Part A

Section 2  Controls that apply to all development

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2.1 Vehicle access and movements

This section contains controls to ensure the safe and efficient operation of roads within the local government area of Wagga Wagga.

Objectives
O1 Ensure the safety and efficiency of urban and rural roads.
O2 Limit new access points to arterial roads or ensure alternative access is utilised where practical.

Controls
C1 Access should be from an alternative secondary frontage or other non-arterial road where possible.
C2 A Traffic Impact Study may be required where adverse local traffic impacts may result from the development. The traffic impact study is to include the suitability of the proposal in terms of the design and location of the proposed access, and the likely nature, volume or frequency of traffic to be generated by the development.
C3 Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.
C4 Provide adequate areas for loading and unloading of goods on site. The loading space and facilities are to be appropriate to the scale of development.
C5 Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.
C6 Ensure adequate sight lines for proposed driveways.

2.2 Off-street parking

Developments are required to provide off-street parking to meet anticipated demands. This section sets out the rates for provision of off street parking.

Objectives
O1 Ensure adequate provision is made for safe and efficient movement of vehicles and pedestrians.
O2 Ensure the provision of safe and efficient parking for all modes of transport to meet anticipated demands.
O3 Minimise disruptions to existing levels of service and safety as a result of insufficient parking being provided on site.
O4 Soften the impacts of larger car parking areas through the use of landscaping.
O5 Provide both shade and solar access to car park users by means of purpose designed tree planting.
## Controls – parking rates

**C1** Parking is to be provided in accordance with the table below. For uses not listed, similar land uses should be used as a guide in assessing car parking requirements.

**C2** The design and layout of parking is to be in accordance with the relevant Australian Standard at the time of lodgement of an application.

**C3** Parking spaces are to be provided for disabled persons. Accessible parking spaces to comply with the relevant Australian Standard at the time of lodgement of an application.

**C4** For mixed use developments, the parking required is the total of requirements for each use. Variations can be considered where it can be demonstrated that the peak demand for each land use component is staggered or that development as a whole generates less parking than separable parts.

**C5** In the case of redevelopment or change of use (other than in the B3 zone) the parking requirements are to be calculated by:

a. Determining the parking requirement of the current or previous use in accordance with the table, then

b. Determining the parking requirement for the new use, then

c. Subtracting the existing requirement from the requirement for the proposed use to determine the number of spaces required (i.e. a credit is provided for any shortfall that exists on the site for the current use).

**C6** In the case of redevelopment or change of use within the B3 zone where there is no increase in gross floor area, no additional car parking spaces will be required, except in the following instances:

a. Outbuildings are proposed to be used in association with the development, or

b. A Traffic Impact Assessment (TIA) is required by Council for the development.

**C7** Variations to the parking requirements may be considered where minor alterations and additions are proposed and the changes do not encroach or reduce the current off-street parking spaces.

**C8** A traffic and parking study may be required for certain proposals, including but not limited to proposals for schools and other education uses including child care centres, business parks, hospitals, cinemas and gyms.

**C9** Provide trees within the parking area at a rate of 1 tree per 5 spaces in a row. Each tree to have a minimum mature spread of 5m and to be located in a planting bed with minimum width of 1.5m (between back of kerbs) and minimum area of 3.5m².

**C10** Planting beds located within a car park are to have a subsoil drainage system connected into the stormwater system of the site.

**C11** To ensure sightlines are maintained for drivers and pedestrians, trees used within or adjacent to car parking areas shall have a minimum clear trunk height of 2.5m, with shrubs and ground covers not to exceed 500mm in height.

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### Explanatory Note(s):

- **Council may accept a car parking contribution in lieu of car parking spaces that cannot be provided on site by a particular development within the city centre.**
- **All Australian and New Zealand standards as well as some international standards are available on [www.saiglobal.com/shop](http://www.saiglobal.com/shop).**
- **The number of parking spaces is determined by the Building Code of Australia (BCA) as in force at the time of lodgement of the application.**
- **Online access to the Building Code of Australia as well as regulatory impact statements relating to building is available on [www.abcb.gov.au](http://www.abcb.gov.au).**
- **This control applies to all non-residential development.**
<table>
<thead>
<tr>
<th>LAND USE</th>
<th>CAR PARKING REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL ACCOMMODATION</strong></td>
<td></td>
</tr>
</tbody>
</table>
| Dwelling house, dual occupancy, attached dwellings, semi-detached dwellings | 1 space/2 bedroom house  
1 spaces/3 bedroom or larger house  
Multi-dwelling housing  
1 space/1 bedroom dwelling  
1.5 spaces/2 bedroom dwelling  
2 spaces/3 or more bedrooms or larger dwelling  
Visitor spaces – 1 per 4 dwellings where there are more than 4 dwellings (1 space required per 5-7 dwellings, 2 spaces per 8-11 dwellings, etc.) |
| Residential flat buildings                                              | 1 space/1 or 2 bedroom unit  
2 spaces/3 bedroom or larger unit  
Visitor spaces – 1/5 units where there are more than 5 units |
| Seniors housing                                                         | In accordance with the SEPP (Housing for Seniors or People with a Disability) 2004                                                                     |
| **TOURIST AND SHORT TERM ACCOMMODATION**                                |                                                                                                                                                         |
| Tourist and visitor accommodation                                       | 1 space/unit plus 1 space/ 2 employees                                                                                                                                 |
| Bed and breakfast accommodation                                         | 1 space per guest room                                                                                                                                 |
| **BUSINESS, OFFICE AND RETAIL**                                         |                                                                                                                                                         |
| Business and office premises, public administration buildings          | Within the Wagga Wagga city centre (B3 Zone) and mixed use areas (B4 Zone):  
1 space/ 45m² GFA  
All other areas:  
1 space/ 33m² GFA  
Shops and retail (other than uses listed below)                          | Within the Wagga Wagga city centre (B3 Zone) and mixed use areas (B4 Zone):  
1 space/ 45m² GFA  
All other areas:  
1 space/ 33m² GFA  
Shops and retail (other than uses listed below)                          | All other areas:  
1 space/ 33m² GFA  
Where the GFA is less than 100m² consideration can be given to a reduction in parking rates if it can be demonstrated that there is adequate parking available in the vicinity of the site. |
For multi-tenanted developments – consideration can be given to variations to the scheduled parking ratios subject to a Parking Study being provided with the Development Application.

Kiosk, neighbourhood shops and single shops

<table>
<thead>
<tr>
<th>Type</th>
<th>Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 space/ 30m² GFA</td>
<td></td>
</tr>
</tbody>
</table>

Bulky goods premises, plant nursery, landscape material supplies and garden centres

<table>
<thead>
<tr>
<th>Type</th>
<th>Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 space/ 100m² of retail and display area (indoor or outdoor), plus 1 space/ 300m² warehouse or storage area (indoor or outdoor)</td>
<td></td>
</tr>
</tbody>
</table>

**INDUSTRY, WAREHOUSING AND SIMILAR USES**

<table>
<thead>
<tr>
<th>Type</th>
<th>Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial</td>
<td>1 space/ 100m² GFA or 1 space/2 employees (whichever is greater)</td>
</tr>
<tr>
<td>Warehouses/ distribution centre</td>
<td>1 space/ 300m² GFA</td>
</tr>
<tr>
<td>Industrial retail outlet</td>
<td>1 space/ 50m² GFA</td>
</tr>
<tr>
<td>Self storage units</td>
<td>1 space/ 300m² GFA</td>
</tr>
<tr>
<td>Hardware and building supplies, timber yards</td>
<td>1 space/ 100m² of retail and display area (indoor or outdoor), plus 1 space/ 300m² warehouse or storage area (indoor or outdoor)</td>
</tr>
<tr>
<td></td>
<td>At least 2 spaces are to be suitable for trailer parking</td>
</tr>
</tbody>
</table>

**TRANSPORT AND VEHICLE RELATED USES**

<table>
<thead>
<tr>
<th>Type</th>
<th>Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service station/ convenience store</td>
<td>1 space/ staff member, convenience store as per retail</td>
</tr>
<tr>
<td>Vehicle repairs, panel beaters, spray painters and the like</td>
<td>3 spaces/work bay or 1/ 40m² GFA whichever is the greater</td>
</tr>
<tr>
<td>Motor showroom, vehicle hires and sale</td>
<td>0.75 spaces/ 100m² site area</td>
</tr>
<tr>
<td>Car wash</td>
<td>1 space/staff plus adequate area for queuing</td>
</tr>
</tbody>
</table>

**FOOD AND DRINK PREMISES, FUNCTION CENTRES AND REGISTERED CLUBS**

<table>
<thead>
<tr>
<th>Type</th>
<th>Spaces Required</th>
</tr>
</thead>
</table>
| Restaurants, cafes, pubs, clubs and function rooms | Within the Wagga Wagga city centre: 1 space/ 25m² GFA  
All other areas: 1 space/ 10m² GFA or 1 space/ 3 seats whichever is greater |
| Take away food and drink premises   | 1 space/ 10m² GFA or 1 space/ 3 seats where provided (whichever is greater) |
### HEALTH, EDUCATION AND COMMUNITY FACILITIES

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Space Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary and secondary schools</td>
<td>1 space/ two employees plus 1 space/ ten senior students (Years 11 and 12)</td>
</tr>
<tr>
<td>Preschools and childcare centres</td>
<td>1 space/ 4 children in attendance</td>
</tr>
<tr>
<td>Churches, places of worship/ assembly</td>
<td>1 space/ 4 seats or 1 space/ 10m² GFA whichever is greater</td>
</tr>
<tr>
<td>Health and professional consulting rooms, medical centres and veterinary hospitals</td>
<td>3 spaces/ surgery or health care professional practising at any one time plus 1 space/ receptionist/ support staff</td>
</tr>
<tr>
<td>Hospital</td>
<td>1 space/ 4 beds Plus 1 space/ 2 employees and 1 ambulance space</td>
</tr>
<tr>
<td>Mortuary/funeral home</td>
<td>1 space/ 25m² GFA</td>
</tr>
<tr>
<td>Nursing/Convalescent home</td>
<td>As per State Environmental Planning Policy (Housing for Seniors or People with a Disability 2004)</td>
</tr>
</tbody>
</table>

### RECREATION AND ENTERTAINMENT

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Space Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gymnasium, health and fitness centre</td>
<td>1 space/ 25m² GFA</td>
</tr>
<tr>
<td>Bowling alley, squash courts, tennis courts</td>
<td>3 spaces/ court or alley</td>
</tr>
</tbody>
</table>

### 2.3 Landscaping

Landscaping is an important aspect of development, and complements good design. Trees, shrubs and green spaces can “soften” the impact of buildings, screen private spaces and create modified micro-climates. The importance of well designed landscaping is also increasing in the face of climate change, and is critical for attractive and useable outdoor spaces.

#### Objectives

<table>
<thead>
<tr>
<th>Objective</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>O1</td>
<td>Promote designed landscapes as part of a fully integrated approach to site development within residential, industrial and commercial areas.</td>
</tr>
<tr>
<td>O2</td>
<td>Retain and protect existing vegetation, particularly large and medium trees, and conserve significant natural features of the site.</td>
</tr>
<tr>
<td>O3</td>
<td>Encourage landscape that responds to existing site conditions, local character and creates and enhances living and working environments whilst discouraging the opportunities for crime and vandalism.</td>
</tr>
<tr>
<td>O4</td>
<td>Ensure the landscape adequately complements the proposed built forms and minimises the impacts of scale, mass and bulk of the development on the existing area and surrounding streetscapes, view sheds and neighbourhood amenity.</td>
</tr>
<tr>
<td>O5</td>
<td>Promote the use of indigenous and other low maintenance plant material suitable to the climatic extremes of the local area, particularly the use of plant material with low water requirements.</td>
</tr>
</tbody>
</table>

If uncertain whether a landscape plan is required consult the Development Application Preparation and Lodgement Guide (the Guide) and Checklists or contact the Council Planning staff via the Council customer service centre. Also refer to the Guide for the list of exemptions to these requirements.

Applicants should note that Clause 5.9 of the LEP requires development consent for the lopping and removal of trees.
O6 Encourage landscape that can be effectively maintained to a high standard for the life of the development.
O7 Enhance and define entry areas and to frame views from and into the development via the use of landscaping.

Controls – All developments

Landscape design

C1 A landscape plan is required for applications for:
• Commercial and Industrial developments
• Residential development (other than dwelling houses).

C2 Natural features at the site, such as trees, rock outcrops, cliffs, ledges and indigenous species and vegetation communities are to be retained and incorporated into the design of the development.

C3 Use native and indigenous plants, especially low water consumption plants in preference to exotic species.

C4 Trees should be planted at the front and rear of properties to provide tree canopy.

C5 Provide landscaping in the front and side setback areas, and on other parts of the site to improve the streetscape, soften the appearance of buildings and paved areas, and to provide visual screening.

C6 Landscaping should provide shade in summer without reducing solar access in winter. Limited use of deciduous species is acceptable where used to achieve passive solar design.

2.4 Signage

Background

Signs are an important part of the urban and rural environment. They are used to promote business and communicate information. The DCP encourages signs to complement their location, and not dominate or detract from the character of the area.

Approval and statutory framework

1. The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 contains Exempt Development provisions. Exempt development is a form of self-assessed development which can take place without the need for Council approval. For exemptions see the Codes SEPP.

State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) provisions map apply.

Types of signage and structures

The main types of signage and structures recognised by the DCP are listed and described in the Table in Appendix 1.

More detailed controls have been developed for the following signs:
• Fascia signs
• Wall signs
• Projecting wall signs
• Under awning signs

Explanatory Note(s):

Controls about the removal of trees are at Section 5.2 of the DCP.

Applications for other categories of developments as identified in the Guide may also require a landscape plan depending on the nature, scale and context of the proposed development.

Refer to the Guide for additional requirements.

Landscaped areas should be designed to require minimal maintenance by using robust landscape elements and hardy plants with low fertiliser requirements.

A reference to signage includes a reference to building identification signs, business identification signs and advertisements.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 specifies certain types of Advertising and Signage as Exempt Development. Refer to Development Code within the policy for further details.
- Pole or pylon signs
- Top hamper signs
- Window signs drop awning signs
- Suburb entry signs

Council acknowledges that there may be some types or forms of signage and structures that do not fit neatly into the types recognised in the Table in Appendix 1, and in such instances such signs will be considered and determined on their merits in the context of the LEP, SEPP 64 and the DCP.

Undesirable types of signage and structures

The following types of signs are not encouraged within the local government area of Wagga Wagga:

1. Signage signs over 45m².
2. A - Frame signs (other than “A – Frame” signs (or “advertising billboards”) permitted and approved by Council under its Street Activities on Footpath Policy POL 041.
3. Roof top or sky signage.
4. Above awning signs.
5. Flashing or moving signs (other than those installed and operated by an authorised Road Authority i.e. NSW Roads and Maritime Services or the Council for traffic management and or road safety purposes).
6. Signs resembling traffic management signage whether flashing, moving or not.
7. Permanently anchored balloons, blimps or any airborne signs.
8. Inflatable signs or structures (i.e. where displayed for greater than 14 days).
9. Hoarding signs (other than work safety signage), painted bulletins etc attached to the exterior of buildings, power poles, fences etc.
10. Signage that projects from a wall or are suspended from an awning at a height lower than 2.6 metres at any point above a footpath (except in the case of an under awning bracket sign or a drop awning sign).
11. Advertising signs or structures that do not comply with all applicable requirements of the BCA and relevant Australian Standards.

Objectives

O1 Complement the SEPP 64 and provide more detailed controls that reflect the environmental conditions and character of the local government area of Wagga Wagga.

O2 Support a consistent approach for signs and advertising across the local government area of Wagga Wagga.

O3 Allow reasonable opportunities for signs and advertising associated with business and tourism developments.

O4 Ensure signs do not detract from the urban or rural landscape.

O5 Minimise visual clutter from the proliferation of signs and advertising and from poor rationalisation of signs.

O6 Clarify where signs will not be supported or encouraged.

Explanatory Note(s):

Additional guidelines are contained in Council’s Outdoor Eating and Display of Goods on Footpaths policies.

Most sign applications are subject to State Environmental Planning Policy No 64 (Advertising and Signage). Applications are to address the assessment criteria at Schedule 1 of SEPP 64.
**General controls for signage and structures**

C1 All signage and structures must relate directly to the lawful approved or exempt land use being conducted on the land to which the signage or structure is to be displayed.

C2 Any sign or structure should reflect the architectural style of the building.

C3 Signs should not obscure decorative forms or moulding and should observe a reasonable separation distance from the lines of windows, doors, parapets, piers and the like.

C4 Signs should be of a size and proportion which complement the scale of the existing building as well as surrounding buildings and signs. Signs should not significantly affect the presentation of the existing façade of the building.

C5 The scale of lettering should also be proportioned to the area of the signage panel to which it will be applied.

C6 Must be securely fixed and maintained in a structurally adequate and safe manner.

C7 The colour used in the design of a sign or structure should complement the colour finish of the building to which it will relate.

C8 Corporate colours should be limited to the signage or.

C9 The illumination of signage and structures by low set floodlighting is preferred, rather than the use of neon or boxed fluorescent lighting on buildings.

C10 The rationalisation of signage will be generally required where there is existing signage through the use of common directory pylon signs for multi-occupancy developments and by limiting the number of signs that may be erected on any one building or site.

C11 A sign or structure must not endanger public safety or cause nuisance or a hazard by reason of its location, construction or design by either:

(a) Emitting excessive glare or reflection from internal or external illumination or surface materials;

(b) Obscuring the view of motorists or pedestrians;

(c) Screening potentially hazardous road features;

(d) Signage containing designs or messages which may either confuse or distract motorists.

**Specific controls for signage and structures**

**Fascia Signs**

C12 Maximum of one (1) building identification sign per building awning.

C13 Maximum of one (1) business identification sign per tenancy or occupancy.

C14 Fascia signs must form part of the awning and must not project above or below the awning fascia.

C15 Fascia signs must not be illuminated.

C16 Fascia signs should include business identification (i.e. the name and general nature of the approved business carried out in the building or premises to which the fascia awning is attached).
Wall Signs

C17 Maximum of one (1) business identification sign per tenancy elevation.

C18 Maximum of one (1) building identification sign per building elevation.

C19 Must be integrated with the design of the building on which it is to be displayed and for a building having:
   (a) An above ground elevation of 200m² or more – the advertisement must not exceed 10% of the above ground elevation;
   (b) An above ground elevation of more than 100m², but less than 200 m² – the advertisement must not exceed 20m²; and
   (c) An above ground elevation of 100m² or less – the advertisement does not exceed 20% of the above ground elevation.

C20 Must be attached flush to the wall and must not protrude more than 300mm from the wall.

C21 Must not protrude above the parapet or eaves.

C22 Must not cover mechanical ventilation vents.

C23 Must not extend over any window or other external opening.

C24 Must not obscure significant architectural elements of the building.

Projecting Wall Signs

C25 Maximum of one (1) business identification sign per tenancy elevation and the sign must be integrated with the design of the building on which it is to be displayed.

C26 Maximum of one (1) building identification sign per building elevation and the sign must be integrated with the design of the building on which it is to be displayed.

C27 Maximum panel area for a projecting wall sign is 2m².

C28 Must not project more than 2.5metres from the edge of the building.

C29 Must have a minimum clearance of 2.6metres above ground level.

C30 Must not be located above the awning of the building.

Under Awning Signs

C31 Maximum of one (1) business identification sign per tenancy or occupancy that has direct frontage/exposure to the street.

C32 Maximum of one (1) building identification sign per building awning. A corner building with a wrap around awning is permitted a maximum of two (2) under awning signs.

C33 Must be attached to the underside of an awning and erected in a horizontal position at right angle to the building.

C34 A minimum clearance of 2.6metres is required between the underside of the sign and the footpath below.

C35 Must be setback at least 500mm from the footpath edge to the road carriageway.

C36 Must not project beyond the awning.

Pole or Pylon Signs (including monolith style signs)

C37 Maximum of one (1) pole or pylon sign per street frontage.
C38 Minimum clearance of 2.6 metres is required from the underside of the pole or pylon sign and the ground level, except where the sign structure is a monolith style accommodating a panel that reaches to or close to the ground.

C39 Maximum panel area per sign (whether all used for advertising content or not) for a pole or pylon sign upon a site located within a business zone is 8 m² or 10 m² for a monolith style sign.

C40 Maximum height for a pole or pylon sign upon a site located within a business zone is 8 metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).

C41 Maximum panel area per sign (whether all used for advertising content or not) for a pole or pylon sign upon land within an Industrial zone is 10 m², including monolith signs.

C42 Maximum height of a pole or pylon sign upon a site located within an Industrial zone is 8 metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).

C43 Maximum panel area per sign (whether all used for advertising content or not) for a pole or pylon sign upon land within a rural zone is 4 m².

C44 Maximum height of a pole or pylon sign upon a site located within a rural zone is 4 metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).

C45 Will generally not be supported upon a site located within a residential zone.

However, a pole or pylon sign may be permitted, in special cases where:

(a) The proposed sign is for advertising of an existing approved business; and

(b) The proposed sign (in the opinion of Council) will not cause any adverse visual impact upon the streetscape character or amenity of the residential locality and/or view loss to key views or vistas; and

(c) The maximum advertising area of the sign is 0.75 m² and the maximum height of the sign is 2 m, above ground level.

Top Hamper Signs

C46 Maximum of one (1) building identification sign permitted per building.

C47 Maximum of one (1) business identification sign permitted per tenancy or occupation, except where, in the opinion of Council, the building frontage is only of sufficient length to accommodate more than one (1) sign.

C48 May project up to 200 mm from the building façade.

C49 Are not to extend below the head of the doorway window to which it is attached.

C50 Maximum length for a top hamper sign is to be the maximum length of the doorway or window.

C51 Maximum height for a top hamper sign shall be 600 mm.

C52 Not to be lit, illuminated or flashing in any way.

Explanatory Note(s):
**Window Signs**

C53 Advertising area for a window/shopfront sign shall not exceed 50% of the total window area.

C54 Signage must be adhered to on the inside of the window. No signs (including fly posters) will be permitted on the outside of the window.

C55 Heritage impact assessment report is required for any window shopfront sign upon a heritage listed building.

**Drop Awning Signs**

C56 Maximum of one (1) drop awning sign per premises is permitted.

C57 Blinds shall not be used for advertising purposes.

C58 Blind or awning must be attached to the building behind the fascia.

C59 Blind or awning must be setback at least 600mm from the line of the kerb.

C60 Minimum clearance of 2.6metres is required from the underside of the blind or awning and the footpath/ground level.

C61 Must be not be lit, illuminated or flashing in any way.

C62 Blind or awning must be adequately anchored to prevent flapping.

**Suburb entry signage**

C63 Suburb entry signage shall contain only the Geographical Names Board of NSW recommended place name for the suburb. Estate names may be used in rural residential areas where the estate is within a broader, rural locality.

**Signage on heritage buildings**

The design and location of signage on heritage listed buildings must be thoroughly assessed to achieve compatibility with the heritage significance of the building and to maintain the streetscape character of the building. Refer to the note opposite.

In certain cases, the heritage significance of a heritage listed building will not allow for any new signage or only limited signage opportunities.

C64 All new signage must achieve a high degree of compatibility with the architectural character of the heritage listed building. Only traditional signage designs may be permitted in some circumstances.

C65 Any new sign must be well designed and located in a manner to ensure the sign does not affect the heritage significance of the building.

C66 In the majority of cases, non-illuminated signs will only be permitted, except where Council is of the opinion that signage illumination is appropriate to the heritage significance of the item.

C67 The installation of any signage must not damage the fabric of the heritage building.

C68 Any signage on a heritage building must be sympathetic with the architectural style of the building to which it is proposed to be attached and must be of a high standard of materials with appropriate lettering and graphics.

C69 Any sign on a heritage building must be appropriately positioned on the building to maintain the heritage significance and streetscape appearance of the building.

**Explanatory Note(s):**

Heritage impact assessment report

In all cases, a heritage impact assessment report will be required which provides a comprehensive assessment of the proposed advertising signage in relation to the heritage significance of the building. This assessment will be used to determine what type of signage is appropriate to the building, whether existing signs are to be retained and whether the proposed signage should be permitted in either a traditional or contemporary design.

The heritage impact assessment report must take into account the findings and recommendations of any Conservation Management Plan pertaining to the heritage building in the assessment as to whether or not the proposed signage is appropriate given the heritage significance of the building.

The heritage impact assessment report must be submitted with and in support of a development application.
C70  The installation of any sign on a heritage building is to be carried out in a reversible manner and to ensure that no damage to the fabric of the building will occur.

Advertising signs in rural areas relating to Recreation Facility (Major)

This section should be read in conjunction with the provisions of State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) and any relevant State Code.

C71  The advertisement(s) provides information about sponsors of teams or organisations using the recreation facility or about the products of those sponsors.

C72  The advertisement(s) face towards the public arena or seating areas and not towards any public road.

C73  The advertisement signage shall not exceed 2.1m in height above the surrounding ground level.

C74  The advertisement(s) shall not be illuminated by internal light.

C75  The siting and design of the signage on the property should ensure that amenity and visual impacts to adjoining properties are kept to a minimum.

C76  The siting and design of the signage on the property should be sympathetic to the existing character of the area and approved use on the site.

2.5 Safety and security

The design of buildings and public spaces can effect perceptions of safety and security, and increase opportunities for crime. The principles of Crime Prevention Through Environmental Design (CPTED) are:

Natural surveillance – design should allow people to see what others are doing as a means to deter the potential for crime.

Access control – physical and perceived barriers can manage movements to minimise opportunities for crime.

Territorial reinforcement – increasing the “ownership” of public spaces increases activity levels, encourages people to help prevent crime.

Space management – public spaces that are attractive and well maintained are more inviting and likely to be well used.

A Crime Risk Assessment is required for:

- Residential projects with more than 20 dwellings
- New or upgraded medium and large commercial, retail or industrial developments
- Schools, hospital and ages care developments
- Public facilities including sports, community uses and car parks
- Clubs and hotels.

Objectives

O1  Incorporate crime prevention strategies in new developments.

O2  Encourage active, pedestrian oriented environments where developments are designed to integrate into the public domain.

Explanatory Note(s):

The following is to be submitted to Council in conjunction with a Development Application for advertising signage:

(a) A site plan (i.e. at a 1:100 or 1:200 scale) showing the exact location of the proposed advertising signage or structure.

(b) A fully dimensioned sketch of the proposed advertising sign or structure (i.e. at a 1:50 scale or 1:100 scale) which shows the full dimensions of the signage:

(i) Total areas of the proposed sign.

(ii) Maximum height of the sign.

(iii) Height of the lowest part of the sign above finished ground level

(iv) Design details on how the advertising sign or structure will be supported.

Explanatory Note(s):

Clearly identified and visible entry points
O3  Maximise opportunities for natural surveillance of public spaces and building or site entrances.

Controls

C1  Use good site planning to clearly define public, semi-public and private areas.

C2  Entries are to be clearly visible and identifiable from the street, and are to give the resident/occupier a sense of personal address and shelter. For non-residential uses, administration offices or showroom are to be located at the front of the building.

C3  Minimise blank walls along street frontages.

C4  Avoid areas of potential concealment and ‘blind’ corners.

C5  Provide lighting to external entry areas, driveways and car parks in accordance with the relevant Australian Standards. The lighting is to be designed and sited to minimise spill and potential nuisance to adjoining properties.

C6  Planting and fencing is not to reduce the safety of users or compromise areas of natural surveillance.

C7  Where a site provides a pedestrian through route the access path is to be clearly defined and sign posted, appropriately lit, and have satisfactory visibility.

C8  Locate public toilets and rest areas to promote their use, and maximise public surveillance without creating visual intrusion.

Explanatory Note(s):

Avoidence of concealment and ‘blind corners’

Amenity and pedestrian safety

2.6  Erosion and Sediment Control Principles

Soil erosion from building sites, especially sloping sites is a major pollutant of our watercourses and stormwater drainage systems. This section contains controls that ensure property development stakeholders implement reasonable measures to preserve the existing vegetation, provide adequate measures to prevent soil loss and rehabilitate the site through interim and long term revegetation strategies.

Objectives

O1  Protect the environment against soil erosion and loss of soil from construction sites.

O2  Prevent the degradation of drainage systems, waterways and aquatic environments from deposition of soil and foreign material from construction sites.

O3  Prevent flood damage of individual properties caused by sediment reducing the flow capacity of the stormwater drainage system.

O4  Promote the implementation of erosion and sediment control measures by persons undertaking construction and earthworks activities to prevent the loss of soil from the site.

Note: All controls in relation to Section 2.8 are located in Appendix 2 – Erosion and Sediment Controls.
2.7 Development adjoining open space

Objectives

O1 Ensure that developments adjoining open space contain impacts within their boundaries and don’t impinge on, or rely on the open space area as a buffer.

O2 Encourage positive visual and physical relationships between private developments and public areas and reserves.

Controls

C1 Private developments are not to gain access across public open space.

C2 Materials are not to be stored on public land.

C3 Design, massing, scale and materials to be compatible with the amenity, views and outlook from the open space area.

C4 Landscaping is not to encroach into any public reserve.