

# NEW DWELLINGS & ADDITIONS

R1 ZONE – GENERAL RESIDENTIAL ZONE

BLAYNEY DEVELOPMENT CONTROL PLAN 2018

## PROPOSED DEVELOPMENT

### PROPERTY ADDRESS

#### LAND REQUIREMENTS (BLAYNEY LEP 2012)

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| 1. Property is within a heritage conservation area or has a heritage item, or is identified as in a buffer area or environmentally sensitive land – make appointment with Council's Planning Officers for advice.  | Yes<br>No |
| 2. The development complies with the following objectives of the R1 – General Residential Zone:  | Yes       |
| <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community.</li> <li>• To provide for a variety of housing types and densities.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul> |           |

#### BUILDING REQUIREMENTS

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| 1. Building will be more than 1 metre from a sewer or water mains.                             | Yes       |
| 2. Building will be more than 10 metres from power lines.                                      | Yes       |
| 3. Building will not encroach over an easement.  | Yes       |
| 4. Building complies with applicable 88B Instrument.   | Yes       |
| 5. A BASIX Certificate has been obtained for the building if valued over \$50,000.             | Yes<br>NA |
| 6. Building is not an alteration or addition to a garage that is forward of the building line. | Yes       |

#### DEVELOPMENT STANDARDS

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| 1. There is only one dwelling on the property.   | Yes       |
| 2. If the lot is a battle-axe lot, have an access laneway of least 3 metres.   | Yes<br>NA |
| 3. If the lot fronts a classified road, the building is set back at least 8 metres.  | Yes<br>NA |
| 4. The primary road setback is not less than the average setback of the 2 nearest dwellings on the same side of the road or 4.5 metres whichever is the greater. | Yes       |

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| 5. The rear boundary setback is a minimum of 1.5 metres.   | Yes       |
| 6. If the lot is a corner lot, the secondary road frontage setback is 3 metres for lots up to 900m <sup>2</sup> or 4.5 metres for lots greater than 900m <sup>2</sup> with a minimum 5.5 metre garage/carport setback. | Yes<br>NA |
| 7. The side boundary setbacks comply with the Building Code of Australia.  | Yes       |
| 8. The building has a setback to a public reserve of at least 3 metres.  | Yes<br>NA |
| 9. The building has a maximum height of 9 metres (two storey buildings may require shadow diagrams to assess the impact on adjoining properties).  | Yes       |
| 10. The house contains at least 1 door and 1 window to a habitable room at ground level facing the primary road.   | Yes       |
| 11. External materials have low reflectivity.  | Yes       |
| 12. Buildings greater than 1 storey or where there is potential for overlooking are designed to maximise privacy of adjoining properties.  | Yes<br>NA |
| 13. Dwellings are provided with adequate private open space.   | Yes       |
| 14. The building does not result in any fill more than 600mm above the existing ground level within 1 metre of a boundary or sewer/water mains or a require a retaining wall greater than 600mm in height.             | Yes       |
| 15. The property has at least one carparking space behind the building line.   | Yes       |
| 16. The garage is located at least 0.5 metres behind the building line or 5.5 metres from the front boundary.  | Yes       |
| 17. The garage door width does not exceed 50% of the front elevation or 6 metres whichever is greater.   | Yes       |
| 18. The building must comply with the Building Code of Australia (Volume 2).   | Yes       |

## PLANS & DOCUMENTS REQUIREMENTS

- 1. A SITE PLAN** illustrates the whole development and shows all features on the site. The site plan will include a north point, site boundaries and dimensions, road frontage boundary, proposed and existing buildings, setbacks to boundaries, existing vegetation and proposed landscaping, private open space areas, parking and driveways, and easements. The site plan must include existing and proposed ground levels, as well as proposed floor levels, relative to a suitable datum. Details of the depth and extent of proposed cut and fill, and proposed retaining walls are to be shown as well as erosion and sedimentation controls. The method of roofwater and stormwater disposal should be indicated on the site plan. Contours should be indicated on site plans for proposed new dwellings and large additions.
  - 2. DESIGN PLANS** show the architectural elements of the proposed building and works. The plans must include a dimensioned floor plan (including room names) elevations of all sides of the building indicating external finishes and BASIX requirements when applicable. A sectional detail is to indicate the footings, wall and roof construction as well as ceiling heights, levels and overall height.
  - 3. STRUCTURAL PLANS** are for the major structural elements of the building, eg footings, slabs & structural steel, that are designed and certified by a professional engineer. The plans must include the relevant Australian Standards for the design and where applicable, reference the ground snow load for the relative altitude of the site. The plans must be signed by the engineer and include details of their professional qualifications and/or accreditations.
  - 4. BUILDING SPECIFICATIONS** are a detailed description of the proposed building materials and finishes.
  - 5. A BASIX CERTIFICATE** for new dwellings, alterations and additions valued at \$50,000 or over, swimming pools with a capacity of over 40,000 litres.
- *All plans must be drawn to an appropriate scale, in ink and to professional drafting standards.*
  - *Please note additional applications for a Section 68 Approval for plumbing and drainage may be required.*
  - *Should any proposed development require work on public roads or Council land (eg driveways), an application under Section 138 of the Roads Act will be required.*

## NOTES