

Singleton Development Control Plan 2014



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

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Part 1 PRELIMINARY

1.1 Name of this Plan

This plan is *Singleton Development Control Plan 2014*

1.2 Commencement

This plan commenced on the 9 May 2014 in accordance with Clause 21(a) 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 Local Environmental Plan 2013 - 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 2 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

- (1) 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*.
1. Under section 74E 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).
2. 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 2012

- (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).

Note.

1. Section 74BA of the [Environmental Planning and Assessment Act 1979](#) (the Act) identifies the principal purpose of a Development Control Plan (DCP).
2. Subsection 79C(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.

- 1.** 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.

Part 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 sight-lines 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 sub-surface drainage 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 Engineering Practice](#).

Figure 2.1A - Allocations for reserve with footpath

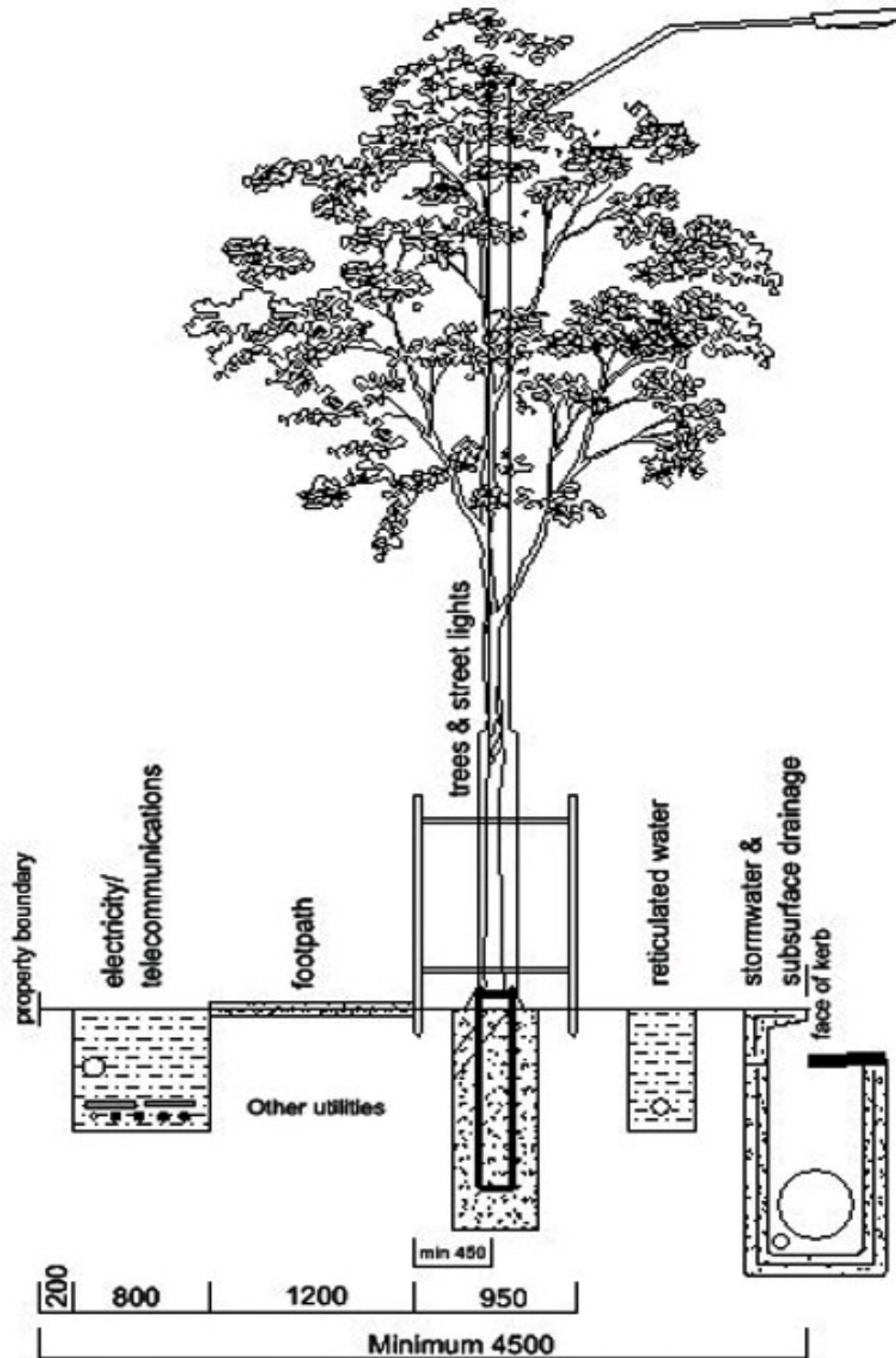


Figure 2.1B - Allocations for reserve with cycleway

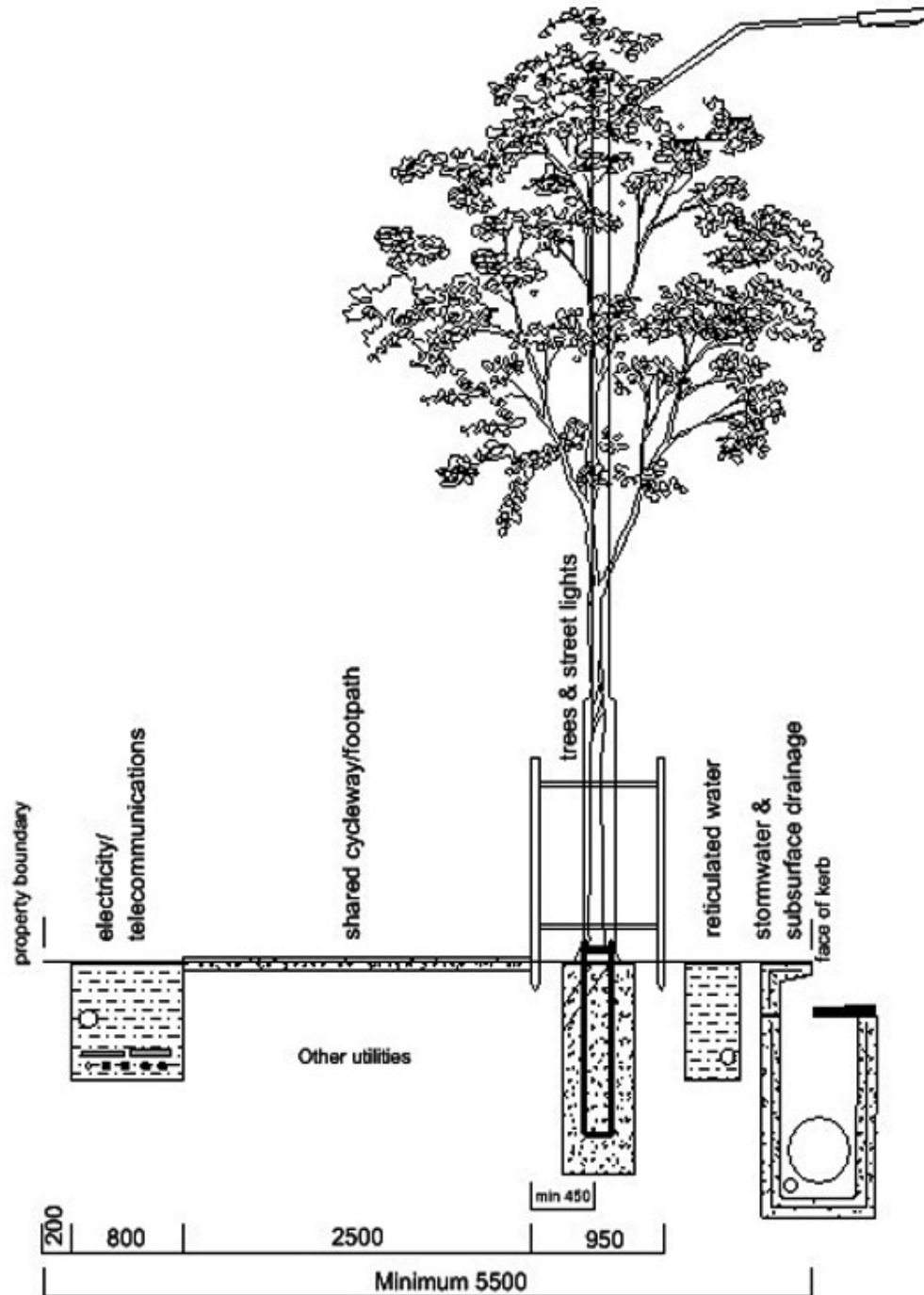


Figure 2.1C - Allocations for perimeter reserve with no utilities

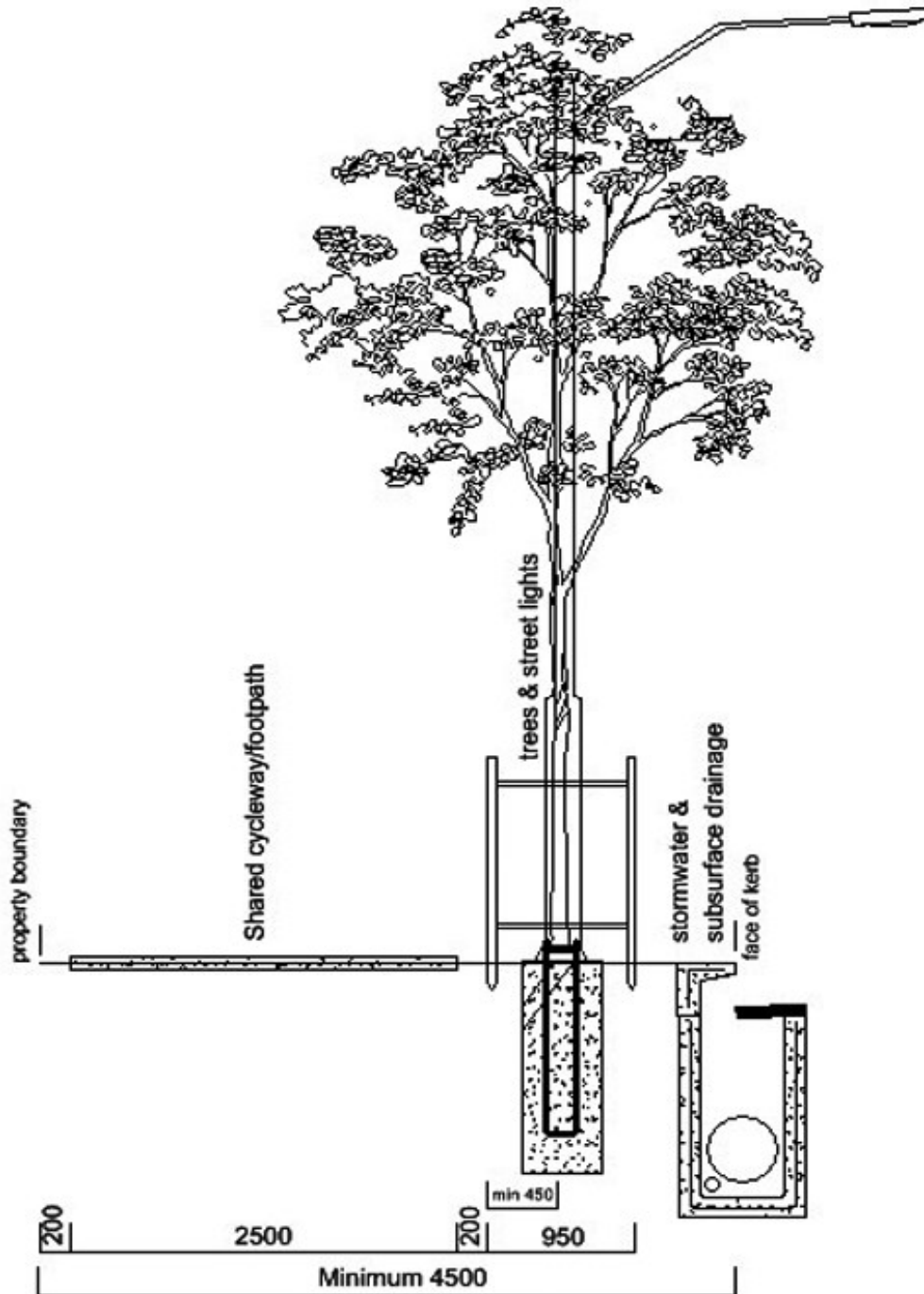
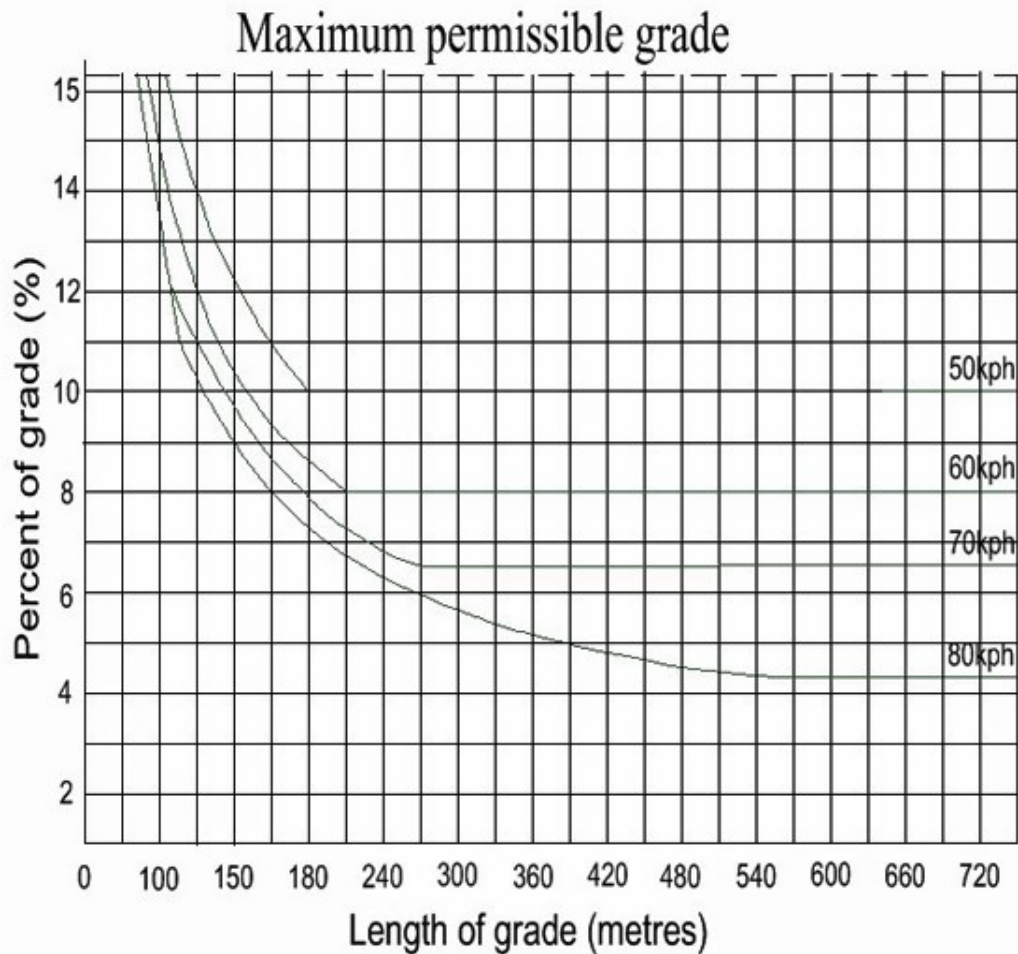


Figure 2.1D - Maximum length of grade chart



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 off-set 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 down stream,
 - (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 pre-development run-off 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 Rainfall and Runoff (AR&R)* and *Australian Runoff Quality-A 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 1 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 streetcape 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 carparking 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, carparking 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 [Maximum Building Height 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 *Maximum Building Height 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 *Maximum Building Height 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)
≤ 300m ²	0.70:1
>300m ² - 600m ²	0.65:1
>600m ² - 1,200m ²	0.60:1
>1,200m 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 clause are as follows:
 - (a) to avoid adverse impacts on the environment,
 - (b) to achieve biodiversity outcomes which improve upon or at least maintain the pre-development situation,
 - (c) to minimise the potential for land degradation,
 - (d) to encourage environmentally responsible design.
- (2) This clause applies to any development on land to which this Plan applies.
- (3) In deciding whether to grant consent to development on land, the consent authority must have regard to:
 - (a) avoidance of impacts on biodiversity,
 - (b) prevention of land degradation,
 - (c) prevention of salinity,
 - (d) maintenance of good water quality,
 - (e) prevention of broadscale clearing in overcleared landscapes, and
 - (f) offsetting of impacts if they cannot be avoided.
- (4) 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, or
 - (b) if impacts cannot be reasonably avoided, the development is designed, sited and will be managed to minimise that impact, or
 - (c) if impacts cannot be minimised, the development will be managed to mitigate that impact.

2.17 Preservation of trees and vegetation on certain residential, business and heritage land

- (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.
- (2) This clause applies to trees and vegetation on:
 - (a) land in a heritage conservation area,
 - (b) a lot containing a listed heritage item,
 - (c) land in *Zone R1 General Residential*,
 - (d) land in *Zone R2 Low Density Residential*,
 - (e) land in *Zone R5 Large Lot Residential*,

- (f) land in *Zone B3 Commercial Core*,
 - (g) land in *Zone B4 Mixed Use*,
 - (h) land in *Zone B5 Business Development*, and
 - (i) land in *Zone B6 Enterprise Corridor*.
- (3)** A tree on land within a heritage conservation area or within the 20m curtilage of a heritage item, is a prescribed tree for the purpose of Clause 5.9 of the [Singleton Local Environmental Plan 2013](#) if:
- (a) the height of the tree is 5m or greater, or
 - (b) the canopy spread is 5m or greater, or
 - (c) the trunk diameter when measured at ground level is 250mm or greater.
- (4)** Development consent should not be granted for the ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree referred to by subclause (3) unless the consent authority is satisfied that:
- (a) the condition of the tree is considered dangerous and the dangers cannot be overcome by any alternative reasonable and practical means, or
 - (b) loss of the tree will not unreasonably impact upon the heritage significance of the heritage item or heritage conservation area concerned, or
 - (c) loss of the tree is justified either on technical or legal grounds according to the circumstances of the case.
- (5)** A tree on land in *Zone R1 General Residential*, *Zone R2 Low Density Residential* or *Zone R5 Large Lot Residential*, *Zone B3 Commercial Core*, *Zone B4 Mixed Use*, *B5 Business Development* and *B6 Enterprise Corridor* is a prescribed tree for the purpose of Clause 5.9 of the [Singleton Local Environmental Plan 2013](#) if:
- (a) the tree height is 5m or greater, and
 - (b) the canopy spread is 5m or greater, and
 - (c) the trunk diameter measured at ground level is 300mm or greater, and
 - (d) the age of the tree is 100 years or greater.
- (6)** Development consent should not be granted for the ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree referred to by subclause (5) unless the consent authority is satisfied that:
- (a) the condition of the tree is considered dangerous and the dangers cannot be overcome by any alternative reasonable and practical means, or
 - (b) the removal of the tree is justified either on technical or legal grounds according to the circumstances of the case.
- (7)** Applications for development consent to which subclauses (4)(b) and (8)(a) apply, must be supported by a tree hazard assessment report prepared by a suitably qualified arborist. The report must:
- (a) include a detailed assessment methodology, and
 - (b) address the nature of the identified hazard, and
 - (c) include a detailed risk assessment, and
 - (d) provide details of any alternative measures available to mitigate the danger.

- (8) Vegetation on land in *Zone R1 General Residential*, *Zone R2 Low Density Residential* or *Zone R5 Large Lot Residential* is prescribed vegetation for the purpose of Clause 5.9 of the [Singleton Local Environmental Plan 2013](#) if:
- (a) the stand of trees proposed to be impacted is 10 or more, and
 - (b) the dominant tree height is 10m or greater, and
 - (c) the age of the trees proposed to be impacted is 15 years or greater.
- (9) Development consent should not be granted to ringbark, cut down, top, lop, remove, injure or destroy vegetation referred to by subclause (8) unless the consent authority is satisfied that:
- (a) the impact on the vegetation is necessary to provide for a land use which is permissible in the land use zone, or
 - (b) the impact on the vegetation is required for hazard management purposes, or
 - (c) the vegetation is non-native vegetation, or
 - (d) the impact on the vegetation is required in order to protect public infrastructure, or
 - (e) the impact on the vegetation will not have any significant adverse impact in regard to biodiversity conservation, heritage or local amenity, or
 - (f) the impact on the vegetation is considered necessary in the circumstances of the case.

Notes.

1. 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 that is compatible with the heritage character of the heritage site and/or heritage conservation area.
2. Tree hazard assessment reports should be prepared by a minimum Level 5 (Australian Qualification Framework) arborist with no arrangements to perform the physical works that would impact upon the subject tree or vegetation.
3. Street trees must not be ringbarked, cut down, topped, lopped, removed, injured or destroyed without the express permission of Council.
4. The [Native Vegetation Act 2003](#) and [Threatened Species Conservation Act 1995](#) contain requirements in relation to protecting vegetation. Obligations under these Acts and any other relevant Acts still apply despite the provisions of this Plan.

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 carparking 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 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 10,000 ltrs,
- (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 22,500 ltrs,
- (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, and
- (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 carparking 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 carparking 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 manouvering 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. Carparking 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 manouvering areas.
4. Car parking areas, loading docks and vehicle manouvering 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 manouvering areas include concrete and two-coat bitumen seal.
5. The visual impacts of car parking areas, loading docks and vehicle manouvering areas can be minimised by:
 - situating them in places where they will not be able to be viewed from the road, and
 - through 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 compliment 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
- (f) 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) pilon 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**Objective**

- (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.
- (5) For the purposes of this clause, an vegetation buffer must comply with 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 foilage 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.

Part 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 "Conservation and improvement works" or "Managed".
- (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 "Conservation and improvement works" 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.

Part 4 MISCELLANEOUS PROVISIONS

4.1 Operational details

- (1) The objective of this clause is to ensure that impacts associated with certain landuse 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 landuse 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

Objective

- (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
- (j) hazards (e.g. bushfire, flooding, mine subsidence, landslip, etc), and
- (k) opportunities to link into existing open space, pedestrian and cycle networks, and
- (l) the streetscape appearance, and
- (m) landscaping, and
- (n) skyline, and
- (o) type and height of fencing to the street, and
- (p) any proposed signage, and
- (q) the sense of identity and social wellbeing of the neighbourhood, and
- (r) 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.

Part 5 CONSULTATION

5.1 Proposals not requiring notification

- (1) The objective of this clause is to dispense with the requirement to notify certain development proposals under this plan due to their low impact nature.
- (2) The consent authority is not required to notify the following proposals under this Plan:
 - (a) low-scale ancillary uses to residential,
 - (b) change of use - in industrial and business zones, where:
 - (i) the change of use does not relate to the change in the use of a dwelling to another use, and
 - (ii) the change of use is not to an entertainment facility, hazardous industry, hazardous storage establishment, home occupation (sex services), offensive industry, pub, registered club, sex services premises, or tourist and visitor accommodation, and
 - (iii) it is not proposed to extend trading beyond 10pm, and
 - (iv) no external construction works are proposed.
 - (c) dual occupancy - in rural zones, where the building is 20m or greater from all lot boundaries,
 - (d) dwelling house - where the building is single-storey and complies with standard building setbacks for the zone.
 - (e) modification of development consent - where, in the opinion of the consent authority, the modification will not intensify external impacts,
 - (f) rural workers dwelling - in rural zones, where the building is 20m or greater from all lot boundaries.

Note.

1. "Low scale ancillary uses to residential " includes such things as a pergola, detached garage, carport, outbuilding, basement and swimming pools up to 0.5m above the existing ground level.
2. Nothing in this clause restricts the consent authority from notifying a development proposal, if deemed warranted by the consent authority.

5.2 Notice in local newspaper and minimum 14 day submission period for certain development

- (1) The objective of this clause is to provide a minimum level of notification for certain types of development which, due to their nature, may generate significant external impacts.
- (2) This clause applies to the following types of development on any land to which this Plan applies:
 - (a) airstrip,
 - (b) boarding house,

- (c) backpackers accommodation,
- (d) camping ground,
- (e) caravan park,
- (f) cemetery,
- (g) childcare centre in residential zone,
- (h) educational establishment,
- (i) electricity generating works,
- (j) hazardous industry,
- (k) hazardous storage establishment.

(3) Before granting consent to development to which this clause applies, the consent authority must:

- (a) cause notice of the application to be published in a local newspaper, and
- (b) give written notice of the application to adjoining and adjacent landowners, as registered in the Council's *Names and Address Register*, and
- (c) provide a minimum of 14 days from the date of the newspaper and landowner notices, for persons to lodge a submission to the application.

Notes.

- 1. Nothing in this clause restricts the consent authority from increasing the extent of notification of a development proposal.
- 2. An [Act](#) or [Regulations](#) may require the notification period to be greater than outlined in this Plan.

5.3 Notice in local newspaper and minimum 21 day submission period for certain development

(1) The objective of this clause is to provide a minimum level of notification for certain types of development which, due to their nature, may generate significant external impacts.

(2) This clause applies to the following types of development on any land to which this Plan applies:

- (a) air transport facility,
- (b) airport,
- (c) canal estate development,
- (d) hazardous industry,
- (e) hazardous storage establishment,
- (f) home occupation (sex services),
- (g) sex services premises.

(3) Before granting consent to development to which this clause applies, the consent authority must:

- (a) cause notice of the application to be published in a local newspaper, and
- (b) give written notice of the application to adjoining and adjacent landowners, as registered in the Council's *Names and Address Register*, and
- (c) provide a minimum of 21 days from the date of the newspaper and landowner notices, for persons to lodge a submission to the application.

Note

- 1. Nothing in this clause restricts the consent authority from further increasing the extent of notification of a development proposal.
- 2. An [Act](#) or [Regulations](#) may require the notification period to be greater than outlined in this Plan.

5.4 Minimum 14 day submission period for other development

- (1) The objective of this clause is to provide an opportunity for people who may be affected by a development proposal to have their comments about the proposal considered by the Council.
- (2) This clause applies to development not expressly referenced by clauses 5.1, 5.2 or 5.3 of this plan.
- (3) Before granting consent to development to which this clause applies, the consent authority must:
 - (a) give written notice of the application to adjoining and adjacent landowners, as registered in the Council's *Names and Address Register*, and
 - (b) provide a minimum of 14 days from the date of landowner notices, for persons to lodge a submission to the application.

Notes.

- 1. Nothing in this clause restricts the consent authority from increasing the extent of notification of a development proposal.
- 2. An [Act](#) or [Regulations](#) may require the notification period to be greater than outlined in this Plan.

5.5 Content of notices

- (1) The objective of this clause is to ensure that the notice of a development application contains certain minimum information.
- (2) For the purposes of this Part, a notice of an application must contain the following information:
 - (a) a description of the land (including the address) on which the development is proposed to be carried out, and
 - (b) the name of the applicant, and
 - (c) a description of the proposed development, and
 - (d) a statement that the application and the documents accompanying that application may be inspected at the Council's offices during ordinary office hours (the consent authority may specify additional locations for inspection of the application), and

- (e) the start and closing dates of the notification period, and
- (f) a statement that the person may make a written submission to the General Manager, in relation to the development application; during the exhibition period, and
- (g) a statement detailing that if the submission is by way of objection, it must set out the grounds of the objection, and
- (h) a statement as to the Council's policy for supplying copies of written submissions to other people, and
- (i) in the case of an application to modify consent, an outline of the modification sought.

Schedule 1 Onsite parking spaces

Commercial premises

Landuse	Staff and customer parking	Parking for service and 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.		
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.		
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.			
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			
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 facility

Landuse	Staff and customer parking	Parking for service and delivery vehicles	Bicycle spaces
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 facility

Landuse	Staff and customer parking	Parking for service and delivery vehicles	Bicycle spaces
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 facility

Landuse	Staff and customer parking	Parking for service and delivery vehicles	Bicycle spaces
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 facility

Landuse	Staff and customer parking	Parking for service and delivery vehicles	Bicycle spaces
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 "teeoff".		
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.
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.
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.
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Residential accommodation

Landuse	Resident and visitor parking	Parking for service and delivery vehicles	Bicycle spaces	Notes
Attached dwelling	(a) 1 per 1 bedroom dwelling. (b) 2 per 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. 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. 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	(a) 1 per 1 bedroom dwelling. (b) 2 per 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. 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. The first 2 spaces per dwelling must be capable of providing for the B99 vehicle.</p>
Dwelling house	1 visitor space for the first 3 dwellings + 1 visitor space for every 5 dwellings thereafter (or part thereof) + (a) 1 per 1 bedroom dwelling. (b) 2 per 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. 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. 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	1 visitor space for the first 3 dwellings + 1 visitor space for every 5 dwellings thereafter (or part thereof) + (a) 1 per 1 bedroom dwelling. (b) 2 per 2 or more bedroom dwelling.	2 per dwelling	Study greater than 9m ² in floor area is included as a bedroom for the purposes of calculating car parking space requirements. No spaces to be stacked parking. At least 1 space per dwelling must be capable of providing for the B99 vehicle.
Residential care facility	0.5 per staff member + 1 per 5 beds	1 ambulance space	0.5 per staff member
Residential flat building	1 visitor space for the first 3 dwellings + 1 visitor space for every 5 dwellings thereafter (or part thereof) + (a) 1 per 1 bedroom dwelling. (b) 2 per 2 or more bedroom dwelling.	2 per dwelling	Study greater than 9m ² in floor area is included as a bedroom for the purposes of calculating car parking space requirements. No spaces to be stacked parking. At least 1 space per dwelling must be capable of providing for the B99 vehicle.
Rural workers dwelling	2 per dwelling		
Secondary dwelling	(a) 1 for 1 bedroom dwelling. (b) 2 for 2 or more bedroom dwelling.		Study greater than 9m ² in floor area is included as a bedroom for the purposes of calculating car parking space requirements. 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. Not more than 1 vehicle parking space (total) per dwelling is permitted forward of the building line. The first 2 spaces per dwelling must be capable of providing for the B99 vehicle.

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. 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. 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 carparking area.

Tourist and visitor accommodation

Landuse	Staff and customer parking	Parking for service and 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

Landuse	Staff and customer parking	Parking for service and 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 carparking 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.
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 carparking 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 queing area for 6 coaches + 1 delivery truck space.	0.75 per student.
Self storage units	1 per staff member + 1 per storage unit (carparking space can be provided within the site that provides access to the respective storage unit provided there is sufficient room for throughvehicles 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 queing 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.
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 sealed 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 tree species list

Suggested trees for urban areas if near power lines

Scientific Name	Common Name	Origin	Habitat	Approximate Mature Height (m)
<i>Acer buergerianum</i>	Trident Maple	Introduced species	Deciduous – loses its leaves, usually in autumn	6
<i>Acmena smithii</i> var <i>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 gummiiferum</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	Habitat	Approximate Mature Height (m)
<i>Acmena smithii</i>	Lilly Pilly	Local Species/ Introduced Species	Evergreen	8
<i>Acer negundo</i> "Variegatum"	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 cunninghamiana</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>Cytherexylon 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</i> "rosea"	Yellow Gum	Australian species but not local	Evergreen	8
<i>Eucalyptus sideroxylon</i> "rosea"	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 styphelioides</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>Tristanopsis 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. 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	Habitat	Appropriate 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 amblygona</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
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Schedule 4 Master-planned sites

Suburb	Estate name	Identification on Master-Planned Site Map
Branxton	Elderslie Road South	Shown with purple border and labelled "M1"
Branxton	Radford Park	Shown with purple border and labelled "M2"
Branxton	Bellevue	Shown with purple border and labelled "M3"
Branxton	Branxton North East	Shown with purple border and labelled "M4"
Gowrie	The Fairways	Shown with purple border and labelled "M5"
Gowrie	Settlers Rise	Shown with purple border and labelled "M6"
Huntermuir	Bridgman Ridge Commercial	Shown with purple border and labelled "M7"
Huntermuir	Bridgman Ridge Residential	Shown with purple border and labelled "M8"
Huntermuir	Burbank Crescent Residential	Shown with purple border and labelled "M9"
Lower Belford	Murray's Rise	Shown with purple border and labelled "M10"
McDougalls Hill	McDougall Hill Business Park	Shown with purple border and labelled "M11"
Sedgefield	Hunter Highlands	Shown with purple border and labelled "M12"
Sedgefield	South Sedgefield	Shown with purple border and labelled "M13"
Wattle Ponds	Wattle Ponds North West	Shown with purple border and labelled "M14"
Wattle Ponds	Wattle Ponds East	Shown with purple border and labelled "M15"
Whittingham	Whittingham Industrial	Shown with purple border and labelled "M16"

Schedule 5 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.	<i>National Parks & Wildlife Act 1974</i> <i>NSW Environment, Climate Change & Water: Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW</i>
Aboriginal cultural heritage due diligence assessment	To determine whether an Aboriginal Heritage Impact Permit is likely to be required.	Required for most development that would disturb the ground surface or any culturally modified trees.	<i>National Parks & Wildlife Act 1974</i> <i>NSW Environment, Climate Change & Water: Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW</i>
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.	<i>Protection of the Environment Operations Act 1997</i> <i>Protection of the Environment Operations (Noise Control) Regulation 2008</i> <i>NSW EPA: Noise Guide for Local Government</i>
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.	<i>Protection of the Environment Operations Act 1997</i> <i>Protection of the Environment Operations (Clean Air) Regulation 2010</i> <i>NSW EPA: Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i>
Bushfire threat assessment	To assess potential bushfire impacts and identify measures to mitigate and manage impacts.	Required for certain development on bushfire prone land.	<i>Rural Fires Act 1997</i> <i>NSW Rural Fire Service: Planning for Bushfire Protection</i>

Biodiversity impact assessment	To identify impacts on native vegetation and to identify measures to achieve an improved or maintained biodiversity outcome.	Required where broadscale clearing of native vegetation is proposed.	<p><i>Native Vegetation Act 2003</i></p> <p><i>Native Vegetation Regulation 2013</i></p> <p><i>NSW Environment & Heritage: Environmental Outcomes Assessment Methodology</i></p>
Contamination assessment	To determine the likelihood and extent of contamination and identify options for remediation, site management and monitoring.	<p>A <i>Stage 1 - Preliminary Investigation</i> is usually required for development on land, where the potential for contamination is uncertain or unknown.</p> <p>If the preliminary investigation identifies that there is the potential for contamination, more detailed studies would be required.</p>	<p><i>Contaminated Land Management Act 1997</i></p> <p><i>State Environmental Planning Policy No 55 - Remediation of Land</i></p> <p><i>EPA: Managing Land Contamination-Planning Guidelines-SEPP 55-Remediation of Land</i></p> <p><i>EPA: Guidelines for Consultants Reporting on Contaminated Sites</i></p> <p><i>EPA: Guidelines for the Assessment & Management of Groundwater Contamination</i></p>
Environmental Impact Statement	To assess the environmental impacts of a development and to identify measures to avoid and/or manage impacts.	Required for development identified as <i>Designated Development</i> or <i>State Significant Development</i> .	<p><i>Environmental Planning & Assessment Act 1979</i></p> <p><i>Environmental Planning & Assessment Act 2000</i></p>
Flood study	To assess the impacts of floodwaters on development and the impacts that development would have on flooding.	Required for development involving major earthworks or the erection of a building or structure on land prone to flooding.	<p><i>Local Government Act 1993</i></p> <p><i>NSW Government: Floodplain Development Manual</i></p> <p><i>Singleton Local Environmental Plan 2013</i></p> <p><i>Singleton Council: Singleton Floodplain Management Plan</i></p>

Geotechnical study	Investigates soil suitability and stability and identifies engineering measures to manage soil problems.	Generally required for developments involving significant earthworks.	<p><i>Landcom: The Blue Book - Managing Urban Stormwater-Soils and Construction</i></p> <p><i>Office of Environment & Heritage: A Resource Guide for Local Council's-Erosion and Sediment Control</i></p> <p><i>NSW Government: Environment & Health Protection Guidelines-Onsite Sewage Management for Single Households</i></p> <p><i>Singleton Council-Onsite Sewage Management Strategy</i></p>
Heritage Impact Assessment	Assesses the impact of development on the heritage significance of an item or place.	Required for works to a heritage item, for works in vicinity of a heritage item and for works within a heritage conservation area.	<p><i>Heritage Act 1997</i></p> <p><i>Singleton Local Environmental Plan 2013</i></p> <p><i>ICOMOS Australia Burra Charter</i></p> <p><i>NSW Officer of Environment & Heritage: NSW Heritage Manual</i></p>
Illumination assessment	Evaluates the extent of lighting impacts and identifies measures to manage such impacts.	Required for development involving outdoor lighting, where it is likely to create sky-glow or impact adversely upon properties, public roads or public places.	<p><i>Standards Australia: AS1158: Lighting for Roads and Public Spaces</i></p> <p><i>Standards Australia: AS4282: Control of the Obtrusive Effects of Outdoor Lighting</i></p>
Landscaping strategy	To identify landscaping requirements, including measures to protect existing vegetation.	Required for medium to large subdivision proposals and major development proposals.	N/A
Preliminary hazard analysis	To identify hazards and risks associated with a development and to identify potential safeguards.	Required for development considered to be a "potentially hazardous industry" or "potentially offensive industry".	<p><i>State Environmental Planning Policy No. 33 - Hazardous and Offensive Development</i></p> <p><i>NSW Department of Planning: Hazardous and Offensive Development Application Guidelines-Applying SEPP 33</i></p>

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.	Required for medium to large subdivision proposals and major development proposals.	<i>Singleton Council: Engineering Requirements for Development – Water and Sewer</i>
Shadow analysis	To identify the extent to which development overshadow or be overshadowed by surrounding land and development.	Required for developments that are likely to significantly overshadow neighbouring properties.	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.	Generally required for large developments that have the potential to generate significant 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.	<i>Environmental Planning & Assessment Act 1979</i> <i>Threatened Species Conservation Act 1995</i>
Stormwater assessment	To assess stormwater impacts and identify measures to manage stormwater and achieve positive water quality outcomes.	Usually required for developments: (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.	<i>Engineers Australia: Australian Rainfall & Runoff</i> <i>Singleton Council: Engineering Design Specifications</i> <i>Department of Land and Water Conservation: Constructed Wetlands Manual</i> <i>Austroads: Guidelines for Treatment of Stormwater Runoff from the Road Infrastructure</i>

Traffic and/or transport study	Investigates the impacts of traffic and identifies measures to manage such impacts.	Usually required for developments: (a) likely to generate substantial levels of traffic, or (b) that propose to provide carparking 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.	<i>Roads and Maritime Services: Guide to Traffic Generating Developments</i>
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.	Required 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
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.	<i>Commonwealth Government: Your Home Technical Manual- Material Use</i>

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 horseriding 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 sewerlines 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.

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.

Maximum Building Height Map

means the Singleton Development Control Plan 2014 Maximum Building Height 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).

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 travelers.

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

Schedule of Amendments

Year	Amendment number	File reference
	N/A	
	N/A	

Singleton Development Control Plan 2014 Maps

Singleton Development Control Plan 2014

Map Index

Last updated: 15 April 2014

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

Maximum Building Height Map

Master-Planned Site Map

Biodiversity Protection Map

Map types	Map sheets (identification numbers)	Dates of application	Amending instrument
Maximum Building Height Map			
MBH_001	7000_COM_MBH_001_080_20140404	May 2014 to date	
MBH_002	7000_COM_MBH_002_080_20140404	May 2014 to date	
MBH_003	7000_COM_MBH_003_080_20140404	May 2014 to date	
MBH_004	7000_COM_MBH_004_080_20140404	May 2014 to date	
MBH_005	7000_COM_MBH_005_080_20140404	May 2014 to date	
MBH_006	7000_COM_MBH_006_080_20140404	May 2014 to date	
MBH_007	7000_COM_MBH_007_080_20140404	May 2014 to date	
MBH_008	7000_COM_MBH_008_080_20140404	May 2014 to date	
MBH_008A	7000_COM_MBH_008A_010_20140404	May 2014 to date	
MBH_009	7000_COM_MBH_009_080_20140404	May 2014 to date	
MBH_009A	7000_COM_MBH_009A_005_20140404	May 2014 to date	
MBH_010	7000_COM_MBH_010_080_20140404	May 2014 to date	
MBH_010A	7000_COM_MBH_010A_080_20140404	May 2014 to date	
MBH_011	7000_COM_MBH_011_080_20140404	May 2014 to date	
MBH_012	7000_COM_MBH_012_080_20140404	May 2014 to date	
MBH_013	7000_COM_MBH_013_080_20140404	May 2014 to date	
MBH_014	7000_COM_MBH_014_080_20140404	May 2014 to date	
MBH_014A	7000_COM_MBH_014A_020_20140404	May 2014 to date	
MBH_015	7000_COM_MBH_015_080_20140404	May 2014 to date	
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MBH_017	7000_COM_MBH_017_080_20140404	May 2014 to date	
MBH_018	7000_COM_MBH_018_080_20140404	May 2014 to date	
MBH_019	7000_COM_MBH_019_080_20140404	May 2014 to date	
Master-Planned Site Map			
MPS_014	7000_COM_MPS_014_080_20140404	May 2014 to date	
MPS_014a	7000_COM_MPS_014a_020_20140404	May 2014 to date	
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MPS_015d	7000_COM_MPS_015d_020_20140404	May 2014 to date	
MPS_019a	7000_COM_MPS_019a_020_20140404	May 2014 to date	
Biodiversity Protection Map			
BDP_014	7000_COM_MPS_014_080_20140404	May 2014 to date	
BDP_014a	7000_COM_MPS_014a_020_20140404	May 2014 to date	
BDP_014b	7000_COM_MPS_014b_020_20140404	May 2014 to date	

BDP_015a	7000 COM MPS 015a 020 20140404	May 2014 to date	
BDP_015b	7000 COM MPS 015b 020 20140404	May 2014 to date	
BDP_015d	7000 COM MPS 015d 020 20140404	May 2014 to date	
BDP_019a	7000 COM MPS 019a 020 20140404	May 2014 to date	

Maximum Building Height Map -
Sheet MBH_001

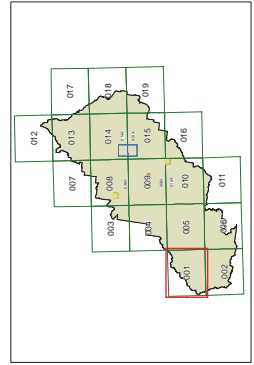
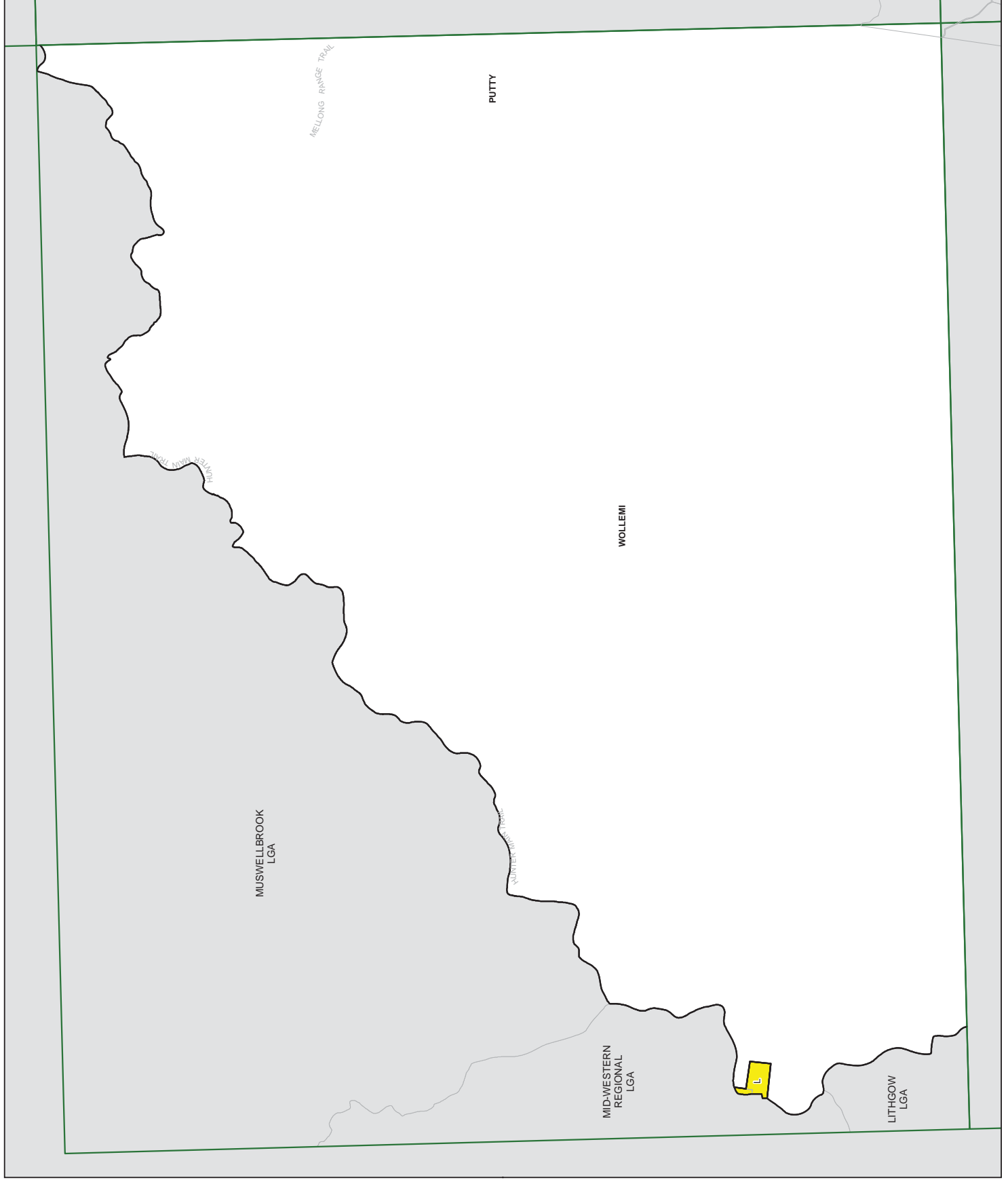
Maximum Height of Building (m)



Cadastral



Cadastral 08/03/2013 © LPI



Scale: 1:80,000 @ A3

Projection: GDA 1994

Map identification number:

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Maximum Building Height Map -
Sheet MBH_002

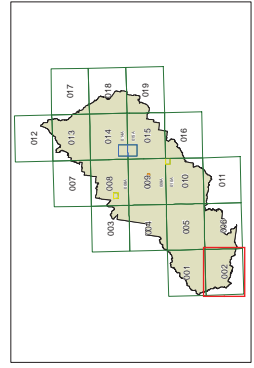
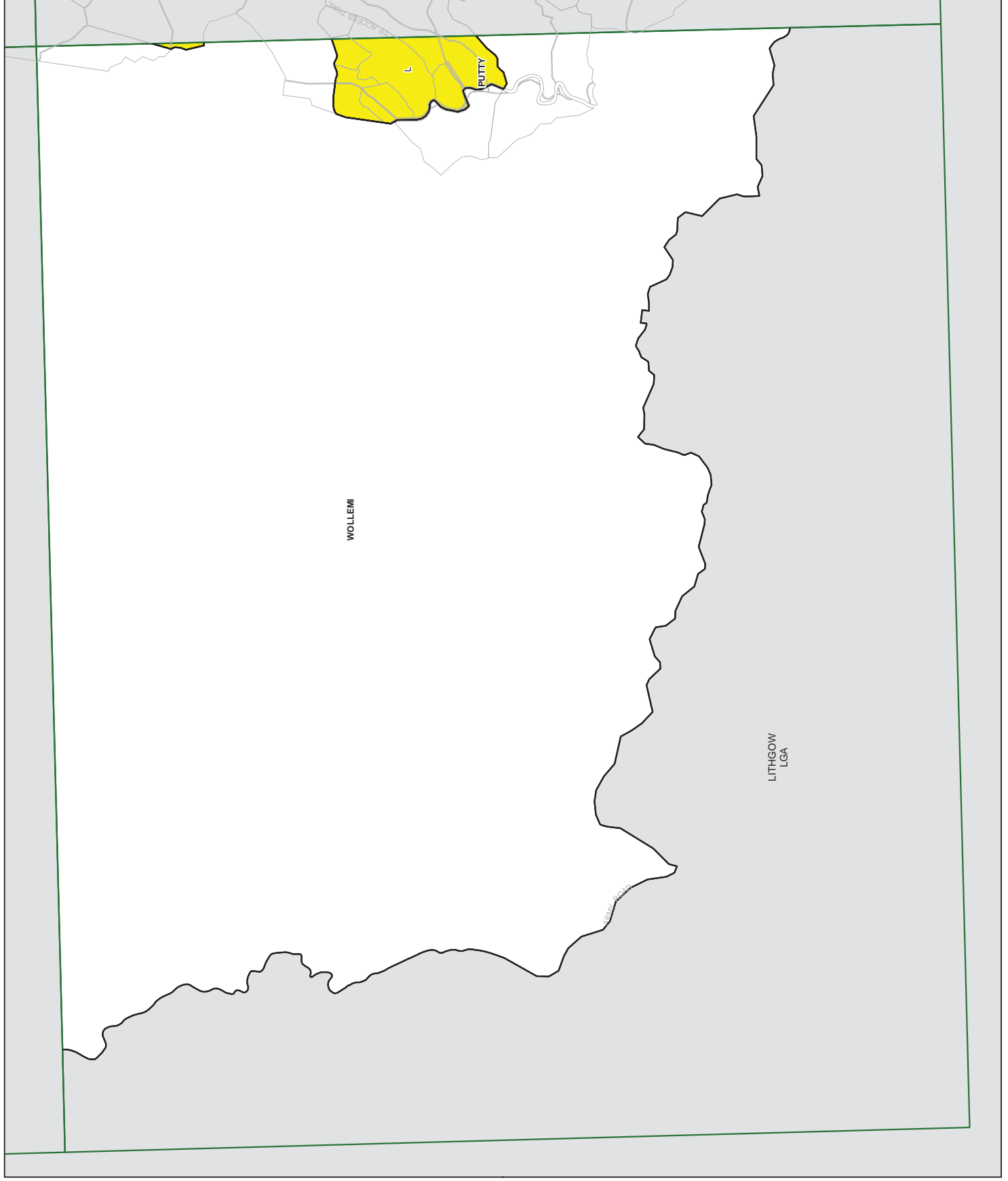
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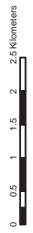
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Projection: GDA 1984
MGA Zone 56

Singleton
Development
Council
Control Plan 2014

Maximum Building Height Map -
 Sheet MBH_003

Maximum Height of Building (m)

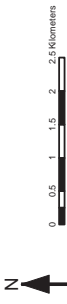
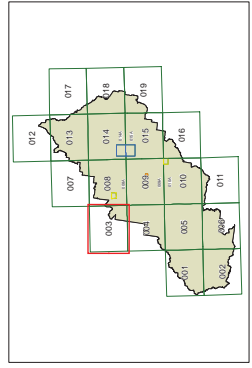
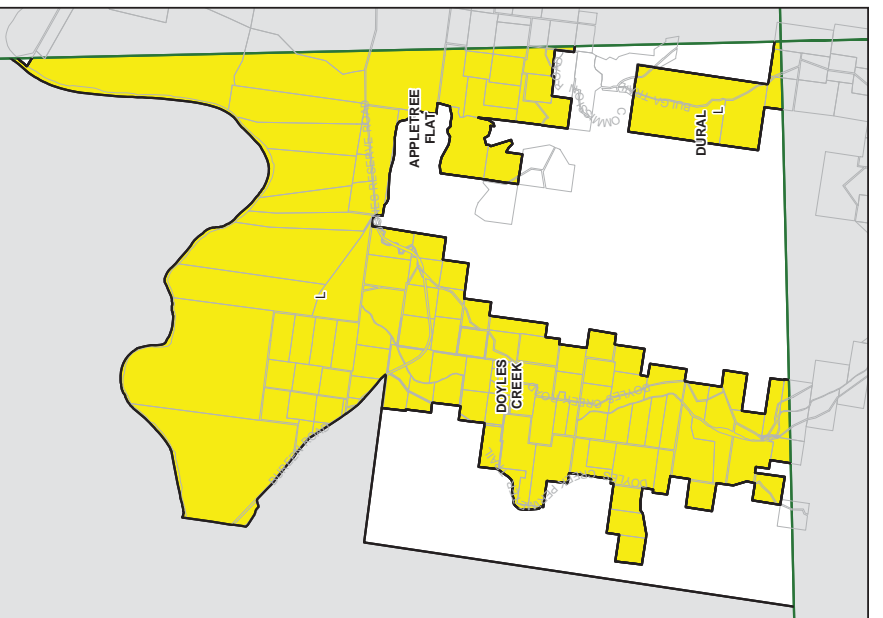


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MUSWELLBROOK
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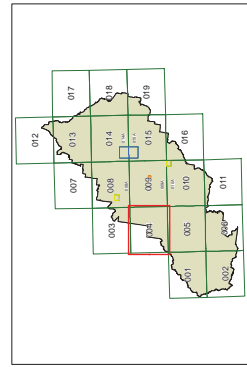
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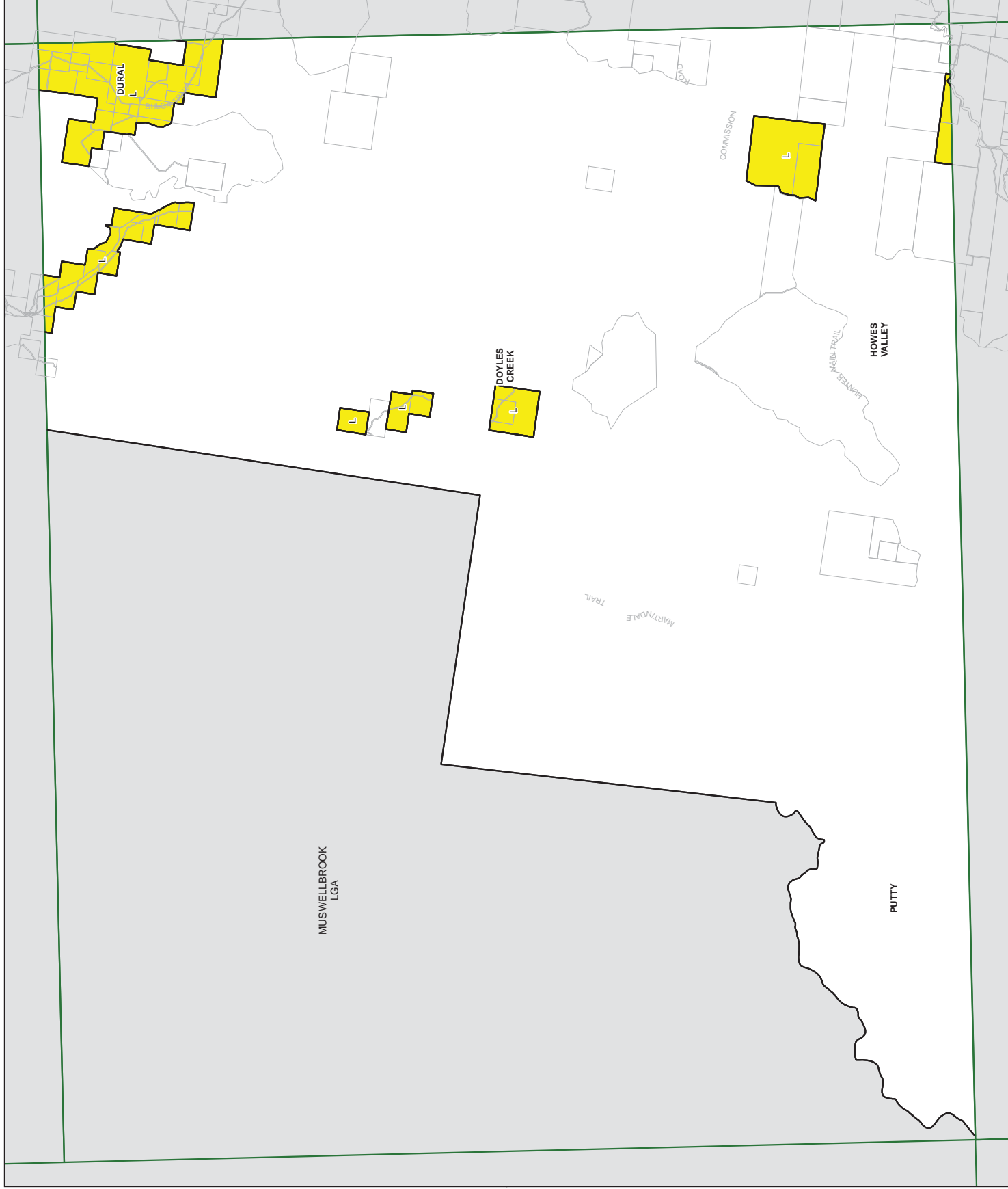


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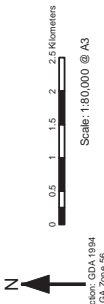
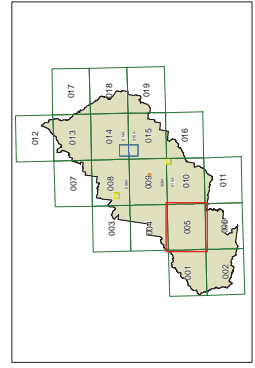
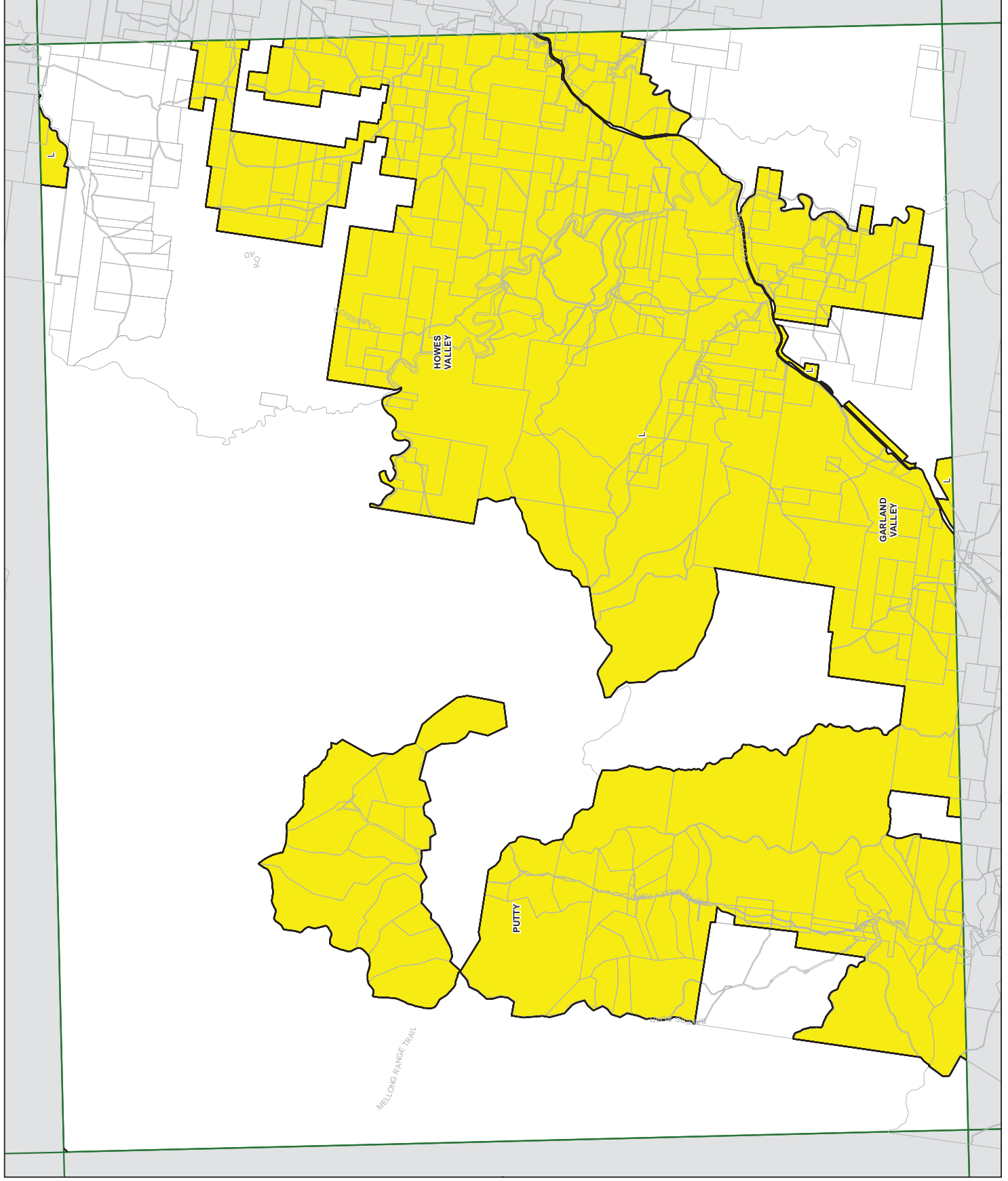
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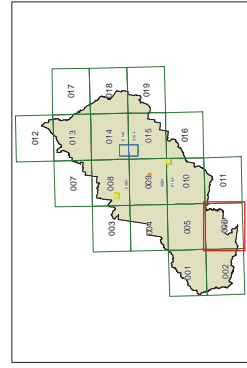
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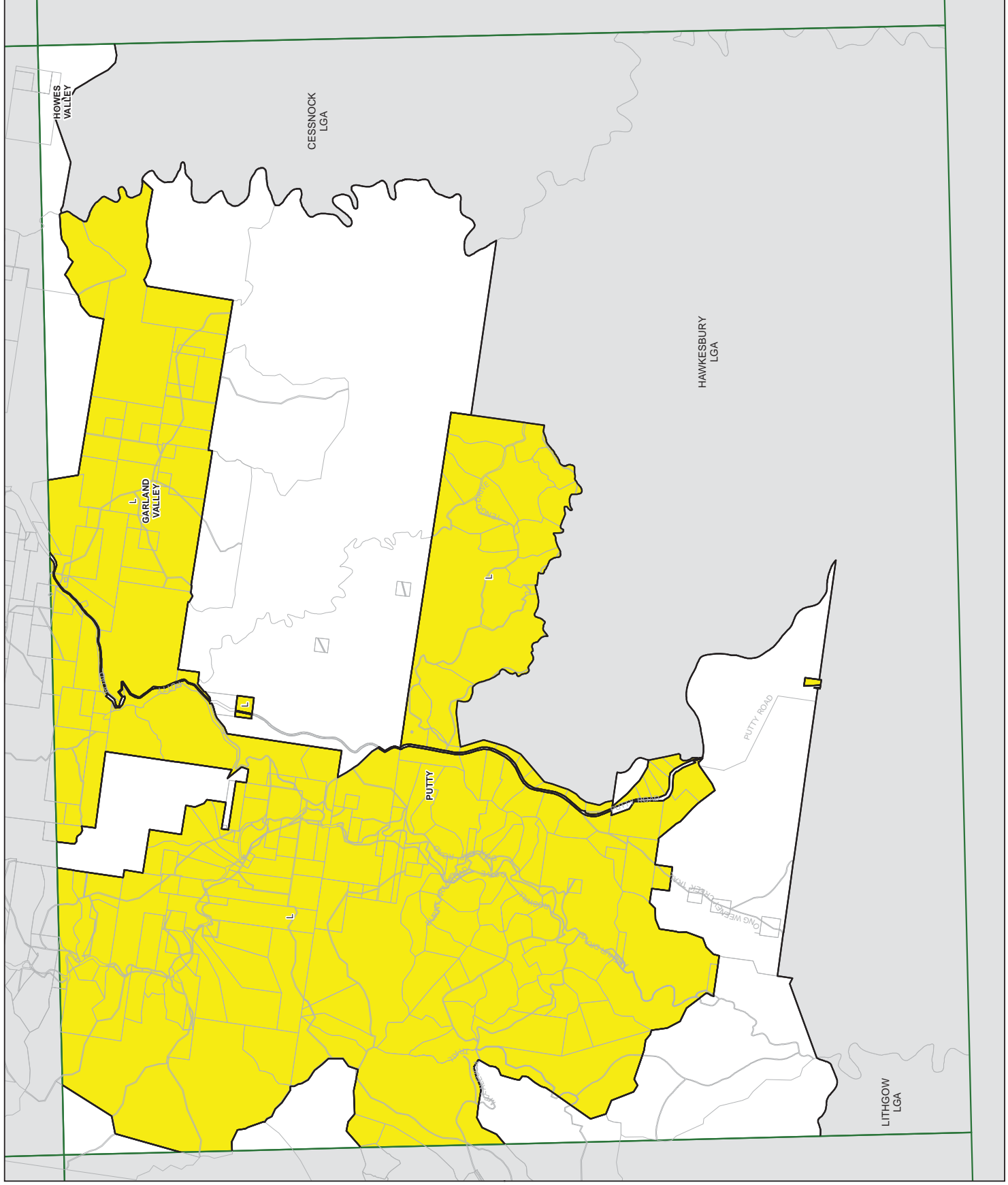
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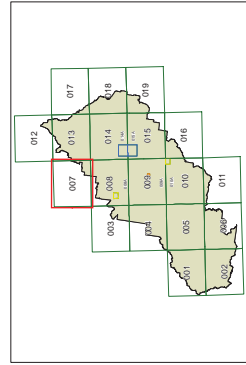
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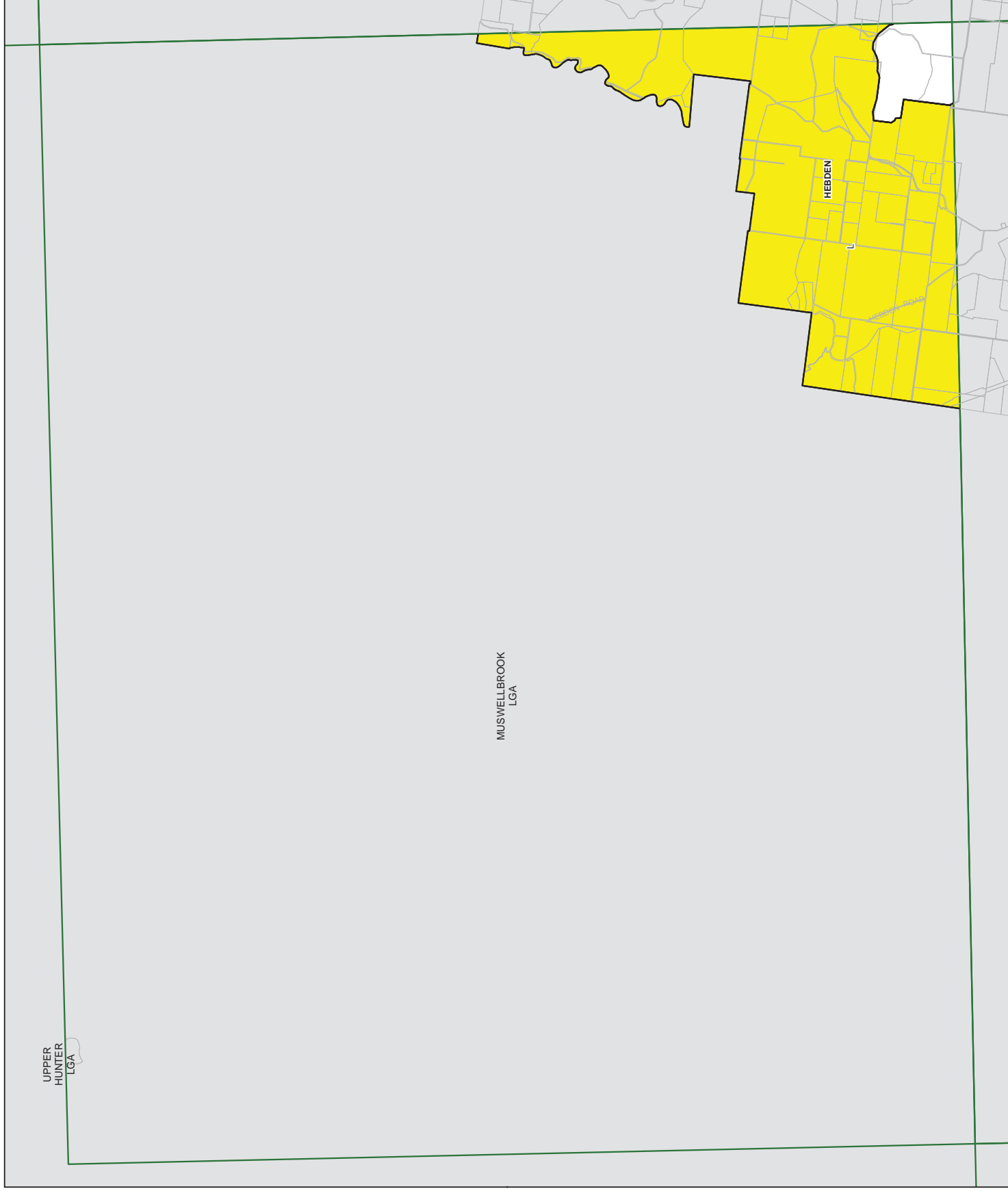


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Maximum Building Height Map -
Sheet MBH_008

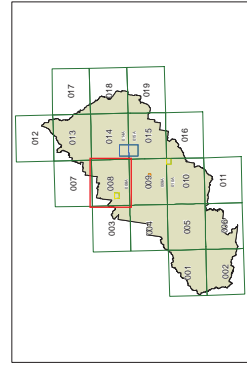
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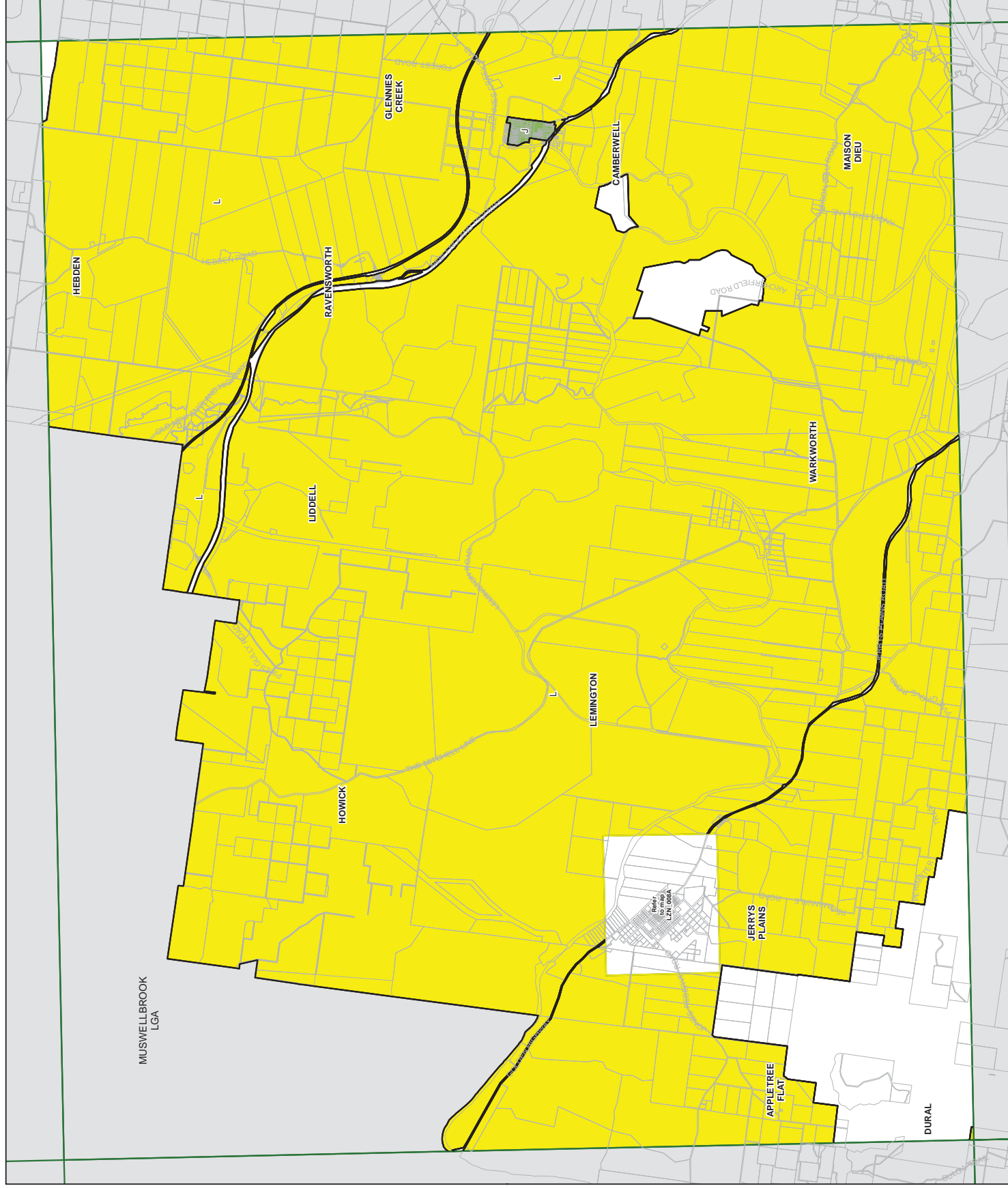
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MGA Zone 56

Map identification number:
7001_C001_MBH_008_080_20120223



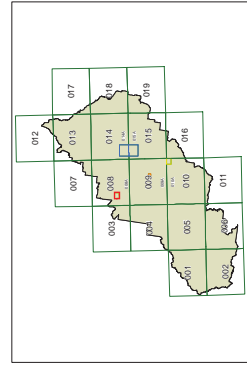
Maximum Building Height Map -
Sheet MBH_008A

Maximum Height of Building (m)



Cadastre

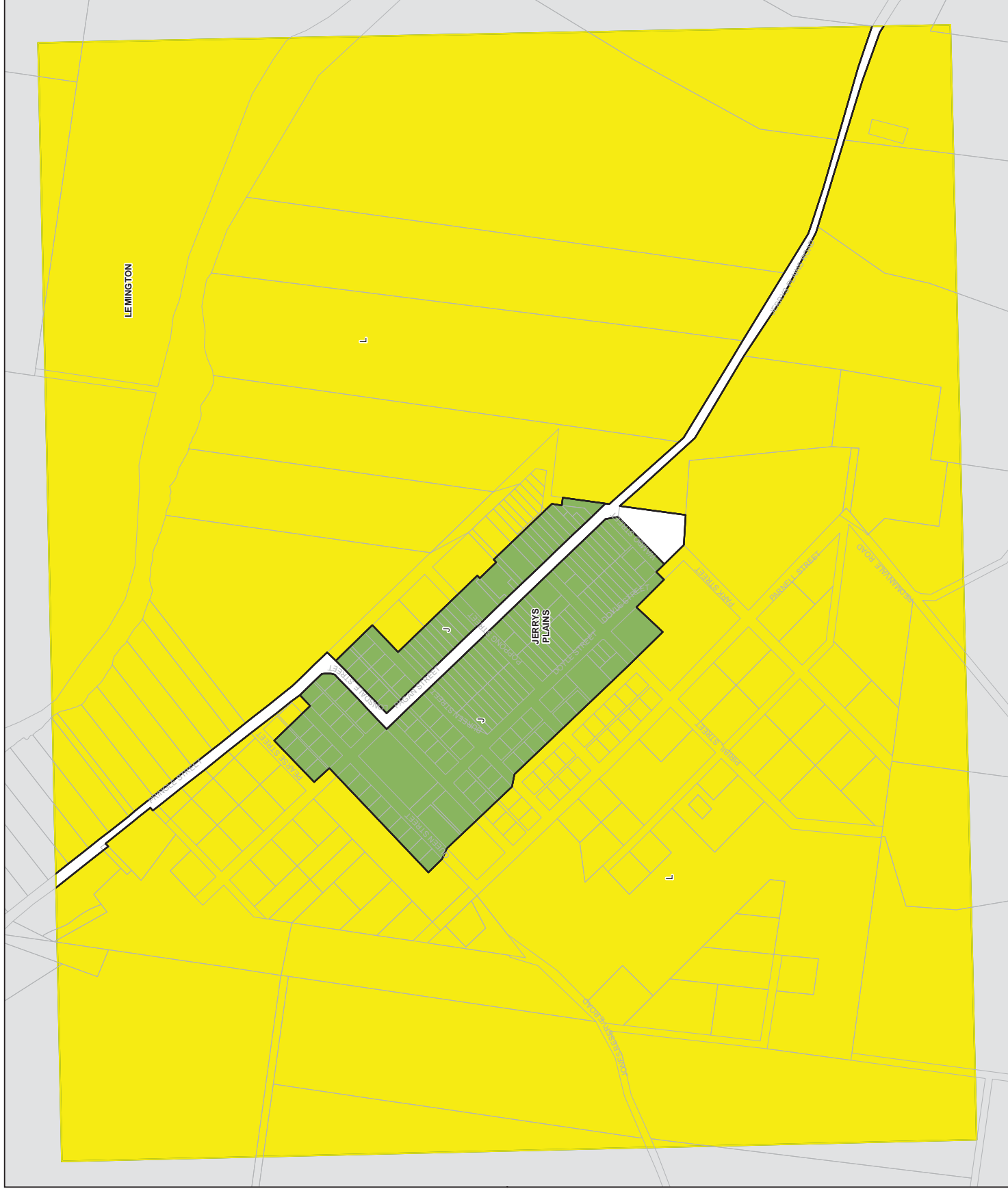
Cadastre 08/03/2013 © LPI



Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
7001_Council_MBH_008A_010_20120523



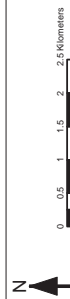
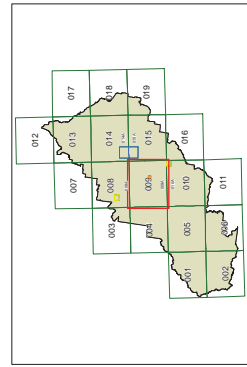
Maximum Height of Building (m)

L 11

P 18

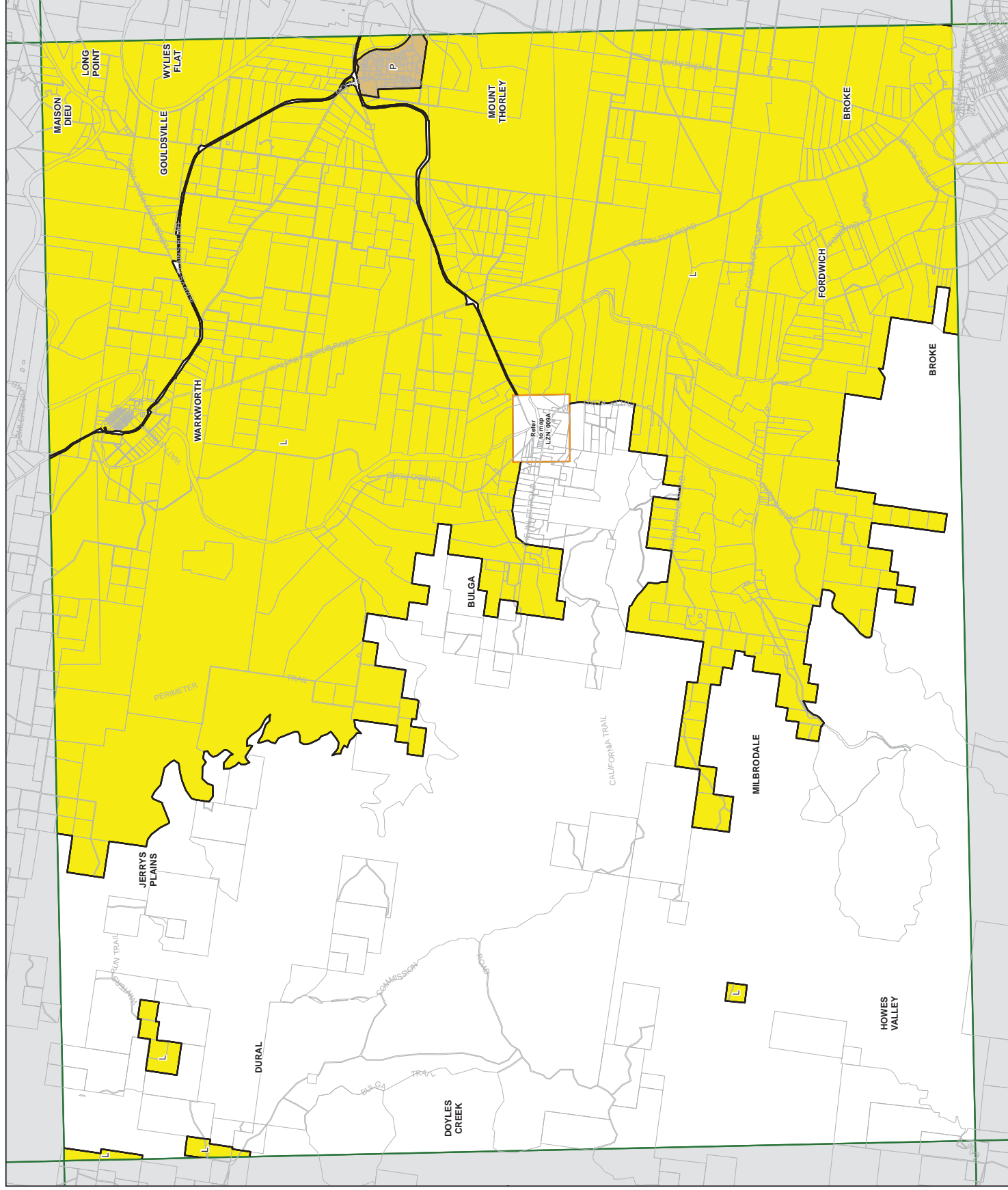
Cadastral

Cadastral 08/03/2013 © LPI



Projection: GDA 1994
MGA Zone 56

Map identification number:
7001_COUN_MBH_009_080_20120223



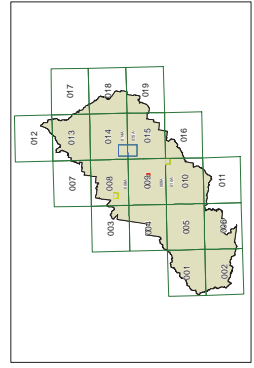
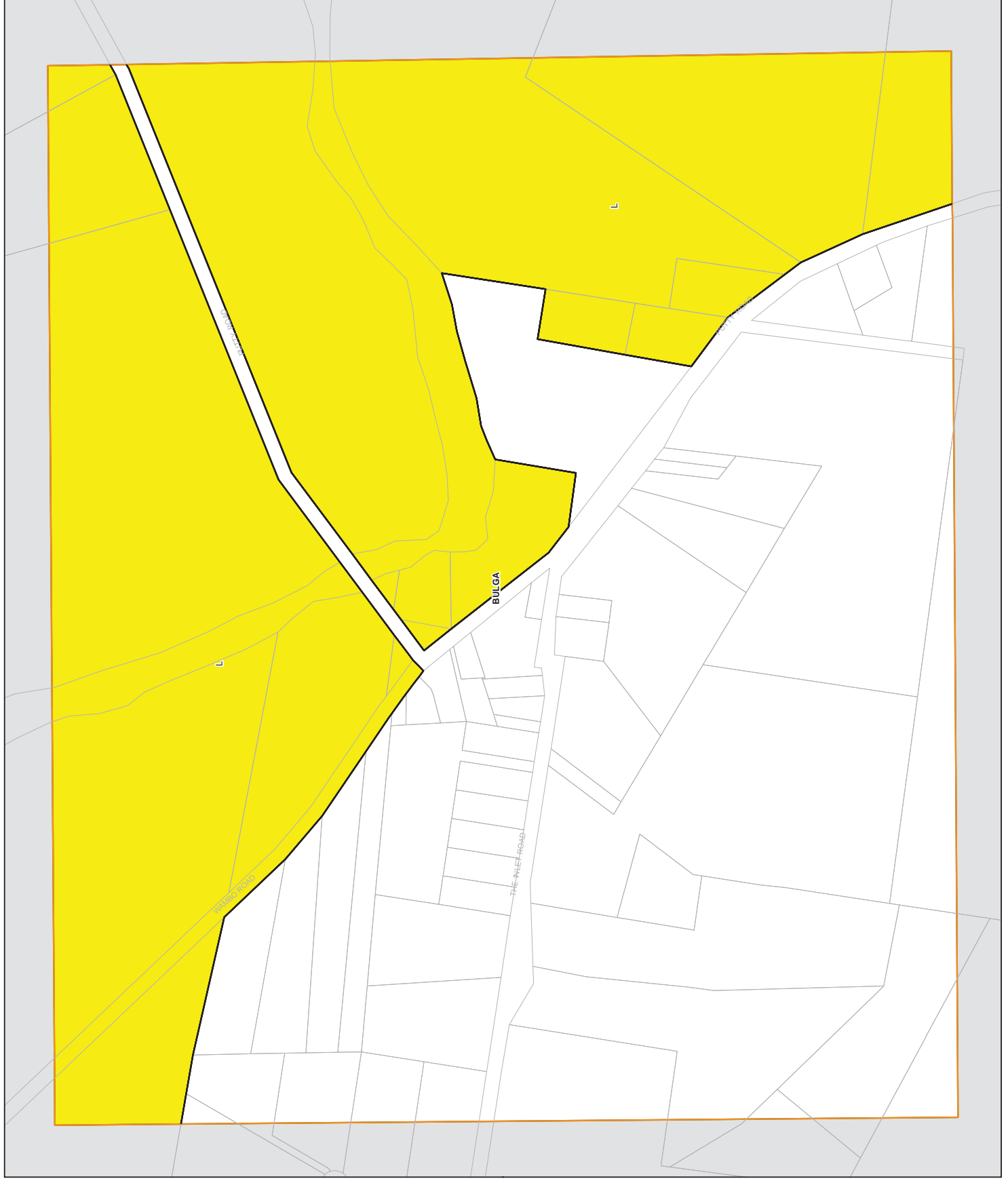
Maximum Height of Building (m)



Cadastral



Cadastral 08/03/2013 © LPI



Scale: 1:5,000 @ A3

Projection: GDA 1994

Map identification number:

7001_COUN_MBH_009A_005_20120523

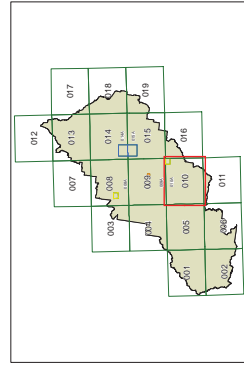
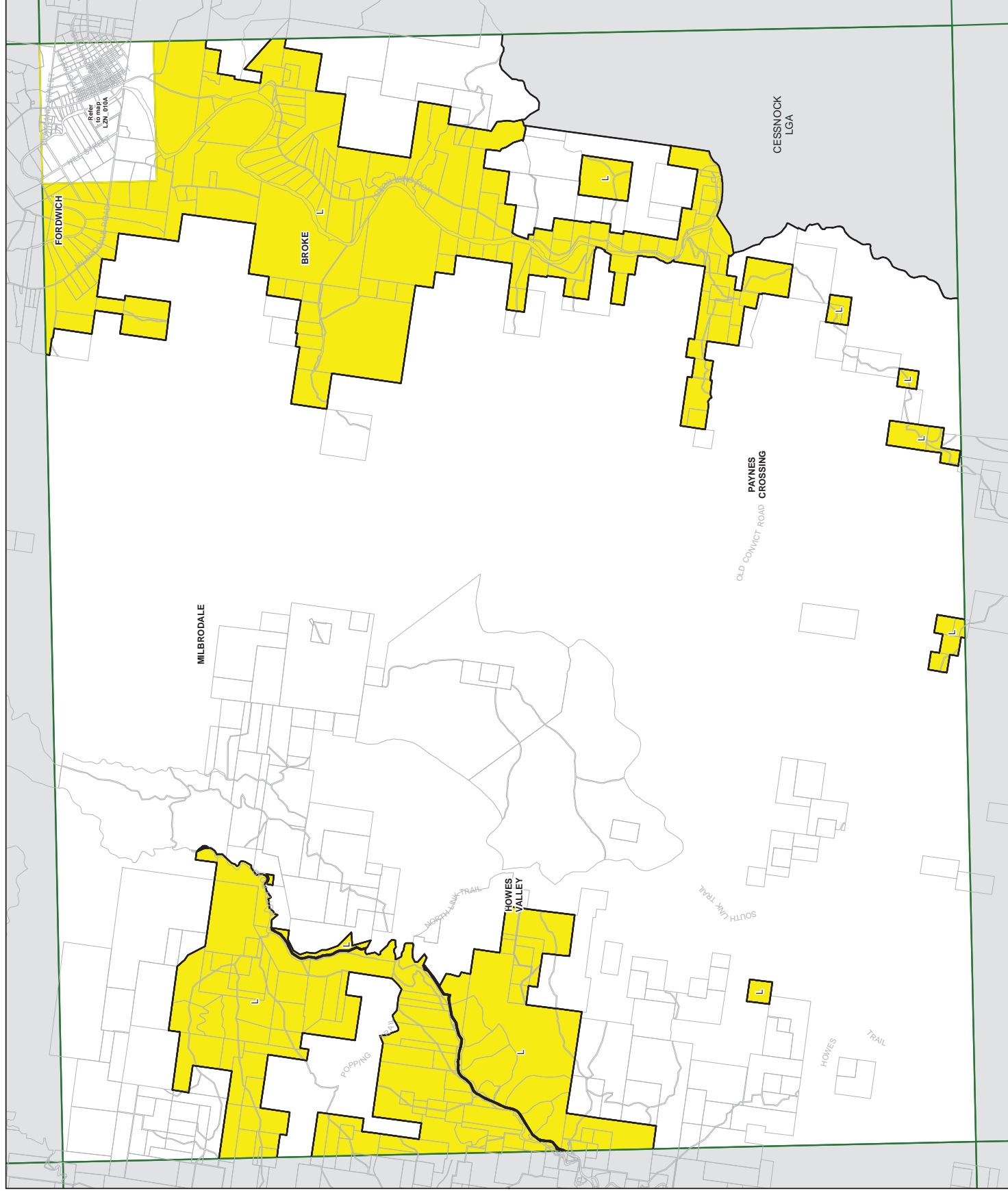
Maximum Height of Building (m)



Cadastral



Cadastral 08/03/2013 © LPI



0 0.5 1 1.5 2 2.5 Kilometers

Scale: 1:80,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
7001_COUN_MBH_010_080_20120223

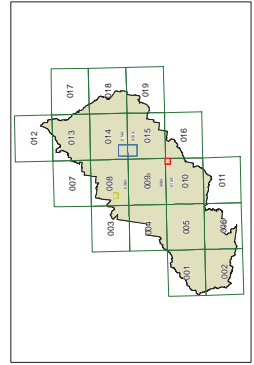
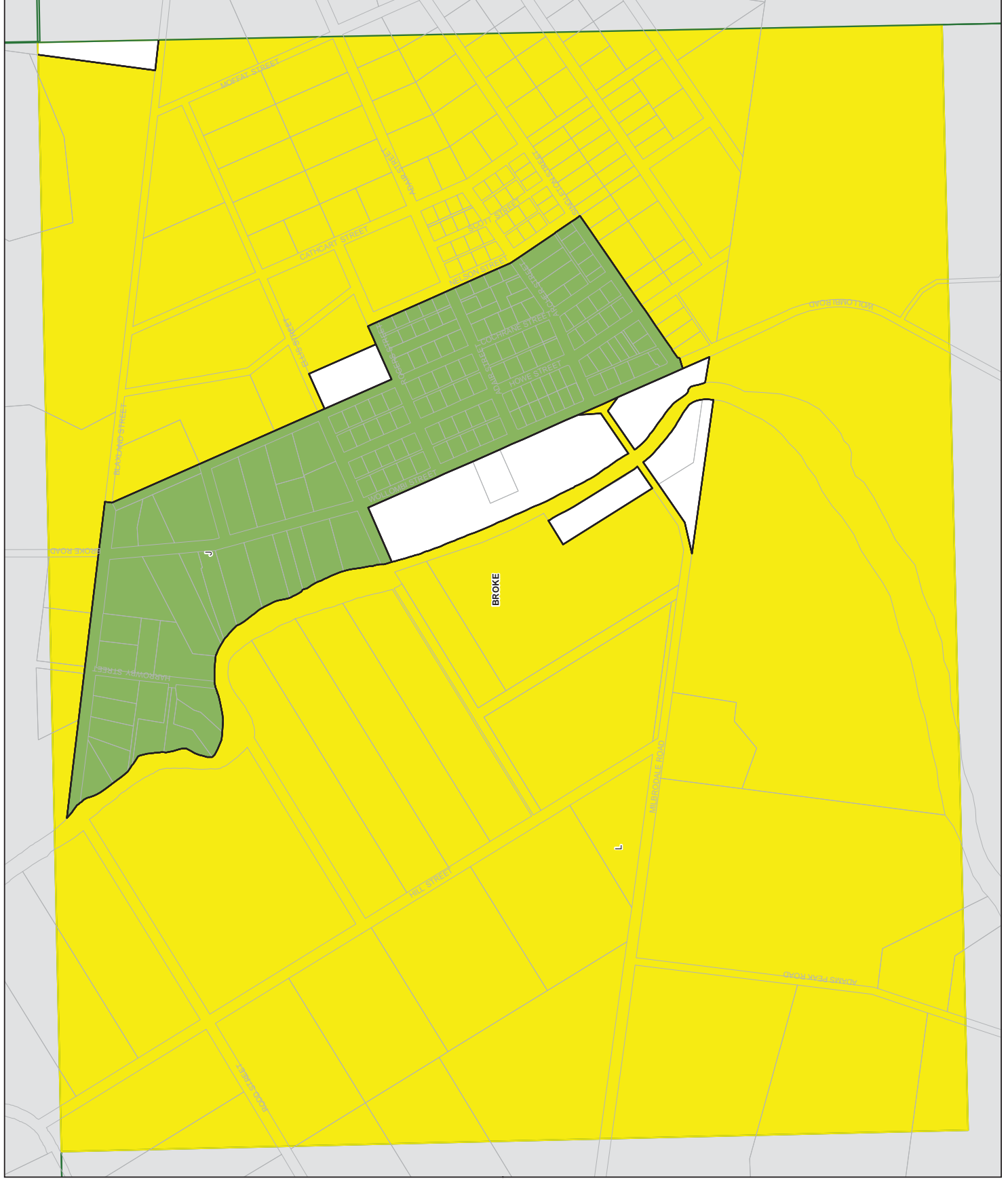
Maximum Building Height Map -
Sheet MBH_010A

Maximum Height of Building (m)



Cadastral

Cadastral 08/03/2013 © LPI



Scale: 1:10,000 @ A3

Projection: GDA 1994

Map identification number:

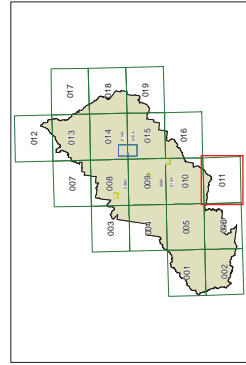
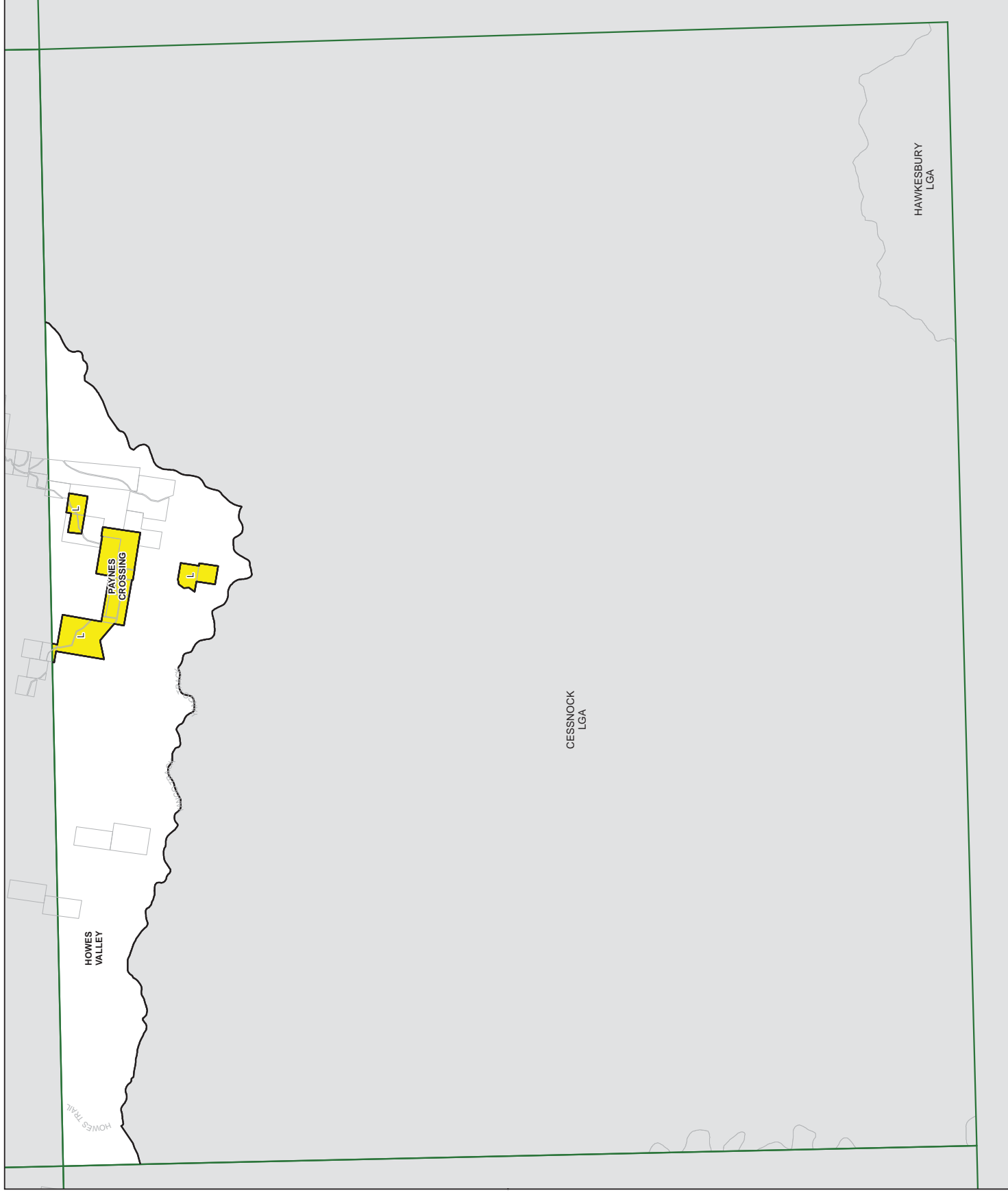
70001_Council_MBH_010A_010_20120523

Maximum Height of Building (m)

11

Cadastral

Cadastral 08/03/2013 © LPI



N

0 0.5 1 1.5 2 2.5 Kilometers

Scale: 1:80,000 @ A3

Projection: GDA 1994

Map identification number:

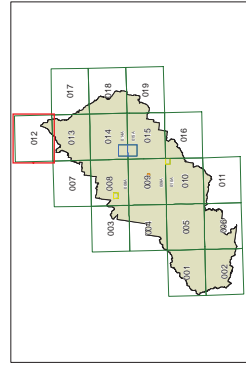
70001_CONL_MBH_011_080_20120223

Maximum Building Height Map -
Sheet MBH_012

Maximum Height of Building (m)

Cadastral

☐ Cadastral 08/03/2013 © LPI



N

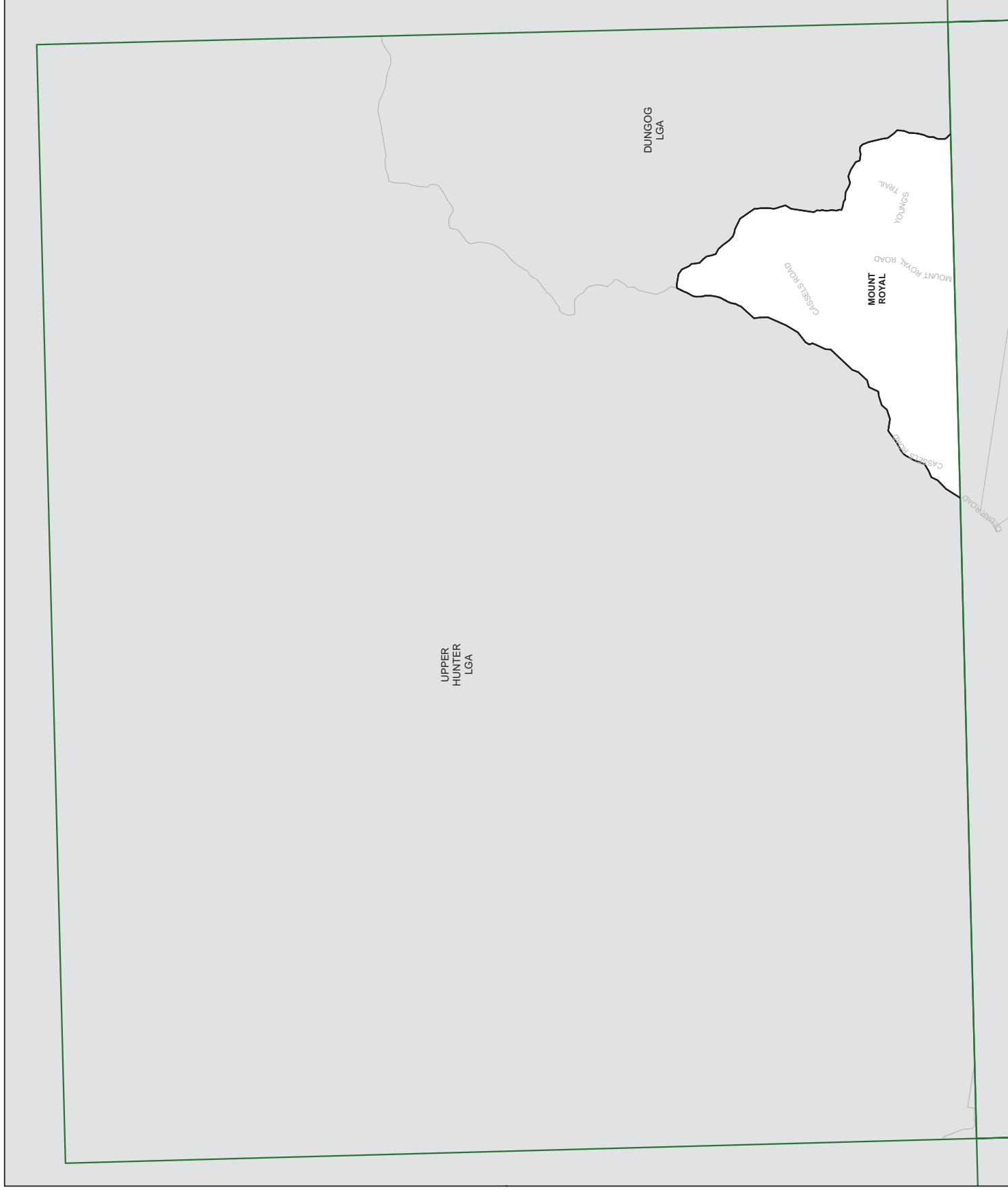
0 0.5 1 1.5 2 2.5 Kilometers

Scale: 1:80,000 @ A3

Projection: GDA 1994

Map identification number:

70001_Council_MBH_012_080_20120623



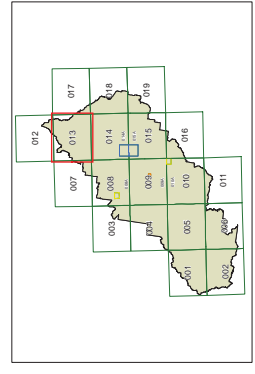
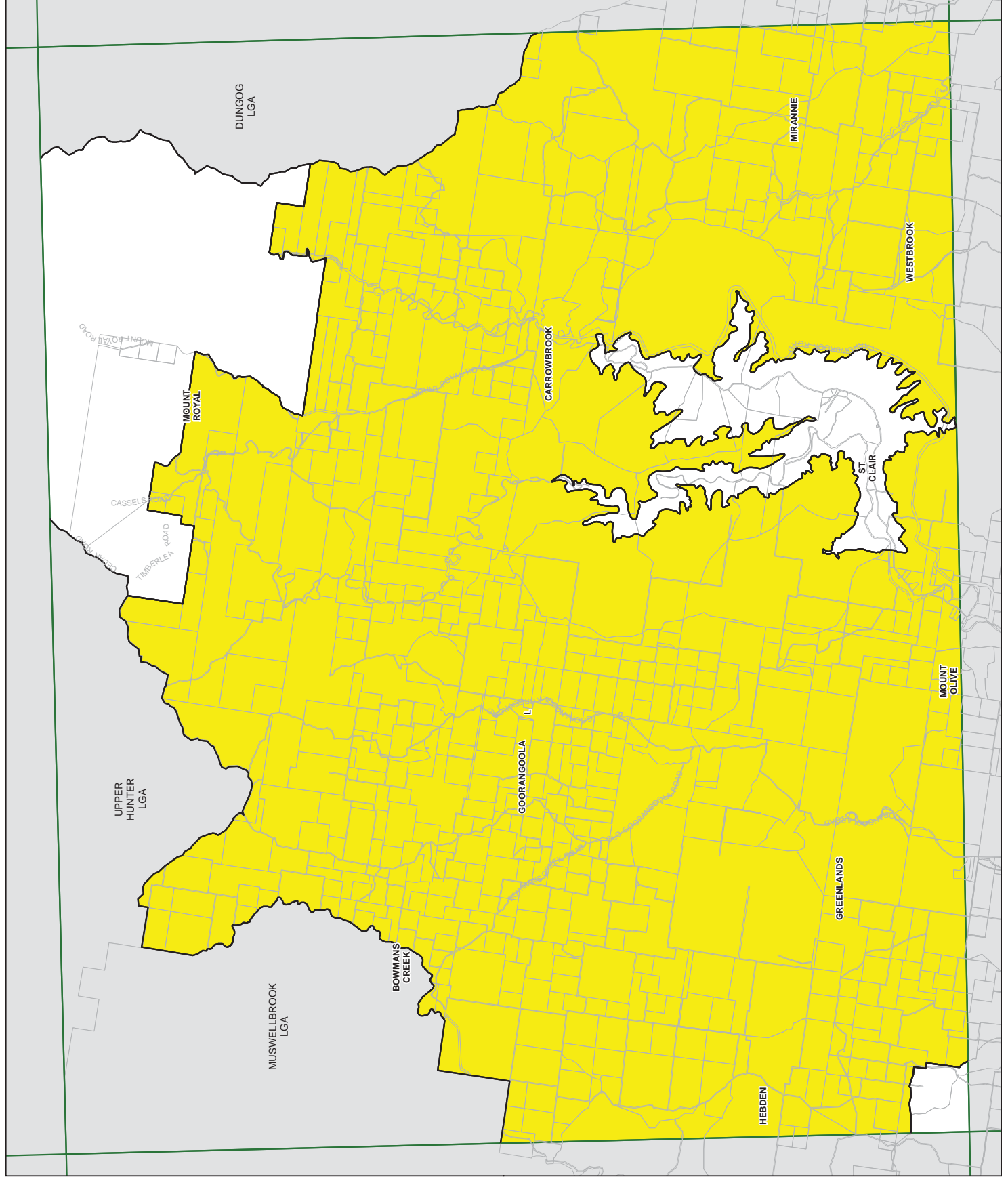
Maximum Height of Building (m)



Cadastral



Cadastral 08/03/2013 © LPI



0 0.5 1 1.5 2 2.5 Kilometers

Scale: 1:80,000 @ A3

Projection: GDA 1994

Map identification number:

7001_COUN_MBH_013_080_20120223

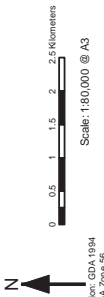
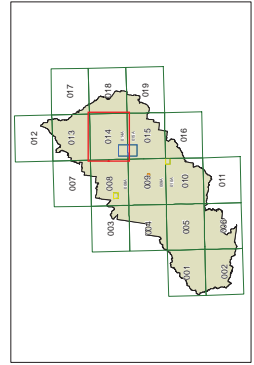
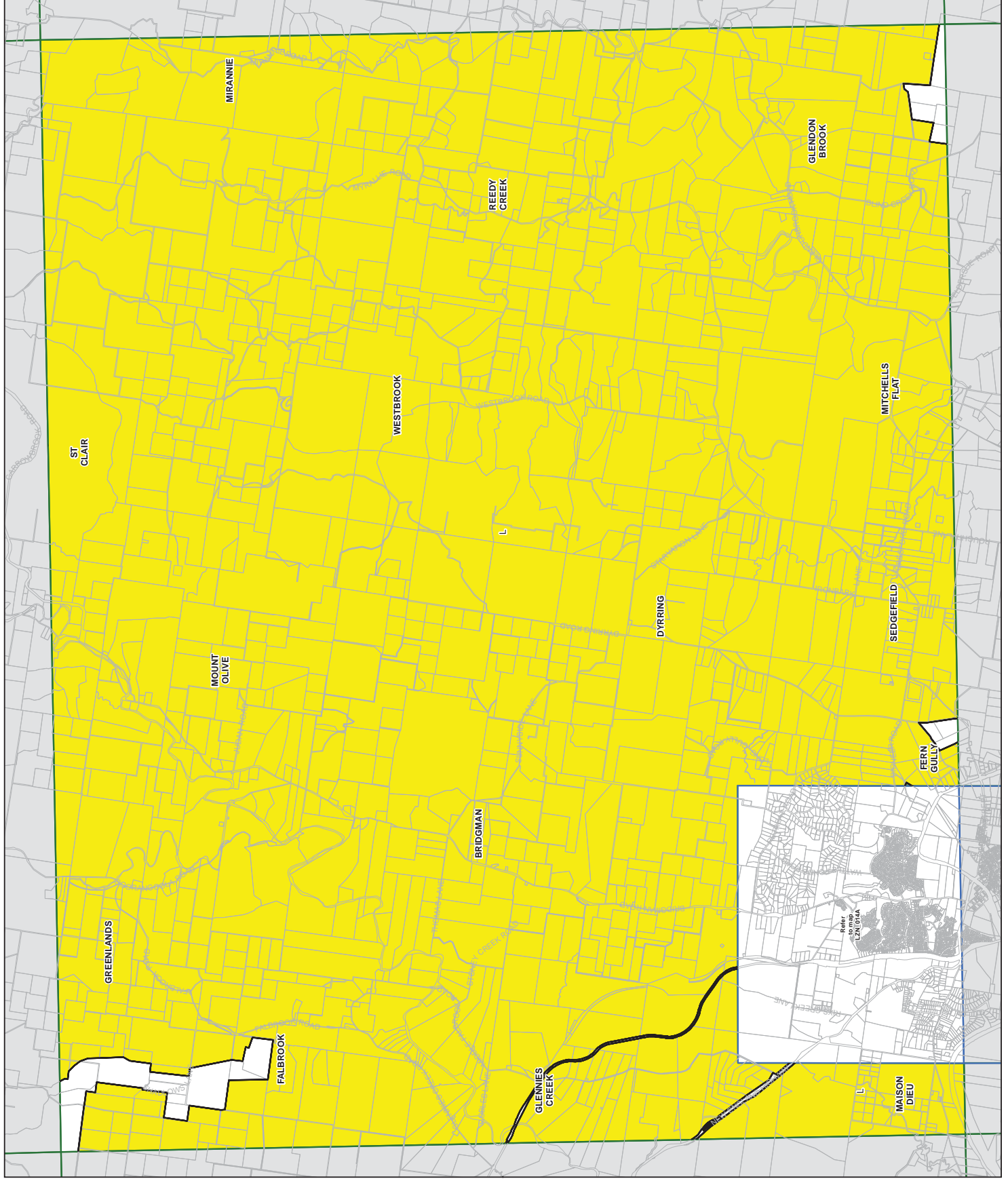
Maximum Building Height Map -
Sheet MBH_014

Maximum Height of Building (m)



Cadastral

Cadastral 08/03/2013 © LPI



Projection: GDA 1994
MGA Zone 56

Map identification number:
7001_COUN_MBH_014_080_20120223

Maximum Building Height Map -
Sheet MBH_014A

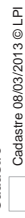
Maximum Height of Building (m)



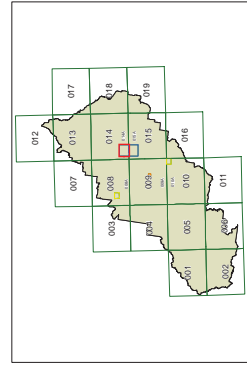
Maximum Height of Building (AHD)



Cadastral



Cadastral 08/03/2013 © LPI



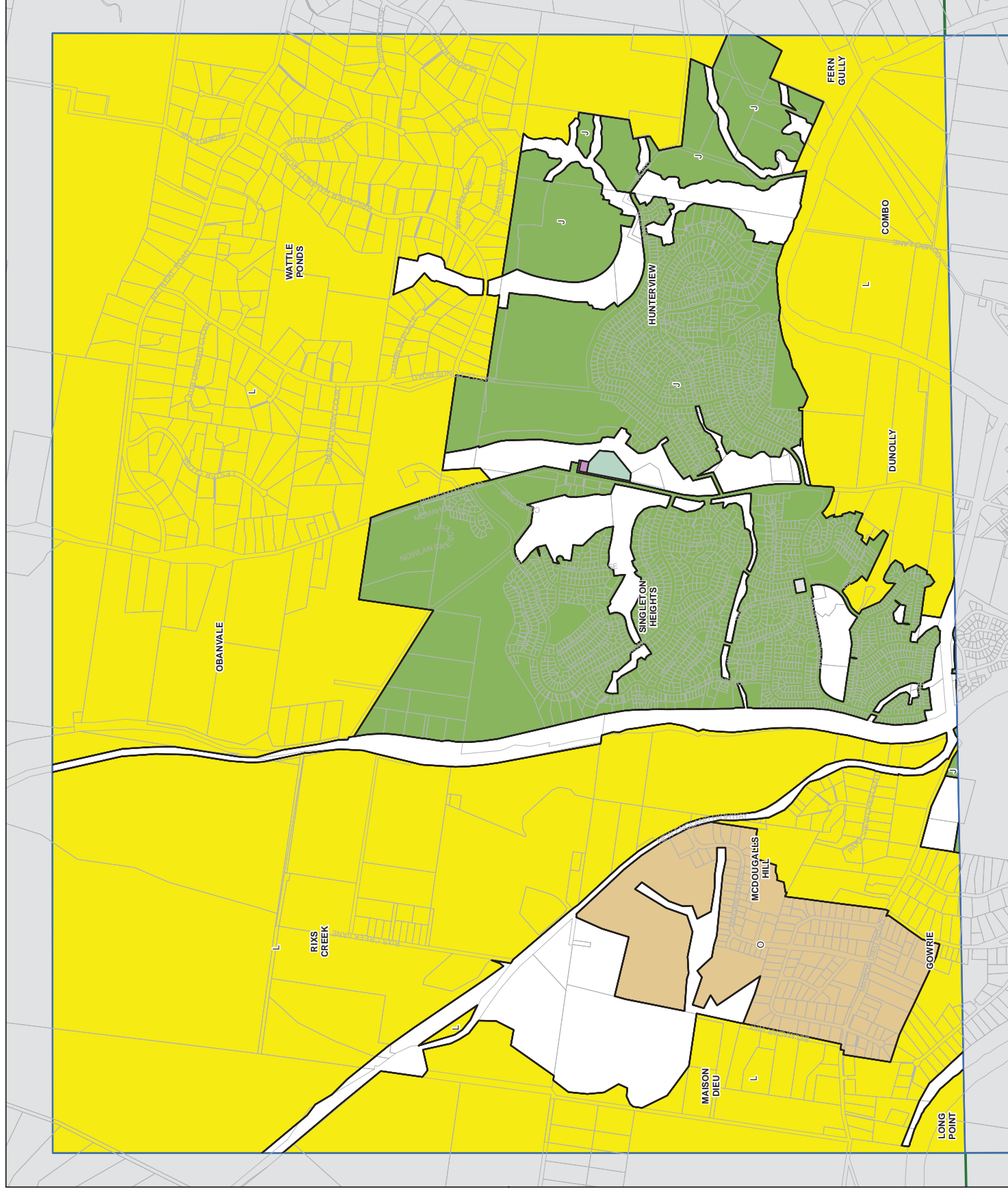
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Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
7001_COUN_MBH_014A_030_20120523



Maximum Height of Building (m)

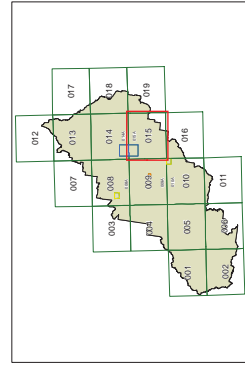
9

11

18

Cadastral

Cadastral 08/03/2013 © LPI



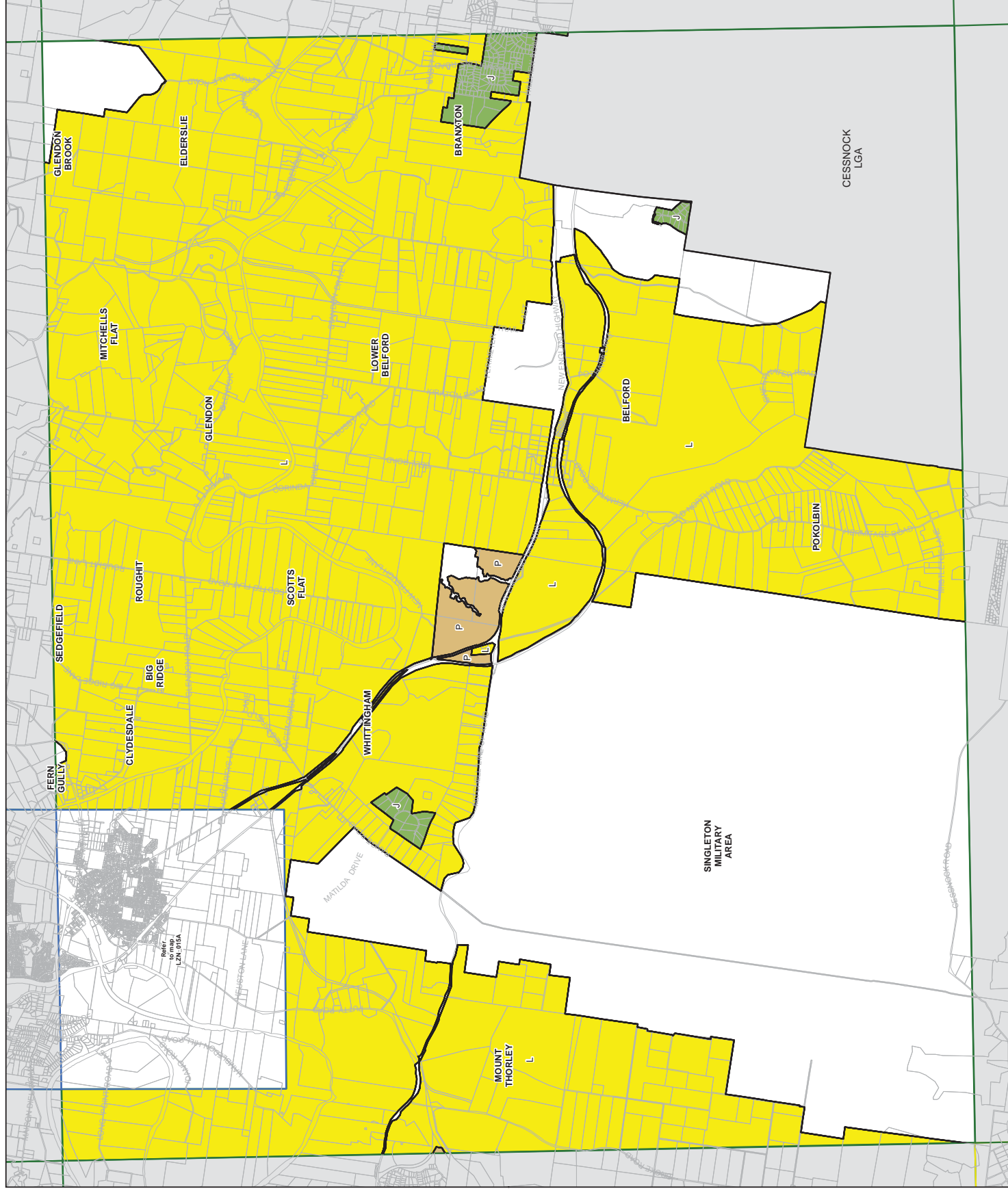
N

0 0.5 1 1.5 2 2.5 Kilometers

Scale: 1:80,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
7001_COUN_MBH_015_080_20120223

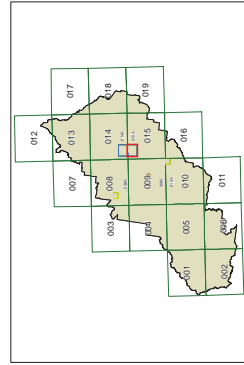
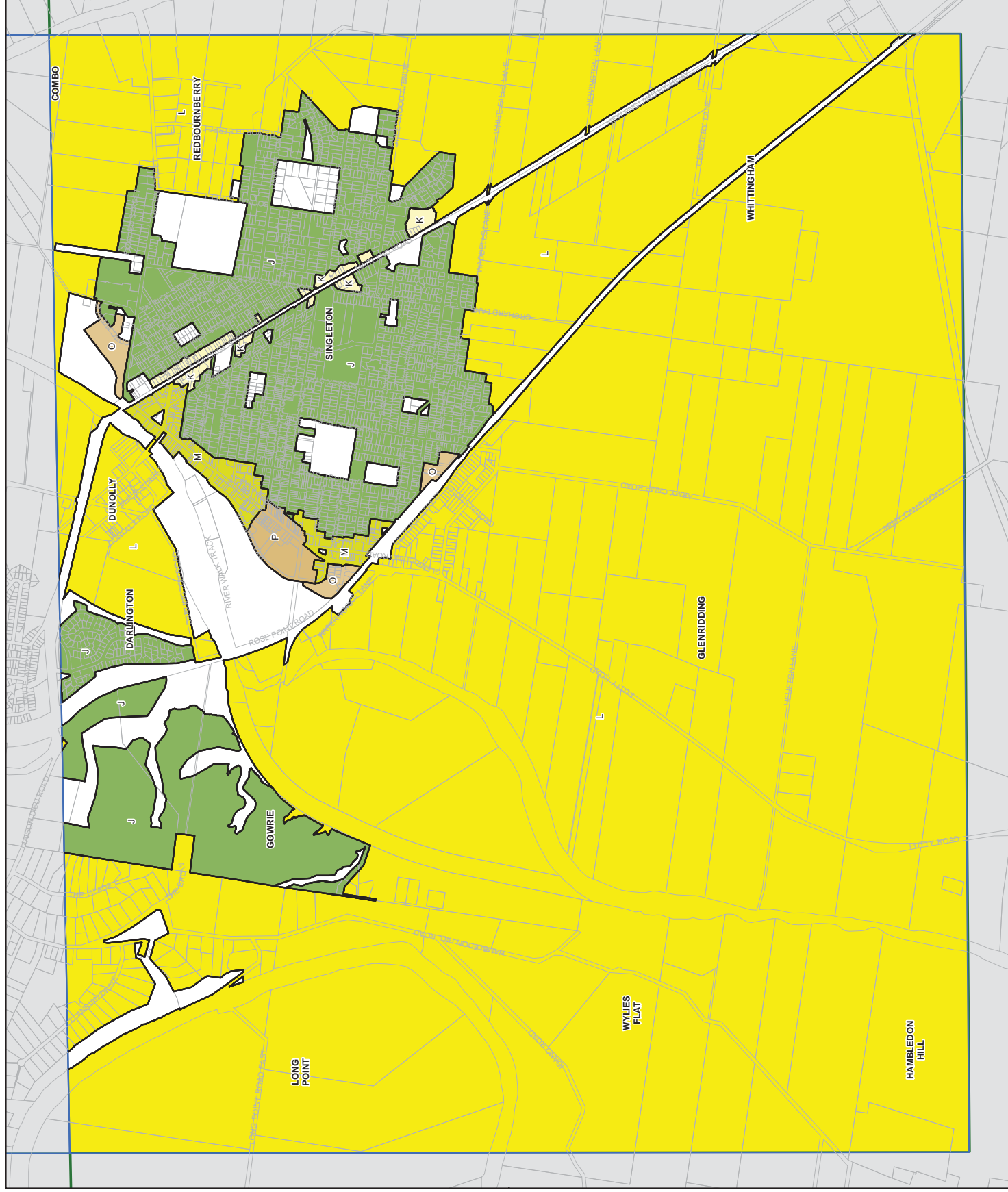


Maximum Height of Building (m)

J 9
K 10
L 11
M 12
O 15
P 18

Cadastre

0 Cadastre 08/03/2013 © LPI



N

0 0.5 Kilometers

Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

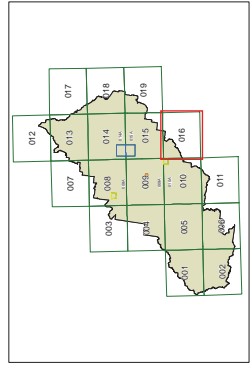
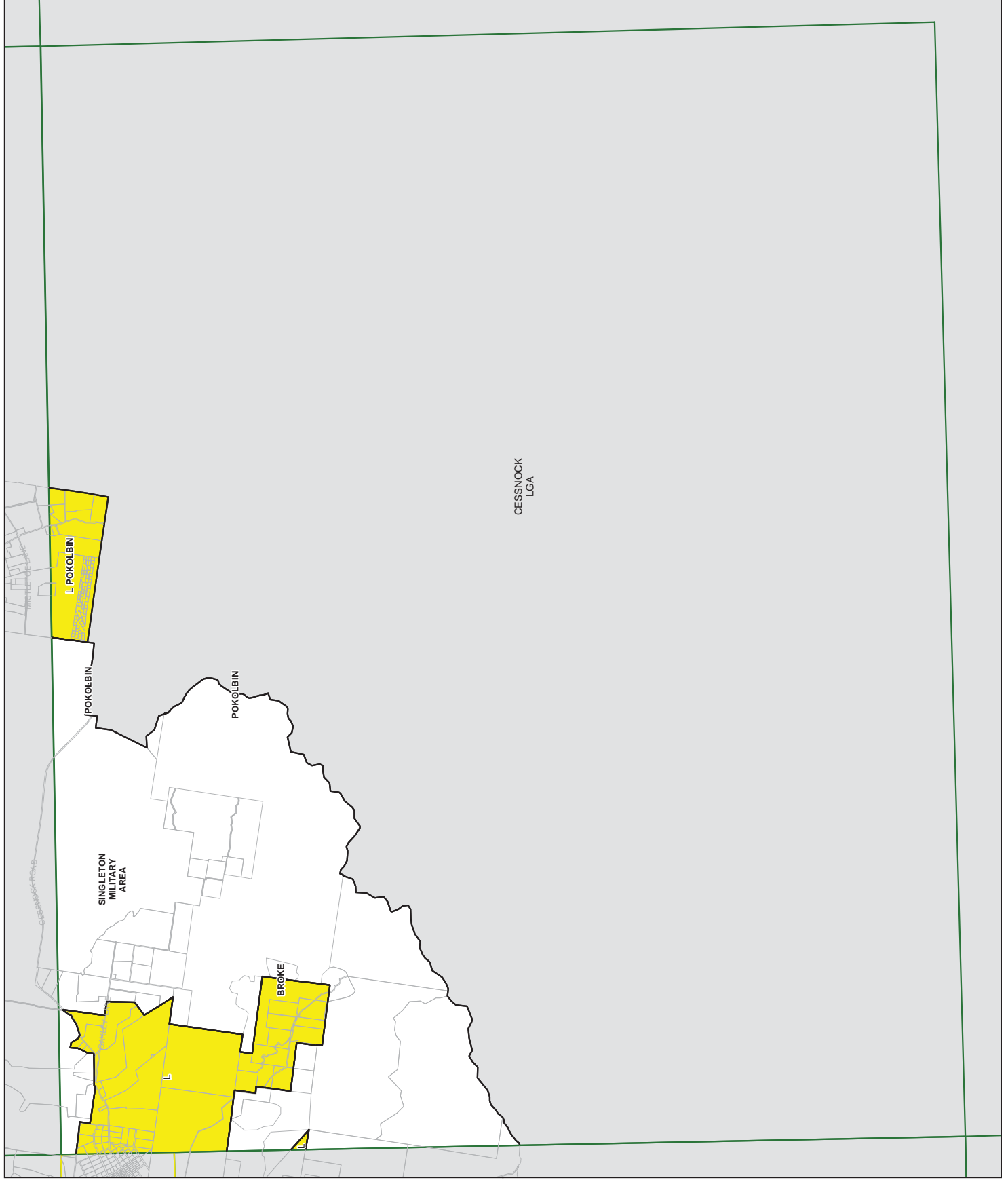
Map identification number:
70051_CONL_MBH_015A_030_20120523

Maximum Height of Building (m)

L 11

Cadastral

Cadastral 08/03/2013 © LPI



N

0 0.5 1 1.5 2 2.5 Kilometers

Scale: 1:80,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
7001_Council_MBH_016_080_20120623

Maximum Building Height Map -
Sheet MBH_017

Maximum Height of Building (m)

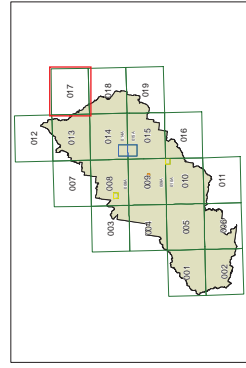
11

Cadastral

Cadastral 08/03/2013 © LPI

DUNGOG LGA

MIRANNIE L



N

0 0.5 1 1.5 2 2.5 Kilometers

Scale: 1:80,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
70001_CONL_MBH_017_080_20120623

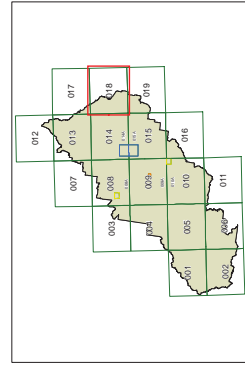
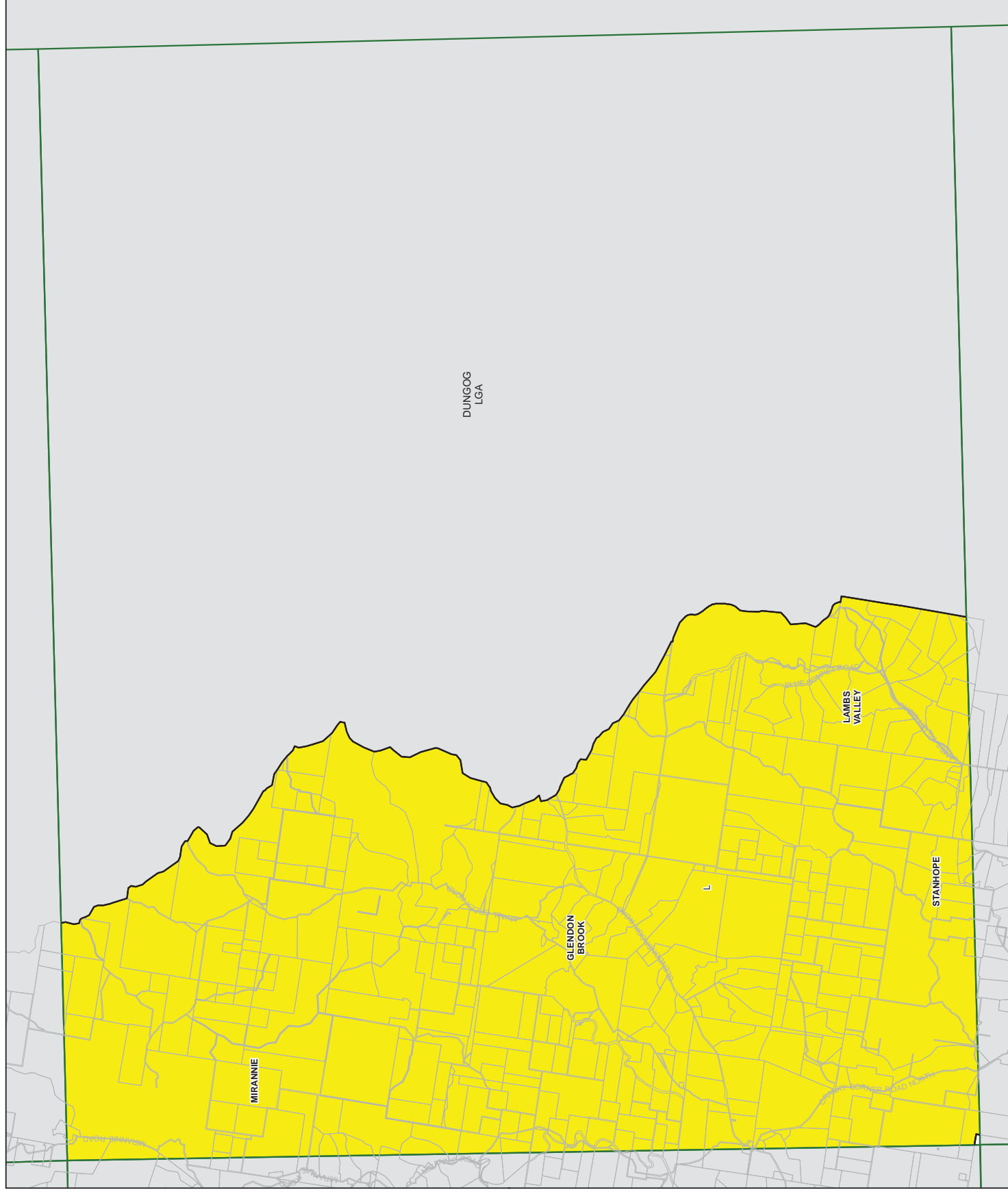
Maximum Height of Building (m)



Cadastral



Cadastral 08/03/2013 © LPI



0 0.5 1 1.5 2 2.5 Kilometers

Scale: 1:80,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
7001_COUN_MBH_018_080_20120223

Maximum Building Height Map -
Sheet MBH_019

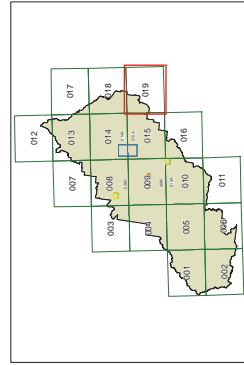
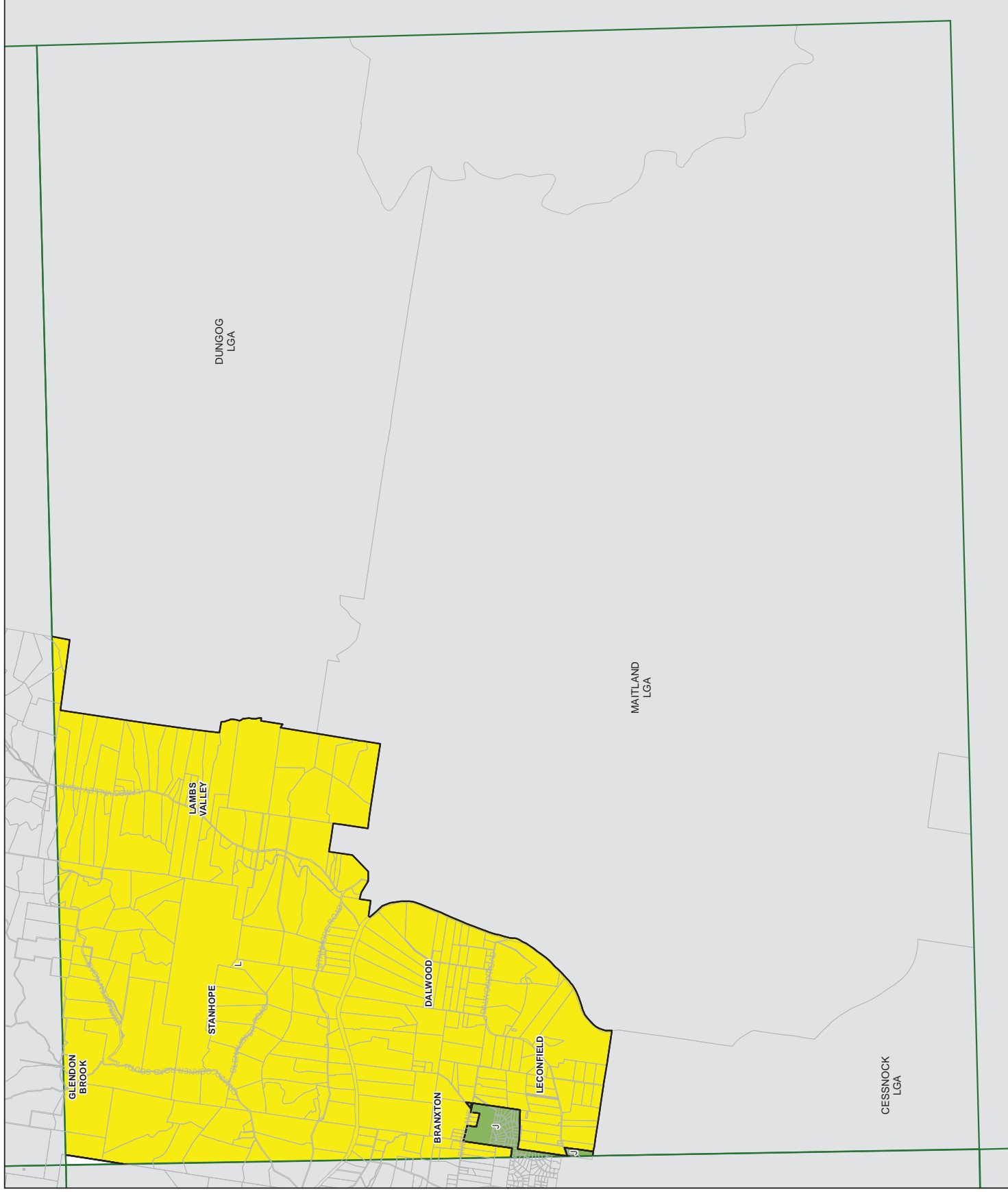
Maximum Height of Building (m)



Cadastral



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Scale: 1:80,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
7001_CON_MPH_019_080_20120223

Singleton Development
Singleton Council
Control Plan 2014
 Master-Planned Site Map - Sheet
 MPS_014

Master-Planned Site Map

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

Vegetation

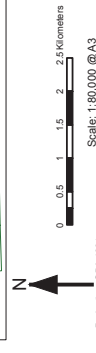
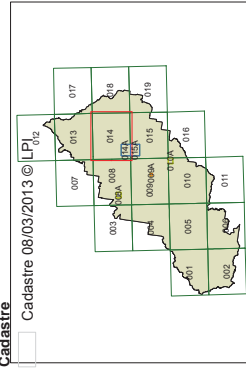
Concept Road

Cadastral

Cadastral 08/03/2013 © LPI₂

Projection: GDA 1994
 WGS 2011 30'

Map identification number:
 7000_COAL_MPS_014_380_2014004



Scale: 1:80,000 @ A3

Master-Planned Site Map

- | Concept Stage | Color |
|---------------|-------|
| M5 | 1 |
| M7 | 2 |
| M8 | 3 |
| M9 | 4 |
| M11 | 5 |
| M14 | 6 |
| M15 | 7 |
| 8 | 8 |
| 9 | 9 |
| 10 | 10 |
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |
| 16 | 16 |
| 17 | 17 |
| 18 | 18 |
| 19 | 19 |
| 20 | 20 |

Vegetation

Concept Road

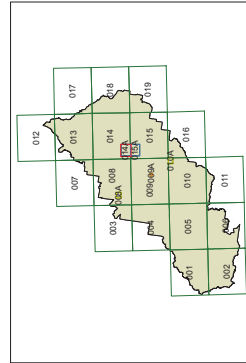
Cadastral

Cadastral 08/03/2013 © LPI

Scale: 1:20,000 @ A3

Map identification number:

7000_COAL_MPS_014a_035_20140404



Projection: GDA 1994
MGA Zone 56

Singleton Development
Singleton Council
Master-Planned Site Map - Sheet
MPS_014b

Master-Planned Site Map

Concept Stage
M12
M13
M15

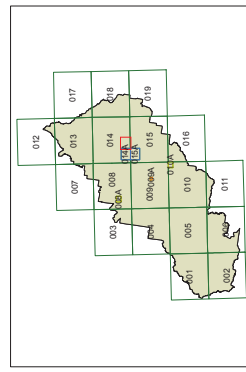
1
2
3
4
5

Vegetation

Concept Road

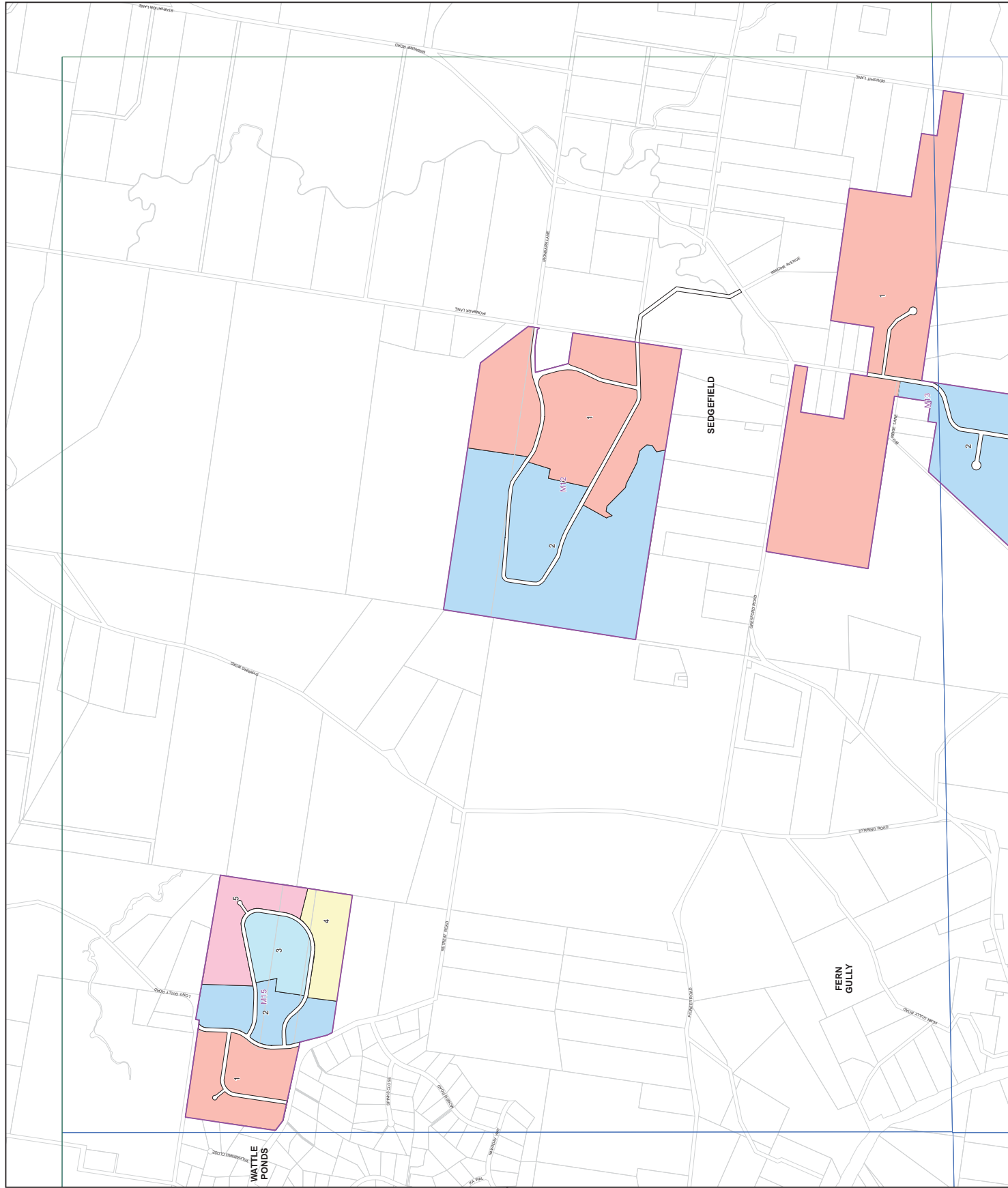
Cadastral

Cadastral 08/03/2013 © LPI



Projection: GDA 1994
 WGS 1984

Map identification number:
 7000_COAL_MPS_014b_03_20140404



Master-Planned Site Map

MS
MS

Concept Stage

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

Concept Road

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

Cadastral

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

Cadastral 08/03/2013 © LPI

Scale: 1:20,000 @ A3

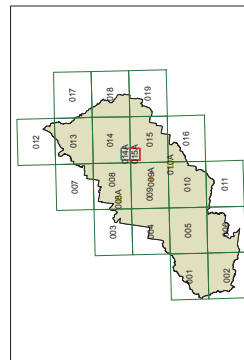
Projection: GDA 1994
MGA Zone 55

Map identification number:
7000_CONL_MPS_015a_020_20140404

0 0.5 Kilometers

N

012 013 017 018 019 020 021 022 023 024 025 026 027 028 029 030 031 032 033 034 035 036 037 038 039 040 041 042 043 044 045 046 047 048 049 050 051 052 053 054 055 056 057 058 059 060 061 062 063 064 065 066 067 068 069 070 071 072 073 074 075 076 077 078 079 080 081 082 083 084 085 086 087 088 089 090 091 092 093 094 095 096 097 098 099 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



0 0.5 Kilometers
Scale: 1:20,000 @ A3
Projection: GDA 1994
MGA Zone 55

Map identification number:
7000_CONL_MPS_015a_020_20140404

Master-Planned Site Map

M16

Concept Stage

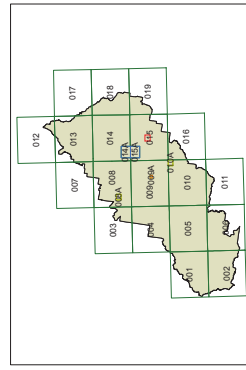
- | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|----|----|----|

Concept Road

Cadastral

Cadastral

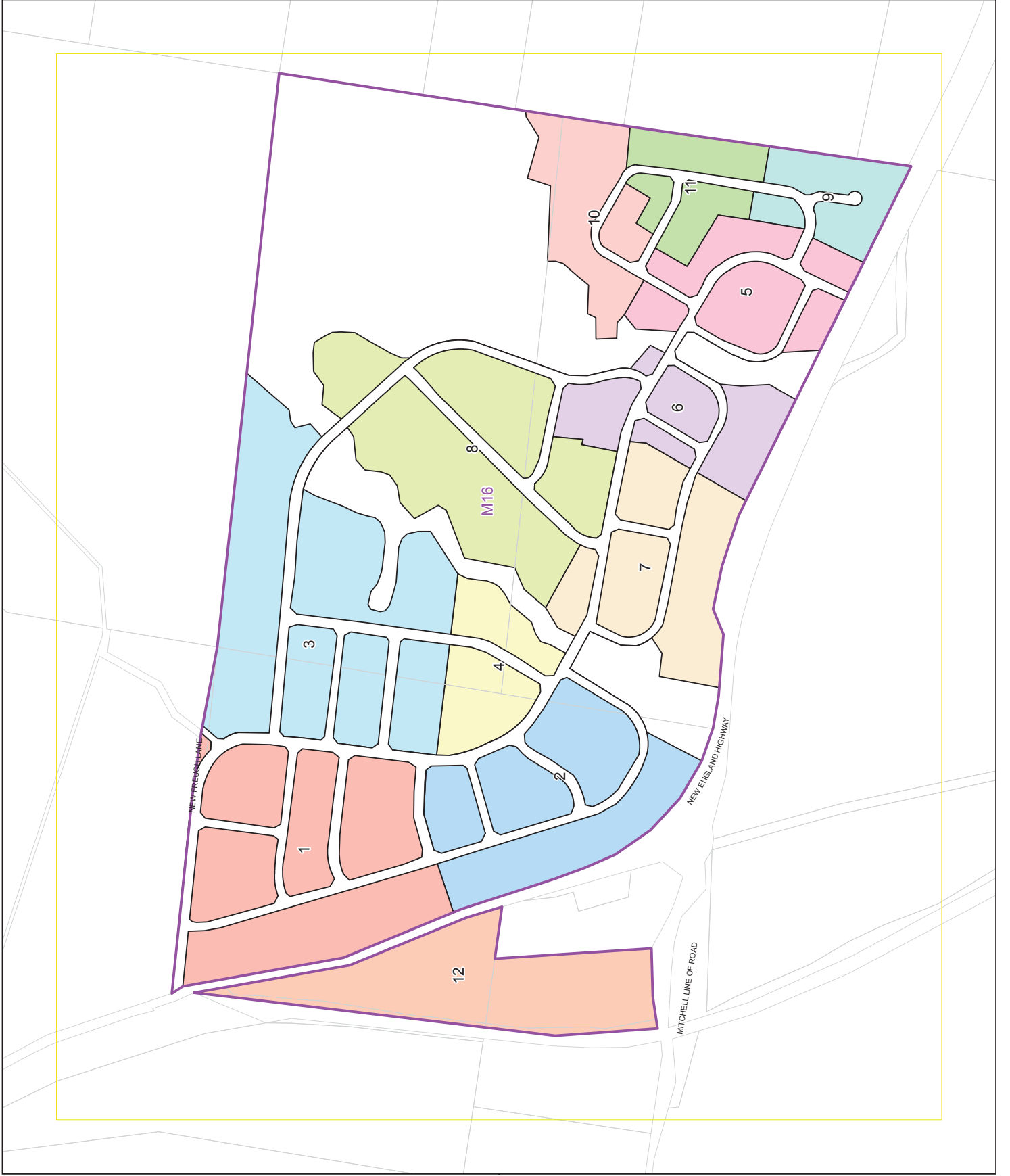
Cadastral 08/03/2013 © LPI



Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA 2014 55

Map identification number:
7000_CONL_MPS_015c_010_20140404



**Singleton
Council**
Development
Control Plan 2014

Master-Planned Site Map - Sheet
MPS_015d

Master-Planned Site Map

- Concept Stage**
- M1
 - M2
 - M3
 - M4
 - M10

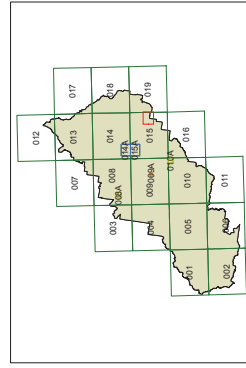
- Concept Stage**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6

Vegetation

- Vegetation
- Concept Road

Cadastre

- Cadastre 08/03/2013 © LPI



Projection: GDA 1994
MGA 2011 55

Map identification number:
7000_CONL_MPS_015d_035_20140404



Singleton Development
Master-Planned Site Map - Sheet
MPS_019a

Master-Planned Site Map

Concept Stage

1 2 3 4

Vegetation

Concept Road

Cadastral

Cadastral 08/03/2013 © LPI

0 0.5 Kilometers

Scale: 1:20,000 @ A3

Projection: GDA 1994
 WGS 1984 Spheroid

Map identification number:
 7000_COAL_MPS_019a_020_20140404

0 0.5 Kilometers

Scale: 1:20,000 @ A3

Projection: GDA 1994
 WGS 1984 Spheroid

Map identification number:
 7000_COAL_MPS_019a_020_20140404

0 0.5 Kilometers

Scale: 1:20,000 @ A3

Projection: GDA 1994
 WGS 1984 Spheroid

Map identification number:
 7000_COAL_MPS_019a_020_20140404

0 0.5 Kilometers

Scale: 1:20,000 @ A3

Projection: GDA 1994
 WGS 1984 Spheroid

Map identification number:
 7000_COAL_MPS_019a_020_20140404

0 0.5 Kilometers

Scale: 1:20,000 @ A3

Projection: GDA 1994
 WGS 1984 Spheroid

Map identification number:
 7000_COAL_MPS_019a_020_20140404

0 0.5 Kilometers

Scale: 1:20,000 @ A3

Projection: GDA 1994
 WGS 1984 Spheroid

Map identification number:
 7000_COAL_MPS_019a_020_20140404

0 0.5 Kilometers

Scale: 1:20,000 @ A3

Projection: GDA 1994
 WGS 1984 Spheroid

Map identification number:
 7000_COAL_MPS_019a_020_20140404

0 0.5 Kilometers

Scale: 1:20,000 @ A3

Projection: GDA 1994
 WGS 1984 Spheroid

Map identification number:
 7000_COAL_MPS_019a_020_20140404

0 0.5 Kilometers

Scale: 1:20,000 @ A3

Projection: GDA 1994
 WGS 1984 Spheroid

Map identification number:
 7000_COAL_MPS_019a_020_20140404

0 0.5 Kilometers

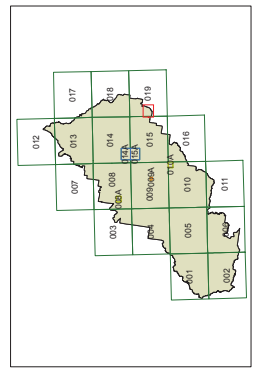
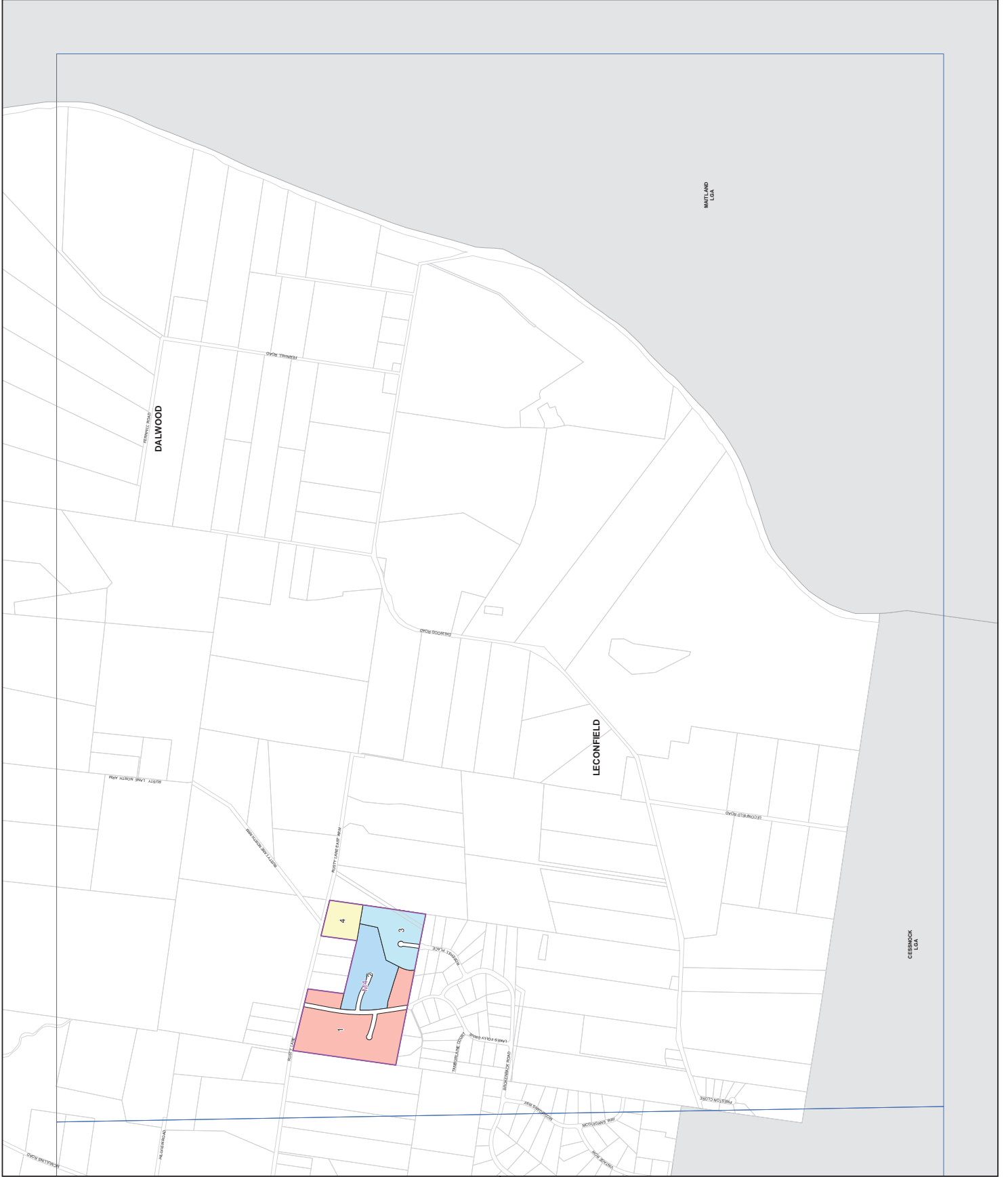
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Projection: GDA 1994
 WGS 1984 Spheroid

Map identification number:
 7000_COAL_MPS_019a_020_20140404

0 0.5 Kilometers

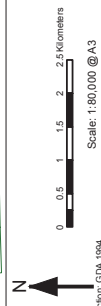
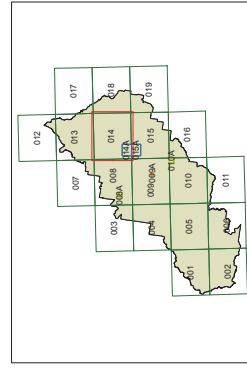
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Scale: 1:20,000 @ A3

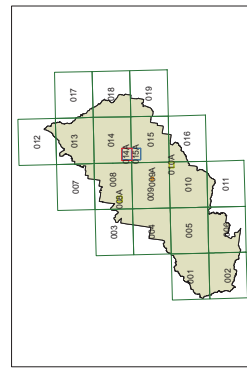
Projection: GDA 1994
 WGS 1984 Spheroid

Map identification number:
 7000_COAL_MPS_019a_020_20140404

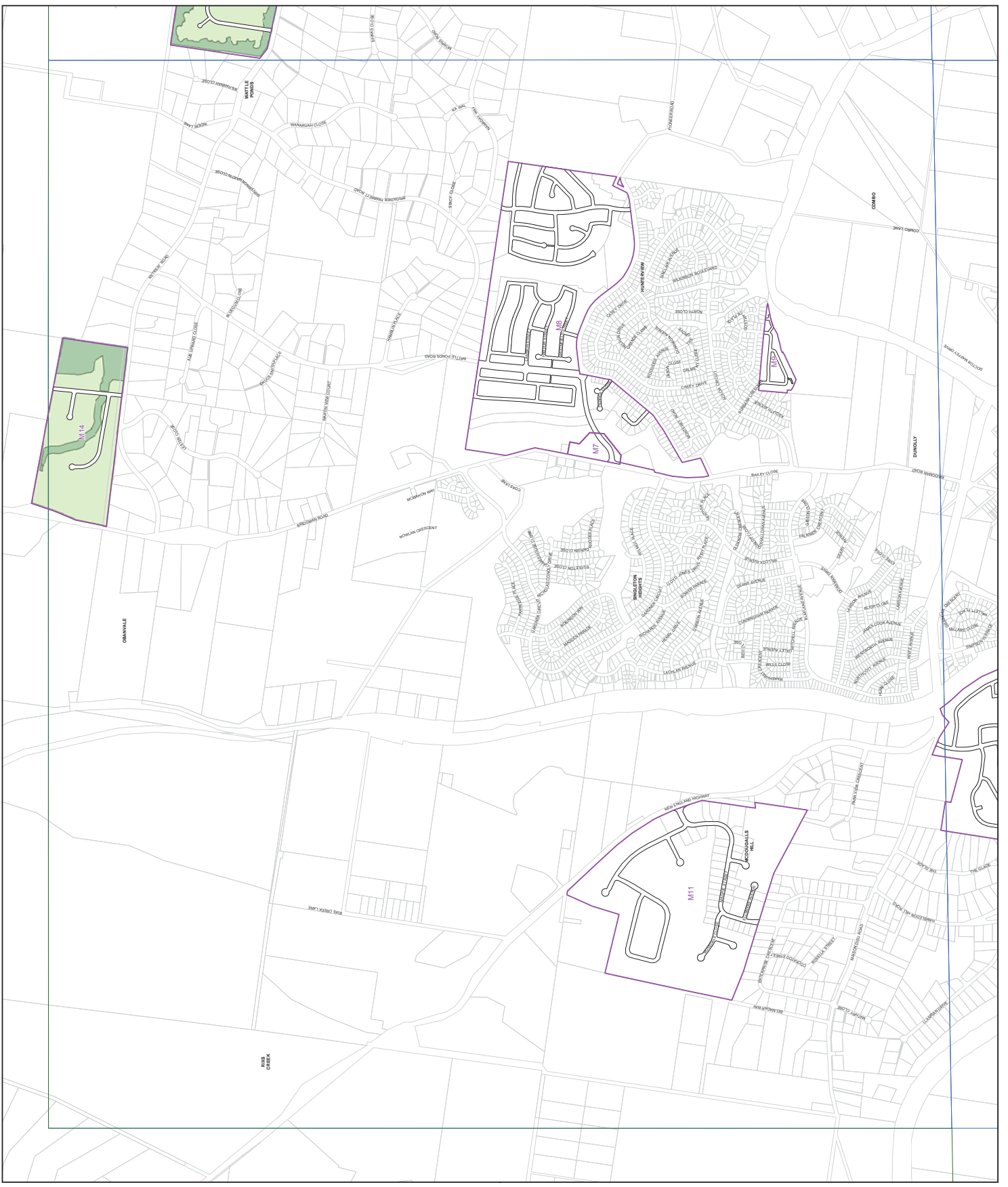


Master-Planned Site Map

- M5**
- M7**
- M8**
- M9**
- M11**
- M14**
- M15**
- Vegetation**
 - Managed vegetation
 - Vegetation to be protected and enhanced
- Concept Road**
- Cadastral**
- Cadastral 08/03/2013 © LPI



Projection: GDA 1994
 MGA 2020 55
 Map identification number:
 7000_COAL_MPS_014a_035_20140404



Biodiversity Protection Map - Sheet
BDP_014b

Master-Planned Site Map

M12
M13
M15

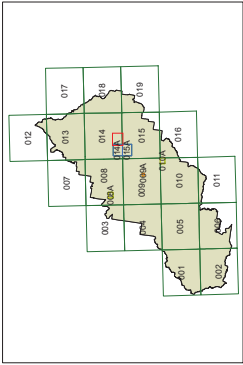
Vegetation

Managed vegetation
Vegetation to be protected
Concept Road

11

Cadastre

Cadastral 08/03/2013 © LPI


$$z \leftarrow$$

0.5 Kilometers

Scale: 1:20,000 @ A3

Projection: GDA 1994

Map identification number:



Biodiversity Protection Map - Sheet
BDP_015b

Master-Planned Site Map

M13

Vegetation

Managed vegetation

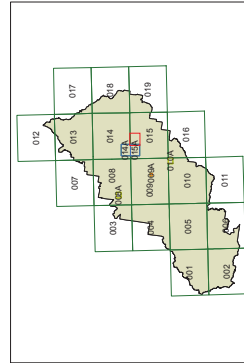
 Vegetation to be protected and enhanced

Concept Road

1001

Cadastre

Cadastre 08/03/2013 © LPI

 $\mathbf{z} \leftarrow$

0 0.5 Kilometers

Scale: 1:20,000 @ A3

Projection: GDA 1994

Identification number: MGA Zone 56

7000_COM_MPS_015b_020_20140404

