PARKES SHIRE

PARKES SHIRE DEVELOPMENT CONTROL PLAN 2021

PART A

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PART A

PART A
PARKES SHIRE DEVELOPMENT CONTROL PLAN 2021

PART A

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Name of plan

This plan is called the *Parkes Shire Council Development Control Plan 2021* ('the plan'). The plan has been prepared in accordance with Section 3.43 of the *Environmental Planning and Assessment Act 1979*.

Purpose of the plan

The purpose of the plan is to:

a. Give effect to the aims and objectives of the *Parkes Local Environmental Plan 2012*.

b. Guide development that is permissible under the *Parkes Local Environmental Plan 2012*.

c. Achieve the objectives of land-use zones prescribed under the *Parkes Local Environmental Plan 2012*.

d. Outline the public consultation requirements under the Parkes Shire Council Community Engagement Strategy 2021-2025.

e. Outline Council's policies and standards for new development.

The *Parkes Local Environmental Plan 2012* and the *Parkes Shire Council Development Control Plan 2021* are the principal guiding documents for land-use planning and development control in the Parkes Shire.

Aims and objectives of plan

The broad aims of the plan are:

a. To promote growth and development in the Parkes Local Government Area.

b. To ensure growth and development occurs in a consistent, orderly and environmentally sustainable manner.

c. To set out the public consultation procedures for certain development proposals covered in this DCP.

d. To ensure positive planning outcomes are maximised for the benefit of the broader community.

Parts

The plan is comprised of seven Parts, as follows:

Part A	Preliminary (this part)
Part B	Subdivisions
Part C	Residential Development
Part D	Rural Development
Part E	Commercial Development
Part F	Industrial Development
Part G	Parkes Airport Development

For ease of reference, each Part contains all of the controls that must be considered for that type of development. For example, a proposal for a dwelling only needs to reference Part C - Residential Development.

Date of commencement

The plan was adopted by Parkes Shire Council on 21 September 2021 and came into operation on 1 November 2021.

Application of this plan

The plan applies to all land with the Parkes Shire Local Government Area as identified on the *Parkes Local Environmental Plan 2012* Land Application Map.

Relationship to other plans

The plan is to be read in conjunction with other environmental planning instruments, standards, policies and specifications that are relevant to specific aspects of a development proposal. Go to www.planningportal.nsw.gov.au to obtain relevant information.

In the event of an inconsistency between the plan and any other environmental planning instrument applying to the same land, the provisions of the other environmental planning instrument will prevail to the extent of the identified inconsistency.

References in plan

References to specific legislation, standards, policies and / or government agency names are current at the date of commencement of this plan and are to be referenced as including any updates and changes made post commencement of the plan.

Using the plan

The plan has been prepared based on a framework that consists of objectives and standards. There may be instances where a number of standards need to be met in order to achieve an objective.

Variation to a standard

Council accepts that it is not possible to plan for all development scenarios and there will inevitably be situations where a development is not able to demonstrate compliance with one, or a number of standards.

Where the plan sets a standard in relation to an aspect of a development, and a Development Application cannot demonstrate compliance with that standard, Council may still grant approval subject to a statement being submitted to Council that:

a. Clearly identifies the standard(s) that cannot be complied with, and
b. Clearly identifies why the standard(s) cannot be complied with, and
c. Clearly explains why non-compliance with the standard(s) is warranted by special circumstances or to achieve a superior standard.

Council will advertise any Development Application involving a variation to the plan, where significant variations to standards are proposed (i.e. more than 20% variation to standards).

Development Applications will be reported to a Council meeting for determination where significant variations to standards are proposed (i.e. more than 20% variation to standards). The process of reporting a Development Application to Council can lead to an increase in the time taken to finalise the determination of the Development Application.

No guarantee of approval can be given for a Development Application proposing a variation to a planning standard.

Repeal of existing DCPs

In accordance with Clause 22(2) of the *Environmental Planning and Assessment Regulation 2000*, this plan repeals the *Parkes Shire Council Development Control Plan 2013*.

Transitional Provisions Relating to Development Applications

Any Development Application that has been made prior to the commencement of the Plan, on land to which the plan applies, that has not been determined must be determined under the *Parkes Shire Development Control Plan 2013*, and as if the plan has been exhibited but not commenced.

A reference to an application in the above paragraph is a reference to a Development Application, an application to modify a Development Consent or an application to review a Development Consent or Modification Development Consent.

Pre-Development Applications

Council's Pre-Development Application service provides future applicants who have already prepared conceptual development plans with an opportunity to receive feedback from Council regarding key aspects of their proposal. The purpose of the Pre-Development Application service is to identify any issues or concerns with a development proposal that should be addressed prior to the Development Application being lodged with Council. This includes potential inconsistencies with any relevant development controls.

Pre-Development Application meetings are recommended for larger / more complex development proposals. They are not recommended for simple proposals such as new single dwellings, or dwelling additions. Most questions regarding these types of developments can generally be answered by making enquiries with Parkes Shire Council.

Pre-Development Application forms can be collected from Council's Administration Building or downloaded from www.parkes.nsw.gov.au

Development Application Guide

All types of development, whether building, subdivision or demolition require the submission of a Development Application with Council for assessment and determination unless the development is identified as Exempt Development or Complying Development or is State Significant Development.

Council has prepared a *DA Guide* to assist prospective applicants to understand the Development Application process. The *DA Guide* can be collected from Parkes Council's Administration Building or downloaded from www.parkes.nsw.gov.au

Any person wishing to carry out building, subdivision or demolition work is invited to consult with Council's Planning and Environment staff prior to lodging a Development Application. This will allow Council staff to provide project specific advice in relation to any development controls that may apply to the land and any other issues that might affect the use of the land.

Further information

If you have any enquiries or wish to clarify any aspect of this plan, please contact Parkes Shire Council on the following:

Phone (02) 6861 2373
Email council@parkes.nsw.gov.au
Web www.parkes.nsw.gov.au
Address 2 Cecile Street, Parkes NSW 2870

Table of amendments

It is intended that Council will review the provisions of this plan every four years as part of its Community Strategic Planning, or on an as needed basis to ensure that all standards remain relevant and continue to provide positive planning outcomes for the community. Amendment of the plan is subject to the plan making requirements of the *Environmental Planning and Assessment Act 1979*.

Amendment No.	Description	Council Resolution Date	Effective Date

Disclaimer

The plan is for use by Council and the general public.

Council provides the information contained in the plan in good faith. In some cases the plan only provides a summary of legislative provisions and technical codes.

Compliance with the requirements of the plan will not mean that a Development Application will be approved. Council must assess the proposed development against all of the relevant requirements of the *Environmental Planning and Assessment Act 1979*.

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SUBDIVISIONS

PART B

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PART B

PART B.1 SUBDIVISIONS

PART B 1.1 APPLICATION OF PART B.1

Part B applies to subdivision development and has been structured as follows:

Part B.2	**Residential subdivision controls**
Part B.3	**Village subdivision controls**
Part B.4	**Large lot residential subdivision controls**
Part B.5	**Rural subdivision controls**
Part B.6	**Industrial subdivision controls**
Part B.7	**Strata and community title subdivision controls**

PART B.2 RESIDENTIAL SUBDIVISION CONTROLS

B.2.1 APPLICATION OF PART B.2

Application of Part B.2	**Greenfield residential subdivisions**
	Infill residential subdivisions
	Laneway residential subdivisions

on land zoned R1 Residential and B4 Mixed Use under *Parkes Local Environmental Plan 2012*.

CONTENTS

PART B.2.2

EARTHWORKS, RETAINING WALLS, STRUCTURAL SUPPORT AND SITE DRAINAGE

Objective

To ensure earthworks associated with residential subdivisions does not negatively impact on the surrounding streetscape, adjoining properties or public assets.

Standards

a. Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment fences, hay bales and the like.

b. Earthworks shall not exceed a maximum height/depth, measured from existing ground level of 3 metres.

c. Despite b) above, earthworks must not exceed 1 metre in depth within 1 metre from an external boundary.

d. Imported fill must be certified Virgin Excavated Natural Material (VENM).

e. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of not less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a suitably qualified engineer.

f. Retaining walls or other structural supports, including footings and drainage, must be located wholly within the property boundary.

g. Stormwater from excavation areas shall be properly drained to a legal point of discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve).

h. Finished ground levels must drain to roadside drainage infrastructure or a drainage reserve at a minimum grade of 2%.

PART B.2.3

LOT DESIGN

Objective

To ensure residential subdivision design provides housing choice and is practical, efficient and consistent with the dominant street patterns in the surrounding neighbourhood.

Standards

a. The subdivision design is consistent with the dominant lot size configuration along the street, or within the immediate vicinity of the development site.

b. Lot size enables the construction of a future dwelling and likely outbuildings, private open space, vehicle access and parking areas.

c. For subdivisions mapped in the 600m^2 Minimum Lot Size under the *Parkes Local Environmental Plan 2012,* new lots have a minimum frontage of 18 metres, measured at the building line.

d. For subdivisions mapped in the 450m^2 Minimum Lot Size under the *Parkes Local Environmental Plan 2012,* new lots have a minimum frontage of 15 metres, measured at the building line.

e. Lot design maximises opportunities for solar access to future dwellings.

f. Corner lot design incorporates 3.5 metre splays parallel to front and side boundaries of the corner allotment, and enables the construction of a future dwelling that can comply with the setback standards in Part C for both street frontages.

g. Battle-axe shaped lots are avoided where possible and are only permitted where there is no other means of gaining access to a public road, and compliance with the following is achieved:

   i. The lot meets the minimum lot size for the zone in Parkes Local Environmental Plan 2012, exclusive of the access handle.

   ii. The access handle is minimum 6 metres wide and maximum 30 metres long, and is sealed, paved or concreted for its entire length and minimum 3 metres width.

   iii. Dual access handles have a combined width of 6 metres (reciprocal right of carriageway) and maximum length of 30 metres.

   iv. Adequate provision is made for the collection of garbage.

   v. Adequate provision is made for the manoeuvring of vehicles.

h. The street network is uncomplicated and fosters walking, cycling and use of public transport for access to daily activities.

i. The street network enables new housing to front streets, urban parks and natural areas.

j. The street network makes provision for connections to be made to adjacent future urban areas.

k. The street networks enable travel from any address to the most convenient collector street or higher order road in less than three turning movements.

Additional Standards (Greenfield subdivisions)

a. The subdivision design is consistent with the relevant Greenfield Masterplan, as listed below:
   Webb Street / Harris Street Residential Masterplan (FIGURE 1)
   Carrington Street (north) Residential Masterplan (FIGURE 2)
   Lorking Street / Danilenko Street Residential Masterplan (FIGURE 3)
   Park Street / Fisher Street (south) Residential Masterplan (FIGURE 4)

b. Variations to the relevant Greenfield Masterplan referred to in a) above may be considered by Council, subject to the submission of a variation statement demonstrating the proposed subdivision complies with the standards in 2.3.2.

FIGURE 1: Webb Street / Harris Street Residential Masterplan

FIGURE 2: Carrington Street (north) Residential Masterplan

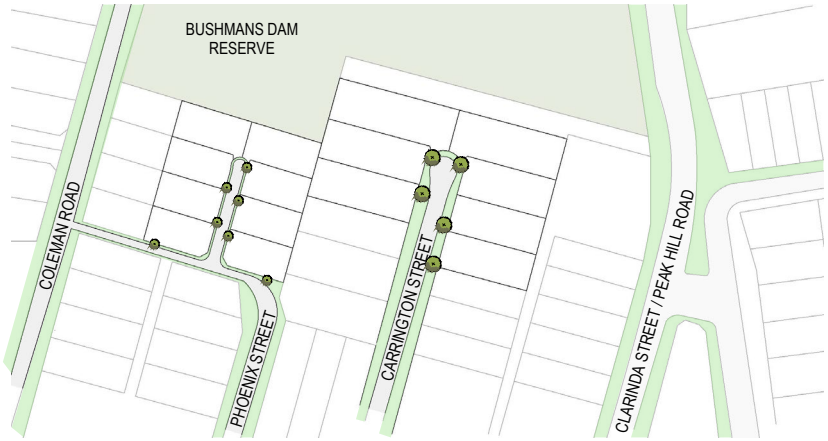


FIGURE 3: Lorking Street / Danilenko Street Residential Masterplan

FIGURE 4: Park Street / Fisher Street (south) Residential Masterplan

Additional Standards (laneway subdivisions)

a. Development Applications for subdivision proposals involving the creation of a new lot that only has access to an existing rear laneway are accompanied by full development plans showing how the new subdivision lot can accommodate a future dwelling design that complies in full with the requirements of Part C.3.12 – Medium Density Laneway Housing.

b. Lots that only have access via an existing rear laneway incorporate a minimum 1.5m wide frontage to the primary road for pedestrian access, mailbox access and provision of all utility services as necessary.

PART B.2.4

ROAD DESIGN

Objective

To ensure residential subdivisions are provided with roads and vehicle accesses that are safe and efficient and engineered to minimum design standards.

Standards

a. Practical, legal and safe access is provided to each lot.

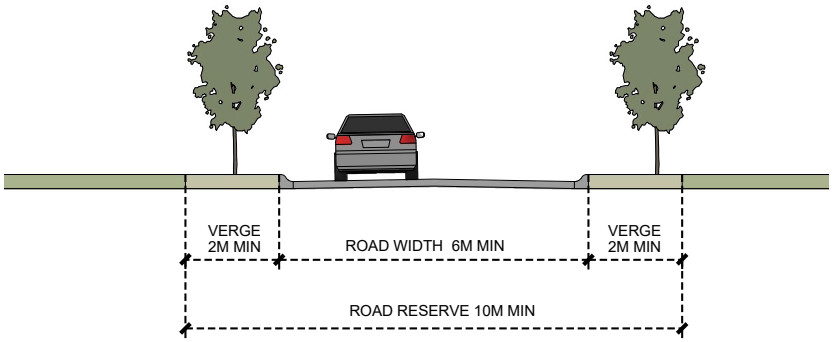
b. The road system that is required to service the proposed subdivision is appropriately designed to respond to geotechnical, topographical and specific site features in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. The road system that is required to service the proposed subdivision is designed to the appropriate speed zone limit(s), including any local area traffic management devices, in accordance with *AS 1742.13: 2009 Manual of uniform traffic control devices Part 13: Local area traffic management* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

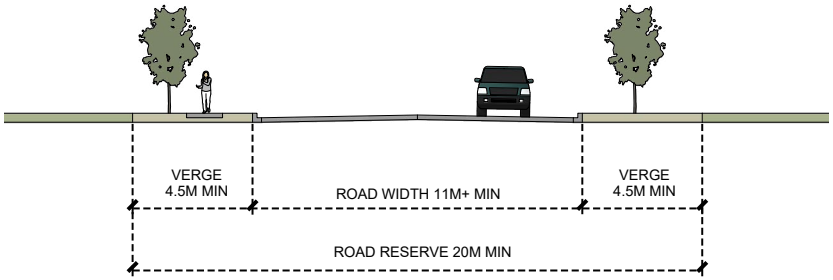
d. Roads / vehicle access to each lot is gained onto the local road network in accordance with the *Austroads Guide to Road Design Part 4 - Intersections and crossings* and *Part 4a – Unsignalised and signalised intersections*, and not directly onto a classified road, unless there are no other practical means of access available to the lot(s) and access / intersections comply with TfNSW requirements.

e. Existing public road infrastructure abutting the subdivision, including roads, intersections, kerb and gutter and pedestrian and cycling facilities are upgraded / replaced where they do not meet the requirements of *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

NEW MINOR ROAD ACCESS



NEW ARTERIAL / DISTRIBUTOR ROAD



f. The road system that is required to service the proposed subdivision is designed to respond to the appropriate road hierarchy (e.g. arterial/distributor, collector/industrial or local access road) in accordance with the table below and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

Road Type	Max daily Traffic Volume	Access to res. lots allowed	Carriage-way Width (m)	Kerbing type allowed	Footpath required	Verge Width (m)
Arterial / Distributor	6,000 +	No	11+	Barrier	Yes and/ or shared path	Min 4.5
Collector / Industrial	3,000	Yes	11	Barrier	Yes	Min 4.5
Local access	2,000	Yes	8.0	Barrier / Rollover	If in P&C Strategy 2016	Min 4.0
Minor access	300	Yes	6.0	Rollover	No	Min 2.0

g. Pedestrian and cycling facilities proposed under the *Parkes Shire Council Pedestrian and Cycling Strategy 2016* that apply to the site are undertaken as part of the subdivision works.

h. Kerb and gutter is provided to all classes of roads having speed limits of 80km/hr or less in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

i. Street furniture (e.g. lights, trees, signs) is provided in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*, unless otherwise specified in this Part.

j. Public roads, pedestrian and cycling facilities, street lights, street trees, street signs and road furniture are accommodated within existing / proposed road reserves in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

k. Driveway locations do not require removal of established street trees.

Standards (greenfield subdivisions)

a. Roads, driveways and pedestrian and cycling facilities comply with the relevant Greenfield Masterplan.

b. Variations to the relevant Greenfield Masterplan referred to in a) above may be considered by Council, subject to the submission of a variation statement demonstrating the proposed subdivision complies with the standards in Part B.2.4.

Standards (laneway subdivisions)

a. Development Applications for subdivision proposals involving the creation of a new lot that only has access to an existing rear laneway are accompanied by full development plans showing how the new subdivision lot can accommodate a future dwelling design that complies in full with the requirements of Part C.3.12 – Medium Density Laneway Housing.

PART B.2.5

STORMWATER DESIGN AND MANAGEMENT

Objective

To ensure stormwater from residential subdivisions is properly drained to a legal point of discharge without causing adverse impacts on public drainage infrastructure, downslope properties or the quality of receiving waters.

Standards

a. All stormwater generated by any subdivision development must be drained to a legal point of discharge.

b. Stormwater drainage systems are designed using the *Australian Rainfall and Runoff 2019* major and minor event philosophy, where the minor system shall be capable of carrying the controlling flows from frequent runoff events, while the major system shall provide safe, well-defined overland flow paths for rare and extreme storm runoff events.

c. Stormwater volumes and characteristics are estimated in accordance with *Australian Rainfall and Runoff 2019* by a suitably qualified engineer.

d. Subdivision development takes into account the stormwater management requirements of the whole site / stormwater drainage system, including stormwater from upslope areas in the catchment that is based on a fully developed scenario.

e. Existing stormwater management infrastructure abutting the subdivision development, including road drainage and drainage reserves are upgraded / replaced where they do not meet the requirements of the *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* and *AUS-SPEC #2 Stormwater Drainage*.

f. Subdivisions that are shown as requiring onsite stormwater detention under the *Parkes Urban Area Stormwater Management Plan 2019* are designed so that post-development runoff rates from the new subdivision are equal to or less than pre-development runoff rates for the 1% AEP.

g. Subdivisions are designed to accommodate all stormwater in the 20% AEP via underground drainage infrastructure.

h. Subdivisions are designed to accommodate all stormwater above the 20% AEP up to the 1% AEP via roads and drainage reserves.

i. All residential lots in subdivisions must be free of flooding in the 100 ARI.

j. Subdivisions are provided with all necessary stormwater management infrastructure required to address a) to i) above, and in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* and *AUS-SPEC #2 Stormwater Drainage*.

k. Easements to drain stormwater are provided over all pipelines, pits, overland flow paths and channels (other than natural water courses).

l. Subdivisions that cannot drain stormwater to a legal point of discharge via gravity must be supported by a site specific stormwater management system that is designed by a suitably qualified engineer.

Standards (greenfield subdivisions)

a. Stormwater management facilities comply with the standards in Part B.2.5 and the relevant Greenfield Masterplan.

b. Variations to the relevant Greenfield Masterplan referred to in a) above may be considered by Council, subject to the submission of a variation statement demonstrating the proposed subdivision complies with the standards in Part B.2.5

Standards (laneway subdivisions)

a. Stormwater from lots discharge to an existing rear laneway only where kerb and gutter or underground stormwater infrastructure exists, or will be provided as part of the development and there is capacity for this infrastructure to handle estimated stormwater runoff.

PART B.2.6

PUBLIC OPEN SPACE

Objective

To ensure subdivisions (where required) provide accessible, safe, functional and attractive open space that meets the needs of existing and future residents.

Standards

a. Public open space is calculated as part of the subdivision design, based on the following calculation:
   i. A minimum of 2.83 hectares per 1,000 head of estimated population, calculated at a rate of 4 persons per residential allotment.
   ii. The calculation formula is 2.83/1,000 x (4 x No. of lots) x 10,000m².

b. Despite a) above, public open space is provided only where specified in this Part.

c. Where required, public open space must be provided in a manner that:
   i. Is highly accessible to surrounding residential neighbourhoods.
   ii. Has a minimum of two frontages to a public street.
   iii. Has been designed to incorporate any natural or cultural features of the land.
   iv. Integrates with pedestrian and cycle links, community facilities and other recreational precincts.
   v. Integrates with major drainage networks and water quality facilities, where these are compatible and do not pose a public safety risk.
   vi. Complies with CPTED principles contained in Crime Prevention and the Assessment of Development Applications.
   vii. Can be enjoyed and used for activities by people in a range of different age groups.
   viii. Can be maintained efficiently.

d. Where required, public open space must be maintained by the subdivider under a Deed of Agreement with Council for a minimum period of 12 months.

Standards (infill subdivisions)

a. The provision of dedicated public open space as part of infill residential subdivision proposals is not required.

Standards (greenfield subdivisions)

a. The provision of dedicated public open space is required where shown on the relevant Greenfield Masterplan.

Standards (laneway subdivisions)

a. The provision of dedicated public open space as part of laneway subdivision proposals is not required.

PART B.2.7

LANDSCAPE DESIGN AND MANAGEMENT

Objective

To ensure public reserves in residential subdivisions are properly landscaped and maintained for a reasonable period of establishment time so as to improve the function and appearance of these spaces.

Standards

a. Street trees are provided in accordance with *Parkes Shire Council Street Tree Guide 2019*.

b. Landscaping of public open spaces required under Part B.2.6 is provided in accordance with a site specific landscape plan prepared by a suitably qualified Landscape Architect and in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. Ground surfaces of public open space must be suitably graded, irrigated, turfed and drained to a legal point of discharge in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

d. Ground surfaces of the footpath within the public road reserve must be suitably graded towards the top of concrete kerb at a minimum grade of 2% in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

e. Ground surfaces of public drainage reserves must be suitably graded away from buildings and fence lines and drained to a legal point of discharge in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

f. Public reserves / open space must be maintained by the subdivider under a Deed of Agreement with Council for a minimum period of 12 months.

PART B.2.8

NAMING OF NEW ROADS

Objective

To enable the legislative process required for the naming of public roads in NSW.

Standards

a. Development Applications for subdivisions involving dedication of a public road are accompanied by a statement from the applicant suggesting names for the new road.

b. Suggested road names are to be consistent with the NSW Geographical Names Board *Guidelines for the Naming of Roads*.

c. Council reserves the right to not accept a suggested road name / change a road name where deemed appropriate.

d. The subdivider is responsible for the installation of street signs in accordance with the approved street name.

PART B.2.9

UTILITIES

Objective

To ensure residential lots are provided with essential services and infrastructure that are engineered to minimum design standards.

Standards

a. All residential lots in new subdivisions are connected to the centralised electricity supply network in accordance with the Essential Energy *Connecting to the network information pack 2018*.

b. Subdivisions are provided with street lighting in accordance with *AS/NZS 1158: 2010 Lighting for roads and public spaces* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. All residential lots in subdivisions are connected to telecommunications.

d. All residential lots in subdivisions are connected to natural gas (where available) in accordance with the Jemena *Residential Connections Guide* and *Gas Connections FAQs*.

e. All residential lots in subdivisions, and any land dedicated for open space, are connected to a reticulated water main via a minimum 20mm service and metre in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

f. All lots are connected to a reticulated sewage main in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

g. Common trenching is used for compatible services and infrastructure, generally in accordance with the *PSC Typical Service Arrangements*.

PART B.3
VILLAGE SUBDIVISIONS

B.3.1 APPLICATION OF PART B.3

Part B.3 applies to subdivisions on land zoned RU5 Village under Parkes Local Environmental Plan 2012, which generally includes the following towns:

- Alectown
- Bogan Gate
- Cookamidgera
- Peak Hill
- Trundle
- Tullamore

CONTENTS

PART B.3.2

EARTHWORKS, RETAINING WALLS, STRUCTURAL SUPPORT AND SITE DRAINAGE

Objective

To ensure earthworks associated with village subdivisions does not negatively impact on the surrounding streetscape and adjoining properties, roads, drainage infrastructure and other public assets.

Standards

a. Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment fences, hay bales and the like.

b. Earthworks shall not exceed a maximum height/depth, measured from existing ground level of 3 metres.

c. Despite b) above, earthworks must not exceed 1 metre in depth within 1 metre from an external boundary.

d. Imported fill must be certified Virgin Excavated Natural Material (VENM).

e. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of not less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a suitably qualified engineer.

f. Retaining walls or other structural supports, including footings and drainage, must be located wholly within the property boundary.

g. Stormwater from excavation areas shall be properly drained to a legal point of discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve).

h. Finished ground levels must drain to roadside drainage infrastructure or a drainage reserve at a minimum grade of 2%.

PART B.3.3

LOT DESIGN

Objective

To ensure village subdivision design provides housing choice and is practical, efficient and consistent with the dominant street patterns in the town.

Standards

a. Lots have a minimum frontage of 18 metres, measured at the building line, except where there is an existing dominant subdivision pattern with 100 metres of the subject land the frontage width is to be consistent with the locality.

b. For subdivisions mapped in the 600m2 Minimum Lot Size under the *Parkes Local Environmental Plan 2012*, new lots have a minimum frontage of 18 metres, measured at the building line.

c. Lot size enables the construction of a future dwelling and likely outbuildings, private open space, vehicle access and parking areas.

d. Lot design maximises opportunities for solar access to future dwellings.

e. Corner allotments are designed to enable the construction of a dwelling that can comply with the prevailing setback requirements along both frontages.

f. Corner lot design incorporates 3.5 metre splays parallel to front and side boundaries of the corner allotment, and enables the construction of a future dwelling that can comply with the setback standards in Part C for both street frontages.

g. Subdivision proposals involving the creation of battle-axe shaped lots are not created.

h. Subdivision proposals involving the creation of a lot that only has access to an existing rear laneway are not created.

PART B.3.4

ROAD DESIGN

Objective

To ensure village subdivisions are provided with roads and vehicle accesses that are safe and efficient and engineered to minimum design standards.

Standards

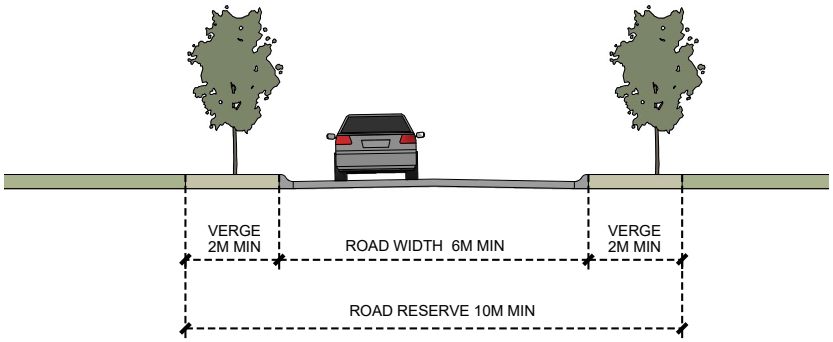
a. Practical, legal and safe access is provided to each lot.

b. The road system that is required to service the proposed subdivision is appropriately designed to respond to geotechnical, topographical and specific site features in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

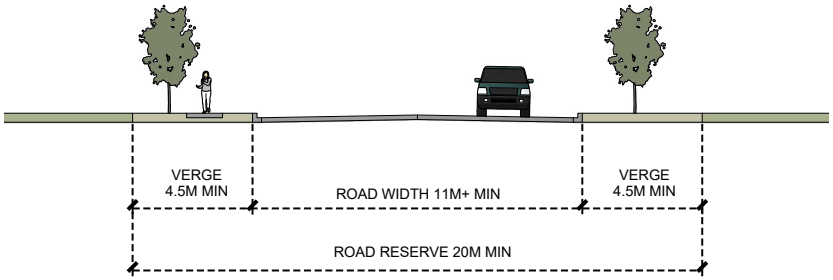
c. The road system that is required to service the proposed subdivision is designed to the appropriate speed zone limit(s), including any local area traffic management devices in accordance with *AS 1742.13: 2009 Manual of uniform traffic control devices Part 13: Local area traffic management* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

d. Roads / vehicle access to each lot is gained onto the local road network in accordance with the *Austroads Guide to Road Design Part 4 - Intersections and crossings and Part 4a – Unsignalised and signalised intersections*, and not directly onto a classified road, unless there are no other practical means of access available to the lot(s) and access / intersections comply with TfNSW requirements.

NEW MINOR ROAD ACCESS



NEW ARTERIAL / DISTRIBUTOR ROAD



e. Existing public road infrastructure abutting the subdivision, including roads, intersections, kerb and gutter and pedestrian and cycling facilities, are upgraded / replaced where they do not meet the requirements of the *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

f. The road system that is required to service the proposed subdivision is designed to respond to the appropriate road hierarchy (e.g. arterial, collector, local road or minor access road) in accordance with the table below and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

Road Type	Max daily Traffic Volume	Access to res. lots allowed	Carriage-way Width (m)	Kerbing type allowed	Footpath required	Verge Width (m)
Arterial / Distributor	6,000 +	No	11+	Barrier	Yes and/ or shared path	Min 4.5
Collector / Industrial	3,000	Yes	11	Barrier	Yes	Min 4.5
Local access	2,000	Yes	8.0	Barrier / Rollover	If in P&C Strategy 2016	Min 4.0
Minor access	300	Yes	6.0	Rollover	No	Min 2.0

h. Pedestrian and cycling facilities proposed under the *Parkes Shire Council Pedestrian and Cycling Strategy 2016* that apply to the site are undertaken as part of the subdivision works.

i. Kerb and gutter is provided to all classes of roads having speed limits of 80km/hr or less, in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

j. Street furniture (e.g. lights, trees, signs) is provided in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021,* unless otherwise specified in this Part.

k. Public roads, pedestrian and cycling facilities, street lights, street trees, street signs and road furniture are accommodated within existing / proposed road reserves in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

l. Driveway locations do not require removal of established street trees.

PART B.3.5

STORMWATER DESIGN AND MANAGEMENT

Objective

To ensure stormwater from village subdivisions is properly drained to a legal point of discharge without causing adverse impacts on public drainage infrastructure, downslope properties or the quality of receiving waters.

Standards

a. All stormwater generated by a subdivision development must be drained to a legal point of discharge.

b. Stormwater drainage systems are designed using the *Australian Rainfall and Runoff 2019* major and minor event philosophy, where the minor system shall be capable of carrying the controlling flows from frequent runoff events, while the major system shall provide safe, well-defined overland flow paths for rare and extreme storm runoff events.

c. Stormwater volumes and characteristics are estimated in accordance with *Australian Rainfall and Runoff 2019* by a suitably qualified engineer.

d. Subdivision development takes into account the stormwater management requirements of the whole site / stormwater drainage system, including stormwater from upslope areas in the catchment that is based on a fully developed scenario.

e. Existing stormwater management infrastructure abutting the subdivision development, including road drainage and drainage reserves, are upgraded / replaced where they do not meet the requirements of the *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* and *AUS-SPEC #2 Stormwater Drainage*.

f. Subdivisions are designed to accommodate all stormwater in the 10% AEP via underground drainage infrastructure.

g. Subdivisions are designed to accommodate all stormwater above the 10% AEP up to the 1% AEP via roads and drainage reserves.

h. All residential lots in subdivisions must be free of flooding in the 100 ARI.

i. Subdivisions are provided with all necessary stormwater management infrastructure required to address a) to h) above, and in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* and *AUS-SPEC #2 Stormwater Drainage*.

j. Easements to drain stormwater are provided over all pipelines, pits, overland flow paths and channels (other than natural water courses).

k. Subdivisions that cannot drain stormwater to a legal point of discharge via gravity must be supported by a site specific stormwater management system that is designed by a suitably qualified engineer.

l. Stormwater from lots discharge to an existing rear laneway only where kerb and gutter or underground stormwater infrastructure exists, or will be provided as part of the development, and there is capacity for this infrastructure to handle estimated stormwater runoff.

PART B.3.6

SEWERAGE DESIGN OR ONSITE MANAGEMENT

Objective

To ensure all village subdivision lots are provided with adequate facilities for the disposal of domestic sewage, either by connection to a reticulated sewerage system or by designing lots to allow for an appropriately designed onsite waste management system in the future.

Standards

a. All lots are connected to a reticulated sewage main (where available) in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

b. Where a reticulated sewage supply is not available, a geotechnical report prepared by a suitably qualified engineer is provided, which demonstrates proposed lots are of sufficient land area to accommodate a dwelling, likely outbuildings and an effluent disposal system that complies with the necessary buffer requirements in the most current version of the Environmental Health Protection Guidelines *On-site Sewage Management for Single Households* (latest version).

c. In a circumstance where a geotechnical report is required in accordance with standard (b) and the land is also mapped in *Parkes Local Environmental Plan 2012* as being affected by vulnerable groundwater, the Geotechnical Report includes an assessment of the potential impacts of the development on the groundwater aquifer system.

PART B.3.7

LANDSCAPE DESIGN AND MANAGEMENT

Objective

To ensure public reserves in village subdivisions are properly landscaped so as to improve the function and appearance of these spaces.

Standards

a. Street trees are provided in accordance with Parkes Shire Council Street Tree Replacement Strategy 2019.

b. Ground surfaces of the footpath within the public road reserve must be suitably graded towards the top of concrete kerb at a minimum grade of 2% in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. Ground surfaces of public drainage reserves must be suitably graded away from buildings and fence lines and drained to a legal point of discharge in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

PART B.3.8

NAMING OF NEW ROADS

Objective

To enable the legislative process required for the naming of new public roads in NSW.

Standards

a. Development Applications for subdivisions involving dedication of a public road are accompanied by a statement from the applicant suggesting names for the new road.

b. Suggested road names are to be consistent with the NSW Geographical Names Board *Guidelines for the Naming of Roads*.

c. Council reserves the right to not accept a suggested road name / change a road name where deemed appropriate.

d. The subdivider is responsible for the installation of street signs in accordance with the approved street name.

PART B.3.9

UTILITIES

Objective

To ensure village lots are provided with essential services and infrastructure that are engineered to minimum design standards.

Standards

a. All village lots in subdivisions are connected to the centralised electricity supply network in accordance with the Essential Energy *Connecting to the network information pack 2018*.

b. Subdivisions are provided with street lighting in accordance with *AS/NZS 1158: 2010 Lighting for roads and public spaces* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. All village lots in subdivisions are connected to telecommunications in accordance with the Telstra *New Developments Policy 2015*.

d. All village lots in subdivisions are connected to natural gas (where available) in accordance with the Jemena *Residential Connections Guide* and *Gas Connections FAQs*.

e. All village lots in subdivisions are connected to a reticulated water main via a minimum 20mm service and metre in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

f. All village lots in subdivisions are connected to reticulated sewerage (where available) or provision made for onsite waste disposal in accordance with Part B.4.6 of this DCP.

g. Common trenching is used for compatible services and infrastructure, generally in accordance with the *PSC Typical Service Arrangements*.

PART B.4
LARGE LOT RESIDENTIAL SUBDIVISION CONTROLS

B.4.1 APPLICATION OF PART B.4

Part B.4 applies to subdivisions on land zoned R5 Large Lot Residential under *Parkes Local Environmental Plan 2012*.

CONTENTS

PART B.4.2

EARTHWORKS, RETAINING WALLS, STRUCTURAL SUPPORT AND SITE DRAINAGE

Objective

To ensure earthworks associated with large lot residential subdivisions does not negatively impact on the surrounding streetscape and adjoining properties, roads, drainage infrastructure and other public assets.

Standards

a. Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment fences, hay bales and the like.

b. Earthworks shall not exceed a maximum height / depth, measured from existing ground level of 3 metres.

c. Despite b) above, earthworks must not exceed 1 metre in depth within 1 metre from an external boundary.

d. Imported fill must be certified Virgin Excavated Natural Material (VENM).

e. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of not less than 1:3 or take the form of a retaining wall or other structural support that is certified as structurally sound by a suitably qualified engineer.

f. Retaining walls or other structural supports, including footings and drainage, must be located wholly within the property boundary.

g. Stormwater from excavation areas shall be properly drained to a legal point of discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve).

h. Finished ground levels must drain to roadside drainage infrastructure or a drainage reserve at a minimum grade of 2%.

PART B.4.3

LOT DESIGN

Objective

To ensure large lot residential subdivision design provides housing choice and is practical, efficient and consistent with the dominant street patterns in the locality.

Standards

a. Lots have a minimum frontage and square width that is consistent with the dominant lot size and configuration along the street, or within the immediate vicinity of the development site.

b. Lot size enables the construction of a future dwelling and likely outbuildings, private open space, vehicle access and parking areas.

c. For subdivisions mapped in the 4 hectare Minimum Lot Size under the *Parkes Local Environmental Plan 2012,* new lots have a minimum frontage of 120 metres, measured at the building line.

d. For subdivisions mapped in the 1 hectare Minimum Lot Size under the *Parkes Local Environmental Plan 2012,* new lots have a minimum frontage of 40 metres, measured at the building line.

e. For subdivisions mapped in the 4,000m2 Minimum Lot Size under the *Parkes Local Environmental Plan 2012,* new lots have a minimum frontage of 18 metres, measured at the building line.

f. Lot design maximises opportunities for solar access to future dwellings.

g. Corner allotments are designed to enable the construction of a dwelling that can comply with the prevailing setback requirements along both frontages.

h. Corner lot design incorporates 3.5 metre splays parallel to front and side boundaries of the corner allotment, and enables the construction of a future dwelling that can comply with the setback standards in Part C of this DCP for both street frontages.

i. Subdivision proposals involving the creation of battle-axe shaped lots are not permitted

j. Subdivision proposals involving the creation of a new lot that only has access to an existing rear laneway are not permitted.

PART B.4.4

ROAD DESIGN

Objective

To ensure large lot residential subdivisions are provided with roads and vehicle accesses that are safe and efficient and engineered to minimum design standards.

Standards

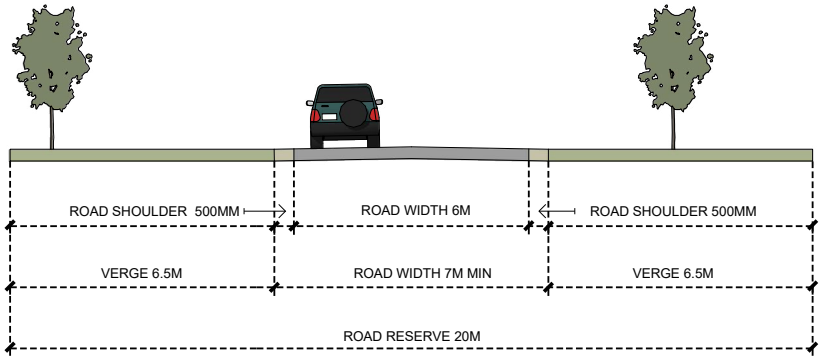
a. Practical, legal and safe access is provided to each lot.

b. The road system that is required to service the proposed subdivision is appropriately designed to respond to geotechnical, topographical and specific site features in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

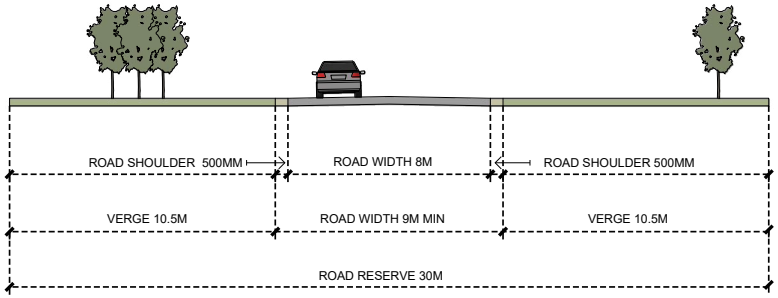
c. The road system that is required to service the proposed subdivision is designed to the appropriate speed limit for the area (e.g. 50km/hr, 60km/hr, 80km/hr, 100km/hr) in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

d. Roads / vehicle access to each lot is gained onto the local road network in accordance with *Part 4 - Intersections and crossings* and *Part 4a – Unsignalised and signalised intersections* of the Austroads *Guide to Road Design*, and not directly onto a classified road, unless there are no other practical means of access available to the lot(s) and access / intersections comply with TfNSw requirements.

NEW ROAD LESS THAN 100 VEHICLES PER DAY



NEW ROAD MORE THAN 100 VEHICLES PER DAY



e. Existing public roads abutting the subdivision are upgraded / replaced where they do not meet the requirements of the *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

f. Subdivisions involving the creation of new public roads, or the extension of an existing public road, comply with the table below and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

Average Annual Daily Traffic	Road Reserve	Road Shoulder	Width
< 100	20m	1.2m	5.5m
100-500	30m	1.2m	6.0m
500-1000	30m	1.2m	6.5m
>2000	30m	1.8m	7.0m

g. Public roads, street lights, street trees, street signs and other road furniture are accommodated within existing / proposed road reserves in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

h. Driveway locations do not require removal of established street trees.

PART B.4.5

STORMWATER DESIGN AND MANAGEMENT

Objective

To ensure stormwater from large lot residential subdivisions is properly managed so as not to impact on public infrastructure, downslope properties or the quality of receiving waters.

Standards

a. Subdivisions take into account the stormwater management requirements of the whole site / stormwater drainage system, including stormwater from upslope areas in the catchment.

b. Subdivisions are designed to accommodate all stormwater up to the 1% AEP via roads and drainage reserves.

c. Subdivisions are provided with all necessary stormwater management infrastructure required to address a) and b) above, and in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* and *AUS-SPEC #2 Stormwater Drainage*.

d. Easements to drain stormwater are provided over all pipelines, pits, overland flow paths and channels (other than natural water courses).

e. Subdivisions that cannot drain stormwater to a legal point of discharge via gravity must be supported by a site specific stormwater management system that is designed by a suitably qualified engineer.

f. Stormwater from lots discharge to an existing rear laneway only where there is capacity for this infrastructure to handle estimated stormwater runoff.

PART B.4.6

SEWERAGE DESIGN OR ONSITE MANAGEMENT

Objective

To ensure all large lot residential lots are provided with adequate facilities for the disposal of domestic sewage, either by connection to a reticulated sewerage system or by designing lots to allow for an onsite waste management system in the future.

Standards

a. All lots are connected to a reticulated sewage main (where available) in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

b. Where a reticulated sewage supply is not available, each lot is designed to comply with the requirements of (c) below.

c. Development Applications are accompanied by a geotechnical report, prepared by a suitably qualified engineer, which demonstrates proposed lots are of sufficient land area to accommodate a dwelling, likely outbuildings and an effluent disposal system that complies with the necessary buffer requirements in the most current version of the Environmental Health Protection Guidelines *On-site Sewage Management for Single Households* (latest version).

d. In a circumstance where a geotechnical report is required in accordance with standard (c) and the land is also mapped in *Parkes Local Environmental Plan 2012* as being affected by vulnerable groundwater, the Geotechnical Report includes an assessment of the potential impacts of the development on the groundwater aquifer system.

PART B.4.7

LANDSCAPE DESIGN AND MANAGEMENT

Objective

To ensure public roads and reserves in large lot residential subdivisions are properly landscaped so as to improve the function and appearance of these spaces.

Standards

a. Street trees are provided in accordance with Parkes Shire Council *Street Tree Replacement Strategy 2019*.

b. Ground surfaces of the footpath within the public road reserve must be suitably graded towards the top of concrete kerb at a minimum grade of 2% in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. Ground surfaces of public drainage reserves must be suitably graded away from buildings and fence lines and drained to a legal point of discharge in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

PART B.4.8

NAMING OF NEW ROADS

Objective

To enable the legislative process required for the naming of new public roads in NSW.

Standards

a. Development Applications for subdivisions involving dedication of a public road are accompanied by a statement from the applicant suggesting names for the new road.

b. Suggested road names are to be consistent with the NSW Geographical Names Board *Guidelines for the Naming of Roads*.

c. Council reserves the right to not accept a suggested road name / change a road name where deemed appropriate.

d. The subdivider is responsible for the installation of street signs in accordance with the approved street name and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

PART B.4.9

FENCING

Objective

To delineate boundaries and minimise potential land-use conflict through proper fencing and management of livestock on large lot residential lots.

Standards

a. Lots are fenced along their boundaries with fencing that is consistent with the following minimum standards:
   i. 1.27 metres high.
   ii. Steel posts at a maximum of five metre intervals.
   iii. One barbed wire and 75cm high ring lock or hinge joint attached with three plain wires (top middle and bottom), or 90cm high ring lock or hinge joint attached with three plain wires (top, middle and bottom).
   iv. Strainer posts at the end of lines and change of direction points.

PART B.4.10

BUSHFIRE MANAGEMENT

Objective

To ensure that risks associated with the subdivision of bushfire prone land for large lot residential purposes is managed in accordance with *Planning for Bushfire Protection 2019*.

Standards

a. Subdivisions on land classified as bushfire prone on the Rural Fire Service (RFS) *Bushfire Prone Land Map* complies with the RFS *Planning for Bushfire Protection 2019*.

b. A Bushfire Risk Assessment Report is lodged with the Statement of Environmental Effects in support of the Development Application. The Bushfire Risk Assessment Report is prepared by a suitably qualified and experienced bushfire consultant and addresses the proposed development's consistency with *Planning for Bushfire Protection 2019*.

c. The subdivision is designed so that any bushfire protection measures necessary in accordance with *Planning for Bushfire Protection 2019* are able to be implemented / placed wholly within the development site, and not on neighbouring property (including Council reserves).

d. Any clearing of native vegetation is kept to minimum levels in accordance with the recommendations of the Bushfire Risk Assessment Report and the requirements of *Planning for Bushfire Protection 2019*.

PART B.4.11

UTILITIES

Objective

To ensure large lot residential subdivision lots are provided with essential services and infrastructure that are engineered to minimum design standards.

Standards

a. Lots are provided with a rural address number in accordance with the *Parkes Shire Council Rural Addressing Scheme*.

b. All lots in large lot residential subdivisions are connected to the centralised electricity supply network in accordance with the Essential Energy *Connecting to the network information pack 2018*.

c. Subdivisions are provided with street lighting in accordance with *AS/NZS 1158: 2010 Lighting for roads and public spaces* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

d. All large lot residential lots in new subdivisions are connected to telecommunications in accordance with the Telstra *New Developments Policy 2015*.

e. All large lot residential lots in subdivisions are connected to natural gas (where available) in accordance with the Jemena *Residential Connections Guide* and *Gas Connections FAQs*.

f. All large lot residential lots in subdivisions are connected to a reticulated water main via a minimum 20mm service and metre in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

g. All large lot residential lots in subdivisions are connected to reticulated sewerage (where available) or provision made for onsite waste disposal in accordance with Part B.4.6 of this DCP.

h. Common trenching is used for compatible services and infrastructure, generally in accordance with the *PSC Typical Service Arrangements*.

PART B.5
RURAL SUBDIVISIONS

B.5.1 APPLICATION OF PART B.5

Part B.5 applies to subdivisions on land zoned RU1 Primary Production under *Parkes Local Environmental Plan 2012*.

CONTENTS

PART B.5.2

EARTHWORKS, RETAINING WALLS, STRUCTURAL SUPPORT AND SITE DRAINAGE

Objective

To ensure earthworks associated with rural subdivisions do not negatively impact on the surrounding streetscape and adjoining properties, roads, drainage infrastructure and other public assets.

Standards

a. Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment fences, hay bales and the like.

b. Earthworks shall not exceed a maximum height / depth, measured from existing ground level of 3 metres.

c. Despite b) above, earthworks must not exceed 1 metre in depth within 1 metre from an external boundary.

d. Imported fill must be certified Virgin Excavated Natural Material (VENM).

e. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of not less than 1:3 or take the form of a retaining wall or other structural support that is certified as structurally sound by a suitably qualified engineer.

f. Retaining walls or other structural supports, including footings and drainage, must be located wholly within the property boundary.

g. Stormwater from excavation areas shall be properly drained to a legal point of discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve).

h. Finished ground levels must drain to roadside drainage infrastructure or a drainage reserve at a minimum grade of 2%.

PART B.5.3

LOT DESIGN

Objective

To ensure rural subdivisions provide for a range of land-use opportunities permitted in the primary production zone without causing impacts on agricultural sustainability and environmentally sensitive lands.

Standards

a. Lots are created for a purpose that complies with *Parkes Local Environmental Plan 2012 and State Environmental Planning Policy* (Primary Production and Rural Development) 2019.

b. Subdivisions do not lead to fragmentation / alienation of Important Agricultural Land (IAL) identified in the DPI Agricultural Land Use Mapping Resources in NSW - User Guide 2017 and *State Environmental Planning Policy (Primary Production and Rural Development) 2019*.

c. Subdivision design protects land which has been identified as being environmentally sensitive in *Parkes Local Environmental Plan 2012* from inappropriate land-uses.

d. Subdivision design minimises disturbance to the natural environment.

PART B.5.4

ROAD DESIGN

Objective

To ensure rural subdivisions are provided with roads and vehicle accesses that are safe and efficient and engineered to minimum design standards.

Standards

a. Practical, legal and safe access is provided to each lot.

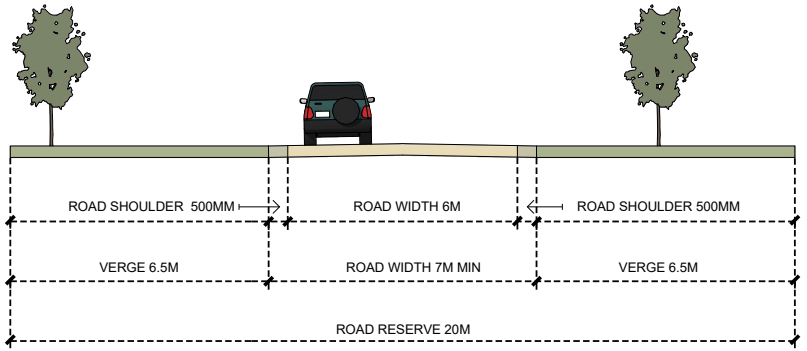
b. The road system that is required to service the proposed subdivision is appropriately designed to respond to geotechnical, topographical and specific site features in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. The road system that is required to service the proposed subdivision is designed to the appropriate speed limit for the area (e.g. 60km/hr, 80km/hr, 100km/hr) in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

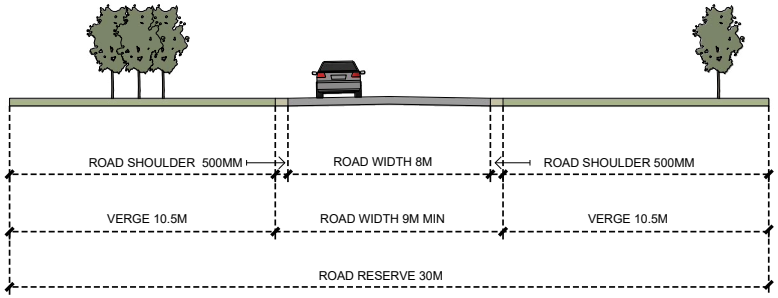
d. Vehicle access points are grouped at existing or limited access points whenever practical.

e. Roads / vehicle access to each lot is gained onto the local road network in accordance with *Part 4 - Intersections and crossings* and *Part 4a – Unsignalised and signalised intersections* of the Austroads *Guide to Road Design*, and not directly onto a classified road, unless there are no other practical means of access available to the lot(s) and access / intersections comply with TfNSW requirements.

NEW ROAD LESS THAN 100 VEHICLES PER DAY



NEW ROAD MORE THAN 100 VEHICLES PER DAY



f. Existing public road infrastructure abutting the subdivision, including roads, intersections, kerb and gutter and pedestrian and cycling facilities are upgraded / replaced where they do not meet the requirements of the *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

g. Subdivisions involving the creation of new public roads, or the extension of an existing public road, comply with the table below and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

Average Annual Daily Traffic	Road Reserve	Road Shoulder	Seal / Formation
<100	20m	1.2m	6m / 7m
100-500	30m	1.2m	6m / 7m
500-1000	30m	1m	7m / 8m
>2000	30m	1m	8m / 9m

h. Public roads, street lights, street trees, street signs and other road furniture are accommodated within existing / proposed road reserves in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Sub division and Development 2021*.

i. Driveway locations do not require removal of established street trees.

PART B.5.5

STORMWATER DESIGN AND MANAGEMENT

Objective

To ensure stormwater from rural lots is properly managed so as not to impact on public infrastructure, downslope properties or the quality of receiving waters.

Standards

a. Subdivision development takes into account the stormwater management requirements of the whole site / stormwater drainage system, including stormwater from upslope areas in the catchment.

b. Subdivisions are designed to accommodate all stormwater up to the 1% AEP via roads and drainage reserves.

c. Subdivisions are provided with all necessary stormwater management infrastructure required to address a) to c) above, and in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* and *AUS-SPEC #2 Stormwater Drainage*.

d. Easements to drain stormwater are provided over all pipelines, pits, overland flow paths and channels (other than natural water courses).

e. Subdivisions that cannot drain stormwater to a legal point of discharge via gravity must be supported by a site specific stormwater management system that is designed by a suitably qualified engineer.

PART B.5.6

SEWERAGE DESIGN OR ONSITE MANAGEMENT

Objective

To ensure all rural lots are provided with adequate facilities for the disposal of domestic sewage, either by connection to a reticulated sewerage system or by designing lots to allow for an appropriately designed onsite waste management system in the future.

Standards

a. All lots are connected to a reticulated sewage main (where available) in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

b. Where a reticulated sewage supply is not available, each lot is designed to comply with the requirements of (c) below.

c. Development Applications are accompanied by a geotechnical report, prepared by a suitably qualified engineer, which demonstrates proposed lots are of sufficient land area to accommodate a dwelling, likely outbuildings and an effluent disposal system that complies with the necessary buffer requirements in the most current version of the Environmental Health Protection Guidelines *On-site Sewage Management for Single Households* (latest version).

d. In a circumstance where a geotechnical report is required in accordance with standard (c) and the land is also mapped in *Parkes Local Environmental Plan 2012* as being affected by vulnerable groundwater, the Geotechnical Report includes an assessment of the potential impacts of the development on the groundwater aquifer system.

PART B.5.7

NAMING OF NEW ROADS

Objective

To enable the legislative process required for the naming of new public roads in NSW.

Standards

a. Development Applications for subdivisions involving dedication of a public road are accompanied by a statement from the applicant suggesting names for the new road.

b. Suggested road names are to be consistent with the NSW Geographical Names Board *Guidelines for the Naming of Roads*.

c. Council reserves the right to not accept a suggested road name / change a road name where deemed appropriate.

d. The subdivider is responsible for the installation of street signs in accordance with the approved street name and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

PART B.5.8

FENCING

Objective

To delineate boundaries and minimise potential land-use conflict through proper fencing and management of livestock on new rural lots.

Standards

a. Lots are fenced along their boundaries with fencing that is consistent with the following minimum standards:

   i. 1.27 metres high.

   ii. Steel posts at a maximum of five metre intervals.

   iii. One barbed wire and 75cm high ring lock or hinge joint attached with three plain wires (top middle and bottom), or 90cm high ring lock or hinge joint attached with three plain wires (top, middle and bottom).

   iv. Strainer posts at the end of lines and change of direction points.

PART B.5.9

BUSHFIRE MANAGEMENT

Objective

To ensure that risks associated with the subdivision of bushfire prone land for primary production purposes are managed in accordance with *Planning for Bushfire Protection 2019*.

Standards

a. Subdivisions on land classified as bushfire prone on the Rural Fire Service (RFS) *Bushfire Prone Land Map* complies with the RFS *Planning for Bushfire Protection 2019*.

b. A Bushfire Risk Assessment Report is lodged with the Statement of Environmental Effects in support of the Development Application for a subdivision that relates to an existing or proposed dwelling purpose. The Bushfire Risk Assessment Report is prepared by a suitably qualified and experienced bushfire consultant and addresses the proposed development's consistency with *Planning for Bushfire Protection 2019*.

c. The subdivision is designed so that any bushfire protection measures necessary in accordance with *Planning for Bushfire Protection 2019* are able to be implemented / placed wholly within the development site, and not on neighbouring property (including Council reserves).

d. Any clearing of native vegetation is kept to minimum levels in accordance with the recommendations of the Bushfire Risk Assessment Report and the requirements of *Planning for Bushfire Protection 2019*.

PART B.5.10

UTILITIES

Objective

To ensure rural subdivision lots are provided with essential services and infrastructure that are engineered to minimum design standards.

Standards

a. Lots are provided with a rural address number in accordance with the *Parkes Shire Council Rural Addressing Scheme*.

b. Lots are connected to centralised electricity supply network in accordance with the Essential Energy *Connecting to the network information pack 2018*.

c. Lots are connected to telecommunications in accordance with the Telstra *New Developments Policy 2015*.

PART B.6 INDUSTRIAL SUBDIVISION CONTROLS

B.6.1 APPLICATION OF PART B.6

Part B.6 applies to subdivisions on land zoned IN1 Industrial under *Parkes Local Environmental Plan 2012*.

CONTENTS

PART B.6.2

EARTHWORKS, RETAINING WALLS, STRUCTURAL SUPPORT AND SITE DRAINAGE

Objective

To ensure earthworks associated with industrial subdivisions does not negatively impact on the surrounding streetscape and adjoining properties, roads, drainage infrastructure and other public assets.

Standards

a. Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment fences, hay bales and the like.

b. Earthworks shall not exceed a maximum height / depth, measured from existing ground level of 3 metres.

c. Despite b) above, earthworks must not exceed 1 metre in depth within 1 metre from an external boundary.

d. Imported fill must be certified Virgin Excavated Natural Material (VENM).

e. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of not less than 1:3 or take the form of a retaining wall or other structural support that is certified as structurally sound by a suitably qualified engineer.

f. Retaining walls or other structural supports, including footings and drainage, must be located wholly within the property boundary.

g. Stormwater from excavation areas shall be properly drained to a legal point of discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve).

h. Finished ground levels must drain to roadside drainage infrastructure or a drainage reserve at a minimum grade of 2%.

PART B.6.3

LOT DESIGN

Objective

To ensure that industrial subdivision lots have a size, layout and dimension that is suitable for industrial use.

Standards

a. The subdivision design is consistent with the dominant lot size configuration along the street, or within the immediate vicinity of the development site.

b. The subdivision design creates lots that are regular in shape and are of sufficient size and shape to enable the siting of future industrial buildings and ancillary structures, acceptable vehicle access and on-site parking.

c. Lots are to have a minimum width of 40 metres, except where compliance with d) can be demonstrated the minimum width may be reduced.

d. The subdivision design creates lots that are sized and dimensioned to accommodate the industrial operations and buildings envisaged for the area, allowing for possible future expansion and the proper and efficient functioning of the site, taking into account:

   i. The need for provision of safe ingress for staff / visitors.
   ii. The need for the provision of safe ingress and egress for heavy vehicles.
   iii. The need for efficient vehicular movement within the new industrial lots (i.e. delivery vehicles, service vehicles and customers).
   iv. The need to accommodation on-site car parking.
   v. The need to provide storage and bin areas.
   vi. The provision of landscaped areas.
   vii. The provision of buffer areas between future industrial activities and adjacent or nearby sensitive land-uses.
   viii. The need to accommodate building setback requirements.

e. Corner lot design incorporates 3.5 metre splays parallel to front and side boundaries of the corner allotment, and enables the construction of future buildings that can comply with the setback standards in Part F of this DCP for both street frontages.

f. The subdivision design avoids cul-de-sacs and battle-axe shaped lots which do not easily facilitate the movement of large vehicles.

PART B.6.4

ROAD DESIGN

Objective

To ensure industrial subdivisions are provided with roads and vehicle accesses that are safe and efficient and engineered to minimum design standards.

Standards

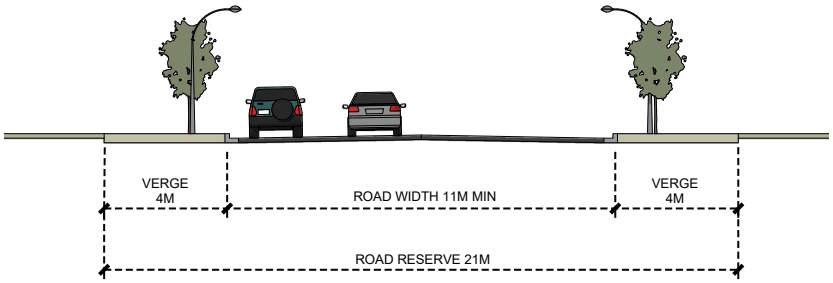
a. Practical, legal and safe access is provided to each lot.

b. The road system that is required to service the proposed subdivision is appropriately designed to respond to geotechnical, topographical and specific site features in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. The road system that is required to service the proposed subdivision is designed to the appropriate speed limit for the area (e.g. 40km/hr, 50km/hr or 60km/hr) in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

d. Roads / vehicle access to each lot is gained onto the local road network in accordance with *Part 4 - Intersections and crossings* and *Part 4a – Unsignalised and signalised intersections* of the Austroads *Guide to Road Design*, and not directly onto a classified road, unless there are no other practical means of access available to the lot(s) and access / intersections comply with TfNSW requirements.

NEW INDUSTRIAL COLLECTOR ROAD



e. The subdivision minimises the amount of new access points to the public road system by combining entrances where possible.

f. Existing roads, kerb and gutter and concrete footpaths abutting the subdivision are to be upgraded / replaced where they are assessed to be in poor condition, or do not meet *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

g. The road system that is required to service the proposed subdivision is designed to respond to the appropriate road hierarchy (e.g. arterial, collector, local road or minor access road) in accordance with the table below and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*. The street network has been designed to facilitate the safe movement of all road users, particularly heavy vehicle traffic.

h. Subdivisions involving the creation of new public roads, or the extension of an existing public road, comply with the table below and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

All new industrial roads	Road Reserve	Traffic Lanes Parking Lane
	21m	11m

i. Kerb and gutter is provided to all classes of roads having speed limits of 80km/hr or less.

j. Public roads, street lights, street trees, street signs and other road furniture are accommodated within existing / proposed road reserves in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

k. Driveway locations do not require removal of established street trees.

PART B.6.5

STORMWATER DESIGN AND MANAGEMENT

Objective

To ensure stormwater from industrial subdivisions is properly drained to a legal point of discharge without causing adverse impacts on public drainage infrastructure, downslope properties or the quality of receiving waters.

Standards

a. All stormwater generated by a subdivision development must be drained to a legal point of discharge.

b. Stormwater drainage systems are designed using the *Australian Rainfall and Runoff 2019* major and minor event philosophy, where the minor system shall be capable of carrying the controlling flows from frequent runoff events, while the major system shall provide safe, well-defined overland flow paths for rare and extreme storm runoff events.

c. Stormwater volumes and characteristics are estimated in accordance with *Australian Rainfall and Runoff 2019* by a suitably qualified engineer.

d. Subdivision development takes into account the stormwater management requirements of the whole site / stormwater drainage system, including stormwater from upslope areas in the catchment that is based on a fully developed scenario.

e. Existing stormwater management infrastructure abutting the subdivision development, including road drainage and drainage reserves are upgraded / replaced where they do not meet the requirements of the *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* and *AUS-SPEC #2 Stormwater Drainage*.

f. Subdivisions that are shown as requiring onsite stormwater detention under the *Parkes Urban Area Stormwater Management Plan 2019* are designed so that post-development runoff rates from the new subdivision are equal to or less than pre-development runoff rates for the 1% AEP.

g. Subdivisions are designed to accommodate all stormwater in the 10% AEP via underground drainage infrastructure.

h. Subdivisions are designed to accommodate all stormwater above the 10% AEP up to the 1% AEP via roads and drainage reserves.

i. All industrial lots in subdivisions must be free of flooding in the 100 ARI.

j. Subdivisions are provided with all necessary stormwater management infrastructure required to address a) to i) above, and in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* and *AUS-SPEC #2 Stormwater Drainage*.

k. Easements to drain stormwater are provided over all pipelines, pits, overland flow paths and channels (other than natural water courses).

l. Subdivisions that cannot drain stormwater to a legal point of discharge via gravity must be supported by a site specific stormwater management system that is designed by a suitably qualified engineer.

PART B.6.6

LANDSCAPE DESIGN AND MANAGEMENT

Objective

To ensure public roads and reserves in industrial subdivisions are properly landscaped and maintained for a reasonable period of establishment time so as to improve the function and appearance of these spaces.

Standards

a. Street trees are provided in accordance with *Parkes Shire Council Street Tree Guide 2019*.

b. Ground surfaces of the footpath within the public road reserve must be suitably graded towards the top of concrete kerb at a minimum grade of 2% in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. Ground surfaces of public drainage reserves must be suitably graded away from buildings and fence lines and drained to a legal point of discharge in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

d. Public reserves / open space must be maintained by the subdivider under a Deed of Agreement with Council for a minimum period of 12 months.

PART B.6.7

NAMING OF NEW ROADS

Objective

To enable the legislative process required for the naming of new public roads in NSW.

Standards

a. Development Applications for subdivisions involving dedication of a public road are accompanied by a statement from the applicant suggesting names for the new road.

b. Suggested road names are to be consistent with the NSW Geographical Names Board *Guidelines for the Naming of Roads*.

c. Council reserves the right to not accept a suggested road name / change a road name where deemed appropriate.

d. The subdivider is responsible for the installation of street signs in accordance with the approved street name.

PART B.6.8

UTILITIES

Objective

To ensure industrial lots are provided with essential services and infrastructure that are engineered to minimum design standards.

Standards

a. All industrial lots in subdivisions are connected to the centralised electricity supply network in accordance with the Essential Energy *Connecting to the network information pack 2018*.

b. Subdivisions are provided with street lighting in accordance with *AS/NZS 1158: 2010 Lighting for roads and public spaces* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. All industrial lots in subdivisions are connected to telecommunications in accordance with the Telstra *New Developments Policy 2015*.

d. All industrial lots in subdivisions are connected to natural gas (where available) in accordance with the Jemena *Residential Connections Guide* and *Gas Connections FAQs*.

e. All industrial lots in subdivisions, and any land dedicated for open space, are connected to a reticulated water main via a minimum 20mm service and metre in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

f. All lots are connected to a reticulated sewage main in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

g. Common trenching is used for compatible services and infrastructure, generally in accordance with the *PSC Typical Service Arrangements*.

PART B.7
STRATA AND COMMUNITY TITLE SUBDIVISIONS

B.7.1 APPLICATION OF PART B.7

Part B.7 applies to subdivisions on any land in the Parkes Shire for strata or community title purposes.

PART B.7.2

LOT DESIGN

Objective

To ensure strata and community title subdivisions comply with relevant building codes.

Standards

The strata or community title subdivision will not result in an existing building contravening the provisions of the *Building Code of Australia*.

PART B.7.3

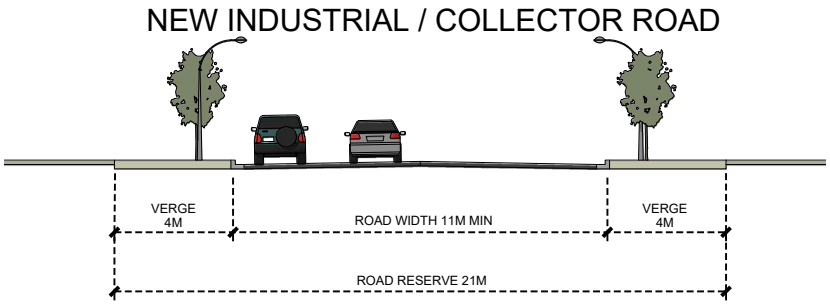
ROAD DESIGN

Objective

To ensure that access to strata and community title subdivision lots meets with the minimum standards for design and construction.

Standards

Practical, legal and safe access is provided to each strata or community title lot in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.



PART B.7.4

UTILITIES

Objective

To ensure all strata and community title lots are provided with necessary services and infrastructure.

Standards

a. All lots are connected to the centralised electricity supply network in accordance with the Essential Energy *Connecting to the network information pack 2018*.

b. Subdivisions are provided with street lighting in accordance with AS/NZS 1158: 2010 Lighting for roads and public spaces and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. All lots are connected to telecommunications in accordance with the Telstra *New Developments Policy 2015*.

d. All lots are connected to natural gas (where available) in accordance with the Jemena *Residential Connections Guide* and *Gas Connections FAQs*.

e. All lots are provided with a separate connection to a reticulated water main in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*. A single master metre is to be provided to the common property allotment.

f. All lots are connected to a reticulated sewage main in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

g. Common trenching is used for compatible services and infrastructure, generally in accordance with the *PSC Typical Service Arrangements*.

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PARKES SHIRE

RESIDENTIAL DEVELOPMENT

PART C

PARKES™

It all adds up.

PART C

PART C.1 RESIDENTIAL DEVELOPMENT

PART C 1.1 APPLICATION OF PART C.1

Applies generally to residential types of development and has been structured as follows:

Part C.2	**Urban dwellings, including alterations and additions to existing dwellings**
Part C.3	**Medium density dwellings, including alterations and additions to existing developments**
Part C.4	**Shop top housing, including alterations and additions to existing developments**
Part C.5	**Large lot residential dwellings, including alterations and additions to existing dwellings**
Part C.5	**Rural dwellings, including alterations and additions to existing dwellings**
Part C.6	**Ancillary development**

PART C.2
URBAN DWELLINGS

C.2.1 APPLICATION OF PART C.2

Application of Part C.2	**Single dwellings**
	Alterations and additions to existing urban dwellings
on land in any zone under *Parkes Local Environmental Plan 2012*, other than land zoned:	**R5 Large Lot Residential**
	RU1 Primary Production

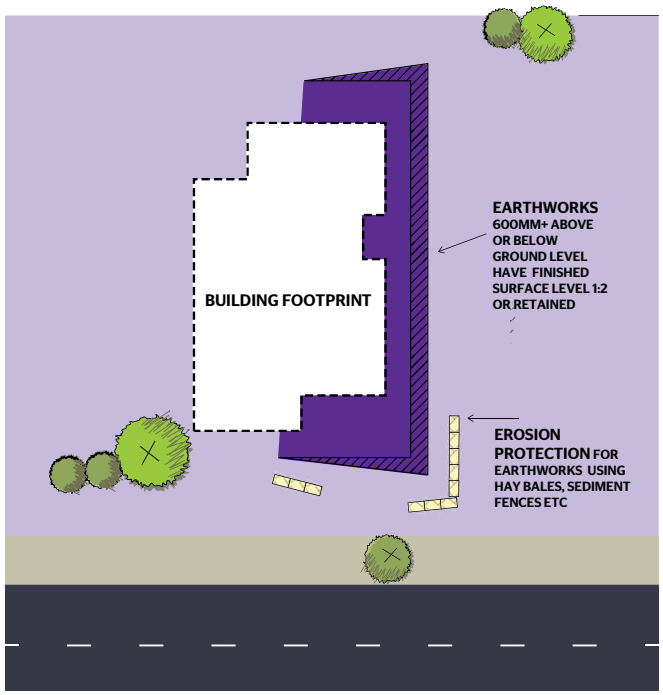
CONTENTS

PART C.2.2

EARTHWORKS, RETAINING WALLS, STRUCTURAL SUPPORT AND SITE DRAINAGE

Objective

To ensure earthworks associated with urban dwellings and alterations and additions to existing dwellings do not negatively impact on the surrounding streetscape or adjoining properties.



Standards

a. Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment basins, sediment fences, hay bale sediment filters and the like.

b. Earthworks shall not exceed a maximum height/depth, measured from existing ground level of 3 metres.

c. Despite b) above, earthworks must not exceed 1 metre in depth within 1 metre from any boundary.

d. Imported fill must be certified Virgin Excavated Natural Material (VENM).

e. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of not less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a suitably qualified engineer.

f. All earthworks including batters, retaining walls or other structural supports, including footings and drainage, must be located wholly within the property boundary.

g. Stormwater from excavation areas shall be properly drained to a legal point of discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve).

h. Finished ground levels must drain to roadside drainage infrastructure or a drainage reserve at a minimum grade of 2%.

PART C.2.3

STREETSCAPE

Objective

To ensure urban dwellings, and alterations and additions to existing dwellings do not negatively impact on the surrounding streetscape.

Standards

a. Development complies with the relevant building line setbacks specified in Part C.2.4.

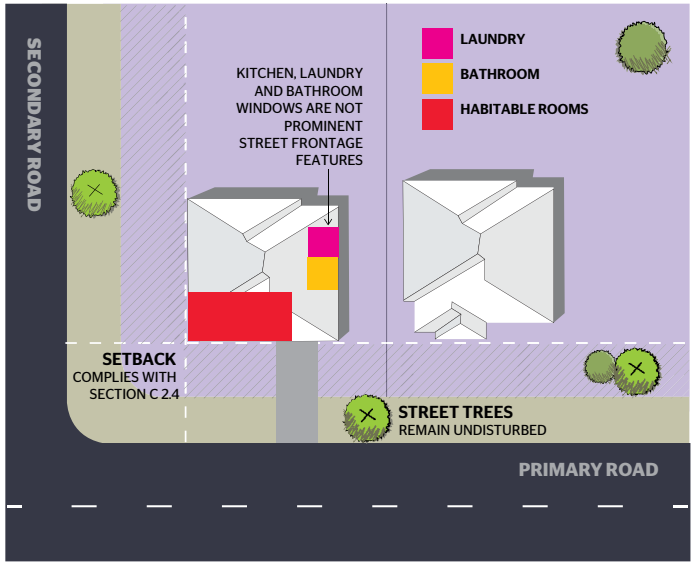
b. Development is designed with attractive street elevations that feature at least 1 main entry door and 1 major window to a living area or bedroom.

c. Kitchen, laundry or bathroom windows are not prominent features of the street elevation(s).

d. Development is designed so that attached garages are setback a minimum 5.5 metres from the property boundary (primary street or secondary street), unless a greater setback is specified in Part C.2.4 (Page 10).

e. On corner lots, developments are designed to address both streets by complying with a), b) and c) above.

f. Development does not necessitate the removal of existing street trees that significantly contribute to streetscape appeal and character.



PART C.2.4

SETBACKS STANDARD LOTS

Objective

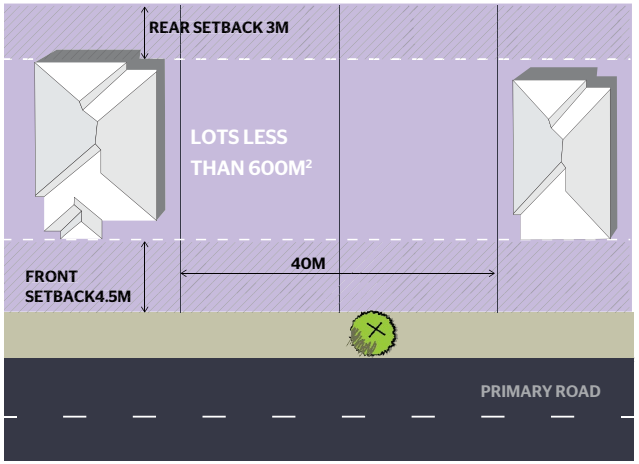
To ensure urban dwellings and alterations and additions to existing dwellings are setback at consistent distances to minimise impacts related to streetscape, overshadowing and privacy and to provide adequate space for landscaping and private recreation.

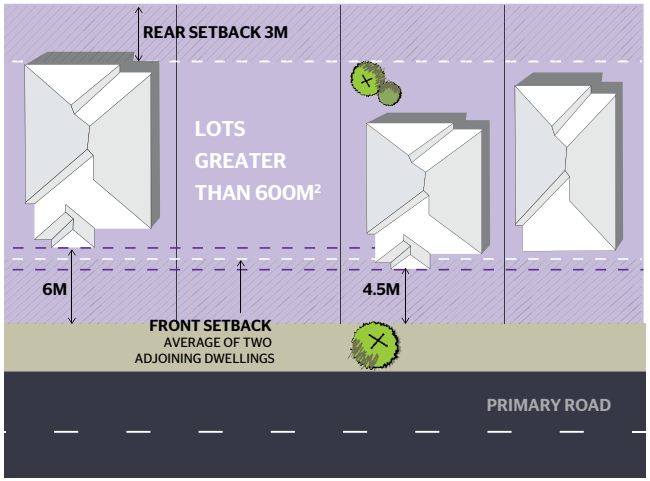
Standards

a. Development on standard lots complies with the following table:

Boundary	Scenario	<600m2 lot	>600m² Lot
Primary Road	Single Storey	Average building line or 4.5m	Average building line or 6m
	>Single Storey		
Side Boundary	Single Storey	0.9m or BCA	0.9m or BCA
	>Single Storey	1.5m or BCA	1.5m or BCA
Rear Boundary	Single Storey	3m	5m
	>Single Storey	5m	8m
Note: Nominated setback distances are the minimum subject to the demonstrated compliance with relevant provisions of the BCA.			

b. Developments may project a maximum 1 metre forward of the building line for no more than 30% of the building width. Any projection is not to include a garage or bathroom and is not to be within 4.5 metres of the front boundary.





PART C.2.4

SETBACKS PARALLEL ROAD LOTS

Objective

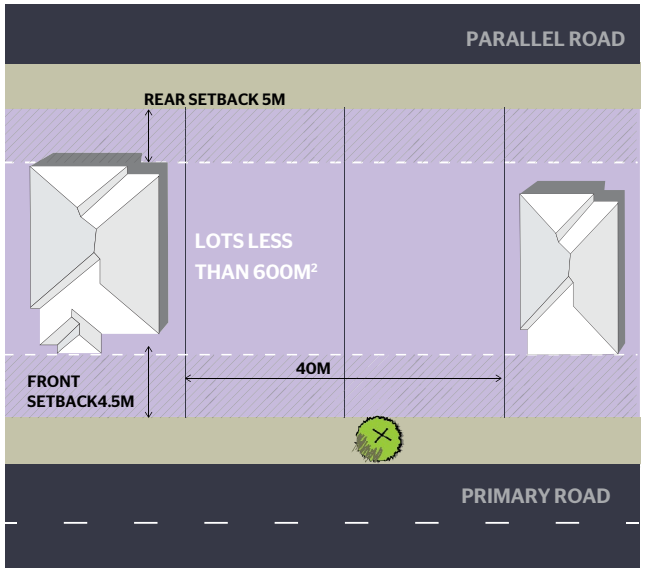
To ensure urban dwellings and alterations and additions to existing dwellings are setback at consistent distances to minimise impacts related to streetscape, overshadowing and privacy and to provide adequate space for landscaping and private recreation.

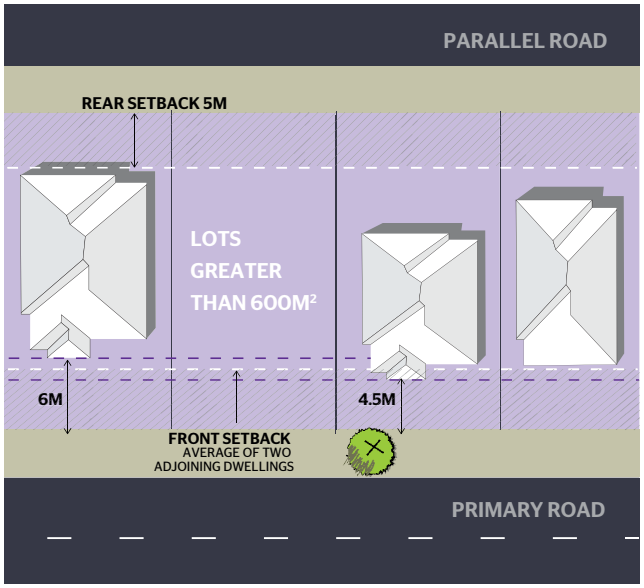
Standards

a. Development on land that adjoins a parallel road complies with the following table:

Boundary	Scenario	<600m2 lot	>600m2 Lot
Primary Road	Single Storey	Average building line or 4.5m	Average building line or 6m
	>Single Storey		
Side Boundary	Single Storey	0.9m or BCA	0.9m or BCA
	>Single Storey	1.5m or BCA	1.5m or BCA
Rear Boundary	Single Storey	5m	5m
	>Single Storey	8m	8m
Note: Nominated setback distances are the minimum subject to the demonstrated compliance with relevant provisions of the BCA.			

b. Developments may project a maximum 1 metre forward of the building line for no more than 30% of the building width. Any projection is not to include a garage or bathroom and is not to be within 4.5 metres of the front boundary.





PART C.2.4

SETBACKS BATTLE-AXE LOTS

Objective

To ensure urban dwellings and alterations and additions to existing dwellings are setback at consistent distances to minimise impacts related to streetscape, overshadowing and privacy and to provide adequate space for landscaping and private recreation.

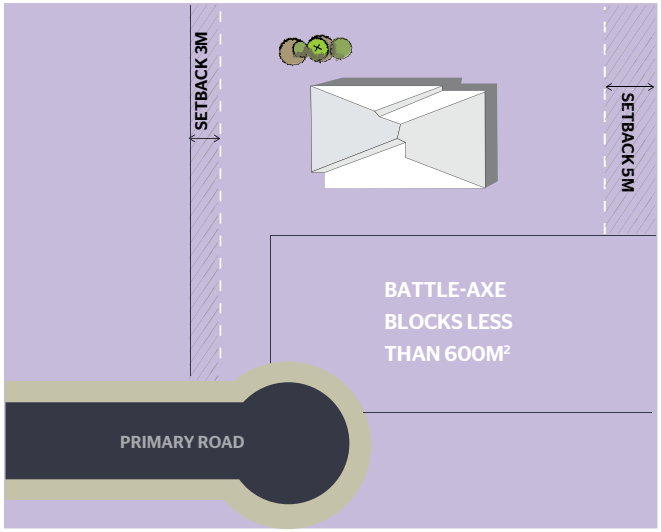
Standards

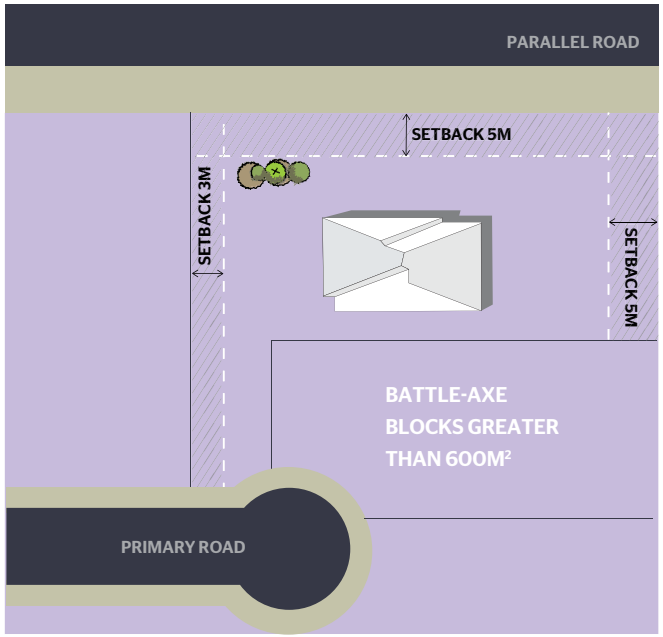
a. Development on battle-axe lots complies with the following table:

Boundary	Scenario	Setback
Front Boundary	Dwelling	3m
	Alteration or Addition	3m
Side Boundary	Dwelling	0.9m or BCA
	Alteration or Addition	0.9m or BCA
Rear Boundary	Single Storey	5m
	>Single Storey	8m
Note: Nominated setback distances are the minimum subject to the demonstrated compliance with relevant provisions of the BCA.		

b. Developments may project a maximum 1 metre forward of the building line for no more than 30% of the building width. Any projection is not to include a garage or bathroom and is not to be within 4.5 metres of the front boundary.

c. Where the battle-axe allotment adjoins a parallel road the development is to comply with the relevant building line setbacks specified in Part C.2.4 (page 8).





PART C.2.4

SETBACKS CORNER LOTS

Objective

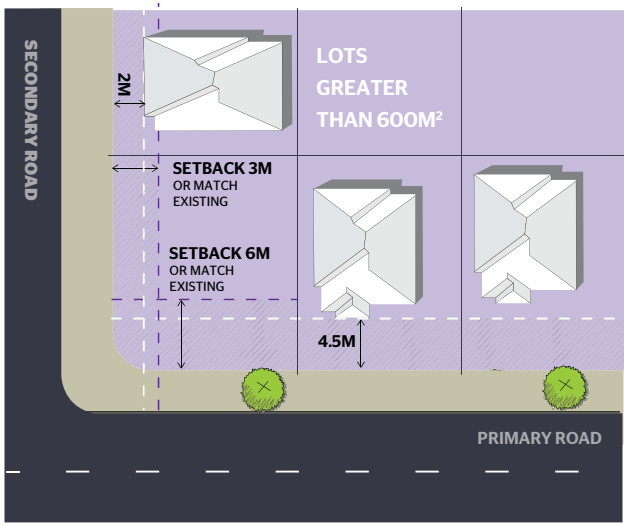
To ensure urban dwellings and alterations and additions to existing dwellings are setback at consistent distances to minimise impacts related to streetscape, overshadowing and privacy and to provide adequate space for landscaping and private recreation.

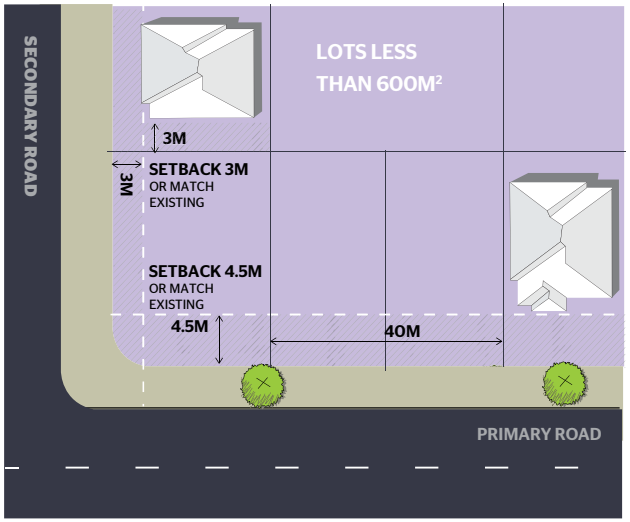
Standards

a. Development on corner lots complies with the following table:

Boundary	Scenario	<600m2 lot	>600m2 Lot
Primary Road	Single Storey	Average building line or 4.5m	Average building line or 6m
	>Single Storey		
Secondary Road	Dwelling	3m	3m
	Alteration or Addition	3m or match existing	3m or match existing
Side Boundary	Single Storey	0.9m or BCA	0.9m or BCA
	>Single Storey	1.5m or BCA	1.5m or BCA
Rear Boundary	Single Storey	3m	5m
	>Single Storey	5m	8m
Note: Nominated setback distances are the minimum subject to the demonstrated compliance with relevant provisions of the BCA.			

b. Developments may project a maximum 1 metre forward of the building line for no more than 30% of the building width. Any projection is not to include a garage or bathroom and is not to be within 4.5 metres of the front boundary.





PART C.2.4

SETBACKS LANEWAY LOTS

Objective

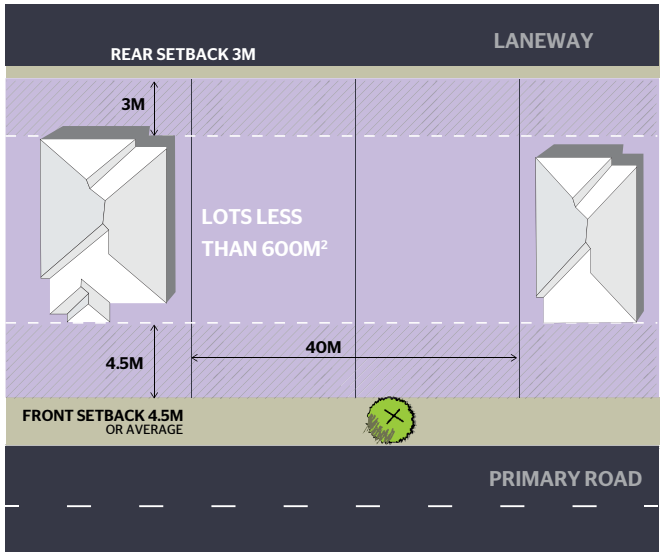
To ensure urban dwellings and alterations and additions to existing dwellings are setback at consistent distances to minimise impacts related to streetscape, overshadowing and privacy and to provide adequate space for landscaping and private recreation.

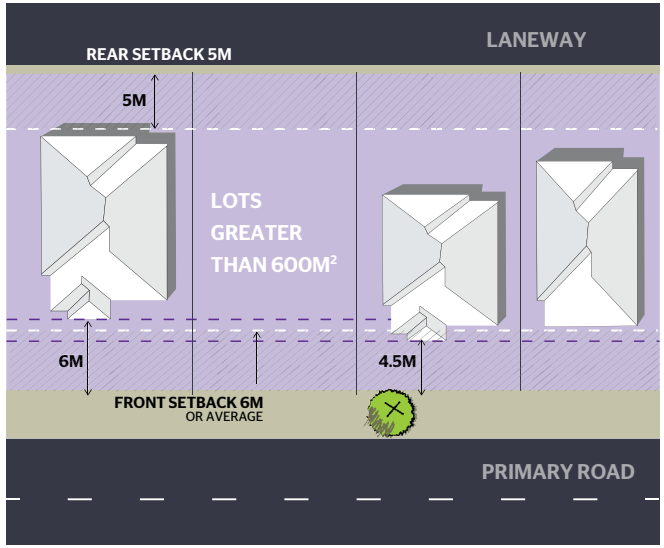
Standards

a. Development on land that adjoins a laneway lot complies with the minimum setback standards in the following table:

Boundary	Scenario	<600m2 lot	>600m2 Lot
Primary Road	Single Storey	Average building line or 4.5m	Average building line or 6m
	>Single Storey		
Side Laneway	Single Storey	0.9m or BCA	0.9m or BCA
	>Single Storey	1.5m or BCA	1.5m or BCA
Rear Laneway or boundary	Single Storey	3m	5m
	>Single Storey	5m	8m
Note: Nominated setback distances are the minimum subject to the demonstrated compliance with relevant provisions of the BCA.			

b. Developments may project a maximum 1 metre forward of the building line for no more than 30% of the building width. Any projection is not to include a garage or bathroom and is not to be within 4.5 metres of the front boundary.





PART C.2.5

BUILDING DESIGN

Objective

To ensure urban dwellings, and alterations and additions to existing dwellings do not cause adverse impacts related to streetscape, overshadowing and privacy.

Standards

a. Development is not more than 9 metres above existing ground level.

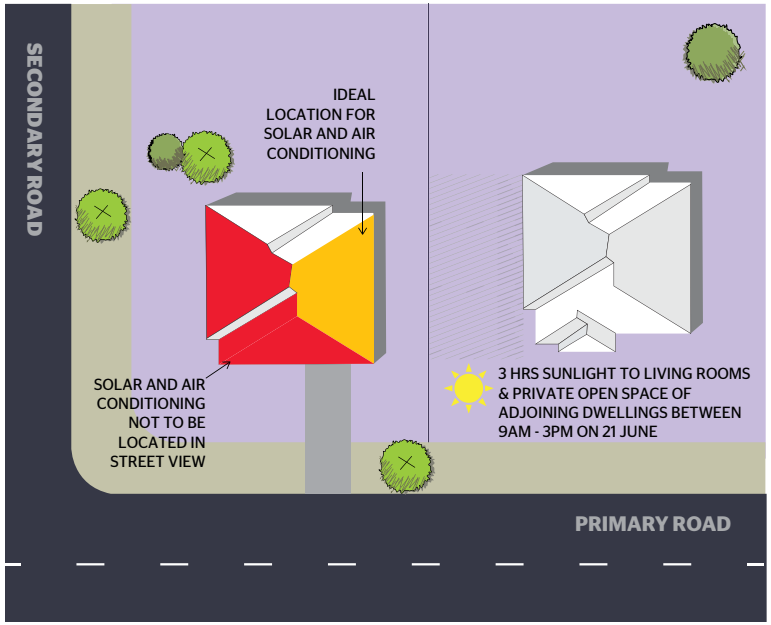
b. Building design achieves at least 3 hours of solar access to key living spaces / private open spaces of the adjoining dwellings at the winter solstice (21 June) between 9am and 3pm.

c. Wall mounted air-conditioning units are adequately screened and landscaped.

d. Roof mounted air-conditioning units are not located on the roof facing a primary or secondary road.

e. Wall mounted air-conditioning units are not located higher than 1.8 metres above existing ground level and are to be setback a minimum of 450 millimetres from any boundary.

f. Roof mounted solar energy systems are not located on the roof facing a primary or secondary road unless required by a BASIX Certificate.



PART C.2.6

PRIVACY

Objective

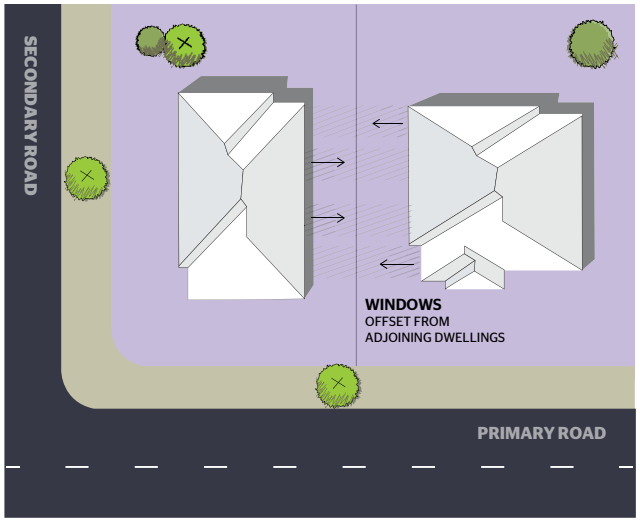
To ensure urban dwellings and alterations and additions to existing dwellings do not cause adverse impacts related to visual or acoustic privacy.

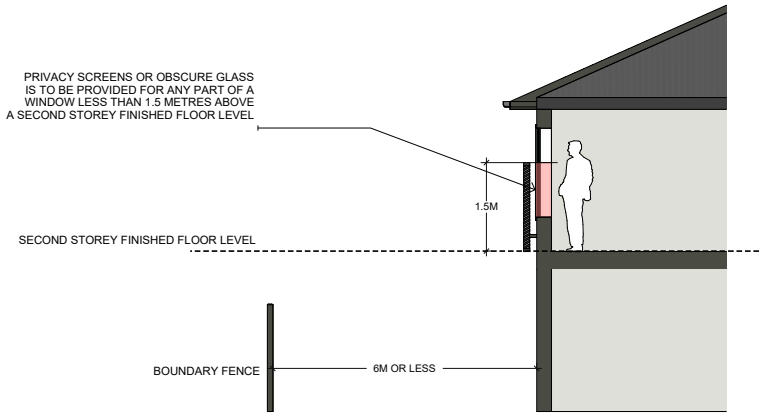
Standards

a. Windows on sloping sites are off-set from windows of adjacent dwellings.

b. Second storey windows, balconies and decks are not situated directly opposite windows of primary living rooms in any adjoining dwellings or private open space areas of adjoining dwellings.

c. A privacy screen or obscure glass must be provided for any part of a second storey window that is less than 1.5 metres above the second storey finished floor level; where the window is less than 6 metres from a side or rear boundary adjacent to a residential property.





PART C.2.7

DRIVEWAYS, ACCESS AND CAR PARKING

Objective

To ensure urban dwellings, and alterations and additions to existing dwellings are provided with appropriate access to the public road network and off-street parking.

Standards

a. Driveway locations, dimensions and finished levels comply with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021,* unless otherwise specified in this Part.

b. Driveways adjoining a primary or secondary street must be designed to avoid roadside stormwater encroaching onto private property.

c. Semi-circle driveways (i.e. drive-in / drive-out arrangements via separate accesses to a primary or secondary street) must comply with (a) above and be designed in a manner that allows for the turning radius on private property and not on the public road reserve.

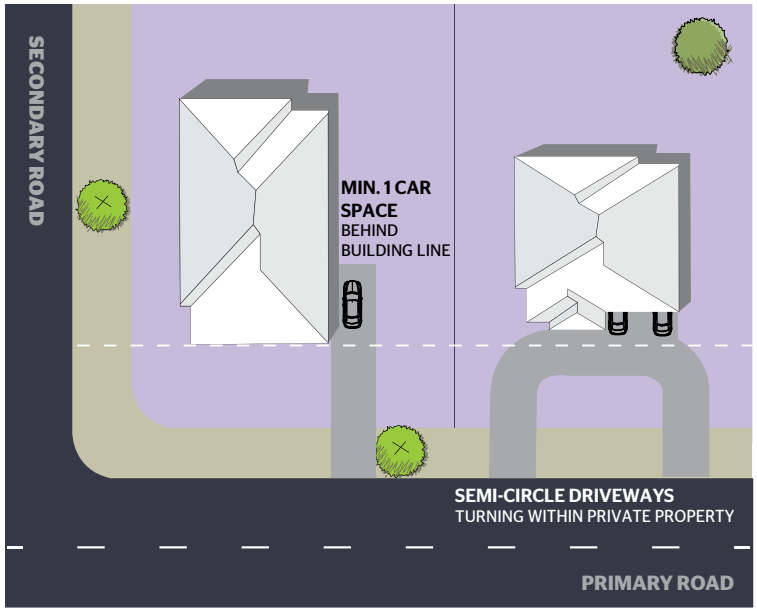
d. Any development is to provide on-siting parking at a rate of 1 on-site (roofed or unroofed) car parking space per dwelling behind the building line.

e. Driveways and parking spaces are bitumen sealed, paved or concreted to comply with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

f. Driveway locations do not require removal of established street trees.

Note

A separate application is required to be lodged with Council's engineering department and approved for the construction of any layback and cross over of the road verge in accordance with the Roads Act 1993.



PART C.2.8

STORMWATER MANAGEMENT

Objective

To ensure stormwater from urban dwellings, and extensions and additions to existing dwellings is properly drained to a legal point of discharge without causing adverse impacts on public drainage infrastructure or downslope properties.

Standards

a. Development complies with *Part 3: Stormwater drainage of AS/NZS 3500.3, 2015 Plumbing and Drainage*.

b. Development takes into account the stormwater management requirements of the whole site in a 5% AEP, including drainage from all buildings, driveways and hardstand areas, and how stormwater from these areas will be managed via pipes / pits / tanks / pumps to a legal point of discharge.

c. Any development discharging stormwater to roadside kerb and gutter complies with the following:

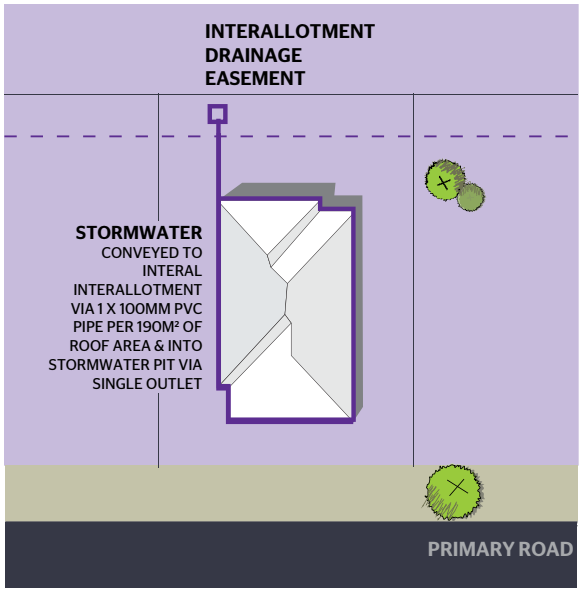
   i. Installation of a discharge outlet at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m2 of roofed / driveway / hardstand area.

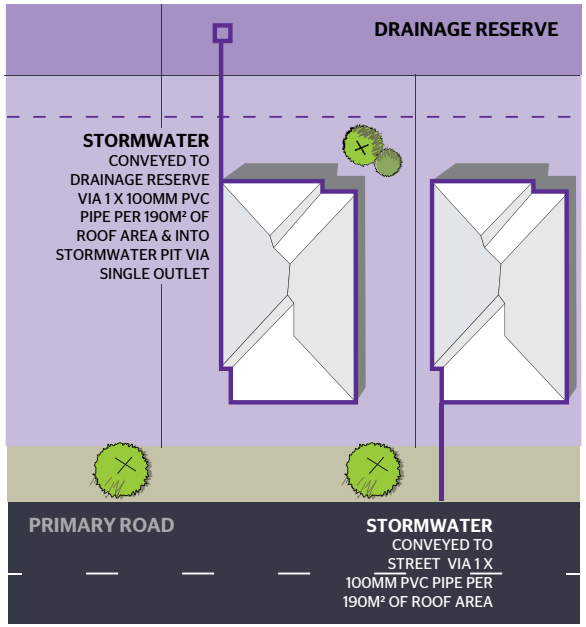
   ii. Maximum of 3 x 100mm diameter kerbside outlets per property as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

d. Any development discharging stormwater to a roadside table drain complies with the following:

   i. Installation of discharge outlet at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m2 of roofed / driveway / hardstand area.

   ii. Single discharge point to the table drainage via a concrete surround that is finished flush to the profile of the table drain as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*





e. Any development discharging stormwater to a drainage reserve complies with the following:

   i. Installation of discharge outlet at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m² of roofed / driveway / hardstand area.

   ii. Single discharge point to the drainage reserve via a minimum 600mm x 600mm concrete pit with zinc plated metal grate and installed so the top of the grate is flush to ground surface as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

f. Any development discharging stormwater to inter-allotment drainage complies with the following:

   i. Installation of discharge outlet at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m² of roofed / driveway / hardstand area.

   ii. Single discharge point to inter-allotment drainage via existing pit(s) or a new pit as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* where no pit exists.

g. Any development that incorporates a water tank(s) into the stormwater management system must comply with the following:

   i. The water tank system, including roof area, tank inlet pipe size, tank storage capacity and tank outlet pipe size, must be suitably designed / sized to accommodate stormwater in a 5% AEP, with all overflow being directed to a legal point of discharge.

   ii. Any roof area that is not capable of being managed through the water tank system is directed away from the water tank system and is properly managed to a legal point of discharge in accordance with this Part.

   iii. Stormwater from driveways and hardstand areas is directed away from the water tank(s) and is properly managed to a legal point of discharge in accordance with this Part.

   iv. Tank(s) comply with 2.9.2(e) of this Part.

h. Any development that drains surface water from driveways and hardstand areas towards buildings and side or rear properties must incorporate surface water drainage (grates, pits, pipes, pumps) which is then directed to a legal point of discharge or suitably sized rubble drain.

i. Any development that cannot drain stormwater to a legal point of discharge via gravity must be supported by a site specific stormwater management system that is designed by a suitably qualified engineer.

PART C.2.9

UTILITIES

Objective

To ensure urban dwellings and alterations, and additions to existing dwellings are provided with adequate utilities and services.

Standards

a. Development is provided with a letter box in accordance with *Australian Standards - AS-NZ 4253-1994* and Australia Post Publication *Protecting your mail.*

b. Development is provided with a standard telephone service as per the Telecommunications (Consumer Protection and Service Standards) Act 1999.

c. Development is provided with suitable waste bin storages behind the building line and screened where they are readily visible from adjoining land / roads.

d. Development is connected to the centralised electricity supply network in accordance with the requirements of the relevant electricity authority.

e. Development is connected to a reticulated water supply main via a minimum 20mm service and PSC Water Metre. If a rainwater tank system forms part of the water supply system, it must comply with the following:

   i. Tank installation / maintenance in accordance with the NSW Health Guidelines.

   ii. Tank storage capacity is a minimum of 10,000 litres and no greater than 20,000 litres, except where specified otherwise by BASIX.

   iii. Tanks must not exceed 3 metres in height above ground level (including any tank stand).

   iv. Tanks must be setback behind the building line and a minimum 1 metre from side or rear boundaries where greater than 2 metres in height.

   v. Tanks must not collect water from a source other than roof gutters or down pipes on a building or a water supply service pipe.

   vi. Tanks must be structurally sound and installed in accordance with manufacturer's specifications.

   vii. Tanks must not rest on a footing of any building or other structure on the property including a retaining wall.

   viii. Tanks must utilise prefabricated materials or be constructed from prefabricated elements designed and manufactured for the purpose of rainwater tank construction.

   ix. Tanks must be enclosed and inlets screened or filtered to prevent the entry of foreign matter or creatures.

   x. Tanks must utilise a non-reflective finish where they are readily visible from adjoining land / roads.

f. Development is connected to a reticulated sewer main where available. If unsewered, an on-site effluent management system is installed that complies with the following:

   i. *AS/NZS1547:2000 – On-site Domestic Wastewater Management.*

   ii. NSW Environment and Health Protection Guidelines *On-site Sewage Management for Single Households* (latest version).

PART C.3 MEDIUM DENSITY DEVELOPMENT

C.3.1 APPLICATION OF PART C.3

Application of Part C.3	**Secondary dwellings**
	Dual occupancies
	Semi-detached dwellings
	Attached dwellings
	Multi-dwelling housing
	Residential flat buildings
	Serviced Apartments
	Alterations and additions to any of the above

on any land that permits such developments under *Parkes Local Environmental Plan 2012*.

CONTENTS

PART C.3.2

SITE AREA AND FRONTAGE

Objective

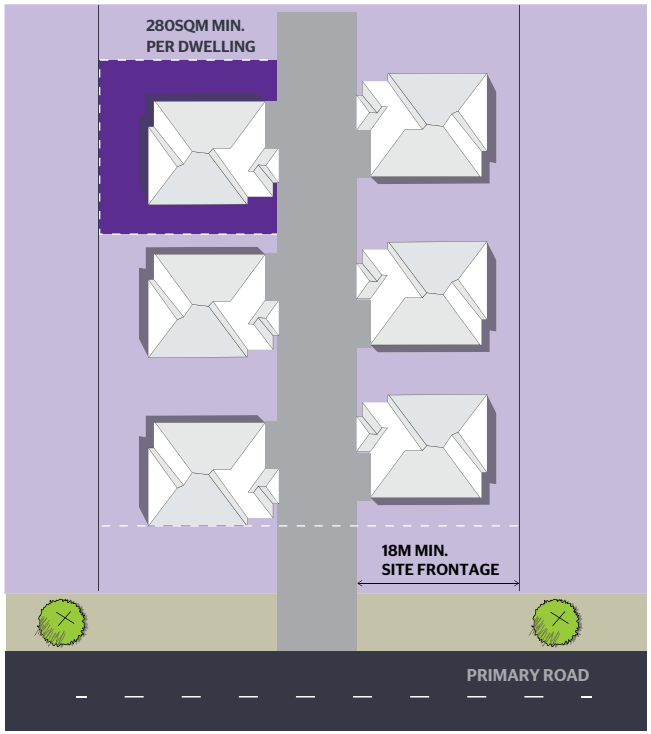
To prevent impacts associated with site over development by ensuring that the scale of medium density development is appropriate for the size of the site.

Standards

a. Site frontage is not less than 18 metres at the building line.

b. A minimum site area of 280m2 is provided per dwelling unit for developments involving secondary dwellings, dual occupancies, semi-attached dwellings, attached dwellings and multi-dwelling housing.

c. Notwithstanding b) above, the site area can be less than 280m2 where the proposed development demonstrates consistency with all other objectives and standards in this Part.



PART C.3.3

EARTHWORKS, RETAINING WALLS, STRUCTURAL SUPPORT AND DRAINAGE

Objective

To ensure earthworks associated with medium density development do not negatively impact on the surrounding streetscape or adjoining properties.

Standards

a. Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment basins, sediment fences, hay bale sediment filters and the like.

b. Earthworks shall not exceed a maximum height/depth, measured from existing ground level of 3 metres.

c. Despite a) above, earthworks must not exceed 1 metre in depth within 1 metre from any property boundary.

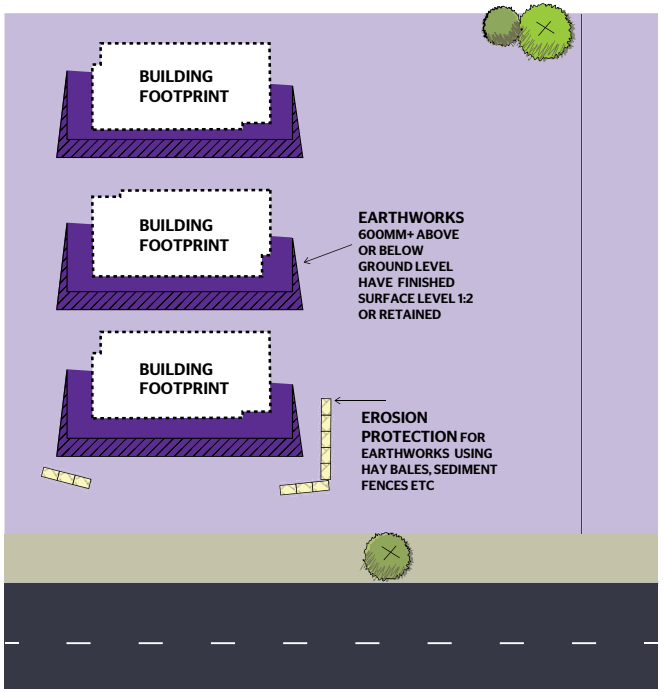
d. Imported fill must be certified Virgin Excavated Natural Material (VENM).

e. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of not less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a suitably qualified engineer.

f. All earthworks including batters, retaining walls or other structural supports, including footings and drainage, must be located wholly within the boundary.

g. Excavation areas shall be properly drained to a legal point of stormwater discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve).

h. Finished ground levels must drain to roadside drainage infrastructure or a drainage reserve at a minimum grade of 2%.



PART C.3.4

STREETSCAPE

Objective

To ensure medium density development does not negatively impact on the surrounding streetscape.

Standards

a. Development complies with the relevant building line setbacks specified in Section 3.5 of this Part.

b. Development is designed with attractive street elevations that feature at least 1 main entry door and 1 major window to a living area or bedroom per dwelling unit.

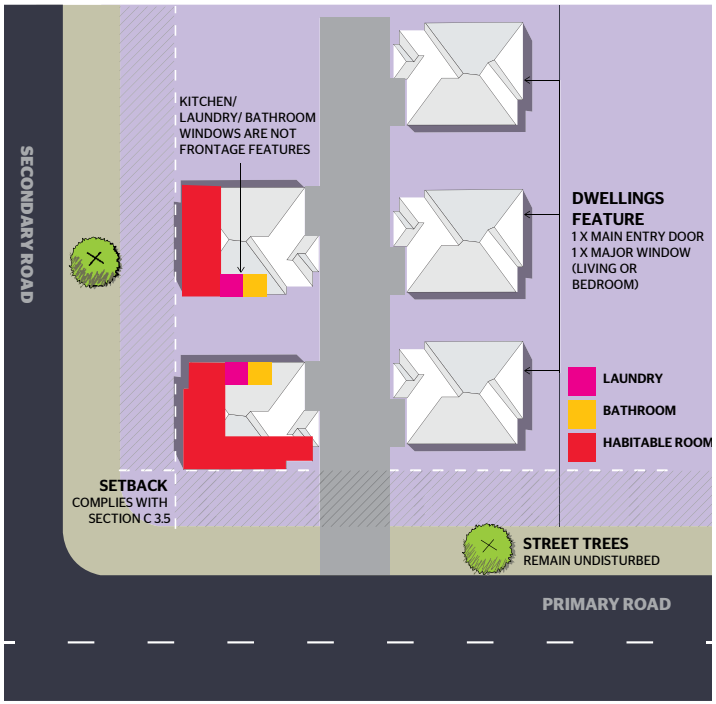
c. Kitchen, laundry or bathroom windows are not dominate features of the street elevation(s).

d. Development is designed so that attached garages are setback a minimum 5.5 metres from the property boundary (primary street or secondary street), unless a greater setback is specified in Part C.3.5 (Page 25).

e. On corner lots, development is designed to address both streets by complying with a), b) and c) above.

f. Variation of building design and / or materials used on external facades is provided where more than 3 dwelling units face a public primary or secondary road.

g. Development does not necessitate the removal of existing street trees that significantly contribute to streetscape appeal and character.



PART C.3.5

SETBACKS STANDARD LOTS

Objectives

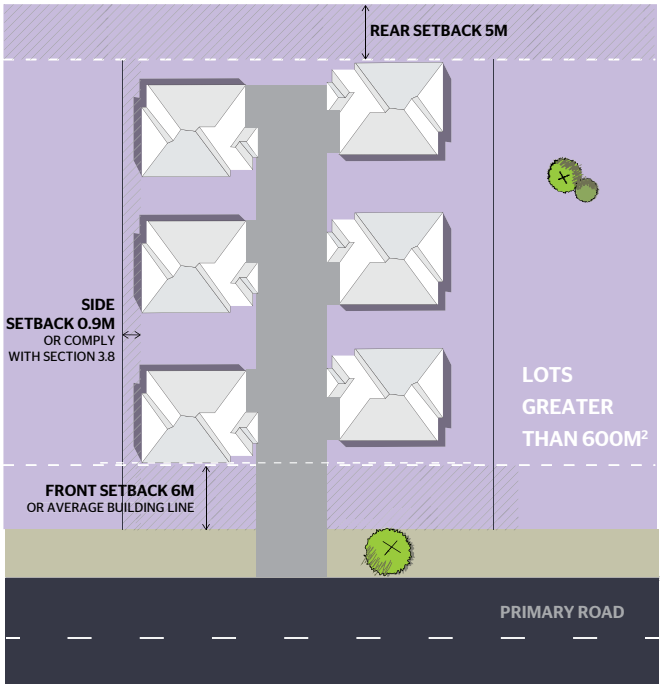
To ensure medium density developments are setback at consistent distances to minimise impacts related to streetscape, overshadowing, overlooking and privacy and to provide adequate space for landscaping and private recreation.

Standards

a. Medium density housing developments on standard lots comply with the minimum setback standards in the following table:

Boundary	Scenario	<600m2 lot	>600m2 Lot
Primary Road	Single Storey	Average building line or 4.5m	Average building line or 6m
	>Single Storey		
Side Boundary	Single Storey	0.9m or BCA	0.9m or BCA
	>Single Storey	1.5m or BCA	1.5m or BCA
Rear Boundary	Single Storey	3m	5m
	>Single Storey	5m	8m
Note: Setback must be increased where necessary to comply with the minimum private open space requirements of Part C.3.8			

b. Developments may project a maximum 1 metre forward of the building line for no more than 30% of the building width. Any projection is not to include a garage or bathroom and is not to be within 4.5 metres of the front boundary.



PART C.3.5

SETBACKS PARALLEL ROAD LOTS

Objectives

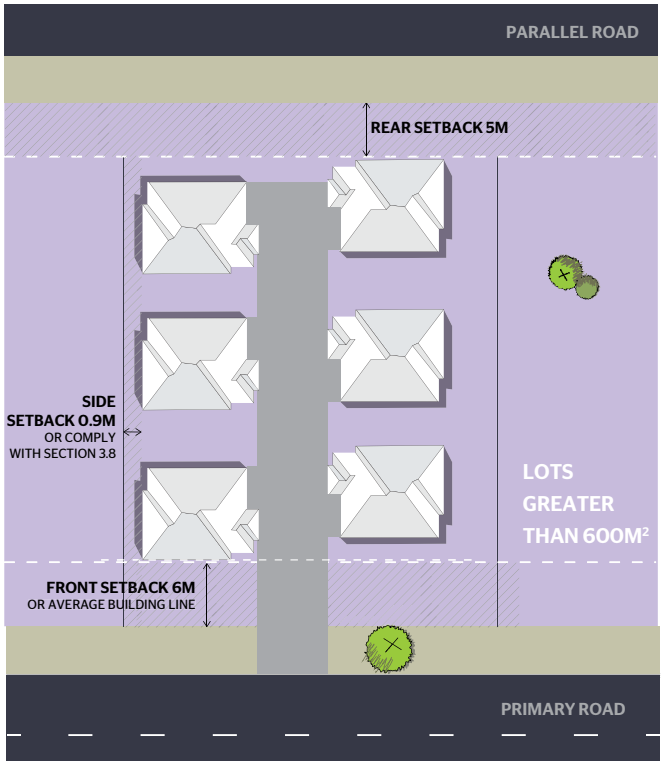
To ensure medium density developments are setback at consistent distances to minimise impacts related to streetscape, overshadowing, overlooking and privacy and to provide adequate space for landscaping and private recreation.

Standards

a. Medium density housing developments on parallel road lots comply with the minimum setback standards in the following table:

Boundary	Scenario	<600m2 lot	>600m2 Lot
Primary Road	Single Storey	Average building line or 4.5m	Average building line or 6m
	>Single Storey		
Side Boundary	Single Storey	0.9m or BCA	0.9m or BCA
	>Single Storey	1.5m or BCA	1.5m or BCA
Parallel Road	Single Storey	3m	5m
	>Single Storey	5m	8m
Note: Setback must be increased where necessary to comply with the minimum private open space requirements of Part C.3.8			

b. Developments may project a maximum 1 metre forward of the building line for no more than 30% of the building width. Any projection is not to include a garage or bathroom and is not to be within 4.5 metres of the front boundary.



PART C.3.5

SETBACKS BATTLE AXE LOTS

Objectives

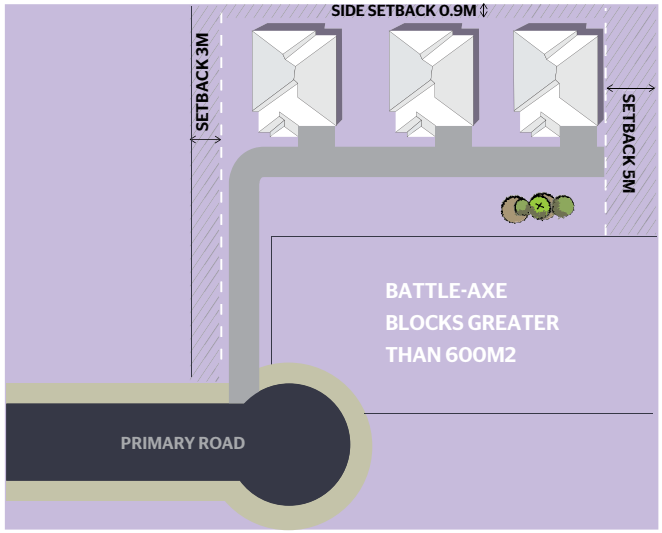
To ensure medium density developments are setback at consistent distances to minimise impacts related to streetscape, overshadowing, overlooking and privacy and to provide adequate space for landscaping and private recreation.

Standards

a. Medium density housing developments on battle-axe lots comply with the minimum setback standards in the following table:

Boundary	Scenario	Setback
Front Boundary	Dwelling	3m
	Alteration or Addition	3m
Side Boundary	Dwelling	0.9m or BCA
	Alteration or Addition	0.9m or BCA
Rear Boundary	Single Storey	5m
	>Single Storey	8m
Note: Setback must be increased where necessary to comply with the minimum private open space requirements of Part C.3.8		

b. Developments may project a maximum 1 metre forward of the building line for no more than 30% of the building width. Any projection is not to include a garage or bathroom and is not to be within 4.5 metres of the front boundary.



PART C.3.5

SETBACKS CORNER LOTS

Objectives

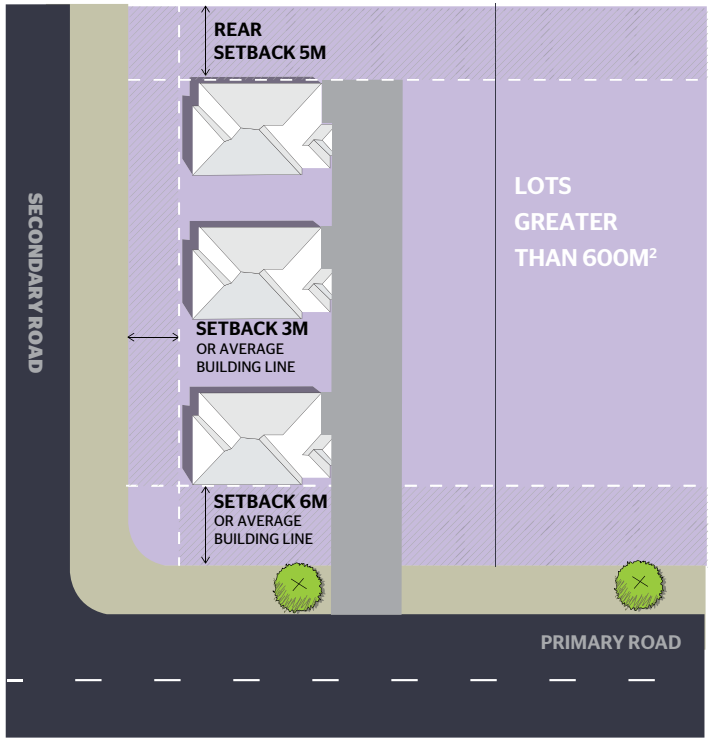
To ensure medium density developments are setback at consistent distances to minimise impacts related to streetscape, overshadowing, overlooking and privacy and to provide adequate space for landscaping and private recreation.

Standards

a. Medium density housing developments on corner lots comply with the minimum setback standards in the following table:

Boundary	Scenario	<600m2 lot	>600m2 Lot
Primary Road	Single Storey	Average building line or 4.5m	Average building line or 6m
	>Single Storey		
Secondary Road	Dwelling	3m	3m
	Alteration or Addition	3m or match existing	3m or match existing
Side Boundary	Single Storey	0.9m or BCA #	0.9m or BCA
	>Single Storey	1.5m or BCA #	1.5m or BCA
Rear Boundary	Single Storey	3m	5m
	>Single Storey	5m	8m
Note: Setback must be increased where necessary to comply with the minimum private open space requirements of Part C.3.8			

b. Developments may project a maximum 1 metre forward of the building line for no more than 30% of the building width. Any projection is not to include a garage or bathroom and is not to be within 4.5 metres of the front boundary.



PART C.3.5

SETBACKS LANEWAY LOTS

Objectives

To ensure medium density developments are setback at consistent distances to minimise impacts related to streetscape, overshadowing, overlooking and privacy and to provide adequate space for landscaping and private recreation.

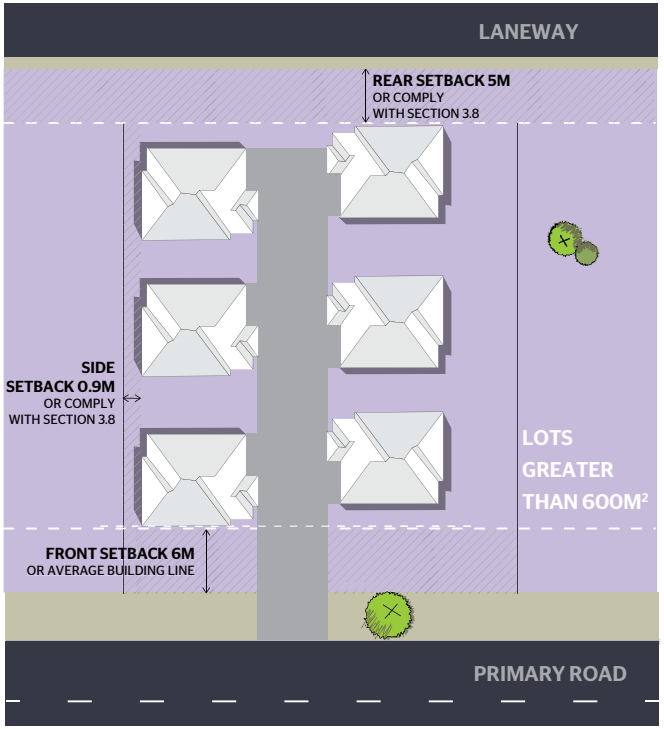
Standards

a. Medium density housing developments on laneway lots comply with the minimum setback standards in the following table:

Boundary	Scenario	<600m2 lot	>600m2 Lot
Primary Road	Single Storey	Average building line or 4.5m	Average building line or 6m
	>Single Storey		
Side Laneway or boundary	Single Storey	0.9m or BCA	0.9m or BCA
	>Single Storey	1.5m or BCA	1.5m or BCA
Rear Laneway or boundary	Single Storey	3m	5m
	>Single Storey	5m	8m
Note: Setback must be increased where necessary to comply with the minimum private open space requirements of Part C.3.8			

b. Developments may project a maximum 1 metre forward of the building line for no more than 30% of the building width. Any projection is not to include a garage or bathroom and is not to be within 4.5 metres of the front boundary.

c. Despite a) development on Laneway Lots may vary the setback requirements where compliance with Part C.3.12 Medium Density Housing Adjoining Laneways can be demonstrated.



PART C.3.6

BUILDING DESIGN

Objective

To ensure medium density housing developments do not cause adverse impacts related to streetscape, overshadowing and privacy.

Standards

a. Development is not more than 9 metres above existing ground level.

b. Building design achieves at least 3 hours of solar access to key living spaces / private open spaces of the adjoining dwellings at the winter solstice (21 June) between 9am and 3pm.

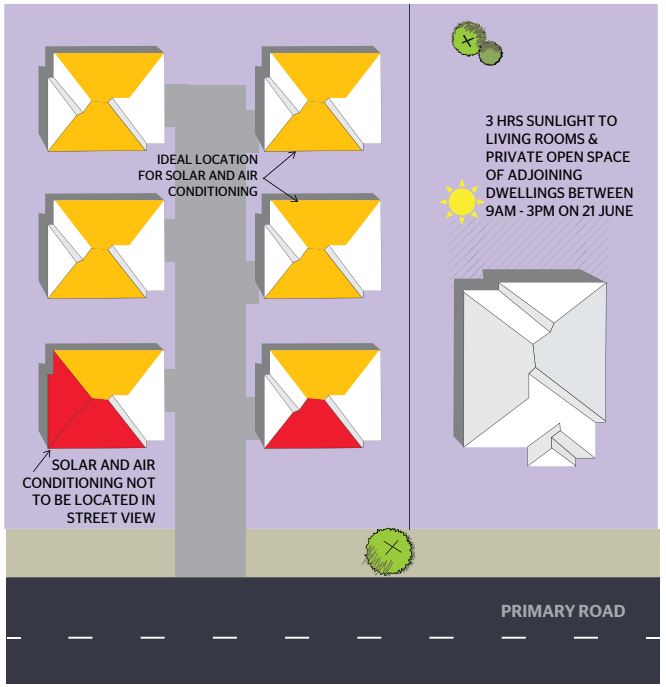
c. Wall mounted air-conditioning units are not located higher than 1.8 metres above existing ground level and are to be setback a minimum of 450 millimetres from any boundary.

d. Despite c) above, wall mounted air conditioning units may be located more than 1.8 metres above ground level where they service a second storey unit / dwelling and are not located closer than 1.5 metres from any boundary.

e. Wall mounted air-conditioning units are adequately screened and landscaped.

f. Roof mounted air-conditioning units are not located on the roof facing a primary road.

g. Roof mounted solar energy systems are not located on the roof facing a primary road unless required by a BASIX Certificate.



PART C.3.7

PRIVACY

Objective

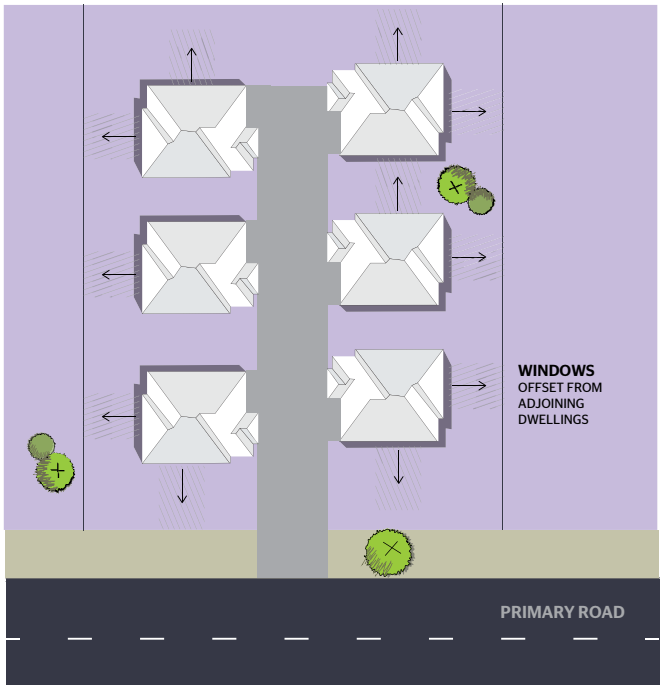
To ensure medium density housing development does not cause adverse impacts related to visual or acoustic privacy.

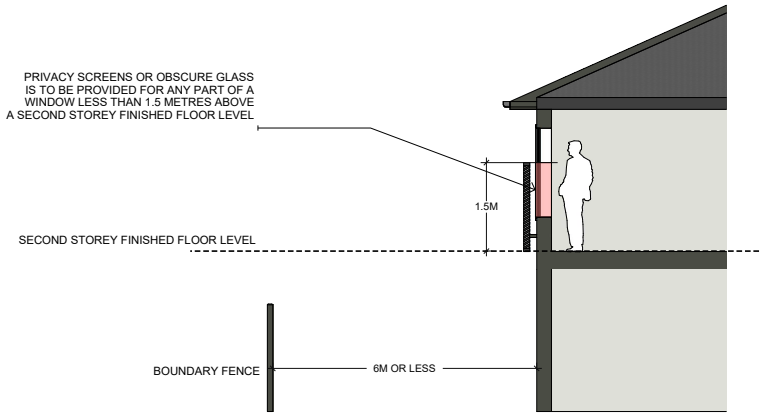
Standards

a. Windows, balconies and decks are not situated directly opposite windows of primary living rooms in any adjoining dwellings, unless the building design incorporates measures to reduce impacts.

b. Visual privacy of existing neighbouring dwellings is achieved by using narrow, translucent or obscured finishes for windows that are in elevated positions.

c. A privacy screen or obscure glass must be provided for any part of a second storey window that is less than 1.5 metres above the second storey finished floor level; where the window is less than 6 metres from a side or rear boundary adjacent to a residential property.





PART C.3.8

PRIVATE OPEN SPACE

Objective

To ensure medium density housing developments provide adequate areas for private recreation and relaxation.

Standards

a. Semi-detached dwellings, attached dwellings, multi-dwellings and dual occupancy developments provide a minimum 50m2 of private open space per dwelling. The private open space is not less than 3 metres wide in any direction, unless it can be demonstrated that the size and configuration allows practical and functional use by occupants of the dwelling.

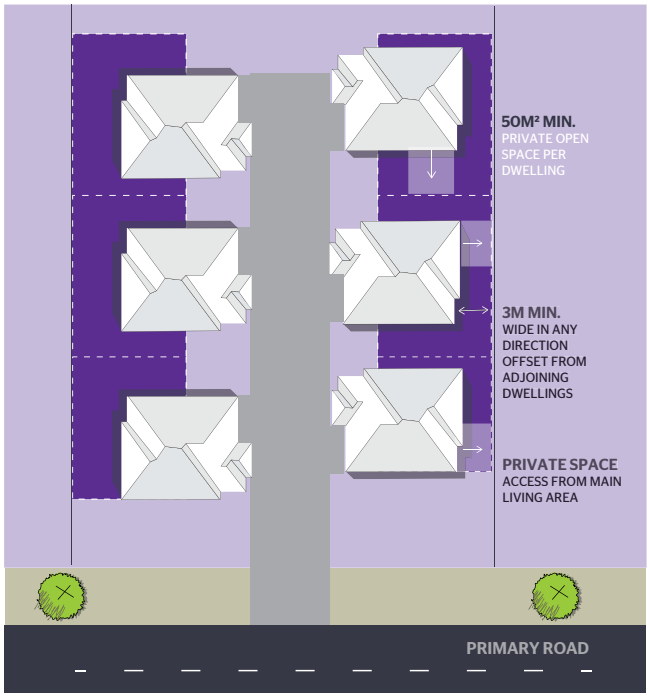
b. Residential flat buildings provide a minimum 10m2 per dwelling, which may be provided at balcony level.

c. Secondary dwellings must be provided with a minimum of 100m2 of private open space shared between the principal and secondary dwelling. The private open space is not less than 3 metres wide in any direction, unless it can be demonstrated that the size and configuration allows practical and functional use by occupants of both dwellings.

d. Private open space in medium density housing is oriented, where possible, to have a north-easterly aspect.

e. Private open space, or portions of private open space in medium density housing, is accessible directly from the main living areas in each dwelling.

f. Private open space in medium density housing is clearly defined by walls, fencing and landscaping so as to provide self-contained spaces, and excludes areas used for car parking and manoeuvring, waste bin storage and the like.



PART C.3.9

DRIVEWAYS, ACCESS AND CAR PARKING

Objectives

To ensure medium density developments are provided with appropriate access to the public road network and off-street parking.

Standards

a. Driveway locations, dimensions and finished levels comply with *Part 4A of the Austroads Guide to Road Design and Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*, unless otherwise specified in this Part.

b. The number of driveways provided from any site to any one street frontage is limited to 1 ingress and 1 egress, except for large developments where this may not be practical.

c. Car parks are not accessed directly from arterial roads unless there is no other practical means of gaining access to a public road and car park ingress and egress is appropriately designed.

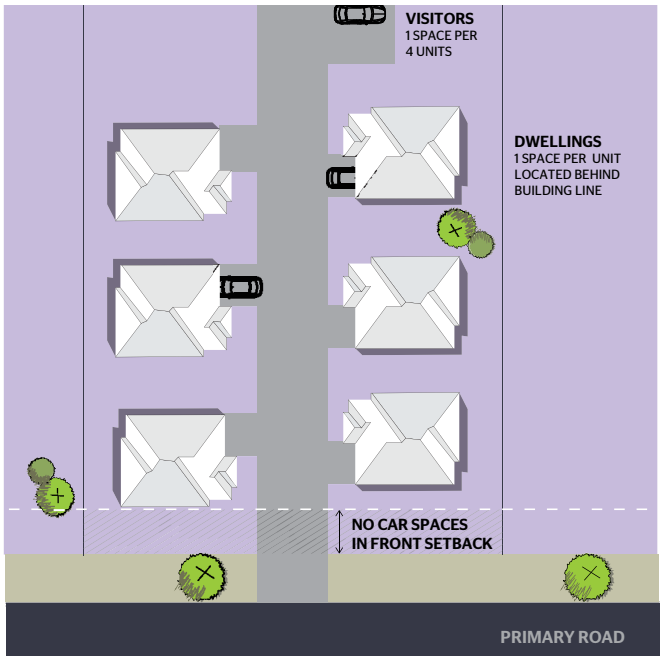
d. Safe sight distance of driveways complies with *Part 4A of the Austroads Guide to Road Design.*

e. The potential for on-street queuing is eliminated by the provision of sufficient standing area for vehicles entering parking areas.

f. Off-street car parks and internal roads are designed / constructed in accordance with *Australian Standard 2890.1 Off-Street Car Parking.*

g. Dual occupancies, secondary dwellings and semi-detached dwellings are provided with 1 on-site car parking space per dwelling behind the building line. Visitor car parking not required.

h. Semi-detached dwellings are provided with 1 on-site car parking space per dwelling behind the building line. Visitor car parking not required.



i. Attached dwellings, multi-dwelling housing, serviced apartments and residential flat buildings are provided with 1 on-site car parking space per dwelling + 1 space per 4 dwellings for visitor parking.

j. Car parks servicing 3 or more dwellings are line-marked to indicate the layout and circulation pattern of traffic.

k. Vehicle movement areas are designed to allow all vehicles, including larger vehicles such as emergency vehicles and service vehicles to safely enter and exit the site in a forwards direction. Exceptions may be considered where the design provides each dwelling with separate and distinct frontage to a primary and / or secondary road.

l. Car parks incorporate the use of appropriately graded footpaths to optimise access to and within the development.

m. On-site visitor car parking areas are not located within the front setback area to the primary road servicing the development site.

n. On-site resident and visitor car parking areas are screened by landscaping or other suitable means when they are highly visible from the public domain.

o. Driveway locations do not require removal of established street trees.

PART C.3.10

STORMWATER MANAGEMENT

Objective

To ensure stormwater from medium density development is properly drained to a legal point of discharge without causing adverse impacts on public drainage infrastructure or downslope properties.

Standards

a. Development complies with Part 3: Stormwater drainage of AS/NZS 3500.3, 2015 Plumbing and Drainage.

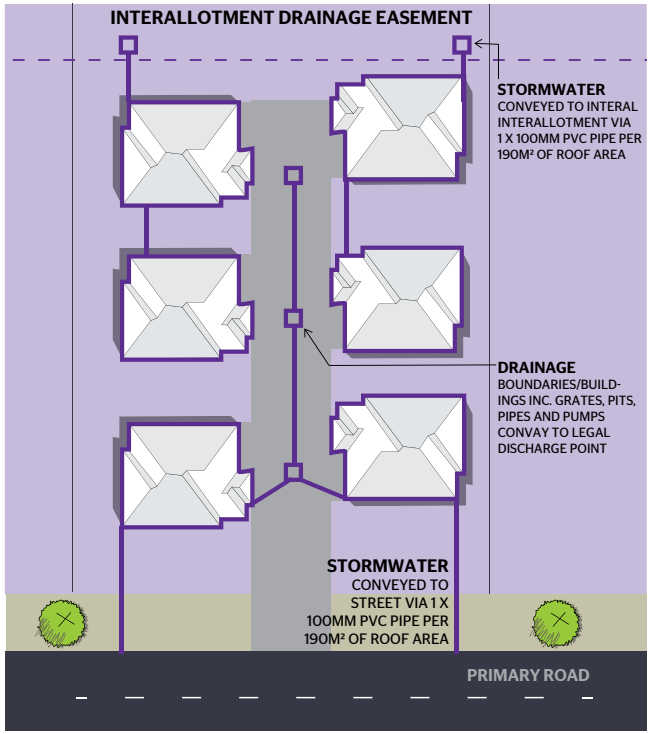
b. Development in the Parkes Urban Area incorporates on-site detention as specified in the *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

c. Development takes into account the stormwater management requirements of the whole site in a 5% AEP, including drainage from all buildings, driveways and hardstand areas, and how stormwater from these areas will be managed via pipes / pits / tanks / pumps to a legal point of discharge.

d. Any development discharging stormwater to roadside kerb and gutter complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m² of roofed / driveway / hardstand area.

   ii. Installation of 100mm diameter kerbside outlets as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*



e. Any development discharging stormwater to a drainage reserve complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Discharge point(s) to the drainage reserve via minimum 600mm x 600mm concrete pit(s) with zinc plated metal grate and installed so the top of grate is flush to ground surface as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

f. Any development discharging stormwater to inter-allotment drainage complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Discharge point(s) to inter-allotment drainage via existing pit(s) or new pit(s) as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* where no pit exists.

g. Any development that incorporates a water tank(s) into the stormwater management system must comply with the following:

   i. The water tank system, including roof area, tank inlet pipe size, tank storage capacity and tank outlet pipe size, must be suitably designed / sized to accommodate stormwater in a 5% AEP, with all overflow being directed to a legal point of discharge.

   ii. Any roof area that is not capable of being managed through the water tank system is directed away from the water tank system and is properly managed to a legal point of discharge in accordance with this Part.

   iii. Stormwater from driveways and hardstand areas is directed away from the water tank(s) and is properly managed to a legal point of discharge in accordance with this Part.

h. Any development that drains surface water from driveways and hardstand areas towards buildings and side or rear properties must incorporate surface water drainage (grates, pits, pipes, pumps) which is then directed to a legal point of discharge or suitably sized rubble drain.

i. Any development that cannot drain stormwater to a legal point of discharge via gravity must be supported by a site specific stormwater management system that is designed by a suitably qualified engineer.

PART C.3.11

UTILITIES

Objective

To ensure medium density housing developments are provided with adequate utilities and services.

Standards

a. Development is provided with a combined letter box structure that is incorporated into site landscaping and in accordance with *Australian Standards - AS-NZ 4253-1994* and Australia Post Publication *Protecting your mail.*

b. Development is provided with a standard telephone service to each dwelling as per the *Telecommunications (Consumer Protection and Service Standards) Act 1999.*

c. Development is provided with suitable waste bin storages at each dwelling that are not readily visible from a public road, adjoining properties or dwellings within the medium density development.

d. Development is connected to the centralised electricity supply network in accordance with the requirements of the relevant electricity authority.

e. Development is connected to a reticulated water supply main / metre in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021,* following issue of a water connection approval from Council's Infrastructure Department under the *Local Government Act 1993.*

f. Development is connected to a reticulated sewer main in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*, following issue of a sewer connection approval from Council's Infrastructure Department under the *Local Government Act 1993.*

PART C.3.12

MEDIUM DENSITY HOUSING ADJOINING LANEWAYS

Objectives

To ensure medium density housing developments adjoining laneways have acceptable standards of access and services and do not impact on privacy and overshadowing of adjoining properties.

Standards

a. Development fronting a laneway does not exceed 1 storey in height.

b. The laneway is not the main pedestrian access to medium density dwellings, with pedestrian access provided to a primary street via a minimum 1.5 metre wide path.

c. Any door adjoining a laneway is setback a minimum 1.5 metres from the boundary adjoining the laneway.

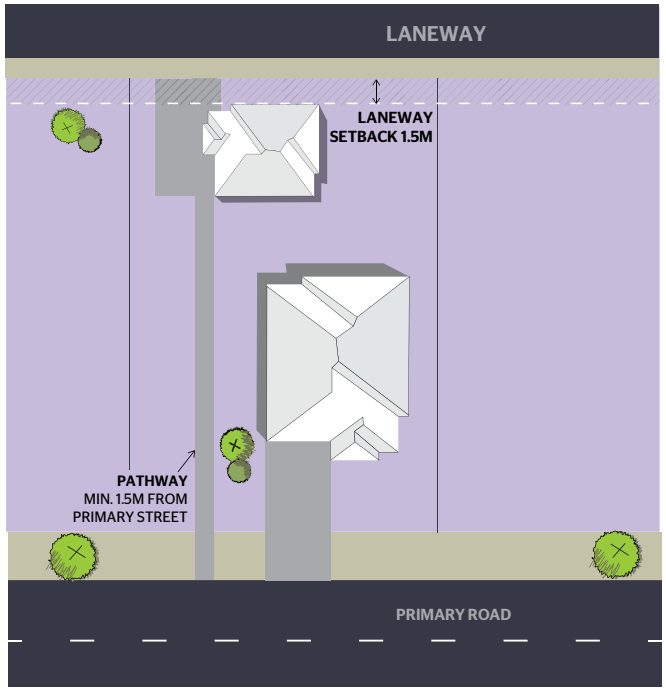
d. Garage door openings adjoining a laneway are setback 2.5 metres from the boundary adjoining the laneway.

e. Boundary fencing is splayed at 45 degrees to accommodate garage openings and vehicle turning paths.

f. Resident or visitor parking is not provided in the laneway reserve.

g. Sensor lighting, with a manual override switch, is installed at all garages and door entries adjoining laneways.

h. Adequate provision is made for the collection of mail from a primary road.



PART C.4
SHOP TOP HOUSING

C.4.1 APPLICATION OF PART C.4

Applies to:	**Shop top housing**
	Alterations and additions to existing shop top housing
on land in any zone under *Parkes Local Environmental Plan 2012*, other than land zoned:	**B2 Local Centre**
	B4 Mixed Use
	RU5 Village

CONTENTS

PART C.4.2

STREETSCAPE

Objective

To ensure shop top housing complements the character and amenity of commercial land-use and does not negatively impact on the surrounding streetscape.

Standards

a. Development does not result in the removal of prominent architectural features of existing buildings.

b. Development features balconies to the primary street elevation.

c. Development features at least one major window from a living area or bedroom to the primary street elevation.

d. Kitchen, laundry or bathroom windows are not prominent features of street elevations.

e. Clothes drying facilities are not provided within balconies or in areas that can be readily viewed from a primary street.

f. Development does not necessitate the removal of existing street trees that significantly contribute to streetscape appeal and character.

PART C.4.3

PRIVACY

Objective

To ensure shop top housing does not impact on the visual or acoustic privacy of neighbouring land-uses.

Standards

a. Windows, balconies and decks are not situated directly opposite windows of primary living rooms in any adjoining dwellings, unless the building design incorporates measures to reduce impacts.

b. Wall mounted air-conditioning units are located as far as possible from the bedroom areas of adjoining residences and in a manner that noise generated from the unit is not audible in habitable rooms of adjoining residences.

c. Roof mounted air-conditioning units are not located on the roof facing a primary street.

PART C.4.4

PRIVATE OPEN SPACE

Objective

To ensure shop top housing developments provide adequate areas for private recreation and relaxation.

Standards

a. Shop top housing provides a minimum 10m2 of private open space per dwelling, which may be provided at balcony level.

b. Private open space, or portions of private open space in shop top housing, is accessible directly from the main living areas in each dwelling.

PART C.4.5

DRIVEWAYS, ACCESS AND CAR PARKING

Objectives

To ensure shop top housing developments provide appropriate access and off-street parking.

Standards

a. Shop top housing developments provide 1 on-site car parking space per dwelling, unless it can be demonstrated the commercial area has surplus street parking during the hours 7pm to 7am weekdays and weekends. Visitor car parking not required.

PART C.5
LARGE LOT DWELLINGS

C.5.1 APPLICATION OF PART C.5

Applies to:	**Single dwellings**
	Dual occupancies
	Alterations and additions to existing dwellings

on land zoned R5 Large Lot Residential under *Parkes Local Environmental Plan 2012*

CONTENTS

PART C.5.2

EARTHWORKS, RETAINING WALLS, STRUCTURAL SUPPORT AND DRAINAGE

Objective

To ensure earthworks associated with large lot dwellings or alterations and additions to existing dwellings does not negatively impact on the surrounding streetscape or adjoining properties.

Standards

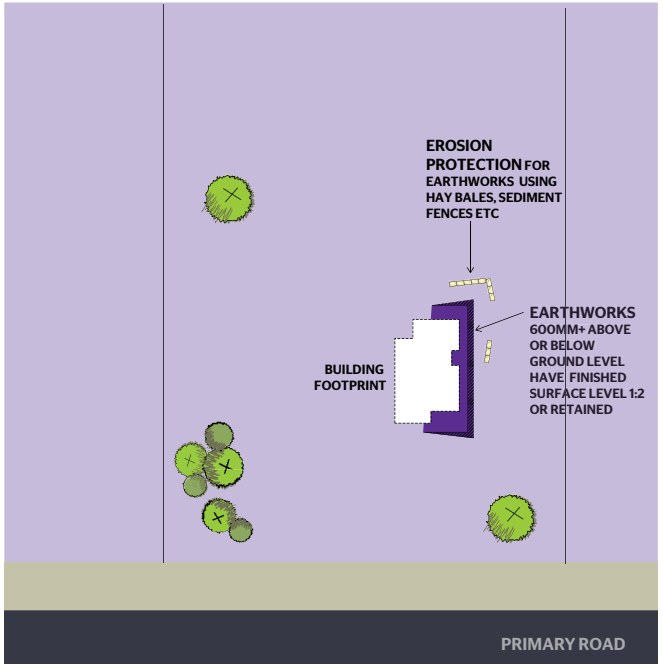
a. Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment basins, sediment fences, hay bale sediment filters and the like.

b. Earthworks shall not exceed a maximum height/depth, measured from existing ground level of 3 metres.

c. Imported fill must be certified Virgin Excavated Natural Material (VENM).

d. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of no less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a suitably qualified engineer.

e. Excavation areas, including retaining walls and other structural support, shall be properly drained a minimum 3 metres away from buildings, if the lot is not connected to stormwater drainage infrastructure.



PART C.5.3

STREETSCAPE

Objective

To ensure large lot dwellings and alterations and additions to existing dwellings do not negatively impact on the surrounding streetscape.

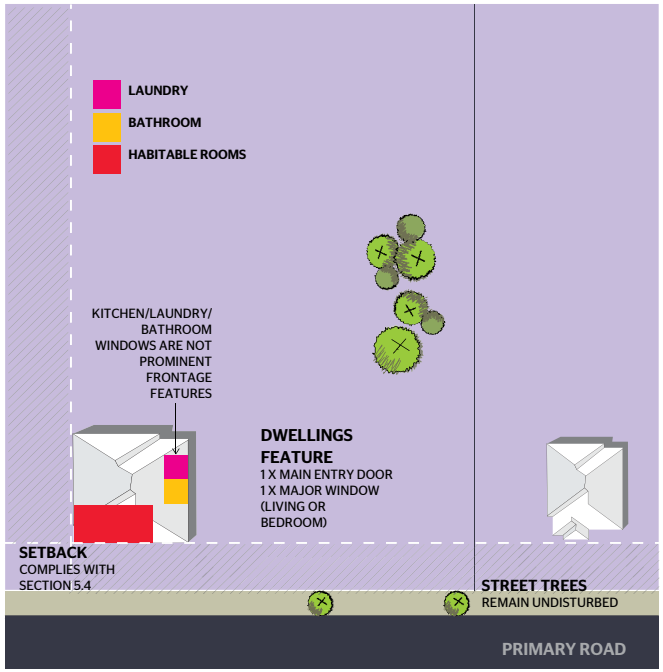
Standards

a. Development complies with the relevant building line setbacks specified in Part C.5.4.

b. Development is designed with attractive street elevations that feature at least 1 main door and 1 major window to a living area or bedroom.

c. Kitchen, bathroom or laundry windows are not prominent features of the street elevation(s).

d. Development does not necessitate the removal of existing street trees that significantly contribute to streetscape appeal and character.



PART C.5.4

SETBACKS R5 ZONE 4,000M2 LOT SIZE AREA

Objective

To ensure large lot dwellings and alterations and additions to existing dwellings are properly located so as to minimise adverse impacts on agricultural activities, environmentally sensitive land and public roads by ensuring there is adequate separation between uses.

Standards

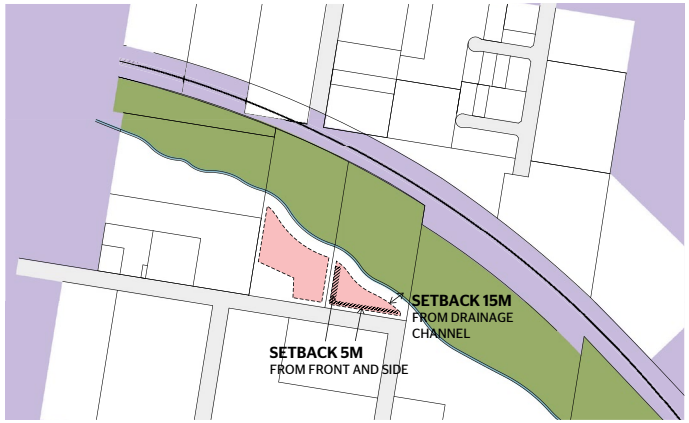
a. Development is located within a designated building envelope, where these are shown on the Deposited Plan.

b. Development on Lots 871 and 1054 DP 750152 must be located on the southern side of the watercourse (tributary of Goobang Creek) **(FIGURE 1)**

c. Alternatively, development is setback from certain land-uses and environmentally sensitive areas as per the table below:

Setback	Land-use Activity / Environmentally Sensitive Area
40m	Land mapped as riparian lands, watercourses and wetlands under *Parkes Local Environmental Plan 2012*
50m	Railway corridor
20m	Land mapped as Terrestrial Biodiversity under *Parkes Local Environmental Plan 2012.*
20m	Heritage items listed under *Parkes Local Environmental Plan 2012 or State Heritage Register*
15m or the average building line setback of adjoining dwellings, whichever is the lesser	Primary road corridor
10m	Secondary road corridor
10m	Rear boundary
5m	Side boundary (not adjoining a road)

FIGURE 1:



PART C.5.4

SETBACKS R5 ZONE 1HA LOT SIZE AREAS

Objective

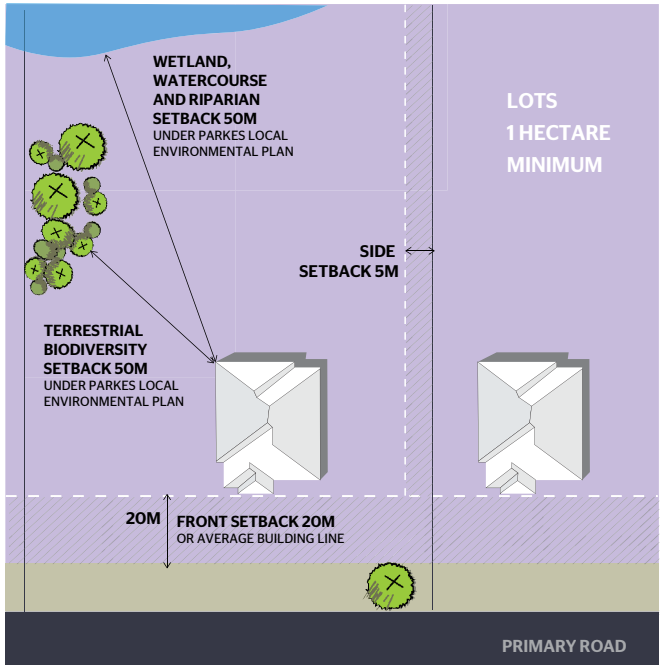
To ensure large lot dwellings and alterations and additions to existing dwellings are properly located so as to minimise adverse impacts on agricultural activities, environmentally sensitive land and public roads by ensuring there is adequate separation between uses.

Standards

a. Development is located within a designated building envelope, where these are shown on the Deposited Plan.

b. Alternately, development is setback from certain land-uses and environmentally sensitive areas as per the table below:

Setback	Land-use Activity / Environmentally Sensitive Area
50m	Land zoned RU1 Primary Production
40m	Land mapped as riparian lands, watercourses and wetlands under Parkes Local Environmental Plan 2012
20m	Land mapped as Terrestrial Biodiversity under Parkes Local Environmental Plan 2012
20m	Heritage items listed under Parkes Local Environmental Plan 2012 or State Heritage Register
20m	Railway corridor
20m or the average building line setback of adjoining dwellings, whichever is the lesser	Primary road corridor
10m	Secondary road corridor
10m	Rear boundary
5m	Side boundary (not adjoining a road)



PART C.5.4

SETBACKS R5 ZONE 4HA LOT SIZE AREAS

Objective

To ensure large lot dwellings and alterations and additions to existing dwellings are properly located so as to minimise adverse impacts on agricultural activities, environmentally sensitive land and public roads by ensuring there is adequate separation between uses.

Standards – R5 Zone

a. Development is located within a designated building envelope, where these are shown on the Deposited Plan.

b. Alternatively, development is setback from certain land-uses and environmentally sensitive areas as per the table below:

Setback	Land-use Activity / Environmentally Sensitive Area
50m	Neighbouring land zoned RU1 Primary Production
40m	Land mapped as riparian lands, watercourses or wetlands under *Parkes Local Environmental Plan 2012*
20m	Land mapped as Terrestrial Biodiversity under *Parkes Local Environmental Plan 2012*.
20m	Heritage items listed under *Parkes Local Environmental Plan 2012* or State Heritage Register.
20m	Railway corridor
20m or the average building line setback of adjoining dwellings, whichever is the lesser	Primary road corridor
10m	Secondary road corridor
20m	Rear boundary
10m	Side boundary (not adjoining a road)

PART C.5.5

DRIVEWAYS, ACCESS AND CAR PARKING

Objective

To ensure safe access is provided to all large lot dwellings in accordance with minimum engineering standards.

Standards

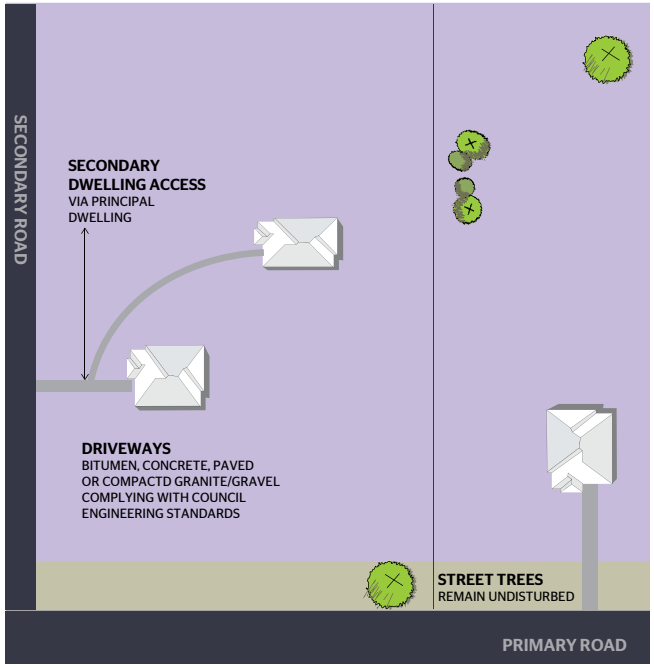
a. Development is serviced by a practical and legal access that connects to the public road network.

b. Development gains access to the local road network and not directly onto a classified road, except in circumstances where the property has no other practical means of gaining access to the public road network and meets TfNSW requirements.

c. Driveway locations, dimensions and finished levels comply with Part 4A of the *Austroads Guide to Road Design, Planning for Bushfire Protection 2018* (where applicable) and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*, unless otherwise specified in this Part.

d. Driveways and parking spaces are bitumen sealed, paved, concreted or finished in compacted granite / gravel to comply with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*. Where development is a dual occupancy / secondary dwelling, the dwelling gains access to the public road network via the same entrance as the primary dwelling.

e. Driveway locations do not require removal of established street trees.



PART C.5.6

STORMWATER MANAGEMENT

Objective

To ensure stormwater from large lot dwellings, and alterations and additions to dwellings is properly drained to so as not to cause negative impacts on buildings, public infrastructure, natural waterways or downslope private property.

Standards

a. Development is not to discharge stormwater directly to a natural waterway.

b. Development complies with Part 3: Stormwater drainage of AS/NZS 3500.3, 2015 Plumbing and Drainage, unless otherwise specified in this Part.

c. Development manages stormwater generated from a 5% AEP via pipes / pits / tanks / pumps to a legal point of discharge or a suitably sized rubble drain.

d. Any development discharging stormwater to roadside kerb and gutter complies with the following:

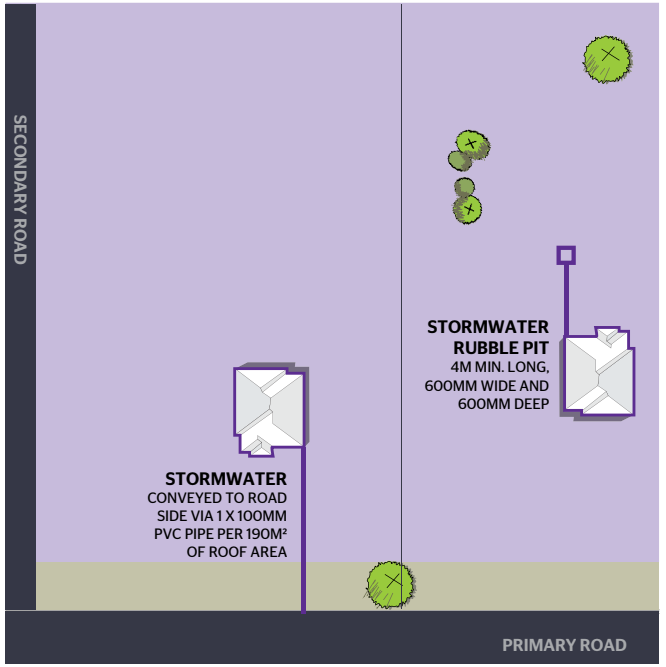
   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Maximum of 3 x 100mm diameter kerbside outlets per property as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

e. Any development discharging stormwater to a roadside table drain complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m2 of roofed / driveway / hardstand area.

   ii. Discharge point(s) to the table drainage via a concrete surround that is finished flush to the profile of the table drain as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*



f. Any development discharging stormwater to a drainage reserve complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m2 of roofed / driveway / hardstand area.

   ii. Discharge point(s) to the drainage reserve via concrete pit(s) with zinc plated metal grate and installed so the top of the grate is flush to ground surface as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

g. Any development discharging stormwater to inter-allotment drainage complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m2 of roofed / driveway / hardstand area.

   ii. Discharge point(s) to inter-allotment drainage via existing pit(s) or a new pit as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* where no pit exists.

h. Any development that incorporates a water tank(s) into the stormwater management system must comply with the following:

   i. The water tank system, including roof area, tank inlet pipe size, tank storage capacity and tank outlet pipe size, must be suitably designed / sized to accommodate stormwater in a 5% AEP, with all overflow being directed to a legal point of discharge.

   ii. Any roof area that is not capable of being managed through the water tank system is directed away from the water tank system and is properly managed to a legal point of discharge in accordance with this Part.

   iii. Stormwater from driveways and hardstand areas is directed away from the water tank(s) and is properly managed to a legal point of discharge in accordance with this Part.

   iv. Tank(s) comply with 5.7.2(e) of this Part.

i. Any development discharging stormwater to an on-site rubble drain complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m2 of roofed / driveway / hardstand area.

   ii. Installation of a minimum 600mm deep x 600mm wide x 4000mm long rubble drain.

   iii. Backfill of rubble drain void with minimum 20mm diameter stone aggregate.

j. Development that drains surface water from driveways and hardstand areas towards buildings and side or rear properties must incorporate surface water drainage (grates, pits, pipes, pumps) which is then directed to a legal point of discharge or suitably sized rubble drain.

PART C.5.7

UTILITIES

Objective

To ensure large lot dwellings and alterations and additions to existing dwellings are provided with adequate utilities and services.

Standards

a. Development is provided with a rural address number in accordance with the *Parkes Shire Council Rural Addressing Scheme*.

b. Development is provided with a letter box in accordance with *Australian Standards - AS-NZ 4253-1994* and Australia Post Publication *Protecting your mail*.

c. Development is provided with a standard telephone service as per the Telecommunications (Consumer Protection and Service Standards) Act 1999.

d. Development is provided with suitable waste bin storages behind the building line.

e. Development is connected to the centralised electricity supply network in accordance with the requirements of the relevant electricity authority. If centralised electricity is unavailable or deemed impractical to augment, a decentralised power supply is installed that provides:

   i. Minimum 10 kilowatts of instantaneous power.

   ii. Minimum 3.5 kilowatts of on-site battery storage.

f. Development is connected to a reticulated water supply main where available via a minimum 20mm service and water metre. If a reticulated water supply is unavailable, a rainwater tank system is installed that complies with the following:

   i. *Planning for Bushire Protection 2019* (where applicable).

   ii. Minimum 45,000 litre water storage capacity, with 20,000 litres reserved for firefighting purposes in a fire proof tank where a hydrant with adequate pressure is not within 90 metres of the development.

   iii. Tanks must not exceed 3 metres in height above ground level (including any tank stand).

   iv. Tanks must not collect water from a source other than roof gutters or down pipes on a building or a water supply service pipe.

   v. Tanks must be structurally sound and installed in accordance with manufacturer's specifications.

   vi. Tanks must not rest on a footing of any building or other structure on the property including a retaining wall.

   vii. Tanks must utilise prefabricated materials or be constructed from prefabricated elements designed and manufactured for the purpose of construction of a rainwater tank.

   viii. Tanks must be enclosed and inlets screened or filtered to prevent the entry of foreign matter or creatures.

   ix. Tanks must utilise a non-reflective finish where they are readily visible from adjoining land / roads.

g. Development is connected to a reticulated sewer main where available. If unsewered, an on-site effluent management system is installed that complies with the following:

   i. *AS/NZS1547:2000 – On-site Domestic Wastewater Management*.

   ii. *NSW Environment and Health Protection Guidelines On-site Sewage Management for Single Households* (latest version).

PART C.6
RURAL DWELLINGS

C.6.1 APPLICATION OF PART C.6

Applies to:	**Single dwellings**
	Secondary dwellings
	Dual occupancy (attached)
	Rural workers dwelling
	Alterations and additions to any of the above

on land zoned RU1 Primary Production under *Parkes Local Environmental Plan 2012*.

CONTENTS

PART C.6.2

EARTHWORKS, RETAINING WALLS, STRUCTURAL SUPPORT AND DRAINAGE

Objective

To ensure earthworks associated with rural dwellings, and alterations and additions to existing dwellings does not negatively impact on the receiving environment or adjoining properties.

Standards

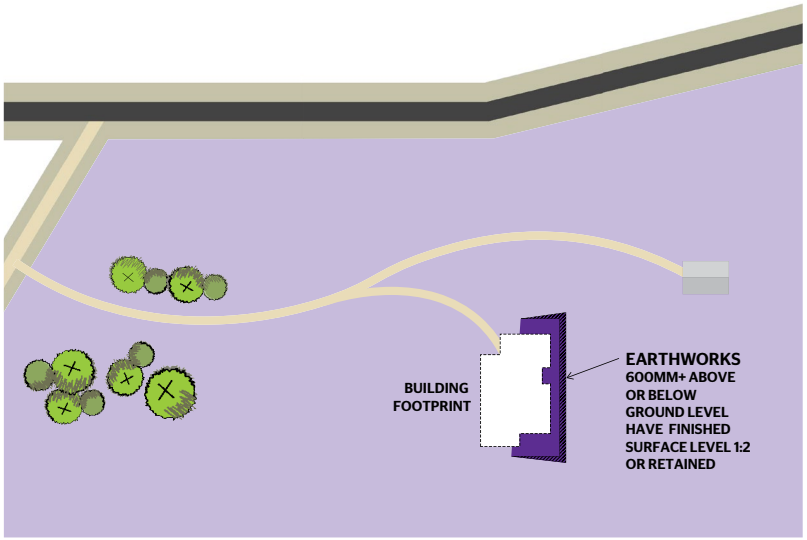
a. Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment basins, sediment fences, hay bale sediment filters and the like.

b. Earthworks shall not exceed a maximum depth, measured from existing ground level of 3 metres.

c. Imported fill must be certified Virgin Excavated Natural Material (VENM).

d. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of no less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a professional engineer.

e. Earthworks including retaining walls and other structural support, shall be properly drained a minimum 3 metres away from buildings.



PART C.6.3

SETBACK

Objective

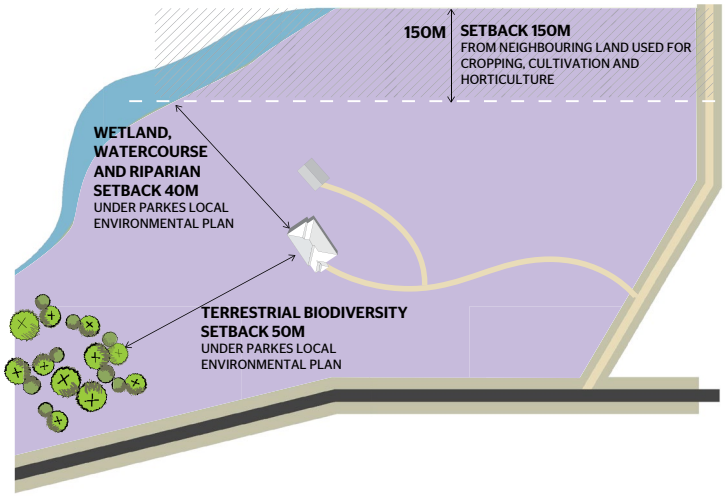
To ensure rural dwellings are properly located so as to minimise adverse impacts on agricultural activities, environmentally sensitive land and public roads by ensuring there is adequate separation between uses.

Standards

a. Development is located within a designated building envelope, where these are shown on the Deposited Plan.

b. Alternatively, development is setback from certain land-uses and environmentally sensitive areas as per the table below:

Setback	Land-use Activity / Environmentally Sensitive Area
1000m	Neighbouring abattoirs, feedlots, feed-pad dairies, piggeries, poultry farms, potentially hazardous or offensive industries, mines and extractive industries that involve blasting.
1000m	Neighbouring effluent irrigation application areas.
500m	Neighbouring dairies, rural industries, sewerage treatment plants, mines and extractive industries that don't involve blasting.
500m	Land zoned SP1 Special Activities (Parkes National Logistics Hub).
500m	Neighbouring large scale rural industries involving wet plant or potentially noisy operations.
150m	Neighbouring land used for cropping, cultivation, horticulture, viticulture, turf farms, rabbit farms.
100m	Railway corridor.
40m	Land mapped as riparian lands, watercourses and wetlands under *Parkes Local Environmental Plan 2012*.



50m	Neighbouring land used for livestock grazing
50m	Land mapped as Terrestrial Biodiversity on *Parkes Local Environmental Plan 2012*.
50m	Heritage items listed under *Parkes Local Environmental Plan 2012* or State Heritage Register.
40m	Sheds, yards, sheep dips, livestock burial pits, effluent management ponds, open storage areas or the like that may pose a potential chemical contamination risk as a result of past activities.
20m	Road corridors.

Note:
The separation distances represent best practice minimum buffer distances. Where a rural dwelling is proposed and the adjoining land is being used, is likely to be used, or is capable of being used for more than one type of primary industry activity included in the setback tables in this section, then the greatest of the setback distances is to be implemented.

Development Applications involving a variation to the minimum setback distances shown in the setback tables in this section will be considered by Council if they are accompanied by appropriate studies / investigations / justification to confirm that the dwelling could be appropriately located without causing significant constraint on nearby agricultural activities.

Where replacement dwellings are proposed, the setback of the dwelling should not be less than the setback of the lawfully erected dwelling which is intended to be replaced, and the dwelling should not create any additional adverse impacts on any neighbouring land-use activity.

PART C.6.4

BUILDING DESIGN

Objective

To ensure rural dwellings appear as traditional accommodation buildings in the rural landscape and do not have the appearance of sheds and other outbuildings as viewed from a public road.

Standards

a. Rural dwellings located within 150 metres of a public road must be designed so that the elevation facing the road resembles a traditional or modern dwelling structure. This is generally achieved with architectural features such as verandas, porticos, entry door features, windows to habitable rooms, pitched roofs, appropriate building materials (masonry / rendered blue-board / weatherboard walls and tile / corrugated metal roofing) or combinations of these elements.

b. Metal materials, including large areas of "zincalume" or similar reflective materials, are selectively used so that a glare nuisance is not caused to surrounding neighbours or traffic travelling along public roads.

c. Living areas within rural dwellings are oriented to the north or east, and window placement allows internal solar access during winter months and limits internal solar access during summer months.

d. Rural dwellings are located close to other outbuildings to form a "homestead group" of buildings, where applicable and practical.

e. The peak height of any rural dwelling must not protrude above the ridgeline of the highest hill within 100 metres of the subject development

PART C.6.5

DRIVEWAYS, ACCESS AND CAR PARKING

Objective

To ensure safe access is provided to all rural dwellings in accordance with minimum engineering standards.

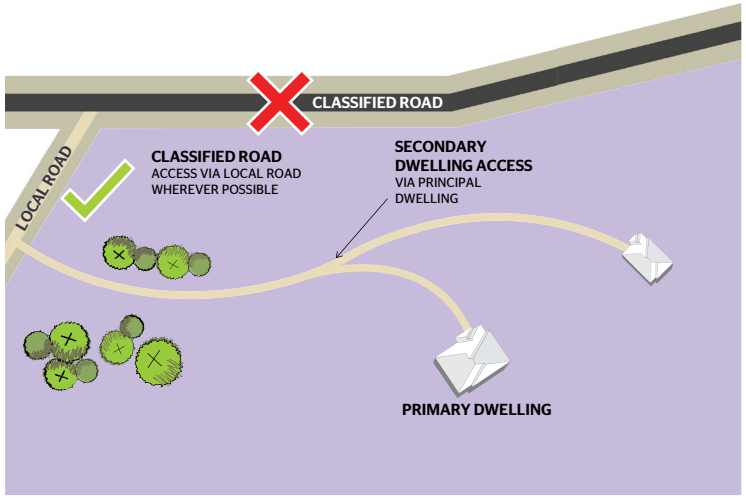
Standards

a. Development is serviced by a practical and legal access that connects to the public road network.

b. Development gains access to the local road network and not directly onto a classified road, except in circumstances where the property has no other practical means of gaining access to the public road network and meets TfNSW requirements.

c. Driveway locations, dimensions and finished levels comply with Part 4A of the *Austroads Guide to Road Design, Planning for Bushfire Protection 2019* (where applicable) and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*, unless otherwise specified in this Part.

d. Where development is a dual occupancy, secondary dwelling or rural workers dwelling, the new dwelling gains access to the public road network via the same entrance as the primary dwelling.



PART C.6.6

STORMWATER MANAGEMENT

Objective

To ensure stormwater from rural dwellings are properly drained to so as not to cause negative impacts on buildings, natural waterways or downslope private property.

Standards

a. Development is not to discharge stormwater directly to a natural waterway.

b. Development complies with Part 3: Stormwater drainage of AS/NZS 3500.3, 2015 Plumbing and Drainage, unless otherwise specified in this Part.

c. Development manages stormwater generated from a 5% AEP via pipes / pits / tanks / pumps to a legal point of discharge, suitably designed / sized rubble drain or properly constructed drainage channel, at least 3 metres clear of buildings.

d. Development that incorporates a water tank(s) into the stormwater management system must comply with the following:

   i. The water tank system, including roof area, tank inlet pipe size, tank storage capacity and tank outlet pipe size, must be suitably sized to accommodate stormwater in a 5% AEP, with all overflow being directed to a legal point of discharge, suitably sized rubble drain or properly constructed drainage channel, at least 3 metres clear of buildings.

   ii. Stormwater from driveways and hardstand areas is directed away from the water tank(s) and is properly managed to a legal point of discharge in accordance with this Part.

   iii. Tanks and fittings comply with *Planning for Bushfire Protection 2019*, where applicable.

   iv. Tank(s) comply with Part C.6.7.

e. Development discharging stormwater to an on-site rubble drain complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Installation of minimum 600mm deep x 600mm wide x 4000mm long rubble drain.

   iii. Backfill of rubble drain void with minimum 20mm diameter stone aggregate.

f. Development that drains surface water from driveways and hardstand areas towards buildings and side or rear properties must incorporate surface water drainage (grates, pits, pipes, pumps) which is then directed to a legal point of discharge or suitably sized rubble drain.

PART C.6.7

UTILITIES

Objective

To ensure rural dwellings are provided with adequate utilities and services.

Standards

a. Development is provided with a rural address number in accordance with the *Parkes Shire Council Rural Addressing Scheme*.

b. Development is provided with a letter box in accordance with *Australian Standards - AS-NZ 4253-1994* and Australia Post Publication *Protecting your mail*.

c. Development is provided with a standard telephone service as per the Telecommunications (Consumer Protection and Service Standards) Act 1999.

d. Development is connected to the centralised electricity supply network in accordance with the requirements of the relevant electricity authority. If centralised electricity is unavailable or deemed impractical to augment, a decentralised power supply is installed that provides:

   i. Minimum 10 kilowatts of instantaneous power.

   ii. Minimum 3.5 kilowatts of on-site battery storage.

e. Development is connected to a reticulated water supply main where available via a minimum 20mm service and water metre. If a reticulated water supply is unavailable, a rainwater tank system is installed that complies with the following:

   i. *Planning for Bushire Protection 2019* (where applicable).

   ii. Minimum 45,000 litre water storage capacity, with 20,000 litres reserved for firefighting purposes in a fireproof tank.

   iii. Tanks must not exceed 3 metres in height above ground level (including any tank stand).

   iv. Tanks must not collect water from a source other than roof gutters or down pipes on a building or a water supply service pipe.

   v. Tanks must be structurally sound and installed in accordance with manufacturer's specifications.

   vi. Tanks must not rest on a footing of any building or other structure on the property including a retaining wall.

   vii. Tanks must utilise prefabricated materials or be constructed from prefabricated elements designed and manufactured for the purpose of construction of a rainwater tank.

   viii. Tanks must be enclosed and inlets screened or filtered to prevent the entry of foreign matter or creatures.

   ix. Tanks must utilise a non-reflective finish where they are readily visible from adjoining land / roads.

f. Development is connected to a reticulated sewer main where available. If unsewered, an on-site effluent management system is installed that complies with the following:

   i. *AS/NZS1547:2000 – On-site Domestic Wastewater Management*.

   ii. *NSW Environment and Health Protection Guidelines On-site Sewage Management for Single Households* (latest version).

PART C.7 ANCILLARY DEVELOPMENT

C.7.1 APPLICATION OF PART C.7

Where development consent is required, Part C.7 applies to the following types of development where they are not exempt development:	**Ancillary Development**
	Swimming Pools and Spas
	Fencing

on any land where the proposal is permissible.

CONTENTS

PART C.7.2

ANCILLARY DEVELOPMENT

(any zone other than R5 Large Lot Residential and RU1 Primary Production)

Objective

To ensure ancillary development that requires consent does not create adverse impacts on streetscape, public utilities or access.

Standards

a. Earthworks do not exceed a maximum height/depth, measured from existing ground level of 1.5 metres.

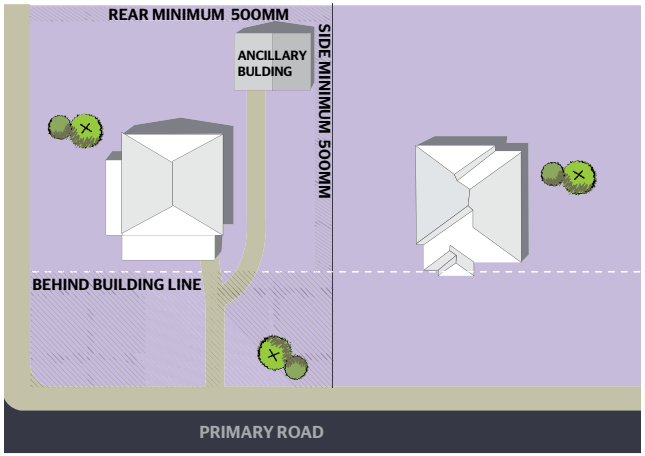
b. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of no less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a professional engineer.

c. Excavation areas shall be properly drained to a legal point of stormwater discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve).

d. Ancillary development building line setbacks to side and rear property boundaries are to be accordance with the minimum requirements of the Building Code of Australia.

e. Despite (d) above, the following side and rear building line setbacks apply to structures on the following lot types:

Lot Type	Boundary	Setback
Standard Lot	Side and Rear	500mm
Laneway Lot	Boundary shared with the laneway	Minimum 2.5m where vehicle access is required.
Parallel Road Lot	Boundary shared with the parallel road.	3m



Battle-axe Lot	Front Boundary	3m

f. Ancillary development complies with the flowing maximum gross floor area (note: the maximum gross floor area is the total of all onsite buildings) standards in the following table:

Lot Size	Maximum Gross Floor Area	Maximum Size per building
0 -450m2	75% of lot area	80m2
450m2 - 600m2	65% of lot area	100m2
600m2 - 900m2	60% of lot area	120m2
900m2 >	55% of lot area	150m2

g. Attached structures that do not share a common roofline with a dwelling are located at or behind the building line to a primary or secondary road.

h. Attached structures setback anywhere within 5 metres behind the building line to a primary road, must not exceed 50% of the width of the dwelling to which it is attached.

i. Attached structures have a ridge height that matches, or is below, the ridge height of the dwelling to which it is attached.

j. Detached structures are located at or behind the building line to a primary road or secondary road.

k. Detached structures do not have a wall height exceeding 4 metes and a ridge height exceeding 4.5 metres.

l. The design of the structure complements the appearance of any existing / approved dwelling and does not adversely impact on the streetscape.

m. Ancillary development achieves at least 3 hours of solar access to key living spaces / private open spaces of the adjoining dwellings at the winter solstice (21 June) between 9am and 3pm.

n. Stormwater management from ancillary structures is to be designed and constructed in accordance with the relevant standards of Section 2.8 Stormwater Management.

o. Development does not necessitate an additional driveway (i.e. more than one) crossing to be constructed to a public road.

p. Development gains access to the local road network and not directly onto a classified road, except in circumstances where the property has no other practical means of gaining access to the public road network.

q. Vehicle access from a secondary road or laneway is permitted where it can be demonstrated that:

   i. There are no practical alternate options of gaining access to the public road network.

   ii. The secondary road or laneway is in a safe condition and suitable for ongoing vehicle access.

   iii. The structure is setback a minimum of 2.5 metres from any boundary shared with a laneway to facilitate ease of vehicle access.

PART C.7.2

ANCILLARY DEVELOPMENT

(R5 Large Lot Residential Zone)

Objective

To ensure ancillary development that requires consent does not create adverse impacts on streetscape, public utilities or access.

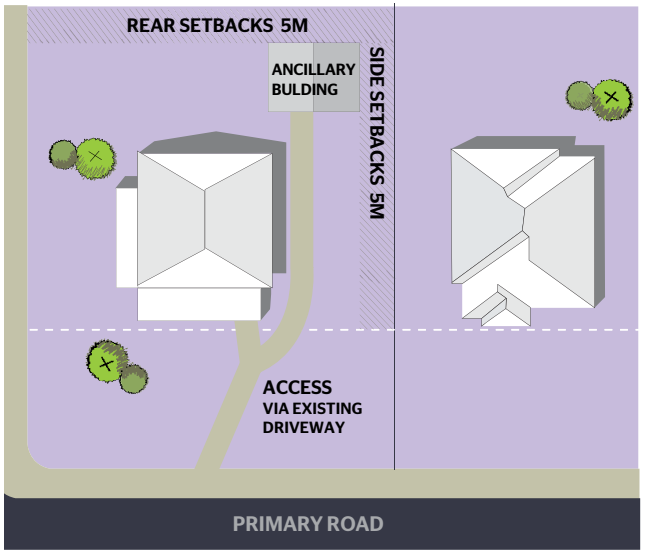
Standards

a. Excavation does not exceed a maximum depth, measured from existing ground level of 1.5 metres.

b. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of no less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a professional engineer.

c. Excavation areas, including retaining walls and other structural support, shall be properly drained to a legal drainage point of stormwater discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve) or a minimum 3 metres away from buildings if the lot is not connected to stormwater drainage infrastructure.

d. Building line setbacks to side and rear property boundaries in accordance



with the minimum requirements of the Building Code of Australia.

e. Despite (d) above, the following side and rear building line setbacks apply to new structures on the following lot types:

Lot Type	Boundary	Setback
Laneway Lot	Boundary shared with the laneway	Minimum 2.5m where vehicle access is required.
Parallel Road Lot	Boundary shared with the parallel road.	3m
Battle-axe Lot	Front boundary	3m
Standard	Side boundary	5m
Standard	Rear boundary	5m

g. Attached structures have a ridge height that matches, or is below, the ridge height of the dwelling to which it is attached.

h. Attached structures that do not share a common roof line with the dwelling are not located forward of the building line to the primary or secondary road.

i. Detached structures are located behind the building line to the primary road, and generally towards the rear of the property as far as is practically possible.

j. Detached structures located within 10 metres of a side or rear property boundary do not have a ridge height exceeding 4.5 metres.

k. Detached structures located in excess of 10 metres from a side or rear property boundary do not have a ridge height exceeding 7 metres.

l. The design of the structure complements the appearance of the dwelling and does not adversely impact on the streetscape.

PART C.7.3

SWIMMING POOLS

Objective

To ensure swimming pools that require consent do not create adverse impacts on streetscape, residential amenity or building improvements on adjoining properties.

Standards

a. The swimming pool must be for private use and associated with a dwelling house.

b. The swimming pool must be located behind the building line of the dwelling house.

c. Excavation must not exceed a maximum depth, measured from existing ground level, of 2 metres.

d. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of no less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a professional engineer.

e. Stormwater from impervious areas around the swimming pool, including paving, retaining walls and other structural support, shall be properly drained to a legal point of stormwater discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve) or a minimum 3 metres away from the pool structure and other buildings if the lot is not connected to public stormwater drainage infrastructure.

f. Water from the swimming pool must be discharged to the reticulated sewerage system or in accordance with an approval under the Local Government Act 1993 if the lot is not connected to a sewer main.

g. The swimming pool pump must be housed in an enclosure that is soundproofed and at a location that noise generated from the unit is not audible in habitable rooms of adjoining residences.

h. Height of coping around the swimming pool must not be more than:

   i. 1.5 metres above existing ground level.

   ii. 300mm wide if the coping is more than 600mm above existing ground level.

   iii. Decking around a swimming pool must not be more than 1.5 metres above existing ground level.

i. The swimming pool water line must have a setback of at least 1 metre from a side or rear boundary.

Note:

The Swimming Pools Act 1992, Local Government Act 1993 and the Building Code of Australia contain provisions that must be complied with in relation to the design, installation, registration and operation of swimming pools and spa pools in NSW.

PART C.7.4

FENCING

Objective

To ensure fencing that requires consent does not create adverse impacts on streetscape, residential amenity, public utilities or access.

Standards

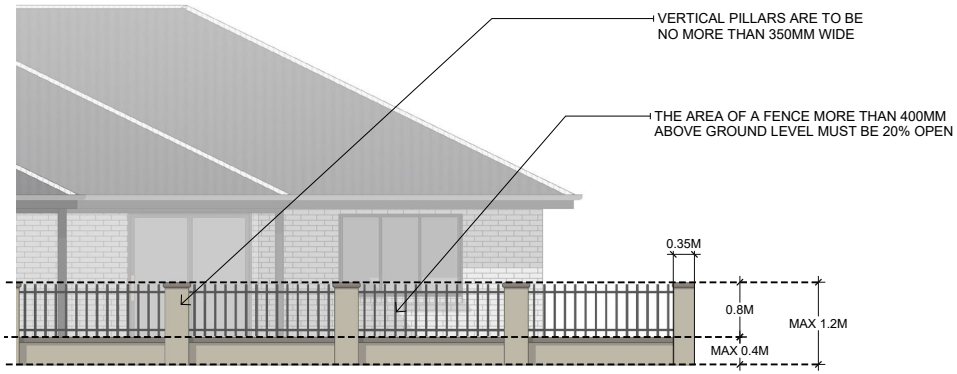
a. Fencing must be constructed of masonry, timber or low reflective painted metal materials to manufacturer's specifications.

b. Fencing must not incorporate barbed or razor wire in its construction or be electrified or topped with sharp edged materials.

c. Entrance gates in fencing shall not open outwards onto a public road reserve.

d. Fencing must be designed so as not to restrict / redirect the flow of any floodwater or overland drainage flow-path within a legal drainage easement.

e. Fencing complies with the maximum height standards in the following table:



Boundary	Scenario	Maximum height	Design requirements
Front boundary	Classified Road	1.8 metres above existing ground level	Fence materials used that demonstrate capacity to attenuate noise Fence articulation, detailing or integration of hedging required
	Local Road	1.2 metres above existing ground level	Fence must be open for at least 20% of the area of the fence that is more than 400mm above existing ground level, with any individual solid element of the fence above that height being no more than 350mm wide with a minimum aperture of 25mm
Side boundary		1.8 metres above existing ground level	Masonry, timber or low reflective metal materials used
Rear boundary		2 metres above existing ground level	

g. Fencing on a sloping site must be and stepped to accommodate the fall in the land so that fencing is no higher than 2.2 metres above existing ground level at each step

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RURAL DEVELOPMENT

PART D

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PART D

PART D.1 RURAL DEVELOPMENT

PART D 1.1 APPLICATION OF PART D.1

Applies generally to developments permitted in the RU1 Primary Production zone, and has been structured as follows:

Part D.2	**Rural outbuildings, including farm buildings, garages, carports and structures**
Part D.3	**Rural tourism, including bed and breakfast accommodation and farm stay accommodation**
Part D.4	**Rural industries**
Part D.5	**Intensive livestock agricultural industries**
Part D.6	**Highway service centres**
Part D.7	**Emergency services buildings and structures**
Appendix A	**Vegetation Buffer Requirements**

PART D.2
RURAL OUTBUILDINGS

APPLICATION OF PART D.2

Applies to	**Outbuildings on land zoned RU1 Primary Production under the *Parkes Local Environmental Plan 2012*.**

CONTENTS

PART D.2

RURAL OUTBUILDINGS

Objective

To ensure outbuildings that require consent do not create adverse impacts on streetscape, public utilities or access.

Standards

a. Sheds / structures are setback a minimum distance of 50 metres from a primary road, except in the circumstances where the structure is located at or behind the building line of an existing dwelling (or other significant building) located on the same lot and within the vicinity of the development site.

b. Structures are setback a minimum distance of and 15 metres from any boundary that is not shared with a primary road.

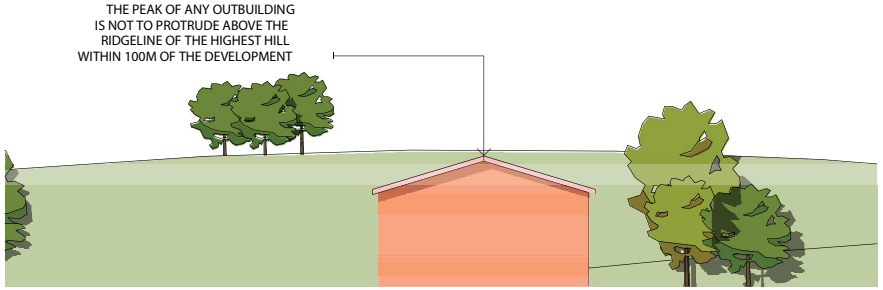
c. Sheds / structures are setback a minimum distance of 50 metres from any existing dwelling located on an adjoining lot not associated with the development site.

d. Sheds / structures are setback a minimum distance of 40 metres from the top of the bank of any water course, creek or drainage channel.

e. Excavation does not exceed a maximum depth, measured from existing ground level of 1.5 metres.

f. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of no less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a professional engineer.

g. Excavation areas, including retaining walls and other structural support, shall be properly drained a minimum 3 metres away from buildings.



h. Materials (including the use of "zincalume" or similar reflective materials) are selectively used so that a glare nuisance is not caused to surrounding neighbours or public roads.

i. Structures are positioned on the land to limit the amount of clearing of any remnant native trees or other native understorey vegetation, especially along the perimeter of the site.

j. The development is to be connected to a public road, in accordance with the *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021,* that is of an appropriate standard to accommodate the nature of traffic generated by the development.

k. Where there is an existing access to the site the development is to gain access to the public road network via the same access point.

l. Stormwater is disposed of to a legal discharge point in a manner that does not interfere with adjoining land uses.

PART D.3
RURAL TOURISM

APPLICATION OF PART D.3	
Applies to	**Bed and Breakfast Accommodation**
	Farm Stay Accommodation
on land zoned:	**RU1 Primary Production**
under *Parkes Local Environmental Plan 2012*	

CONTENTS

PART D.3

RURAL TOURISM

(Bed & Breakfast and Farm Stay Accommodation)

Objective

To ensure bed and breakfast and farm stay accommodation is well designed and serviced to minimum standards.

Standards

a. Excavation does not exceed a maximum depth, measured from existing ground level of 1.5 metres.

b. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of no less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a professional engineer.

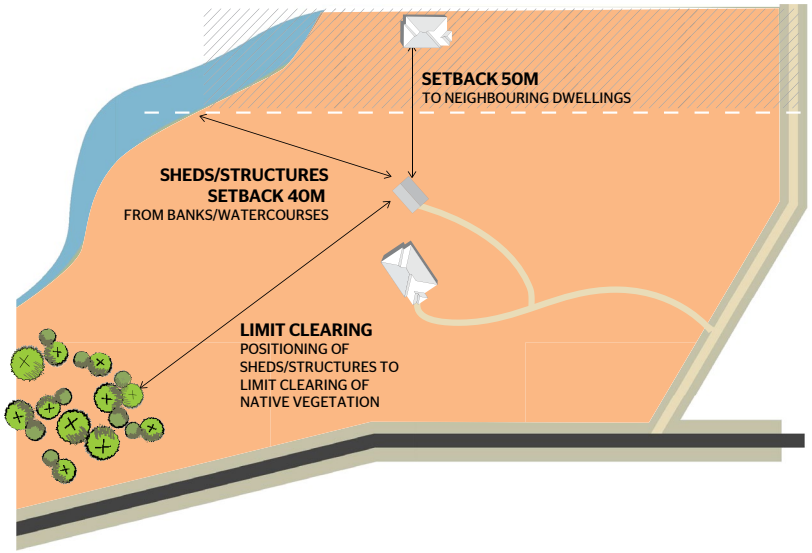
c. Excavation areas, including retaining walls and other structural support, shall be properly drained a minimum 3 metres away from buildings.

d. The development is associated with a lawfully erected dwelling on a parcel of land that has a dwelling entitlement under the provisions of *Parkes Local Environmental Plan 2012*.

e. Guest bedrooms accommodate a maximum of two persons per room.

f. At least one bathroom / toilet facility per 3 bedrooms associated with the bed and breakfast / farm stay accommodation is provided for use by paying guests that is in addition to those facilities used or dedicated to the permanent residents of the home.

g. All areas of the accommodation facility available to guests complies with *Disability (Access to Premises – Buildings) Standards* when triggered.



h. Smoke detectors are installed in accordance with the Building Code of Australia and Australian Standards 3786 Smoke Alarms.

i. Deadlocks which require internal key release are not to be provided on doors to guest rooms or external rooms.

j. The accommodation facility is to be provided with drinkable water via a reticulated water supply in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*, or an onsite private water supply in accordance with the NSW Public Health Act 2010 and NSW Private Drinking Water Supplies Guidelines.

k. Where a private drinking water supply is required under j) above, a minimum 45,000 litres is to be provided for the principal dwelling and an additional 10,000 litres per each bedroom associated with the bed and breakfast.

l. The sewage management system servicing the dwelling / accommodation facility is capable of accommodating the maximum number of persons able to stay at the establishment.

m. The access and car parking arrangements (both onto the public road system and within the property) are to be in accordance with *Australian Standards 2890.1 Off-Street Car Parking* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

n. On-site car parking is provided at a rate of 1 space per guest bedroom, plus 1 space per 2 employees, with at least 1 parking space designed for people with a disability in accordance with *Australian Standards 2890.1 Off-Street Car Parking* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

o. Stormwater is disposed of to a legal discharge point in a manner that does not interfere with adjoining land uses.

p. A minimum 20,000 litres of water is to be provided onsite in a fire proof tank with a storz fitting that is accessible to emergency services for developments that are not serviced by a hydrant system.

q. A maximum of one (1) identification sign of reasonable proportions, is provided on the wall of the dwelling, front fence, or other similar structure and includes only those details necessary to identify the establishment, it's proprietor and telephone contact numbers.

Additional Standards (Bed and Breakfast Accommodation)

a. Private and separate kitchen facilities are not made available for paying guests.

PART D.4
RURAL INDUSTRIES

APPLICATION OF PART D.4

Applies to **Rural Industries on land zoned RU1 Primary Production under the *Parkes Local Environmental Plan 2012*.**

CONTENTS

PART D.4

RURAL INDUSTRIES

Objective

To ensure the location, design and operation of rural industries do not adversely impact on the amenity of the surrounding area.

Standards

a. Site selection for rural industries avoids land that is mapped in *Parkes Local Environmental Plan 2012* as being within a vulnerable groundwater area, wetland area or an area containing terrestrial biodiversity.

b. The location of the intensive agricultural activity will not encroach any existing dwelling on a neighbouring property by the relevant distance shown in the table below:

Setback	Land-use Activity
1000m	Abattoirs, agricultural produce industries
500m	Feedmill, sawmills and mining / extractive industries
150m	Cropping and horticulture
Site specific	Other rural industries not listed

c. Buildings, structures and operational areas are set back a minimum of 100 metres from the top of bank of permanent watercourses or water bodies and 40 metres from the top of bank of an ephemeral watercourse.

d. The peak height of any building assoicated with a rural industries must not protrude above the ridgeline of the highest hill within 100 metres of the subject development.

e. Excavation does not exceed a maximum depth, measured from existing ground level of 1.5 metres.

f. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of no less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a professional engineer.

g. Excavation areas, including retaining walls and other structural support, shall be properly drained a minimum 3 metres away from buildings.

h. Buildings should be positioned on the land to limit the amount of clearing of any remnant native trees or other native understorey vegetation, especially along the perimeter of the site.

i. Any building as part of a rural industry shall incorporate limited and selective use of reflective building materials in order to minimise any potential adverse visual impact upon the rural landscape or scenic environmental quality of the surrounding locality. Pre-coloured materials are to be used, where possible, instead of products like zincalume.

j. Landscaping is provided to screen or minimise the visual impact of the development from surrounding properties and significant public vantage points.

k. All stationary noise generating machinery is located within enclosed buildings.

l. The rural industry does not require external lighting which has the potential to cause adverse visual impacts on adjoining properties, or public spaces.

m. The development is to be connected to a public road, in accordance with the *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021,* that is of appropriate standard to accommodate the nature of traffic generated by the development.

n. The access and car parking arrangements (both onto the public road system and within the property) are to be in accordance with *Australian Standards 2890.1 Off-Street Car Parking* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

o. Roads, parking, loading and manoeuvring areas are not within 100 metres of a dwelling on an adjoining property.

p. Deliveries and transport are undertaken only between the hours of 7am to 6pm weekdays and 7am to 1pm Saturdays, where there are existing houses located within 100 metres of a public access road servicing the development.

q. Development does not alter drainage patterns or result in increased stormwater velocities, sediment, pollutant or nutrient loads.

r. Stormwater is disposed of to a legal discharge point in a manner that does not interfere with adjoining land uses.

s. A minimum 20,000 litres of water is to be provided onsite in a fire proof tank with a storz fitting that is accessible to emergency services for developments that are not serviced by a hydrant system.

PART D.5
INTENSIVE LIVESTOCK AGRICULTURE

APPLICATION OF PART D.5

Applies to	**Intensive livestock agriculture on land zoned RU1 Primary Production under *Parkes Local Environmental Plan 2012*.**

CONTENTS

PART D.5

INTENSIVE LIVESTOCK AGRICULTURE

Objective

To ensure that buildings associated with intensive livestock agricultural activities do not create adverse impacts on the rural landscape, or nearby dwellings.

Standards

a. The location of the intensive livestock agricultural activity will not encroach any existing dwelling on a neighbouring property by the relevant distance shown in the table below:

Setback	Land-use Activity
1000m	Piggeries, feedlots, feedpad dairies, poultry farms
500m	Non-feedpad dairies
150m	Rabbit farms
Site specific	Other intensive livestock agricultural operations

b. The peak height of any building associated with an intensive livestock agricultural enterprise must not protrude above the ridgeline of the highest hill within 100 metres of the subject development.

c. The siting of any building associated with an intensive livestock agricultural enterprise should be restricted to land slopes with a gradient of less than 15%.

d. Excavation does not exceed a maximum depth, measured from existing ground level of 1.5 metres.

e. Earthworks more than 600mm above or below existing ground level must have finished

f. Ground surface levels of no less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a professional engineer.

g. Excavation areas, including retaining walls and other structural support, shall be properly drained a minimum 3 metres away from buildings.

h. Buildings are to be positioned on the land to limit the amount of clearing of any remnant native trees or other native understorey vegetation, especially along the perimeter of the site.

i. Any building as part of an intensive livestock agricultural enterprise shall incorporate limited and selective use of reflective building materials in order to minimise any potential adverse visual impact upon the rural landscape or scenic environmental quality of the surrounding locality. Pre-coloured materials are to be used, where possible, instead of products like zincalume.

j. Site selection for intensive livestock agricultural activities avoids land that is mapped in *Parkes Local Environmental Plan 2012* as being within a vulnerable groundwater area, wetland area or an area containing terrestrial biodiversity.

k. The access and car parking arrangements (both onto the public road system and within the property) are to be in accordance with *Australian Standards 2890.1 Off-Street Car Parking* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

l. Development does not alter drainage patterns or result in increased stormwater velocities, sediment, pollutant or nutrient loads.

m. Stormwater is disposed of to a legal discharge point in a manner that does not interfere with adjoining land uses.

n. A minimum 20,000 litres of water is to be provided onsite in a fire proof tank with a storz fitting that is accessible to emergency services for developments that are not serviced by a hydrant system.

PART D.6
HIGHWAY SERVICE CENTRES

APPLICATION OF PART D.6

Applies to	**Highway service centres on land zoned RU1 Primary Production under *Parkes Local Environmental Plan 2012*.**

CONTENTS

PART D.6

HIGHWAY SERVICE CENTRES

Objective

To ensure highway service centres are appropriately located so as to serve the needs of the travelling public and so as not to adversely impact the viability of existing service centres or similar motorist service businesses in nearby urban areas.

Standards

a. Buildings associated with a highway service centre are to be setback a minimum of 25 metres from any boundary, except where adjoining a residential zoned property or allotment used for a residential purpose, buildings shall be setback a minimum of 50 metres.

b. Excavation does not exceed a maximum depth, measured from existing ground level of 1.5 metres.

c. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of no less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a professional engineer.

d. Excavation areas, including retaining walls and other structural support, shall be properly drained a minimum 3 metres away from buildings.

e. Service Station developments are to be designed in accordance with the NSW Environment Protection Authority Practice Note: Managing run-off from service station forecourts

f. Advertising signage is co-located, does not protrude above the roofline of the building on which it is located, does not flash and is constructed using new materials.

g. Free-standing / pylon signage is not to protrude above the peak roofline of the tallest building associated with the Highway Service Centre.

h. Highway Service Centre developments are to include a minimum 5 metre wide landscaping strip fronting any roads, that include a drip, tickle or spray irrigation system.

i. External lighting is designed to ensure all light spill is contained on the subject land and does not have the potential to cause adverse visual impacts on adjoining properties, or public spaces.

j. The access and car parking arrangements (both onto the public road system and within the property) are to be in accordance with *Australian Standards 2890.1 Off-Street Car Parking* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

k. Development provides on-site parking at the rate set out the in the below table:

Land Use	Car Parking Requirement
Take-away food and drink premises	• Developments with no on-site seating: – 12 spaces per 100m2 of GFA • Developments with on-site seating: – 12 spaces per 100m2 of GFA, plus the greater of; 1 space per 5 seats (internal and external) or 1 space per 2 seats (internal) • Developments with on-site seating and drive-thru – Greater of; 1 space per 2 seats (internal) or 1 space per 3 seats (internal and external) plus queuing area for 5 to 12 cars
Service Stations	• Requirements are additive: – 6 spaces per work bay, 5 spaces per 100m2 of GFA of convenience store. If restaurant the greater of 15 spaces per 100m2 of GFA, or 1 pace per 3 seats
Vehicle Repair Stations	• 1 space per 552 of GFA

l. Development takes into account the stormwater management requirements of the whole site in a 20 year ARI, including drainage from all buildings, driveways and hardstand areas, and how stormwater from these areas will be managed via pipes / pits / tanks / pumps to a legal point of discharge.

m. Development does not alter drainage patterns or result in increased stormwater velocities, sediment, pollutant or nutrient loads.

n. Stormwater is disposed of to a legal discharge point in a manner that does not interfere with adjoining land uses.

o. A minimum 20,000 litres of water is to be provided onsite in a fire proof tank with a storz fitting that is accessible to emergency services for developments that are not serviced by a hydrant system.

PART D.7
EMERGENCY SERVICES FACILITIES AGRICULTURE

APPLICATION OF PART D.7

Applies to	**Emergency services facilities on land zoned RU1 Primary Production that require development consent.**

CONTENTS

PART D.7

RURAL FIRE SERVICE FACILITIES

Objective

To ensure that Rural Fire Service (RFS) Facilities do not adversely affect surrounding land uses.

Standards

a. Buildings are to be located a minimum of 15 metres from any road frontage.

b. Excavation does not exceed a maximum depth, measured from existing ground level of 1.5 metres.

c. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of no less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a professional engineer.

d. Excavation areas, including retaining walls and other structural support, shall be properly drained a minimum 3 metres away from buildings.

e. The siting of any RFS facilities should be below any visually prominent ridgeline or hilltop plateau.

f. The building is to be designed to be consistent with the rural character of the area by matching building heights, materials and colours of buildings.

g. Buildings are to include sensor lighting, with a manual override switch at all garages and personal access doors.

h. The development is to include a minimum 3 metre wide vegetation buffer between the building and any road frontage, where the building is within 50 metres of a road.

i. Buildings should be positioned on the land to limit the amount of clearing of any remnant native trees or other native understorey vegetation, especially along the perimeter of the site.

j. Buildings are to be sited to allow all vehicular access and egress from the property to be in a forward direction.

k. The access and car parking arrangements (both onto the public road system and within the property) are to be in accordance with *Australian Standards 2890.1 Off-Street Car Parking* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

l. Development does not alter drainage patterns or result in increased stormwater velocities, sediment, pollutant or nutrient loads.

m. Stormwater is disposed of to a legal discharge point in a manner that does not interfere with adjoining land uses.

APPENDIX A

VEGETATION BUFFER REQUIREMENTS

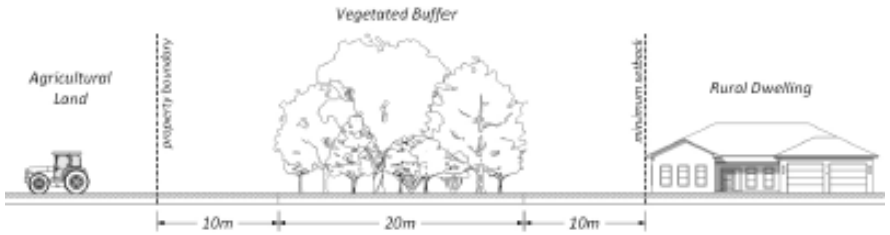
Vegetated spray drift buffers should comply with the following controls:

a. The buffer should be a minimum width of 20 metres planted with trees and at least 10 metres clear of vegetation either side of the vegetated areas to give a total buffer width of 40 metres.

b. The buffer should contain random plantings of a variety of tree and shrub species of differing growth habits at spacings of 4 to 5 metres.

c. The buffer should include species which have a long, thin and rough foliage which facilitates the more efficient capture of spray droplets (see suggested species list to the right).

The controls for vegetated spray drift buffers are illustrated conceptually in the diagram shown below:



Note - The requirements for vegetated spray drift buffers are based on the following publications - 'Primary Industries Standing Committee Spray Drift Management Principles, Strategies and Supporting Information PISC (SCARM) Report 82' – published by the CSIRO in 2002, and 'Planning Guidelines: Separating Agricultural and Residential Land Uses' – published by the Queensland Department of Natural Resources in 1997.

RECOMMENDED SPECIES FOR SPRAY DRIFT BUFFERS

Common Name / Botanical Name	Height	Growth Rate	Soil
Broadleaved Hickory / Acacia faciformis	5 - 12m	Fast	Sandstone and rocky soils
Fern Leaf Wattle / Acacia filicifolia	6 - 10m	Fast	Grows best in clay loam, silt
Fringed Wattle / Acacia fimbriata	10 - 15m	Fast	Grows best in deep moist acid soil
Sydney Golden Wattle / Acacia longifolia	5 - 6m	Fast	Prefers moist, acid soils, although grows in other conditions
Blackwood / melanoxylon	10 - 20m	Fast	Grows best in deep moist acid soil.
Parramatta Green Wattle / Acacia parramattensis	To 8m	Fast	Dry, shallow sandy or clay soils.
Silver Stemmed Wattle / Acacia parvipinnula	To 10m	Fast	Sandy soils, especially along creek lines

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COMMERCIAL DEVELOPMENT

PART E

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PART E

PART E.1 COMMERCIAL DEVELOPMENT

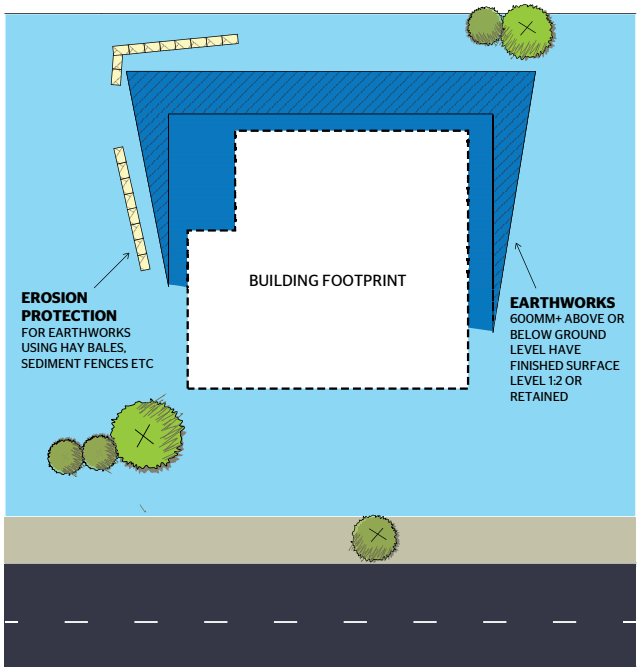
PART E 1.1 APPLICATION OF PART E	
Applies generally to:	COMMERCIAL DEVELOPMENT
on land zoned:	B2 Local Centre
	B4 Mixed Use
	RU5 Village
under *Parkes Local Environmental Plan 2012.*	

PART E.1.2

EARTHWORKS, RETAINING WALLS, STRUCTURAL SUPPORT AND SITE DRAINAGE

Objective

To ensure earthworks associated with commercial development does not negatively impact on the surrounding streetscape or adjoining properties.



Standards

a. Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment fences, hay bales and the like.

b. Earthworks shall not exceed a maximum depth, measured from existing ground level of 3 metres.

c. Despite b) above, earthworks must not exceed 1 metre in height or depth within 1 metre from any boundary.

d. Imported fill must be certified Virgin Excavated Natural Material (VENM).

e. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of not less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a suitably qualified engineer.

f. Retaining walls or other structural supports, including footings and drainage, must be located wholly within the property boundary.

g. Stormwater from excavation areas shall be properly drained to a legal point of discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve).

h. Finished ground levels must drain to roadside drainage infrastructure or a drainage reserve at a minimum grade of 2%.

PART E.1.3

STREETSCAPE

Objective

To ensure commercial development does not negatively impact on the surrounding streetscape.

Standards

a. Development complies with the relevant building line setbacks specified in Part E.1.4.

b. Development is designed with attractive street elevations that feature customer service areas, merchandise displays and advertising towards the primary street frontage.

c. Development on corner lots is designed to address both streets frontages by incorporating one or more of the following techniques into the building facades:

   i. Wall place projections or recesses.

   ii. Windows.

   iii. Variation of roof height.

   iv. Material changes.

   v. Landscaping.

d. Development proposing changes to the public footpath network are to comply with the Parkes Shire Council Materials Palette 2016 and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

e. Development provides high levels of access throughout the building and to the public footpath / street network in accordance with the access provisions of the *Building Code of Australia*.

f. Development does not necessitate the removal of existing street trees that significantly contribute to streetscape appeal and character.

PART E.1.4

SETBACKS

Objective

To ensure commercial development complements existing streetscapes and other developments and complies with the *Building Code of Australia*.

Standards – B2 Local Centre Zone

a. Buildings are constructed with frontages that extend to the street alignment (i.e. zero front setback), except where the site is adjacent to a freestanding or setback building that is listed in *Parkes Local Environmental Plan 2012* as a heritage item, in which case the building should have a front setback that matches the heritage building.

b. Buildings are constructed with setbacks that:
   i. Comply with the requirements of the *Building Code of Australia*.
   ii. Allow for adequate servicing of the development, including loading and unloading operations, vehicle manoeuvrability and waste storage.
   iii. Front setback areas are not used for the storage of equipment / merchandise, waste material, excessive advertising signage or loading and unloading operations.

Standards – B4 Mixed Use Zone

a. Buildings are constructed with a front setback that:
   i. Reinforces the existing street pattern, character and function.
   ii. Is the average of the two nearest existing buildings on the immediately adjoining allotments.
   iii. Is appropriate for the level of pedestrian activity and proposed land-use.

b. Front setback areas are not used for the storage of equipment / merchandise, waste material, excessive advertising signage or loading and unloading operations.

c. Buildings are constructed with setbacks that:
   i. Comply with the requirements of the *Building Code of Australia*.
   ii. Provide adequate room for the servicing of the development, including loading and unloading operations, vehicle manoeuvrability and waste storage.
   iii. Provide a minimum separation of 6 metres from an adjoining property that is being used for a residential purpose.

Standards – RU5 Village Zone

a. Buildings are constructed with a front setback that:
   i. Reinforces of the existing street pattern, character and function.
   ii. 6 metres from the front property boundary, or is the average of the two nearest existing buildings on the immediately adjoining allotments.
   iii. Is consistent with the setback of any adjoining building that is listed in *Parkes Local Environmental Plan 2012* as a heritage item.

b. Front setback areas are not used for the storage of waste material, excessive advertising signage or loading and unloading operations.

c. Buildings are constructed with setbacks that:
   i. Comply with the requirements of the *Building Code of Australia*.
   ii. Provide a minimum separation of 6 metres from an adjoining property that contains an existing dwelling.
   iii. Provide adequate room for the servicing of the development, including loading and unloading operations, vehicle manoeuvrability and waste storage

PART E.1.5

BUILDING DESIGN

Objective

To ensure commercial buildings and open storage areas are safe and do not cause adverse visual amenity impacts.

Standards

a. Development is minimum 2 storey, where adjoining buildings are 2 stories or greater.

b. The height of parapet walls and awnings match adjoining buildings.

c. Despite a) and b) above, where there are significant variations in height between existing buildings on neighbouring properties, the new building has a height that transitions between the height of neighbouring buildings.

d. Despite a), b) and c) above, the height of new buildings is appropriate to minimise adverse overshadowing impacts on adjoining sites used for residential purposes.

e. Development includes parapet walls, where adjoining buildings have parapet walls. Long blank walls facing streets are avoided by incorporating one or more of the following techniques into the building facades:

   i. Wall place projections or recesses.

   ii. Windows.

   iii. Variation of wall heights.

   iv. Material changes.

f. Development incorporates awnings where adjoining buildings have awnings. Where required, awning dimensions and architectural features complement adjoining awning structures and are certified as structurally sound by a suitably qualified engineer.

g. Development is designed with attractive street elevations that feature customer service areas, and advertising towards the primary street frontage.

h. Commercial buildings on corner allotments are designed to address both street frontages, via the use of techniques listed in e) above.

i. Building materials are vandal resistant and include, where possible, strong wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints or clear overspray.

j. Building entrances are in prominent and easily recognisable locations with directional signage and lighting used where necessary / appropriate.

k. External building materials are comprised of neutral colours appropriate to the site and surrounding environment.

l. Premises provide high levels of access throughout buildings and on-site car parks and to the public footpath / street network in accordance with the access provisions of the *Building Code of Australia*.

m. Pathways are direct and follow pedestrian desired lines and avoid blind corners / dark spaces.

n. Roof mounted air-conditioning units and solar panels are not visible from a primary roads.

o. External storage areas are screened and not exposed to view from primary roads.

p. External storage areas and yards are well lit and secured by fencing and lockable gates on side and rear access ways.

q. The storage of hazardous goods, materials or wastes is not carried out in areas that adjoin residential land-use or other sensitive land-uses, or areas that are generally accessible to the public.

r. Sufficient space is provided on-site for the loading and unloading of waste materials and other stored items. Loading and unloading activities are not carried out on any public space or within the front building line.

s. Premises are clearly displayed with a street number that is made of durable materials (preferable reflective or luminous) in a position that is unobstructed from users in the public domain.

PART E.1.6

OUTDOOR ADVERTISING SIGNAGE DESIGN

Objective

To ensure signage in commercial areas is well designed, appropriately located, structurally sound, and complementary to the public domain.

Standards

a. Signage structures are contained wholly within the site and do not overhang any public space or land.

b. Advertising signage is of a scale and form that is proportionate to the building, streetscape, setting or landscape on or within which it is proposed to be placed.

c. Advertising signage is not to protrude above the apex roof height of the building on which it is located.

d. Advertising signage is not illuminated to such an extent that will cause unacceptable glare for pedestrians, motor vehicles or aircraft, or that will significantly impact nearby residential areas.

e. Advertising signage is appropriately co-ordinated and designed where it is proposed to service multiple tenancies in the one building.

f. Signs are constructed of new materials only.

g. All freestanding signage is structurally adequate and installed in accordance with requirements of a structural engineer.

h. Advertising signage will not lead to visual clutter through proliferation of separate advertisements on the site.

i. If there is more than one occupancy proposed on the site, each occupant may have a maximum of two (2) business signs. Buildings with one occupant may have a maximum three (3) business signs

j. Where signage is proposed on an item of environmental heritage identified in Schedule 5 of *Parkes Local Environmental Plan 2012*, it is designed to be sympathetic with the traditional or important heritage characteristics of the building.

k. Old and redundant signs are removed as part of the erection of new signage or replacement signage on commercial and commercial properties.

PART E.1.7

LANDSCAPE DESIGN

Objective

To ensure commercial developments are landscaped to a minimum standard.

Standards

a. The landscape design is complementary to the building design and surrounding streetscape, and achieves compliance with the following minimum requirements specified below.

b. Commercial developments adjoining a property zoned for a residential purpose are to include a 2 metre wide landscaping strip, between the shared boundary, that incorporate suitable vegetation to provide privacy and noise / dust suppression.

c. Front boundary fencing of commercial premises facing a primary or secondary road is restricted to the following land-uses:

   i. Vehicle sales or hire premises.

   ii. Small engineer sales premises (e.g. lawn mower shops)

   iii. Plant nurseries.

   iv. Garden centres.

d. Where permitted, front fencing is finished in gloss black powder coating or similar dark gloss colour and no higher than 1.8 metres. Access gates are to be set back from the public roadway a sufficient distance to allow a service vehicle to stand without hindering vehicular or pedestrian traffic on the public road or footpath whilst the gate is open and closed.

e. Side and rear boundary security fencing of commercial premises shall be standard metal chain fencing or colourbond steel, and not higher than 2.4 metres.

f. Existing street trees on-site are retained where the tree is sound in health and structure and can be incorporated into the landscape design. Where street trees are removed they are replaced with mature tree species as per the Parkes Shire Council *Street Tree Replacement Policy 2019*.

g. The landscape design retains existing mature trees within development sites unless this is unavoidable due to the location of buildings or structures or other ancillary works that are required in accordance with this DCP, such as car parking areas.

h. The landscape design includes tree species that are appropriate for site conditions such as soil, aspect, drainage and micro-climate.

i. The landscape design avoids species which have been declared a noxious weed in the Parkes Shire in accordance with the *Noxious Weeds Act 1993*.

j. The landscape design includes a drip, trickle or spray irrigation system, where deemed necessary to support healthy growth of plant species selected.

PART E.1.8

DRIVEWAYS, ACCESS AND CAR PARKING

Objective

To ensure commercial developments are well designed and provided with appropriate access to the public road network and off-street parking.

Standards

a. Driveway locations, dimensions and finished levels comply with the relevant requirements of:

   i. *Part 4A of the Austroads Guide to Road Design.*

   ii. *AS 2890.1 Off-Street Car Parking.*

   iii. *AS2890.2 Commercial Vehicle Facilities for design and layout.*

   iv. *CPTED* principles

b. Semi-circle driveways (i.e. drive-in / drive-out arrangements via separate accesses to a primary or secondary street) are restricted to the following land-uses:

   i. Service stations.

   ii. Driveway take away food shops.

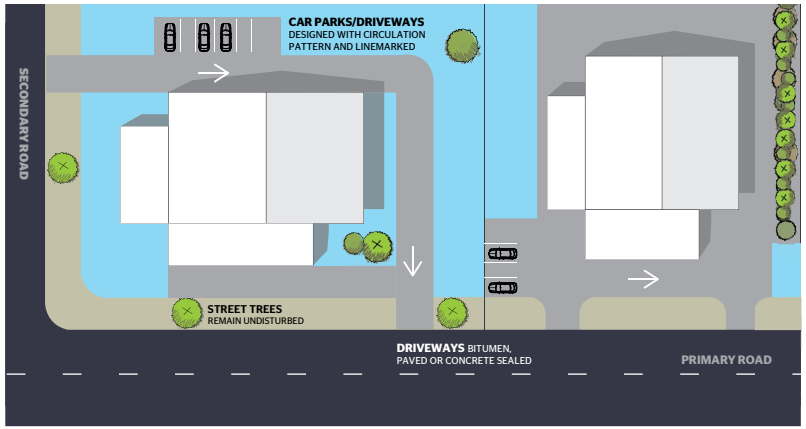
   iii. Vehicle sales and hire premises

c. Where permitted, semi-circle driveways must comply with (a) above, and in a manner that allows for the turning radius on private property and not on the public road reserve.

d. Driveways crossing an existing footpath are at right angles to the centre line of the road.

e. Driveways adjoining a primary or secondary street are designed to avoid roadside stormwater encroaching onto private property.

f. Driveways do not require removal of established street trees.



g. Driveways and parking spaces are bitumen sealed, paved or concreted to comply with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

h. Car parks are not accessed directly from high volume and / or high speed roads unless there is no other practical means of gaining access to a public road and the car park's ingress and egress are appropriately designed.

i. Car park design allows vehicles to enter and leave the site in a forward facing direction.

j. Car parks are line marked to indicate the layout and circulation pattern of traffic, and sign posted to indicate entry and exit locations.

k. The potential for on-street queuing is eliminated by the provision of sufficient standing area for vehicles entering parking and loading areas.

l. The off-street car park incorporates appropriate loading and unloading facilities where these facilities are not dedicated elsewhere (in close

proximity) and available for use by the proposed development. The need for loading and unloading facilities will be assessed by Council having regard to the nature and scale of the proposed development, the estimated frequency of deliveries and the type of delivery vehicle to be involved.

m. Where loading and unloading facilities are provided, they are designed to enable a service vehicle to stand entirely within the site during loading and unloading operations, and not over a Council footpath or roadway.

n. Car park design incorporates appropriate lighting where it is anticipated that the area will received night-time use by customers or staff. The car park design makes provision, where necessary, for the manoeuvring of rigid and articulated heavy vehicles.

o. Car park design incorporates the use of 1 shade tree per 7 car parking spaces to improve the visual amenity of large all weather surfaces, and improve the relationship of the site to adjoining uses.

p. Car park design incorporates a rational circulation pattern. Dead-end parking aisles are not permitted except in small parking areas or areas reserved for a specific low turnover (e.g. Staff parking areas).

q. Where visitor / staff car parks are required to be provided as part of a development they:

   i. Are well illuminated.

   ii. Avoid the creation of hidden recesses, where intruders could hide.

   iii. Are capable of observation by adjoining users.

   iv. Are designed with the least number of entry and exit points as is practical.

   v. Incorporate the use of security cameras, where deemed necessary.

r. Historic parking credits for lawfully established uses are recognised

s. Development provides on-siting parking at the rate set out following:

Land Use	Car Parking Requirement
Business and Office Premises	1 space per 40m² of GFA
Specialised Retail Premises	1 space per 50m² of GFA
Cellar Door Premises	1 space per 7m² of GFA accessible to public
Pubs	1 space per 5m² of bar, lounge, beer garden, auditorium, games room, restaurant plus 1 space per 3 employees
Restaurants	1 space per 6.5m² of customer service area which includes outdoor dining areas
Cafes	1 space per 6.5m² of customer service area which includes outdoor dining areas
Take-away food and drink premises	• Developments with (no) on-site seating: 12 spaces per 100m² GFA, plus greater of: 1 space per 5 seats (internal and external), or 1 space per 2 seats (internal). • Developments with on-site seating and drive-through facilities: greater of 1 space per 2 seats (internal), or 1 space per 3 seats (internal and external), plus queuing area for 5 to 12 cars.
Garden Centres	1 space per 500m² of site area (minimum 5 space) plus 1 space per staff member
Hardware and Building Supplies	1 space per 130m² of GFA dedicated to display area
Kiosks	1 space per 6.5m² of customer service area
Landscape Material Supplies	0.5 spaces per 10m² of site area

Land Use	Car Parking Requirement
Markets	2 places per stall
Plant Nurseries	0.5 spacer per 100m² of site area
Roadside Stalls	Minimum of 4 spaces
Rural Supplies	1 space per 130m² of GFA dedicated to display area
Shops	1 space per 35m² of customer service area
Neighbourhood Shops	1 space per 35m² of customer service area
Timber Yards	0.5 spaces per 100m² of site area
Vehicle Sales or Hire Premises	0.75 spaces per 100m² of site area, 0.76 plus 6 spaces per work bay (for vehicle servicing facilities)
Amusement Centres	1 spacer per 4 machines plus 1 space per game table
Entertainment Facilities	1 space per 10m² of GFA or 1 space per 4 seats, whichever is the greater
Function Centres	1 space per 6.5m² of customer service area
Industrial Retail Outlets	1 space per 35m² of GFA plus 1 space 160m2 of outdoor display area
Registered Clubs	1 space per 5m² of bar, lounge, beer garden, auditorium, games room, restaurant plus 1 space per 3 employees
Restricted Premises	1 space per 20m² of GFA
Service Stations	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development

Land Use	Car Parking Requirement
Veterinary Hospitals	1 space per 65m² with a minimum of 3 spaces per consulting room, plus 1 space per employee
Vehicle Body Repair Workshops	5 spaces per vehicle work bay
Vehicle Repair Stations	1 space per 552 of GFA
Passenger Transport Facilities	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Educational Establishments including schools	1 space per staff member, 1 space per 10 senior students (year 11 and above)
Hospitals	1 space per 10 beds, 1 space per each resident or staff doctor, 1 space per employee on duty at peak time
Medical Centres	1 space per 652 of GFA with a minimum of 3 spaces per surgery, plus 1 space per employee
Health Consulting Rooms	1 space per 652 of GFA with a minimum of 3 spaces per surgery, plus 1 space per employee
Child Care Centres	1 space for every 4 children in attendance
Community Facilities	1 space per 10m² of GFA or 1 space per 4 seats, whichever is the greater

Land Use	Car Parking Requirement
Correctional Centres	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Emergency Services Facilities	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Information & Educational Facilities	1 space per staff member, 1 space per 10 senior students (year 11 and above)
Places of Public Worship	1 space per 10m2 of GFA or 1 space per 4 seats, whichever is the greater
Public Administration Building	1 space per 40m2 of GFA
Respite Day Care Centres	1 space per employee
Recreation Areas	1 space per 10 fixed seats or 1 space per 10m² of GFA (if seats not fixed) whichever is the greater
Recreation Facilities (indoor)	3 spaces per court, 3 spaces per bowling alley, 30 spaces per first green plus 15 spaces for each additional green or 1 space per 35m² of NFA

Land Use	Car Parking Requirement
Recreation Facilities (Outdoor)	3 spaces per court, 3 spaces per bowling alley, 30 spaces per first green plus 15 spaces for each additional green or 3 spaces per hole
Mortuaries	1 space per 10 fixed seats or 1 space per 10m2 of GFA (if seats not fixed) whichever is the greater
Shop Top Housing	1 space per unit, plus visitor parking at the rate of 1 space per 5 units or part therefore in excess of the first 4 units
Backpackers Accommodation	1 space per manager, 1 space per two staff onsite at any one time, 1 space per bedroom
Bed and Breakfast Accommodation	1 space per guest bedroom, 1 space for the permanent occupants of the dwelling
Hotel Accommodation	1 space per unit, 1 space per 5m² of bar, lounge, beer garden, auditorium, games room, restaurant plus 1 space per 3 employees
Motel Accommodation	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Serviced Apartments	1 space per site manager, 1 space per two staff onsite at any one time, 1 space per apartment

PART E.1.9

STORMWATER MANAGEMENT

Objective

To ensure stormwater from commercial developments is properly drained to a legal point of discharge without causing adverse impacts on public drainage infrastructure or downslope properties.

Standards

a. Development complies with Part 3: Stormwater drainage of AS/NZS 3500.3, 2015 Plumbing and Drainage, unless otherwise specified in this Part.

b. Development in the Parkes Urban Area incorporates on-site detention as specified in the *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. Development takes into account the stormwater management requirements of the whole site in a 5% AEP, including drainage from all buildings, driveways and hardstand areas, and how stormwater from these areas will be managed via pipes / pits / tanks / pumps to a legal point of discharge.

d. Development discharging stormwater to roadside kerb and gutter complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Maximum of 3 x 100mm diameter kerbside outlets per property as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

e. Development discharging stormwater to a roadside table drain complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mmndiameter PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Single discharge point to the table drainage via a concrete surround that is finished flush to the profile of the table drain as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

f. Development discharging stormwater to a drainage reserve complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Single discharge point to the drainage reserve via a minimum 600mm x 600mm concrete pit with zinc plated metal grate and installed so the top of the grate is flush to ground surface as per *Parkes Shire Council Engineering Standards 2019*.

g. Development discharging stormwater to inter-allotment drainage complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Single discharge point to inter-allotment drainage via existing pit(s) or a new pit as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* where no pit exists.

h. Development that incorporates a water tank(s) into the stormwater management system must comply with the following:

   i. The water tank system, including roof area, tank inlet pipe size, tank storage capacity and tank outlet pipe size, must be suitably designed / sized to accommodate stormwater in a 5% AEP, with all overflow being directed to a legal point of discharge.

   ii. Any roof area that is not capable of being managed through the water tank system is directed away from the water tank system and is properly managed to a legal point of discharge in accordance with this Part.

   iii. Stormwater from driveways and hardstand areas is directed away from the water tank(s) and is properly managed to a legal point of discharge in accordance with this Part.

   iv. Tank(s) comply with Part E.1.10.

i. Development that drains surface water from driveways and hardstand areas towards buildings and side or rear properties must incorporate surface water drainage (grates, pits, pipes, pumps) which is then directed to a legal point of discharge.

j. Development that cannot drain stormwater to a legal point of discharge via gravity must be supported by a site specific stormwater management system that is designed by a suitably qualified engineer.

PART E.1.10

UTILITIES

Objective

To ensure commercial developments are provided with adequate utilities and services.

Standards

a. Development is provided with a standard telephone service as per the Telecommunications (Consumer Protection and Service Standards) Act 1999.

b. Development is provided with suitable waste bin storages behind the building line and screened where they are readily visible from adjoining land / roads.

c. Development is connected to the centralised electricity supply network in accordance with the requirements of the relevant electricity authority.

d. Development is connected to a reticulated water supply main via a minimum 25mm service and PSC Water Metre. If a rainwater tank system forms part of the water supply system, it must comply with the following:

   i. Tank installation / maintenance in accordance with the NSW Health Guidelines.

   ii. Tank storage capacity is a minimum of 10,000 litres and no greater than 20,000 litres.

   iii. Tanks must not exceed 3 metres in height above ground level (including any tank stand).

   iv. Tanks must be setback behind the building line and a minimum 1 metre from side or rear boundaries.

   v. Tanks must not collect water from a source other than roof gutters or down pipes on a building or a water supply service pipe.

   vi. Tanks must be structurally sound and installed in accordance with manufacturer's specifications.

   vii. Tanks must not rest on a footing of any building or other structure on the property including a retaining wall.

   viii. Tanks must utilise prefabricated materials or be constructed from prefabricated elements designed and manufactured for the purpose of rainwater tank construction.

   ix. Tanks must be enclosed and inlets screened or filtered to prevent the entry of foreign matter or creatures.

   x. Tanks must utilise a non-reflective finish where they are readily visible from adjoining land / roads.

e. Development is connected to a reticulated sewer main where available. If unsewered, an on-site effluent management system is installed that complies with the following:

   i. *AS/NZS1547:2000 – On-site Domestic Wastewater Management.*

   ii. NSW Environment and Health Protection Guidelines *On-site Sewage Management for Single Households* (latest version).

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INDUSTRIAL DEVELOPMENT

PART F

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PART F

PART F.1 INDUSTRIAL DEVELOPMENT

PART F.1.1 APPLICATION OF PART F.1	
Part F applies generally to:	**INDUSTRIAL DEVELOPMENT**
on land zoned:	**IN1 General Industry**
	B2 Local Centre
	B4 Mixed Use
	RU5 Village
under *Parkes Local Environmental Plan 2012*.	

PART F.1.2

EARTHWORKS, RETAINING WALLS, STRUCTURAL SUPPORT AND SITE DRAINAGE

Objective

To ensure earthworks associated with industrial development do not negatively impact on the surrounding streetscape or adjoining properties.

Standards

a. Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment fences, hay bales and the like.

b. Earthworks shall not exceed a maximum height / depth, measured from existing ground level of 3 metres.

c. Despite b) above, earthworks must not exceed 1 metre in height or depth within 1 metre from any boundary, unless stabilised by a retaining wall or similar structural support.

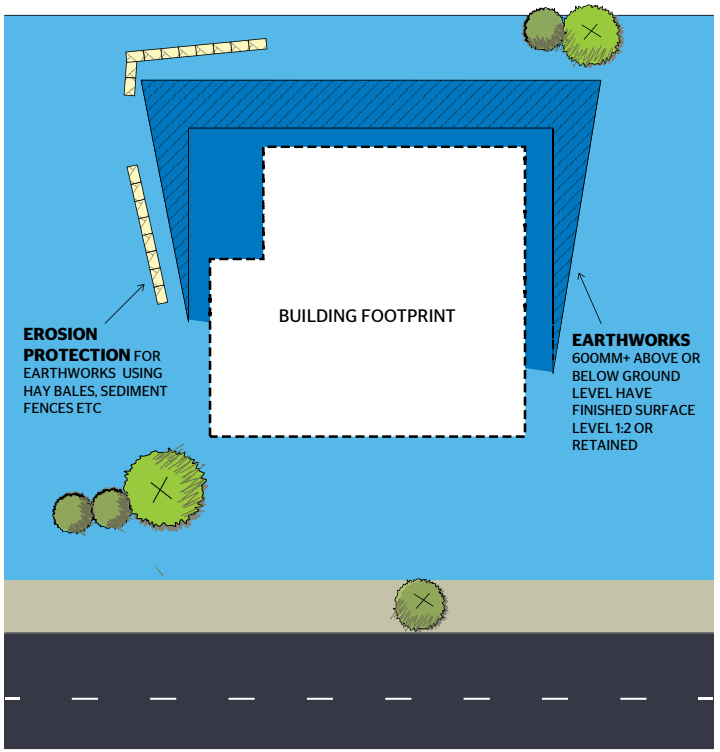
d. Imported fill must be certified Virgin Excavated Natural Material (VENM).

e. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of not less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a suitably qualified engineer.

f. Retaining walls or other structural supports, including footings and drainage, must be located wholly within the property boundary.

g. Stormwater from excavation areas shall be properly drained to a legal point of discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve).

h. Finished ground levels must drain to roadside drainage infrastructure or a drainage reserve at a minimum grade of 2%.



PART F.1.3

STREETSCAPE

Objective

To ensure industrial development does not negatively impact on the surrounding streetscape.

Standards

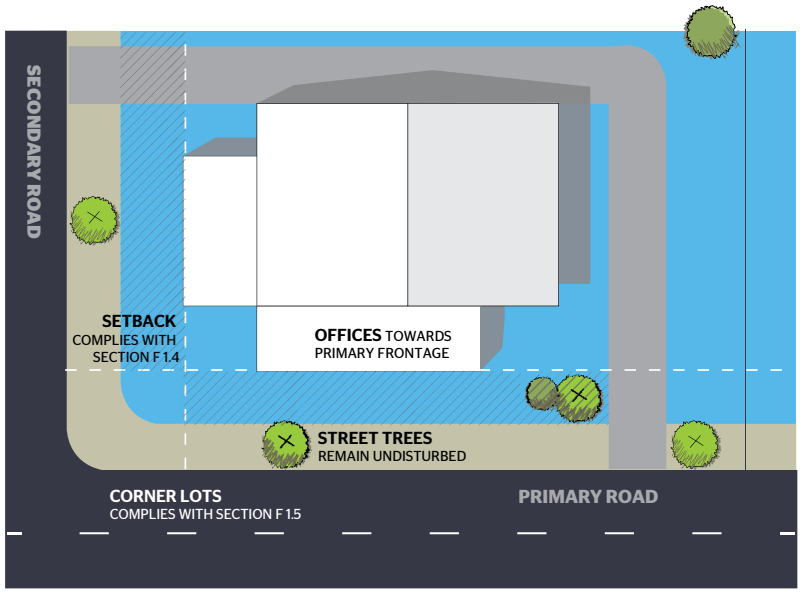
a. Development complies with the relevant building line setbacks specified in Section 1.4 of this Part.

b. Development is designed with attractive street elevations that feature any office and / or customer service areas towards the primary street frontage.

c. Development on corner lots is designed to comply with the relevant controls in Section 1.5 of this Part to address both streets frontages.

d. Development includes landscaping that is designed to integrate with street trees and frame buildings / signage in accordance with Section 1.7 of this Part.

e. Development does not necessitate the removal of existing street trees that significantly contribute to streetscape appeal and character.



PART F.1.4

SETBACKS IN1 GENERAL INDUSTRY

Objective

To ensure industrial development complements existing streetscapes and industrial developments and complies with the *Building Code of Australia*.

Standards

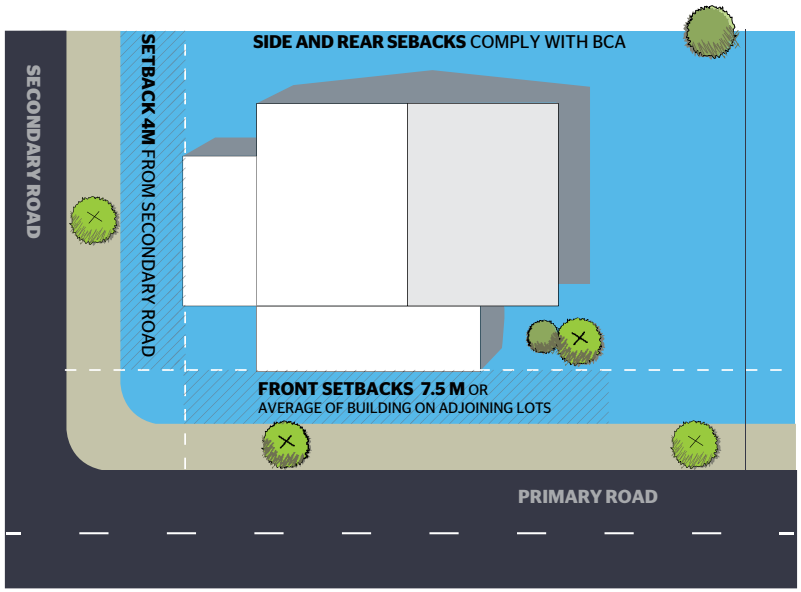
a. Buildings are constructed with a front setback that is:
   i. 15 metres from the Newell Highway or Saleyards Road
   ii. 7.5 metres from the front property boundary, or a distance that is the average of the two nearest existing buildings on the immediately adjoining allotments.
   iii. 4 metres from a property boundary fronting a secondary road.

b. Despite a) above, front setbacks are increased to the extent necessary where more space is required to accommodate on-site car parking.

c. Despite a) and b) above, building setbacks are consistent with the front setback of any adjoining building that is listed in *Parkes Local Environmental Plan 2012* as a heritage item.

d. Front setback areas are not used for the storage of equipment / merchandise, waste material, excessive advertising signage or loading and unloading operations.

e. Buildings are constructed with setbacks that:
   i. Comply with the requirements of the *Building Code of Australia*.
   ii. Provide a minimum separation of 6 metres from an adjoining property that is zoned R1 General Residential under *Parkes Local Environmental Plan 2012*.



PART F.1.4

SETBACKS
B2 LOCAL CENTRE ZONE

Objective

To ensure industrial development complements existing streetscapes and industrial developments and complies with the *Building Code of Australia*.

Standards

a. Buildings are constructed with frontages that extend to the street alignment (i.e. zero front setback), except where the site is adjacent to a freestanding or setback building that is listed in *Parkes Local Environmental Plan 2012* as a heritage item, in which case the building should have a front setback that matches the heritage building.

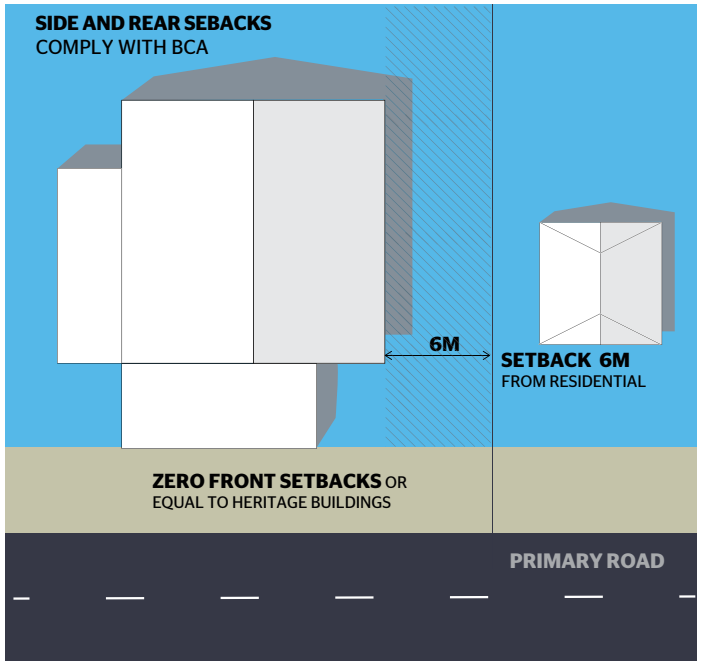
b. Buildings are constructed with setbacks that:

   i. Comply with the requirements of the *Building Code of Australia*.

   ii. Allow for adequate servicing of the development, including loading and unloading operations, vehicle manoeuvrability and waste storage.

   iii. Provide a minimum separation of 6 metres from an adjoining property that is being used for a residential purpose.

c. Front setback areas are not used for the storage of equipment / merchandise, waste material, excessive advertising signage or loading and unloading operations.



PART F.1.4

SETBACKS
B4 MIXED USE ZONE

Objective

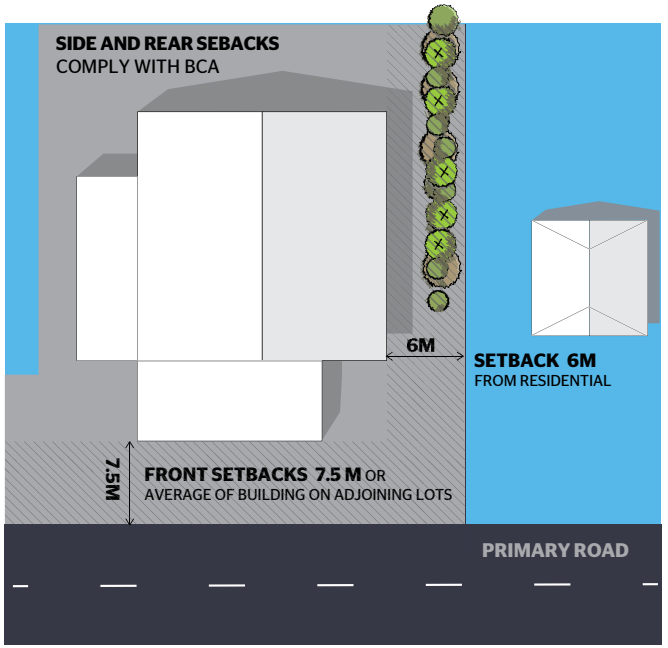
To ensure industrial development complements existing streetscapes and industrial developments and complies with the *Building Code of Australia*.

Standards

a. Buildings are constructed with a front setback that is:
   i. 7.5 metres from the front property boundary, or a distance that is the average of the two nearest existing buildings on the immediately adjoining allotments.

b. Front setback areas are not used for the storage of equipment / merchandise, waste material, excessive advertising signage or loading and unloading operations.

c. Buildings are constructed with setbacks that:
   i. Comply with the requirements of the *Building Code of Australia*.
   ii. Provide adequate room for the servicing of the development, including loading and unloading operations, vehicle manoeuvrability and waste storage.
   iii. Provide a minimum separation of 6 metres from an adjoining property that is being used for a residential purpose.



PART F.1.4

SETBACKS
RU5 VILLAGE ZONE

Objective

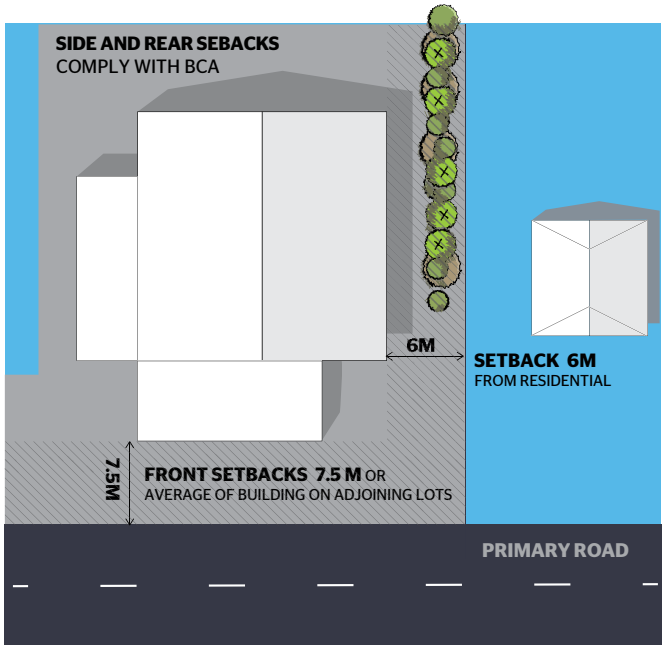
To ensure industrial development complements existing streetscapes and industrial developments and complies with the *Building Code of Australia*.

Standards

a. Buildings are constructed with a front setback that is:
   i. 7.5 metres from the front property boundary, or is the average of the nearest buildings within 40m on either side of the subject site.
   ii. Is consistent with the setback of any adjoining building that is listed in *Parkes Local Environmental Plan 2012* as a heritage item.

b. Front setback areas are not used for the storage of waste material, excessive advertising signage or loading and unloading operations.

c. Buildings are constructed with setbacks that:
   i. Comply with the requirements of the *Building Code of Australia*.
   ii. Provide a minimum separation of 6 metres from an adjoining property that contains an existing dwelling.
   iii. Provide adequate room for the servicing of the development, including loading and unloading operations, vehicle manoeuvrability and waste storage.



PART F.1.5

BUILDING DESIGN

Objective

To ensure industrial buildings and open storage areas are safe and do not cause adverse visual amenity impacts.

Standards

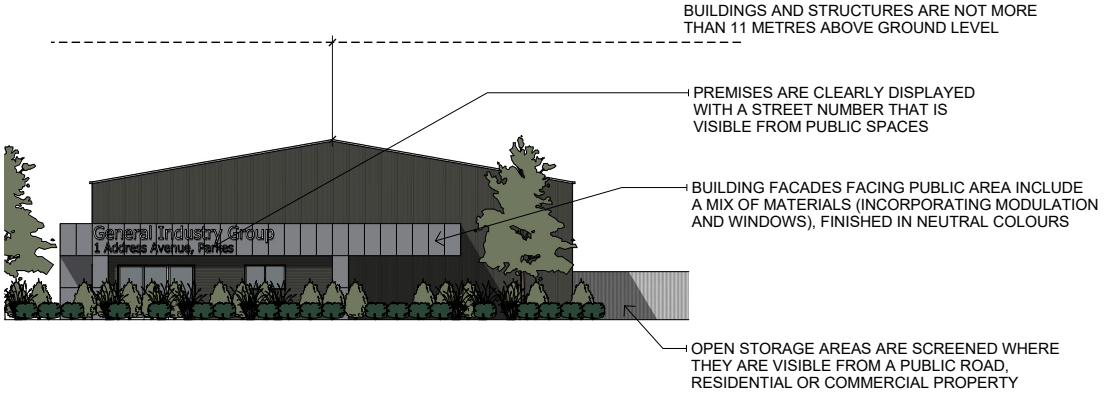
a. Long blank walls and unbroken roof lines facing the street or public domain are avoided by incorporating one or more of the following techniques into the building facades:
   i. Wall place projections or recesses.
   ii. Windows.
   iii. Variation of roof height.
   iv. Material changes.
   v. Landscaping.

b. The primary frontage of an industrial building is to be articulated via the use of techniques listed in a) above.

c. Industrial buildings on corner allotments are designed to address both street frontages via the use of techniques listed in a) above.

d. Building materials are vandal resistant and include, where possible, strong wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints or clear overspray.

e. The development does not gain sole vehicle and pedestrian access to the public road network by a rear lane. The main building entrance is in a prominent and easily recognisable location with directional signage and lighting used where appropriate.



f. Pathways adjoining developments are to be provided in accordance with the *Parkes Pedestrian and Cycling Strategy 2016*.

g. Where an industrial building has an office component, this is located at the street frontage and is architecturally differentiated to create visual interest in the front facade.

h. External building facades are not to include highly reflective building materials if they are immediately visible from a public road / space or residential area.

i. External building materials are comprised of neutral colours appropriate to the site and surrounding environment.

j. Premises are clearly displayed with a street number that is made of durable materials (preferable reflective or luminous) in a position that is unobstructed from users in the public domain.

k. Industrial buildings do not exceed more than 2 storeys in height. This does not include the installation of internal mezzanine flooring.

l. Buildings and structures are not more than 11 metres above existing ground level.

m. Despite L) above, buildings have a height that is consistent with neighbouring buildings. Where there are significant variations in height between existing buildings on neighbouring properties, the building has a height that transitions between the height of the neighbouring buildings.

n. The height of buildings is appropriate to minimise adverse overshadowing impacts on adjoining sites used for residential purposes.

o. Roof mounted air-conditioning units and solar panels are not located on the roof facing a primary road.

p. Open storage areas are located behind the building line or another part of the site that is not exposed to view from public roads.

q. Screening of open storage areas is carried out where items will be viewed from a primary road or adjoining residential or commercial property.

r. External storage areas and yards are well lit and secured by fencing and lockable gates on side and rear access ways.

s. The storage of hazardous goods, materials or wastes is not carried out in areas that adjoin residential land-use or other sensitive land-uses, or areas that are generally accessible to the public.

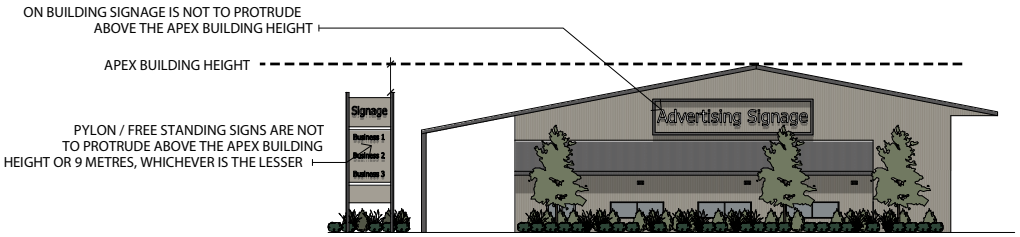
t. Sufficient space is provided on-site for the loading and unloading of waste materials and other stored items. Loading and unloading activities are not carried out on any public space or within the front building line.

PART F.1.6

OUTDOOR ADVERTISING SIGNAGE DESIGN

Objective

To ensure signage in industrial areas is well designed, appropriately located, structurally sound and complementary to the public domain.



Standards

a. Signage structures are contained wholly within the site and do not overhang any public space or land.

b. Advertising signage is of a scale and form that is proportionate to the building, streetscape, setting or landscape on or within which it is proposed to be placed.

c. On building signage is not to protrude above the building apex height.

d. Pylon / Free standing signage is not to protrude above the building apex height or 9 metres; whichever is the lesser.

e. Advertising signage is not to flash or be illuminated to such an extent that will cause unacceptable glare for pedestrians, motor vehicles or aircraft, or that will significantly impact nearby residential areas.

f. Advertising signage is appropriately co-ordinated and designed where it is proposed to service multiple tenancies in the one building.

g. Signs are constructed of new materials only.

h. All freestanding signage is structurally adequate and installed in accordance with requirements of a structural engineer.

i. Developments comprising a single tenant are to have a maximum of three (3) business signs.

j. If there is more than one occupancy on the site, each occupant may have a maximum of two business signs.

k. Where signage is proposed on an item of environmental heritage identified in Schedule 5 of *Parkes Local Environmental Plan 2012*, it is designed to be sympathetic with the traditional or important heritage characteristics of the building / site.

l. Old and redundant signs are removed as part of the erection of new signage or replacement signage on industrial properties.

PART F.1.7

LANDSCAPE DESIGN AND FENCING

Objective

To ensure industrial developments are landscaped to a compliment the building and streetscape.

Standards

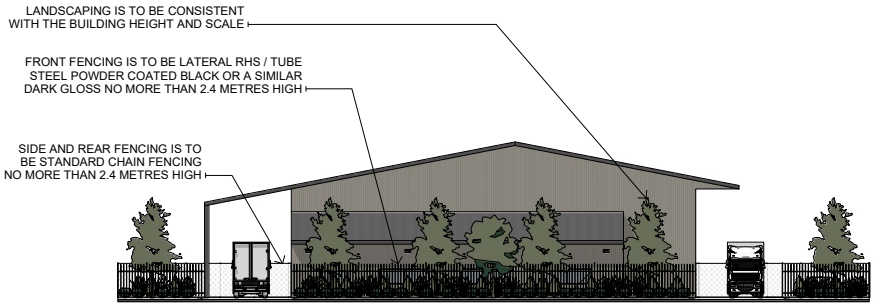
a. Industrial developments in the IN1 Zone, B4 Zone and RU5 Zone (except allotments on Caswell Street, Forbes Street, and Cardigan Street) are to incorporate a minimum 2 metre wide landscaping strip that includes a drip, trickle or spray irrigation system, to support healthy growth of plant species selected.

b. Landscaping areas are to include plant species that are appropriate for site conditions such as soil, aspect, drainage and micro-climate. No plant species declared a noxious weed in the Parkes Shire are permitted.

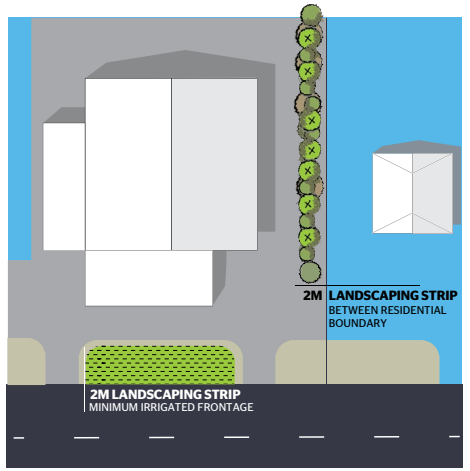
c. Industrial developments adjoining a property used for a residential purpose are to include a 2 metre wide landscaping strip, between the shared boundary, that incorporate suitable vegetation to provide privacy and noise / dust suppression.

d. The landscape design is to be complimentary to the building design, bulk, scale and surrounding streetscape, and achieves compliance with the following minimum requirements specified in the diagram to the right.

e. Front boundary security fencing of industrial premises facing a primary or secondary street (except in the B2 Zone, B4 Zone or RU5 Zone) shall be high quality lateral RHS / tube steel, which is finished in black gloss powder coating or similar dark gloss colour and no higher than 2.4 metres.



f. For developments that include front boundary security fencing that is closed during operating hours, access gates are to be set back from the public roadway a sufficient distance to allow a service vehicle to stand without hindering vehicular or pedestrian traffic on the public road or footpath



g. Side and rear boundary security fencing of industrial premises shall be standard metal chain fencing, and not higher than 2.4 metres.

h. The landscape design retains existing street trees where the tree is sound in health and structure and can be incorporated into the landscape design. Where street trees are removed they are replaced with mature tree species as per the Parkes Shire Council *Street Tree Replacement Policy 2019*.

i. The landscape design retains existing mature trees within development sites unless this is unavoidable due to the location of buildings, structures, car parking or other ancillary works.

PART F.1.8

DRIVEWAYS, ACCESS AND CAR PARKING

Objective

To ensure industrial developments are well designed and provided with appropriate access to the public road network and off-street parking.

Standards

a. Driveway locations, dimensions and finished levels comply with the relevant requirements of:
   i. *Part 4A of the Austroads Guide to Road Design.*
   ii. *AS 2890.1 Off-Street Car Parking.*
   iii. *AS2890.2 Commercial Vehicle Facilities for design and layout.*
   iv. *PSC Standard - Driveway - Industrial*
   v. CPTED principles

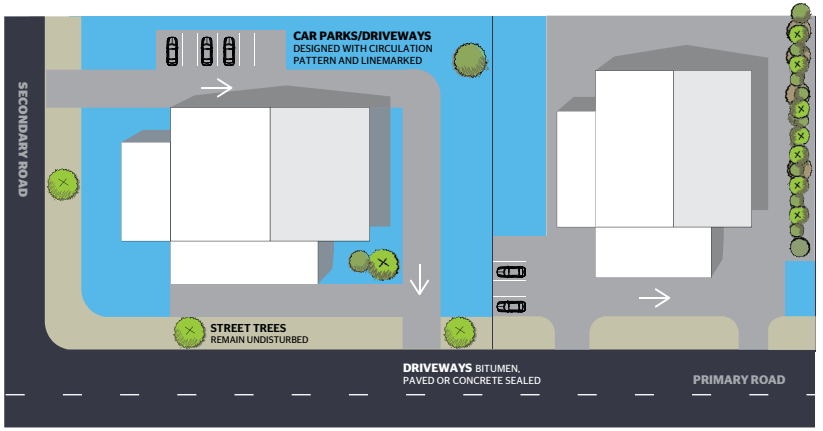
b. Semi-circle driveways (i.e. drive-in / drive-out arrangements via separate accesses to a primary or secondary street) must comply with (a) above and in a manner that allows for the turning radius on private property and not on the public road reserve.

c. Driveways crossing an existing footpath are at right angles to the centre line of the road.

d. Driveways adjoining a primary or secondary street are designed to avoid roadside stormwater encroaching onto private property.

e. Driveways do not require removal of established street trees.

f. Driveways and parking spaces are bitumen sealed, paved or concreted to comply with P*arkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*



g. Car parks are not accessed directly from high volume and / or high speed roads unless there is no other practical means of gaining access to a public road and the car park's ingress and egress are appropriately designed.

h. Car park design allows vehicles to enter and leave the site in a forward facing direction.

i. Car parks are line-marked to indicate the layout and circulation pattern of traffic and sign-posted to indicate entry and exit locations.

j. The potential for on-street queuing is eliminated by the provision of sufficient standing area for vehicles entering parking and loading areas.

k. The off-street car park incorporates appropriate loading and unloading

facilities where these facilities are not dedicated elsewhere (in close proximity) and available for use by the proposed development. The need for loading and unloading facilities will be assessed by Council having regard to the nature and scale of the proposed development, the estimated frequency of deliveries and the type of delivery vehicle to be involved.

l. Where loading and unloading facilities are provided, they are designed to enable a service vehicle to stand entirely within the site during loading and unloading operations, and not over a Council footpath or roadway.

m. Car park design incorporates appropriate lighting where it is anticipated that the area will receive night-time use by customers or staff.

n. The car park design makes provision, for the maximum design vehicle associated with the use.

o. Car park design incorporates the use of 1 shade tree per 7 car parking spaces to improve the visual amenity of large sealed / all weather surfaces and improve the relationship of the site to adjoining uses.

p. Car park design incorporates a rational circulation pattern. Dead-end parking aisles are not permitted except in small parking areas or areas reserved for a specific low turnover (e.g. staff parking areas).

q. Where development is for a change of use, historical credits will be applied based on the last known lawful use.

r. Where visitor / staff car parks are required to be provided as part of development they:
   i. Are well illuminated.
   ii. Avoid the creation of hidden recesses, where intruders could hide.
   iii. Are capable of observation by adjoining users.
   iv. Are designed with the least number of entry and exit points as is practical.
   v. Incorporate the use of security cameras where possible.

s. Development provides on-site parking at the rate set out the below:

Land Use	Car Parking Requirement
Funeral Homes	1 space per 10 fixed seats or 1 space per 10m2 of GFA (if seats not fixed) whichever is the greater
Take away food and drink premises	- Developments with (no) on-site seating: 12 spaces per 100m2GFA, plus greater of: 1 space per 5 seats (internal and external), or 1 space per 2 seats (internal). - Developments with on-site seating and drive-through facilities: greater of 1 space per 2 seats (internal), or 1 space per 3 seats (internal and external), plus queuing area for 5 to 12 cars.
Garden Centres	1 space per 500m² of site area (minimum 5 space) plus 1 space per staff member
Hardware and Building Supplies	1 space per 130m2 of GFA dedicated to display area
Kiosks	1 space per 6.5m2 of customer service area
Landscape Material Supplies	0.5 spaces per 10m2 of site area
Plant Nurseries	0.5 spacer per 100m2 of site area
Rural Supplies	1 space per 130m2 of GFA dedicated to display area
Neighbourhood Shops	1 space per 35m2 of customer service area
Timber Yards	0.5 spaces per 100m2 of site area
Vehicle Sales or Hire Premises	0.75 spaces per 100m2 of site area, 0.76 plus 6 spaces per work bay (for vehicle servicing facilities)
Highway Service Centre	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development

Industrial Retail Outlets	1 space per 35m2 of GFA plus 1 space per 160m2 of outdoor display area
Restricted Premises	1 space per 20m2 of GFA
Service Stations	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Sex Service Premises	2 spaces per room used for the provision of sex services
Veterinary Hospital	1 space per 65m2 with a minimum of 3 spaces per consulting room, plus 1 space per employee
Wholesale Supplies	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Agricultural Produce Industries	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Livestock Processing Industries	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Sawmill or Log Processing Industries	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Stock & Sale Yards	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Heavy Industries	1 space per 90m2 of GFA
Light Industries	1 space per 90m2 of GFA
General Industries	1 space per 90m2 of GFA
Vehicle Body Repair Workshops	5 spaces per vehicle work bay
Vehicle Repair Stations	1 space per 55m2 of GFA
Heavy Industrial Storage Establishments	1 space per 90m2 of GFA
Storage Premises	1 space per 90m2 of GFA, or 1 space per employee, whichever is the greater, plus 1 space per 150m2 of GFA of open yard area
Heliport and Helipad	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development

Freight Transport Facilities	1 space per 90m2 of GFA, or 1 space per employee, whichever is the greater plus 1 space per transport vehicle present at the time of peak vehicle accumulation
Passenger Transport Facilities	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Transport and Truck Depot	1 space per onsite staff plus 1 space per transport vehicle present at the time of peak vehicle accumulation
Waste or Resource Management Facilities	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Community Facilities	1 space per 10m2 of GFA or 1 space per 4 seats whichever is the greater
Correctional Centres	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Emergency Services Facilities	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Industrial Training Facilities	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Public Administration Buildings	1 space per 40m2 of GFA
Research Stations	1 space per employee
Recreation Facilities (Indoor)	3 spaces per court, 3 spaces per bowling alley, 30 spaces per first green plus 15 spaces for each additional green or 1 space per 35m2 of NFA
Recreation Facilities (outdoor)	3 spaces per court, 3 spaces per bowling alley, 30 spaces per first green plus 15 spaces for each additional green or 3 spaces per hole
Crematorium	Submit a traffic / parking study prepared by a suitably qualified person to justify the proposed parking associated with the development
Mortuaries	1 space per 10 fixed seats or 1 space per 10m2 of GFA (if seats not fixed) whichever is the greater
Office Premise	1 space per 40m2 of GFA
Specialised Retail Premises:	1 space per 50m2 of GFA

PART F.1.9

STORMWATER MANAGEMENT

Objective

To ensure stormwater from industrial developments is properly drained to a legal point of discharge without causing adverse impacts on public drainage infrastructure or downslope properties.

Standards

a. Development complies with Part 3: Stormwater drainage of AS/NZS 3500.3, 2015 Plumbing and Drainage, unless otherwise specified in this Part.

b. Development in the Parkes Urban Area incorporates on-site detention as specified in the *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. Development takes into account the stormwater management requirements of the whole site in a 5% AEP, including drainage from all buildings, driveways and hardstand areas, and how stormwater from these areas will be managed via pipes / pits / tanks / pumps to a legal point of discharge.

d. Development discharging stormwater to roadside kerb and gutter complies with the following:

   i. Installation of downpipes at a rate of minimum 1 x 100mm diameter PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Maximum of 3 x 100mm diameter kerbside outlets per property as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

e. Development discharging stormwater to a roadside table drain complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Single discharge point to the table drainage via a concrete surround that is finished flush to the profile of the table drain as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

f. Development discharging stormwater to a drainage reserve complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Single discharge point to the drainage reserve via a minimum 600mm x 600mm concrete pit with zinc plated metal grate and installed so the top of the grate is flush to ground surface as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

g. Development discharging stormwater to inter-allotment drainage complies with the following:

   i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Single discharge point to inter-allotment drainage via existing pit(s) or a new pit as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* where no pit exists.

h. Development that incorporates a water tank(s) into the stormwater management system must comply with the following:

   i. The water tank system, including roof area, tank inlet pipe size, tank storage capacity and tank outlet pipe size, must be suitably designed / sized to accommodate stormwater in a 5% AEP, with all overflow being directed to a legal point of discharge.

   ii. Any roof area that is not capable of being managed through the water tank system is directed away from the water tank system and is properly managed to a legal point of discharge in accordance with this Part.

   iii. Stormwater from driveways and hardstand areas is directed away from the water tank(s) and is properly managed to a legal point of discharge in accordance with this Part.

   iv. Tank(s) comply with Part F.1.10.

i. Development that drains surface water from driveways and hardstand areas towards buildings and side or rear properties must incorporate surface water drainage (grates, pits, pipes, pumps) which is then directed to a legal point of discharge or suitably sized rubble drain.

j. Development that cannot drain stormwater to a legal point of discharge via gravity must be supported by a site specific stormwater management system that is designed by a suitably qualified engineer.

PART F.1.10

UTILITIES

Objective

To ensure industrial developments are provided with adequate utilities and services.

Standards

a. Development is provided with a standard telephone service as per the Telecommunications (Consumer Protection and Service Standards) Act 1999.

b. Development is provided with suitable waste bin storages behind the building line and screened where they are readily visible from adjoining land / roads.

c. Development is connected to the centralised electricity supply network in accordance with the requirements of the relevant electricity authority.

d. Development is connected to a reticulated water supply main via a minimum 25mm service and PSC Water Metre. If a rainwater tank system forms part of the water supply system, it must comply with the following:

   i. Tank installation / maintenance in accordance with the NSW Health Guidelines.

   ii. Tank storage capacity is a minimum of 10,000 litres and no greater than 20,000 litres.

   iii. Tanks must not exceed 3 metres in height above ground level (including any tank stand).

   iv. Tanks must be setback behind the building line and a minimum 1 metre from side or rear boundaries.

   v. Tanks must not collect water from a source other than roof gutters or down pipes on a building or a water supply service pipe.

   vi. Tanks must be structurally sound and installed in accordance with manufacturer's specifications.

   vii. Tanks must not rest on a footing of any building or other structure on the property including a retaining wall.

   viii. Tanks must utilise prefabricated materials or be constructed from prefabricated elements designed and manufactured for the purpose of rainwater tank construction.

   ix. Tanks must be enclosed and inlets screened or filtered to prevent the entry of foreign matter or creatures.

   x. Tanks must utilise a non-reflective finish where they are readily visible from adjoining land / roads.

e. Development is connected to a reticulated sewer main where available. If unsewered, an on-site effluent management system is installed that complies with the following:

   i. *AS/NZS1547:2000 – On-site Domestic Wastewater Management.*

   ii. NSW Environment and Health Protection Guidelines *On-site Sewage Management for Single Households* (latest version).

PART F.1.11

ENVIRONMENTAL MANAGEMENT

Objective

To ensure industrial developments maintain a high level of environmental amenity and do not lead to the generation of adverse impacts on adjoining landuses.

Standards

a. An Environmental Management Plan detailing compliance with the relevant industry best practice guidelines for noise pollution, air pollution, odour, lighting, hazardous goods storage and contamination management must be provided with any of the following land-uses:
   i. Heavy Industry
   ii. Heavy Industrial Storage Establishments
   iii. Agricultural Produce Industries
   iv. Livestock Processing Industries
   v. Stock and Sale Yards
   vi. Waste or Resource Management Facilities
   vii. Crematoriums
   viii. Developments proposed to operate 24 hours a day

PARKES™

It all adds up.

PARKES SHIRE

PARKES AIRPORT

PART G

PARKES™

It all adds up.

PART G

PART G.1
PARKES AIRPORT

PART G.1.1 APPLICATION OF PART G.1

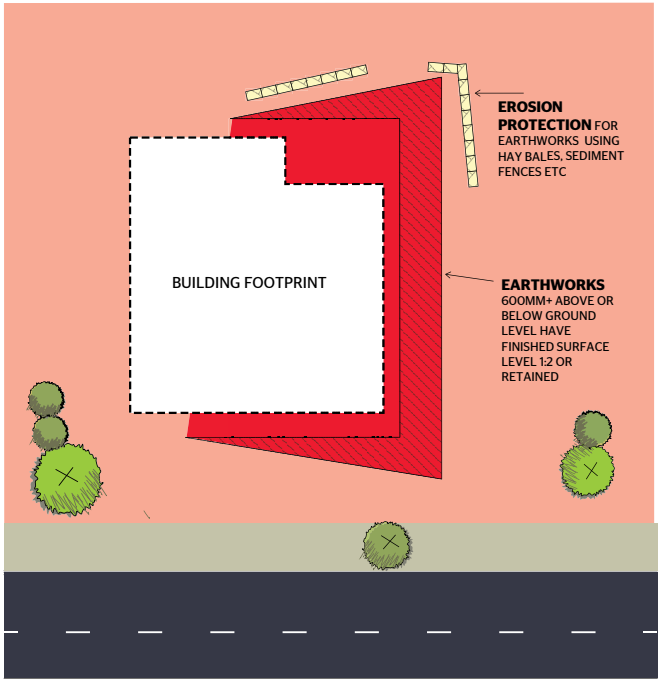
Part G applies to	**Airport related developments that are permissible on land zoned SP2 Airport under *Parkes Local Environmental Plan 2012*.**

PART G.1.2

EARTHWORKS, RETAINING WALLS, STRUCTURAL SUPPORT AND SITE DRAINAGE

Objective

To ensure earthworks associated with development at the Parkes Regional Airport do not negatively impact on airport operations, surrounding public roads or adjoining business premises.



Standards

a. Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment fences, hay bales and the like.

b. Earthworks shall not exceed a maximum depth, measured from existing ground level of 3 metres.

c. Despite b) above, earthworks must not exceed 1 metre in height or depth within 1 metre from any boundary, unless stabilised by a retaining wall or similar structural support.

d. Imported fill must be certified Virgin Excavated Natural Material (VENM).

e. Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of not less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a suitably qualified engineer.

f. Retaining walls or other structural supports, including footings and drainage, must be located wholly within the property boundary.

g. Stormwater from excavation areas shall be properly drained to a legal point of discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve).

h. Finished ground levels must drain to roadside drainage infrastructure or a drainage reserve at a minimum grade of 2%.

PART G.1.3

LOT DESIGN

Objective

To ensure airport subdivision design is suitable and supportive to the ongoing airport operations at the Parkes Regional Airport.

Standards

a. Subdivision design is consistent with the *Parkes Regional Airport Masterplan*, as shown (right):

b. Any further subdivision of airport land beyond the *Parkes Regional Airport Masterplan*, must comply with the following:

   i. Lots are regular in shape to maximise site usability.

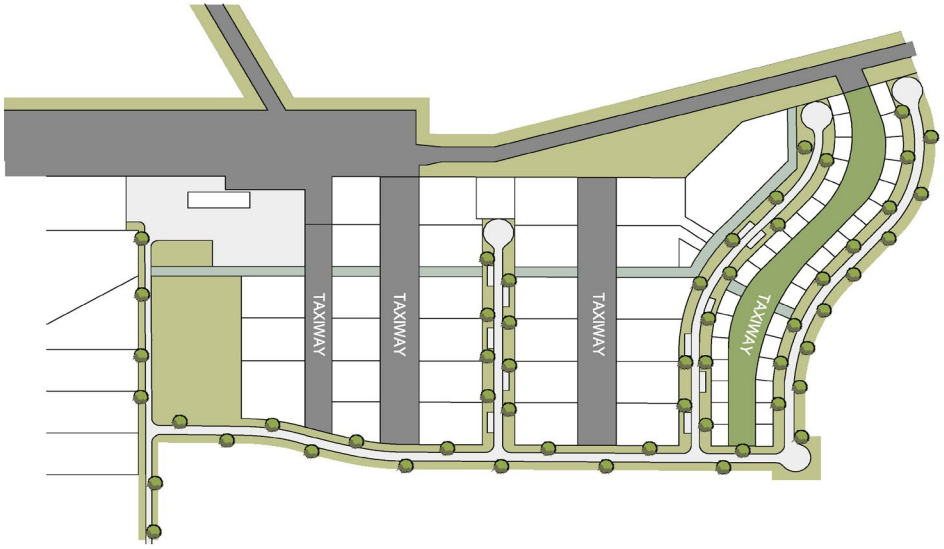
   ii. Highly irregular shaped lots will only be considered where these are residual or are intended to be created for ancillary or public purposes (e.g. car parking or utility installations).

   iii. Battle-axe lots are not permitted.

   iv. Lots must contain at least one frontage with direct access to a designated taxiway, where they are intended to store / service aircraft, or where they provide aeronautical services.

   v. Lots must contain at least one frontage with direct access to a public road.

c. Lot / site design allows for owner / occupier aircraft to park wholly within leased premises, and not within aerodrome aprons and taxiways.



PART G.1.4

AIRSIDE DESIGN

Objective

To ensure aerodrome aprons and taxiways are designed and constructed by or on behalf of Council, or to minimum standards approved by Council to cater for the minimum design aircraft.

Standards

a. Aprons and Taxiways are consistent with the *Parkes Regional Airport Masterplan*.

b. Taxiways joining to existing Taxiways A, B, C, and D are designed to accommodate a Code C 30-seat aircraft.

c. Taxiways servicing the light aircraft precinct shown on the *Parkes Regional Airport Masterplan* are designed to accommodate a Code A aircraft.

d. Aircraft parking is consistent with the *Parkes Regional Airport Masterplan*.

PART G.1.5

LANDSIDE DESIGN

Objective

To ensure developments at the Parkes Regional Airport are properly connected to the public road network and do not negatively impact on airside functionality and streetscape appeal.

Standards

a. Roads are consistent with the Parkes Regional Airport Masterplan.

b. Roads are appropriately designed to respond to geotechnical, topographical and specific site features in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

c. Roads are designed to the appropriate speed zone limit(s), including any local area traffic management devices, in accordance with *AS 1742.13: 2009 Manual of uniform traffic control devices Part 13: Local area traffic management* and *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

d. Lots gain access onto the local road network in accordance with the *Austroads Guide to Road Design Part 4 - Intersections and crossings* and *Part 4a – Unsignalised and signalised intersections*, and not directly onto a classified road, unless there are no other practical means of access available to the lot(s) and access / intersections comply with TfNSW requirements.

e. Existing public road infrastructure abutting the development, including roads, intersections, kerb and gutter and pedestrian and cycling facilities are upgraded / replaced where they do not meet the requirements of *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

f. Kerb and gutter is provided to all classes of roads having speed limits of 80km/hr or less in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*.

g. Street furniture (e.g. lights, trees, signs) is provided in accordance with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021*, unless otherwise specified in this Part.

h. Driveway locations do not require removal of established street trees.

i. Site design allows for limited owner / occupier car parking on-site. Designated street parking bays, located within the public road reserve, provide for additional parking.

PART G.1.6

SETBACKS

Objective

To ensure development at the Parkes Regional Airport complements master planned streetscapes and comply with the *Building Code of Australia*.

Standards

a. Buildings are constructed with frontages that extend to the street alignment (i.e. zero front setback), except where space is approved for front landscaping / car parking, which is to be provided and maintained by the owner / occupier.

b. Buildings are constructed with setbacks that:

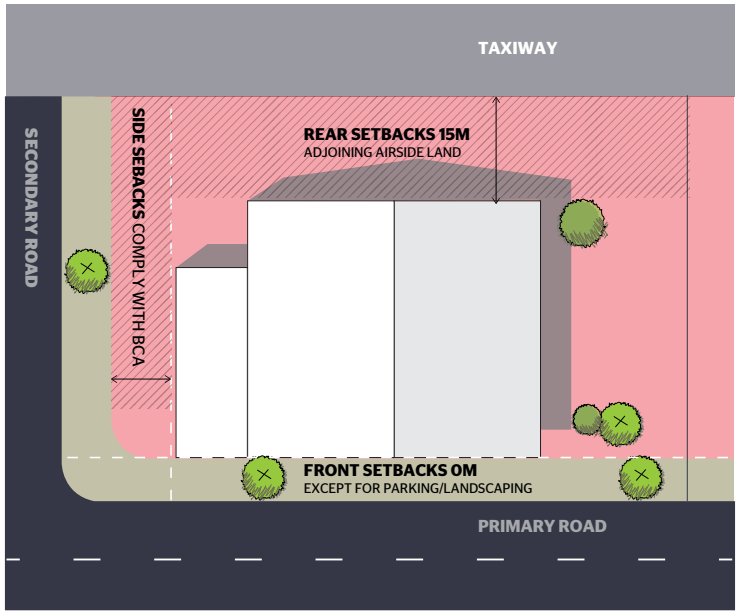
   i. Comply with the requirements of the *Building Code of Australia*.

   ii. Allow for adequate servicing of the development, including loading and unloading operations, vehicle manoeuvrability and waste storage.

c. Buildings are setback a minimum distance of 15 metres from the rear property boundary adjoining airside land.

d. Lot / site design allows for owner / occupier aircraft to park wholly within the premises, and not within aerodrome aprons and taxiways.

e. The storage of machinery, waste material, excessive advertising signage or the like is not permitted within the front building line.

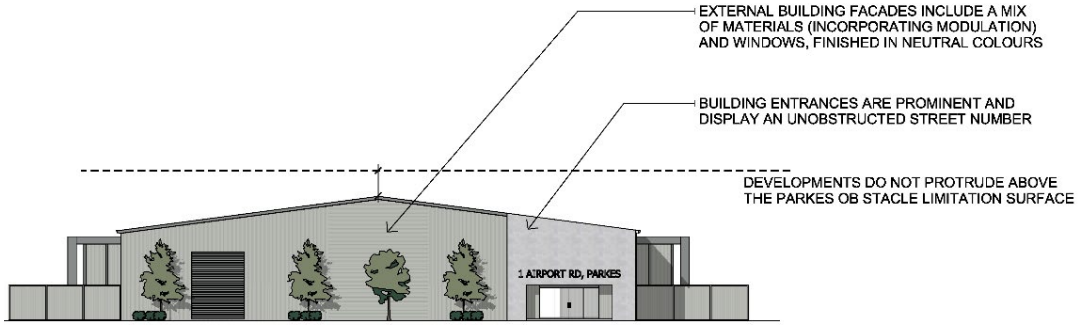


PART G.1.7

BUILDING DESIGN

Objective

To ensure developments at the Parkes Regional Airport are complementary to both airside and landside operations.



Standards

a. Development at the Parkes Regional Airport must not be of a height that will project through the *Parkes Airport Obstacle Limitation Surface* (OLS).

b. Buildings on corner allotments are designed to address both street frontages by incorporating one or more of the following techniques into the building facade:
   i. Wall place projections or recesses.
   ii. Windows.
   iii. Variation of roof height.
   iv. Material changes.
   v. Landscaping.

c. Development that is ancillary to airport operations (e.g. office components of hangers) should be located at the public street frontage of the premises.

d. Building entrances are in prominent and easily recognisable locations with directional signage and lighting used where necessary / appropriate.

e. Large openings (e.g. aircraft accesses) are placed at the airside / rear of buildings, and avoided where possible at the street frontage of buildings.

f. Building materials are vandal resistant, low reflective and able to withstand strong wind forces.

g. External building facades comprise a mix of materials, incorporating horizontal and vertical modulation, windows and doors in appropriate proportions and configurations, and finished in neutral colours appropriate to the site and surrounding environment.

h. The use of reflective glass or large blocks of one material should be minimised. Highly reflective materials such as zincalume or similar materials are not permitted.

i. Premises provide high levels of access throughout buildings, on-site car parks and to the public car park / street network in accordance with the access provisions of the *Building Code of Australia*.

j. Where visitor / staff car parks are required to be provided as part of any development they:
   i. Are well illuminated.
   ii. Avoid the creation of hidden recesses, where intruders could hide.
   iii. Are capable of observation by adjoining users.
   iv. Are designed with the least number of entry and exit points as is practical.
   v. Incorporate the use of security cameras, where deemed necessary.

k. Roof mounted air-conditioning units and solar panels are not visible from primary roads.

l. External storage areas are screened and not exposed to view from primary roads.

m. Airside areas adjoining publicly accessible areas (e.g. front car park and landscaped areas) and buildings are secured by fencing and lockable gates.

n. Premises are clearly displayed with a street number that is made of durable materials (preferable reflective or luminous) in a position that is unobstructed from users in the public domain.

o. Lots less than 1000m^2 are not to include any kitchen or sanitary plumbing facilities.

p. No woodfires or open stoves are permitted.

PART G.1.8

OUTDOOR ADVERTISING SIGNAGE DESIGN

Objective

To ensure signage at the Parkes Regional Airport is well designed, appropriately located, structurally sound, and complementary to the airport functionality and aesthetics.

Standards

a. Signage structures are contained wholly within the development site and do not overhang any public road reserve or airside land.

b. Advertising signage does not protrude above the building apex height and is of a scale and form that is proportionate to the building, streetscape, setting and landscape on or within which it is proposed to be placed.

c. Advertising signage contains information sufficient to identify the business only, and must not include any third party advertising.

d. A maximum of two (2) advertising signs per development is permitted.

e. Flashing, illuminated, moving, highly reflective signs are not permitted.

f. Freestanding pylon signs are not permitted.

g. Advertising signage is appropriately co-ordinated and designed, where it is proposed to service multiple tenancies in the one building, so as not to lead to visual clutter through proliferation of separate advertisements on the site.

h. Signs are constructed of new materials only.

i. Old and redundant signs are removed as part of the erection of new signage or replacement signage.

PART G.1.9

LANDSCAPE DESIGN

Objective

To ensure developments at the Parkes Regional Airport complement streetscape landscaping.

Standards

a. Landscape design is consistent with the *Parkes Regional Airport Masterplan*.

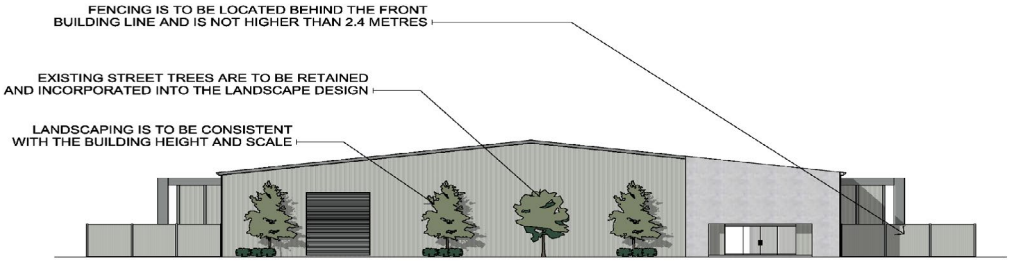
b. Landscape design is complimentary to the building design and surrounding streetscape.

c. Existing street trees on-site are retained where the tree is sound in health and structure and can be incorporated into the landscape design.

d. Landscaping is not to use plant species that attract birds or large fauna.

e. Front fences facing public roads are not permitted. All fencing must be located behind the building line and must be adequate to prevent uncontrolled access to airside land and to screen open storage areas (where applicable).

f. Where permitted, fencing is not higher than 2.4 metres.



PART G.1.10

DRIVEWAYS, ACCESS AND CAR PARKING

Objective

To ensure developments at the Parkes Regional Airport are well designed and provided with appropriate access to the public road network and parking.

Standards

a. Driveway locations, dimensions and finished levels comply with the relevant requirements of:
   i. *Parkes Regional Airport Masterplan.*
   ii. *Part 4A of the Austroads Guide to Road Design.*
   iii. *AS 2890.1 Off-Street Car Parking.*
   iv. *AS2890.2 Commercial Vehicle Facilities for design and layout.*
   v. *AS2890.2 Commercial Vehicle Facilities for design and layout.*
   vi. *CPTED* principles

b. Driveways are not accessed directly from high volume and / or high speed roads unless there is no other practical means of gaining access to a public road and the car park's ingress and egress are appropriately designed.

c. Driveways adjoining a primary or secondary street are designed to avoid roadside stormwater encroaching onto private property.

d. Driveways do not require removal of established street trees.

e. Driveways and parking spaces are bitumen sealed, paved or concreted to comply with *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

f. No vehicle access or carparking is permitted from airside land.

g. On-site car parking is generally limited to owner / occupier parking, with parking for visitors and staff generally provided within designated parking bays within public road reserves.

h. Where owner / occupier car parking is proposed, these should be incorporated into the front / side setback areas. No car parking should be provided towards the rear of the block or on airside land. Car parks must be line marked to indicate the layout and circulation pattern of traffic, and sign posted to indicate entry and exit locations.

i. Where loading and unloading facilities are provided, they are designed to enable a service vehicle to stand entirely within the site during loading and unloading operations, and not over a Council footpath or roadway.

j. Development provides on-siting parking at the rate set out the below:

Land Use	Car Parking Requirement
Passenger Transport Facility	Submit a traffic/parking study prepared by a suitably qualified person to justify the proposed parking associated with the proposed development.
Storage Premises	1 space per 90m2 of GFA, or 1 space per employee, whichever is greater. Plus 1 space per 150m^2 of GFA of open yard area.
Heliport and Helipad	Submit a traffic/parking study prepared by a suitably qualified person to justify the proposed parking associated with the proposed development.
Freight Transport Facility	1 space per 90m2 of GFA, or 1 space per employee, whichever is greater. Plus one space per transport vehicle present at the time of peak vehicle accumulation on the site.

PART G.1.11

STORMWATER MANAGEMENT

Objective

To ensure stormwater from developments at the Parkes Airport are properly drained to a legal point of discharge without causing adverse impacts on airside operations, public road drainage infrastructure or downslope properties.

Standards

a. Development complies with *Part 3: Stormwater drainage of AS/NZS 3500.3, 2015 Plumbing and Drainage*, unless otherwise specified in this Part.

b. Development takes into account the stormwater management requirements of the whole site in a 20 year ARI, including drainage from all buildings, driveways and hardstand areas, and how stormwater from these areas will be managed via pipes / pits / tanks / pumps to a legal point of discharge.

c. Post-development peak flows should be equal to or less than pre-development peak flows leaving the individual allotment.

d. No roof water is permitted to discharge onto airside land.

e. Development discharging stormwater to roadside kerb and gutter complies with the following:

   i. Installation of downpipes at a rate of 1 x 90mm diametre PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Maximum of 3 x 90mm diametre kerbside outlets per property as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

f. Development discharging stormwater to a roadside table drain complies with the following:

   i. Installation of downpipes at a rate of 1 x 90mm diametre PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Single discharge point to the table drainage via a concrete surround that is finished flush to the profile of the table drain as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

g. Development discharging stormwater to a drainage reserve complies with the following:

   i. Installation of downpipes at a rate of 1 x 90mm diametre PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Single discharge point to the drainage reserve via a minimum 450mm x 450mm concrete pit with zinc plated metal grate and installed so the top of the grate is flush to ground surface as per *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021.*

h. Development discharging stormwater to inter-allotment drainage complies with the following:

   i. Installation of downpipes at a rate of 1 x 90mm diametre PVC drainage pipe for every 190m^2 of roofed / driveway / hardstand area.

   ii. Single discharge point to inter-allotment drainage via existing pit(s) or a new pit as per *Parkes Shire Council Engineering Design* where no pit exists.

i. Development that incorporates a water tank(s) into the stormwater management system must comply with the following:

   i. The water tank system, including roof area, tank inlet pipe size, tank storage capacity and tank outlet pipe size, must be suitably

designed / sized to accommodate stormwater in a 20 year ARI, with all overflow being directed to a legal point of discharge.

ii. Any roof area that is not capable of being managed through the water tank system is directed away from the water tank system and is properly managed to a legal point of discharge in accordance with this Part.

iii. Stormwater from driveways and hardstand areas is directed away from the water tank(s) and is properly managed to a legal point of discharge in accordance with this Part.

iv. Tank(s) comply with Part G.1.12.

j. Development that drains surface water from driveways and hardstand areas towards buildings and side or rear properties must incorporate surface water drainage (grates, pits, pipes, pumps) which is then directed to a legal point of discharge.

k. Development that cannot drain stormwater to a legal point of discharge via gravity must be supported by a site specific stormwater management system that is designed by a suitably qualified engineer.

PART G.1.12

UTILITIES

Objective

To ensure developments at the Parkes Regional Airport are provided with adequate utilities and services.

Standards

a. Development other than for storage purposes is provided with a standard telephone service as per the *Telecommunications (Consumer Protection and Service Standards) Act 1999*.

b. Development is provided with suitable waste bin storages behind the building line and screened where they are readily visible from adjoining land / roads.

c. All waste bin receptacles must be covered or stored in an enclosed facility.

d. Development is connected to the centralised electricity supply network in accordance with the requirements of the relevant electricity authority.

e. Development is connected to a reticulated water supply main via an adequate service and PSC Water Metre. If a rainwater tank system forms part of the water supply system, it must comply with the following:

   i. Tank installation / maintenance in accordance with the NSW Health Guidelines.

   ii. Tank storage capacity is a minimum of 5,000 litres and no greater than 10,000 litres.

   iii. Tanks must not exceed OLS or 3 metres in height above ground level (including any tank stand).

   iv. Tanks must be setback behind the building line and a minimum 1 metre from side or rear boundaries.

   v. Tanks must not collect water from a source other than roof gutters or down pipes on a building or a water supply service pipe.

   vi. Tanks must be structurally sound and installed in accordance with manufacturer's specifications.

   vii. Tanks must not rest on a footing of any building or other structure on the property including a retaining wall.

   viii. Tanks must utilise prefabricated materials or be constructed from prefabricated elements designed and manufactured for the purpose of rainwater tank construction.

   ix. Tanks must be enclosed and inlets screened or filtered to prevent the entry of foreign matter or creatures.

   x. Tanks must utilise a non-reflective finish where they are readily visible from adjoining land / roads.

f. Development is connected to a reticulated sewer main / service as directed by Council.

g. Where an unsewered service is deemed appropriate by Council and an on-site effluent management system is approved for installation by the proponent, compliance with the following is required:

   i. *AS/NZS1547:2000 – On-site Domestic Wastewater Management*.

   ii. NSW Environment and Health Protection Guidelines *On-site Sewage Management for Single Households* (latest version).

PARKES™

It all adds up.