

COROWA SHIRE COUNCIL

DEVELOPMENT CONTROL PLAN NO. 8

Title

This Development Control Plan has been prepared in accordance with the provisions of Section 72 of the Environmental Planning and Assessment Act, 1979, and is titled “Corowa Development Control Plan No. 8”.

Date

This plan was adopted by Council on the 16th March, 1999 and commences from that date.

Land To Which This Plan Applies

This plan applies to land situated in the local government area of Corowa to which Corowa Local Environmental Plan 1989 applies.

Aims

The aims of this plan are to:

- a) allow development with minimal environmental impact to proceed without the need for development consent,
- b) allow small scale and low impact development to proceed efficiently, and
- c) list exempt and complying development and the standards and conditions that apply.

Exempt Development

Under the provisions of the Act, exempt development may be carried out on land without the need for development consent and without an assessment of the likely impact of the development (required under Part 5 of the Act for other development identified in an environmental planning instrument as development without consent).

Exempt development is development which is of minimal environmental impact and is of a type listed in Schedule 1 provided that the development:

- complies with the deemed to satisfy provisions of the Building Code of Australia; and
- does not obstruct drainage of the site; and
- does not restrict any vehicular or pedestrian access to or from the site; and
- is at least 1 metre from an easement or public sewer main; and
- does not require a tree to be removed; and
- complies with the exemption requirements for the particular development as detailed in Schedule 1.
- is not carried out on land which is identified in the Corowa Local Environmental Plan 1989 as being the location of a heritage item, or being within a heritage conservation area; and

- is not to be erected on land unless;
 1. the person responsible for carrying out the development is satisfied that the land has not been, or is not currently used for a land use described in Table 1 to the Managing Land Contamination Planning Guidelines, issued by the NSW Department of Urban Affairs and Planning and NSW Environmental Protection Authority; and
 2. the land is not contaminated (within the meaning of the Act); or
 3. if the land is contaminated, any remedial work in respect of the land has been carried out in accordance with State Environmental Planning Policy No 55, and
 4. the Council has been issued with a site audit statement which states that the site is suitable for residential use; and
- does not contravene any condition of a development consent applying to the land; and
- is not carried out on land that is a critical habitat (within the meaning of the Threatened Species Conservation Act 1995), or within a wilderness area (within the meaning of the Wilderness Act 1987), or within Zone No 7(a) (Riparian Lands and Wetlands Zone) under the Corowa Local Environmental Plan 1989.

Complying Development

Under the Act, complying development may be carried out if a complying development certificate is obtained. The certificate may be obtained in 7 days, from either Council or an accredited certifier.

Complying development is small scale, low impact development of a type listed in Schedule 2 that may be carried out on land within Zone Nos 1(a), 2(a), 2(b) or 2(v) of the Corowa Local Environmental Plan 1989, provided that the development:

- is permissible with development consent by any environmental planning instrument that applies to the land;
- is not in an area identified in any environmental planning instrument applying to the land as land that is flood liable or contaminated, or is on a site that has previously been used as a service station;
- is located behind the rear alignment of any building, if it is located in an heritage conservation area identified in an environmental planning instrument;
- complies with the deemed to satisfy provisions of the Building Code of Australia;
- has the relevant approval:
 - for water and sewerage services (including on-site disposal and connection to off-site services);
 - to locate within a zone of influence of a public sewer main;
 - to locate over an easement; or
 - to remove a tree;
- complies with the requirements and outcomes for the particular development as detailed in Schedule 2; and



- does not contravene any condition of a development consent applying to the land; and
- is in accordance with a complying development certificate that has been issued where:
 1. the person responsible for issuing the certificate is satisfied that the land has not been, or is currently used for a land-use described in Table 1 to the Managing Land Contamination Planning Guidelines issued by the NSW Department of Urban Affairs and Planning and NSW Environmental Protection Authority, and
 2. the land is not contaminated (within the meaning of the Act); or
 3. if the land is contaminated, any remedial work in respect of the land has been carried out in accordance with State Environmental Planning Policy No 55, and
 4. the Council has been issued with a site audit statement which states that the site is suitable for residential use;
- is not carried out on land that is a critical habitat (within the meaning of the Threatened Species Conservation Act 1995), or within a wilderness area (within the meaning of the Wilderness Act 1987), or within Zone No 7(a) (Riparian Lands and Wetlands Zone) under the Corowa Local Environmental Plan 1989.

Complying Development Conditions

The following conditions of consent are to be attached to all Complying Development Certificates:

1. The development must be carried out in accordance with the complying development certificate.
2. Two days before any site works, building or demolition begins, the applicant must:
 - forward Form 7 of the Regulation to the Council (notice of commencement of work and appointment of Principal Certifying Authority)
 - notify the adjoining owners that work will commence
3. Before any site works, building or demolition is started, the applicant or builder must:
 - notify the Council of the name, address, phone number and licence number of the builder
 - submit to the Council a copy of the insurance certificate as required by the Home Building Act 1989
 - erect a sign at the front of the property stating that unauthorised entry is prohibited and showing the builder's name, licence number and site address
 - provide a temporary on-site toilet
 - protect and support any neighbouring buildings
 - protect any public place from damage, obstruction or inconvenience from the carrying out of the consent
 - prevent any substance from falling onto a public place
 - follow any other conditions prescribed in the Regulation



4. Install run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
 - divert uncontaminated run-off around cleared or disturbed areas
 - erect a silt fence to prevent debris escaping into drainage systems or waterways
 - prevent tracking of sediment by vehicles onto roads,
 - stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site, and remove or utilise where appropriate after completion of the building
5. The land surrounding any structure must be graded to divert surface water to the legal point of adequate discharge, and clear of existing and proposed structures and adjoining premises
6. Notify either the Council or an accredited certifier in advance - 48 hours in writing or 24 hours by phone, to certify the following;
 - all pier holes or footing excavations before pouring concrete
 - steel reinforcing for footings, slabs and other structural members before pouring concrete
 - framework of structure before lining or cladding is installed
 - all hot and cold water plumbing and sewer plumbing and drainage before covering
 - wet areas treated before lining or tiling
 - completion of works prior to occupation
7. Where kerb and gutter is provided:
 - driveways are to be a minimum of 500mm clear of all drainage structures on the kerb and gutter and are not to interfere with the existing public utility infrastructure, including Council drainage structures, unless prior approval is obtained from the Council
8. Where kerb and gutter is not provided:
 - A suitable culvert crossing is required and to be installed to Council requirements
9. Driveways are to be a minimum of 6 metres from a road intersection
10. Driveways are to be constructed in accordance with AS 2890, with appropriate transition zones
11. The building shall not be occupied or used until an Occupation Certificate is issued either by the Council or an accredited certifier

Notes:

The complying development certificates shall be issued in the name of the Council or the accredited certifier with an accreditation number.

SCHEDULE 1

EXEMPT DEVELOPMENT

Type of Development	Exemption Requirements
<u>Access Ramps for the Disabled</u>	<ul style="list-style-type: none"> • Maximum height of 0.5m above natural ground level, ie the ground level prior to the commencement of any construction on the site. • Maximum grade 1:14 and otherwise in compliance with AS 1428.1. • No closer than 500mm from the adjoining property.
<u>Air Conditioning Units for Dwellings</u> (attached to external wall or ground mounted)	<ul style="list-style-type: none"> • Noise level not to exceed 5dBA above ambient background noise level measured at the property boundary. • Any opening created is to be adequately weatherproofed. • Must be structurally adequate.
<u>Aerials/Antennae/Microwave Antennae</u> (not including satellite dishes – dealt with as separate provision) a) TV Aerials b) Other Aerials, Antennae, Microwave Antennas	<ul style="list-style-type: none"> • For domestic use only. • Maximum of one per dwelling. • Maximum of 3 metres above the ridge line of the building.
<u>Awnings, and Storm Blinds on Dwellings</u> - A rooflike shelter of canvas, metal or timber, located over a window or door for protection from the weather	<ul style="list-style-type: none"> • Maximum area of 10m². • Located wholly within property boundaries.
<u>Barbeques</u>	<ul style="list-style-type: none"> • Maximum area of 2m². • Maximum chimney height of 2m above natural ground level. • Located in rear yard area or, behind a courtyard wall, with no greater than 200mm of the chimney above the wall. • Structurally adequate construction.
<u>Bird Aviaries</u> - <i>An enclosure in which birds are kept.</i>	<ul style="list-style-type: none"> • Maximum area 10m². • Maximum height 2.1m above natural ground level. • Non-reflective materials. • Located in rear yard and not closer than 500mm from an adjoining property boundary. • Located a minimum 9m from any dwelling on an adjoining property. • Structurally adequate construction.
<u>Clothes Hoists/lines</u>	<ul style="list-style-type: none"> • Not to be visible from the street, that the dwelling addresses. • Installed to manufacturer's specifications.

Type of Development	Exemption Requirements
<p><u>Fences</u> - (other than fences covered by the Swimming Pools Act 1992) <i>Natural Ground Level is defined as the ground level prior to any construction on the site.</i></p>	<p><u>General Requirements</u></p> <ul style="list-style-type: none"> All fences are to be constructed so that they do not prevent the natural flow of stormwater drainage/runoff. These requirements do not set aside the provisions of the Dividing Fences Act 1991. You are advised to talk to your neighbour at an early stage and consult the Dividing Fences Act.
<p>1. <u>Boundary Fences</u></p> <p>(i) Side fences (between the building line and street or any other public place) and front fences</p> <p>(ii) Side fences (between the building line and the rear boundary) and rear boundary fences.</p> <p>2. <u>Masonry or Brickfences</u></p>	<ul style="list-style-type: none"> Minimum height 900mm above natural ground level, if construction of timber, masonry or metal (wrought iron or the like) or a combination of any of these materials. Maximum height 1.8m above natural ground level, if constructed of timber, metal or lightweight materials. Maximum height of 900mm, above natural ground level.
<p><u>Flagpoles</u></p>	<ul style="list-style-type: none"> Maximum flag area 1m². Maximum height 6m above natural ground level. Must not project beyond property boundaries. Must be structurally adequate. Installed to Manufacturer's specifications.
<p><u>Hoardings</u></p>	<ul style="list-style-type: none"> Not to encroach onto the footpath, public thoroughfare or adjoining property. Erected in accordance with WorkCover Authority requirements.
<p><u>Letterboxes</u></p>	<ul style="list-style-type: none"> Maximum height of 900mm above natural ground level. Consideration is to be given to the guidelines for letterbox construction set by Australia Post.
<p><u>Minor Alterations</u></p> <p>1. Residential Premises</p> <p>2. Commercial Premises</p>	<ul style="list-style-type: none"> Applies to the replacement of doors, walks, ceiling or floor linings; windows, deteriorated frame members with equivalent or improved quality materials, and renovations of bathrooms, kitchens, inclusion of built-in fixtures such as vanities, cupboards, wardrobes and the like. The external configuration of the building shall not be altered. There shall be no increase in the total floor area of the building. The structural integrity of the building will not be adversely affected. The WorkCover Authority's guidelines for the removal of Asbestos Cement and Lead paint should be referred to, where applicable. No increase in the total floor area of the building. Floor area not to exceed 100m² of non structural work such as shelving, displays, benches, partitions. The WorkCover Authority's guidelines for the removal of Asbestos Cement and Lead paint should be referred to, where applicable. Compliance with the Building Code of Australia (eg. fire safety, egress, smoke and fire control equipment and egress). The structural integrity of the building will not be adversely affected.

Type of Development	Exemption Requirements
<p><u>Paving/Concreting</u></p>	<ul style="list-style-type: none"> • Appropriate measures shall be taken to collect and dispose of any stormwater, in a manner approved by Council. • The paving/concrete shall be laid a minimum of 100mm below the base of any weepholes on an adjoining structure. • The total area, including driveways, is not to exceed 25% of the area in the front building line.
<p><u>Playground Equipment</u></p> <p>a) Swings, slippery dips, seesaws etc.</p> <p>b) Cubbyhouses</p>	<ul style="list-style-type: none"> • All equipment must be installed in accordance with manufacturer's instructions and comply with relevant Australian Standards. • Does not apply to the commercial use of equipment. • Maximum height of 2.1m above natural ground level. • Maximum area of 10m². • Maximum floor height of 500mm above natural ground level.
<p><u>Portable Classrooms</u> and other portable school buildings</p>	<ul style="list-style-type: none"> • Only permitted for up to 5 years. • Use must be lawfully approved. • Must be structurally adequate. • Must comply with the Building Code of Australia. • Location must not conflict with the operation of any other consent. • Stormwater to be connected to an adequate stormwater system.
<p><u>Re-cladding of Roofs or Walls</u> or repair/maintenance of damaged materials (not including with a heritage listing)</p>	<ul style="list-style-type: none"> • Must only involve replacing existing materials with similar materials which are compatible with the existing building and finish. • Re-cladding must not involve structural alterations or change to the external configuration of a building. • The WorkCover Authority's guidelines for the removal of Asbestos Cement and Lead paint should be referred to where applicable.
<p><u>Retaining Walls</u> associated with the construction of a dwelling ie the retaining of cut and fill within a 2.0m radius of the building platform)</p>	<ul style="list-style-type: none"> • Maximum height 900mm above natural ground level. • To be structurally adequate. • Backfill shall be adequately drained.
<p><u>Satellite Dishes</u></p> <p>1. Residential</p>	<p><u>Ground Mounted</u></p> <ul style="list-style-type: none"> • Maximum height of 1.8m above natural ground level. • Maximum diameter 1m. • One installation per dwelling. • A minimum of 900mm from a property boundary. • Situated no closer to the street than the associated dwelling. • Structurally stable. <p><u>Roof Mounted</u></p> <ul style="list-style-type: none"> • Maximum diameter 600mm. • Suitably coloured to blend in with the building. • One installation per dwelling. • Located below the ridge of the dwelling. • Structurally stable.

Type of Development	Exemption Requirements
2. Commercial	<p><u>Ground Mounted</u></p> <ul style="list-style-type: none"> • Maximum height and diameter of 1.8m. • Situated a minimum of 900mm from the boundary if the adjoining property is residential. • One installation per property. • Structurally stable. <p><u>Roof Mounted</u></p> <ul style="list-style-type: none"> • Maximum height and diameter of 2.0m • To be located a minimum of 900mm off all property boundaries. • One installation per building. • Structurally stable.
<u>Scaffolding</u>	<ul style="list-style-type: none"> • Not to encroach onto footpath, public thoroughfare or adjoining property. Encroachments onto adjoining properties are permitted when the consent of the adjoining property owner is obtained. • No scaffolding is to be provided to any building identified as a Heritage Item or the subject of a conservation order without the prior consent of the Council. • Erected in accordance with the WorkCover Authority's requirements.
<u>Solar Water Heaters</u>	<ul style="list-style-type: none"> • Installed to manufacturer's specifications. • Associated building work must not reduce the structural integrity of the building. • Any openings created by an installation must be adequately weatherproofed. • For roof mounted, base to be flush with the roofline.
<u>Skylight Roof Windows</u>	<ul style="list-style-type: none"> • The total area of skylight or skylights shall not exceed more than 5% of the total roof area per dwelling. • Located not less than 900mm from a property boundary and not less than 900mm from a wall separating attached dwellings. • To be installed a minimum of 2.4m above the floor level of the room of which it serves. • The building work must not reduce the structural integrity of the building. • Any opening created by the installation must be adequately weatherproofed. • Installation must be to manufacturer's specifications.
<u>Water Heaters</u> (excluding solar systems)	<ul style="list-style-type: none"> • The work must not reduce the structural integrity of the building.
<p><u>Water Tanks</u> at/or above ground level</p> <p>1. Rural Areas (up to 2 tanks per dwelling and another 2 associated with farm buildings not near a dwelling)</p>	<ul style="list-style-type: none"> • Maximum 17,000 litre capacity per tank. • Maximum height of 2.4m above natural ground level • Situated no closer to a street than an associated dwelling. • Must be structurally adequate. • All tanks/tank stand installations to be structurally sound and comply with the manufacturer's and/or designer's instructions.

Type of Development	Exemption Requirements
2. Urban Areas (one per dwelling or other premises)	<ul style="list-style-type: none"> • Maximum installed height above ground level of 2.0m including any stand (maximum stand height of 450mm). • Maximum storage capacity of 5,000 litres. • Located no closer to the street than the associated dwelling. • All tanks/tank stand installations to be structurally sound and comply with manufacturer's and/or designer instructions • Pumps not to cause a noise nuisance. • Not to be connected to a potable water supply. • Overflow must be to the stormwater system.
<p><u>Demolition of Building</u></p> <p>Demolition (of exempt development) (excluding items of environmental heritage and buildings in conservation areas)</p>	<ul style="list-style-type: none"> • The activity is confined to within the property boundaries. • The demolition is for the entire structure and not part demolition of a structure. • The demolition be carried out in accordance with the WorkCover requirements for the demolition of structures and AS 2601-1991.
<p><u>Bush Fire Hazard Reduction</u></p>	<ul style="list-style-type: none"> • Work to be carried out consistent with a plan of management under the Rural Fires Act 1997 (as amended).
<p><u>Changes of Activity</u></p> <p>Change of a shop activity type to another type of shop activity (not involving food shops)</p> <p>Change from a food shop to another type of shop activity</p> <p>Change of office activity type to another type of office activity</p> <p>Changes of the types of activities between social and sporting clubs, community or cultural centres</p>	<ul style="list-style-type: none"> • Must have same Building Code of Australia classification. • Existing activity must be lawfully approved. • No extension to hours outside existing hours of operation. • Council to be notified of new activity type. <ul style="list-style-type: none"> • Must have same Building Code of Australia classification. • Existing activity must be lawfully approved. • No extension to hours outside existing hours of operation. • Council to be notified of new activity type <ul style="list-style-type: none"> • Must have same Building Code of Australia classification. • Existing activity must be lawfully approved. • No extension to hours outside existing hours of operation. • Council to be notified of new activity type. <ul style="list-style-type: none"> • Must have same Building Code of Australia classification. • Existing activity must be lawfully approved. • No extension to hours outside of existing hours of operation. • Council to be notified of new activity type.

SCHEDULE 2

COMPLYING DEVELOPMENT

Development	Requirement	Outcomes
Advertising	<ul style="list-style-type: none"> • Business identification signs in areas for home occupation or home industries. • Real estate signs (advertising premises/land for sale or rent) in areas zoned for residential use. 	Part A
Balconies, Decks, Patios	<ul style="list-style-type: none"> • Additions to a detached dwelling or residential flat unit. 	Part B
Bed and Breakfast Accommodation	<ul style="list-style-type: none"> • Bed and Breakfast Accommodation in areas zoned 1(a) and 3(a). 	Part C
Brick Fences	<ul style="list-style-type: none"> • Brick or masonry fences exceeding 900mm in height. 	Part D
Canopies, Carports, Garages, Pergolas and Shade Structures	<ul style="list-style-type: none"> • Ancillary to or associated with a detached dwelling or residential flat unit. 	Part E
Commercial Uses	<ul style="list-style-type: none"> • Change of use between shops, offices and commercial premises. • Internal alterations to a shop or an office that alter the load-bearing capacity of load-bearing components. 	Part F
Dwellings	<ul style="list-style-type: none"> • Erection of detached single storey dwellings (including single storey alterations and additions to detached single storey dwellings). 	Part G
Fowl Houses	<ul style="list-style-type: none"> • An enclosure for the keeping of chickens, hens and/or roosters associated with a detached dwelling. 	Part H
Garden Sheds	<ul style="list-style-type: none"> • Ancillary to or associated with a detached dwelling or residential flat unit. 	Part I
Home Industry	<ul style="list-style-type: none"> • An industry carried on in a building (other than a dwelling or residential flat building). 	Part J
Home Occupation	<ul style="list-style-type: none"> • An occupation carried out in a detached dwelling or a residential flat building by the permanent residents of the dwelling or flat unit. 	Part K
Subdivisions	<ul style="list-style-type: none"> • Alteration of a boundary between two allotments of land zoned Residential 2(a), 2(b) or 2(v). 	Part L
Swimming Pools	<ul style="list-style-type: none"> • Ancillary to a detached dwelling or residential flat unit for private use. 	Part M
Wood Heaters	<ul style="list-style-type: none"> • Ancillary to a detached dwelling or residential flat unit. 	Part N

PART A - ADVERTISING

1. Business Identification Signs

- One sign per premises.
- Signs not exceeding 0.75m² in area.
- Located wholly within property boundaries.
- Shall not be illuminated.
- Maximum height of a freestanding sign above ground level is 1.5m.

2. Real Estate Signs

- One sign per premises or street frontage, whichever is the greater.
- Each sign not exceeding 2.5m² in area.
- Located wholly within the property boundary or attached to the existing boundary fence and not projecting greater than 100mm from the fence.

PART B - BALCONIES, DECKS, PATIOS

- Maximum area 20m².
- Finished surface level to be not greater than 500mm above the natural ground level.
- No closer than 500mm from an adjoining property.
- Situated no closer to the street than the associated dwelling or residential flat unit.
- Structurally adequate construction.
- Not situated over any sewer drains.

PART C - BED AND BREAKFAST ACCOMMODATION

- Not to exceed more than 3 guest rooms.
- Maximum of one sign per dwelling with maximum area of 0.6m² in area.
- Approval has been obtained from the owners corporation, or the community, precinct or neighbourhood association, where a dwelling is subject to the Strata Schemes Management Act 1996 or the Community Land Management Act 1989.
- Complies with the Food Act 1989, the Food (General Regulation) 1997 and the Australian Institute of Health Surveyors' National Food Premises Code.
- Complies with AS 3786-1993 - Smoke alarms and AS 3000-1991 - Electrical installations - Buildings, structures and premises.
- Has a fire extinguisher and fire blanket in the kitchen.
- Has a minimum of two bathrooms.
- Building complies with the Building Code of Australia.
- One car space is to be provided for each guest room and one for the owner/manager.

PART D - BRICK FENCES

- Maximum height of 1.5m above natural ground level.
- Where of 100mm in thickness engaged piers are to be located at intervals not exceeding 2.0m.
- Brickwork to be located on 300mm x 450mm deep reinforced concrete.

PART E - CANOPIES, CARPORTS, GARAGES, PERGOLAS AND SHADE STRUCTURES

- Maximum wall/under rafter height 2.4m.
- Maximum area 20m².
- No closer than 500mm from an adjoining property.
- Situated no closer to the street than the associated dwelling or residential flat unit.
- All building work to comply with the provisions of the Building Code of Australia.
- Not situated over any sewer drains.
- All stormwater to be conveyed by means of underground drainage pipes to the street drainage system.

PART F – COMMERCIAL USES

- A Complying Development Certificate may be issued in a heritage conservation area but not on land identified in the LEP as a heritage item.
- Must comply with LEP and DCP.
- Internal fitouts, and alterations, must not add additional floorspace to the building.
- If a change of building use, the new use must replace a former use carried out in accordance with a development consent.

Note: Food shops must comply with the Food Act Regulation, and the Council's code for food premises.

PART G - DWELLINGS

- The land on which the dwelling is to be erected shall be serviced by a reticulated water supply and a gravity sewer main except where the land has a greater area than 2.0ha.
- The building is set back from the front boundary:
 - a) for non corner sites - a minimum distance of 6.0m or at least to the average of the minimum setbacks of any like structures on land each side of the subject property, whichever is the greater, or
 - b) for corner sites - a minimum distance of 6.0m from one of the boundaries and 3.0m from the second boundary.
- Carports and garages facing a public street are not more than 6.0m or 50% of the frontage wide, whichever is the lesser.



- The dwelling has ceilings insulated to an R value of 3.0 and walls to an R value of 2.0.
- The floor level of the structure at any point is not more than 700mm above natural ground level.
- The distance between the floor level and the underside of the eaves is not more than 2.7m.
- The roof pitch is no more than 30° and any openings are flush with the roof pitch.
- The external wall of each structure is at least 900mm from any side boundary.
- Windows in a habitable room that allow an outlook to a window of a habitable room in an adjoining neighbours house (where such windows are within 3 metres of each other) are to be offset from the edge of one window to the nearest edge of the other by a distance of at least 0.5 metre and screened by the placement of a 1.5m minimum height fence upon the common boundary.
- A minimum of 30% of the site must be inbuilt upon area or soft landscaping.
- Not more than one-third of the front setback area is to be paved or sealed.

PART H - FOWL HOUSE

- Located no closer than 6.0m from any dwelling or residential building.
- Maximum area 7.0m².
- Maximum height above natural ground level 2.0m.
- Materials to blend in with the environment and be non reflective.
- Must not adversely impact upon adjoining properties.
- Adequate drainage to be provided.
- Building to be structurally adequate.
- The floor of the fowl house to be clean sand or concrete and be regularly cleaned.
- Poultry yard to be so enclosed as to prevent the escape of poultry.

PART I - GARDEN SHEDS

- 1 shed per property.
- Maximum floor area 20m².
- Maximum wall height 2.0m.
- Building to be no closer than 500mm from an adjoining property.
- Situated at the rear of dwelling or residential flat unit.
- All wall cladding is to be colorbond or similar painted finish.
- To be installed in accordance with manufacturer's specifications.
- Building work to comply with the deemed to satisfy provisions of the Building Code of Australia.



- Stormwater is to be conveyed by underground drainage pipes to the street drainage system.
- Not to be built over sewer lines or easements.

PART J - HOME INDUSTRY

- Maximum floor area of 50m².
- The industry does not -
 - interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise;
 - involve exposure to view from any adjacent premises or from any public place of any unsightly matter; and
 - require the provision of any essential service main of a greater capacity than that available in the locality.
- Building to be no closer than 500mm from an adjoining property.
- Situated at the rear of the dwelling or residential flat unit.
- Building work to comply with the provisions of the Building Code of Australia.
- Not situated over any sewer drains.
- Stormwater to be conveyed by underground drainage pipes to the street drainage system.

PART K - HOME OCCUPATION

- The occupation carried on does not involve registration of the building under the Factories, Shops and Industries Act 1962.
- No persons other than residents shall be employed in the occupation.
- The occupation shall not interfere with the amenity of the neighbourhood.
- No goods shall be displayed in windows or otherwise.
- No goods or items shall be offered or exposed for sale by retail.
- No advertisement or sign, other than a notice, advertisement or sign located on the building to indicate the name and occupation of the resident shall be exhibited on the premises.

PART L - SUBDIVISIONS

- The alteration shall not reduce an allotment below a minimum area of 550m² for land within Zone Nos. 2(a) or 2(b) or below a minimum area of 2,000m² for land within Zone No 2(v).
- Each allotment shall have a minimum street frontage of 17.0m.
- The alteration shall not create an irregular shaped allotment.



- The alteration ensures the minimum boundary to building setback as required by the Building Code of Australia.
- Each allotment is provided with all utility services.
- No service is connected from one allotment to the other.
- The boundary when altered is not located over an easement or right of way.

PART M - SWIMMING POOLS

- The pool is not located between the dwelling or flat unit and the street boundary.
- All coping or decking around the pool is no more than 500mm above the natural ground level.
- The noise level of any filtration equipment or pumps does not exceed 5dBA above the ambient background level measured at the property boundary.
- A minimum of 20 per cent of the site must be soft landscaped, that is, not hard surfaces.
- All aspects of the structure to comply with the Swimming Pool Act and Regulations, the Building Code of Australia, and AS 1926.
- Backwash water to be discharged to the existing sewer drains servicing the premises.

PART N - WOOD HEATERS

- Woodheater is to be installed by a licensed plumber.
- Woodheater is to be installed in accordance with the Manufacturer's Specifications and AS 2918-1990.
- Woodheater design and construction is to be in accordance with AS 3869-1991.
- No structural component of the existing building is to be structurally altered during the installation of the woodheater.