

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.

Explanatory Note(s):

Where a variation is sought to controls, the application must document the reasons and extent of the variation, and how the variation meets the Guiding Principles and Section Objectives for the consideration of the Council.

The controls regarding vehicles entering and leaving in a forward direction applies to development with common driveways.

Design to ensure adequate turning and manoeuvring for all vehicles that are likely to visit and service the site.

The minimum parking requirements are shown in Table 1 on page 4. The requirement(s) can be varied where adequate justification is provided and supported during assessment of the Development Application.

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 E2 zone) the parking requirements are to be calculated by:
- Calculate parking requirement of the most recent approved or 'existing use' (as defined by the Environmental Planning and Assessment Act 1979) in accordance with the table.
 - Determining the parking requirement for the proposed use (including existing floor area).
 - Subtract (a) from (b).
 - If the value is a positive number, this number is the additional number of spaces (in addition to existing) required for the development.
 - If the value is negative, the existing car parking provision must be retained, unless the number of spaces required for the new use (i.e. (b)) is less than the existing car parking provision. In this case, the number of spaces required is (b).
- C6 In the case of redevelopment or change of use within the E2 zone where there is no increase in gross floor area, no additional car parking spaces will be required.
- Where an increase in GFA is proposed, calculate the additional parking requirement using the additional GFA only, in accordance with C1.
- 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 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.

Explanatory Note(s):

All Australian and New Zealand standards as well as some international standards are available on www.saiglobal.com/shop

The number of accessible 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

LAND USE	CAR PARKING REQUIREMENT
RESIDENTIAL ACCOMMODATION	
Dwelling house, dual occupancy, attached dwellings, semi-detached dwellings and secondary dwellings	Dwelling house, dual occupancy, attached dwellings, semi-detached dwellings: <ul style="list-style-type: none"> • 1 space per dwelling (excluding secondary dwellings and shop top housing) Secondary dwellings: <ul style="list-style-type: none"> • No additional parking requirement
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 <i>State Environmental Planning Policy (Housing) 2021</i>
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 (E2 Zone) and mixed use areas (MU1 Zone): 1 space/ 45m ² GFA All other areas: 1 space/ 33m ² GFA

Shops and retail (other than uses listed below)	<p>Within the Wagga Wagga city centre (E2 Zone) and mixed use areas (MU1 Zone): 1 space/ 45m² GFA</p> <p>All other areas: 1 space/ 33m²GFA</p> <p>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.</p> <p>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.</p>
Kiosk, neighbourhood shops and single shops	1 space/ 30m ² GFA
Specialised retail premises, plant nursery, landscape material supplies and garden centres	<p>1 space/ 100m² of retail and display area (indoor or outdoor), plus</p> <p>1 space/ 300m² warehouse or storage area (indoor or outdoor)</p>
INDUSTRY, WAREHOUSING AND SIMILAR USES	
Industrial	1 space/ 100m ² GFA or 1 space/2 employees (whichever is greater)
Warehouses/ distribution centre	1 space/ 300m ² GFA
Industrial retail outlet	1 space/ 50m ² GFA
Self storage units	1 space/ 300m ² GFA
Hardware and building supplies, timber yards	<p>1 space/ 100m² of retail and display area (indoor or outdoor), plus</p> <p>1 space/ 300m² warehouse or storage area (indoor or outdoor)</p> <p>At least 2 spaces are to be suitable for trailer parking</p>
TRANSPORT AND VEHICLE RELATED USES	
Service station/ convenience store	1 space/ staff member, convenience store as per retail
Vehicle repairs, panel beaters, spray painters and the like	3 spaces/work bay or 1/ 40m ² GFA whichever is the greater
Motor showroom, vehicle hires and sale	0.75 spaces/ 100m ² site area

Car wash	1 space/staff plus adequate area for queuing
FOOD AND DRINK PREMISES, FUNCTION CENTRES AND REGISTERED CLUBS	
Restaurants, cafes, pubs, clubs and function rooms	Within the Wagga Wagga city centre: 1 space/ 25m ² GFA All other areas: 1 space/ 10m ² GFA or 1 space/ 3 seats whichever is greater
Take away food and drink premises	1 space/ 10m ² GFA or 1 space/ 3 seats where provided (whichever is greater)
HEALTH, EDUCATION AND COMMUNITY FACILITIES	
Primary and secondary schools	1 space/ two employees plus 1 space/ ten senior students (Years 11 and 12)
Preschools and childcare centres	1 space/ 4 children in attendance
Churches, places of worship/ assembly	1 space/ 4 seats or 1 space/ 10m ² GFA whichever is greater
Health and professional consulting rooms, medical centres and veterinary hospitals	3 spaces/ surgery or health care professional practising at any one time plus 1 space/ receptionist/ support staff
Hospital	1 space/ 4 beds Plus 1 space/ 2 employees and 1 ambulance space
Mortuary/funeral home	1 space/ 25m ² GFA
RECREATION AND ENTERTAINMENT	
Gymnasium, health and fitness centre	1 space/ 25m ² GFA
Bowling alley, squash courts, tennis courts	3 spaces/ court or alley

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

- O1 Promote designed landscapes as part of a fully integrated approach to site development within residential, industrial and commercial areas.
- O2 Retain and protect existing vegetation, particularly large and medium trees, and conserve significant natural features of the site.
- O3 Encourage landscape that responds to existing site conditions, local character and creates and enhances living and working

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.

environments whilst discouraging the opportunities for crime and vandalism.

- O4 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.
- O5 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.
- 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.

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 (Industry and Employment) 2021 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 POL 041 - Activities on Footpath Policy.
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. Transport for NSW 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

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|----|--|
| O1 | Complement the SEPP (Industry and Employment) 2021 – Chapter 3 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 (Industry and Employment) 2021 – Chapter 3. Applications are to address the assessment criteria at Schedule 5 of SEPP (Industry and Employment) 2021.

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 Must be securely fixed and maintained in a structurally adequate and safe manner.
- C6 In heritage conservation areas the colour used in the design of a sign or structure should complement the colour finish of the building to which it will relate.
- C7 In heritage conservation areas corporate colours should be limited to the signage
- C8 The illumination of signage and structures by low set floodlighting is preferred, rather than the use of neon or boxed fluorescent lighting on buildings.
- C9 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.
- C10 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

- C11 Maximum of one (1) building identification sign per building awning.
- C12 Maximum of one (1) business identification sign per tenancy or occupancy.
- C13 Fascia signs must form part of the awning and must not project above or below the awning fascia.
- C14 Fascia signs must not be illuminated.
- C15 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).

Explanatory Note(s):

When considering an application for signage, the assessment process will take into account the number of signs per building or site, as well as:

- (a) The number of existing signs on the subject premises.
- (b) The proportion of the solid (wall surface area) to void (window and door openings) available for signage.
- (c) The length of frontage to the premises.
- (d) The extent of the façade detail and projecting features of the building which should remain unobscured by signage; and
- (e) The number of tenancies/occupancies per building.

Wall Signs

- C16 Maximum of one (1) business identification sign per tenancy elevation.
- C17 Maximum of one (1) building identification sign per building elevation.
- C18 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.
- C19 Must be attached flush to the wall and must not protrude more than 300mm from the wall.
- C20 Must not protrude above the parapet or eaves.
- C21 Must not cover mechanical ventilation vents.
- C22 Must not extend over any window or other external opening.
- C23 Must not obscure significant architectural elements of the building.

Projecting Wall Signs

- C24 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.
- C25 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.
- C26 Maximum panel area for a projecting wall sign is 2m².
- C27 Must not project more than 2.5metres from the edge of the building.
- C28 Must have a minimum clearance of 2.6metres above ground level.
- C29 Must not be located above the awning of the building.

Under Awning Signs

- C30 Maximum of one (1) business identification sign per tenancy or occupancy that has direct frontage/exposure to the street.
- C31 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.
- C32 Must be attached to the underside of an awning and erected in a horizontal position at right angle to the building.
- C33 A minimum clearance of 2.6metres is required between the underside of the sign and the footpath below.
- C34 Must be setback at least 500mm from the footpath edge to the road carriageway.
- C35 Must not project beyond the awning.

Pole or Pylon Signs (including monolith style signs)

- C36 Maximum of one (1) pole or pylon sign per street frontage.
- C37 Minimum clearance of 2.6metres is required from the underside of

Explanatory Note(s):

Explanatory Note(s):

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.

- C38 Maximum panel area per side of sign (whether all used for advertising content or not) for a pole or pylon sign upon a site located within a E1, E2, E3 or MU1 zone is 8m² or 10m² for a monolith style sign.
- C39 Maximum height for a pole or pylon sign upon a site located within a E1, E2, E3 or MU1 zone is 8metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).
- C40 Maximum panel area per side of sign (whether all used for advertising content or not) for a pole or pylon sign upon land within an E4 zone is 10m², including monolith signs.
- C41 Maximum height of a pole or pylon sign upon a site located within an E4 zone is 8metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).
- C42 Maximum panel area per side of sign (whether all used for advertising content or not) for a pole or pylon sign upon land within a rural zone is 4m².
- C43 Maximum height of a pole or pylon sign upon a site located within a rural zone is 4metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).
- C44 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 0.75m² and the maximum height of the sign is 2m², above ground level.

Top Hamper Signs

- C45 Maximum of one (1) building identification sign permitted per building.
- C46 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.
- C47 May project up to 200mm from the building façade.
- C48 Are not to extend below the head of the doorway window to which it is attached.
- C49 Maximum length for a top hamper sign is to be the maximum length of the doorway or window.
- C50 Maximum height for a top hamper sign shall be 600mm.
- C51 Not to be lit, illuminated or flashing in any way.

Window Signs

- C52 Advertising area for a window/shopfront sign shall not exceed 50% of the total window area.
- C53 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.
- C54 Heritage impact assessment report is required for any window shopfront sign upon a heritage listed building.

Drop Awning Signs

- C55 Maximum of one (1) drop awning sign per premises is permitted.
- C56 Blinds shall not be used for advertising purposes.
- C57 Blind or awning must be attached to the building behind the fascia.
- C58 Blind or awning must be setback at least 600mm from the line of the kerb.
- C59 Minimum clearance of 2.6metres is required from the underside of the blind or awning and the footpath/ ground level.
- C60 Must be not be lit, illuminated or flashing in any way.
- C61 Blind or awning must be adequately anchored to prevent flapping.

Suburb entry signage

- C62 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.

- C63 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.
- C64 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.
- C65 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.
- C66 The installation of any signage must not damage the fabric of the heritage building.
- C67 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.
- C68 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.

C69 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 (Industry and Employment) 2021 – Chapter 3 and any relevant State Code.

- C70 The advertisement(s) provides information about sponsors of teams or organisations using the recreation facility or about the products of those sponsors.
- C71 The advertisement(s) face towards the public arena or seating areas and not towards any public road.
- C72 The advertisement signage shall not exceed 2.1m in height above the surrounding ground level.
- C73 The advertisement(s) shall not be illuminated by internal light.
- C74 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.
- C75 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 aged care developments
- Public facilities including sports, community uses and car parks
- Clubs and hotels.

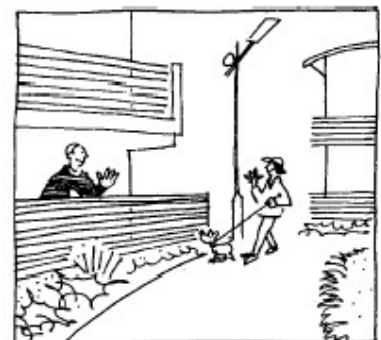
Objectives

- O1 Incorporate crime prevention strategies in new developments.
- O2 Encourage active, pedestrian oriented environments where developments are designed to integrate into the public domain.

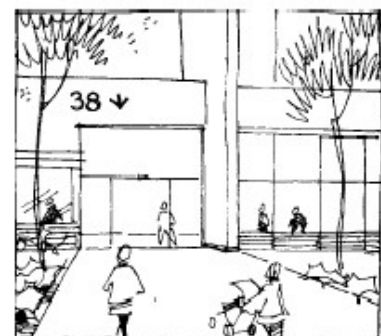
Explanatory Note(s):

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:
- Total areas of the proposed sign.
 - Maximum height of the sign.
 - Height of the lowest part of the sign above finished ground level
 - Detailing details on how the advertising sign or structure will be supported.



Active pedestrian environments



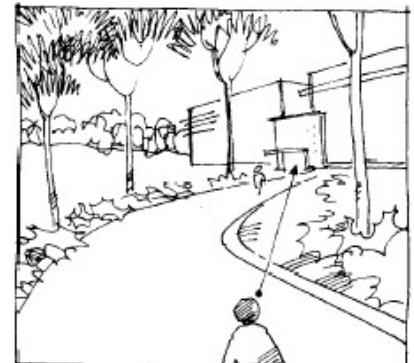
Clearly identified and visible entry points

O3 Maximise opportunities for natural surveillance of public spaces and building or site entrances.

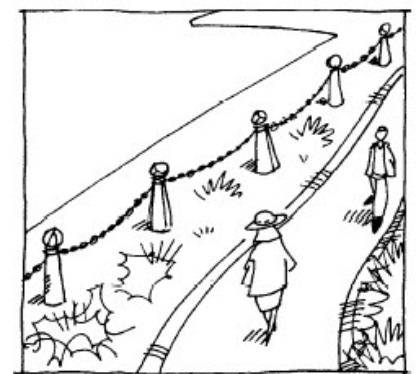
Controls

- 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):



Avoidance 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 2.6 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.

2.8 Development near high pressure-gas pipeline infrastructure

Objectives

- O1 Development of sensitive uses are either located outside of the pipeline measure length or provide appropriate risk mitigation.
- O2 Development does not compromise the safe operation and maintenance of the high-pressure gas pipeline.

Controls

- C1 A Safety Management Study is required in accordance with Australian Standards 2885 for Pipelines – Gas and Liquid Petroleum.
- C2 Development where occupants are unable to protect themselves or have restricted movement, as listed below, are not located within the pipeline Measurement Length without prior consultation with the relevant pipeline operator:
 - Early education and care facility
 - Correctional centre
 - Educational establishment
 - Function centre
 - Health services facility
 - Hospital
 - Hotel or motel accommodation
 - Place of public worship
 - Residential care facility
 - Highway service centre
 - Service Station
 - Shop
 - Shopping centre
 - Entertainment facility
- C3 Development is not located on or in the pipeline easement without prior written confirmation from the relevant pipeline operator.
- C4 Any new road / service crossings for a development should be consolidated and perpendicular to the pipeline.
- C5 Subdivision design should incorporate the pipeline in a linear open space corridor.
- C6 Where linear open space is impractical for industrial or commercial developments, the pipeline should be located within the front setback.
- C7 Development does not create additional lots (less than 2ha) over the

Explanatory Note(s):

The development of a sensitive use within the pipeline Measurement Length is subject to a Safety Management Study prepared in accordance with AS 2885 Pipelines – Gas and Liquid petroleum, which demonstrates that the proposal does not create an unacceptable risk to life or property and does not compromise the safe operation of the gas pipeline.

The Measurement Length is 463 metres measured radially either side of the pipe.

pipeline easement. All lots that include the pipeline easement should ensure the building envelope is sufficient size to accommodate the likely buildings to be constructed on the lot.

- C8 Development does not involve civil works within 20 metres of the pipeline or 20 metres of the pipeline easement boundaries for a high-pressure gas pipeline, without prior written confirmation from the relevant pipeline operator.
- C9 Landscape plans depicting any planned landscaping within 3 metres of the pipeline must be submitted for approval by the pipeline operator.
- C10 The design of any infrastructure services shall minimise the encroachment on the gas pipeline easement.
- C11 Buildings, structures, roadway, pavement, pipeline, cable, fence, on-site waste water treatment (or irrigation area), or any other improvement on or under the land within the gas transmission pipeline easement must not be constructed without prior consent from the pipeline operator.