

NEW DWELLINGS & ADDITIONS

R5 ZONE – LARGE LOT 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 R5 – Large Lot Residential Zone: | Yes |
| <ul style="list-style-type: none"> • To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. • To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future. • To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. • To minimise conflict between land uses within this zone and land uses within adjoining zones. | |

BUILDING REQUIREMENTS

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| 1. Building will be a minimum of 10 metres away from power lines. | Yes |
| 2. Building will be a minimum of 1 metre from an easement, sewer or water main. | Yes |
| 3. Building has an existing septic tank with sufficient capacity.
<i>If not, a Section 68 Application can be lodged concurrently with the development application.</i> | Yes |
| 4. Building will not encroach over an easement. | Yes |
| 5. Building complies with applicable 88B Instrument and is located within applicable building envelope. | Yes |
| 6. A BASIX Certificate has been obtained for the building if valued over \$50,000. | Yes
NA |

DEVELOPMENT STANDARDS

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| 1. The lot (property) is greater than the minimum lot size specified in the Blayney Local Environment Plan. | Yes |
| 2. There is only one dwelling on the property. | Yes |
| 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 primary road setback is not less than the average setback of the 2 nearest dwellings on the same side of the road or 8 metres whichever is the greater, for lots less than 1ha. | Yes |
| 6. The rear boundary setback is a minimum of 6 metres for lots less than 1ha. | Yes |
| 7. If the lot is a corner lot, the secondary road frontage setback is 6 metres for lots less than 1ha. | Yes
NA |
| 8. The side boundary setbacks is a minimum of 3 metres for lots less than 1ha. | Yes |
| 9. The building has a setback to a public reserve of at least 3 metres. | Yes
NA |
| 10. The building has a maximum height of 9 metres. | Yes |
| 11. The house contains at least 1 door and 1 window to a habitable room at ground level facing the primary road. | Yes |
| 12. External materials have low reflectivity. | Yes |
| 13. Buildings greater than 1 storey or where there is potential for overlooking are designed to maximise privacy of adjoining properties. | Yes
NA |
| 14. Dwellings are provided with adequate private open space. | Yes |
| 15. The building does not result in cut or fill more than 1 metre. | Yes |
| 16. The property has at least one carparking space behind the building line. | Yes |
| 17. The garage is located at least 0.5 metres behind the building line or 5.5 metres from the front boundary. | Yes |

18. The garage door width does not exceed 50% of the front elevation or 6 metres whichever is greater.	Yes
19. 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. 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 that additional applications for a Section 68 Approval for plumbing and drainage, or the installation of septic tanks 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