



# **JERILDERIE SHIRE DEVELOPMENT CONTROL PLAN**

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## **1. PRELIMINARY**

### **1.1 Name of Plan**

This plan is known as the Jerilderie Development Control Plan 2012. This plan has been prepared in accordance with Section 74C of the *Environmental Planning and Assessment Act 1979* (the Act).

### **1.2 Land to which this Plan Applies**

This Plan applies to all land within the Jerilderie Shire Local government area.

### **1.3 Purpose of this Plan**

This Plan shall be used in conjunction with Jerilderie Local Environmental Plan 2012 (LEP). The LEP provides the legal framework by which Council's development decisions are made and sets out objectives, zonings, zoning provisions and development requirements.

This Plan supplements the LEP by providing general information and detailed guidelines and controls which related to the decision making process. The LEP and this Plan provide the land use planning and development controls for the Jerilderie Shire Local government area.

Jerilderie Local Environmental Plan 2012 and maps can be viewed at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au). Click on Browse and under EPIs click on J then on Jerilderie Local Environmental Plan 2012.

### **1.4 Date of adoption**

This plan was adopted by the Jerilderie Shire Council on 6<sup>th</sup> March 2013. This Plan is subject to amendments from time to time. Plan users should refer to the list of amendments at section 1.8 of this Plan.

### **1.5 Other planning policies and instruments**

This Plan incorporates the statutory requirements of the *Environmental Planning and Assessment Act 1979* (as amended) and the *Environmental Planning and Assessment Regulation 2000*.

This Plan supersedes all Development Control Plans and Guidelines for Jerilderie Shire Council, adopted and in force prior to the date of this Plan coming into effect.

This Plan supports the provisions of the LEP and should be read in conjunction with other planning instruments, Council Policies, codes and specific development specifications.

Where there is an inconsistency between this Plan and any environmental planning instrument applying to the same land, the provisions of the environmental planning instrument will apply.

In addition to the above and the provisions of this Plan, in assessing development proposals, Council must consider all those matters specified in section 79C of the *Environmental Planning and Assessment Act 1979*, as amended. As such, compliance with this Plan does not infer development consent will be granted.

### **1.6 Variation to provisions**

An applicant may request a variation to a standard. Variation will only be considered where they are justified as part of the development application and it can be demonstrated that the objectives of this Plan can still be achieved.

Each application will be considered on the basis of the individual circumstances, merits of the case and in terms of achieving the aims and objectives of this Plan.

A request for variation must be in writing and specify:

- The standard to be varied;
- Variation requested (including calculations); and
- Justify the variation and demonstrate how the aims and objectives of this Plan will still be met.

### **1.7 List of amendments to this Plan**

The following is a list of amendments made to this Plan after the adoption of this Plan on 6 March 2013.

**There are no amendments to this Plan to date.**

### **1.8 Definitions**

The definitions contained in the LEP are relevant to this Plan in addition to any Plan specific definitions. The Plan specific definitions, if relevant, are as follows:

Limited Development – is development which will require significant justification as to why it should be included in the area which it is proposed. An impact assessment will be required to define how the development will fit in with surrounding developments.

## **1.9 References**

References to all legislation, standards, polices should be read as a reference to the most recent version of that legislation, standard or policy.

## **2. Plan Objectives**

These objectives represent the policy framework established to guide all future development within Jerilderie shire.

- To manage development such that it encourages orderly and sustainable growth whilst having regard to character, amenity, rural and agricultural productivity and environmental values associated with the Shire.
- To ensure that all development has regard to and reflects the principles of ecologically sustainable development.
- To provide a basis for assessing development applications
- To provide certainty and confidence about the quality of development within the Shire.

These objectives are supported by specific Village and Rural objectives, identified in sections 2.1 and 2.2 respectively.

### **2.1 Village Development Objectives**

These objectives have been prepared to provide specific guidance for the use and development of land and premises within Jerilderie. Please note the Village area of Jerilderie has defined areas or precincts for commercial, residential and special use. Please refer to DCP Map - Schedule 5

#### Residential Development

- To ensure that new alterations to existing residential development do not significantly detract from the amenity, privacy and views of other dwellings and public view corridors.
- To manage the potential for land use conflict between residential and other uses. New and or sensitive land uses should be located an acceptable distance from hazardous or offensive developments, unless an appropriate buffer has been established.
- To ensure that the scale of residential development is appropriate for lot sizes and in relation to other dwellings in the vicinity.
- To maximise the energy efficiency of dwellings
- To improve stormwater management.

## Commercial/Mixed Use Development

- To enhance the scenic quality and amenity of commercial streetscapes and public places.
- To enhance the commercial amenity and economic viability of the commercial centre.
- To promote active street level frontages in the main street
- To ensure that the operation of commercial premises is compatible with and does not adversely impact on the amenity and character of any adjoining residential uses.

## Special Uses Development

- To identify areas which are now owned or used for public or community purposes; and which will be acquired by a public authority for the particular public or community purpose.

### **2.2 Industrial Development Objectives**

- To enhance the scenic quality and amenity of industrial streetscapes
- To enhance the industrial amenity and economic viability of the commercial centre.
- To ensure that the operation of industrial premises is compatible with and does not adversely impact on the amenity and character of any adjoining residential uses.

### **2.3 Large Lot Residential Development Objectives**

- 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.

### **2.4 Rural Development Objectives**

Rural and agricultural activities and living are key land uses across the Shire. This Plan recognizes the importance of these, especially in terms of the local economy and seeks to enhance this role through the establishment of specific objectives for this Plan.

## Agriculture and primary production

- Promote areas suitable for agricultural production activities, ensuring that activities are not affected by potential land use conflict, unnecessary fragmentation or the alienation of existing land uses.
- Agricultural and primary production must be undertaken in a sustainable approach which considers:
  - Managing environmental values
  - Managing and conserving the productive characteristics and qualities of the land and soils.
  - Protecting the ecological values associated with waterways
  - Minimising weed infestations.

## Rural Landscape

- Protect the scenic values of the rural landscape and environment and encouraging development to be unobtrusive and sympathetic to the surrounding rural setting.
- Maintain and enhance existing vegetation to provide buffers and landscaped visual relief within rural areas.

## **2.5 Heritage Development Objectives**

Jerilderie township has many fine buildings. A Heritage Conservation Area covers the historic centre of the township of Jerilderie and there are a number of individual sites of environmental heritage that are currently listed in the Jerilderie Local Environmental Plan 2012.

Clause 5.10 of the LEP relates to heritage conservation specifies, the circumstances under which development consent is and/or is not required, relevant assessment matters, information requirements, notification requirements relating to archeological sites, places of aboriginal heritage significance and demolition of items of state significance and conservation incentives. Schedule 5 of the LEP lists all heritage items in the Jerilderie LGA. The heritage Map in the LEP shows the spatial location and extent of all listed heritage items in the Jerilderie LGA including the conservation area.

### Objectives

- To identify heritage buildings and encourage the conservation and enhancement of these items
- To promote public awareness of the significance of heritage items
- To provide for public involvement in matters relating to the conservation of Jerilderie's Environmental Heritage.
- To ensure that alterations, additions and infill developments are sympathetic and respectful of the values of the heritage sites



- To control the demolition of heritage items or buildings and archaically record these buildings in circumstances of demolition.
- To comply with the basic principle and procedures of the Burra Charter.

The **Burra Charter** defines the basic principles and procedures to be followed in the conservation of Australian heritage places.

### **3. Submitting a Development Application**

#### **3.1 Your development application requirements**

The statutory requirement for the supporting information that must accompany a development application are in Schedule 1, Part 1 of the *Environmental Planning and Assessment regulation 2000* and on Council's application forms.

The following information will be required as a minimum with your application:

- Statement of Environmental Effects – a proforma for SEEs is provided in Schedule 4 of this DCP. More complex applications may require you to engage a consultant to complete the Statement of Environmental Effects.
- Site plan – to include all existing site features (including trees and existing buildings) and those proposed as part of the development.
- Site analysis – please refer to table 1.
- Floor plans of the proposed development
- All four elevations of the proposed development
- At least one section of the proposed development
- A landscaping plan
- Solar access and shadow diagrams (For residential development)
- For Heritage Items or Sites within a Conservation Area or development within the vicinity of the conservation area or a heritage item – Heritage Impact statement.
- Erosion and sediment control measure that will be used during the development on site.
- Onsite waste management for reuse of grey water in the village area and for septic systems in rural and life style areas.
- Stormwater disposal methods

**Table 1: Site Analysis**

The site	The surrounds
<ul style="list-style-type: none"> <li>• Site Dimensions and site area</li> <li>• Spot levels and contours</li> <li>• Easements for drainage and services</li> <li>• Location of existing vegetation, including the species, height and spread of established trees and statement of vegetation significance</li> <li>• Location of buildings and other structures</li> <li>• Natural drainage/drainage lines</li> <li>• Heritage features including archaeology</li> <li>• Orientation, micro climates and significant noise sources</li> <li>• The orientation of true solar north, and a range of 30<sup>0</sup> east and 20<sup>0</sup> west of true north</li> <li>• Views to and from the site</li> <li>• Pedestrian and vehicle access</li> <li>• Identification of previous use and any contaminated soils or filled areas</li> <li>• Location of fences (including height), boundaries and any other notable features (natural or historical)</li> <li>• Prevailing seasonal winds, sun and shade characteristics</li> <li>• Overshadowing of the site by neighbouring structures for village zone RU5.</li> <li>• Other Constraints including sewer lines, rights of way and watercourses</li> <li>• North Point</li> <li>• Scale</li> </ul>	<ul style="list-style-type: none"> <li>• The location, height and use of adjoining buildings (including location of any facing doors and windows) and out-buildings</li> <li>• The built form and character of adjacent and nearby development, including characteristic fencing and garden styles.</li> <li>• Adjoining secluded private open spaces and living room windows which have outlooks towards the site.</li> <li>• The heritage significance of surrounding buildings and landscape</li> <li>• Characteristics of any adjacent public open space</li> <li>• Location and height of walls built to the site boundaries</li> <li>• Views and solar access enjoyed by adjacent residents</li> <li>• Trees on adjoining and adjacent properties</li> <li>• Street-frontage features such as poles, street trees, kerb crossovers, bus stops and other services</li> <li>• Directions and distances to local shops, schools parks and public facilities</li> <li>• The difference in levels between the site and adjacent properties at their boundaries</li> <li>• Sources of nuisance such as flight paths, noisy roads or industries and the like.</li> </ul>

## 3.2 Notification

### 3.2.1 Objectives

- To clearly demonstrate the process for notification and/or public exhibition of development applications under various circumstances
- To provide an opportunity for public involvement in the development process
- To ensure that the views of interested persons are considered before determining development applications.

### 3.2.2 When these provisions do not apply

These provisions do not apply to the following types of development:

- a) Exempt development (see State Environmental Planning Policy (Exempt and Complying Development Codes) 2008)
- b) Complying development (see State Environmental Planning Policy (Exempt and Complying Development Codes) 2008)
- c) Dwelling houses and additions to dwelling houses that:
  - i. Are consistent with the primary purpose of the zoning
  - ii. Are single storey
  - iii. Comply with Council's building line setbacks
  - iv. Comply with the Building Code of Australia.
  - v. Have no other dwelling houses located on the same allotment.
- d) Proposals not considered to have a significant adverse effect on neighbours or in terms of:
  - i. The views to and the view from surrounding land
  - ii. Potential overshadowing of surrounding land
  - iii. Privacy of surrounding land
  - iv. Potential noise transmission to the surrounding land
  - v. The likely visual impact of the proposed building on relation to the streetscape
  - vi. The scale or bulk of the proposed building
  - vii. Proposed hours of use
  - viii. Potential light spillage or reflection
  - ix. Potential traffic generation; and
  - x. Means of vehicle access to and provision of parking on the application site.

### 3.2.3 Notification and advertising requirements

#### (a) Types of Development that must be notified

- All Designated Development (as Defined in Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*)
- Advertised development including
  - i. State Significant Development as referred to in section 76A(7) of the *Environmental Planning and Assessment Act 1979*

Certain types of Integrated Development as defined in Clause 5 of the *Environmental Planning and Assessment Regulation 2000*, and

- ii. Advertised development as identified in *Environmental Planning and Assessment Act 1979*:
  - Activities that are inconsistent with the primary purpose of the zoning
  - Animal boarding or training establishments
  - Brothels
  - Dual Occupancy
  - Intensive horticulture
  - Intensive livestock keeping establishments
  - Major commercial and industrial works
  - Multi unit development
  - Non residential uses in residential areas;
  - Offensive/hazardous industries
  - Recreation facilities
  - Wind Farms
  - Development that the General Manager determines shall be notified

### 3.2.4 Notification Period

The plans relating to a notified development application may be inspected and submissions must be received at Council within 14 days of the date of notification. For Advertised development, notification shall be in accordance with the *Environmental Planning and Assessment Regulation 2000*. It should be noted that Council may resolve to vary the length of a notification period.

### 3.2.5 Form of submissions

Submissions made regarding notified or advertised applications must be in writing and addressed to the General Manager.

Submissions must clearly indicate the name and address of the person or body making the submission and details of the proposal to which the submission relates.

### 3.2.6 Consideration of submissions

- a) The Council will consider all submission received within the notification period before determining the application
- b) Council will consider all relevant issues raised in submissions
- c) Council will give notice of the determination of the application, to each person or body who made a submission.

All submissions will be classified as public documents.  
Please note petitions will be defined a one submission.

### 3.2.7 Definitions relevant to notification

Adjoining land – land that abuts other land or is separated from it only by a pathway, driveway or similar thoroughfare (including properties adjoining by a corner boundary)

Owners – as determined by Council from its property ownership records at the time of notification

Land – includes any building or part of a building constructed on the land

Neighbouring land – any land, other than adjoining land, which in the opinion of Council, may be detrimentally affected by a development proposal.

## **3.3 Construction Certificate Stage**

The following information shall be submitted with the Construction Certificate (CC) application.

Plans detailing the following:

- As constructed detail design plans
- Building footprints and floor levels
- Surrounding overland spot levels

- The internal drainage system showing pits and pipes
- Cross sections and/or long sections through tanks pits and trenches
- The catchment area draining to each drainage structure
- Locations and levels of the discharge points for each drainage structure;  
and
- Certification, from a suitably qualified professional, that the stormwater system has been designed in accordance with the development approval.

### **3.4 Waiving of development application fees**

Requests for the waiving of development application fees will be considered by Council of not for profit and charity organizations within the local community. Requests are to be in writing with a copy of the site plan and elevations for the development.

#### **4. RU5 – VILLAGE ZONE DEVELOPMENT**

As stated in Chapter 2 the RU5 Village Zone contains precincts which have been defined to limited land use conflict within the village of Jerilderie.

##### **4.1 Residential Precinct –**

###### **4.1.1 Land Use Table**

###### **1. Permitted without consent**

Environmental protection works; Home-based child care; Home occupations; Roads; Water reticulation systems

###### **2. Permitted with consent**

Attached Dwellings; Boarding houses; Building Identification Sign; Business Identification Sign; Child care centres; Community facilities; Dual Occupancies; Dwelling houses; Educational Establishments; Exhibition Homes; Exhibition villages; Flood Mitigation works; Group Homes; Health Services Facilities; Home Business; Hostels; Multi Dwelling Housing; Neighbourhood shops; Places of public worship; Residential Flat buildings; Respite day care centres; Secondary dwellings; Seniors housing; Schools; Tourist & Visitor Accommodation;

###### **3. Limited Development**

Any other development not specified in item 1, 2 or 4.

###### **4. Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Electricity generating works; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Heavy industries; Jetties; Marinas; Mooring pens; Moorings; Rural industries; Rural workers' dwellings; Sex services premises; Waste or resource management facilities; Wharf or boating facilities

#### 4.1.2 Minimum Lot Size

Council encourages various lot sizes within the residential precinct to ensure that various needs of the community are met. It is recommended that smaller lot sizes be located within walking distance of the commercial precinct and that larger lots be located on the edges of the village zone.

Please note the minimum lot size under the Jerilderie Local Environmental Plan 2012 is 600 square metres.

#### 4.1.3 Provision of Essential Services

All lots that will result from the subdivision are to be serviced with essential services with all costs of providing the infrastructure to be borne by the developer. Essential services include:

- Filter water service
- Raw water service
- Sewerage connection
- Electricity connection
- Phone connection
- Vehicle access (cross-over or culvert)
- Kerb and gutter in the township of Jerilderie where neighbouring area has kerb and gutter.
- Stormwater disposal. For larger developments stormwater detention system may be required
- New road, where subdivision requires.

All works are to undertaken in accordance with Council's requirement and the relevant Australian Standards.



#### 4.1.4 Prescribed Standards for Residential Development

	<b>Prescribed Standard</b>
Front setback and dual frontage blocks	5 metres
Side Setbacks	900mm
Rear Setback or Laneway Setback	900mm
Floor Space Ratio	1:2 or 50% of the area of the land
Private open space	Minimum area of 4mx4m
Maximum height	8.5 metres or three storeys
Onsite carparking	2 spaces per domicile
Landscaping	Soft landscaping must cover a minimum of 20% of the lot
Over shadowing	The development is not to overshadow neighbouring developments. Shadow diagrams will be required by Council for 2 or 3 storey developments.
Privacy	Privacy of neighbouring properties is to be maintained. Development should be designed to ensure privacy is maintained. Measures such as privacy screens, opaque glass and landscaping should be considered if privacy will be an issue.
BASIX	A Building Sustainability Index Certificate may be required with your application. Please visit <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a> for further information.
Environmental Impacts	Complete Statement of Environmental Effects to define if there is any adverse environmental impacts.
Compliance with Building Code of Australia	All applications are required to comply with the requirements of the Building Code of Australia

## 5.1 Commercial Precinct –

### 5.1.1 Land Use Table

#### 1. Permitted without consent

Environmental protection works; Home-based child care; Home occupations; Roads; Water reticulation systems

#### 2. Permitted with consent

Amusement centres; Back packer's accommodation; Bed & breakfast accommodation; Business premises; Child care centres; Community facilities; Emergency Services facilities; Entertainment facilities; Food & Drink Premises; Function Centres; Health services facilities; Hardware and building supplies; Hotel or motel accommodation; Information and Education Facilities; Kiosks; Office Premises; Public Administration Building; Respite day care centres; Shops; Shop top housing; Signage; Veterinary hospitals; Wholesale supplies.

#### 3. Limited Development

Any development not specified in item 1, 2 or 4

#### 4. Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Electricity generating works; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Heavy industries; Jetties; Marinas; Mooring pens; Moorings; Rural industries; Rural workers' dwellings; Sex services premises; Waste or resource management facilities; Wharf or boating facilities

#### 4.2.2 Minimum Lot Size

Council encourages various lot sizes within the commercial precinct to ensure that various needs of the community are met.

However the minimum lot size under the Jerilderie Local Environmental Plan 2012 is 600 square metres.

#### 4.2.3 Provision of Essential Services

All lots that will result from the subdivision are to be serviced with essential services with all costs of providing the infrastructure to be borne by the developer. Essential services include:

- Filter water service
- Raw Water service
- Sewerage connection
- Electricity connection
- Phone connection
- Vehicle access (cross-over or culvert)
- Kerb and gutter in the township of Jerilderie where neighbouring area has kerb and gutter.
- Stormwater disposal. For larger developments stormwater detention system may be required
- New road, where subdivision requires.
- Loading and unloading area
- Waste storage area.

All works are to undertaken in accordance with Council's requirement and the relevant Australian Standards.

#### 4.2.4 Prescribed Standards for Commercial Development

	<b>Prescribed Standard</b>
Front setback & Dual Frontage	In line with neighbouring developments or as required for vehicle access if the first development in the street
Side Setbacks	3000mm or compliance with Building Code of Australia Requirements
Rear Setback/ Laneway Setback	3000mm or compliance with Building Code of Australia Requirements
Onsite carparking	Please refer to Onsite parking requirements, Schedule 1
Signage	<p>Signage is limited to 3 external signs in total:</p> <ul style="list-style-type: none"> <li>• One sign on the parapet to be flush with the parapet</li> <li>• One sign on side wall</li> <li>• One A – frame or banner sign on the foot path. Please refer to schedule 2 for suitable locations</li> </ul> <p>Please note that signage on the footpath will require the owner of the sign to carry public liability insurance indemnifying council. For further information please contact Council.</p>
Street furniture and trading	<p>Please refer to schedule 2 for locations of out door seating, trading stands and tables.</p> <p>Please note that street furniture and trading on the footpath will require the owner of the furniture or trading stand to carry public liability insurance indemnifying council.</p> <p>To ensure compliance with AS 1428 – Disabled Access a clearway of a minimum of 2 metres for pedestrian traffic is to be maintained.</p> <p>Street furniture is to be of a standard suitable to Council. Please contact Council for further information.</p>
Compliance with Building Code of Australia	All applications are required to comply with the requirements of the Building Code of Australia

## 5.2 Special Uses Precinct

### 1. Permitted without consent

Environmental protection works; Home-based child care; Home occupations; Roads; Water reticulation systems

### 2. Permitted with consent

Building identification sign; Business identification sign; Child care centres; Community facilities; Educational establishments; Emergency services facilities; Entertainment Facilities; Function Centres; Health services facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools;

### 3. Limited Development

Any development not specified in item 1,2 or 4

### 4. Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Electricity generating works; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Heavy industries; Jetties; Marinas; Mooring pens; Moorings; Rural industries; Rural workers' dwellings; Sex services premises; Waste or resource management facilities; Wharf or boating facilities

The Special Uses Precinct identifies areas that are used for public or community purposes. This precinct allows the continuation of existing public uses and identifies areas to be used for community purposes.

All developments in the Special Uses Precinct will be subject to a merit based assessment. Please contact Council for further information.

## **5. R5 LARGE LOT RESIDENTIAL – LARGE LOT RESIDENTIAL DEVELOPMENT**

Development on large lot residential land is controlled by Jerilderie LEP 2012. Please refer to the land use tables for these zones to see if you development is permissible in the zone.

### 5.1 Minimum Lot Size

Minimum lots sizes in the large lot residential zone are defined on the Lot size maps Jerilderie LEP 2012.

### 5.2 Provision of Essential Services

All lots that will result from the subdivision are to be serviced with essential services with all costs of providing the infrastructure to be borne by the developer. Essential services include:

- A stock and domestic water supply
- Electricity connection
- Phone connection
- Vehicle access (cross-over or culvert)
- New road, where subdivision requires.

All works are to undertaken in accordance with Council's requirement and the relevant Australian Standards.

### 5.3 Prescribed Standards for Large Lot Residential Development

	<b>Prescribed Standard</b>
Front setback	Adjacent to Highway 15m, from a secondary road 10m
Side & Rear Setbacks	9 metres for dwellings and agricultural outbuildings. 5 metres for non-agricultural outbuildings
Dwelling Size	Minimum 200 square metres
Maximum height	8.5 metres or three storeys
Onsite waste management	An onsite waste management system will be required for any domicile development and any other developments that will require disposal of grey or black water. For further information please contact Council or refer to Jerilderie Shire Council Onsite Sewerage Management System Policy
BASIX	A Building Sustainability Index Certificate may be required with your application. Please visit <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a> for further information.
Fencing	All boundary fencing is to be rural in design. Colour bond fencing will not be permitted on boundaries.
Environmental Impacts	Complete Statement of Environmental Effects to define if there is any adverse environmental impacts.
Compliance with Building Code of Australia	All applications are required to comply with the requirements of the Building Code of Australia

## **6. RU1 PRIMARY PRODUCTION ZONE - RURAL DEVELOPMENT**

Development on rural land is controlled by Jerilderie LEP 2012. The LEP has 1 rural zone that permits development, RU1 – Primary Production. Please refer to the land use tables for these zones to see if your development is permissible in the zone. If your development is for a dwelling please refer to clause 4.2B of the LEP to determine if your property has a dwelling entitlement.

### 6.1 Minimum Lot Size

Minimum lots sizes in rural zones are defined on the Lot size maps Jerilderie LEP 2012. The minimum lot size is the size where a dwelling can be constructed on the rural land.

### 6.2 Provision of Essential Services

All lots that will result from the subdivision are to be serviced with essential services with all costs of providing the infrastructure to be borne by the developer. Essential services include:

- A stock and domestic water supply
- Electricity connection
- Phone connection
- Vehicle access (cross-over or culvert)
- New road, where subdivision requires.

All works are to undertaken in accordance with Council's requirement and the relevant Australian Standards.



### 6.3 Prescribed Standards for Rural Development

	<b>Prescribed Standard</b>
Front setback from Boundary of property	Sealed road frontage 10 metres, Unsealed road frontage 20 metres
Side Setbacks	10 metres
Rear Setback	10 metres
Maximum height	10 metres or three storeys
Onsite waste management	An onsite waste management system will be required for any domicile development and any other developments that will require disposal of grey or black water. For further information please contact Council or refer to Jerilderie Shire Council Onsite Sewerage Management System Standards.
BASIX	A Building Sustainability Index Certificate may be required with your application. Please visit <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a> for further information.
Environmental Impacts	Complete Statement of Environmental Effects to define if there is any adverse environmental impacts.
Compliance with Building Code of Australia	All applications are required to comply with the requirements of the Building Code of Australia

## **7. IN1 GENERAL INDUSTRIAL ZONE - INDUSTRIAL DEVELOPMENT**

Development on industrial land is controlled by Jerilderie LEP 2012. The LEP has one industrial zone, IN1 – General Industrial. Please refer to the land use table for this zone to see if your development is permissible.

### 7.1 Minimum Lot Size

Council encourages various lot sizes within the industrial zone to ensure that various needs of the community are met. The minimum lot size will be governed largely by the structure proposed and/or the onsite parking and vehicle maneuvering areas required on the site.

Please note minimum lot size under the Jerilderie Local Environmental Plan 2012 is 600 square metres.

### 7.2 Provision of Essential Services

All lots that will result from the subdivision are to be serviced with essential services with all costs of providing the infrastructure to be borne by the developer. Essential services include:

- Filter water service
- Raw Water service
- Sewerage connection
- Electricity connection
- Phone connection
- Vehicle access (cross-over or culvert)
- Kerb and gutter in the township of Jerilderie where neighbouring area is kerb and gutter.
- Stormwater disposal. For larger developments stormwater detention system may be required
- New road, where subdivision requires.
- Loading and unloading area
- Waste storage area.

All works are to undertaken in accordance with Council's requirement and the relevant Australian Standards.

### 7.3 Prescribed Standards for Industrial Development

	<b>Prescribed Standard</b>
Front setback	Will be governed by the type of development and the maximum sized vehicle that will be required to access the site
Side Setbacks	3000mm or compliance with Building Code of Australia Requirements
Rear Setback	3000mm or compliance with Building Code of Australia Requirements
Onsite carparking	Please refer to Onsite parking requirements, Schedule 1
Signage	Signage is limited to 3 external signs in total: <ul style="list-style-type: none"> <li>• One sign on the parapet to be flush with the parapet</li> <li>• One sign on side wall</li> </ul>
Compliance with Building Code of Australia	All applications are required to comply with the requirements of the Building Code of Australia
Trade Waste	Depending on the type of development proposed trade waste control measures, for liquid waste, may need to be included in your development. Please contact Council for additional information.

## 8. AERODROME LAND DEVELOPMENT

Jerilderie Shire Aerodrome is located in south Jerilderie and is zone SP2 – Infrastructure. Development within the aerodrome land is subject to specific controls to ensure compliance with the requirements of the civil aviation safety authority (CASA).

### 8.1 Objectives

- To identify land considered critical to the long-term sustainability of the Jerilderie aerodrome
- To ensure that any proposed development will not adversely impact on the operation of the Aerodrome.
- To ensure that development does not preclude the long-term growth of the Aerodrome

Any application lodged will be referred to the Civil Aviation safety Authority for comment.

### 8.2 Prescribed Standards for Aerodrome Development

The prescribe standards for industrial development applies to all aerodrome development along with the following:

	<b>Prescribed Standard</b>
Building Height	Development is limited to the western side of the runway as define in schedule 3. Height of building will be determined by the proposed use.
Relation of the proposal to the overall use of the Aerodrome Land	The proposed development should be a compatible use with the aerodrome, i.e., hanger, plane repairs, terminal, crop spraying business, fueling station, air freight storage.
Infrastructure requirements of the Development	What additional works will be required: <ul style="list-style-type: none"><li>• Taxi-ing areas for air craft</li><li>• Additional onsite sewerage management systems or alternative solution</li><li>• Additional water connections</li><li>• Vehicle access</li></ul>
Protection of slopes required for take-off and landing of aircraft	The slopes as defined in the Civil Aviation Authority Publication 92-1(1) are to be protected as part of any development.

## 9. HERITAGE DEVELOPMENT

This section of the DCP has been prepared to guide the future development of all items of Environmental Heritage, their surrounds and Land within the Jerilderie Conservation Area. It is supplementary to the existing LEP provisions relating to heritage conservation, and provides objectives and controls for the management and conservation of heritage items and the conservation area. These objectives and controls do not aim to prevent development, rather they ensure that future development occurs in a way that does not detract from recognized heritage values.

It is important that development complies with all relevant parts of this DCP. Applicants should ensure that all parts of the DCP have been checked for relevance, not just the part that refers to the relevant zone or precinct.

A heritage impact statement is to accompany any application for works to or in the vicinity of an item of environmental heritage or within the conservation area.

### 9.1 Matters for Consideration

In assessing a development proposal, Council will consider the following:

- The heritage significance of the building, work or Aboriginal object to Jerilderie
- The extent to which the carrying out of the development in accordance with the consent would affect the significance of the building, work or aboriginal object and its setting.
- Whether any stylistic, horticultural or archaeological features of the building or work or its setting should be retained.
- Whether the building or work constitutes a danger to the users or occupiers of that item or to the public.
- The colour, texture, style, size and type of finish of any materials (or signage) to be used on the exterior of the building compared to other period buildings in the vicinity and the existing fabric of the structure.
- The style, proportion and position of openings for any windows and doors which will result from, or be affected by, the carrying out of the development.
- The pitch and form of any roof or other architectural feature of the structure.
- The appropriate management, establishment or reinstatement of landscape features; and the style, type and height of any fencing.
- Compliance with the principles of the Burra Charter.

## 9.2 Demolition

- An application to demolish a heritage item will require the submission of a structural Engineers report outlining the structural inadequacy of the item.
- An application to demolish a heritage item or a building or a work must be accompanied by detailed plans of the building which is proposed to take its place. Council will have regard to this proposal in considering the application for demolition.

The proposed new building(s) is to have regard to the existing streetscape and conservation values of the area.

- An application for demolition shall also address in the statement of environmental effects;
  - The historic, aesthetic and/or social significance of the building, its nature and degree, its relationship to the overall character and significance of the locality
  - The impact the removal of the building or work on the overall significance of the area.
  - The reason(s) for the proposed removal, especially why it is considered, and to what extent, the building/site can no longer be used in its existing form or with appropriate adaptation.

## 9.3 Subdivision

Any proposal to subdivide land (or adjoining land) on which a heritage item is located must include a conservation assessment or management plan prepared by an appropriately qualified specialist prior to consideration of any development application.

A conservation assessment or management plan must:

- Provide evidence that the integrity of the heritage item and its surroundings will be conserved using appropriate curtilage
- Ensure that the fabric of the building as a whole is protected and maintained.
- Include a curtilage assessment which considers the impact subdivision will have on the views and vistas, significant landscape elements, relationship between structures and the extent of the curtilage required in order to retain the heritage significance of the item.
- Address any additional matters raised by the council related to heritage significance or the potential impacts of the subdivision are considered.

## 9.4 Development in the vicinity of a Heritage Item

In assessing a development proposal, Council will consider the impact of the development on the heritage significance of the heritage item, work, aboriginal object or character, objectives and controls of the relevant heritage item(s).

#### 9.5 Conservation Incentives

Clause 5.10 of the LEP enables the consideration of land uses for heritage items that would otherwise not be permissible subject to specific requirements being met to the satisfaction of the consent authority.

Applicants should contact Council prior to the drafting of development plans to discuss development proposals and to ensure proposals are fully compliant with the intent and specific requirements of Clause 5.10 of the LEP.

#### 9.6 Signage

Signage on items of Environmental heritage buildings is to be in keeping with the period of the building and is to be limited to a total of 3 signs for buildings with one street frontage and 4 for buildings with 2 or more street frontages. Schedule 4 provides details of suitable sign locations and styles.

#### 9.7 Excavation of Potential Archeological Sites

The Office of Environment and Heritage, NSW Heritage Council is to be contacted prior to commencing works to determine whether a formal approval is required for the proposed excavation under the Heritage Act 1977.

## 10. Tree and Vegetation Preservation

Clause 5.9 of the LEP only applies to trees and shrubs on land that contains a Heritage item and land identified as being of ecological significance. Please refer to land mapped as being significant riparian land or wetland under Jerilderie Local Environmental Plan 2012.

A tree is defined as a locally native or historic plant with:

- One or more self supporting trunks, which has a circumference of 500mm or more, or
- A height of 5 metres.

A person must not ringbark, cut down, top, lop or remove, injure or willfully destroy any tree indentified above without the authority conferred by development consent or a permit granted by the Council.

Any removal of native vegetation including trees, shrubs and other vegetation that occurs in an area zoned non-village and non-industrial, may require consent under the *Native Vegetation Act* unless an exemption applies.



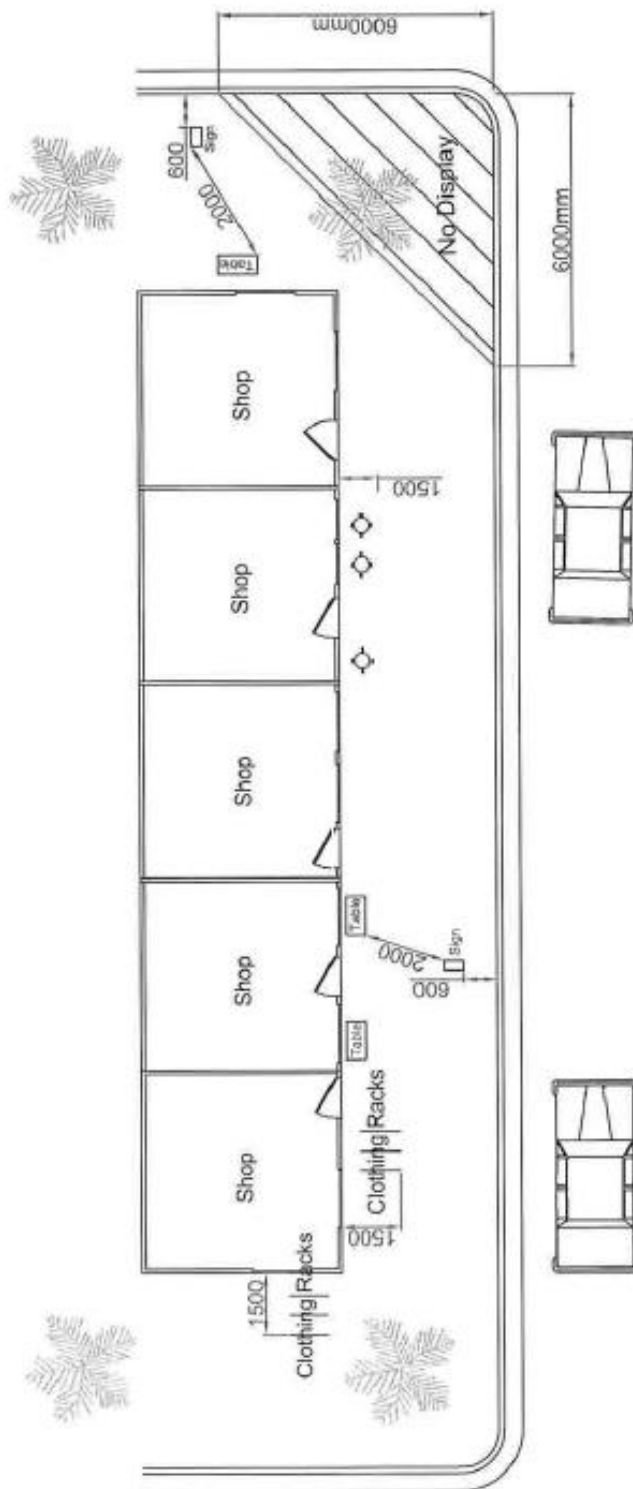
## SCHEDULE 1 – ONSITE PARKING REQUIRMENTS

LAND USE	PARKING REQUIREMENTS
<b>Residential</b>	
Dwelling Houses	2 spaces per dwelling
Housing for aged and disabled persons	<p><i>Residential funded development</i>            Self-contained units:            2 spaces per 3 units            + 1 space per 5 units for visitors            Hostel, nursing and convalescent homes:            1 space per 10 beds (visitors)            + 1 space per 2 employees            + 1 space per ambulance</p> <p><i>Subsidised development</i>            Self-contained units:            1 space per 10 units (residents)            +1 space per 10 units (visitors)            Hostel, nursing and convalescent homes:            1 space per 10 beds (visitors)            +1 space per 2 employees            +1 space per ambulance</p> <p>Where possible pick up and set down areas are to be included in the overall design of the development close to main access points to the housing.</p>
<b>Casual Accommodation</b>	
Motels; Bed and Breakfasts.	1 space for each unit + 1 space per 2 employees if restaurant is included then add: 1 spacer per 3 seats
Hotels	1 space per 3m <sup>2</sup> of bar area 1 space per 6m <sup>2</sup> of lounge area 1 space per 3 seats in restaurant area
<b>Office and Commercial</b>	
Commercial premises/ Offices	1 space per 37m <sup>2</sup> of Gross Floor Area (GFA)
<b>Retail</b>	
Shopping Centres	6.1 spaces per 100m <sup>2</sup> of GFA
Service stations and convenience stores	Requirements are additive: 10 spaces per work bay 5 spaces per 100m <sup>2</sup> GFA of convenience store if restaurant is included then add: 1 spacer per 3 seats

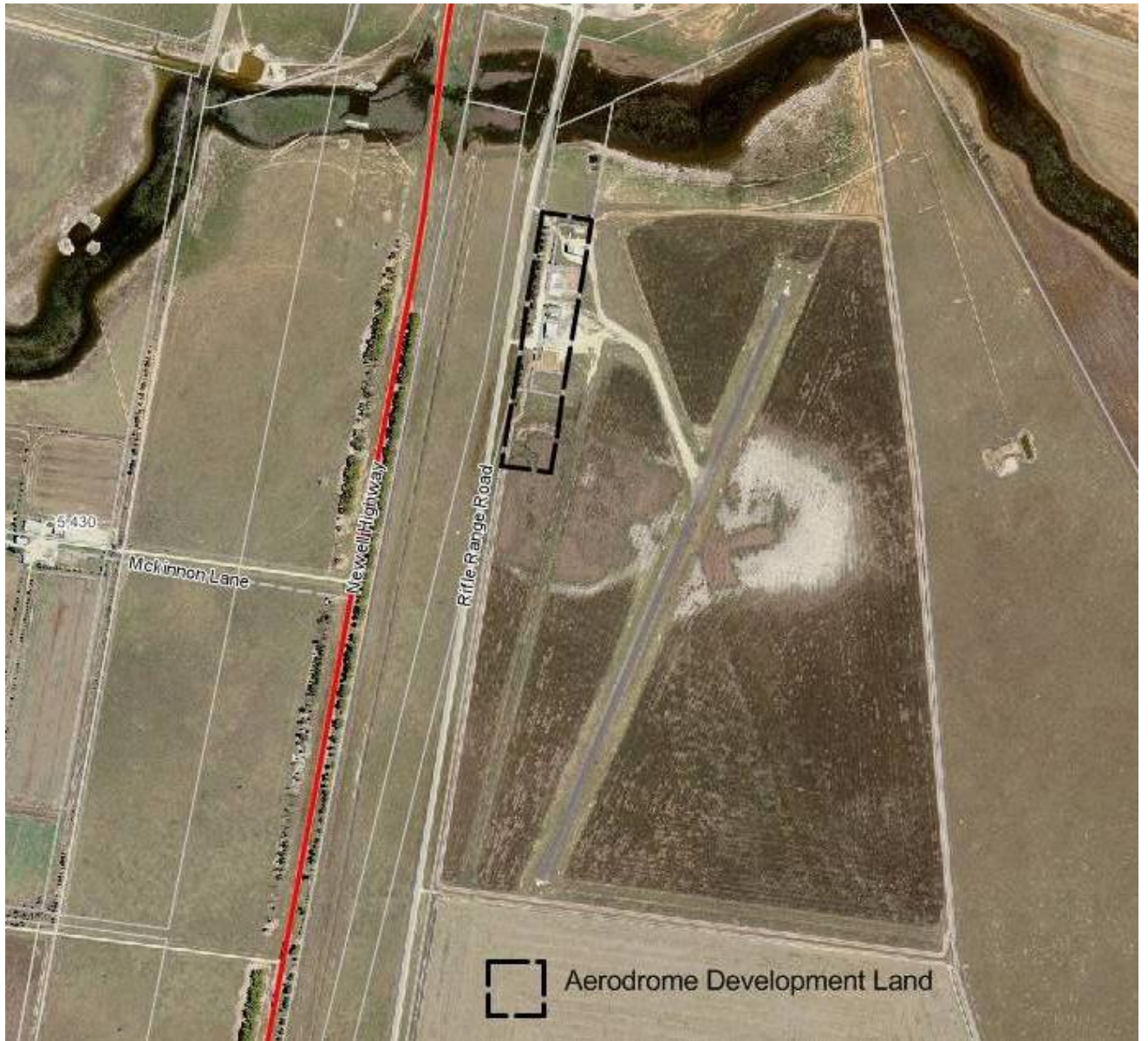
<b>Retail (continued)</b>	
Motor showrooms	0.75 spaces per 100m <sup>2</sup> site area +6 spaces per work bay (for vehicle servicing facilities)
Car tyre retail outlets	3 spaces per work bay
Roadside stall	4 spaces
Drive-in liquor stores	Not applicable
Markets	2.5 spaces per stall (customers only)
Bulky goods retail stores	1 space per 90m <sup>2</sup> GFA
Video store	6.1 spaces per 100m <sup>2</sup> GFA
<b>Refreshments</b>	
Drive-in take-away food outlets	Developments with no on-site seating: 12 spaces per 100m <sup>2</sup> GFA  Development with on-site seating: 12 spaces per 100m <sup>2</sup> GFA + 1 space per 5 seats (internal and external)  Developments with on-site seating and drive through facilities: 1 space per 3 seats (internal and external) +plus queuing area for 8 cars
Restaurants	1 space per 3 seats
Clubs	1 space per 6m <sup>2</sup> GFA
<b>Recreational and Tourist Facilities</b>	
Recreational facilities	
Squash Court/Tennis court/ Bowling Alley	3 spaces per court/lane
Bowling green	30 spaces for first green +15 spaces for each additional green
Gymnasiums/ indoor sports facilities	4.5 spaces per 100m <sup>2</sup> GFA  In addition a vehicle drop of pick up point in site is desirable
Tourist Facilities	
Caravan Park	1 space per site
Tourist Attractions (i.e. museums)	1 space per 100m <sup>2</sup> GFA

<b>Road Transport Facilities</b>	
Road transport terminals Container depots	Will be reviewed by Council at time of lodgment, however a minimum of 5 parking spaces for the largest vehicle to access the site is to be provided +1 space per employee including drivers
Truck Stops	1 truck parking space per 5 seats in restaurant area + 1 car space per 2 employees + 1 car parking space per 10 seats in restaurant area
<b>Industry</b>	
Factories	1.3 spaces per 100m <sup>2</sup> GFA
Warehouses	1 space per 300m <sup>2</sup> GFA
Business Park	1.5 spaces per 100m <sup>2</sup> GFA
Plant nurseries	0.5 spaces per 100m <sup>2</sup> GFA
<b>Health and Community Services</b>	
Professional consulting rooms	2 spaces per consultant + 1 space per employee
Medical centre	4 spaces per 100m <sup>2</sup> GFA
Child care centres	1 space for every 4 children in attendance
Private hospital	To be referred to RTA for comment

## SCHEDULE 2 – STREET FURNITURE AND TRADING



### SCHEDULE 3 – AERODROME LAND FOR DEVELOPMENT



## SCHEDULE 4– SIGNAGE FOR ITEMS OF ENVIRONMENTAL HERITAGE

All signage in the Shire is controlled by the following instruments and plans. These documents should be referred to prior to any sign being erected within the Shire boundaries.

- State Environmental Planning Policy No. 64 – Advertising and Signage
- Jerilderie Local Environmental Plan 2012
- State Environmental Planning Policy (exempt and complying development) 2008
- Signage such as tourist directional signage is defined by the NSW Roads and Traffic Authority, for further information please visit their web site: [www.rta.nsw.gov.a](http://www.rta.nsw.gov.a)

### 1. Appropriate Advertising Structures and Sign Opportunities

The starting point for any consideration of external advertising is to review early photographs of the particular building and the surrounding buildings.

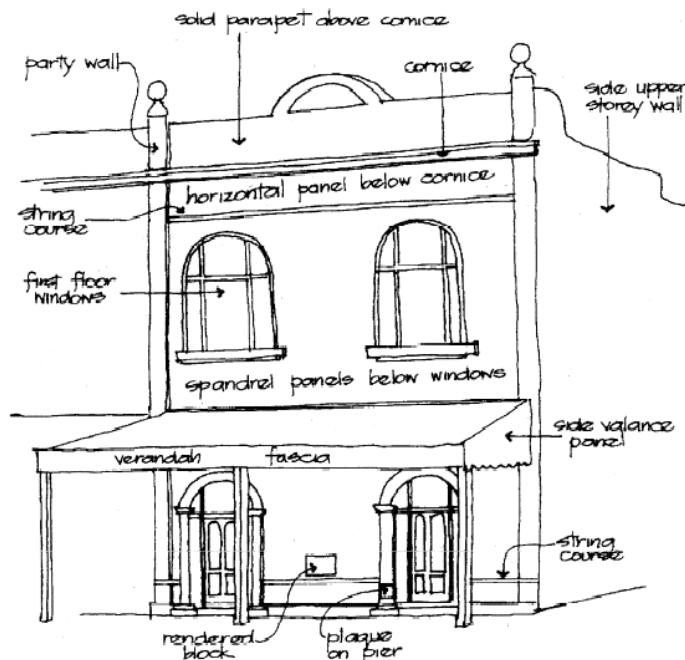


Figure 1 outlines areas that are suitable for advertising placement. Please note that the following features have been included in figure one to define the specific features of the building and are not suitable locations for the placement of signage; party wall, string courses, first floor windows and cornice.

Figure 1 IDENTIFYING SIGN PANELS

Modern signs can, at times, be accommodated as follows:

- Projecting from a building at first floor window level;
- Hanging beneath a verandah roof
- Projecting from a building without a verandah above the ground floor window head or on a ground or first floor pier
- On windows
- On a plaque beside the entrance door;
- As a free-standing pole sign or low level sign (below ground floor window sill level) in front of or beside the building;
- As a panel on a front fence.

## 5. Performance Standards

Generally, signs on individual buildings or within areas of special significance should be discreet and should complement the building or area.

Advertising should be placed in locations on the building or item which would traditionally have been used as advertising areas. If the building or item has no such locations, advertising will usually be inappropriate. Figure 2 and 2a indicate traditional locations for advertising.

Sky-sign opportunities will be rare. No signs should break an historic parapet or roofline of a building (see figure 3). A possible exception is single-storey verandah rooflines, where signs sometimes project above verandah spouting or across the verandah roof.

Sidewalls provide opportunities, but should be carefully considered (see figure3). Painted signs on sidewalls are to be located at the top of the wall as a painted rectangle abutting the front corner of in some cases extending in a strip across the full depth of the building.

It is not usually necessary to attempt to create or create an 'historic' character in the advertising, but modern standardize 'trademark' advertising will not usually be appropriate. This is unless the presentation is modified, by placing the modern sign in a panel with a perimeter margin and the surrounding wall surface painted in sympathetic heritage colours.

Signage should:

- Not conceal significant elements or architectural features of a building;
- The method of affixation should not significantly materially affect the building and that signage can be reversed; and
- Not visually dominate the building.

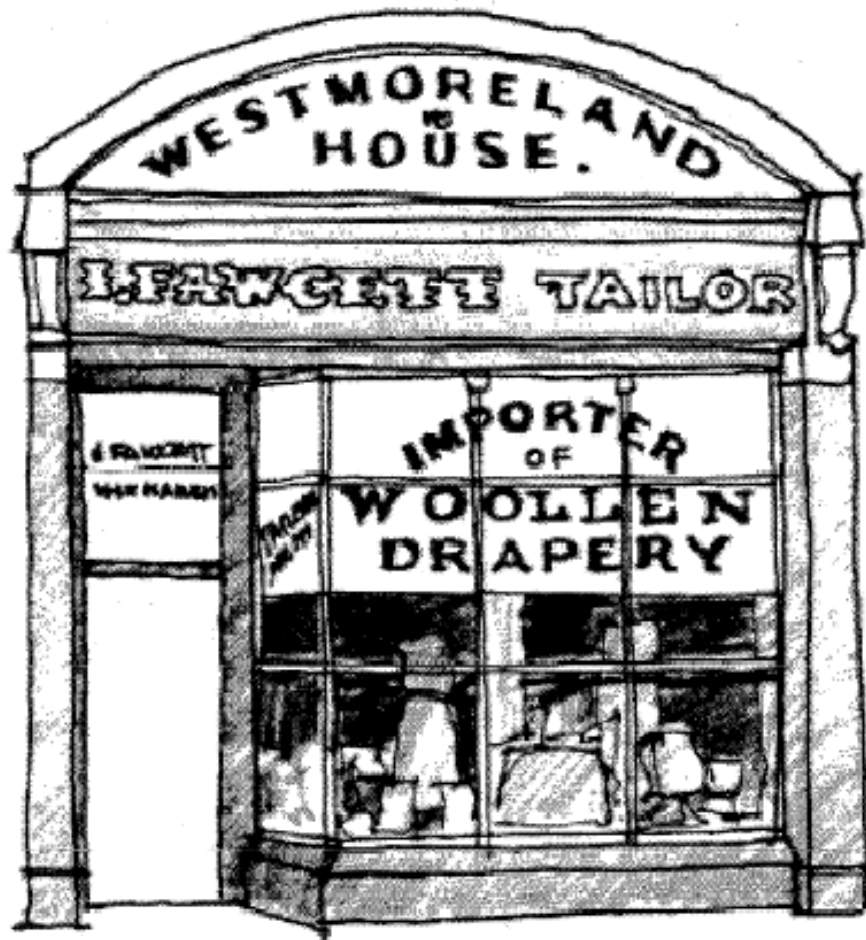


Figure 2 TRADITIONAL SIGNS

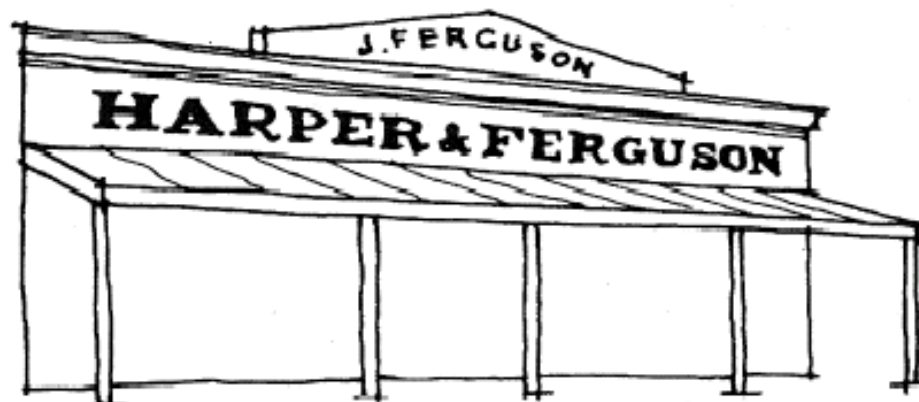
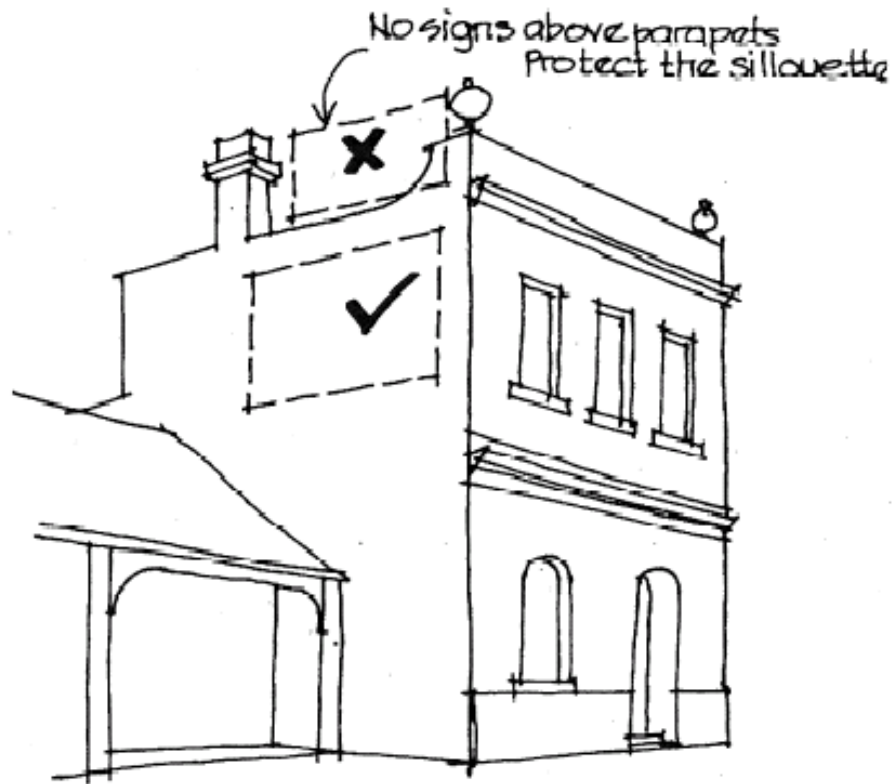


Figure 2a TRADITIONAL SIGN LOCATIONS





**Figure 3 UPPER LEVEL OPPORTUNITIES**

## **6. Existing Signs**

Existing signs that have been approved by Council but do not comply with the provisions of this policy should be replaced with new signs that do comply with this policy in the course of general maintenance and signage upgrading.

Existing signs that have not been approved by Council but do comply with the provisions of this plan may be retained.

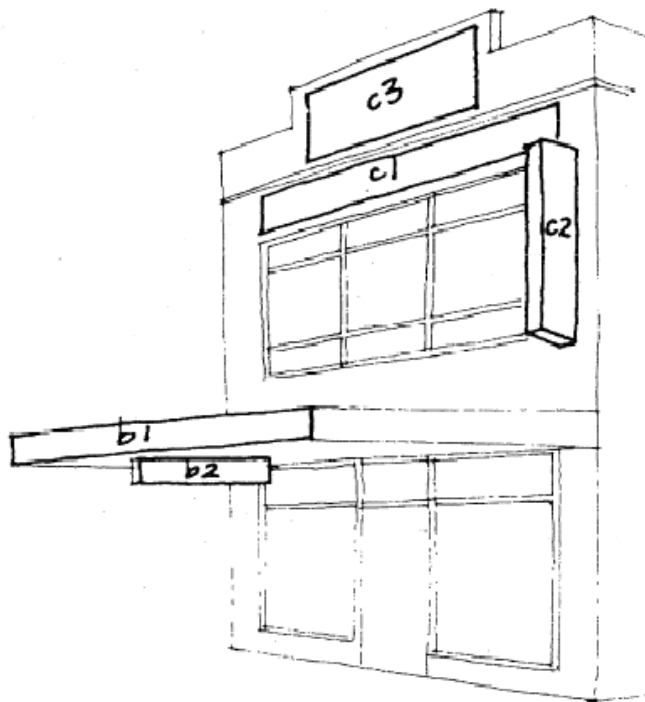
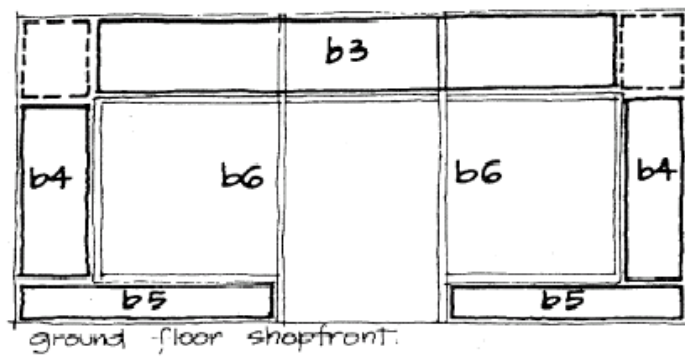
Existing signs that have not been approved by Council and do not comply with the provisions of this plan must be removed.

## **7. Number of Signs per Site**

The number of signs per site is limited to three:

- (a) forecourt and footpath: one free-standing sign which must have the consent of Council if located within a road reserve
- (b) ground floor façade suitable sites
- awning fascia;
  - one suspended under awning/verandah sign or cantilevered over-footpath sign at standard awning level where there is no verandah;
  - above door head/above window transom;
  - Piers
  - One sign on the window glass or masonry beside the door.

Figure 4 KEY NUMBER OF SIGNS PER SITE



A second under awning sign may be permitted on buildings with wide frontages on comparison to surrounding buildings. Such signs should be evenly spaced across the frontage of the building.

(c) Upper Level signs

- Wall face applied panel sign
- One projecting vertical sign
- Parapet panel sign

There for a maximum of two upper level upper level signs c3 and c1 or c2.

The following conditions apply to all signage:

- For non-standard facades the same principles apply.
- Heritage photographs should be utilised to demonstrate specific applications.
- Internally illuminated signs are restricted to the under awning location. This is both to be fair to all retailers and to ensure visibility
- Corporate and Franchise colour schemes and signs will be considered in relation to the overall colour scheme for the building and must be abide by heritage principles.
- Signs shall not be erected directly on top of an awning roofline or verandah
- Signs that detract from the architectural appearance of the building will not be permitted.
- All signs must be maintained in a good condition.

## **8. Size of Signs**

The following should be utilized for guidance in assessing applications for signage on buildings which are contemporary or in assessing existing signs:

- The total area of advertising mounted parallel to the façade of a building will, in general be less than 4 metres in area for smaller properties and not more than 6 metres for larger properties.
- Signs suspended beneath awnings or verandahs will be less than one square metre per face.
- Total area of signs on a building will be less than eight square metres.

## **9. Shop Front Signs**

Permanent signs on shop windows should not cover more than 25% of the window area, between the windowsill and door-head. Refer to sign location b6 on figure 4.

Advertising signs mounted on independent walls or partitions located within the window display area, which effectively block the shopfront, shall be considered as shopfront signs.

## **10. Verandah Signs**

The verandah-fascia sign should have a maximum height of 175mm with lettering 150mm.

Signs on verandahs are to be in the following locations only:

- Fascia boards to the ends of the verandah
- Spandrels closing the ends of the verandah
- Fascia beams below the street edge of the verandah

Signs are preferably illuminated by floodlighting. Large backlit signs will be appropriate only on buildings and items constructed during the period when fluorescent lighting was used. Small neon signs hanging inside the windows of shops can be appropriate because they are more in the nature of a window display than of a dominant townscape element. Self-illuminated signs are generally not acceptable, except as under awning signs.

Awning signs are recommended to be painted in-situ and applied to all exposed fascia edges, thus reinforcing the role of the suspended awnings in providing a unifying element in the Conservation Area.

## **11. Façade and Wall Signs**

Painted in-situ signs on the pediments and parapets of the facades were a common feature, and are to be encouraged where appropriate, and historically accurate.

Signs painted on the wall surface of the street or lane elevation were usually located at the top of the wall as a painted rectangle abutting the front corner or in some cases extending in a strip across the full depth of the building.

## **12. Signwriting**

### Lettering

Photographs illustrate that the lettering most commonly used was of a simple unembellished type set out as uniform capital letters.

The preferred lettering is that which reflects and interprets the lettering found in early photographs of the period. Florid and exotic faces should only be used when evidence exists of their previous use.

It is not expected that contemporary buildings copy original lettering. It is expected that the lettering reflects the period of the architecture of the building.

Examples of suitable faces are:

**CENTURARY SCHOOLBOOK BOLD**  
**A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

**GARAMOND BOLD**  
**A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

**CENTURAY GOTHIC**  
**A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

**TIMES NEW ROMAN**  
**A B C D E F G H I J K L M N O P Q R S T U V W X Y Z**

### Mixed Faces

Generally capital letters were used in each word or phrase on a sign. A variety may be used in circumstances such as one face for the Business and another for the proprietor.

### Ornamentation

Traditional signs often incorporated ornamentation such as scrolls or illustrative figures. Lettering faces were also often given additional character by flaring letters, by presenting them as shaded faces, by highlighting parts of the letters or by giving them cast shadows. The lettering should be legible at a distance relative to its size and location.

### Shading

The effect of raised lettering was created for key words such as the business name, with all letters shaded at 45 degrees down to the right.

### Highlighting

The reverse of shading with the effect of light falling on the raised parts of letters. Traditional signs utilized light lettering on a dark background.

Use of these techniques is generally encouraged to promote variety where appropriate, with the proviso that it is always based on traditional forms.

## **13. Corporate graphics and colours**

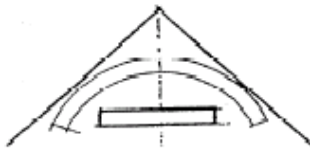
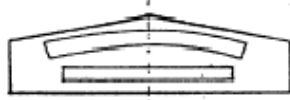
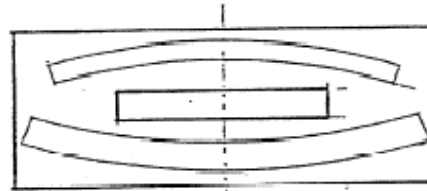
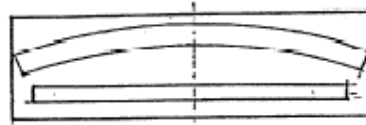
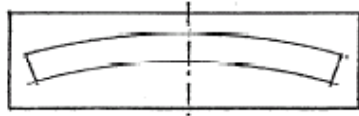
The use of modern logos and colour schemes as used by many retail franchise chains will be considered on a case by case basis Council are to be contacted prior to any corporate signage being erected.

## 14. Layout

Lettering should be organized around an axis cutting through the centre of the sign and be arranged to neatly fill the available space.

The space should suit the frame created by the building façade. This may be rectangular, triangular, triangular pedimented or segmental pedimented with a curved cornice. The type will be horizontal or in an up-curved line.

Sign panels should be set within a “frame”. The colour of the “frame” should relate to the building colour scheme. The “frame” may be painted or it may be a “moulding”.





## SCHEDULE 4 – STATEMENT OF ENVIRONMENTAL EFFECTS STANDARD FORM – FOR MINOR DEVELOPMENTS ONLY

### About this form

A Statement of Environmental Effects (SEE) is required to accompany all development applications. This SEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

	Applicable Development Types
✓	Dwellings, single storey in the RU1, RU5 and R5 zones.
✓	Single shops or commercial premises in the RU5 zone*
✓	Residential alterations and additions
✓	Ancillary residential buildings and structures such as, verandahs, carports, garages, she, pergolas, swimming pools.

\* Please note that a heritage impact statement is required for all premises within the Heritage Conservation area. This will be required for the majority of developments in the commercial precinct of Jerilderie.

Developments not listed above may require a SEE with greater detail. Please contact Council's Environmental Services section for further information.

The SEE must address all impacts that are relevant to your proposal, with comment on how the development will control or mitigate the impact. No matter how minor the impact please advise Council in this document.

Failure to provide the requested items will delay processing of the development application and may result in the application being returned to you for completion or you receiving an additional information request from Council.

Application Details			
Applicant			
Land to be Developed			
Street No.		Street Name	
Lot No.		Suburb	
Section No		DP No.	

### Description of Proposed Development

Where applicable include a description of matters such as proposed buildings, proposed building materials, nominated colour scheme. Nature of use, staging of the development, details of any demolition and other works to be carried out in site.

### Planning Controls

Is your proposal permissible in the zone under Jerilderie LEP 2012?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
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Is your proposal consistent with the zone objectives?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
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Is your proposal in accordance with Jerilderie DCP?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
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If you answered no to any of the above questions please discuss your application with Council staff.

Are there any other planning controls relevant to your proposal	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
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If yes please list controls and how the application complies.

### Description of Site

Include where applicable a description of the physical features of the site such as shape, slope, vegetation, waterways.

What is the present use and previous use(s) of the site?



Is the development site subject to any of the following natural hazards?			
<input type="checkbox"/>	Bushfire Prone	<input type="checkbox"/>	Flooding
<input type="checkbox"/>		<input type="checkbox"/>	Storm water inundation
Note: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For further information please consult the NSW Rural Fire Service website <a href="http://www.rfs.nsw.gov.au">www.rfs.nsw.gov.au</a>			
How will you mitigate the impact of the natural hazards for this development?			

Is the site constrained by any of the following? Please refer to LEP Maps			
<input type="checkbox"/>	Terrestrial biodiversity	<input type="checkbox"/>	Groundwater vulnerability
<input type="checkbox"/>	Riparian Land and Watercourses	<input type="checkbox"/>	Wetlands
<input type="checkbox"/>	Item of Environmental Heritage or in conservation area *		
How will you mitigate the impact of the development on these constraints?			
*Note a Heritage Impact statement may be required. Please discuss with Council			
What types of land use and development exist on the surrounding land?			

Context and Setting - Will the development be:			
Visually prominent in the surrounding area?		Yes	No
Inconsistent with the existing streetscape?		Yes	No
Out of Character with the surrounding area?		Yes	No
Inconsistent with surrounding land uses?		Yes	No
Vary a building line setback		Yes	No
If you answered yes to any of the above please provide details and justification for the proposal?			
Privacy, Views and Overshadowing			
Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc?		Yes	No
Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?		Yes	No
Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners, pump, bedroom and living room windows etc?		Yes	No
Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths?		Yes	No
If yes please provide details of issue. Some issues will require plans, i.e. overshadowing.			

Access, Traffic and Utilities			
Is legal and practical access available to the development?	<input type="checkbox"/>	Yes	No
Will the development increase traffic movements/volumes?	<input type="checkbox"/>	Yes	No
If Yes by how much and what types of Vehicles?	<input type="checkbox"/>		
Are additional access points to a road network required?	<input type="checkbox"/>	Yes	No
Has vehicle maneuvering and onsite parking been addressed in the design?	<input type="checkbox"/>	Yes	No
Is power, water, electricity, sewer and telecommunication service readily available to the site?	<input type="checkbox"/>	Yes	No
Comments			
Environmental Impacts			
Is the development likely to result in any form of air pollution (smoke, dust odours etc?)	<input type="checkbox"/>	Yes	No
Does the development have the potential to result in any form of water pollution (i.e. sediment from runoff)?	<input type="checkbox"/>	Yes	No
Will the development have any noise impacts above background noise levels? (i.e. air conditioner units, pool pumps)?	<input type="checkbox"/>	Yes	No
Does the development involve any significant excavation or filling?	<input type="checkbox"/>	Yes	No
Could the development cause erosion or sediment runoff (including during construction)?	<input type="checkbox"/>	Yes	No
Is there a likelihood in the development resulting in site contamination?	<input type="checkbox"/>	Yes	No
Is the development considered to be environmentally sustainable (including provisions of BASIX certificate where required)?	<input type="checkbox"/>	Yes	No
Is the development situated in a heritage conservation area or likely to have an impact on any heritage item or item of cultural significance?	<input type="checkbox"/>	Yes	No
Is the development likely to disturb any aboriginal artifacts or relics?	<input type="checkbox"/>	Yes	No
Comments			

Flora and Fauna – for threatened species please visit: <a href="http://www.threatenedspecies.nsw.gov.au">www.threatenedspecies.nsw.gov.au</a>			
Will the development result in the removal of any native vegetation from the site?	<input type="checkbox"/>	Yes	No
Is the development likely to have any impact on threatened species or native habitat?	<input type="checkbox"/>	Yes	No
If the answer is yes to either of the above questions it may be necessary to have a formal seven part test completed to assess the impact on threatened species – please contact Council for further information.			
<b>Comments</b>			
<b>Waste and Stormwater Disposal</b>			
How will effluent be disposed of	<input type="checkbox"/>	Sewer	Septic
Will liquid trade waste be discharged to Council's sewer?	<input type="checkbox"/>	Yes	No
Will the Development result in any hazardous waste or other waste disposal issue?	<input type="checkbox"/>	Yes	No
How will stormwater (from roof and hard standing areas) be disposed of?	<input type="checkbox"/>	Council system	Other (Provide Details)
Details:			
Have all potential overland stormwater risks been considered in the design of the development?	<input type="checkbox"/>	Yes	No
<b>Comments:</b>			
<b>Social And Economic Impacts</b>			
Will the proposal have any economic or social consequences in the area?	<input type="checkbox"/>	Yes	No
Has the development addressed safety, security or crime prevention issues?	<input type="checkbox"/>	Yes	No
<b>Comments</b>			

**Other Relevant Matters**

Are there any other matters for consideration that you are aware of as developer?

Applicants Declaration	
I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me if information is found to be missing or inadequate.	
Signature(s)	
Name(s)	
Date	
Legal References	
<p>Section 78A(9) of the Environmental Planning and Assessment Act 1979 states that the regulations may specify what is required to be submitted with a development application.</p> <p>Section 50(1)(a) of the Environmental Planning and Assessment Regulation 2000 states that development applications must contain information and documents specified in schedule 1 part 1.</p> <p>Schedule 1, part 1, subclause 2(1)(c) of the Environmental Planning and Assessment Regulation 2000 requires the submission of Statements of Environmental Effects (SEEs) with all development applications ( other than complying and designed development).</p> <p>Schedule 1, part 1, subclause 4 of the Environmental Planning and Assessment Regulation 2000 states that such SEEs must show:</p> <ul style="list-style-type: none"> <li>• The environmental impacts of the development</li> <li>• How the impacts have been identified</li> <li>• The steps to be taken to protect the environment or lessen the expected harm to the Environment</li> <li>• Any matters required to be indicated by any guidelines issued by the Director-General.</li> </ul> <p>The Applicant is advised that Council will make copies of (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the Environmental Planning And Assessment Act 1979 and the Local Government Act 1993. The applicant is responsible for obtaining all copyright licenses necessary from the copyright owners for this purpose.</p>	



**Jerilderie  
Development  
Control Plan 2012**

**Precincts**

**Zone**

- Residential
- Commercial
- Special use

**Cadastre**

Cadastre 03/07/11 © Land and Property Information

