

NEW OUTBUILDINGS SHEDS, GARAGES ETC

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 is 1.5 metres from existing septic tank with sufficient buffers to absorption trenches. | Yes |
| 4. Building is not an alteration or addition to a garage that is forward of the building line. | Yes |
| 5. Building will not encroach over an easement. | Yes |
| 6. Building complies with applicable 88B Instrument. | 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. | Yes |
| 3. If the lot is a battle-axe lot, have an access laneway of least 3 metres. | Yes
NA |
| 4. The outbuilding is set back at least 10 metres from the road, or the outbuilding is located behind the dwelling if dwelling is less than 50 metres from the road. | Yes |
| 5. The side and rear boundary setbacks comply with the Building Code of Australia. | Yes |
| 6. The building has a setback to a public reserve of at least 3 metres. | Yes
NA |
| 7. The building has a maximum ridge height of 4.8 metres above existing ground level for lots under 1ha or 6 metres for lots over 1ha. | Yes |
| 8. External materials have low reflectivity. | Yes |
| 9. Existing dwelling is provided with adequate private open space. | Yes |
| 10. The building does not result in cut or fill more than 1 metre. | Yes |
| 11. The property has at least one carparking space behind the building line. | Yes |
| 12. The cumulative floor area of all detached outbuildings is a maximum of 96m ² for lots up to 900m ² ; 128m ² for lots over 900m ² ; and 300m ² for lots over 1ha. | Yes |
| 13. 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