WINGECARRIBEE
SHIRE COUNCIL

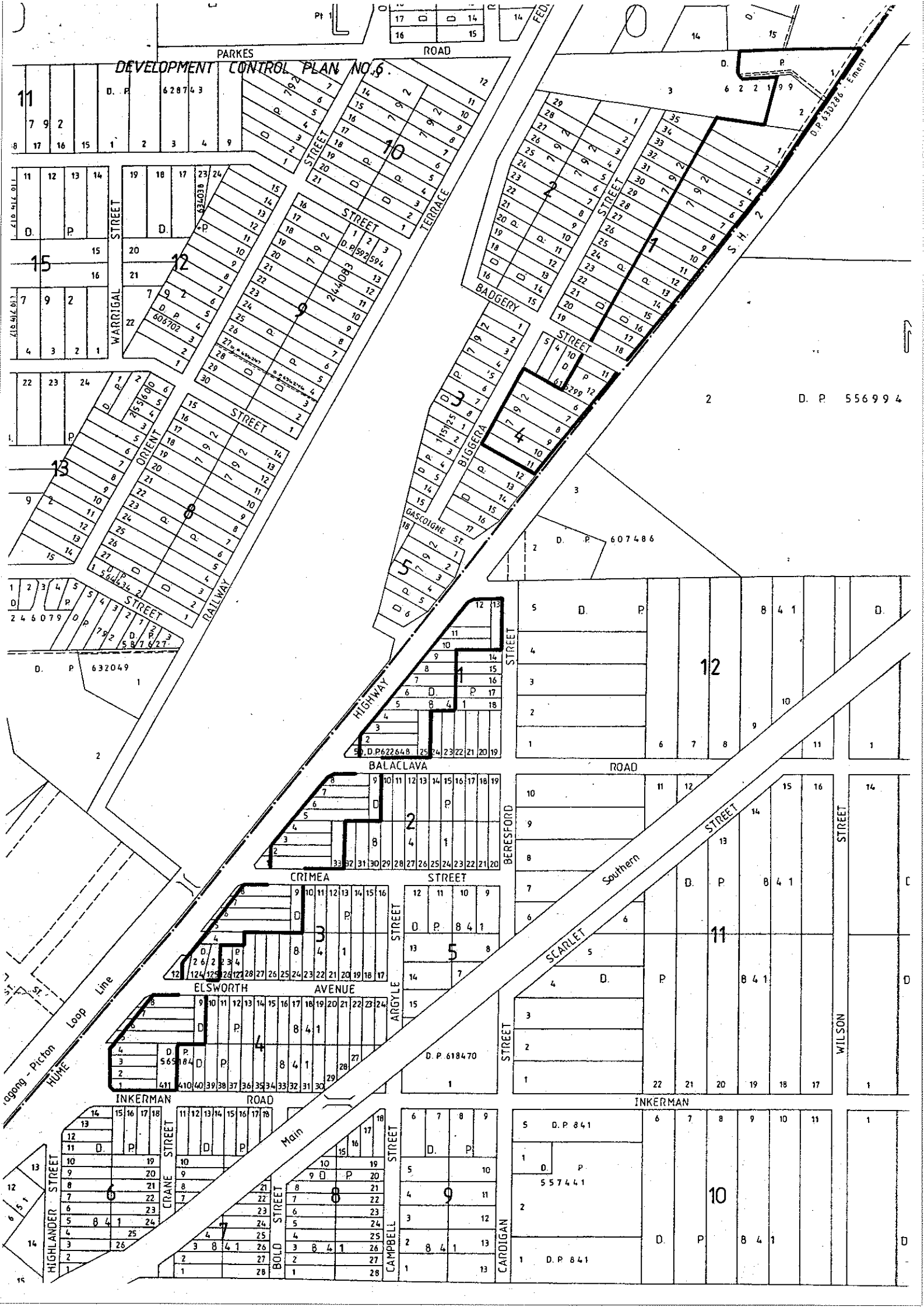
# *DEVELOPMENT CONTROL PLAN NO 6*

# *BRAEMAR AND BALACLAVA*

*Prepared by :*

*Town Planning Department*
*Wingecarribee Shire Council*

*$4.15 inc GST*


DEVELOPMENT CONTROL PLAN NO.6
PARKES ROAD
STREET
TERRACE
WARRIGAL STREET
ORIENT STREET
RAILWAY STREET
BADGERY STREET
BIGGERA STREET
GASCOIGNE ST.
S.H. 2
D.P. 632286 Easement
D. P. 556994
D. P. 607486
D. P. 632049
HIGHWAY
BALACLAVA ROAD
CRIMEA STREET
ELSWORTH AVENUE
ARGYLE STREET
BERESFORD STREET
SCARLET STREET
Southern
WILSON STREET
INKERMAN ROAD
INKERMAN
Main
HUME
Loop Line
HIGHLANDER STREET
CRANE STREET
BOLD STREET
CAMPBELL STREET
CARDIGAN STREET
D. P. 618470
D. P. 841
557441

## 1.1 INTRODUCTION

It is Council's opinion that a Development Control Plan is necessary for the land within the villages of Braemar and Balaclava which has frontage to the Hume Highway.

The need for a Development Control Plan has arisen due to the amount of commercial development which has been undertaken or proposed within this locality and the need for more stringent controls upon such development activity other than that provided by the Residential 2(c) Village zone.

## 1.2 NAME OF THIS PLAN

This plan is called Wingecarribee Development Control Plan No 6. The plan consists of this document and an accompanying map.

## 1.3 LAND TO WHICH THIS PLAN APPLIES

This plan applies to that land within the villages of Braemar and Balaclava which has frontage to the Hume Highway and is indicated on the accompanying map.

## 1.4 WINGECARRIBEE LOCAL ENVIRONMENTAL PLAN NO 55

This Development Control Plan applies to land to which Wingecarribee Local Environmental Plan No. 55 applies. This plan is made under and generally conforms with the provisions of Wingecarribee Local Environmental Plan No 55 which contains the legal planning controls for the development of the area to which this plan applies.

## INTRODUCTION

## NAME OF THIS PLAN

## LAND TO WHICH THIS PLAN APPLIES

## HAVERSHAMBURY LOCAL DEVELOPMENT PLAN NO. 22

This Development Control Plan applies to land to which Wychbold Village Local Development Plan No. 22 applies. This plan is made under and generally conforms with the provisions of Wychbold Village Local Development Plan No. 22 which contains the legal planning controls for the development of the area to which this plan applies.

## 1.5 AIMS AND OBJECTIVES

This Development Control Plan is designed to achieve the following aims and objectives:

- to minimise the impact of development upon traffic flow and traffic safety on the Hume Highway.
- to ensure that development is of a visually acceptable standard when viewed from the Hume Highway and adjoining streets and residential premises.
- to require the provision of adequate on-site car parking in association with any development.
- to maintain the amenity of adjoining and nearby residential premises.

## 1.6 OPERATION OF THIS PLAN

This Development Control Plan has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act, 1979, and accompanying regulations.

This plan may only be amended in the manner provided for in clause 25 of the Environmental Planning and Assessment Regulation, 1980.

## 1.7 APPLICATION OF THIS PLAN

Where a development application is lodged which relates to land to which this Development Control Plan applies, Council shall consider the provisions of this plan in determining that application.

Compliance with the provisions of this plan does not necessarily imply that Council will consent to any application. Council must also consider those matters listed under Section 90(1) of the Environmental Planning and Assessment Act, 1979.

Nothing in this Development Control Plan shall prevent Council from consenting to a development where that proposed development departs from the provisions of this plan.

## 1.8 RELATIONSHIP TO OTHER PLANS

1.8.1 Where there is an inconsistency between this plan and any environmental planning instrument applying to the same land, the provisions of the environmental planning instrument shall prevail.

1.8.2 Where there is an inconsistency between this plan and any other development control plan in force, the provisions of the later development control plan shall prevail.

## 2.1 MINIMUM FRONTAGE OF ALLOTMENTS

A person shall not erect a building on an allotment of land for any purpose (other than a dwelling house) on an allotment of land of less than 25 metres in width at the proposed Hume Highway alignment unless vehicular access can be provided from other than the Hume Highway.

## 2.2 BUILDING SETBACK FROM THE HUME HIGHWAY

A person shall not erect a building on any allotment of land, for any purpose (other than a dwelling house) closer than 20 metres from the proposed alignment of the Hume Highway.

## 3.1 VEHICULAR ACCESS TO ALLOTMENTS

In accordance with clause 17 of Wingecarribee Local Environmental Plan No 55 the council shall not consent to any development which will require vehicular access to a main or an arterial road within Zone No 2(c) unless it is satisfied that access cannot be provided from another road.

## 3.2 LOCATION OF DRIVEWAYS

Access driveways should be located to optimise public safety and convenience for vehicles entering and leaving a site. Access driveways should be located:

- not less than twelve (12) metres from the intersection of any road with the Hume Highway.
- not less than six (6) metres from an adjoining property boundary.

## 3.3 DRIVEWAY WIDTH

In the selection of a driveway width for a particular development consideration should be given to the type of land use, the type of road to which the development has frontage, the number of car parking spaces to be provided and the type of vehicle likely to enter the development.

The minimum requirements for driveway width are contained within the Traffic Authority of New South Wales' Policies and Guidelines for Traffic Generating Developments, Section 3 - Design Guidelines.

The following tables provide an indication of the driveway width required by different types of development. These tables are contained within the Policies and Guidelines for Traffic Generating Developments, Appendix C : Driveways.

Table 1 gives the recommended driveway type for various developments based upon the turnover of vehicles per parking space whilst Table 2 indicates the recommended driveway standards for each type of driveway. (Full details of these standards can be obtained from Council's Town Planning Department.)

Table 1

SELECTION OF RECOMMENDED DRIVEWAY TYPE - LIGHT VEHICLES
(see Table 2 for details of driveway types)

| Land Use Generation Category | Road Frontage Type | Number of Parking Spaces | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 0-10 | 11-25 | 26-50 | 51-200 | 201-300 | 301-500 | Over 500 |
| Low | Major * | 1-2 | 2 | 2 | 3 | 3-4 | 4 or 7 | 7 |
| | Minor | 1 | 1 | 1 | 2 | 2-3 | 3-4 | 4 |
| Medium | Major | 2 | 2 | 2 | 3 | 3-4 | 7 | 7 |
| | Minor | 1 | 1 | 2 | 2-3 | 3 | 4 | 4 |
| High | Major | 2 | 2 | 3 | 3 | 3-4 | 7 | 7 |
| | Minor | 1 | 1 | 2 | 3 | 3 | 4 | 4 |

* These numbers represent the driveway types defined in table 2.

Table 2

| Driveway Type | Entry Width (Metres) W | Exit Width (Metres) W | Minimum Separation of Driveways (Metres) | Splay at Kerbline (Metres) S | Kerb Return Turnout Radius (Metres) R |
|---|---|---|---|---|---|
| 1 | 3-6 | Combined | NA | 0.5 | - |
| 2 | 6-9 | Combined | NA | 1 | - |
| 3 | 6 | 4-6 | 1-3 | 1 | 2-9 |
| 4 | 6-8 | 6-8 | 1-3 | 1 | 2-9 |
| 5 | 8-10 | 8-10 | 3 | 1 | 2-9 |
| 6 | 10-12 | 10-12 | 3 | 1 | 2-9 |
| 7 | Direct feed from a controlled intersection via a dedicated public roadway. | | | | |

## 4. CAR PARKING

On site car parking spaces shall be provided at the rate of one (1) car space per 25 square metres of gross leasable floor area for commercial developments and in respect of other development in accordance with the Traffic Authority's Policies and Guidelines for Traffic Generating Developments. (Details of the standards can be obtained from Council's Town Planning Dept).

4.1 Development should be designed to ensure that car parking areas are located away from the Hume Highway frontage at the side and rear of the development.

4.2 Development should be designed so that it is orientated towards any car parking areas and away from the Hume Highway frontage. The Hume Highway facade of any building should be of a design which presents an acceptable aesthetic appearance in conjunction with the provisions of Subclause 5.

## 5. RESIDENTIAL AMENITY

In considering any application for development the Council will have regard to the likely impact upon adjoining and nearby development, particularly residential development.

Consideration shall be given to the provisions of subclause 6 (Landscaping) of this plan and the following impact of the development:

- noise, light and smell generation;
- visual impact in terms of building design and the use of the land;
- vehicular generation and hours of operation.

Consideration shall be given to the means of minimising the above impacts such as the provision of adequate landscaped buffer areas between commercial/industrial uses and residential premises.

## 6. LANDSCAPING

6.1 Council, in considering any development application shall have regard to:

- the impact of the development on the environment; and
- the effect of the development on the landscape and scenic quality of the locality.

## 6.2 TREE PRESERVATION ORDER

On 18 January 1982 Wingecarribee Shire Council adopted a Tree Preservation Order which applies to all areas of the Shire.

5.2.1 Existing trees should be preserved wherever possible. The siting and layout of a development should consider the location of existing trees with a view to their preservation.

### Landscaping Area

6.3.1 In this section "Landscape area" means that part of the site area not occupied by any building and which is predominantly landscaped by way of planting trees and shrubs.

6.3.2 Landscaping should be implemented to reduce the visual impact of the proposed development. A landscaped area with a depth of not less than 10 metres from the Hume Highway frontage of the site should be provided. A minimum landscaped area of 3 metres should be provided to any other street frontage. All other boundaries should be adequately landscaped to minimise the impact of the development upon adjoining land uses. Planting is to be provided in the car parking areas to minimise their visual impact.

6.3.3 Landscape plans should be prepared by suitably qualified persons, such as a landscape architect and should include species which are suitable in this locality. Landscaped areas are to be identified on the Development Application plans and a detailed landscape plan is to accompany the Building Application.

Schedule 1 includes a list, prepared by the Forestry Commission of NSW, which includes trees suitable for planting in the Southern and Central Tablelands of New South Wales.

## 7. ADVERTISING SIGNS

7.1 A maximum of one advertising sign shall be permitted within each development. The total size of such a sign shall not exceed 2 $m^2$.

7.2 Council may approve the illumination of an advertising sign but shall not approve of advertising signs which incorporate flashing lights. Any illumination shall be time clocked to Council's satisfaction having regard to the proximity of residential premises.

7.3 Council shall not approve of the display of bunting upon any development.

## SCHEDULE 1

# TREES FOR PLANTING IN THE SOUTHERN AND CENTRAL TABLELANDS OF NSW

The selection of trees offered represents only those that have been successfully tried out for a variety of purposes and sites. Because of the diversity of the southern and central tablelands some species do not suit particular areas. These are marked on the lists.

### EVERGREEN TREES - LARGE

(Average height 15 metres or taller when mature)

#### Australian Species

| | | |
|---|---|---|
| Eucalyptus dives [Broad-Leaved Peppermint] | Eucalyptus elata [Willow Peppermint] | Eucalyptus fastigata [Brown Barrel or Cut Tail] |
| Eucalyptus globulus Subspecies Bicostata [Eurabbie] | Eucalyptus globulus subspecies globulus [Tasmanian Blue Gum] (Tasmania) | Eucalyptus gunnii [Cider Gum] Victoria, Tasmania |
| Eucalyptus laevopinea [Silver Topped Stringybark] | Eucalyptus macarthuri [Paddy's River Box] | Eucalyptus macrorrhyncha [Red Stringybark |
| Eucalyptus melliodora [Yellow Box] | Eucalyptus microcarpa [Western Grey Box] | Eucalyptus radiata [Narrow leaved Peppermint] |

#### Introduced Species

| | | |
|---|---|---|
| Eucalyptus viminalis [Ribbon Gum] | Cedrus atlantica [Atlas Cedar (Algeria)] | Pinus nigra var. calabri [Corsican Pine] |
| Pinus ponderosa [Western Yellow Pine] (USA) | Pinus radiata [Monterey Pine (USA)] | Pseudotsuga menziesii [Douglas Fir (USA)] |

### EVERGREEN TREES - MEDIUM

(Average height 10 metres tall when mature)

#### Australian Species

| | | |
|---|---|---|
| Acacia Gealbata [Silver Wattle] | Acacia decurrens [Green Wattle] | Acacia elata [Cedar Wattle] |
| Acacia melanoxylon [Blackwood] | Brachychiton populneum [Kurrajong] | Callitris endlicheri [Black Cyprus Pine] |
| Eucalyptus albens [White Box] | Eucalyptus amplifolia [Cabbage Gum] | Eucalyptus aggregata [Black Gum] |

SCHEDULE 1 (cont)

| | | |
|---|---|---|
| Eucalyptus bridgesiana [But But or Apple] | Eucalyptus camphora [Broad-leaved Sally] | Eucalyptus cinerea [Argyle Apple] |
| Eucalyptus crenulata [Silver Gum] | Eucalyptus dealbata [Tumbeldown Gum] | Eucalyptus mannifera [Red Spotted Gum] |
| Eucalyptus nicholii [Small-leaved Peppermint] | Eucalyptus paneiflora [Snow Gum] | Eucalyptus perriniana [Spinning Gum] |
| Eucalyptus polyanthemos [Red Box] | Eucalyptus rossii [White Gum] | Eucalyptus rubida [Candle-bark Gum] |
| Eucalyptus scoparia [Willow Gum] | Eucalyptus sideroxylon [Mugga Ironbark] | Eucalyptus stellulata [Black Sally] |

Introduced Species

| | | |
|---|---|---|
| Chaecyparis lawsoniana [Lawson's Cypress] (USA) | Cypressus glabra [Smooth Arizona Cypress] (USA) | Cypressus Iusitanica [Mexican Cypress] (Guatemala) |
| Cypressus sempervirens [Italian/Morocco Cypress] (Mediterranean) | Picea abies [Norway Spruce] (N Europe) | Pinus pinea [Stone Pine] |
| Quercus ilex [Holm Oak (S Europe)] | Quercus virginiana [Live Oak (USA)] | Ulmus parvifolia [Chinese Elm (China)] |

EVERGREEN TREES - SMALL

(Average height 6 metres tall when mature)

Australian Species

| | | |
|---|---|---|
| Acacia baileyana [Cootamundra Wattle] | Acacia pendula [Boree or Myall] | Mudgee spectabilis [Mudgee Wattle] |
| Eucalyptus stricta [Blue Mountains Mallee] | Eucalyptus pulverulenta [Silver Gum] | Melaleuca armillaris [Bracelet Honey Myrtle] |
| Melaleuca bracteata [White Cloud Tree] | Melaleuca decussata [Cross leaved Honey Myrtle] | Notolea microcarpa [Native Olive] |
| Pittosporum undulatum [Pittosporum] | | |

SCHEDULE 1 (cont)

## DECIDUOUS TREES - LARGE

(Average height 15 metres tall when mature)

### Introduced Species

| | | |
|---|---|---|
| Fraxinus Americana [White Ash (USA)] | Fraxinus pennsylvanica [Green or Pennsylvanian Ash] (USA) | Larix decidua [European Larch] (N Europe) |
| Liquidambar styraciflua [American Sweet Gum] (USA) | Platanus hybrida [London Plane] (Europe) | Quercus robur [English Oak] (N Europe) |
| Salix babylonica [Weeping Willow] (Europe) | Taxodium distichum [Swamp Cypress] (Florida) | Ulmus procera [English Elm] (Europe) |

## DECIDUOUS TREES - SMALL

(Average height 10 metres tall when mature)

### Introduced Species

| | | |
|---|---|---|
| Acer buergeranum [Trident Maple] (China, Japan) | Acer negundo [Box Elder Maple] (USA) | Acer palmatum [Japanese Maple] (Japan) |
| Betula pendula [Silver Birch] (N Europe) | Cercis siliquastrum [Judas Tree] (E Mediterranean) | Fraxinus oxycarpa [Desert Ash] Mediterranean |
| Fraxinus syriaca [Syrian Ash] (Syria, W Asia) | Salix alba [White Willow] | Sorbus aucuparia [Rowan or Mountain Ash] (UK, N Europe) |

## GARDEN SHRUBS & ORNAMENTAL TREES

(up to 5 metres tall when mature)

### Australian Species

| | | |
|---|---|---|
| Acacia decora [Graceful Wattle] | Acacia vestita [Hairy Wattle] | Callistemon Linearis Narrow Leaved Bottlebrush] |
| Calothamnus villosus [Woolly net bush] | Cassia artemisiodes [Silver Cassia] | Eucalyptus caesia [Gungunnu] (WA) |
| Grevillea rosmarinifolia [Rosemary Grevillea] | Leptospermum lanigerum [Woolly Tea-Tree] | Leptospermum scoparium [Tea Tree] |
| Leptospermum squarrosum [Pink Tea Tree] | Melaleuca species | Abelia grandiflora [Glossy Abelia] (China) |

[illegible]

[illegible] = [illegible]

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[illegible]

[illegible] = [illegible]

[illegible]

[illegible]

[illegible] = [illegible]

[illegible]

[illegible]

SCHEDULE 1 (cont)

Introduced Species

| | | |
|---|---|---|
| Cotoneaster glaucophylla [Cotoneaster] (China) | Cotoneaster pannosa [Silver Leaved Cotoneaster] (China) | Cryptomeria japonica elegans [Plume Japanese Cedar] |
| Crataequls species [Hawthorns] | Ilex aquifolium [Holly] (Europe) | Olea africana [Golden Or Africa Olive] (N Africa) |
| Photinia serrulata [Chinese Hawthorn] (China) | Platycladus orientalis [Book Leaf Cypress] USA | Pyracantha species [Firethorns] |
| Tamarix parviflora [Small-flowered Tamarind] (Mediterranean) | Viburnum tinus [Laurutinus] (SE Europe) | |