements.</p> <p>No spaces to be stacked parking.</p> <p>At least 1 space per dwelling must be capable of providing for the B99 vehicle.</p>
Rural workers dwelling	2 per dwelling			
Secondary dwelling	<p>(a) 1 for 1 bedroom dwelling.</p> <p>(b) 2 for 2 or more bedroom dwelling.</p>			<p>Study greater than 9m² in floor area is included as a bedroom for the purposes of calculating car parking space requirements.</p> <p>1 space (maximum) may be stacked parking on the driveway if the section of the driveway for the stacked parking is at least 6.5m long (within property boundary) and the stacked parking does not obstruct vehicle access to another dwelling.</p> <p>Not more than 1 vehicle parking space (total) per dwelling is permitted forward of the building line.</p> <p>The first 2 spaces per dwelling must be capable of providing for the B99 vehicle.</p>

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Semi-detached dwelling	(a) 1 for 1 bedroom dwelling, (b) 2 for 2 or more bedroom dwelling.			<p>Study greater than 9m² in floor area is included as a bedroom for the purposes of calculating car parking space requirements.</p> <p>1 space (maximum) may be stacked parking on the driveway if the section of the driveway for the stacked parking is at least 6.5m long (within property boundary) and the stacked parking does not obstruct vehicle access to another dwelling.</p> <p>Not more than 1 vehicle parking space (total) per dwelling is permitted forward of the building line.</p> <p>The first 2 spaces per dwelling must be capable of providing for the B99 vehicle.</p>
Seniors housing	2 per 3 dwellings or part thereof + 1 visitor space per 3 dwellings	Service and delivery parking requirements determined through merits based assessment.	1 per 10 bedrooms + 0.5 per staff member	
Shop top housing	(a) 1 per dwelling less than 125m ² GFA, (b) 2 per dwelling greater than 125m ² .		1 per dwelling	

Note.

1. The B99 vehicle is a classification of vehicle in Australian Standard: AS2890. In general, the parking space for a B99 vehicle would not be less than 5.2m x 2.6m. The actual dimensions may differ under the standard according to the design of the car parking area.



Tourist and visitor accommodation

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Backpackers accommodation	1 per 5 beds + 1 per staff member.		1 per 5 beds.	
Bed and breakfast accommodation	1 per bedroom + 1 space for dwelling occupant.			
Farm stay accommodation	1 per accommodation unit.			
Hotel accommodation	1 per accommodation unit.	1 truck space.	1 per 4 required staff and customer car parking spaces.	
Motel accommodation	1 per accommodation unit.		1 per 4 required staff and customer car parking spaces.	
Serviced apartment	1 visitor space for the first 3 apartments + 1 visitor space for every 5 apartments thereafter (or part thereof) + (a) 1 per 1 bedroom apartment, or (b) 3 per 2 (or more) bedroom apartment.		2 per apartment.	Study greater than 9m ² in floor area is included as a bedroom for the purposes of calculating car parking space requirements.

Miscellaneous

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Amusement centre	0.5 per staff member + 1 per 25m ² GFA.	Service and delivery parking requirements determined through merits based assessment.	8 per 100m ² GFA.	
Animal boarding or training establishment	0.5 per staff member + 1 per 5 animals.	Service and delivery parking requirements determined through merits based assessment.		
Boat building and repair facility	0.5 per staff member + 1 per 50m ² GFA.	1 delivery truck space.		
Brothel	1 per 40m ² GFA.			
Camping ground	1 per camp site + 1 per 40 camp sites (or part thereof).			
Caravan park	1 per van/cabin /camp site + 1 per 10 long-term van/cabin site (or part thereof) + 1 per 20 short-term van/cabin site (or part thereof) + 1 per 40 camp sites (or part thereof).			
Crematorium	0.5 per staff member + 30 spaces + 30 spaces overflow for large funerals.			Overflow car parking area need not be paved.
Exhibition home	4 per dwelling			
Exhibition village	4 for the first dwelling + 1.25 per dwelling thereafter.	1 truck space per 20 exhibition dwellings.	1 per 5 required staff and customer car parking spaces.	

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Function centre	0.5 per staff member + 1 per 20m ² GFA.	Service and delivery parking requirements determined through merits based assessment.		
Funeral chapel	0.5 per staff member + 30 spaces + 30 spaces overflow for large funerals.	Service and delivery parking requirements determined through merits based assessment.		Overflow car parking area need not be paved.
Homebased childcare	1 per staff member + 2 spaces.			
Industrial retail outlet	1 per 50m ² GFA.	1 delivery truck space per 1500m ² GFA.		
Industry	1 per 75m ² GFA.			
Place of public worship	1 per 20m ² GFA.	1 coach parking space per 1500m ² GFA.	1 per 5 required staff and customer car parking spaces.	
Registered club	0.5 per staff member + the greater of: (a) 0.3 per seat, or (b) 0.3 per 1m ² net floor area.	1 space suitable for delivery truck/coach parking.		
School	0.5 per staff member + 1 per 10 students.	2 coach parking spaces accessible by children and queuing area for 6 coaches + 1 delivery truck space.	0.75 per student.	

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Self-storage units	1 per staff member + 1 per storage unit (car parking space can be provided within the site that provides access to the respective storage unit provided there is sufficient room for through-vehicles to pass unimpeded).	Service and delivery parking requirements determined through merits based assessment.		
Service station	1 per 20m ² GFA + 6 per work bay.	Service and delivery parking requirements determined through merits based assessment.	1 per 5 required staff and customer car parking spaces.	
Storage premises	0.5 per staff member + 1 per 200m ² GFA.	Service and delivery parking requirements determined through merits based assessment.		
Tertiary institution	0.5 per staff member + 1 per 5 students.	2 coach parking spaces accessible by children and queuing area for 6 coaches + 1 delivery truck space.	0.5 per students.	
Vehicle repair station	1 per staff member + 4 per work bay.	1 delivery truck space.		
Veterinary hospital	1 per staff member + 3 per consulting room.	Service and delivery parking requirements determined through merits based assessment.		
Warehouse	0.5 per staff member + 1 per 75m ² GFA.	Service and delivery parking requirements determined through merits based assessment.		

Land use	Staff & customer parking	Parking for service & delivery vehicles	Bicycle spaces	Notes
Wholesale supplies	1 per 75m ² GFA 1 delivery truck space per 1500m ² GFA.	Service and delivery parking requirements determined through merits based assessment.		

Schedule 2 Street and road standards

Local street: Level 3 / Cul de sac

LEP land use zone	Maximum traffic volume (vpd)	Minimum road reserve width (m)	Minimum pavement width (m)	Maximum longitudinal grade	Minimum design speed (kp/h)
RU1, RU2, RU3, RU4, E1, E2, RU5, R5, E3, E4	150	20	7	15%	80
R1, R2, B1, B3, B4, B5, B6	150	17	8	15%	50
IN3	60	20	11	6%	60

Local street: Level 2

LEP land use zone	Maximum traffic volume (vpd)	Minimum road reserve width (m)	Minimum pavement width (m)	Maximum longitudinal grade	Minimum design speed (kp/h)
RU1, RU2, RU3, RU4, E1, E2, RU5, R5, E3, E4	250	20	8.5	15%	80
R1, R2, B1, B3, B4, B5, B6	300	18	9	15%	50
IN3	>60	22	13	6%	60

Local street: Level 1

LEP land use zone	Maximum traffic volume (vpd)	Minimum road reserve width (m)	Minimum pavement width (m)	Maximum longitudinal grade	Minimum design speed (kp/h)
RU1, RU2, RU3, RU4, E1, E2, RU5, R5, E3, E4	1000	20	10	15%	100
R1, R2, B1, B3, B4, B5, B6	2500	18.6	9.6	15%	50
IN3	>60	22	13	6%	60

Collector street

LEP land use zone	Maximum traffic volume (vpd)	Minimum road reserve width (m)	Minimum pavement width (m)	Maximum longitudinal grade	Minimum design speed (kp/h)
RU1, RU2, RU3, RU4, E1, E2, RU5, R5, E3, E4	2000	20	10.5	10%	100
R1, R2, B1, B3, B4, B5, B6	6000	21.6	11.6	12%	60
IN3	>60	22	13	6%	60

Sub-arterial road

LEP land use zone	Maximum traffic volume (vpd)	Minimum road reserve width (m)	Minimum pavement width (m)	Maximum longitudinal grade	Minimum design speed (kp/h)
RU1, RU2, RU3, RU4, E1, E2	>2000	20	11	8%	100
RU5, R5, E3, E4	>2000	21	11	8%	100
R1, R2, B1, B3, B4, B5, B6	>6000	23	13	10%	60
IN3	>60	22	13	6%	60

Notes.

1. Arterial road requirements shall be determined through a merits assessment process that is informed by a detailed traffic study.
2. Minimum pavement widths specified in this schedule for non-urban roads include 1m wide gravel verges on each side of the seal.

Schedule 3 Street species list

Suggested trees for urban areas if near power lines

Scientific Name	Common Name	Origin	Leaf phenology	Approximate Mature Height (m)
<i>Acer buergeranum</i>	Trident Maple	Introduced species	Deciduous – loses its leaves, usually in autumn	6
<i>Acmena smithi var minor</i>	Small Leaf Lilly Pilly	Australian species but not local	Evergreen	4-6
<i>Agonis flexuosa</i>	Willow Myrtle	Australian species but not local	Evergreen	6
<i>Callistemon salignus</i>	Pink Tips Bottlebrush	Australian species but not local	Evergreen	5-6
<i>Callistemon viminalis</i>	Weeping Bottlebrush	Australian species but not local	Evergreen	5-6
<i>Callistemon “Prolific Pink”</i>	Viminalis Hybrid	Australian species but not local	Evergreen	5
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	Australian species but not local	Evergreen	5
<i>Cuckinghamia celsissima</i>	Ivory Curl Tree	Australian species but not local	Evergreen	6
<i>Eucalyptus eximia “nana”</i>	Small Yellow Bloodwood	Local Species	Evergreen	4-5
<i>Eucalyptus curtissi</i>	Plunkett Mallee	Australian species but not local	Evergreen	4
<i>Franklinia axillaris</i>	Gordonia	Introduced species	Evergreen	5
<i>Glochidion ferdinardii</i>	Cheese Tree	Local Species	Evergreen	6
<i>Lagerstroemia indica</i>	Crepe Myrtle	Introduced species	Deciduous – loses its leaves, usually in autumn	5
<i>Leptospermum petersonii</i>	Lemon Tea Tree	Australian species but not local	Evergreen	4
<i>Metrosideros “Excelsa”</i>	New Zealand Christmas Tree	Introduced species	Evergreen	4-5
<i>Melaleuca bracteata “cvs”</i>	White Cloud Tree	Australian species but not local	Evergreen	5-6
<i>Melaleuca linariifolia</i>	Snow in Summer	Local Species	Evergreen	5-6



<i>Melaleuca armillaris</i>	Honey Myrtle	Australian species but not local	Evergreen	5
<i>Photonia x fraser 'robusta'</i>	Photonia	Introduced species	Evergreen	4-5
<i>Syzygium australe</i>	Creek Cherry/Lillypilli	Local Species	Evergreen	5-6

Suggested trees for urban areas where power lines will not restrict height growth

Scientific Name	Common Name	Origin	Leaf phenology	Approximate Mature Height (m)
<i>Acmena smithii</i>	Lilly Pilly	Local Species/ Introduced Species	Evergreen	8
<i>Acer negundo "Variegatum"</i>	Box Elder	Introduced Species	Deciduous – loses its leaves, usually in autumn	8
<i>Alphitonia exelsa</i>	Red Ash	Local Species	Evergreen	8-10
<i>Acacia glaucescens</i>	Coast Myall	Australian species but not local	Evergreen	6
<i>Archontophoenix cunnighamiana</i>	Bangalow Palm	Local Species	Evergreen	10
<i>Callistemon viminalis</i>	Weeping Bottlebrush	Australian species but not local	Evergreen	6
<i>Callistemon salignus</i>	Pink Tip Bottlebrush	Local Species	Evergreen	6
<i>Calodendrum capense</i>	Cape Chestnut	Introduced Species	Evergreen	8
<i>Caesalpinia ferrea</i>	Leopardwood	Australian species but not local	Evergreen	10
<i>Corymbia ficifolia</i>	West Australian Flowering Gum	Australian species but not local	Evergreen	10
<i>Cytheroxylon spinosum</i>	Fiddlewood	Introduced Species	Deciduous – loses its leaves, usually in autumn	6-8
<i>Geijera parviflora</i>	Wilga	Australian species but not local	Evergreen	8
<i>Eucalyptus scoparia</i>	Willow Gum	Australian species but not local	Evergreen	10
<i>Eucalyptus eximia</i>	Yellow Bloodwood	Local Species	Evergreen	10

<i>Eucalyptus ptycharpa</i>	Swamp Bloodwood	Australian species but not local	Evergreen	8
<i>Eucalyptus leucoxylon "rosea"</i>	Yellow Gum	Australian species but not local	Evergreen	8
<i>Eucalyptus sideroxylon "rosea"</i>	Red Ironbark	Australian species but not local	Evergreen	10
<i>Eucalyptus torelliana</i>	Cadagi	Australian species but not local	Evergreen	12
<i>Flindersia australis</i>	Crows Ash	Australian species but not local	Evergreen	12
<i>Flindersia schottiana</i>	Queensland Maple	Australian species but not local	Evergreen	12
<i>Fraxinus augustifolia</i>	Desert Ash	Introduced Species	Deciduous – loses its leaves, usually in autumn	10-12
<i>Fraxinus griffithii</i>	Himalayan Ash	Introduced Species	Evergreen	7
<i>Fraxinus "Raywood"</i>	Claret Ash	Introduced Species	Deciduous – loses its leaves, usually in autumn	8
<i>Glochidion ferdinardii</i>	Cheese Tree	Local Species	Evergreen	6
<i>Gleditsia triacanthos "cultivars"</i>	Honey Locust	Introduced Species	Deciduous – loses its leaves, usually in autumn	7-8
<i>Hymenosporum flavum</i>	Native Frangipani	Local Species	Evergreen	7
<i>Jacaranda mimosiifolia</i>	Jacaranda	Introduced Species	Deciduous – loses its leaves, usually in autumn	8-10
<i>Koelreutaria paniculata</i>	Golden Rain Tree	Introduced Species	Deciduous – loses its leaves, usually in autumn	8
<i>Lophostemon confertus</i>	Brush Box	Australian species but not local	Evergreen	10
<i>Melaleuca stypelioides</i>	Prickly Paperbark	Local Species	Evergreen	10
<i>Melaleuca leucadendron</i>	Weeping Paperbark	Australian species but not local	Evergreen	8
<i>Melia azedarach</i>	White Cedar	Local Species	Evergreen	8
<i>Pistacia chinensis</i>	Chinese Pistacia	Introduced Species	Deciduous – loses its leaves, usually in autumn	7-8



<i>Pittosporum rhombifolium</i>	Diamond Laurel	Australian species but not local	Evergreen	7-8
<i>Sapium sebiferum</i>	Chinese Tallow Tree	Introduced Species	Deciduous – loses its leaves, usually in autumn	7-8
<i>Syzygium paniculatum</i>	Lilly Pilly – Cherry	Local Species	Evergreen	8
<i>Syzygium leuhamanii</i>	Cherry Satinash	Australian species but not local	Evergreen	8
<i>Tristaniopsis laurina</i>	Water Gum	Australian species but not local	Evergreen	10
<i>Ulmus Parvifolia</i>	Chinese Elm	Introduced Species	Deciduous – loses its leaves, usually in autumn	8-10
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	Australian species but not local	Evergreen	10

Note.

1. Verge width must be at least 5.5m.

Suggested trees in non-urban areas where power lines will not restrict height growth

Scientific Name	Common Name	Origin	Leaf phenology	Approximate Mature Height (m)
<i>Allocasuarina torulosa</i>	Forest Oak	Australian Species	Evergreen	20
<i>Brachychiton populneum</i>	Kurrajong	Australian Species	Deciduous	10-20
<i>Casuarina glauca</i>	Swamp Oak	Australian Species	Evergreen	15
<i>Corymbia maculata</i>	Spotted Gum	Australian Species	Evergreen	36
<i>Eucalyptus acmenoides</i>	White Mahogany	Australian Species	Evergreen	36
<i>Eucalyptus creba</i>	Narrow-leaved Ironbark	Australian Species	Evergreen	30-35
<i>Eucalyptus fibrosa</i>	Broad leaved Ironbark	Australian Species	Evergreen	35
<i>Eucalyptus glaucina</i>	Slatey Red Gum	Australian Species	Evergreen	30
<i>Eucalyptus moluccana</i>	Grey Box	Australian Species	Evergreen	30

<i>Eucalyptus paniculata</i>	Grey Ironbark	Australian Species	Evergreen	30
<i>Eucalyptus piperita</i>	Sydney Peppermint	Australian Species	Evergreen	15
<i>Eucalyptus punctata</i>	Grey Gum	Australian Species	Evergreen	30
<i>Eucalyptus sideripholia</i>	Grey Iron Bark	Australian Species	Evergreen	45
<i>Eucalyptus tereticornis</i>	Forest Red Gum	Australian Species	Evergreen	40
<i>Acacia ambylgona</i>	Fan Wattle	Australian Species	Evergreen	1-1.5
<i>Acacia implexa</i>	Hickory	Australian Species	Evergreen	13
<i>Acacia parramattensis</i>	Parramatta Green Wattle	Australian Species	Evergreen	8
<i>Acacia parvipinnula</i>	Silver Stemmed Wattle	Australian Species	Evergreen	10
<i>Acacia filicifolia</i>	Fern Leaf Wattle	Australian Species	Evergreen	13
<i>Acacia fimbriata</i>	Fringed Wattle	Australian Species	Evergreen	5-7
<i>Acacia longifolia</i>	Sydney Golden Wattle	Australian Species	Evergreen	5
<i>Bursaria spinosa</i>	Blackthorn	Australian Species	Evergreen	10
<i>Dodonaea triquetra</i>	Hop Bush	Australian Species	Evergreen	2
<i>Leptospermum parvifolium</i>	Small Leaf Tea Tree	Australian Species	Evergreen	2
<i>Leptospermum trinervium</i>	Paperbark Tea Tree	Australian Species	Evergreen	3
<i>Olearia elliptica</i>	Sticky Daisy Bush	Australian Species	Evergreen	0.5-1
<i>Oxylobium ilicifolium</i>	Native Holly	Australian Species	Evergreen	2
<i>Persoonia linearis</i>	Geebung	Australian Species	Evergreen	3

Schedule 4 Master-planned sites

Master-planned sites

Suburb	Estate name	Identification on Master-Planned Site Map
Branxton	Elderslie Road South	Shown with blue border and labelled " MPS1 "
Branxton	Radford Park	Shown with blue border and labelled " MPS2 "
Branxton	Bellevue	Shown with blue border and labelled " MPS3 "
Branxton	Branxton North East	Shown with blue border and labelled " MPS4 "
Gowrie	The Fairways	Shown with blue border and labelled " MPS5 "
Gowrie	Settlers Rise	Shown with blue border and labelled " MPS6 "
Hunternview	Bridgman Ridge Commercial	Shown with blue border and labelled " MPS7 "
Hunternview	Bridgman Ridge Residential	Shown with blue border and labelled " MPS8 "
Hunternview	Burbank Crescent Residential	Shown with blue border and labelled " MPS9 "
Lower Belford	Murray's Rise	Shown with blue border and labelled " MPS10 "
McDougall's Hill	McDougall's Hill Business Park	Shown with blue border and labelled " MPS11 "
Sedgefield	Hunter Highlands	Shown with blue border and labelled " MPS12 "
Sedgefield	South Sedgefield	Shown with blue border and labelled " MPS13 "
Wattle Ponds	Wattle Ponds North West	Shown with blue border and labelled " MPS14 "
Wattle Ponds	Wattle Ponds East	Shown with blue border and labelled " MPS15 "
Whittingham	Whittingham Industrial	Shown with blue border and labelled " MPS16 "
Pokolbin	Hermitage Road and Old North Road	Shown with blue border and labelled " MPS17 "

Schedule 5 Specialist studies and reports

Specialist studies and reports

Study or report	Main purpose	Usually required:	Further sources of information
Aboriginal cultural heritage survey report	To determine whether Aboriginal objects or places will likely be harmed by an activity and to inform an Aboriginal Heritage Impact Permit application.	When the Aboriginal cultural heritage due diligence assessment identifies the need for an Aboriginal Heritage Impact Permit.	National Parks & Wildlife Act 1974 NSW Environment, Climate Change & Water: Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW
Aboriginal cultural heritage due diligence assessment	To determine whether an Aboriginal Heritage Impact Permit is likely to be required.	When a development will (or is likely to) disturb the ground surface or any culturally modified trees.	National Parks & Wildlife Act 1974 NSW Environment, Climate Change & Water: Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW
Acoustic and vibration assessment	To assess noise and vibration impacts and identify measures to avoid and manage such impacts.	When a development is likely to generate or be subject to substantial noise or vibration impacts.	Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Noise Control) Regulation 2008 NSW EPA: Noise Guide for Local Government
Air quality assessment	To assess air quality impacts (e.g. emissions of pollutants such as dust, smoke, vapour etc) and identify measures to avoid and manage such impacts.	When a development is likely to generate or be subject to air pollution impacts.	Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Clean Air) Regulation 2010 NSW EPA: Approved Methods for the Modelling and Assessment of Air Pollutants in NSW
Arborist report	Supporting evidence for the removal or pruning of tree(s) where trees on development sites are likely to be affected and/or where work is proposed on heritage listed or significant trees or trees considered prominent.	Required when the health of a tree or other vegetation needs to be evaluated.	N/A

Study or report	Main purpose	Usually required:	Further sources of information
Bushfire threat assessment	To assess potential bushfire impacts and identify measures to mitigate and manage impacts.	For certain development types on bushfire prone land.	Rural Fires Act 1997 NSW Rural Fire Service: Planning for Bushfire Protection
Biodiversity assessment report	To survey and identify impacts on native vegetation and to identify measures to achieve an improved or maintained biodiversity outcome.	Where clearing of native vegetation is proposed.	Biodiversity Conservation Act 2016 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 NSW Department of Planning, Industry and Environment: Biodiversity Assessment Method
Biodiversity development assessment report	To apply the biodiversity assessment method – assessing impacts on threatened species and ecological communities, habitats and impacts on biodiversity values. BDAR provides guidance on how to avoid and minimise potential biodiversity impacts and identifies the number and class of biodiversity credits that need to be offset to achieve a standard of 'no net loss' of biodiversity.	Required when an application triggers the Biodiversity Offset Scheme.	Biodiversity Conservation Act 2016 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 NSW Department of Planning, Industry and Environment: Biodiversity Assessment Method
Contamination assessment	To determine the likelihood and extent of contamination and identify options for remediation, site management and monitoring.	For development on land where the potential for contamination, uncertain unknown or known. A Stage 1 - Preliminary Investigation is usually required in the first instance if the potential for contamination, uncertain unknown or known If the preliminary investigation identifies that there is the potential for contamination, more detailed studies would be required.	Contaminated Land Management Act 1997 State Environmental Planning Policy No 55 - Remediation of Land EPA: Managing Land Contamination-Planning Guidelines-SEPP 55-Remediation of Land EPA: Guidelines for Consultants Reporting on Contaminated Sites EPA: Guidelines for the Assessment & Management of Groundwater Contamination

Study or report	Main purpose	Usually required:	Further sources of information
Environmental Impact Statement	To assess the environmental impacts of a development and to identify measures to avoid and/or manage impacts.	For development identified as Designated Development or State Significant Development.	Environmental Planning & Assessment Act 1979 Environmental Planning & Assessment Act 2000
Flood study	To assess the impacts of floodwaters on development and the impacts that development would have on flooding.	For development involving major earthworks or the erection of a building or structure on land prone to flooding.	Local Government Act 1993 NSW Government: Floodplain Development Manual Singleton Local Environmental Plan 2013 Singleton Council: Singleton Floodplain Management Plan
Geotechnical study	Investigates soil suitability and stability and identifies engineering measures to manage soil problems.	For developments involving moderate to significant earthworks or the disposal of treated effluent onsite.	Landcom: The Blue Book - Managing Urban Stormwater-Soils and Construction Office of Environment & Heritage: A Resource Guide for Local Council's- Erosion and Sediment Control NSW Government: Environment & Health Protection Guidelines- Onsite Sewage Management for Single Households Singleton Council-Onsite Sewage Management Strategy
Heritage Impact Assessment	Assesses the impact of development on the heritage significance of an item or place.	For works to a heritage item and/or within the vicinity of a heritage item and/or within a heritage conservation area.	Heritage Act 1997 Singleton Local Environmental Plan 2013 ICOMOS Australia Burra Charter NSW Officer of Environment & Heritage: NSW Heritage Manual
Hollow tree assessment	Assesses the condition of the vegetation and identifies locations for replacement hollows (nest boxes)	Required when the application includes the removal of hollow bearing trees.	N/A

Study or report	Main purpose	Usually required:	Further sources of information
Illumination assessment	Evaluates the extent of lighting impacts and identifies measures to manage such impacts.	For development involving outdoor lighting, where it is likely to create sky-glow or impact adversely upon properties, public roads or public places.	Standards Australia: AS1158: Lighting for Roads and Public Spaces Standards Australia: AS4282: Control of the Obtrusive Effects of Outdoor Lighting
Landscaping strategy	To identify landscaping requirements, including measures to protect existing vegetation.	For medium to large subdivision proposals and moderate to major development proposals.	N/A
Preliminary hazard analysis	To identify hazards and risks associated with a development and to identify potential safeguards.	For development considered to be a "potentially hazardous industry" or "potentially offensive industry".	State Environmental Planning Policy No. 33 - Hazardous and Offensive Development NSW Department of Planning: Hazardous and Offensive Development Application Guidelines- Applying SEPP 33
Sewer servicing strategy	To evaluate the impacts that development could have on sewer servicing infrastructure and identify how to service a development effective and sustainable manner.	For medium to large subdivision proposals and major development proposals.	Singleton Council: Engineering Requirements for Development – Water and Sewer
Shadow analysis	To identify the extent to which development overshadow or be overshadowed by surrounding land and development.	For developments that will likely overshadow a neighbouring property (or properties) to a moderate or significant extent.	N/A
Social and/or economic impact assessment	Predicts and assesses the social and economic consequences of a proposed action or initiative and identifies measures to avoid and mitigate adverse impacts.	For developments that have the potential to generate substantial social or economic impacts in the locality or region.	N/A
Species Impact Statement	To identify whether a development is likely to have significant adverse impacts on threatened species, populations or ecological communities or their habitats.	Required when development has the potential to impact upon threatened species, populations or ecological communities or their habitats.	Environmental Planning & Assessment Act 1979 Threatened Species Conservation Act 1995

Study or report	Main purpose	Usually required:	Further sources of information
Stormwater assessment	To assess stormwater impacts and identify measures to manage stormwater and achieve positive water quality outcomes.	For developments: <ul style="list-style-type: none"> (a) which substantially increase the external impervious surfaces on the site, or (b) which involve significant earthworks, or (c) in locations where there are existing stormwater problems and the development may exacerbate problems, or (d) involving subdivision to create 10 or more allotments. 	Engineers Australia: Australian Rainfall & Runoff Singleton Council: Engineering Design Specifications Department of Land and Water Conservation: Constructed Wetlands Manual Austroads: Guidelines for Treatment of Stormwater Runoff from the Road Infrastructure
Traffic and/or transport study	Investigates the impacts of traffic and identifies measures to manage such impacts.	For developments: <ul style="list-style-type: none"> (a) likely to generate substantial levels of traffic, or (b) that propose to provide car parking below adopted minimum standards, or (c) proposed in locations where traffic problems already exist, or (d) where the development type is uncommon for the locality, or (e) where other traffic concerns have been identified. 	Roads and Maritime Services: Guide to Traffic Generating Developments
Tree assessment	Assesses the condition of the vegetation, identifies trees able to be retained and the zone of influence around the root system to be avoided.	Where clearing of vegetation is proposed.	N/A

Study or report	Main purpose	Usually required:	Further sources of information
Tree hazard assessment	Evaluates risks associated with a potentially dangerous tree or trees (including structural defects, decay, inherent species flaws, impacts of environmental conditions etc) and provides details of options to mitigate the danger.	Where works on a tree are proposed on the basis that the condition of the tree is considered dangerous and the dangers cannot be overcome by alternative reasonable and practical means.	N/A
Vegetation management plan	Provides for the protection and/or rehabilitation of native vegetation or guide activities directly affecting native vegetation.	Required when the application involves the removal of 20 or more trees.	N/A
Visual Impact Assessment	To assess the potential visual impacts to the landscape and landscape views and to identify measures to avoid and mitigate such impacts.	A Visual Impact Assessment is generally required when a development is likely to generate substantial visual impacts. A Visual Impact Assessment may also be required when part or the entirety of a Lot is identified on the Scenic Protection Map as 'Scenic Protection'.	N/A
Waste minimisation and management plan	Provides details of how waste will be managed in a sustainable manner.	Required for demolition and for developments likely to generate significant levels of waste.	Commonwealth Government: Your Home Technical Manual- Material Use

Dictionary

adjacent land refers to an allotment that has a boundary which is horizontally opposite from the lot boundary of the land subject of interest and the subject boundaries are only separated by a pathway, laneway or public road.

adjoining land refers to an allotment which shares a common boundary with the allotment(s) subject of interest and/or an allotment which is only separated from the subject allotment(s), by an allotment (or allotments) held in the same ownership as that which is the subject of interest.

arterial road is a road which carries through traffic and has a primary function of connecting collector roads and sub-arterial roads to regional roads.

Note.

The term is further explained through the road hierarchy diagram of Council's Engineering Design Specifications.

art gallery means a building, room or place used for the purposes of displaying artworks.

bank (in regard to a building or place) means a banking business within the meaning of the Banking Act 1959 of the Commonwealth or a bank constituted under a law of a State or Territory, or responsible for receiving, lending or sometimes issuing money.

betting agency means premises in which persons can wager money with a licensed agent on the outcome of an event such as sports, racing etc.

bowling alley means a building or place comprising several alleys for bowling, whereby players attempt to score points by rolling a bowling ball along an alley into objects called pins.

building lot mean a lot, other than a lot created solely for the purpose of a road or other non-building development.

collector street is a road which has a primary function of collecting local traffic and providing local property access. Collector streets generally connect local streets to other collector streets and arterial roads.

Note.

The term is further explained through the road hierarchy diagram of Council's Engineering Design Specifications.

cinema means a building or place used for the public viewing of films.

concert hall means any public hall that is used or intended to be used for the purposes of entertaining the public via a program of vocal and/or instrumental music.

conservation includes preservation, protection, restoration and enhancement.

courthouse means a building in which law courts are held.

convention centre means a building or place used as a place of gathering large numbers of people to view displays and or listen to lectures and speeches.

cul de sac is a no-through-road with a turning area at its end point. Cul de sac streets are generally limited in length and have a primary function of providing local property access.

Note.

The term is further explained through the road hierarchy diagram of Council's Engineering Design Specifications.

dance hall means any public hall that is used or intended to be used for the purposes of teaching and/or performing dance.

day surgery means a business premises used for carrying out medical operations on an out-patient basis, whereby the procedures do not require the patients to stay overnight.



Depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use.

Development Advisory Panel is a team of senior Council staff who meet at a set time and who provide advice on development proposals.

dry cleaners means a building or place in which garments and clothes etc are cleaned with a solvent other than water.

equestrian centre means a building or place that is open to the public, which is used for instruction in the art of horse-riding and displaying horsemanship.

exhibition centre means a building or place which is used for publicly exhibiting displays.

go-kart track means a course or road used for the purposes of driving motorized karts upon.

golf course means a track of land used for purpose of playing the game of golf.

golf driving range means a place used by golfers to practice their swing and golf shot distance.

gravity sewer system means a sewer system which conveys raw, untreated sewage through pipelines to a treatment facility or lift station. The sewer lines are installed on specific horizontal and vertical alignments, such that gradients are sufficient to create a self-cleansing velocity.

gymnasium means a building equipped for physical training and athletic sports.

hairdressers means a building or place used for the cutting and/or styling of hair.

health studio means a building or place used for improving human physical fitness and wellbeing.

hospice means premises which provide medical and social welfare services to the terminally ill patients who reside in the premises, where treatment focuses on the patient's well-being rather than a cure.

ice rink means a smooth area of ice used for the purposes of skating.

internet access facility means a building or place comprising internet access terminal(s) available to the public for use to access the world wide web.

lawn bowling green means an area of land covered with closely mown grass (or synthetic grass) which is used for the purposes of playing the game of lawn bowls.

library (in regard to a building or place) means a public building or place where a collection of books, periodicals etc are stored and individually loaned.

liquid trade waste is comprised of substances and material which are substantially fluid and generated as a result of a trade or industry.

Land Application Map means the Singleton Development Control Plan 2014 Land Application Map.

local street is a road with characteristically low traffic volumes that has a primary function of providing local property access. Local streets generally connect to other local streets and collector streets.

Note.

The term is further explained through the road hierarchy diagram of Council's Engineering Design Specifications.

maintenance in relation to an item, building or work means the continuous protective care of the existing fabric of the item, building or work.



master-planned site means an area of land identified as "Master-Planned Site" on the "Master-Planned Site Map".

Master-Planned Site Map means the Singleton Development Control Plan 2014 Master-Planned Site Map.

Building Height Allowance Map means the Singleton Development Control Plan 2014 Building Height Allowance Map.

mini golf centre means a building or place comprising a small scale golf course, which is used for the purposes of playing a version of the game of golf.

museum means a building or place used for preserving and exhibiting scientific or historical objects of significant age or interest.

music hall means a public hall used or intended to be used for the purposes of playing and/or practicing music, which at times may include playing small scale concerts and recitals.

outdoor dining area means an outdoor place where food and/or drinks are consumed in association with an approved food business.

nightclub means premises specified in a nightclub licence under the Liquor Act 1982.

paint-ball centre means a building or place used to play games such as skirmish, which involve the use of air guns designed to fire a projectile of paint.

passive solar design in relation to residential development, means designing and orientating lots, open space and building living areas such that they receive ample solar access during the cooler months and minimal solar access during the warmer months.

perimeter reserve means the reserve of a road, where that reserve adjoins a public park, waterfront, escarpment or the like, but not building lots.

piggery means a building or place where pigs are raised or kept as a commercial venture.

police station means a building or place comprising the offices or headquarters of the NSW Police force.

post office means a building or place which used by the government department in charge of postal services for the purposes of sorting and distributing mail.

poultry farm means a place where domestic fowls are raised for meat and eggs.

pressure sewer system means a sewerage system where a pump lifts and pushes the sewage along a system of sealed pipes. The system generally comprises grinder units and a network of polyethylene pressure pipe. The grinder pump is situated at the development site. It grinds the sewage and discharges a finely ground slurry under pressure into small-diameter pressure piping, which connects to the overall sewer network.

prime crop and pasture land means land shown as being Class 1, 2 or 3, or special purpose lands on soil classification maps.

public park means an area of public land used or intended to be used for casual recreation, which usually comprises walks, playgrounds etc.

racecourse means a public course prepared for horse racing.

rifle range means a place used for the purposes of practicing shooting rifles and other firearms.

road hierarchy means the different classes of road according to function and capacity.

Note.

Local street, collector street, sub-arterial road and arterial road are all classes of road and form part of the road hierarchy (refer to schedule 2 - Street and road standards).



Scenic Protection Map means the Singleton Development Control Plan 2014 Scenic Protection Map.

short-term accommodation means accommodation which is used by persons on a casual basis, where the same persons are not expected to reside in the accommodation for more than 42 consecutive days or, in aggregate; 150 days in any 12 month period.

showground means a place or venue used for the purposes of conducting a variety of events such as markets, agricultural shows, concerts, exhibitions and the like, which the public are able to attend and watch.

skate board ramp means a structure designed for the purposes of practicing or demonstrating skate board tricks and stunts and usually comprises varying shapes, levels and segments.

sports stadium means a large structure used or intended to be used for the purposes of watching sports.

squash court means an area designed for playing the game of squash.

Statement of Environmental Effects is a written document which provides a comprehensive description of a development proposal, discusses impacts and measures to mitigate those impacts. It identifies how the respective proposal complies with relevant legislation, guidelines and policies and addresses any other matters which may need to be addressed to enable the development proposal to be assessed.

sub-arterial road is a road which carries through traffic and has a primary function of connecting local streets and collector roads to arterial roads.

Note.

The term is further explained through the road hierarchy diagram of Council's Engineering Design Specifications.

table tennis centre means a building or place that is open to the public, in which the game of table tennis is played or intended to be played.

tennis court means an area designed for playing the game of tennis.

tertiary institution means an educational establishment providing study beyond the level of secondary education and includes such establishments as colleges, universities, professional schools and the like.

theatre means a building or place used or intended to be used for the purposes of presenting plays, performance art and the like.

travel agency means a building or place in which agents make travel arrangements for tourists or other travellers.

visitor information centre means a building or place which exists for the purpose of providing information to tourists and visitors.

water ski centre means a structure or place designed for the purposes of water skiing.

wall height means the vertical distance between the finished ground level and the underside of the eaves or where there are no eaves, the point at which the main roof beams meet the top plate.

Historical notes

Year	Amendment number	File reference
2019	1	45.2017.1
2019	2	19/00307
2020	3	45.2019.1

Map Index

Last updated: 25 November 2019

The maps are supplied by Singleton Council - enquiries about their content should be addressed to Singleton Council.

Land Application Map

Map Tile	Map sheet (identification number)	Date of application	Instrument of amendment
LAP_001	7000_COM_LAP_001_400_ 20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)

Building Height Allowance Map

Map Tile	Map sheet (identification number)	Date of application	Instrument of amendment
BHA_001	7000_COM_BHA_001_080_ 20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_001	7000_COM_MBH_001_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_002	7000_ COM_BHA_002_080_ 20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_002	7000_ COM_MBH_002_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_003	7000_ COM_BHA_003_080_ 20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_003	7000_ COM_MBH_003_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_004	7000_ COM_BHA_004_080_ 20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_004	7000_ COM_MBH_004_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_005	7000_ COM_BHA_005_080_ 20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)



MBH_005	7000_COM_MBH_005_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_006	7000_COM_BHA_006_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_006	7000_COM_MBH_006_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_007	7000_COM_BHA_007_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_007	7000_COM_MBH_007_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_008	7000_COM_BHA_008_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_008	7000_COM_MBH_008_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_008A	7000_COM_BHA_008A_010_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_008A	7000_COM_MBH_008A_010_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_009	7000_COM_BHA_009_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_009	7000_COM_MBH_009_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_009A	7000_COM_BHA_009A_005_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_009A	7000_COM_MBH_009A_005_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_010	7000_COM_BHA_010_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_010	7000_COM_MBH_010_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)

BHA_010A	7000_COM_BHA_010A_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_010A	7000_COM_MBH_010A_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_011	7000_COM_BHA_011_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_011	7000_COM_MBH_011_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_012	7000_COM_BHA_012_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_012	7000_COM_MBH_012_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_013	7000_COM_BHA_013_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_013	7000_COM_MBH_013_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_014	7000_COM_BHA_014_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_014	7000_COM_MBH_014_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_014A	7000_COM_BHA_014A_020_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_014A	7000_COM_MBH_014A_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_015	7000_COM_BHA_015_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_015	7000_COM_MBH_015_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_015A	7000_COM_BHA_015A_020_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)

MBH_015A	7000_COM_MBH_015A_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_016	7000_COM_BHA_016_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_016	7000_COM_MBH_016_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_017	7000_COM_BHA_017_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_017	7000_COM_MBH_017_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_018	7000_COM_BHA_018_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_018	7000_COM_MBH_018_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BHA_019	7000_COM_BHA_019_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MBH_019	7000_COM_MBH_019_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)

Master-Planned Site Map

Map Tile	Map sheet (identification number)	Date of application	Instrument of amendment
MPS_014	7000_COM_BHA_014_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MPS_014	7000_COM_MPS_014_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
MPS_014A	7000_COM_BHA_014A_020_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MPS_014a	7000_COM_MPS_014a_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)

MPS_014B	7000_COM_BHA_014B_020_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MPS_014b	7000_COM_MPS_014b_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
MPS_015	7000_COM_MPS_015_080_20181121	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MPS_015	7000_COM_MPS_015_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
MPS_015A	7000_COM_MPS_015A_020_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MPS_015a	7000_COM_MPS_015a_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
MPS_015B	7000_COM_MPS_015B_020_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MPS_015b	7000_COM_MPS_015b_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
MPS_015C	7000_COM_MPS_015C_010_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MPS_015c	7000_COM_MPS_015c_010_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
MPS_015D	7000_COM_MPS_015D_010_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MPS_015d	7000_COM_MPS_015d_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
MPS_019A	7000_COM_MPS_019A_020_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
MPS_019a	7000_COM_MPS_019a_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)

Biodiversity Protection Map

Map Tile	Map sheet (identification number)	Date of application	Instrument of amendment
BPA_014	7000_COM_BPA_014_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
BDP_014	7000_COM_BDP_014_080_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BPA_014A	7000_COM_BPA_014A_020_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
BDP_014a	7000_COM_BDP_014a_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BPA_014B	7000_COM_BPA_014B_020_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
BDP_014b	7000_COM_BDP_014b_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BPA_015	7000_COM_BPA_015_020_20181121	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
BPA_015B	7000_COM_BPA_015B_020_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
BDP_015b	7000_COM_BDP_015b_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BPA_015C	7000_COM_BPA_015C_020_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
BDP_015d	7000_COM_BDP_015d_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)
BPA_019A	7000_COM_BPA_019A_020_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)
BDP_019a	7000_COM_BDP_019a_020_20140404	09 May 2014 to 15/11/2019	Singleton Development Control Plan 2014 (Version 1)

Scenic Protection Map

Map Tile	Map sheet (identification number)	Date of application	Instrument of amendment
SCP_015	7000_COM_SCP_015_080_20191115	15/11/2019 to date	Singleton Development Control Plan 2014 (Version 2)

This page has been intentionally left blank




SINGLETON COUNCIL Singleton
Development
Control
Plan 2014

Land Application Map -
Sheet LAP_001


 LGA Boundary

Land Application

 Included

 DM Deferred Matter

Cadastre

 Cadastre 15/11/2019

© Land and Property Information (LPI)

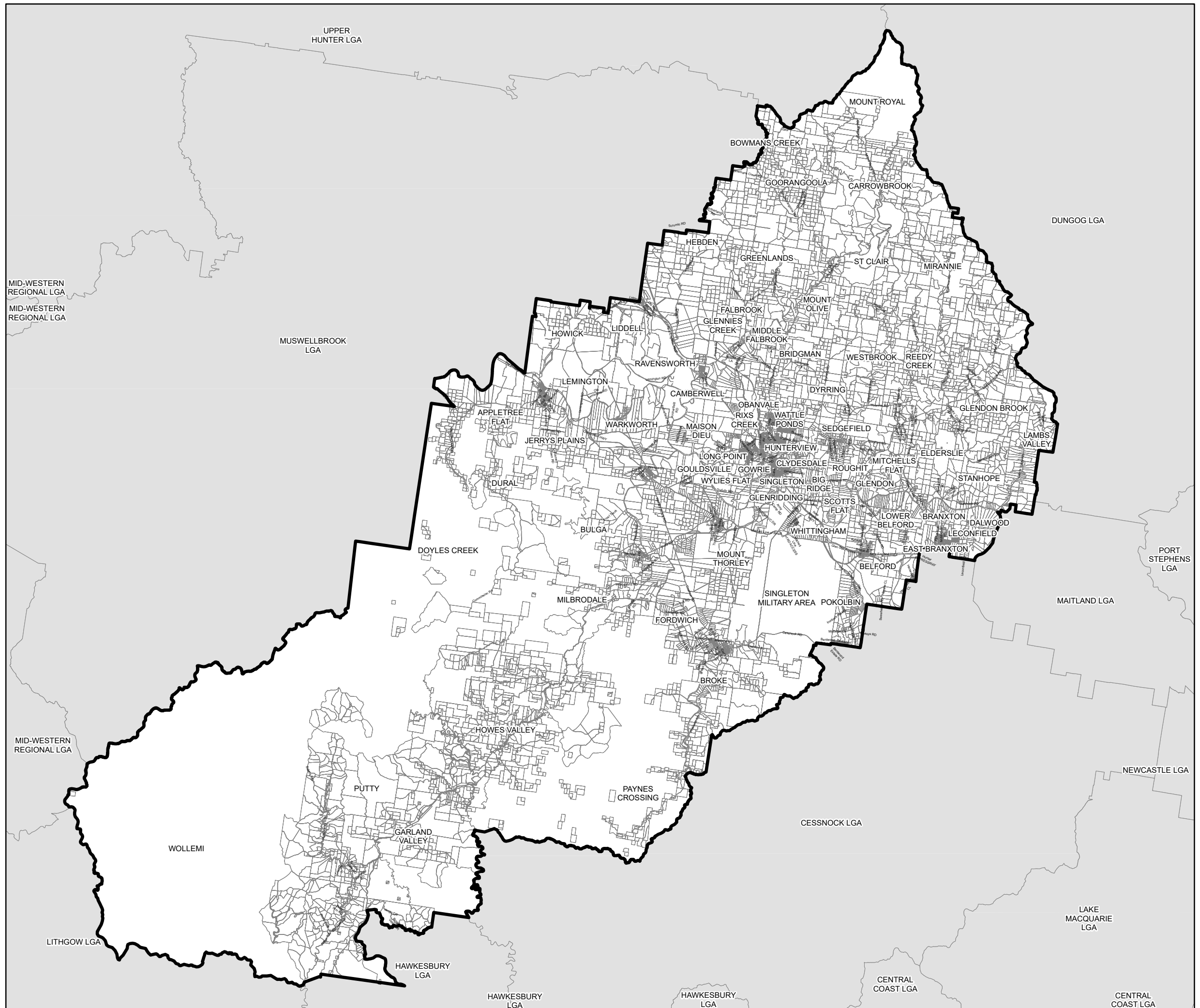


0 5 10 15 20
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:400,000 @ A3

Map Identification Number:
7000_COM_LAP_001_400_20191115

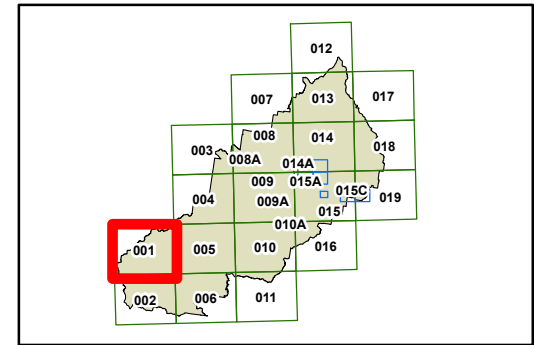


Building Height Allowance Map -
Sheet BHA_001

Cadastre
Cadastre 15/11/2019
© Land and Property Information (LPI)

Building Height Allowance

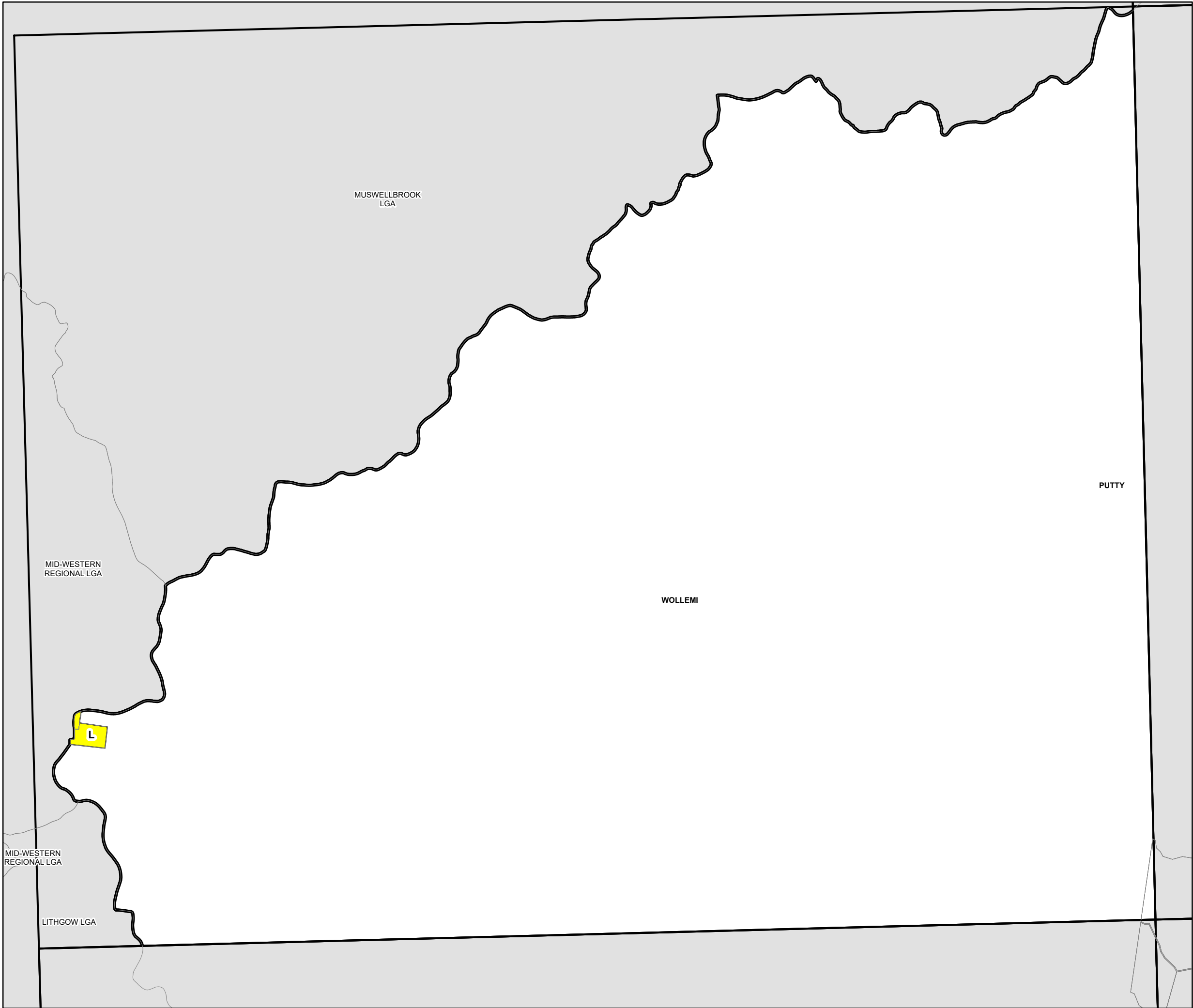
- J1** 9m
- K1** 10m
- L1** 11m
- M1** 12m
- O1** 15m
- P1** 18m
- RL4A** RL67.5m
- RL4B** RL71.5m



Projection: GDA 1994
MGA 56

Scale: 1:80,000 @ A3

Map Identification Number:
7000_COM_BHA_001_080_20191115

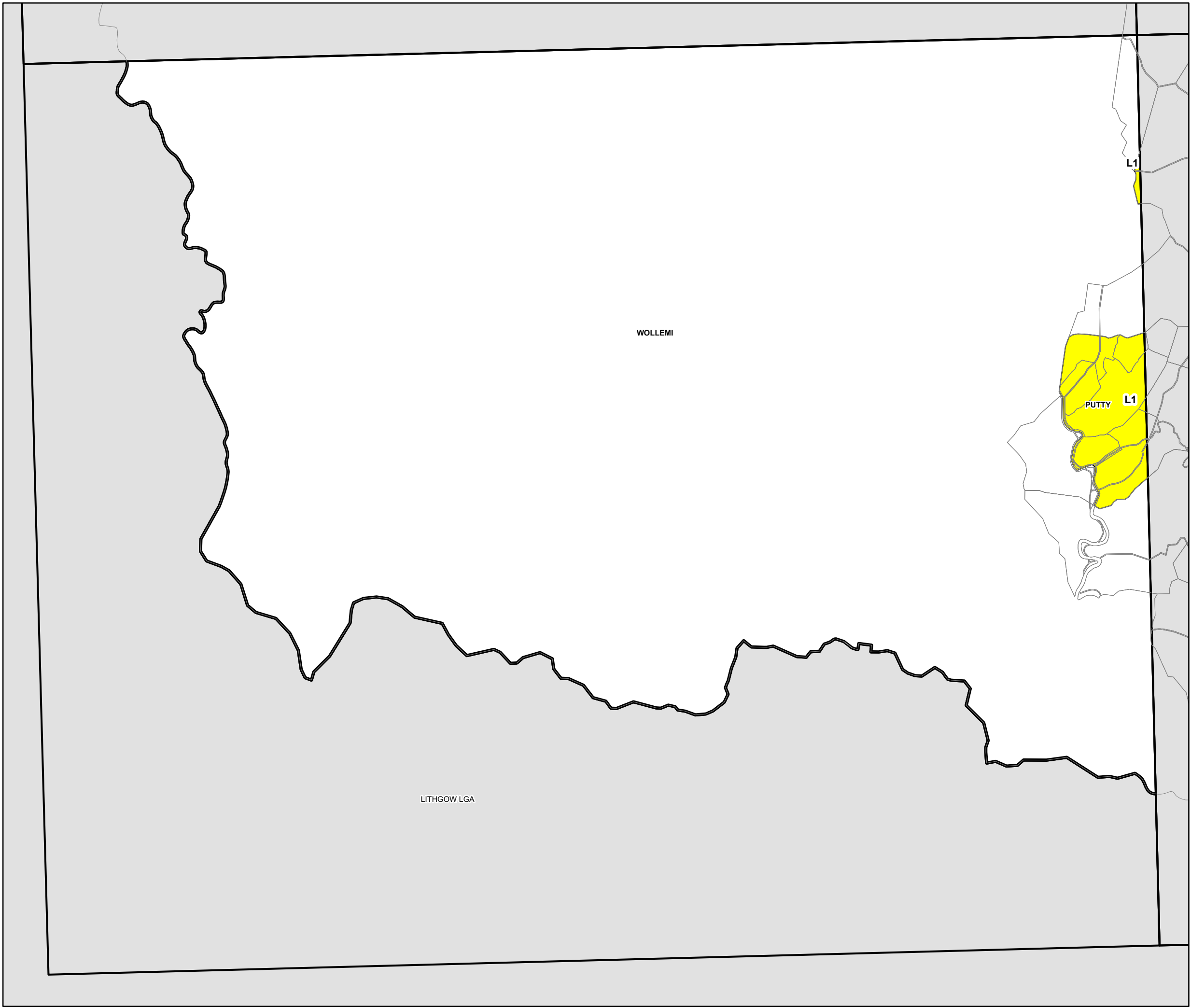
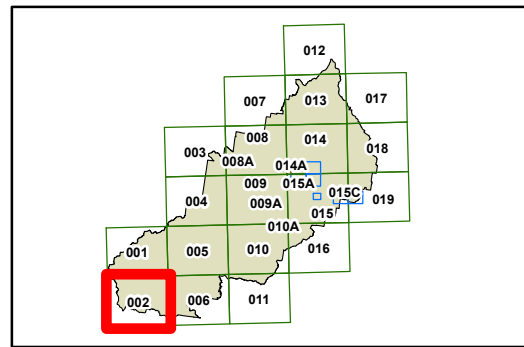


Building Height Allowance Map - Sheet BHA_002

Building Height Allowance

- J1 9m
- K1 10m
- L1 11m
- M1 12m
- O1 15m
- P1 18m
- RL4A RL67.5m
- RL4B RL71.5m

Cadastre
Cadastre 15/11/2019
© Land and Property Information (LPI)



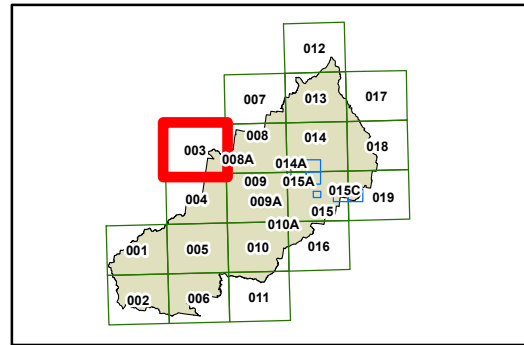
Building Height Allowance Map - Sheet BHA_003

Building Height Allowance

- J1 9m
- K1 10m
- L1 11m
- M1 12m
- O1 15m
- P1 18m
- RL4A RL67.5m
- RL4B RL71.5m

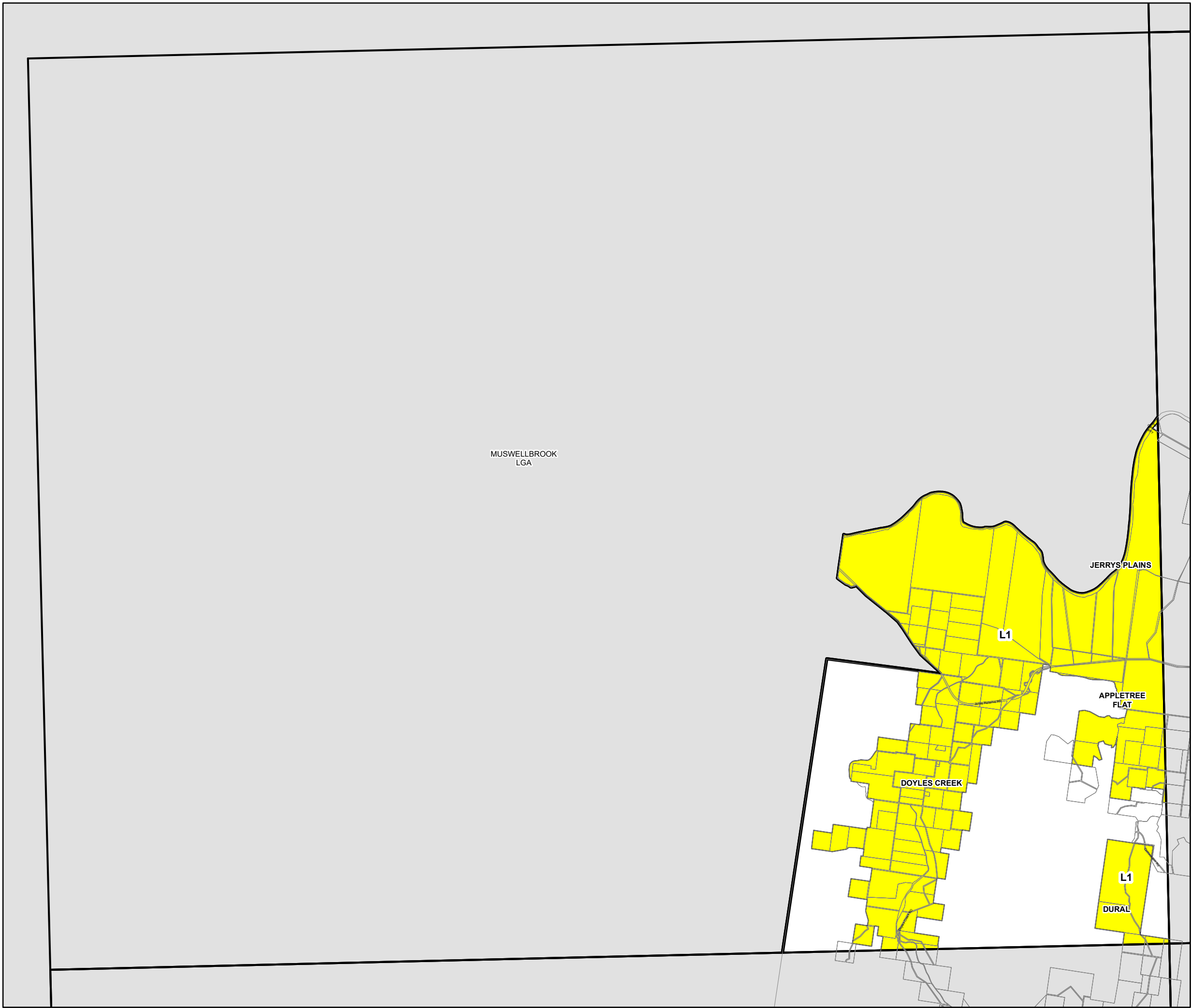
Cadastre

- Cadastre 15/11/2019
- © Land and Property Information (LPI)



Projection: GDA 1994
MGA 56

Scale: 1:80,000 @ A3

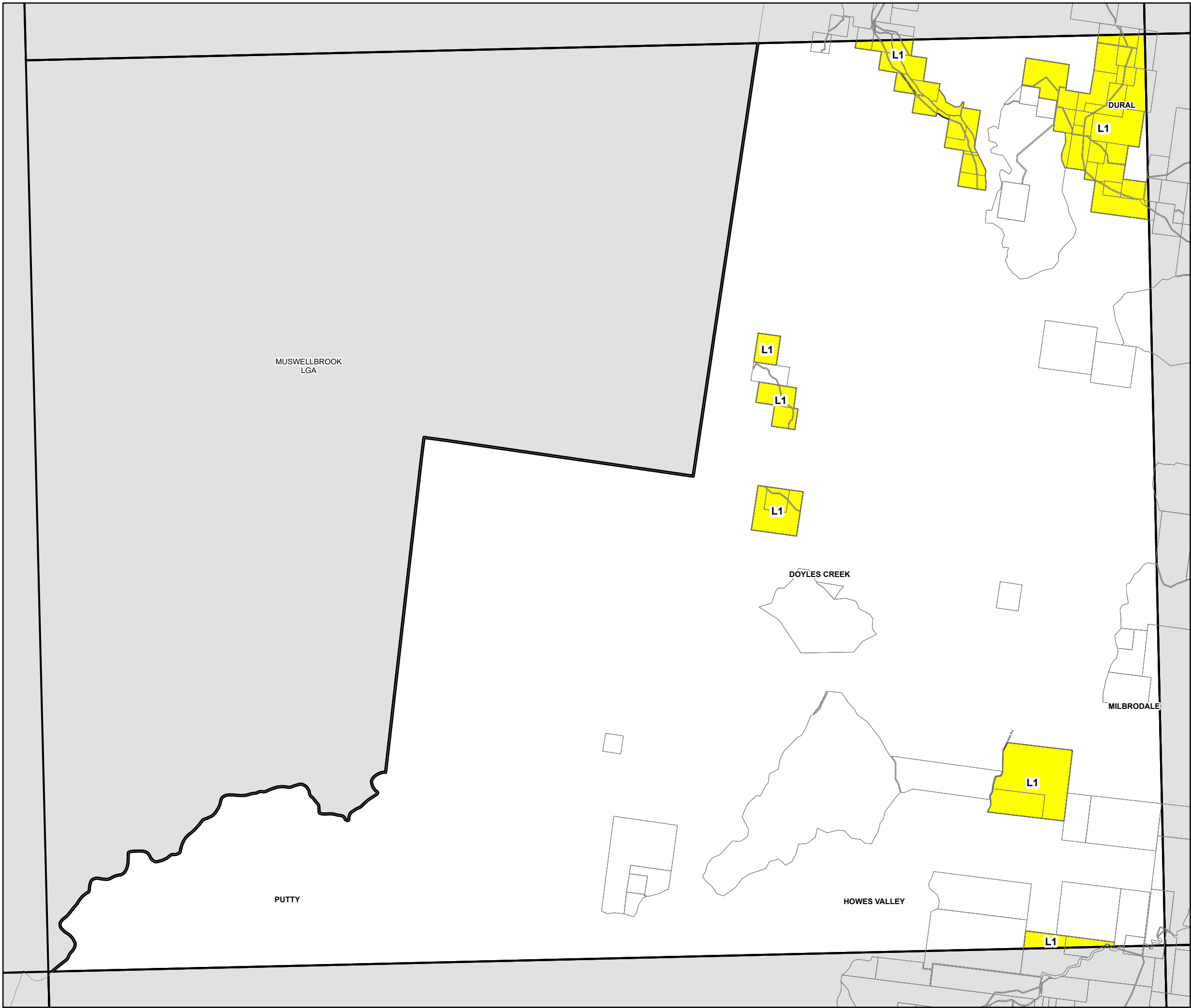
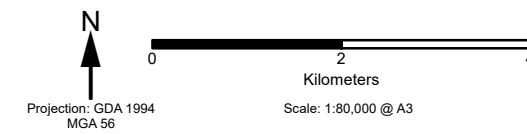
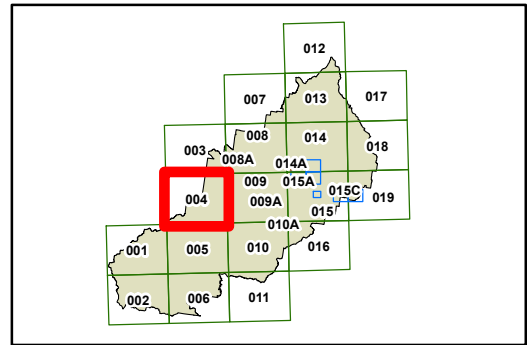


Building Height Allowance Map - Sheet BHA_004

Building Height Allowance

- J1 9m
- K1 10m
- L1 11m
- M1 12m
- O1 15m
- P1 18m
- RL4A RL67.5m
- RL4B RL71.5m

Cadastral
Cadastre 15/11/2019
© Land and Property Information (LPI)



Building Height Allowance Map -
Sheet BHA_005

Building Height

J1

9m

K1

10m

L1

11m

M1

12m

O1

15m

P1

18m

RL4A

RL67.5m

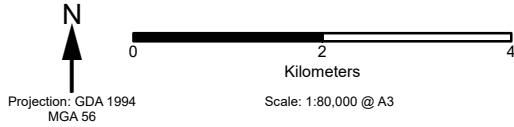
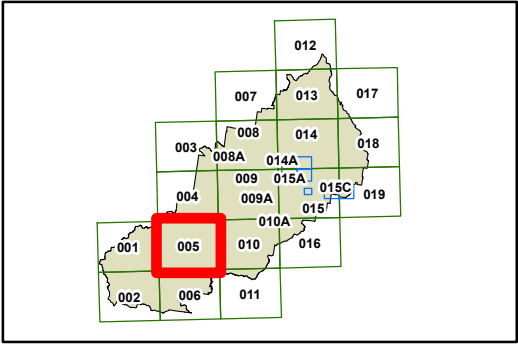
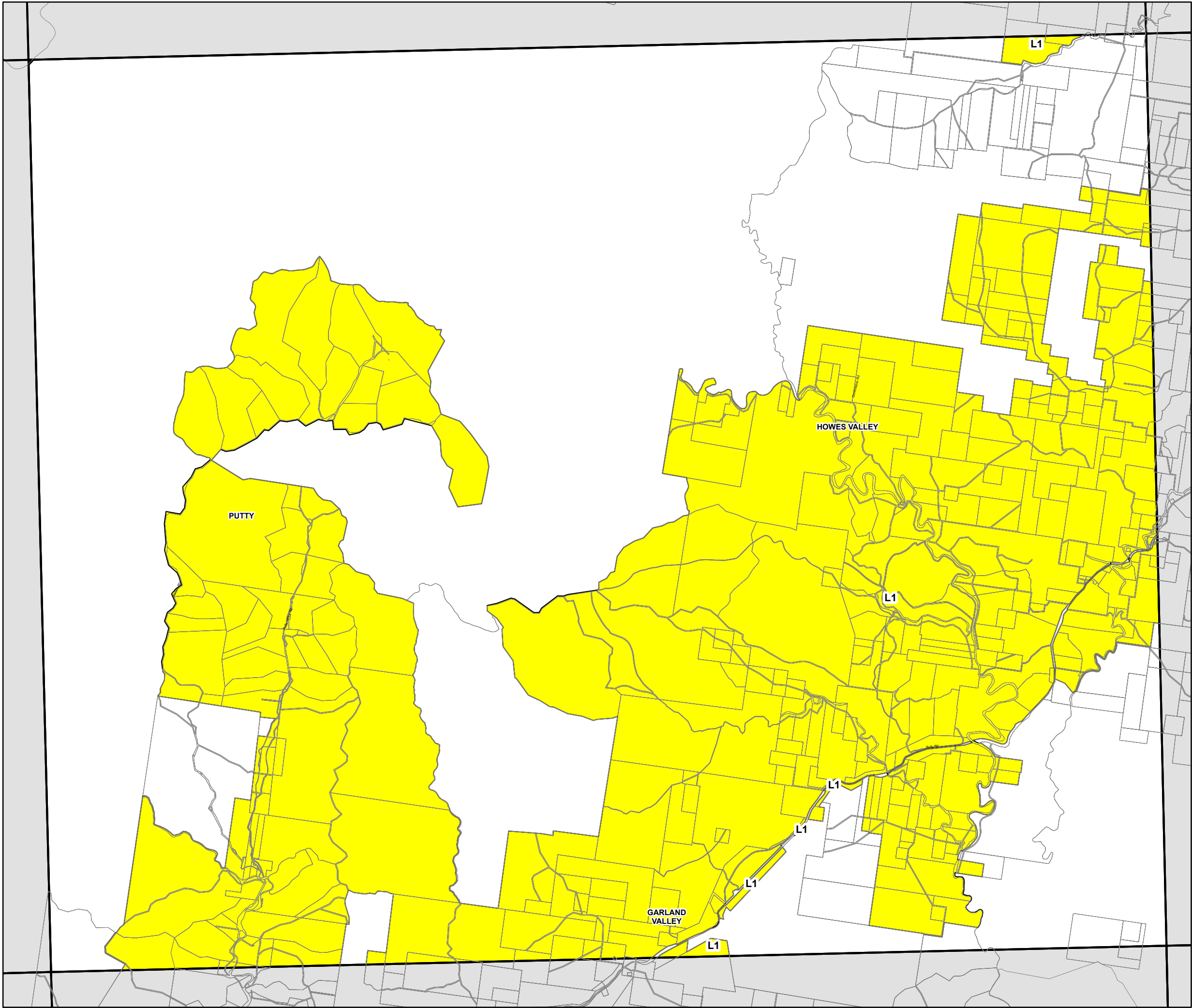
RL4B

RL71.5m

Cadastre

Cadastre 15/11/2019

© Land and Property Information (LPI)





Singleton Development Control Plan 2014

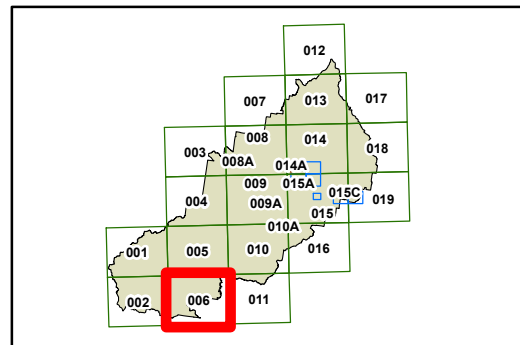
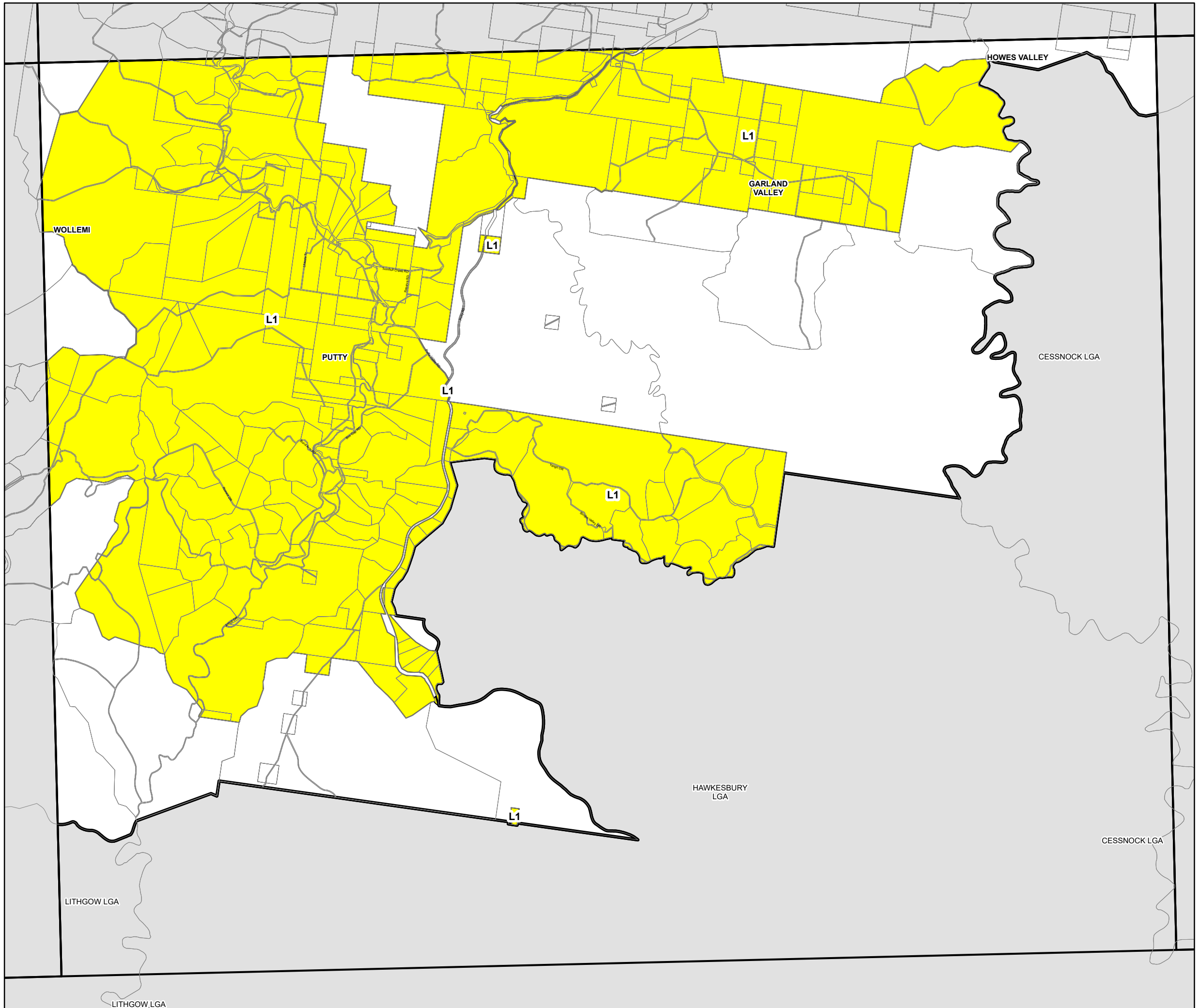
Building Height Allowance Map - Sheet BHA_006

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

Cadastre 15/11/2019
© Land and Property Information (LPI)



0 2 4
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:80,000 @ A3

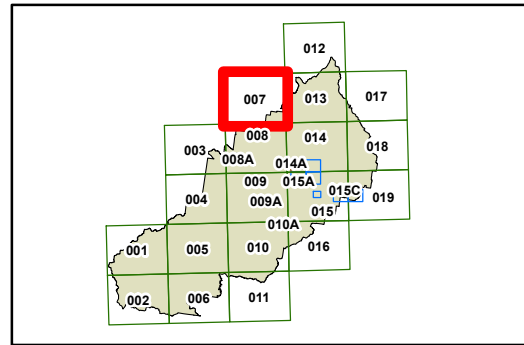
Map Identification Number: 7000_COM_BHA_006_080_20191115

Building Height Allowance Map - Sheet BHA_007

Building Height Allowance

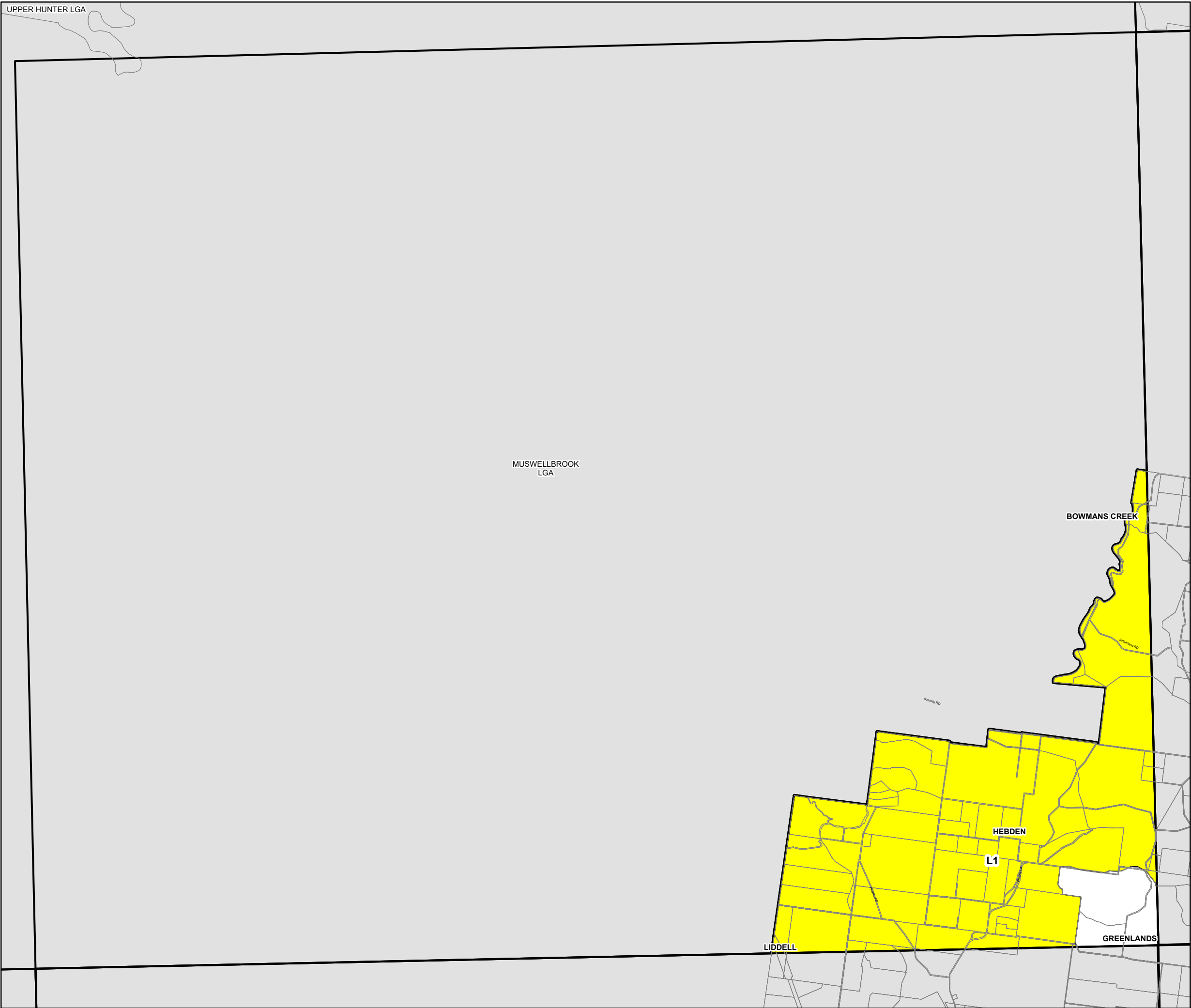
- J1 9m
- K1 10m
- L1 11m
- M1 12m
- O1 15m
- P1 18m
- RL4A RL67.5m
- RL4B RL71.5m

Cadastre
Cadastre 15/11/2019
© Land and Property Information (LPI)



0 2 4
Kilometers

Projection: GDA 1994
MGA 56
Scale: 1:80,000 @ A3





Singleton Development Control Plan 2014

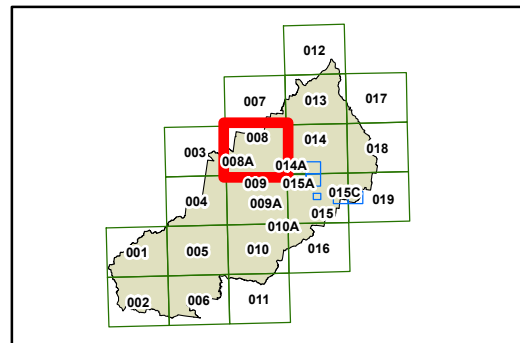
Building Height Allowance Map - Sheet BHA_008

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

Cadastre 15/11/2019
© Land and Property Information (LPI)

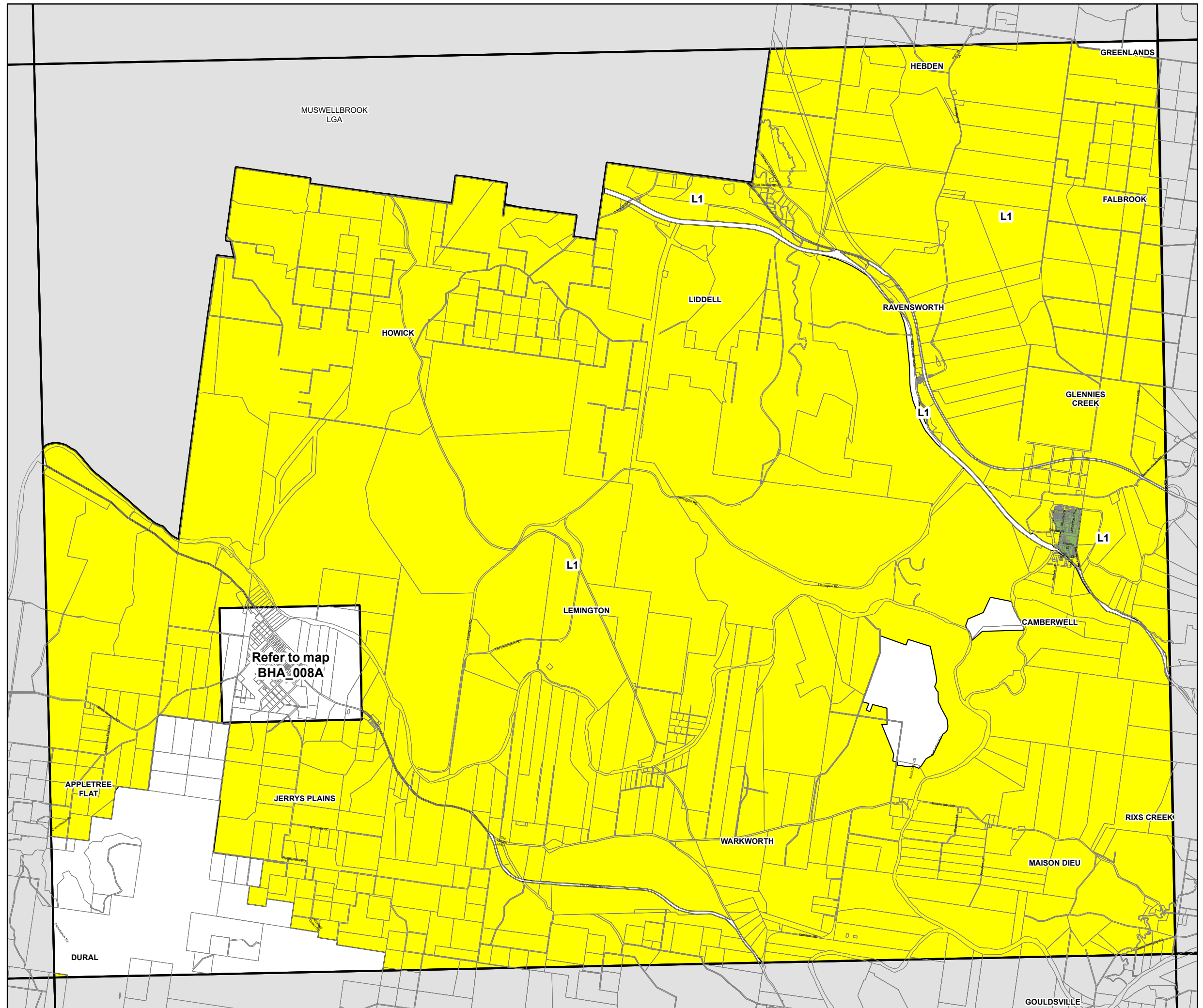


0 2 4
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:80,000 @ A3

Map Identification Number:
7000_COM_BHA_008_080_20191115

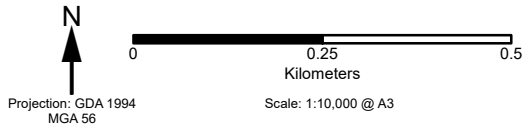
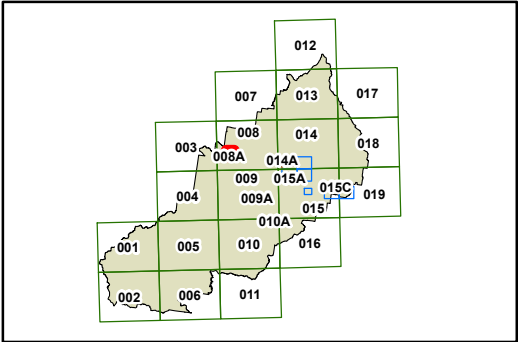
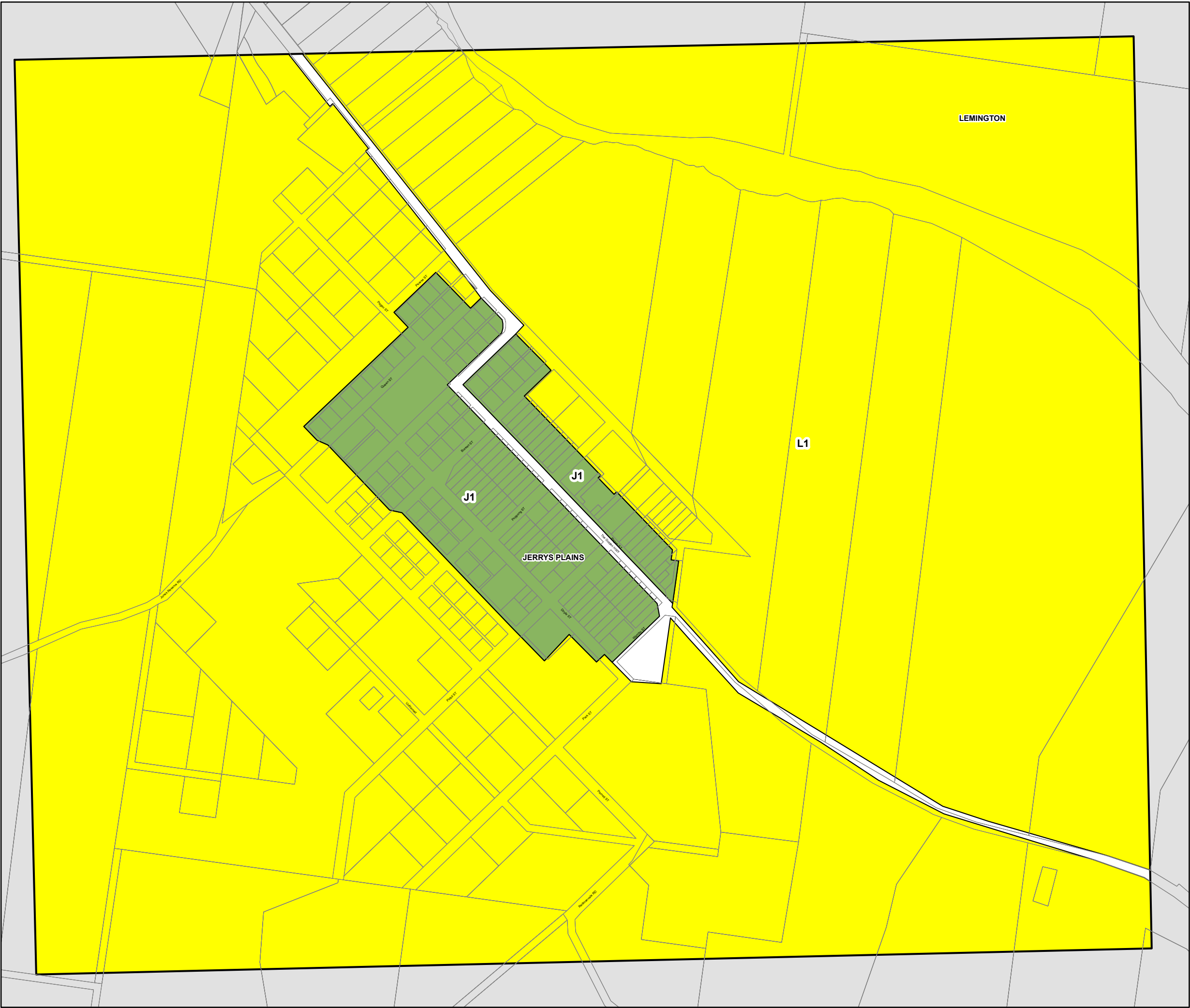


Building Height Allowance Map -
Sheet BHA_008A

Cadastre
Cadastre 15/11/2019
© Land and Property Information (LPI)

Building Height

- J1 9m
- K1 10m
- L1 11m
- M1 12m
- O1 15m
- P1 18m
- RL4A RL67.5m
- RL4B RL71.5m





Singleton Development Control Plan 2014

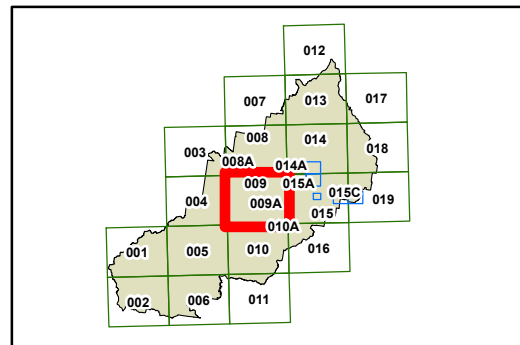
Building Height Allowance Map - Sheet BHA_009

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

— Cadastre 15/11/2019
© Land and Property Information (LPI)

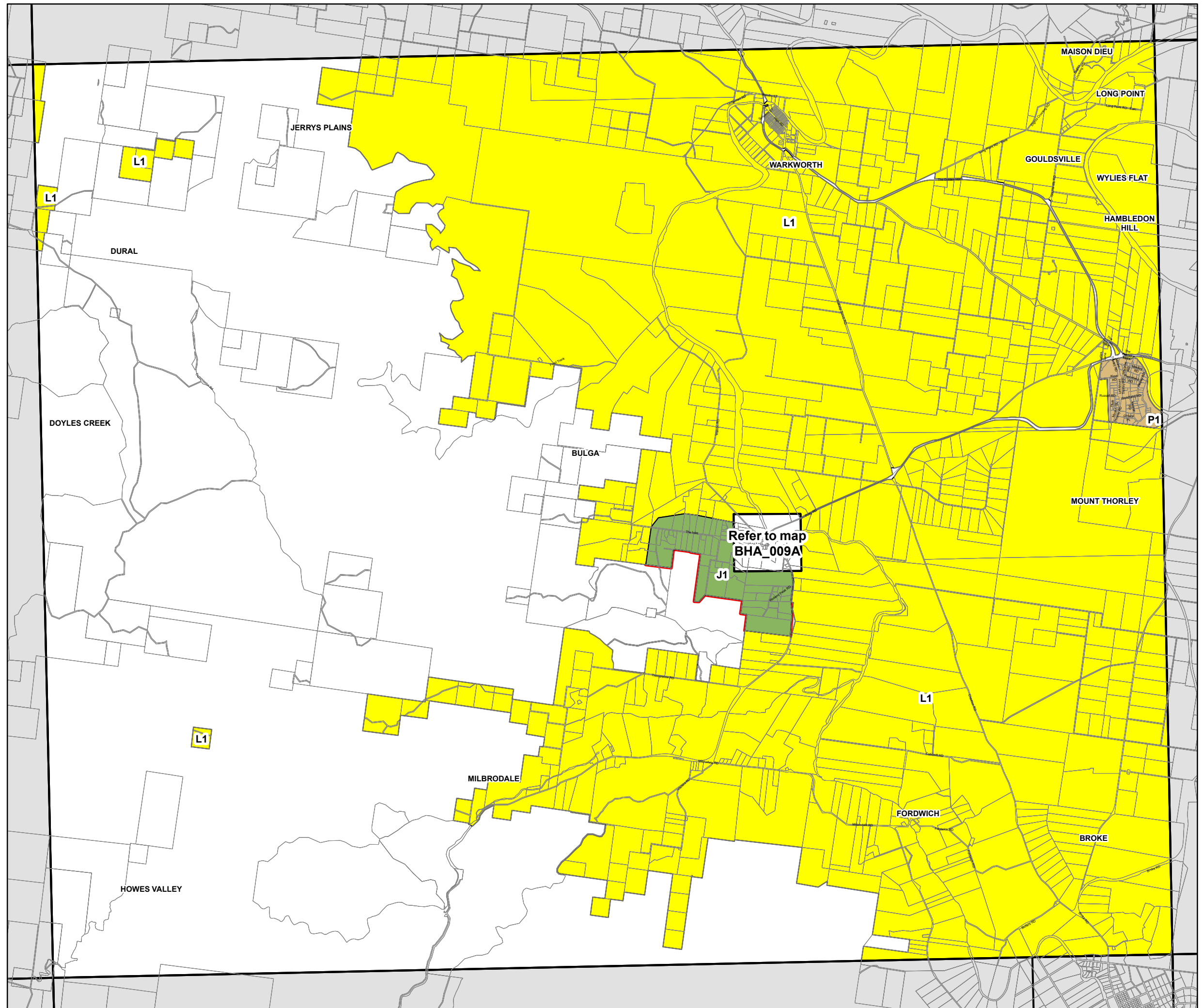


0 2 4
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:80,000 @ A3

Map Identification Number:
7000_COM_BHA_009_080_20191115

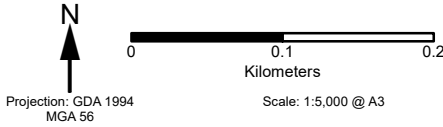
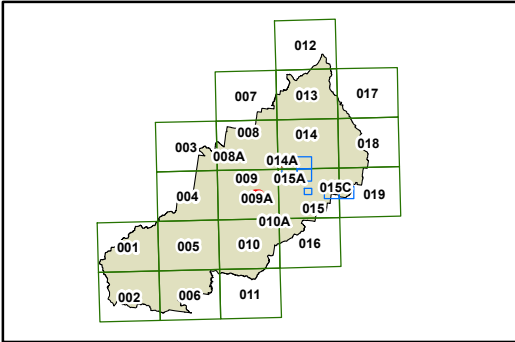
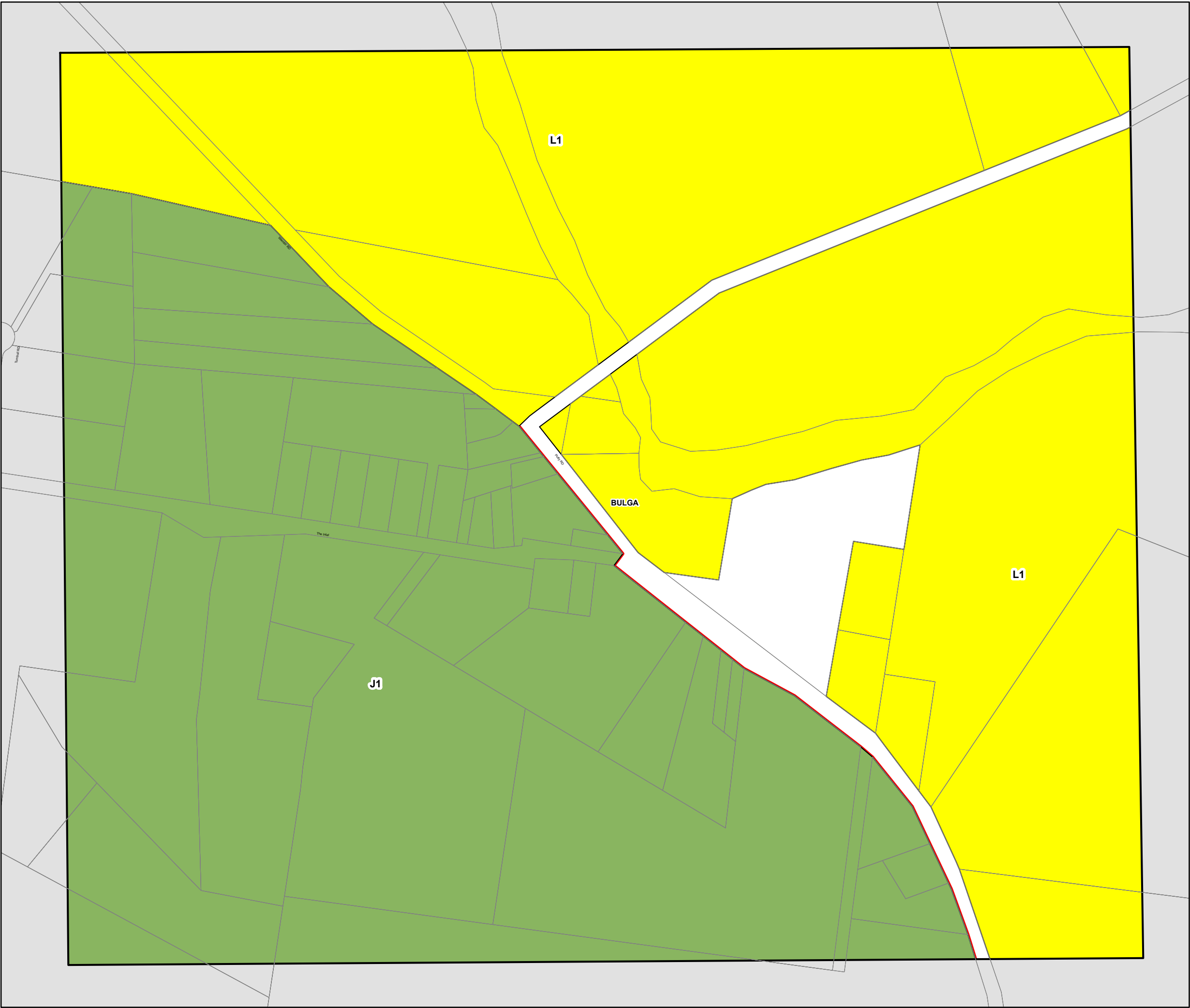


Building Height Allowance Map -
Sheet BHA_009A

Cadastral
Cadastral 15/11/2019
© Land and Property Information (LPI)

Building Height Allowance

- J1** 9m
- K1** 10m
- L1** 11m
- M1** 12m
- O1** 15m
- P1** 18m
- RL4A** RL67.5m
- RL4B** RL71.5m





Singleton Development Control Plan 2014

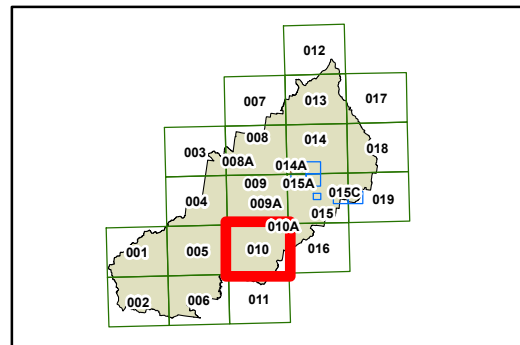
Building Height Allowance Map - Sheet BHA_010

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastral

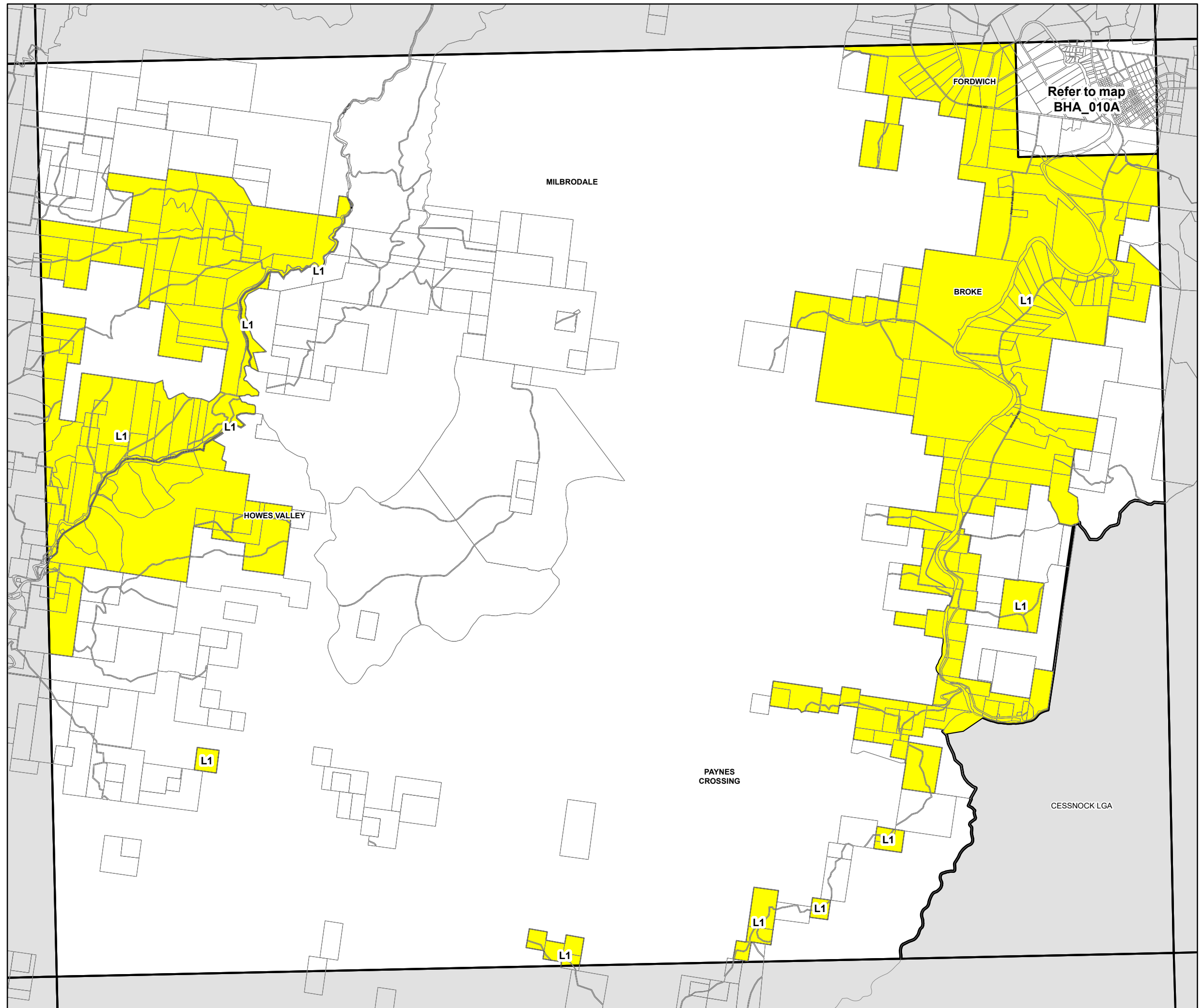
Cadastral 15/11/2019
© Land and Property Information (LPI)



Projection: GDA 1994
MGA 56

Scale: 1:80,000 @ A3

Map Identification Number: 7000_COM_BHA_010_080_20191115

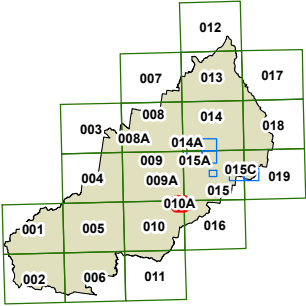


Building Height Allowance Map - Sheet BHA_010A

Cadastre
Cadastre 15/11/2019
© Land and Property Information (LPI)

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m



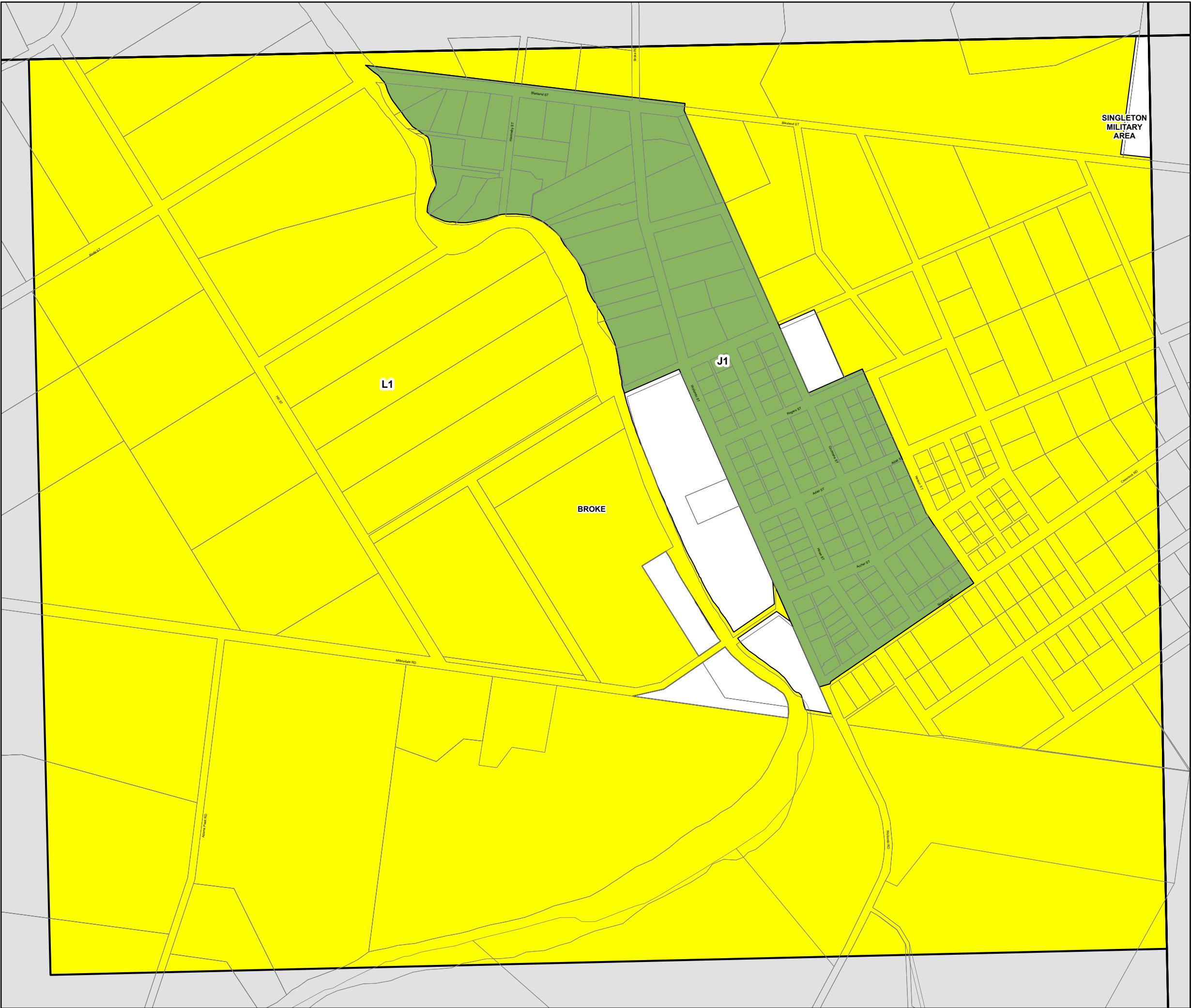
N

0 0.25 0.5
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:10,000 @ A3

Map Identification Number: 7000_COM_BHA_010A_010_20191115




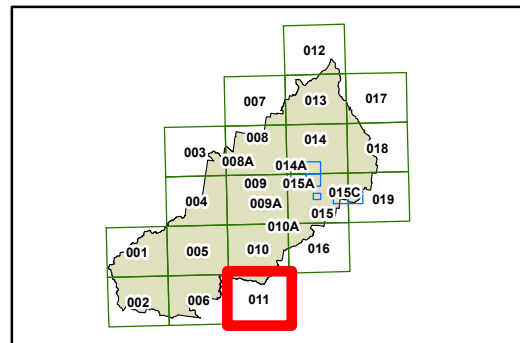
Building Height Allowance Map -
Sheet BHA_011

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

 Cadastre 15/11/2019
 © Land and Property Information (LPI)

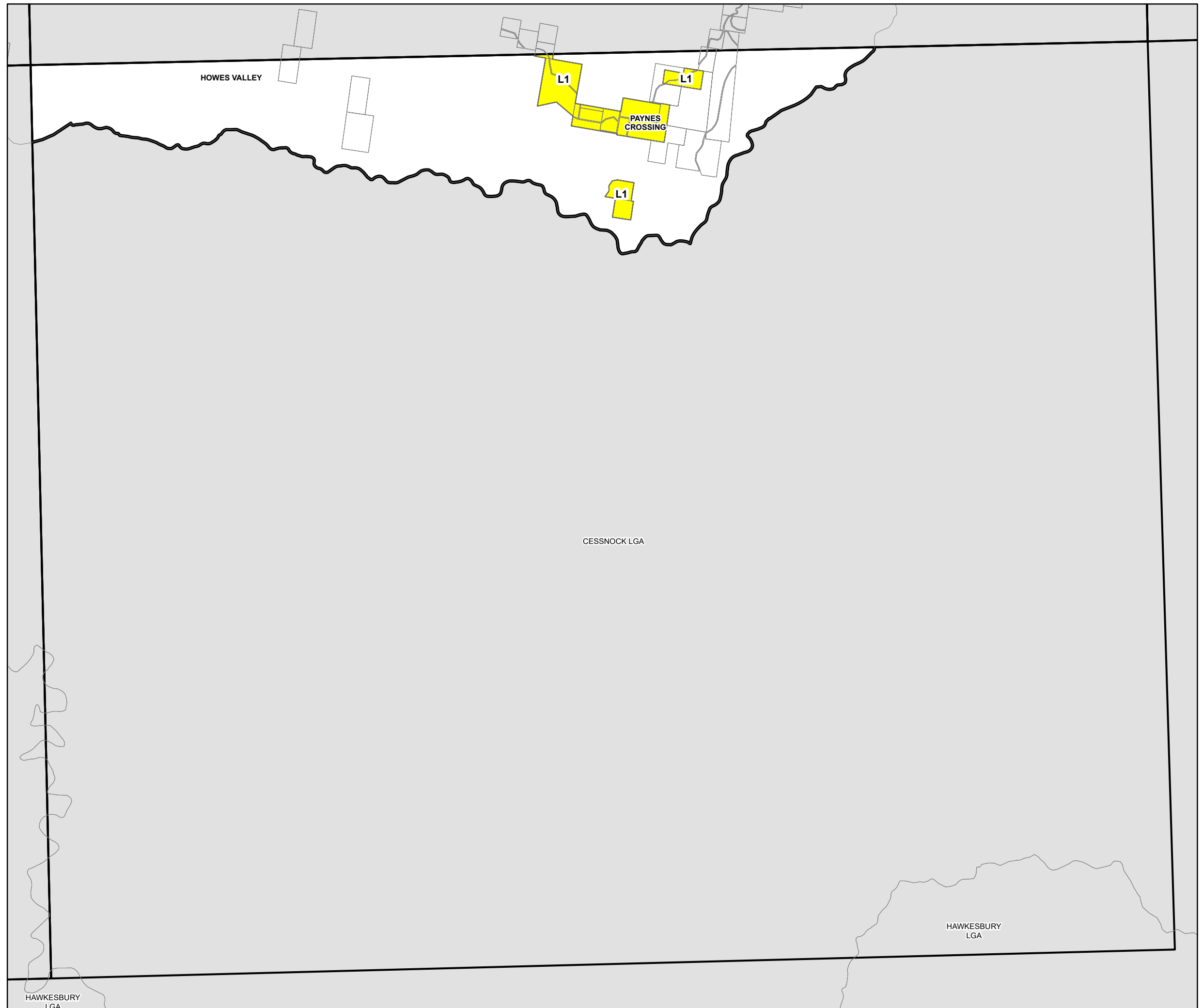


Projection: GDA 1994
MGA 56

0 2 4
Kilometers

Scale: 1:80,000 @ A3

Map Identification Number:
7000_COM_BHA_011_080_20191115



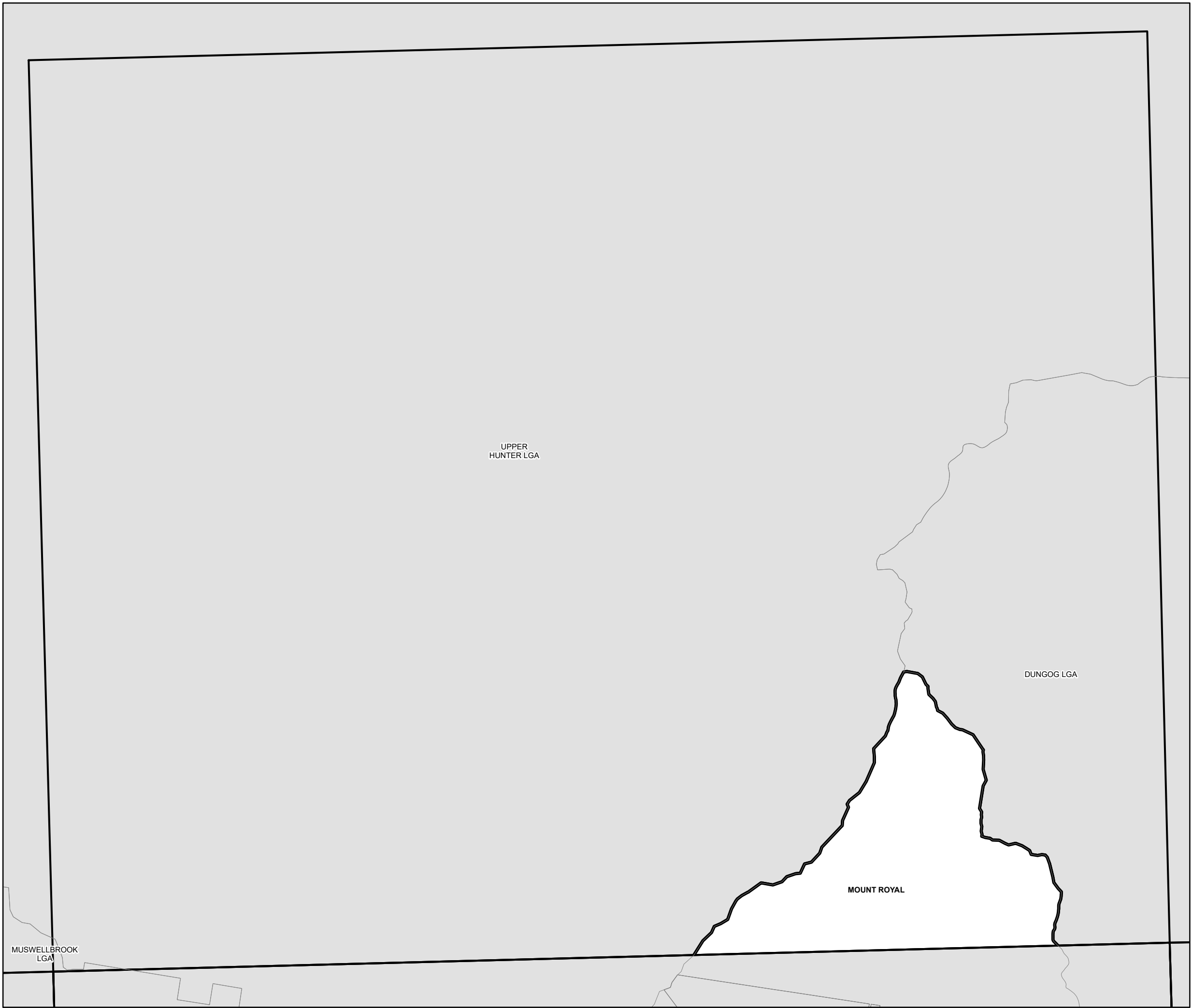
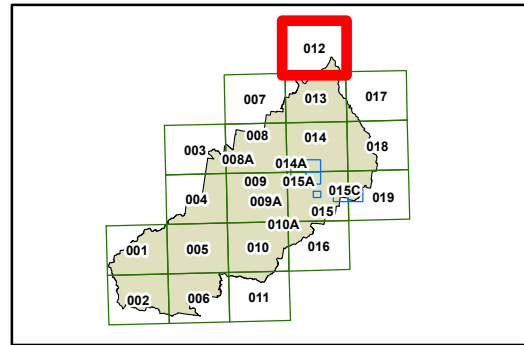
Building Height Allowance Map - Sheet BHA_012

Building Height Allowance

- J1 9m
- K1 10m
- L1 11m
- M1 12m
- O1 15m
- P1 18m
- RL4A RL67.5m
- RL4B RL71.5m

Cadastre

Cadastre 15/11/2019
© Land and Property Information (LPI)




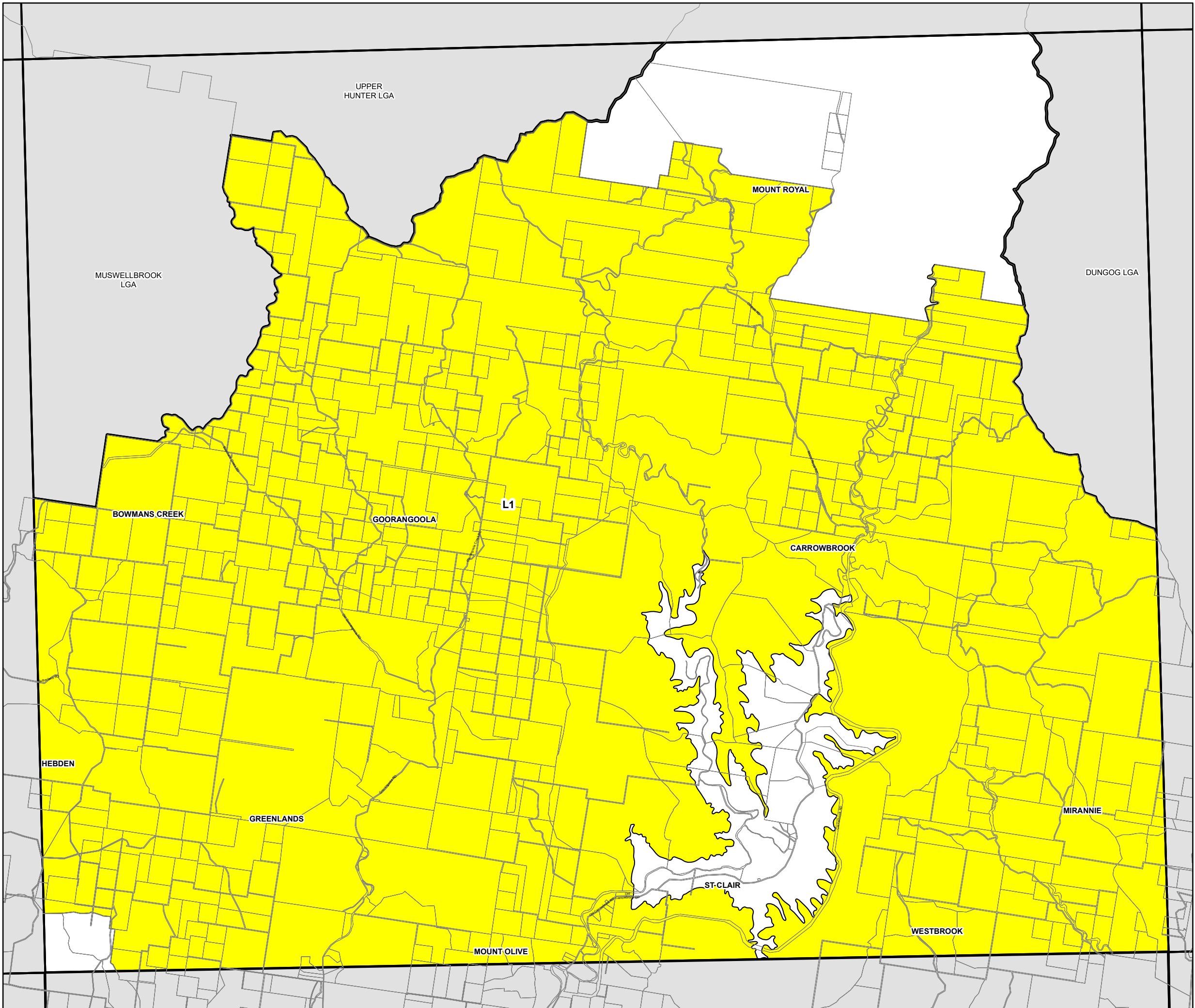
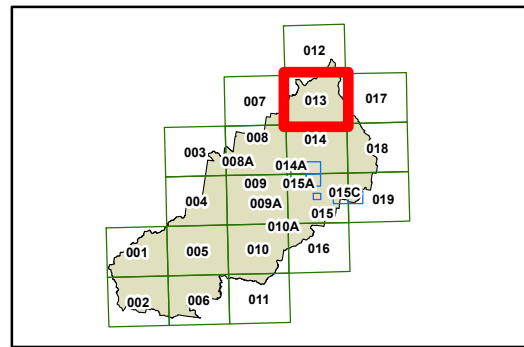
Building Height Allowance Map - Sheet BHA_013

Building Height

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

 Cadastre 15/11/2019
© Land and Property Information (LPI)





Singleton Development Control Plan 2014

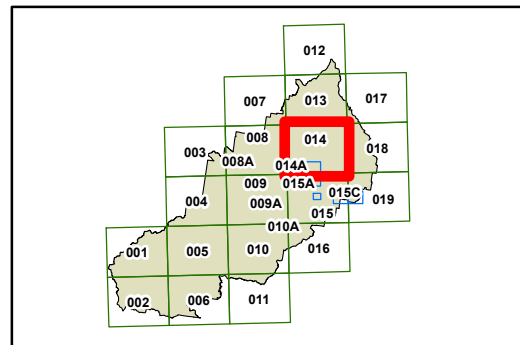
Building Height Allowance Map - Sheet BHA_014

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

Cadastre 15/11/2019
© Land and Property Information (LPI)

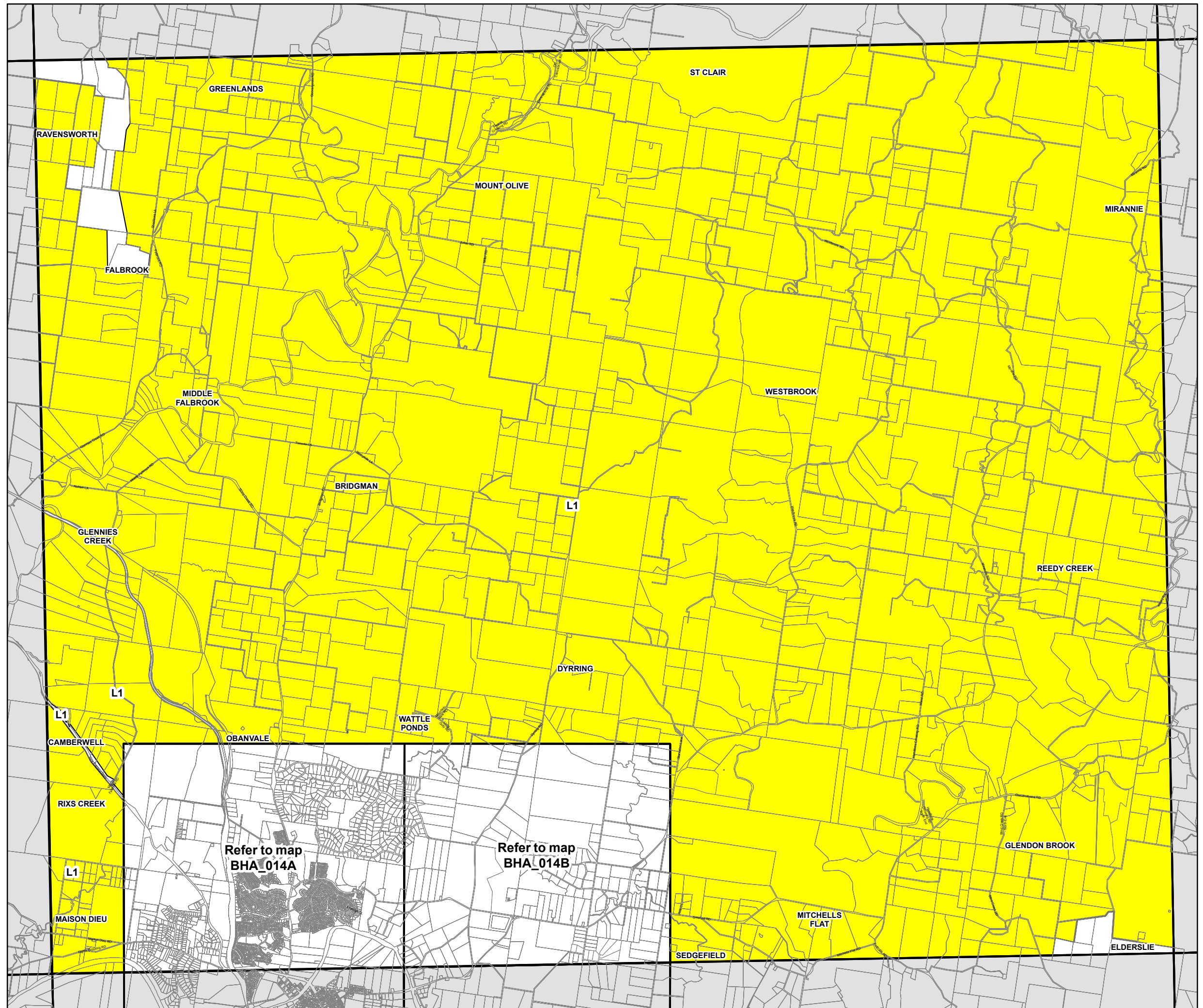


0 2 4
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:80,000 @ A3

Map Identification Number:
7000_COM_BHA_014_080_20191115

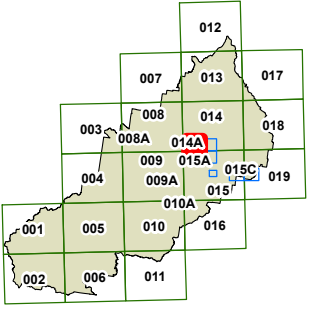


Building Height Allowance Map - Sheet BHA_014A

Cadastre
Cadastre 15/11/2019
© Land and Property Information (LPI)

Building Height

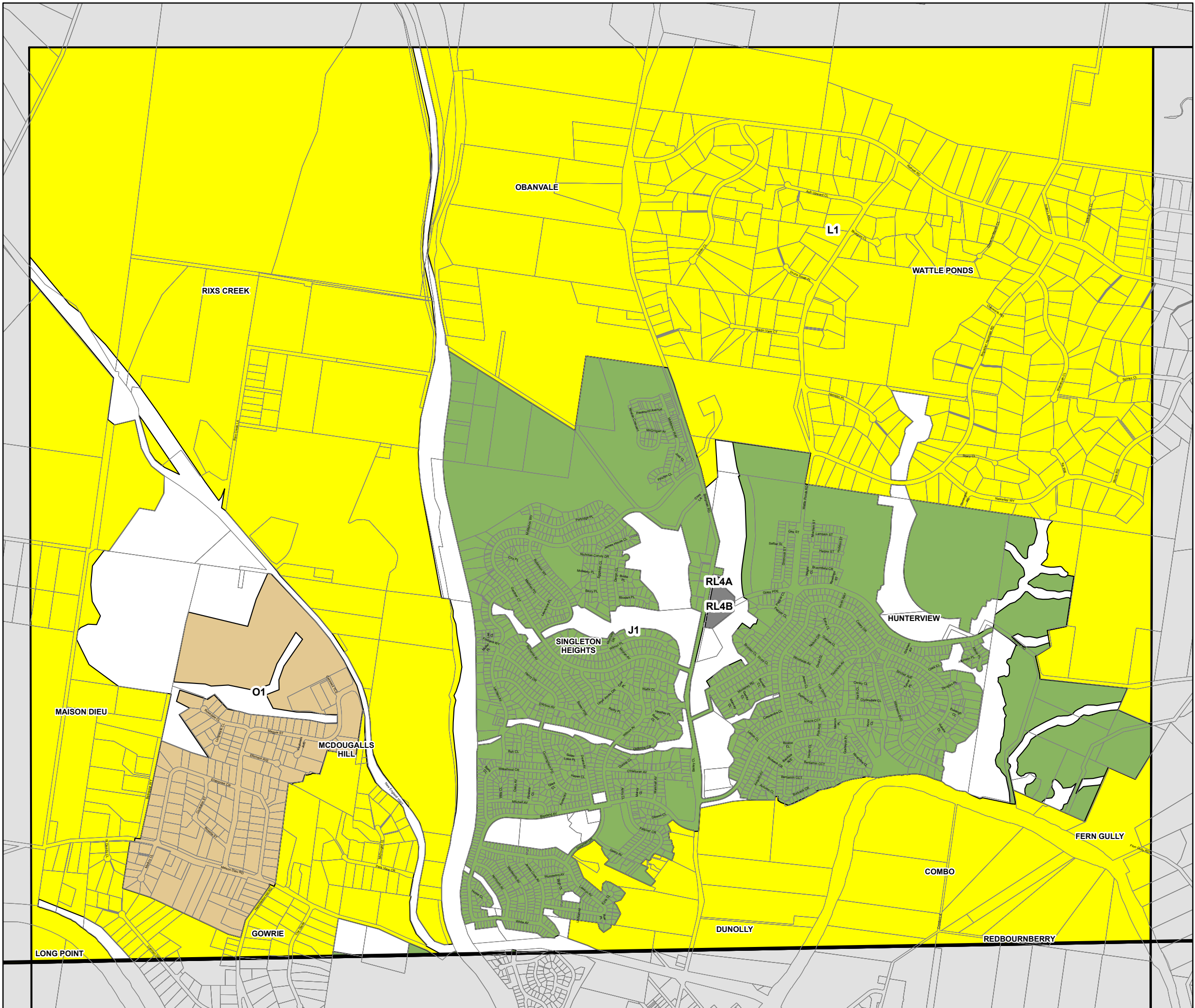
J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m



Projection: GDA 1994
MGA 56

Scale: 1:20,000 @ A3

Map Identification Number: 7000_COM_BHA_014A_020_20191115




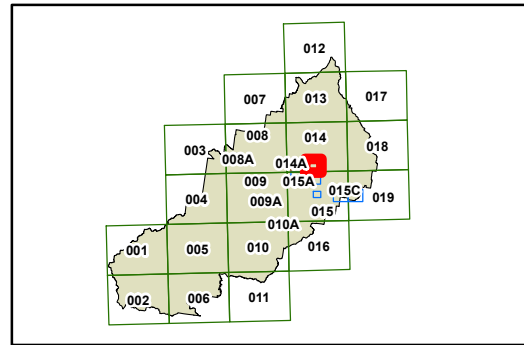
**Building Height Allowance Map -
Sheet BHA_014B**

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

 Cadastre 15/11/2019
© Land and Property Information (LPI)

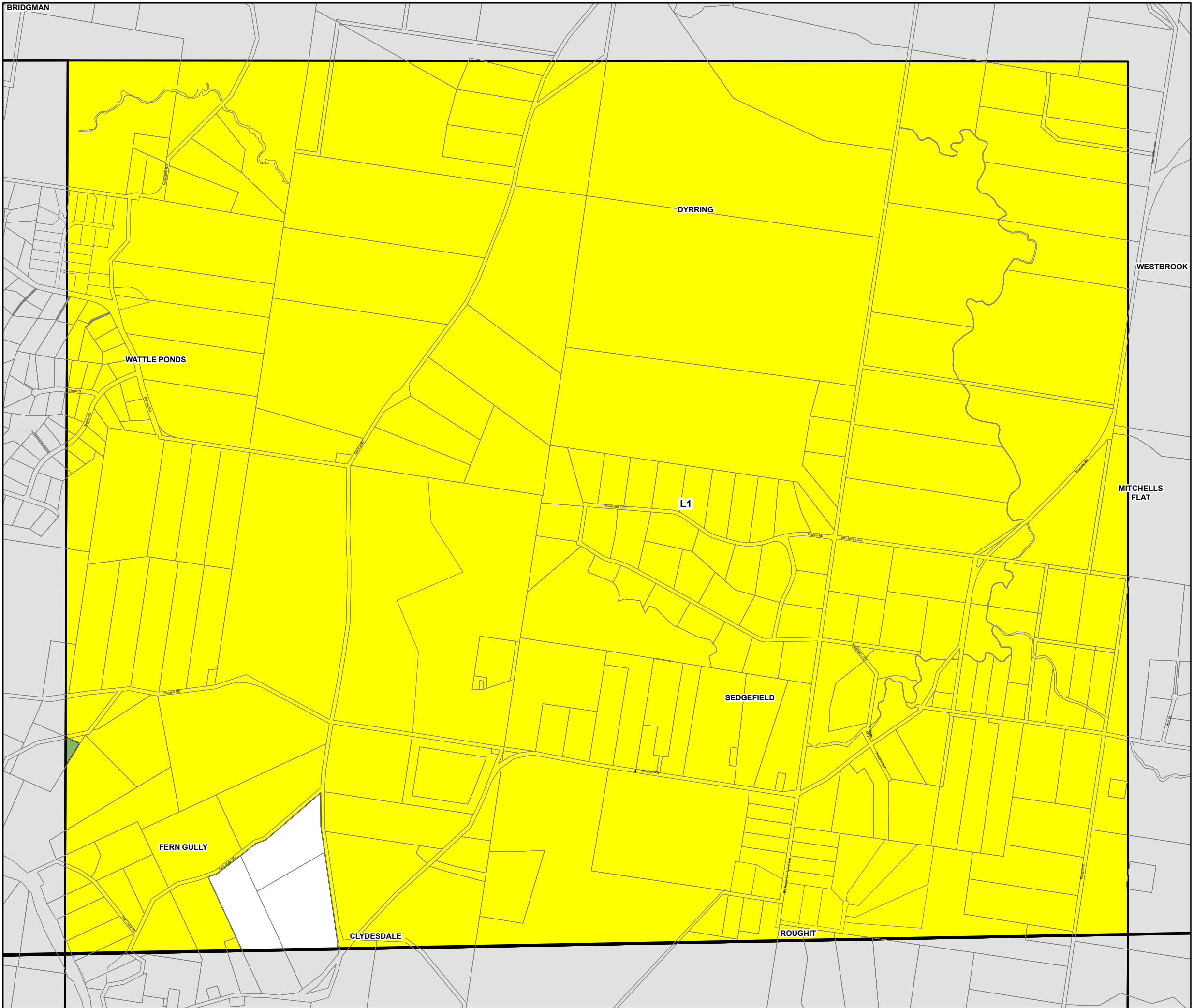


0 0.5 1
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:20,000 @ A3

Map Identification Number:
7000_COM_BHA_014B_020_20191115





Singleton Development Control Plan 2014

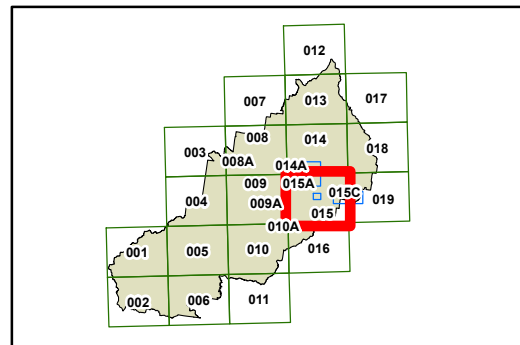
Building Height Allowance Map - Sheet BHA_015

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

Cadastre 15/11/2019
© Land and Property Information (LPI)

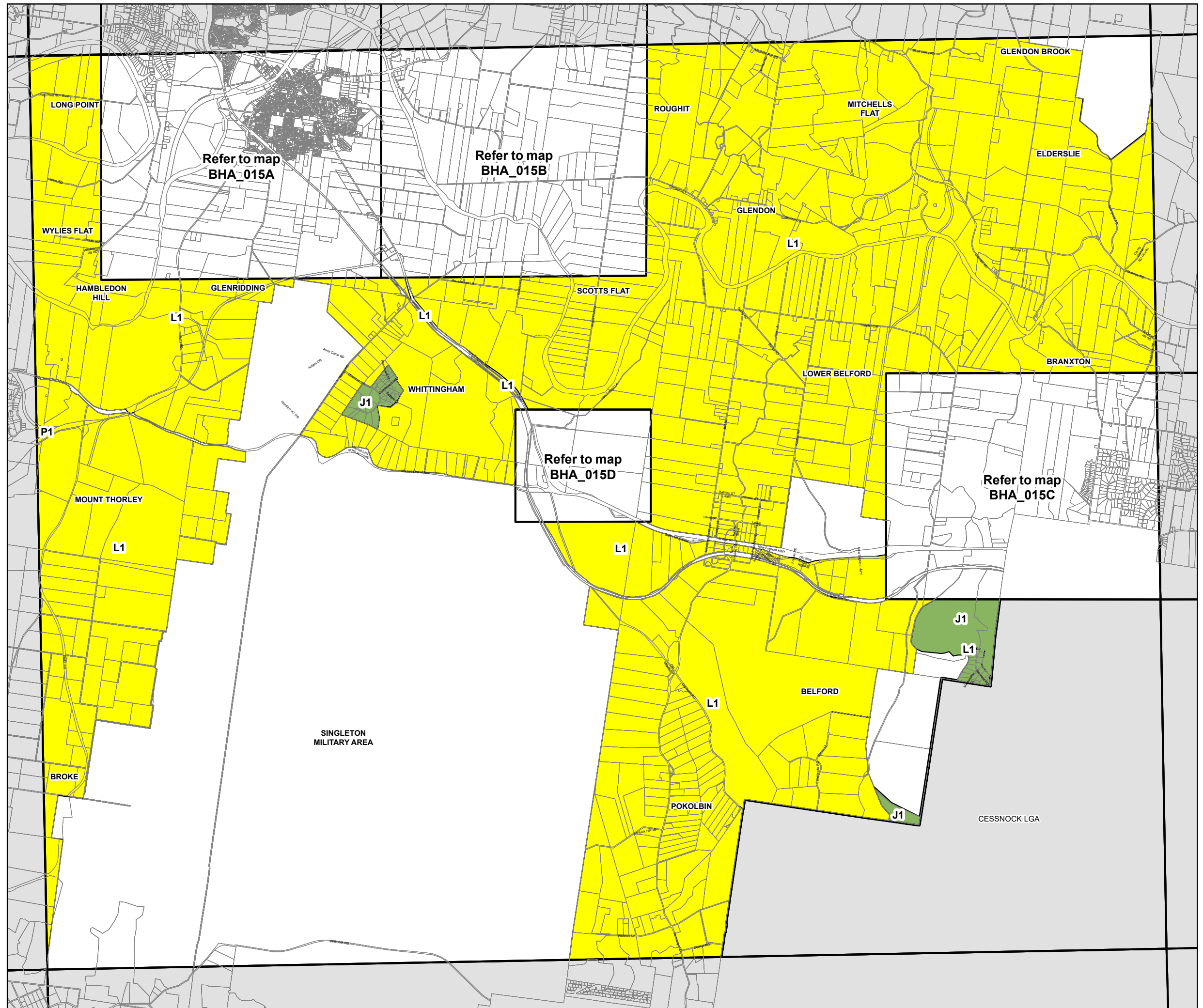


0 2 4
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:80,000 @ A3

Map Identification Number: 7000_COM_BHA_015_080_20191115





Singleton Development Control Plan 2014

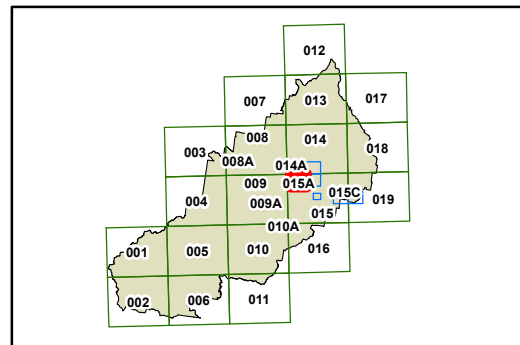
Building Height Allowance Map - Sheet BHA_015A

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

Cadastre 15/11/2019
© Land and Property Information (LPI)

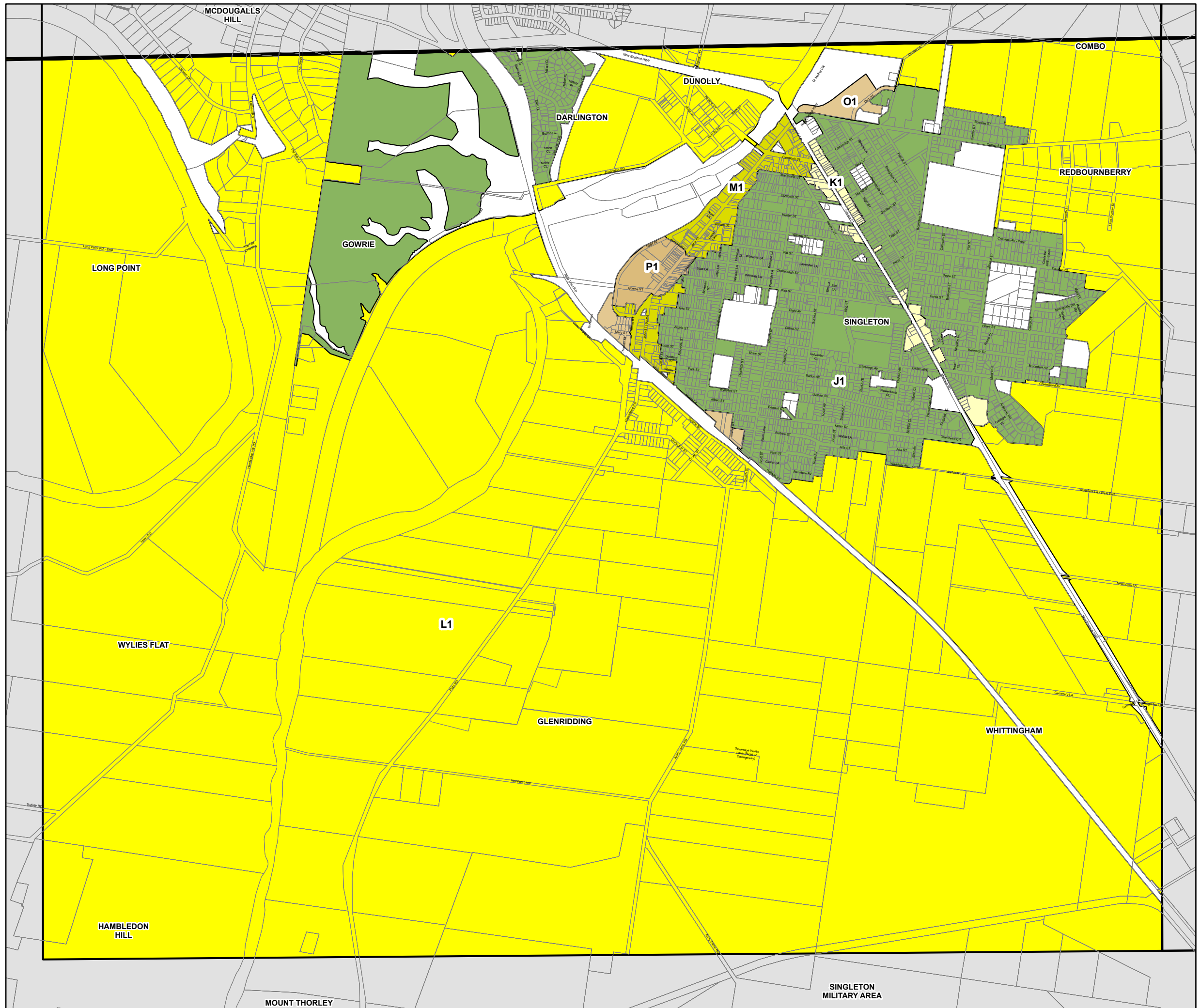


0 0.5 1
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:20,000 @ A3

Map Identification Number:
7000_COM_BHA_015A_020_20191115





Singleton Development Control Plan 2014

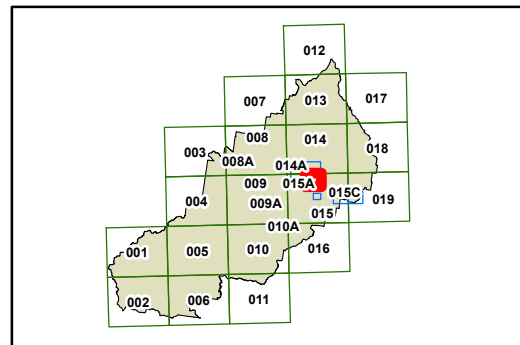
Building Height Allowance Map - Sheet BHA_015B

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

Cadastre 15/11/2019
© Land and Property Information (LPI)

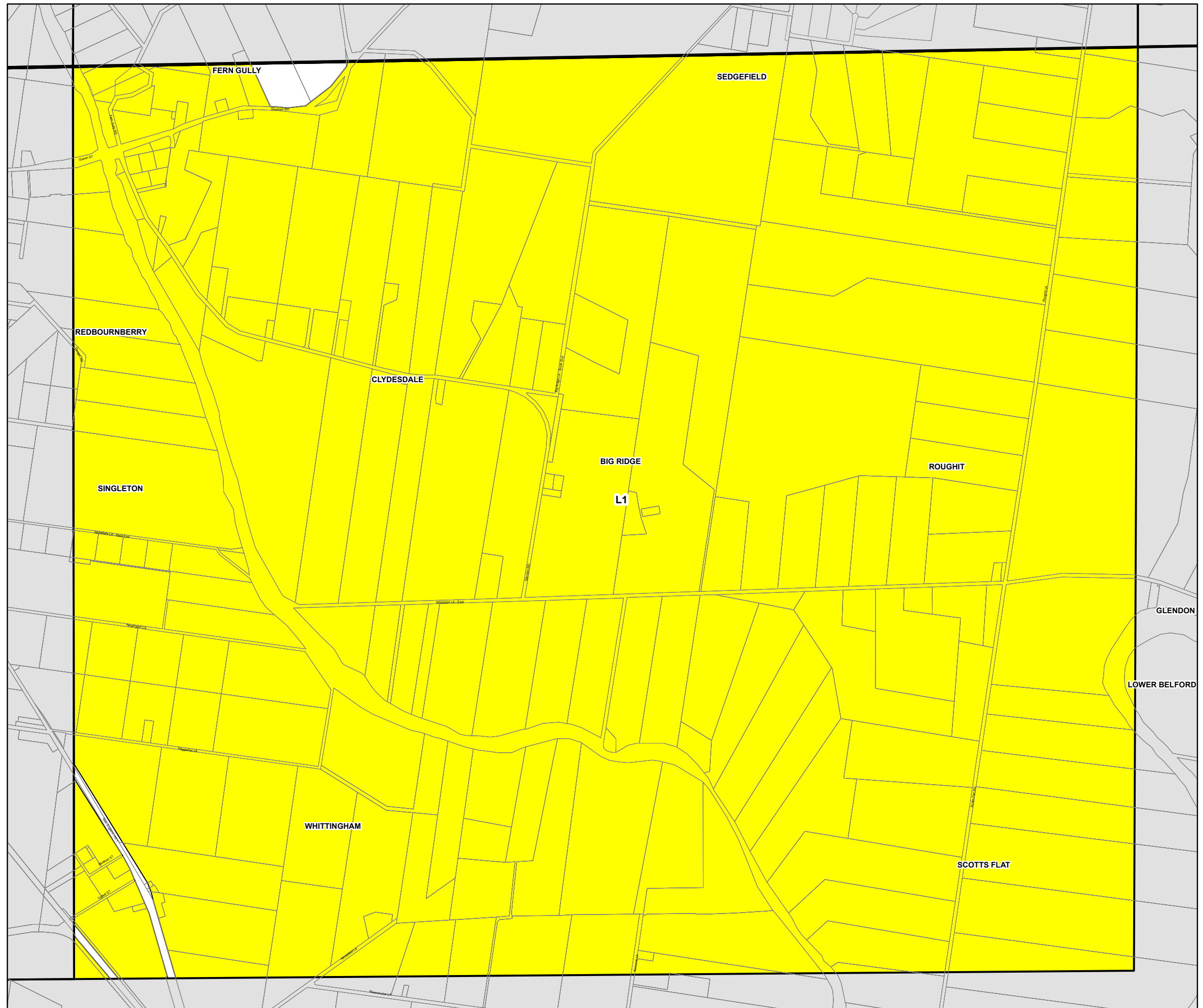


0 0.5 1
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:20,000 @ A3

Map Identification Number:
7000_COM_BHA_015B_020_20191115



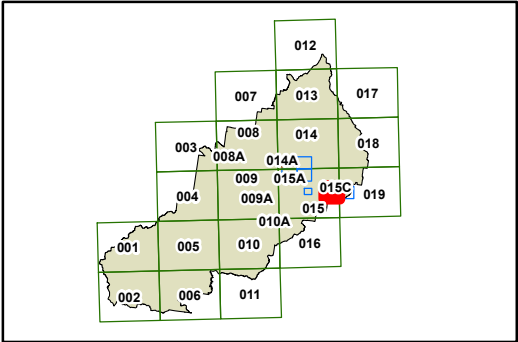
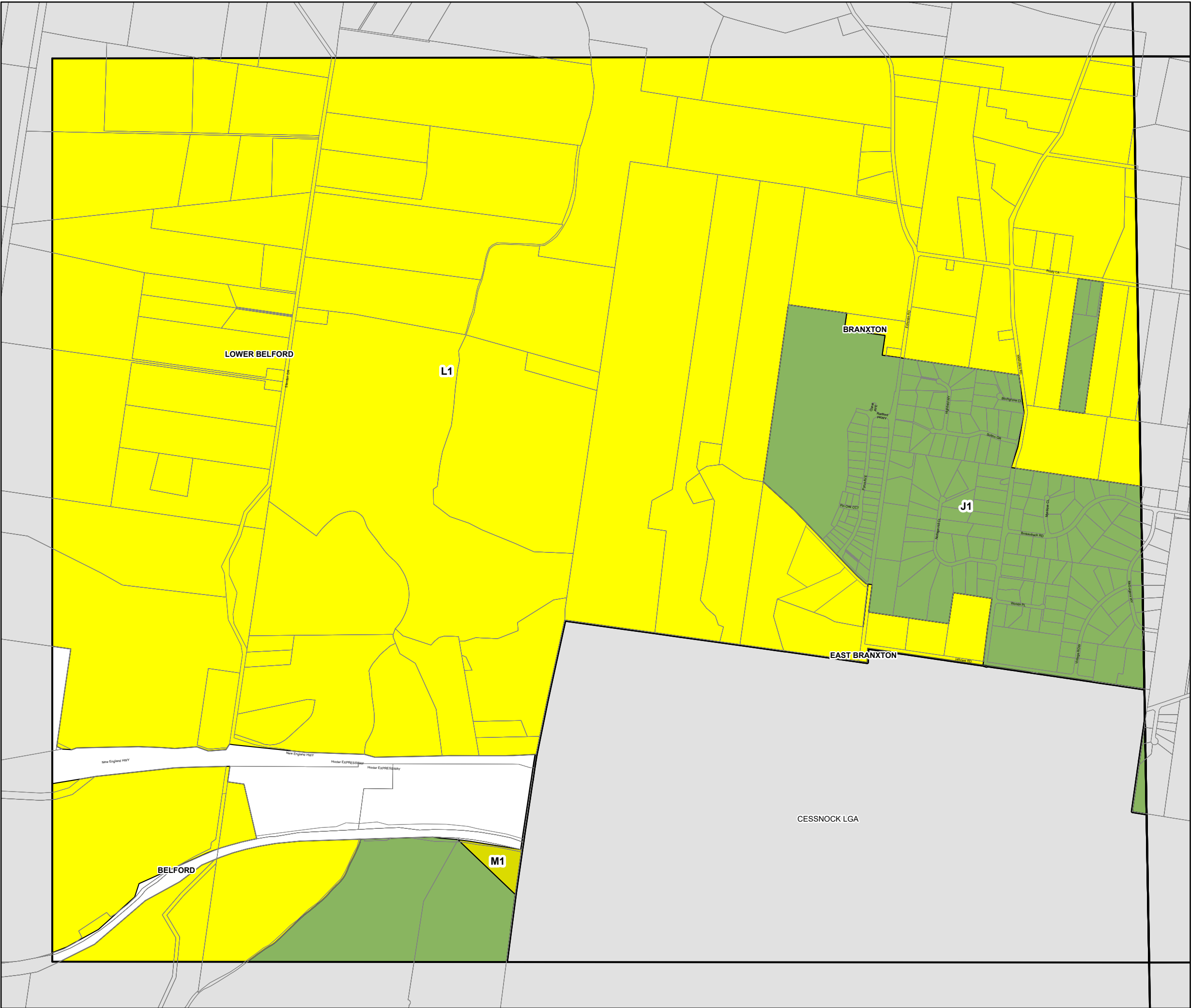
Building Height Allowance Map -
Sheet BHA_015C

Building Height Allowance

- J1 9m
- K1 10m
- L1 11m
- M1 12m
- O1 15m
- P1 18m
- RL4A RL67.5m
- RL4B RL71.5m

Cadastre

- Cadastre 15/11/2019
- © Land and Property Information (LPI)



N
0 0.5 1
Kilometers
Projection: GDA 1994
MGA 56
Scale: 1:20,000 @ A3



Singleton Development Control Plan 2014

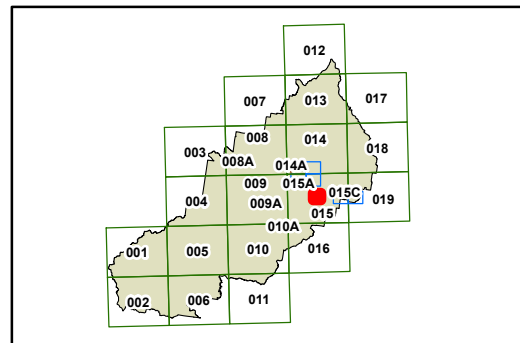
Building Height Allowance Map - Sheet BHA_015D

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

Cadastre 15/11/2019
© Land and Property Information (LPI)



0 0.25 0.5
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:10,000 @ A3


Map Identification Number:
7000_COM_BHA_015D_010_20191115

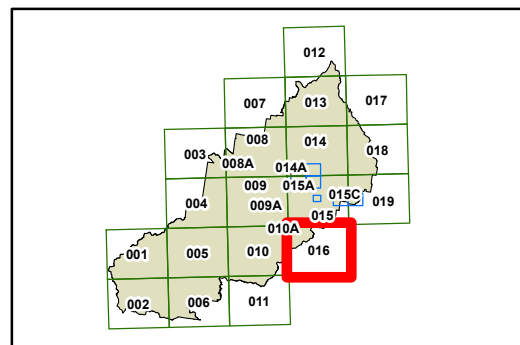
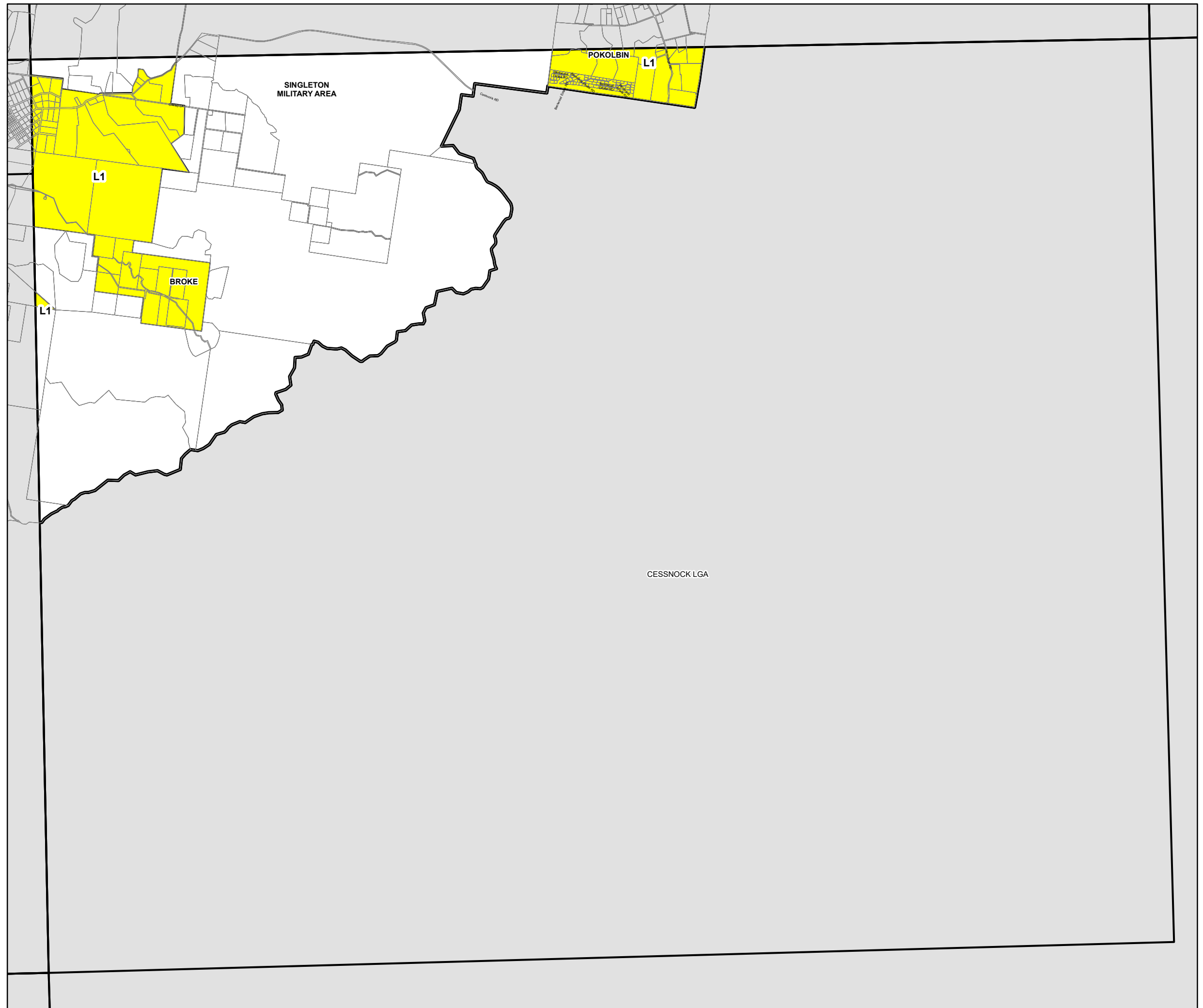
Building Height Allowance Map -
Sheet BHA_016

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

 Cadastre 15/11/2019
 © Land and Property Information (LPI)



0 2 4
Kilometers

Projection: GDA 1994
MGA 56

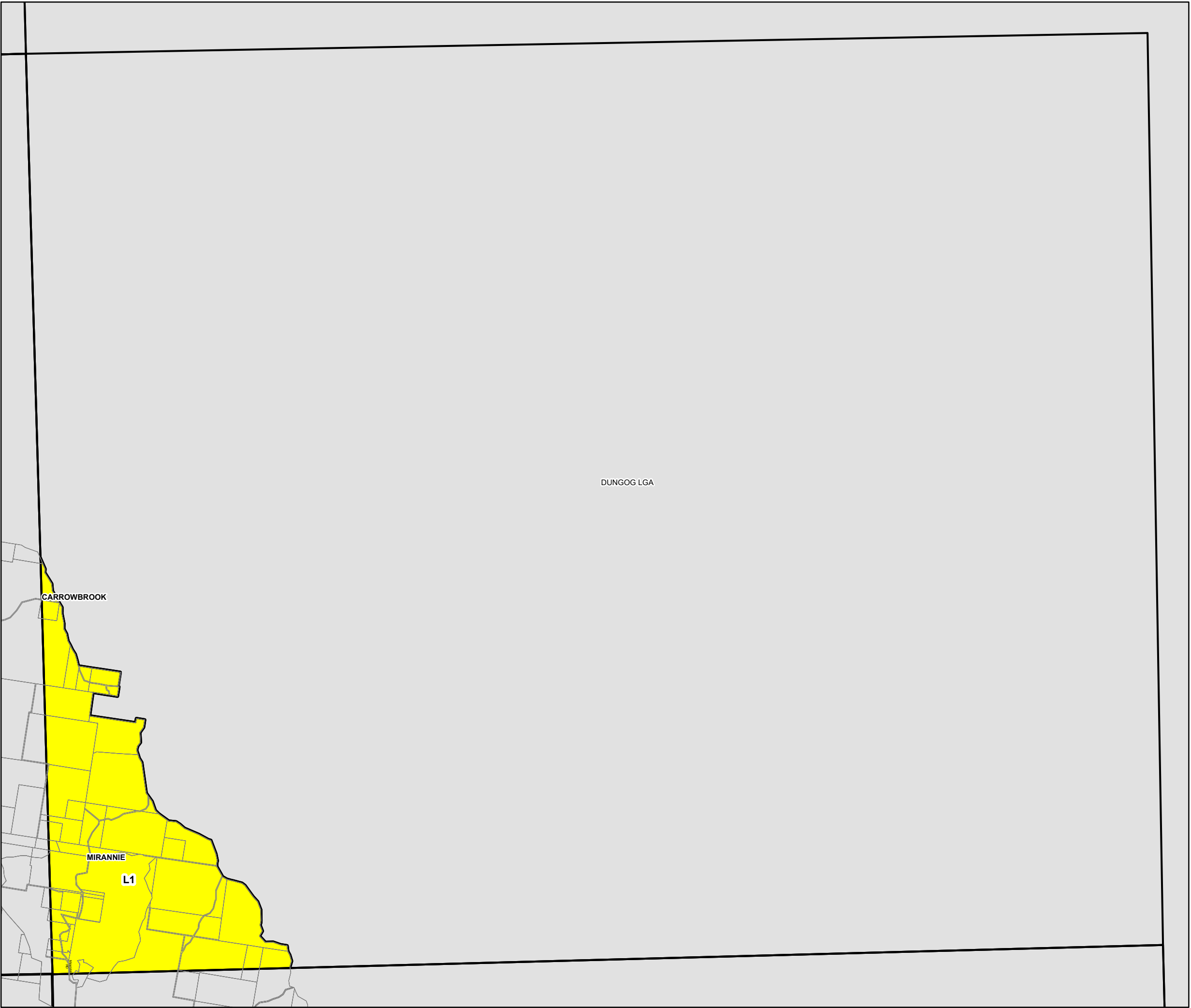
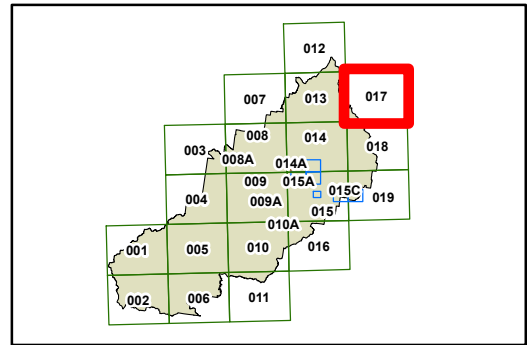
Scale: 1:80,000 @ A3

Building Height Allowance Map - Sheet BHA_017

Building Height Allowance

- J1 9m
- K1 10m
- L1 11m
- M1 12m
- O1 15m
- P1 18m
- RL4A RL67.5m
- RL4B RL71.5m

Cadastre
Cadastre 15/11/2019
© Land and Property Information (LPI)

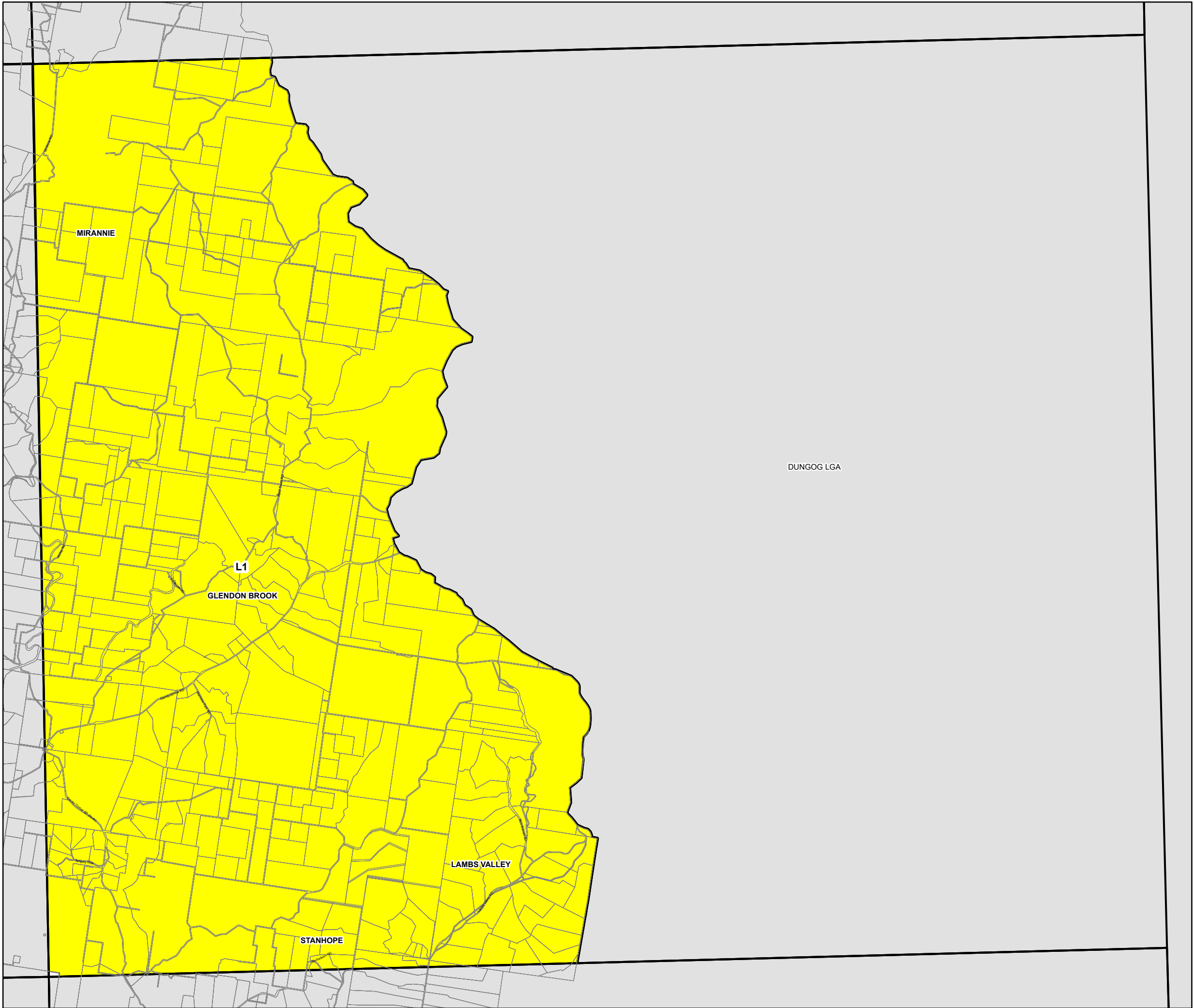
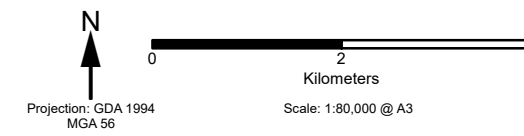
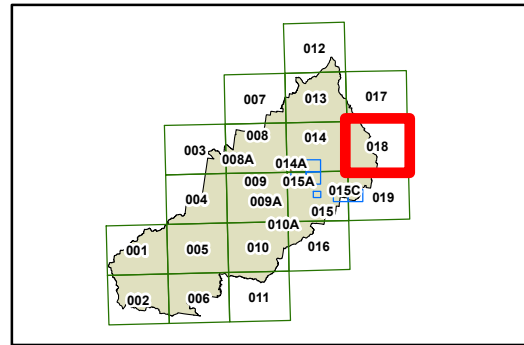


Building Height Allowance Map - Sheet BHA_018

Building Height Allowance

- J1** 9m
- K1** 10m
- L1** 11m
- M1** 12m
- O1** 15m
- P1** 18m
- RL4A** RL67.5m
- RL4B** RL71.5m

Cadastre
Cadastre 15/11/2019
© Land and Property Information (LPI)

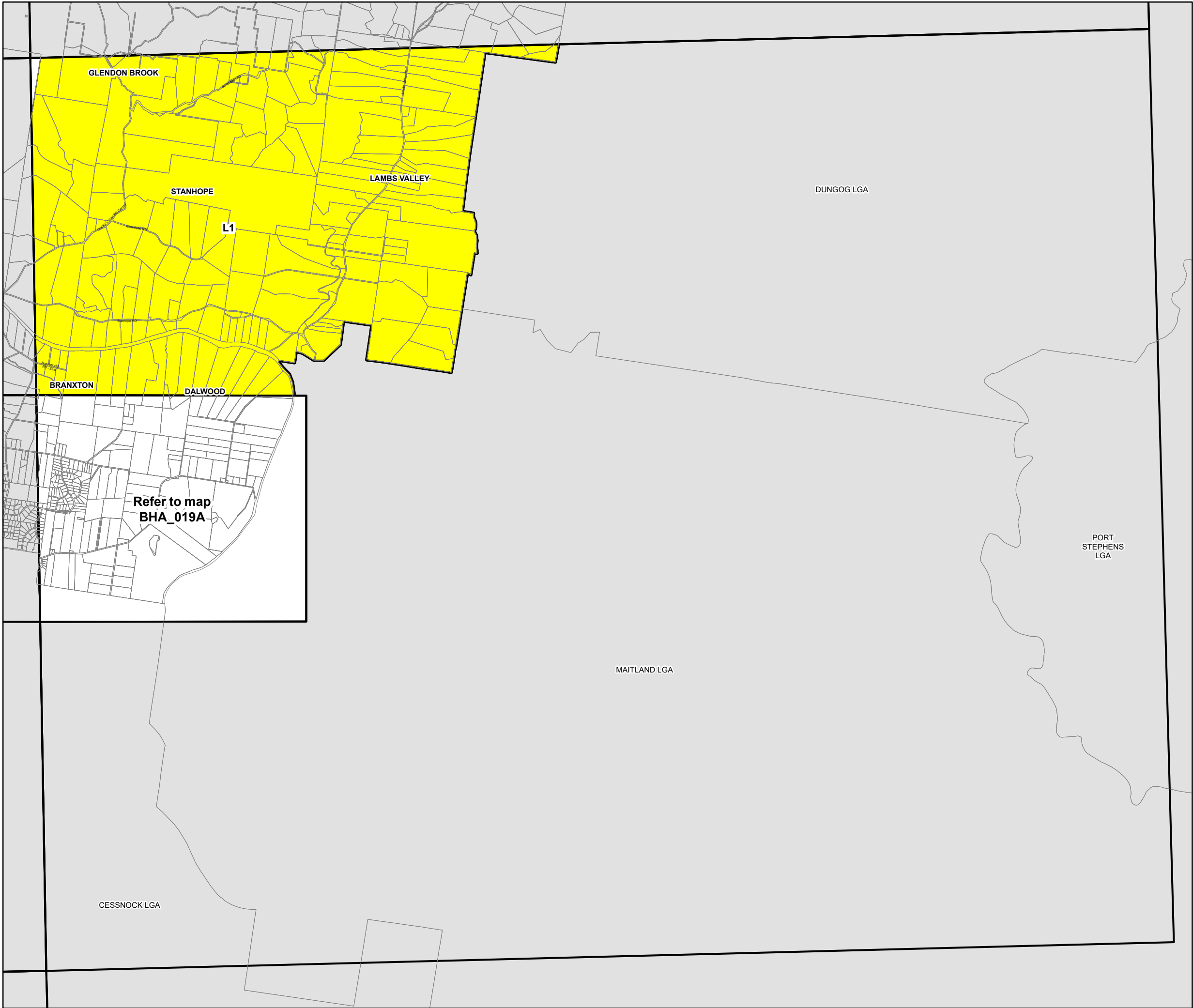
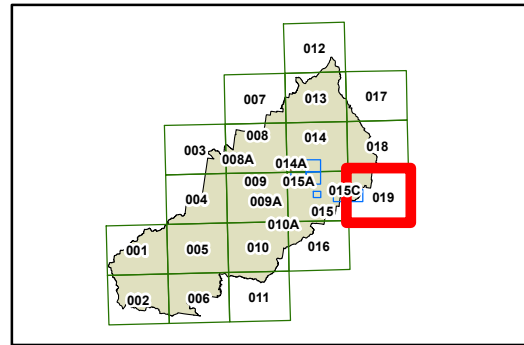


Building Height Allowance Map - Sheet BHA_019

Building Height Allowance

- J1 9m
- K1 10m
- L1 11m
- M1 12m
- O1 15m
- P1 18m
- RL4A RL67.5m
- RL4B RL71.5m

Cadastre
Cadastre 15/11/2019
© Land and Property Information (LPI)




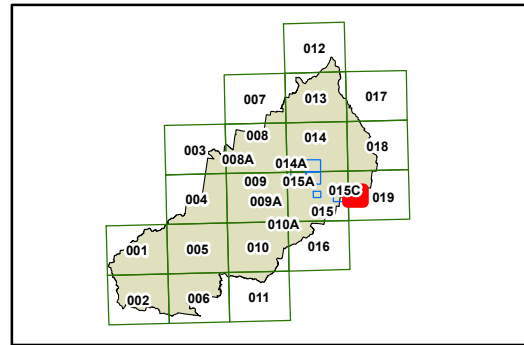
**Building Height Allowance Map -
Sheet BHA_019A**

Building Height Allowance

J1	9m
K1	10m
L1	11m
M1	12m
O1	15m
P1	18m
RL4A	RL67.5m
RL4B	RL71.5m

Cadastre

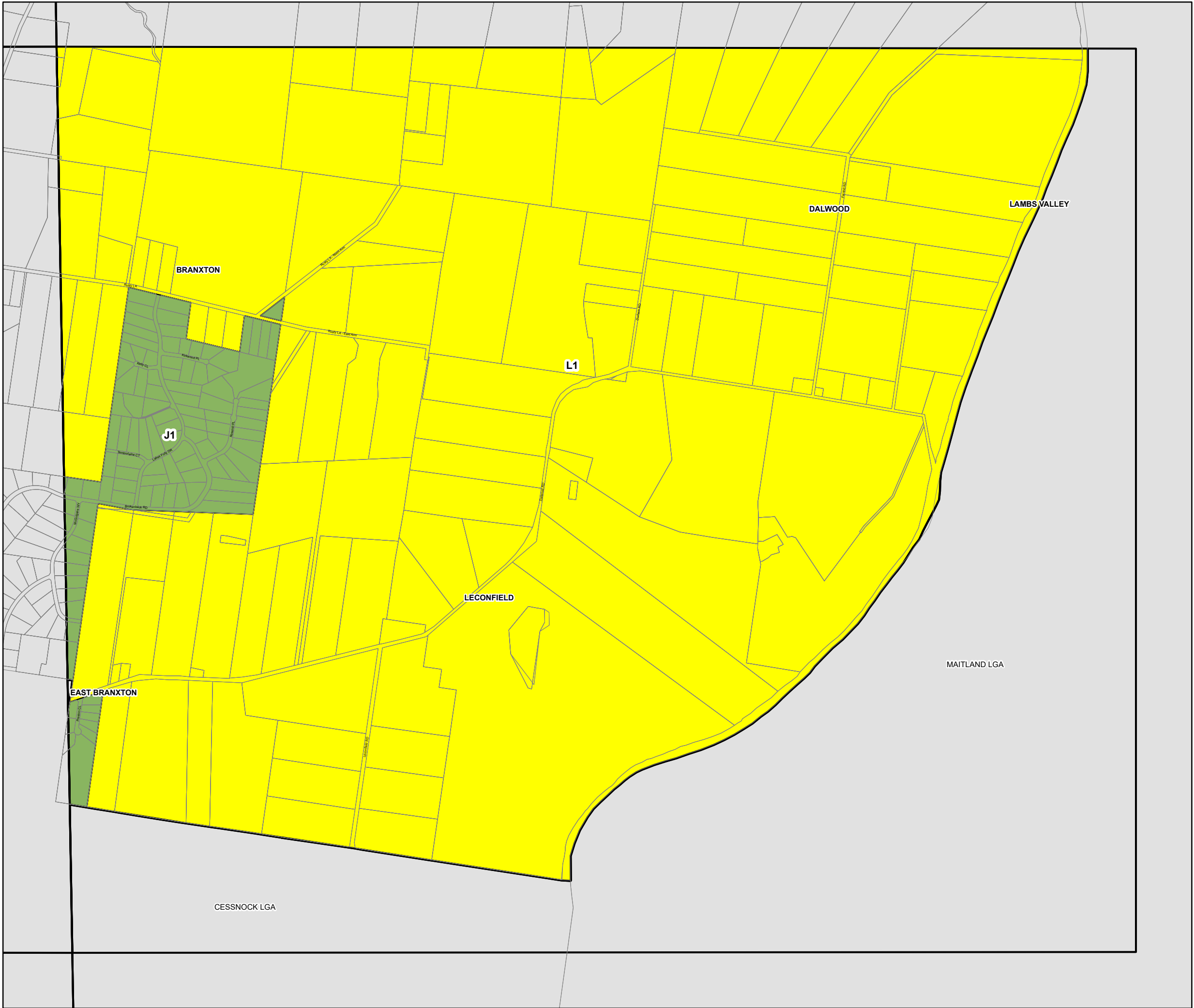
 Cadastre 15/11/2019
© Land and Property Information (LPI)



0 0.5 1
Kilometers

Projection: GDA 1994
MGA 56

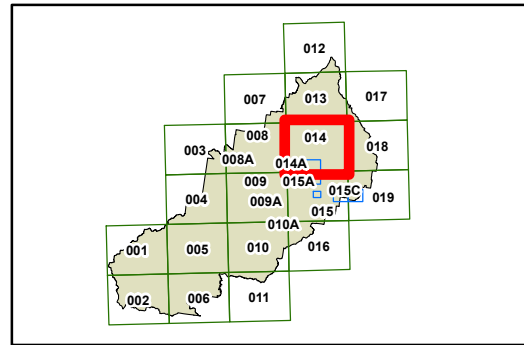
Scale: 1:20,000 @ A3



SINGLETON COUNCIL Singleton Development Control Plan 2014

Master-Planned Sites Map - Sheet MPS_014

- Cadastre**
- Cadastre 15/11/2019
© Land and Property Information (LPI)
- Master-Planned Sites**
- Master-Planned Sites
- Concept Roads**
- Concept Roads
- Concept Subdivision Stages**
- | | |
|-------|----------|
| STG1 | Stage 1 |
| STG2 | Stage 2 |
| STG3 | Stage 3 |
| STG4 | Stage 4 |
| STG5 | Stage 5 |
| STG6 | Stage 6 |
| STG7 | Stage 7 |
| STG8 | Stage 8 |
| STG9 | Stage 9 |
| STG10 | Stage 10 |
| STG11 | Stage 11 |
| STG12 | Stage 12 |
| STG13 | Stage 13 |
| STG14 | Stage 14 |
| STG15 | Stage 15 |
| STG16 | Stage 16 |
| STG17 | Stage 17 |
| STG18 | Stage 18 |
| STG19 | Stage 19 |
| STG20 | Stage 20 |
| STG21 | Stage 21 |
| STG22 | Stage 22 |



Map Identification Number: 7000_COM_MPS_014_080_20191115



Master-Planned Sites Map
Sheet MPS_014A

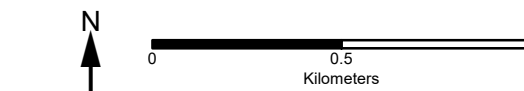
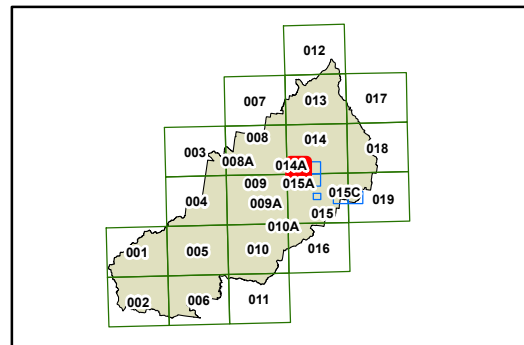
Cadastre
Cadastre 15/11/2019
© Land and Property Information (LPI)

Master-Planned Sites
Master-Planned Sites

Concept Roads
Concept Roads

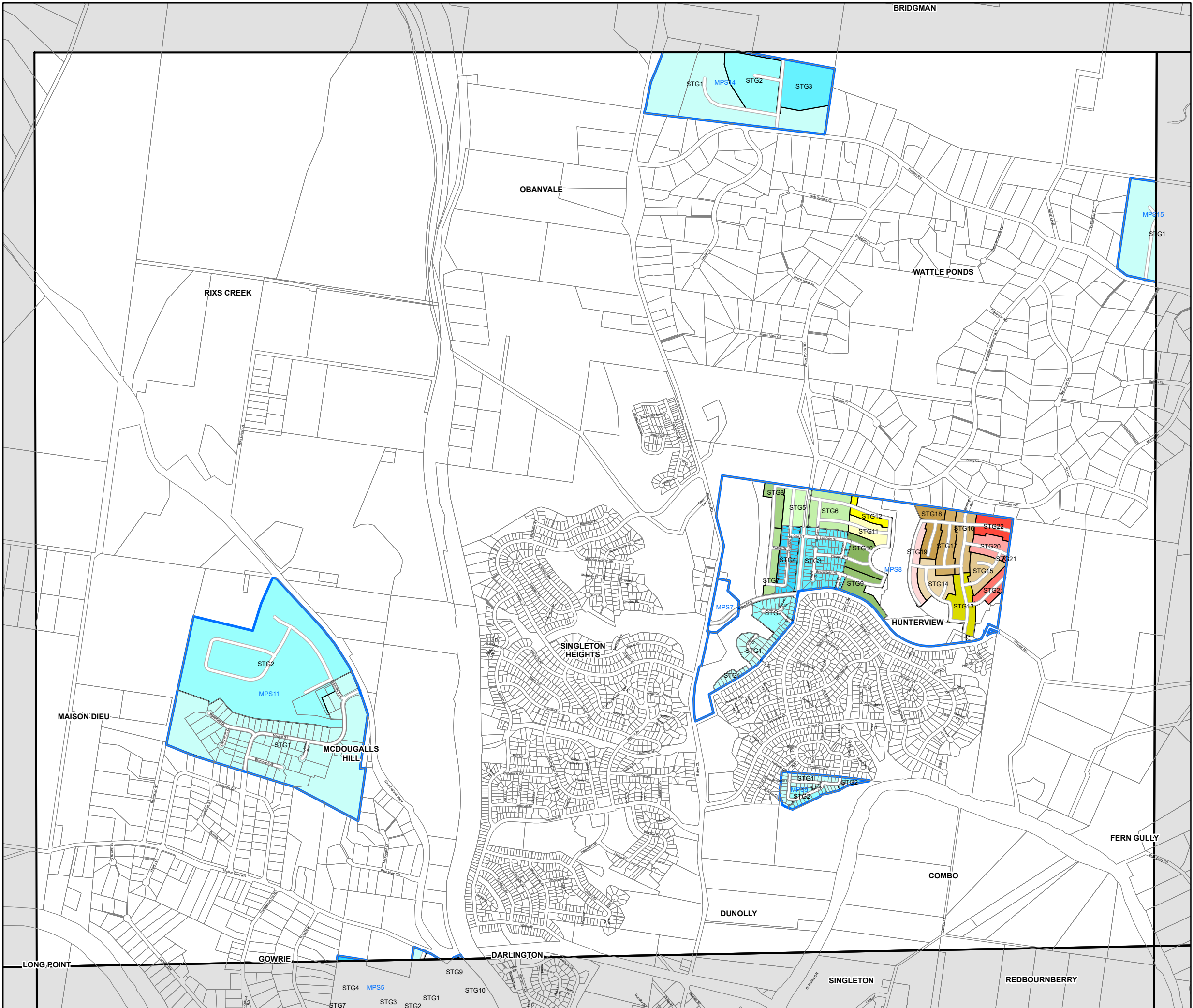
Concept Subdivision Stages

- | | |
|-------|----------|
| STG1 | Stage 1 |
| STG2 | Stage 2 |
| STG3 | Stage 3 |
| STG4 | Stage 4 |
| STG5 | Stage 5 |
| STG6 | Stage 6 |
| STG7 | Stage 7 |
| STG8 | Stage 8 |
| STG9 | Stage 9 |
| STG10 | Stage 10 |
| STG11 | Stage 11 |
| STG12 | Stage 12 |
| STG13 | Stage 13 |
| STG14 | Stage 14 |
| STG15 | Stage 15 |
| STG16 | Stage 16 |
| STG17 | Stage 17 |
| STG18 | Stage 18 |
| STG19 | Stage 19 |
| STG20 | Stage 20 |
| STG21 | Stage 21 |
| STG22 | Stage 22 |



Projection: GDA 1994
MGA 56

Map Identification Number:
7000_COM_MPS_014A_020_20191115



Master-Planned Sites Map
Sheet MPS_014B

Cadastre

□ Cadastre 15/11/2019
© Land and Property Information (LPI)

Master-Planned Sites

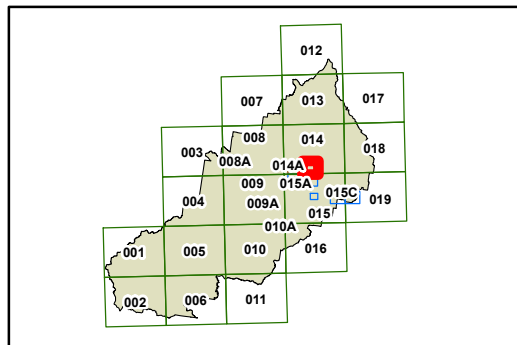
□ Master-Planned Sites

Concept Roads

— Concept Roads

Concept Subdivision Stages

- | | |
|-------|----------|
| STG1 | Stage 1 |
| STG2 | Stage 2 |
| STG3 | Stage 3 |
| STG4 | Stage 4 |
| STG5 | Stage 5 |
| STG6 | Stage 6 |
| STG7 | Stage 7 |
| STG8 | Stage 8 |
| STG9 | Stage 9 |
| STG10 | Stage 10 |
| STG11 | Stage 11 |
| STG12 | Stage 12 |
| STG13 | Stage 13 |
| STG14 | Stage 14 |
| STG15 | Stage 15 |
| STG16 | Stage 16 |
| STG17 | Stage 17 |
| STG18 | Stage 18 |
| STG19 | Stage 19 |
| STG20 | Stage 20 |
| STG21 | Stage 21 |
| STG22 | Stage 22 |

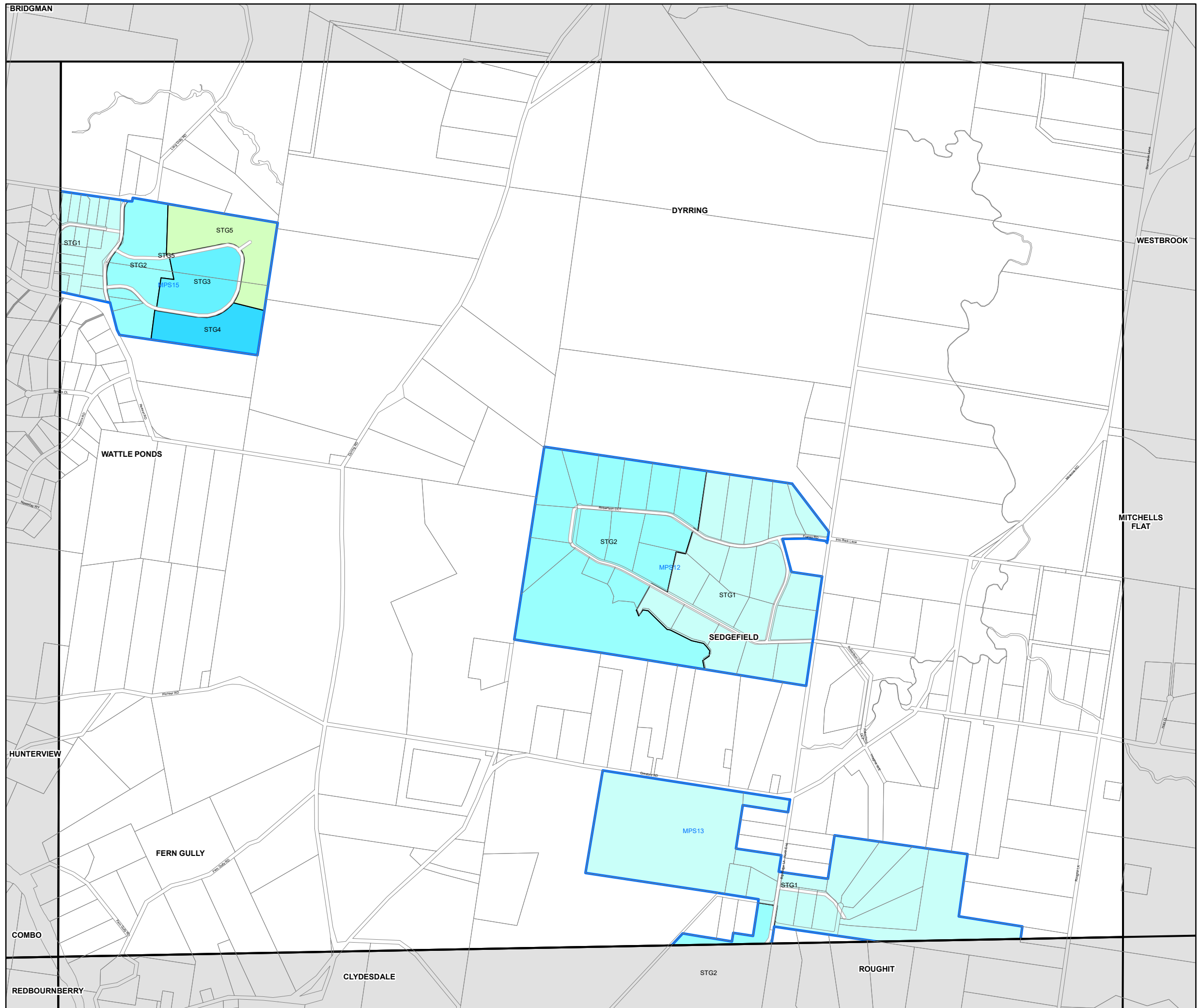


0 0.5 1
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:20,000 @ A3

Map Identification Number:
7000_COM_MPS_014B_020_20191115



Master-Planned Sites Map - Sheet MPS_015

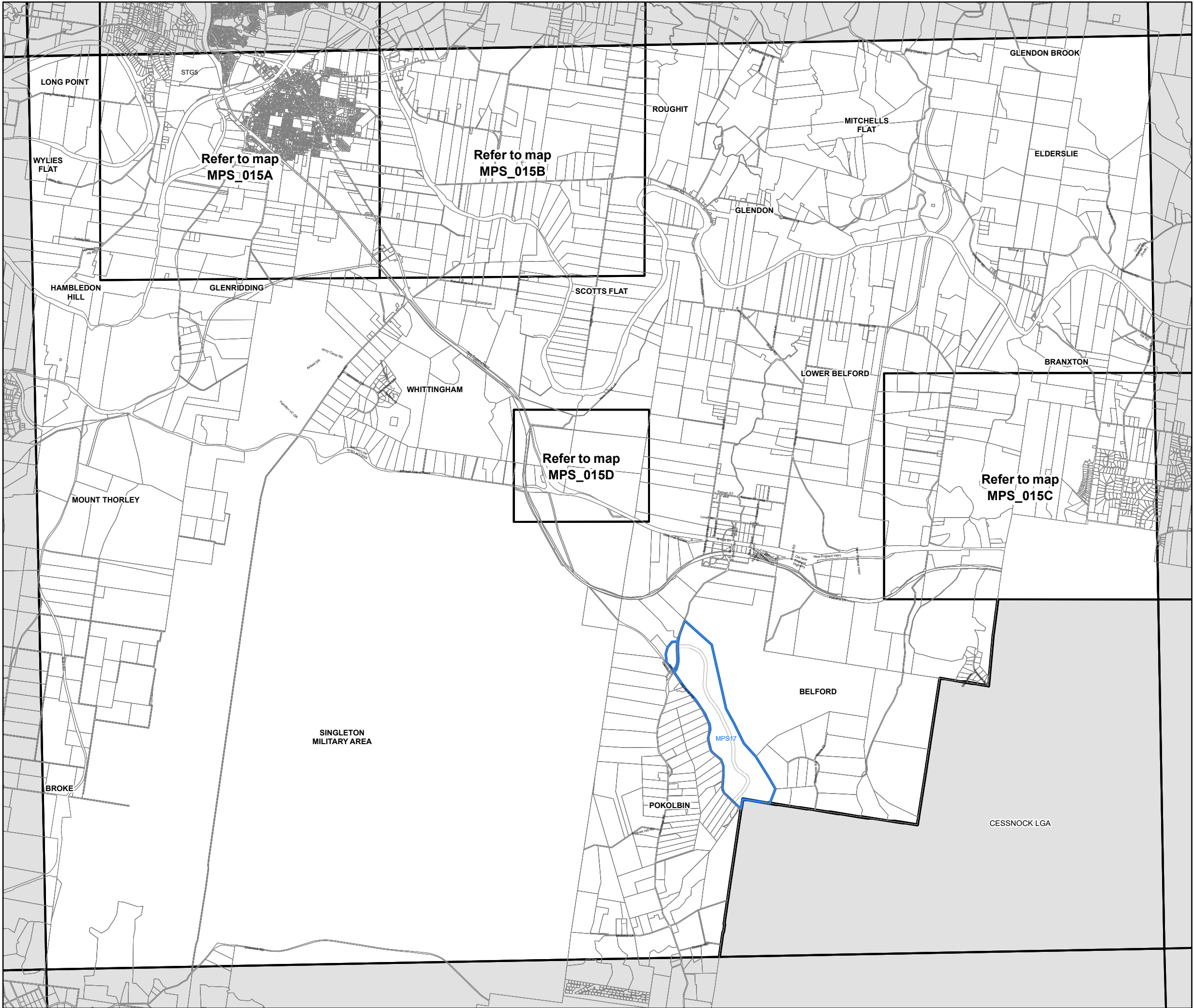
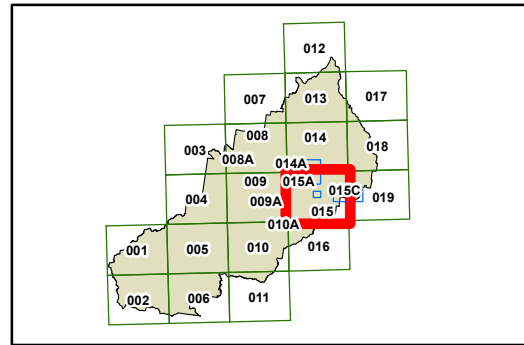
Cadastral
Cadastral 15/11/2019
© Land and Property Information (LPI)

Master-Planned Sites
Master-Planned Sites

Concept Roads
Concept Roads

Concept Subdivision Stages

- STG1 Stage 1
- STG2 Stage 2
- STG3 Stage 3
- STG4 Stage 4
- STG5 Stage 5
- STG6 Stage 6
- STG7 Stage 7
- STG8 Stage 8
- STG9 Stage 9
- STG10 Stage 10
- STG11 Stage 11
- STG12 Stage 12
- STG13 Stage 13
- STG14 Stage 14
- STG15 Stage 15
- STG16 Stage 16
- STG17 Stage 17
- STG18 Stage 18
- STG19 Stage 19
- STG20 Stage 20
- STG21 Stage 21
- STG22 Stage 22



SINGLETON COUNCIL Singleton Development Control Plan 2014

Master-Planned Sites Map - Sheet MPS_015A

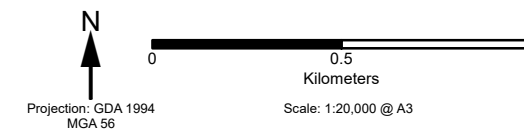
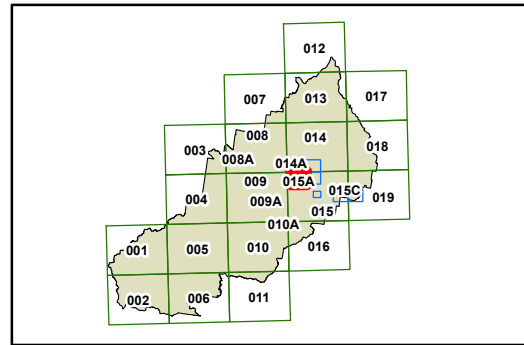
Cadastre
Cadastre 15/11/2019
© Land and Property Information (LPI)

Master-Planned Sites
Master-Planned Sites

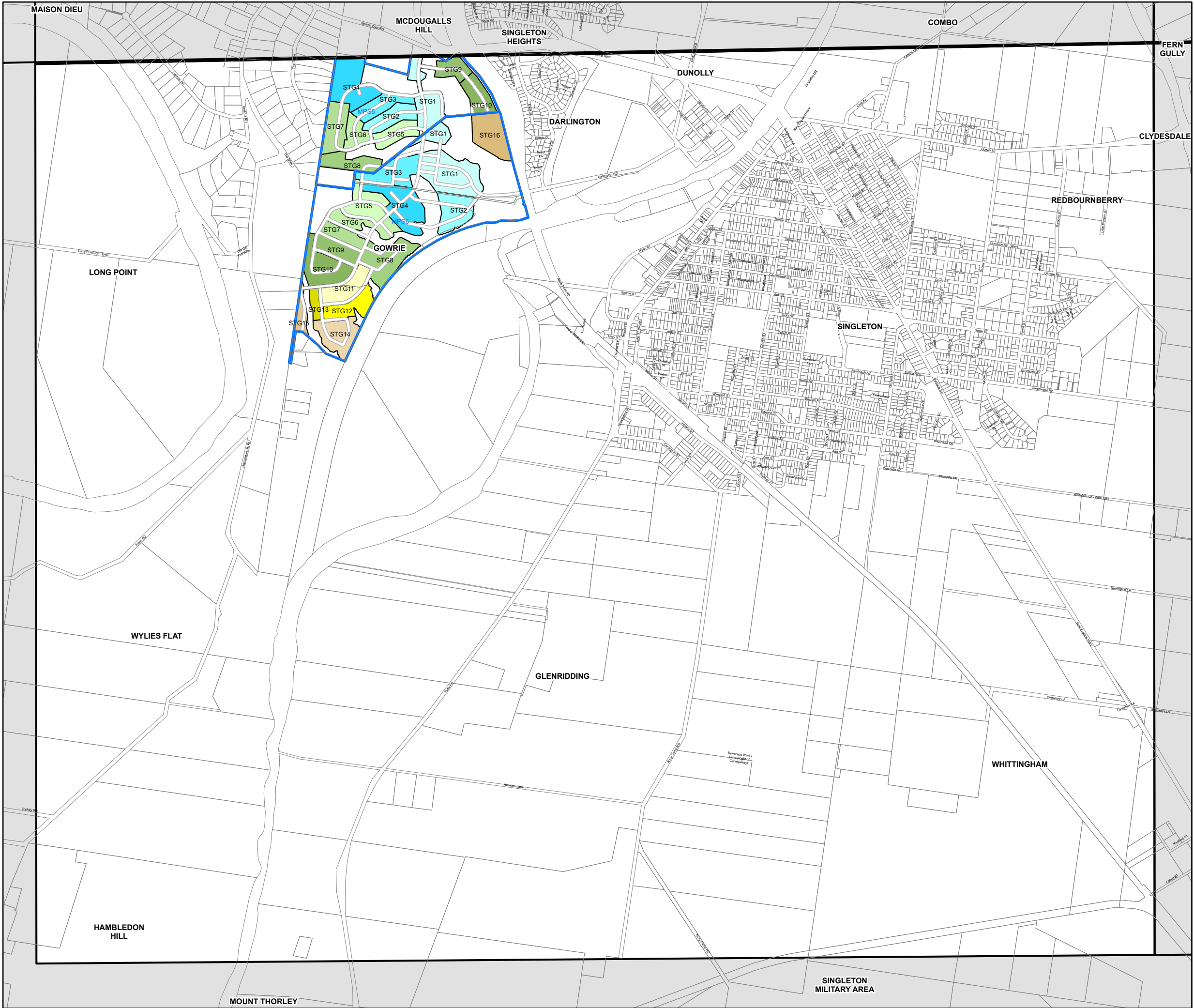
Concept Roads
Concept Roads

Concept Subdivision Stages

- STG1 Stage 1
- STG2 Stage 2
- STG3 Stage 3
- STG4 Stage 4
- STG5 Stage 5
- STG6 Stage 6
- STG7 Stage 7
- STG8 Stage 8
- STG9 Stage 9
- STG10 Stage 10
- STG11 Stage 11
- STG12 Stage 12
- STG13 Stage 13
- STG14 Stage 14
- STG15 Stage 15
- STG16 Stage 16
- STG17 Stage 17
- STG18 Stage 18
- STG19 Stage 19
- STG20 Stage 20
- STG21 Stage 21
- STG22 Stage 22




Map Identification Number: 7000_COM_MPS_015A_020_20191115



**Master-Planned Sites Map -
Sheet MPS_015B**


Cadastral

 Cadastral 15/11/2019
© Land and Property Information (LPI)























Master-Planned Sites

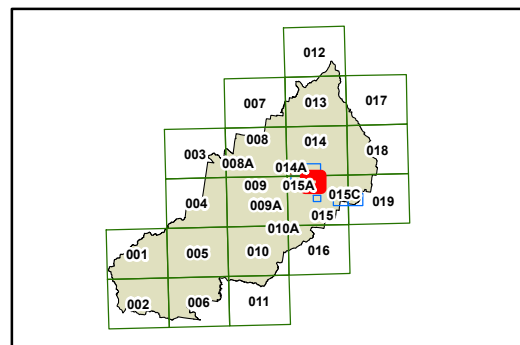
 Master-Planned Sites

Concept Roads

 Concept Roads

Concept Subdivision Stages

- | | |
|--|----------|
|  | Stage 1 |
|  | Stage 2 |
|  | Stage 3 |
|  | Stage 4 |
|  | Stage 5 |
|  | Stage 6 |
|  | Stage 7 |
|  | Stage 8 |
|  | Stage 9 |
|  | Stage 10 |
|  | Stage 11 |
|  | Stage 12 |
|  | Stage 13 |
|  | Stage 14 |
|  | Stage 15 |
|  | Stage 16 |
|  | Stage 17 |
|  | Stage 18 |
|  | Stage 19 |
|  | Stage 20 |
|  | Stage 21 |
|  | Stage 22 |

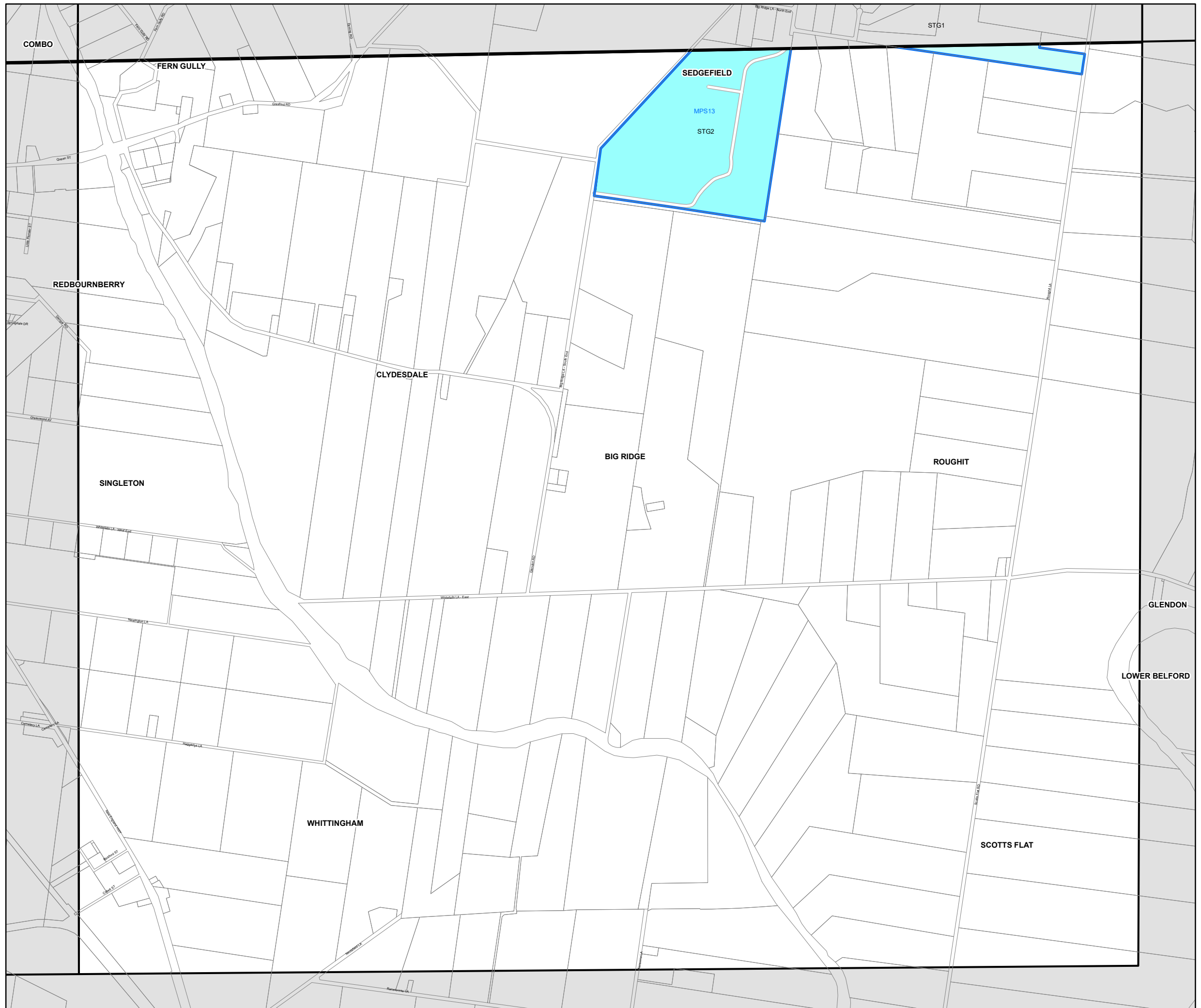


0 0.5 1
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:20,000 @ A3

Map Identification Number:
7000_COM_MPS_015B_020_20191115



Master-Planned Sites Map -
Sheet MPS_015C

Cadastral

□ Cadastral 15/11/2019
© Land and Property Information (LPI)

Master-Planned Sites

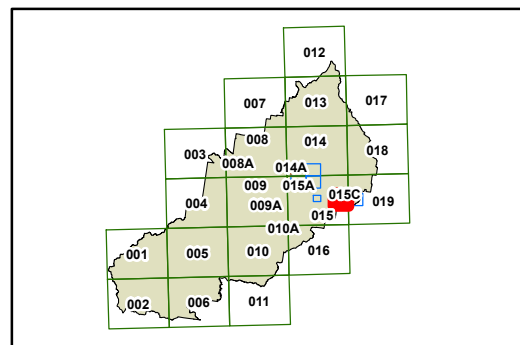
□ Master-Planned Sites

Concept Roads

□ Concept Roads

Concept Subdivision Stages

- | | |
|-------|----------|
| STG1 | Stage 1 |
| STG2 | Stage 2 |
| STG3 | Stage 3 |
| STG4 | Stage 4 |
| STG5 | Stage 5 |
| STG6 | Stage 6 |
| STG7 | Stage 7 |
| STG8 | Stage 8 |
| STG9 | Stage 9 |
| STG10 | Stage 10 |
| STG11 | Stage 11 |
| STG12 | Stage 12 |
| STG13 | Stage 13 |
| STG14 | Stage 14 |
| STG15 | Stage 15 |
| STG16 | Stage 16 |
| STG17 | Stage 17 |
| STG18 | Stage 18 |
| STG19 | Stage 19 |
| STG20 | Stage 20 |
| STG21 | Stage 21 |
| STG22 | Stage 22 |

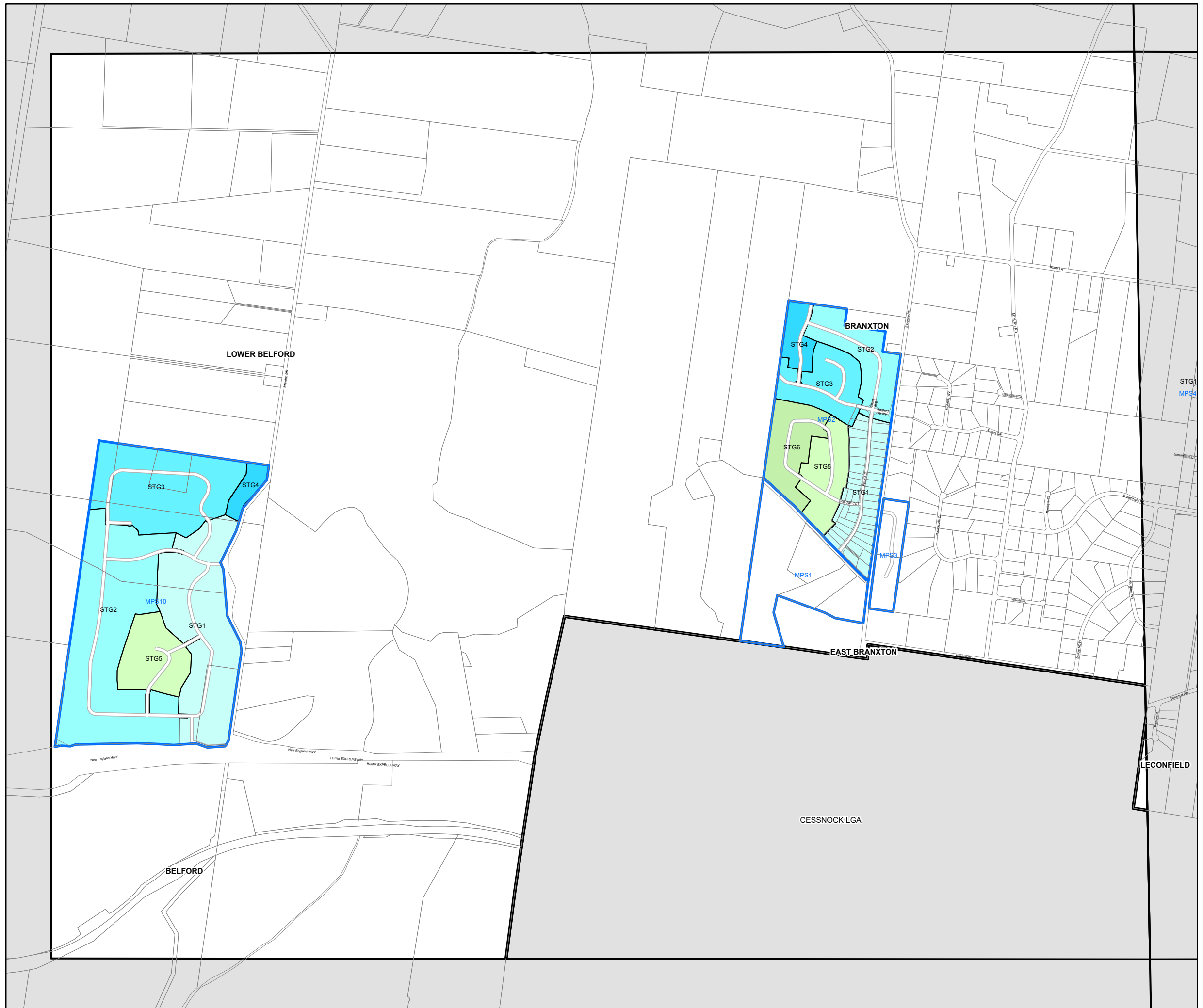


0 0.5 1
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:20,000 @ A3

Map Identification Number:
7000_COM_MPS_015C_020_20191115



Master-Planned Sites Map -
Sheet MPS_015D

Cadastre

□ Cadastre 15/11/2019
© Land and Property Information (LPI)

Master-Planned Sites

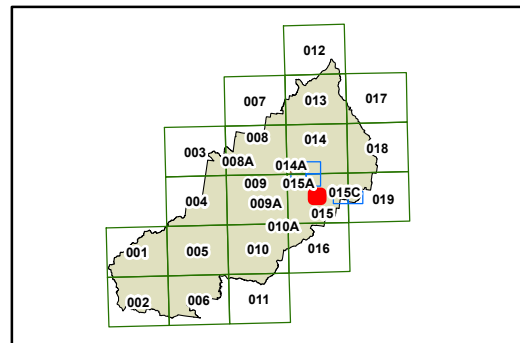
□ Master-Planned Sites

Concept Roads

— Concept Roads

Concept Subdivision Stages

- | | |
|-------|----------|
| STG1 | Stage 1 |
| STG2 | Stage 2 |
| STG3 | Stage 3 |
| STG4 | Stage 4 |
| STG5 | Stage 5 |
| STG6 | Stage 6 |
| STG7 | Stage 7 |
| STG8 | Stage 8 |
| STG9 | Stage 9 |
| STG10 | Stage 10 |
| STG11 | Stage 11 |
| STG12 | Stage 12 |
| STG13 | Stage 13 |
| STG14 | Stage 14 |
| STG15 | Stage 15 |
| STG16 | Stage 16 |
| STG17 | Stage 17 |
| STG18 | Stage 18 |
| STG19 | Stage 19 |
| STG20 | Stage 20 |
| STG21 | Stage 21 |
| STG22 | Stage 22 |

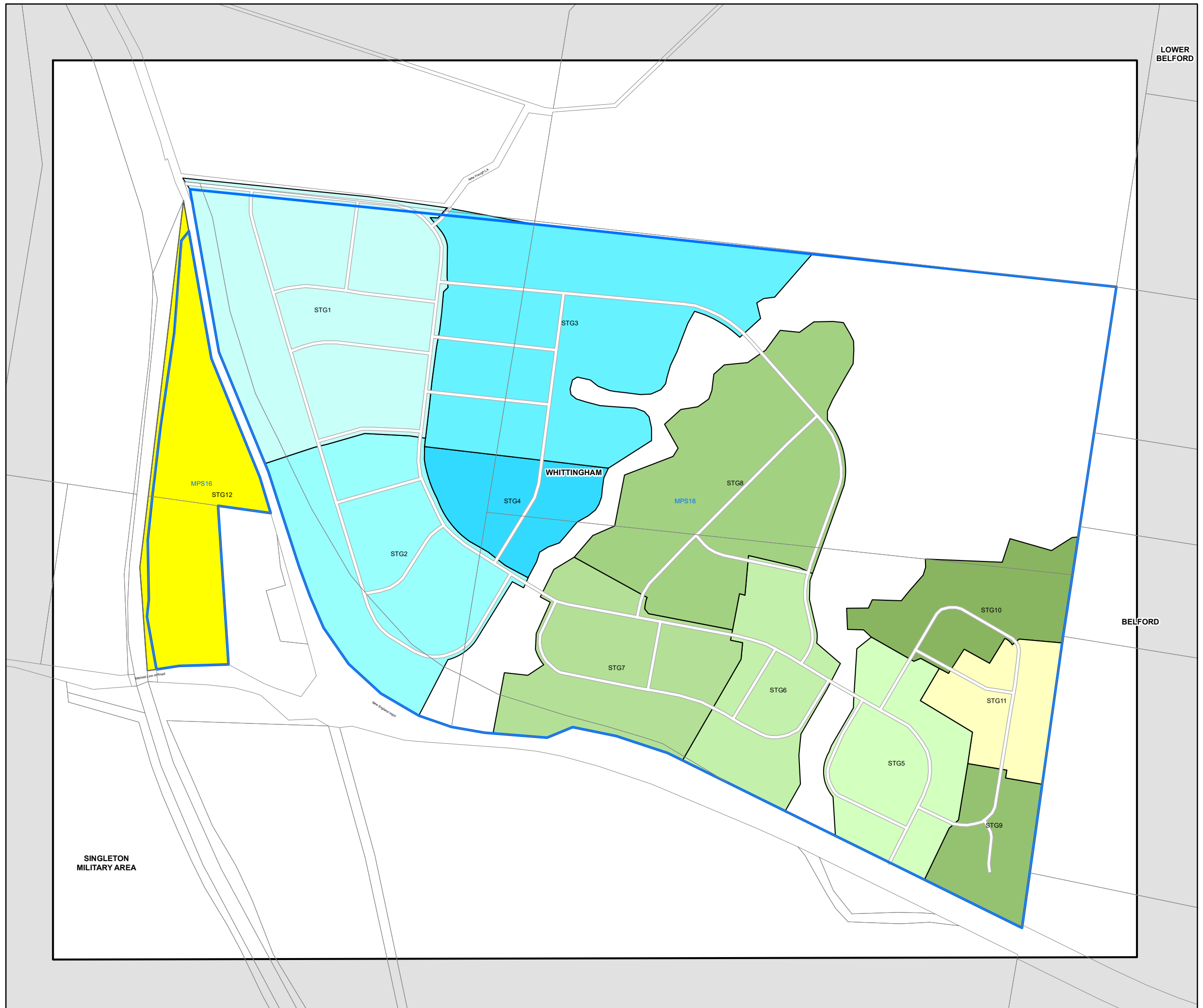


0 0.25 0.5
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:10,000 @ A3

Map Identification Number:
7000_COM_MPS_015D_010_20191115



Master-Planned Sites Map -
Sheet MPS_019A

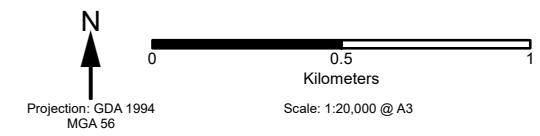
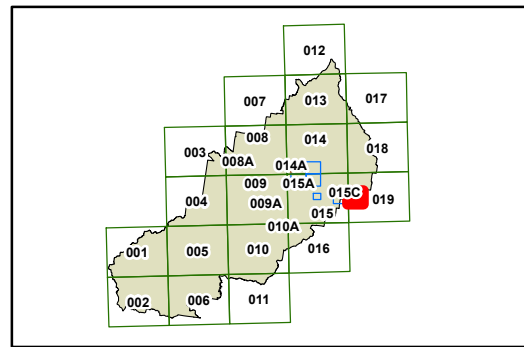
Cadastre
 ☐ Cadastre 15/11/2019
 © Land and Property Information (LPI)

Master-Planned Sites
 ☐ Master-Planned Sites






Concept Roads
 — Concept Roads

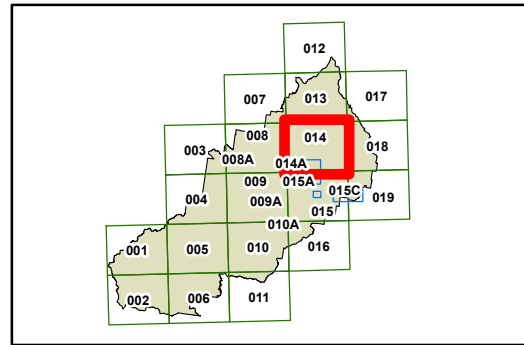
Concept Subdivision Stages

- STG1 Stage 1
- STG2 Stage 2
- STG3 Stage 3
- STG4 Stage 4
- STG5 Stage 5
- STG6 Stage 6
- STG7 Stage 7
- STG8 Stage 8
- STG9 Stage 9
- STG10 Stage 10
- STG11 Stage 11
- STG12 Stage 12
- STG13 Stage 13
- STG14 Stage 14
- STG15 Stage 15
- STG16 Stage 16
- STG17 Stage 17
- STG18 Stage 18
- STG19 Stage 19
- STG20 Stage 20
- STG21 Stage 21
- STG22 Stage 22



Biodiversity Protection Map - Sheet BPA_014

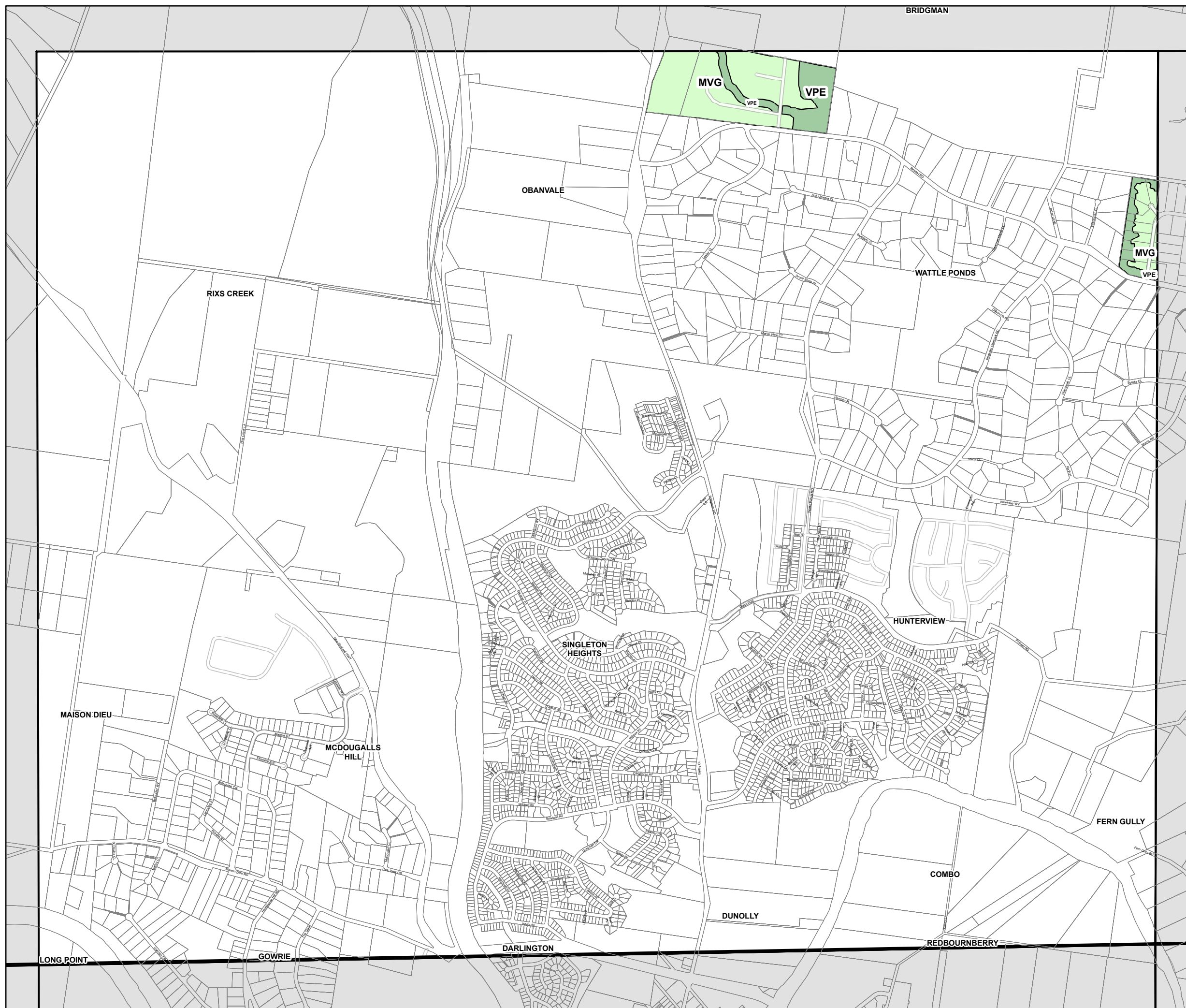
- Master-Planned Sites**
 Master-Planned Sites
- Biodiversity Protection Areas**
 Managed vegetation
 Vegetation to be protected and enhanced
- Concept Roads**
 Concept Roads
- Cadastre**
 Cadastre 15/11/2019
© Land and Property Information (LPI)



Map Identification Number: 7000_COM_BPA_014_080_20191115



Map Identification Number: 7000_COM_BPA_014A_020_20191115



Biodiversity Protection Map -
Sheet BPA_014B

Cadastre

□ Cadastre 15/11/2019
© Land and Property Information (LPI)

Master-Planned Sites

□ Master-Planned Sites

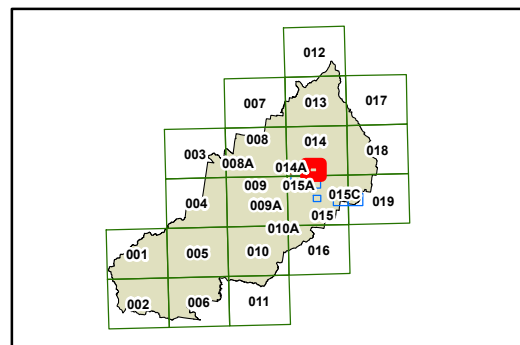
Concept Roads

— Concept Roads

Biodiversity Protection

■ Managed vegetation

■ Vegetation to be protected and enhanced



0 0.5 1
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:20,000 @ A3

Map Identification Number:
7000_COM_BPA_014B_020_20191115





Singleton Development Control Plan 2014

Biodiversity Protection Map - Sheet BPA_015

Cadastre

Cadastre 15/11/2019
© Land and Property Information (LPI)

Master-Planned Sites

Master-Planned Sites

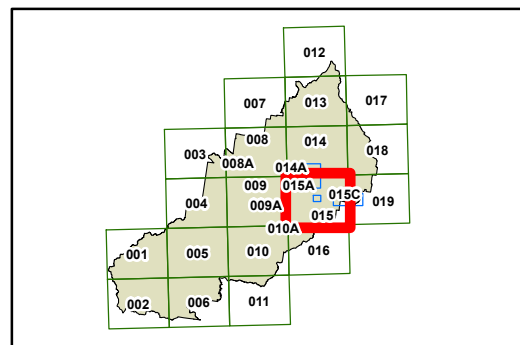
Concept Roads

Concept Roads

Biodiversity Protection Areas

Managed vegetation

Vegetation to be protected and enhanced

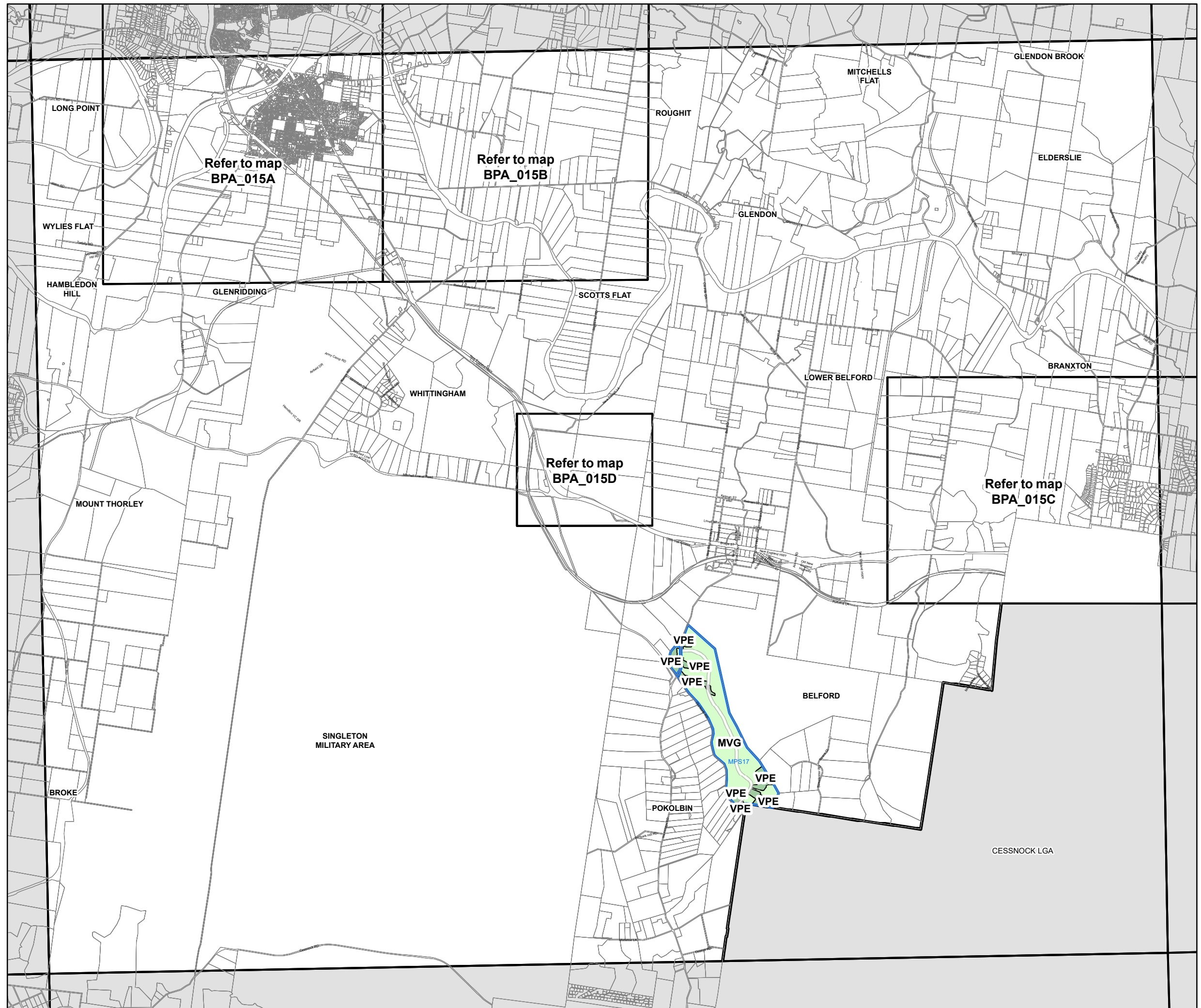


0 2 4
Kilometers

Projection: GDA 1994
MGA 56

Scale: 1:80,000 @ A3

Map Identification Number:
7000_COM_BPA_015_080_20191115





Singleton Development Control Plan 2014

Biodiversity Protection Map - Sheet BPA_015B

Cadastre

Cadastre 15/11/2019
© Land and Property Information (LPI)

Master-Planned Sites

Master-Planned Sites

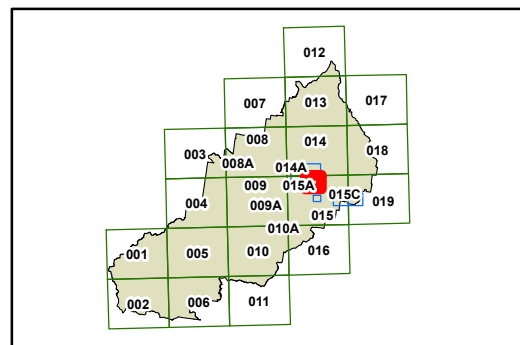
Concept Roads

Concept Roads

Biodiversity Protection

Managed vegetation

Vegetation to be protected and enhanced



0 0.5 1
Kilometers

Projection: GDA 1994
MGA 56

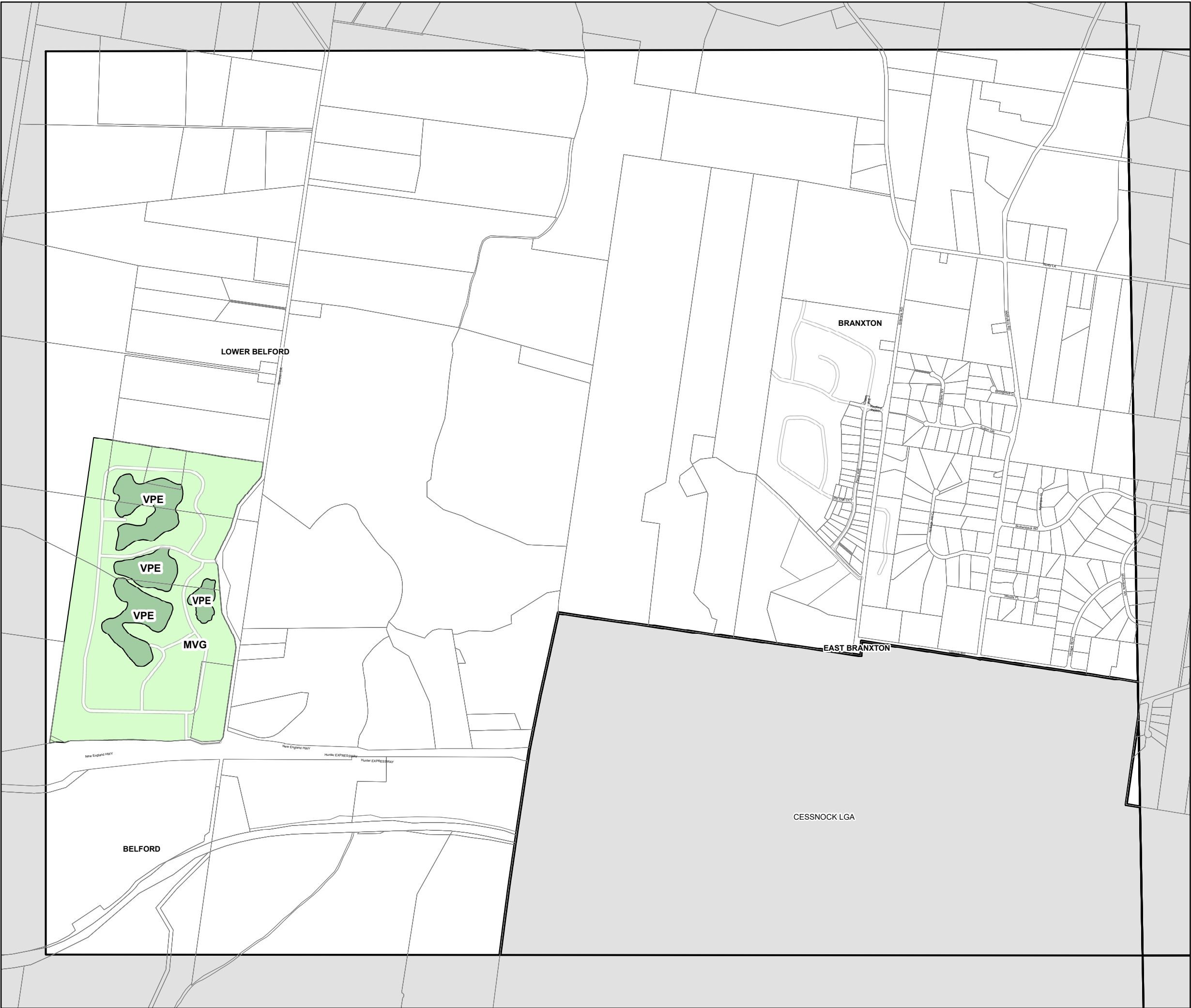
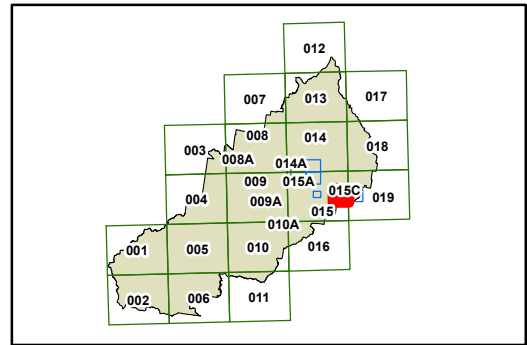
Scale: 1:20,000 @ A3

Map Identification Number:
7000_COM_BPA_015B_020_20191115



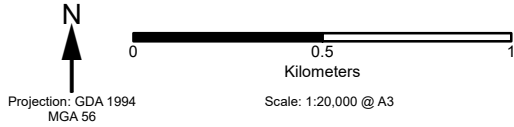
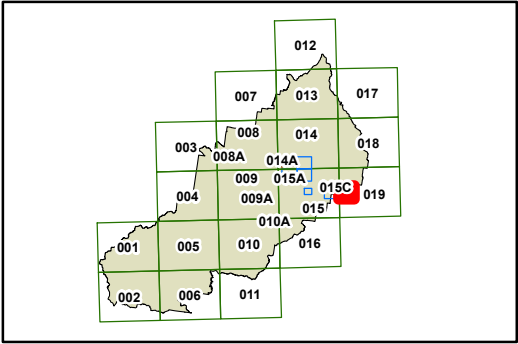
Biodiversity Protection Map -
Sheet BPA_015C

- Cadastre**
- Cadastre 15/11/2019
© Land and Property Information (LPI)
- Master-Planned Sites**
- Master-Planned Sites
- Concept Roads**
- Concept Roads
- Biodiversity Protection**
- Managed vegetation
 - Vegetation to be protected and enhanced



Biodiversity Protection Map - Sheet BPA_019A

- Cadastre**
- Cadastre 15/11/2019
© Land and Property Information (LPI)
- Master-Planned Sites**
- Master-Planned Sites
- Concept Roads**
- Concept Roads
- Managed vegetation
- Vegetation to be protected and enhanced



Scenic Protection Map - Sheet SCP_015

- Cadastre**
 Cadastre 15/11/2019
 © Land and Property Information (LPI)
- Master-Planned Sites**
 Master-Planned Sites
- Scenic Protection Land**
 Scenic Protection

