Chapter 5 b)

Rural Residential Development

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Rural Residential Development

The following section applies to development within the R5 Large Lot Residential Land Use Zone

Rural Residential Development Objectives

- To conserve the local character and amenity of the Narromine Shire, and to protect and encourage a rural lifestyle, based on community values.
- To ensure that new development does not negatively impact on the amenity, privacy and views of adjoining development
- To reduce the potential for land use conflict

Building Envelope

Setbacks

		Single Dwelling
Front	Main Road	25 metres
	Feeder Road	20 metres
Side	One Storey	BCA Standard
	Two Storey	3 metres
Rear	One Storey	4 metres
	Two Storey	7 metres
Corner Allotment	Front	25 metres
	Side	15 metres

Note: Variations will only be considered where it can be demonstrated that acceptable traffic noise reduction measures have been incorporated into the development or if the development will pose a significant impact on the existing streetscape.

Building Heights

No dwelling is to be erected with a height of more than two storeys or 9 metres above natural ground level.

Lot Layout & Design

Fencing

Boundary fences are to be constructed of materials compatible with the adjoining rural landscape, preferably steel/timber posts and wire/netting, not solid materials such as colorbond.

Building Design

Dwellings are to be designed so that:

- Building materials are naturally textured and coloured and are sympathetic to the natural environment and are not reflective;
- Garages and parking areas are located behind the front building line;
- Windowless facades are avoided on street frontages;
- Building design facilitates surveillance of streets and open spaces;
- All residential development is to be sited to provide for a minimum of three (3) hours of direct sunlight to the main daytime living area and the major (over 50%) of the associated landscaped open space between the hours of 9.00am and 3.00pm on 21 June (winter solstice);
- Habitable areas (lounge, family rooms) should be designed and positioned within the dwelling to have a northerly or north-easterly aspect. This should be through a north - south or east-west building orientation;
- Dwellings must not be designed as such to overshadow more than 50% of the private open space or any habitable room of any adjoining development; and
- Building eaves on north facing walls should be designed to shade windows in summer but allow the sun to shine through windows in winter. The use of awnings or vegetation should be considered.

Domestic Outbuildings

Domestic outbuildings means sheds, related buildings and the like. Any domestic outbuilding must:

- Be located behind the building line;
- Side setbacks are to comply with the Building Code of Australia;
- Not to be used for habitable purposes.

Vehicle Access & Car Parking

All land must have legal access to a public road. Usually this is in the form of direct vehicular access to a public road. In certain circumstances where direct access to a road is not possible, a right of way carriage way can be created over adjoining land. Where access is provided to a formed Crown Road or a road not under the responsibility of the Council or the Roads and Maritime Services (RMS), the responsibility for maintenance is with the landowners.

Intent

To ensure the adequate provision of secure and suitable on-site vehicle access for dwelling residents and visitors.

Performance Criteria

- All development applications are required to clearly identify the means of vehicular access, access points and the standard of access provided (all weather access). Vehicular access will be required to comply with relevant engineering standards.

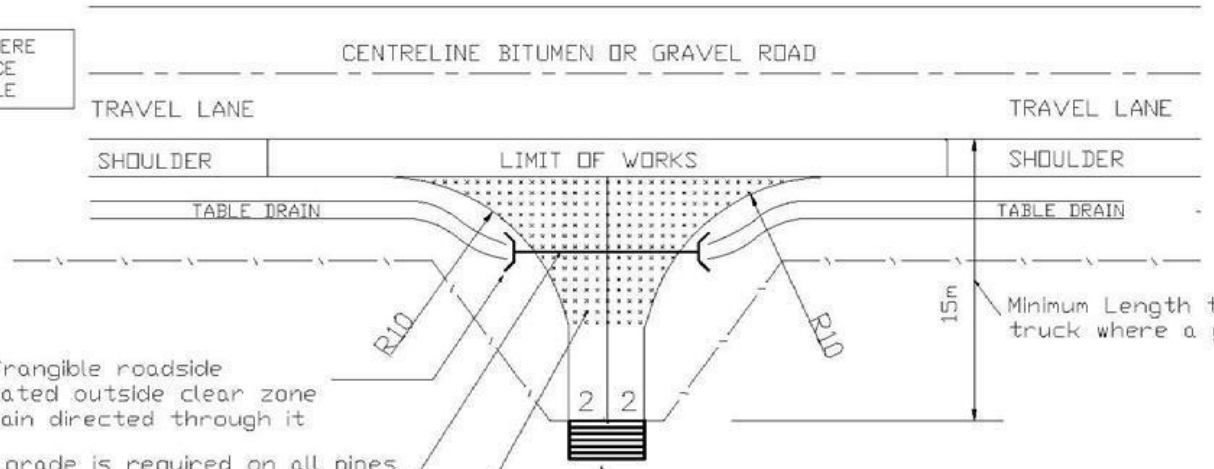
Note: In this section the following definitions apply:

- *Driveway* - means an all weather access across a table drain and may include pipes or culverts.
- *Crossover* - is the area between the driveway and the property boundary and may include a made footpath.
- *Private Property Entrance* – the roadway linking the edge of a Council Road to the private property boundary. The Private Property Entrance may traverse road reserve or stock route.
- *Council Road* – a Council controlled road listed on the Narromine Shire Council Road Register.

Acceptable Solutions

- Vehicle access must be designed and constructed such that:
    - Public utilities and drainage infrastructure are able to be accommodated; and
    - Construction materials must be concrete or other all weather seal approved by Council so they do not cause noise or dust issues to the road surface or adjoining residences:
- In rural residential areas without kerb and guttering:
    - Where kerb and guttering has not been provided but levels for the future kerb and guttering are available the proposed access must accommodate the future design.
    - Accesses are to be properly formed and drained so that stormwater is not channelled by the driveway onto the surface of Council's road. The driveway drainage should direct stormwater into Council's table drain.
    - Where the access crosses a table drain beside Council's road, a concrete pipe (minimum dia. 375mm, minimum length 5.0m with headwalls) is to be placed so that water in the table drain can flow unimpeded. In some instances a larger diameter pipe will be required, and this will be as directed by the General Manager (or delegate).
    - Where a crossover is proposed off a sealed road, the crossover is to also be sealed and drained.

ACCESS TO BE LOCATED WHERE MINIMUM GAP SIGHT DISTANCE OF 5 SECONDS IS AVAILABLE



Minimum Length to store single unit truck where a gate restricts access

Headwalls and non-frangible roadside Furniture to be located outside clear zone having the table drain directed through it

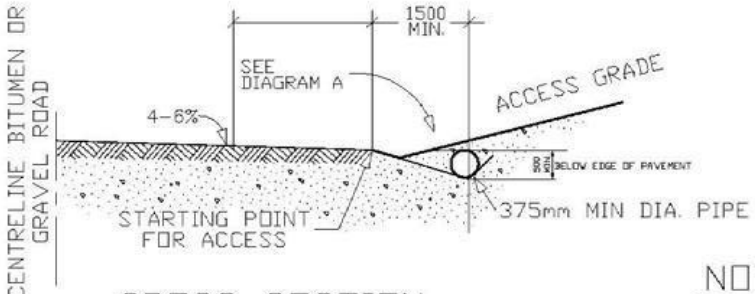
A minimum 1% grade is required on all pipes Tailout to site conditions to be approved by Council representitive

Access will be sealed to 10m offset

NOTE: Only applies for access off bitumen roads

A 4m Grid shall be installed if access point is less than 22m from edge line and is used by Articulated Vehicles. An inward opening 3.6m gate set back 15m from edge line is an alternative if access point is to be used only by single unit trucks

PLAN



CROSS SECTION

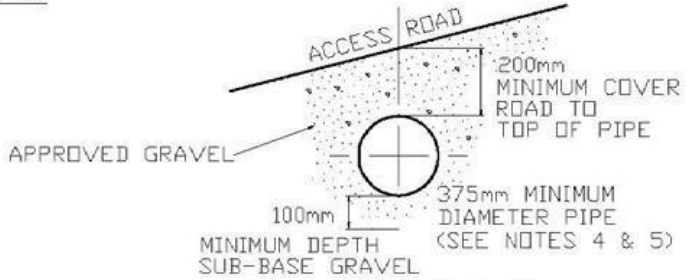


DIAGRAM A

NOTES:

1) HEADWALLS ARE TO BE PRECAST CONCRETE HEADWALLS.
2) ACCESS TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN, ANY VARIATION THEREFORE MUST BE APPROVED BY COUNCIL.
3) UNDER NO CIRCUMSTANCES MAY ACCESS INTRUDE BEYOND THE OUTER EDGE OF THE ROAD SHOULDER.
4) ANY VARIATION IN PIPE DIAMETER IS TO BE DETERMINED BY SITE INSPECTION.
5) PIPE LENGTH IS TO BE 4.9m MINIMUM.
6) DRIVEWAY TO BE SHAPED TO DIVERT WATER ALONG IT INTO TABLE DRAIN AND NOT ONTO THE THROUGH ROAD.
7) THIS PLAN SHOULD BE READ IN CONJUCTION WITH COUNCILS ADPOTED ACCESS TO PROPERTIES POLICY.

No.	DATE	APP	AMENDMENTS

SCALES: NOT TO SCALE

DATUM | SURVEY: Date: Cad file: | DESIGN: DRAWN: GRAHAM GERMON CHECKED: ANDREW KEARINS

SHEET DETAILS

APPROVED: D. SCOTT MANAGER PLANNING DIVISION DATE:

STANDARD VEHICLE ACCESS RURAL

SHEET No. 1 | NUMBER OF SHEETS 1 | PLAN NUMBER

Water Supply

All dwellings must provide for a minimum of 45,000 litres of water storage for domestic services. A minimum of 15,000 litres must be set aside for fire fighting purposes.

If water tanks are proposed, the materials must be concrete or metal or similar fire retardant material. All water supplies for fire fighting purposes must meet the provisions of the NSW Rural Fire Service Planning for Bushfire Protection irrespective of whether the site is identified as being bush fire prone.

Effluent Disposal

Effluent Disposal for Dwellings

For dwellings that require on site waste management facilities, the following standards are required:

- Comply with the Local Government (General) Regulation 2005; Subdivision 7 – Operations of systems of sewage management (OSMS), particularly Clause 44 which sets out the performance standards for the operation of OSMS;
- Be installed in accordance with the Australian/New Zealand Standard AS/NZS 1547 – Onsite domestic wastewater management;
- The openings, vents and any electrical components of the proposed sewage management facility treatment tank (s) are to be (where possible) located at or above the residential flood planning level (FPL), if known;
- The proposed sewage management facility treatment tank(s) are to be adequately anchored to resist flood buoyancy forces;
- Sanitary drainage must be disposed of to an effluent disposal field designed and constructed to the requirements of the relevant Australian Standard;
- The sewage management facility treatment disposal field is to be located, where possible, 500mm above the 1% AEP;
- In the event of impending flood inundation and particularly where the sewage management facility is below the 1% AEP, sewage management facility treatment tank(s) are to be emptied and the contents disposed of in a manner approved by Council. The tanks are to refilled with water to resist flood buoyancy forces;
- Recommended buffer distances for On-site Sewerage Management Systems (septic tanks). (Local Government Environment and Health Protection Guidelines: on-site sewage management for single households 1998).
- Areas identified as medium or high groundwater vulnerability (according to the Narromine Local Environmental Plan 2011), require consideration of aerated or pump-out systems.

All land application systems must be located a minimum of:

- 100 metres away from permanent surface waters (eg river, streams, lakes, etc);

- 250 metres away from domestic ground water well; and
- 40 metres away from other waters (e.g. farm dams, intermittent waterways and drainage channels etc).

The following additional buffer distances are also required for certain types of systems:

Surface spray irrigation systems:

- 6 metres if the area is up gradient, and 3 metres if area is down gradient of driveways and property boundaries;
- 15 metres away from dwellings;
- 3 metres away from paths and walkways; and
- 6 metres away from swimming pools.

Surface drip and trickle system irrigation:

- 6 metres if area is up gradient, and 3 metres if area is down gradient of swimming pools, property boundaries, driveways and buildings.

Subsurface irrigation:

- 6 metres if area is up gradient, and 3 metres if area is down gradient of swimming pools, property boundaries, driveways and buildings.

Absorption system:

- 12 metres if area is up gradient, and 6 metres if area is down gradient of swimming pools, property boundaries, driveways and buildings; and
- 6 metres if area is up gradient; and 3 metres if area is down gradient of swimming pools, property boundaries, driveways and buildings.

NB the values given above are a recommended minimum, based on ideal site and soil conditions. If these conditions are less than ideal, the minimum buffer distances should be increased.

When determining buffer distances, consideration should be given to:

- The type of land application system to be used;
- Surface and sub surface drainage pathways;
- Site factors – soil permeability, geology, vegetation buffering;
- Sensitive environments; and
- Development density.

Effluent Disposal for Other Development

Development that requires on-site waste management facilities (i.e. land that is not connected to sewer by Council sewerage reticulation) will be assessed on a merit basis having regard to flood hazard (inundation and velocity), type of development and waste generation, type of system to be installed and the disposal field required.

In this regard the requirements for effluent disposal for dwellings on flood liable land are a guide for the location of the tanks and disposal field.

Landscaping

Landscaping for single dwellings should:

- Complement the streetscape character;
- Provide privacy between dwellings;
- Assist in the energy efficiency of the building;
- Consist of low water usage, native vegetation;
- Not include species which are identified as weeds;
- Be at least 1.5 metres wide (where provided along boundaries) and include watering measures such as drip systems; and
- Minimise the effects to overhead and underground services and utilities.

Bushfire

Bushfire prone land is identified in Councils Bushfire Prone Land Mapping. If the development site is identified as bushfire prone, the development application may be referred to the Rural Fire Service and, if necessary, additional conditions placed on any consent granted. Development in areas identified as bushfire prone should consult with the NSW Rural Fire Service document *Planning for Bushfire Protection* for additional controls that may be applicable to the development.

Flooding

Certain land in the Narromine Shire is identified as flood prone (according to the Narromine Local Environmental Plan 2011). While this hazard may not prohibit the development, additional actions may need to be taken by the applicant to assist in further development of the land. In some cases an individual flood study may need to be conducted on the site to determine the extent of flooding on the land.

Refer to Appendix 1 of this plan for additional flood protection requirements.

Crime Prevention

The objective is to promote design principles which reflect crime prevention through environmental design principles (CPTED). Promoting these design principles will:

- Enhance, encourage and improve community safety;
- Create a physical environment that encourages a feeling of safety; and
- Contribute to preventing the opportunity for criminal activity.

Lighting

Lighting is important in crime prevention and personal safety as you can see and respond to what is around you. Lighting ensures people can be seen which reduces the likelihood of criminal activity. The following requirements apply:

- All areas intended to be used at night should allow for a level of visibility;

- Lighting should be consistent to reduce the contrast between shadows and illuminated areas such as wide beam illumination which reaches to the beam of the next light or the perimeter of the site or area being traversed;
- Lighting should be directed to access and egress routes rather than towards buildings;
- Vegetation type and its location should be considered as landscaping may act as an entrapment spot (such as if vegetation creates a dark area);
- Lighting should be designed so that it is difficult for vandals to damage the lighting;
- Use of movement sensitive and diffused lights are encouraged where appropriate; and
- Illuminate areas where intruders may hide thus reducing entrapment spots;

Entrances

The entrance of any development that is not visible from a public area provides an opportunity for criminal behaviour. Entrances to a development need to be clearly visible to ensure users can gain entry expediently. The following CPTED requirements shall apply:

- Design entrances to allow users to see into buildings before entering;
- Entrances should be easily recognizable through design features and directional signage;
- Minimise the number of entry points; and
- Avoid blank walls fronting the street.

Rural Residential Subdivision

Minimum Lot Size

The Narromine Local Environmental Plan 2011 specifies a minimum allotment size for residential subdivision. Proposed subdivisions which create lots less than the minimum lot size will not be supported.

Dimensions

The minimum width of an allotment at the front boundary must be not less than 100 metres. Consideration may be given to lots where access is via a battleaxe access handle. The width of a battleaxe handle is to have a minimum width of 6 metres for access to a single dwelling and a minimum of 8 metres (with a landscape strip) for two or more dwellings

Services, Storm water and Roads

Development applications for subdivisions that propose to connect to reticulated water, storm water and sewerage systems must also include preliminary engineering drawings. Such drawings must include the design of the water and sewerage systems and any roads proposed. Consideration should be given to the availability of electricity, telephone and gas services available to the site.

Access

All land must have legal access to a public road. Usually this is in the form of direct vehicular access to a public road. In certain circumstances where direct access to a road is not possible, a right of way carriage way can be created over adjoining land.

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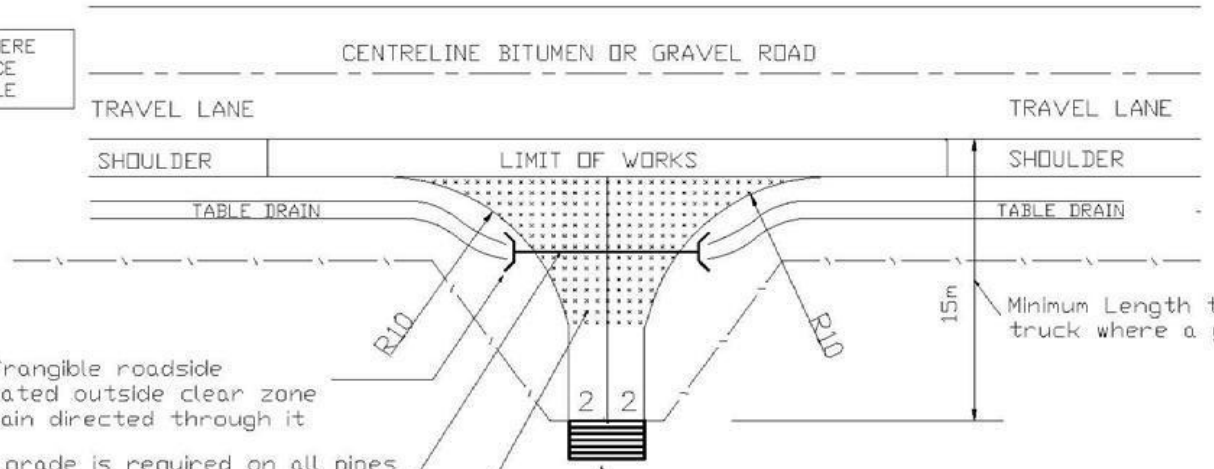

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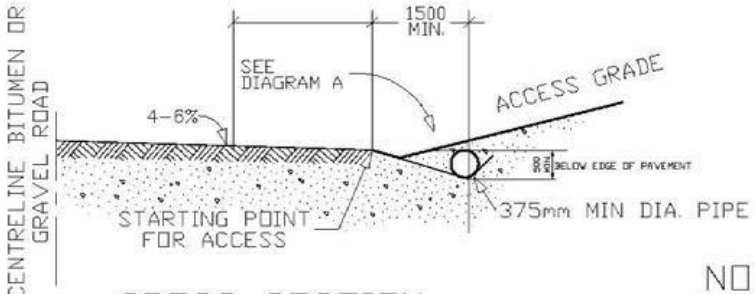

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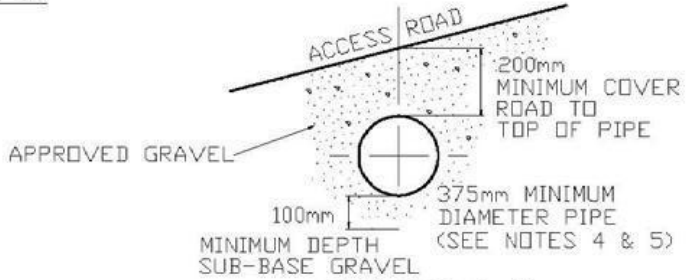

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SHEET DETAILS

APPROVED: D. SCOTT MANAGER PLANNING DIVISION DATE:

STANDARD VEHICLE ACCESS RURAL

SHEET No. 1 | NUMBER OF SHEETS 1 | PLAN NUMBER

Contamination

Certain previous uses on a site can have effect on land that may make it unsuitable for residential development. These uses include: industrial operations and some agricultural uses. It is beneficial for an applicant to research the previous uses of the site to determine if any remediation works are required prior to any subdivision work.

Bushfire

Bushfire prone land is identified in Councils Bushfire Prone Land Mapping. If the development site is identified as bushfire prone, the subdivision application may be referred to the Rural Fire Service and, if necessary, additional conditions placed on any consent granted. Development in areas identified as bushfire prone should consult with the NSW Rural Fire Service document *Planning for Bushfire Protection* for additional controls that may be applicable to the development.

Flooding

Certain land in the Narromine Shire is identified as flood prone (according to the Narromine Local Environmental Plan 2011). While this hazard may not prohibit the subdivision, additional actions may need to be taken by the applicant to assist in further development of the land e.g. dwelling houses etc. Substantial subdivisions may require an individual flood study to be conducted on the site to determine the extent of flooding on the land. Subdivision of land is not encouraged in high hazard flood areas.

Refer to Appendix 1 of this plan for additional flood protection requirements.

Biosensitivity

Development which is identified as being within an area of terrestrial biodiversity (according to the Narromine Local Environmental Plan 2011) may require further investigation, depending on the site history and identified vegetation concerned.

Watercourses

Development which is identified as being within an area containing a watercourse (according to the Narromine Local Environmental Plan 2011) may require further investigation, depending on the distance of the development to the watercourse.

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