

NEW OUTBUILDINGS SHEDS, GARAGES ETC

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
No |
| 2. The development complies with the following objectives of the R1 – General Residential Zone: | Yes |
| <ul style="list-style-type: none"> • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. | |

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. 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. Outbuilding will not be used as a dwelling, habitable room or home business/industry. | No |
| 3. If the lot is a battle-axe lot, have an access laneway of least 3 metres. | Yes
NA |
| 4. If the lot fronts a classified road, the building is set back at least 8 metres. | Yes
NA |
| 5. The outbuilding is located behind the dwelling. | Yes |
| 6. The side and rear boundary setbacks comply with the Building Code of Australia. | Yes |
| 7. The building has a setback to a public reserve of at least 3 metres. | Yes |
| 8. The building has a maximum ridge height of 4.8 metres above existing ground level. | Yes
NA |
| 9. External materials have low reflectivity. | Yes |
| 10. Existing dwelling is provided with adequate private open space. | Yes |
| 11. 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 |
| 12. The property has at least one carparking space behind the building line. | Yes |
| 13. The cumulative floor area of all detached outbuildings is a maximum of 96m ² for lots up to 900m ² and 128m ² for lots over 900m ² . | Yes |
| 14. The building must comply with the Building Code of Australia (Volume 2). | Yes |

For detailed requirements, refer to Council's Development Control Plan 2018 – Part C - Residential Development.

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.
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. 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.
 - **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