



WEDDIN SHIRE COUNCIL

POLICY NUMBER: 10.1.12

POLICY FOR BUILDING AND DEVELOPMENT

Adopted: 15 June 2017

POLICY FOR BUILDING AND DEVELOPMENT (NO. 10.1.12)

1. **Title:** Policy for Building and Development
2. **Number:** Policy Number 10.1.12
3. **Purpose:**
This policy does not apply to Exempt or Complying Development.

The following Building & Development Policy to control the siting and structural standards for the erection of structures within the Weddin Shire Local Government Area.

The provisions of this Policy are to be considered in conjunction with the Environmental Planning & Assessment Act, Building Code of Australia and the Weddin Shire Local Environmental Plan 2011.

4. **Application:**
The policy applies to developments within the Weddin Shire Local Government Area.
5. **Associated Legislation and Other References**
Environmental Planning & Assessment Act 1979
Weddin Shire Council LEP 2011
State Environmental Planning Policy (Exempt and Complying Development) 2008
Dividing Fences Act 1991

6. **Policy**

PART 1 General Provisions

- 6.1 **Toilet Facilities**

All construction sites shall have temporary or permanent toilet facilities accessible to tradesmen at all times while working at the site.

- 6.2 **Signage**

Signage stating the builder's name, builders licence number, address, telephone number, as well as any other signs required by legislation, the WorkCover Authority or any other legal entity are to be erected at appropriate locations at, within or about the construction site.

All signs are to be removed at the completion of works or at a later time if required by legislation.

- 6.3 **Construction**

- a) Unless classified as Exempt or Complying Development all construction requires a Development Application, along with appropriate plans, specifications and other appropriate information to be submitted to Council for approval prior to any work being undertaken.

POLICY FOR BUILDING AND DEVELOPMENT (NO. 10.1.12)

- b) Before any existing building is relocated to a site within the Weddin Shire a Development Application, along with appropriate plans, specifications, photos and other appropriate information is to be submitted to Council for approval prior to any work being undertaken. It is the responsibility of the applicant to prove that the structural integrity complies with current standards. The full cost to inspect any such building prior to consent shall be paid for by the applicant. A bond may be required to ensure the satisfactory completion of this work.
- c) Recladding of structures requires written approval from Council prior to any work being undertaken.
- d) No second hand material shall be used for external cladding of structures or fences without prior written approval from Council. The full cost to inspect any such second hand material shall be paid for by the applicant.
- e) Industrial and commercial sheds and other commercial premises are to have a minimum;-
 - i. frontage constructed of at least 60% masonry
 - ii. rear & side walls being colourbond or other approved non-reflective low tone coloured material that does not require painting.

6.4 Landscaping

Landscaping shall be carried out as part of all developments.

Residential flats, town houses, commercial, industrial or other types of constructions within the Weddin Shire shall be landscaped so as to reduce the visual impact on the environment.

All landscaping is to be maintained and protected from damage. Any landscaping that dies shall be replaced within 3 months.

6.5 Demolition

Unless listed below no demolition of structures is to be carried out without prior written approval from Council.

Approval is not required for the demolition of:-

- a) Garden sheds (metal/ zincalume, fibro cladding) constructed after 1990.
- b) Residential carports (metal/ zincalume) constructed after 1990.
- c) Residential garages constructed after 1990.
- d) Above ground swimming pools.
- e) Farm sheds & haysheds constructed after 1980.
- f) Stables, animal shelters, windmills & fences constructed after 1980.

6.6 Stormwater Control

All stormwater from roofs & other hard surfaces is to be contained, controlled, treated and disposed of in an appropriate manner so as not to pollute waterways, cause nuisance or damage to adjoining land or cause nuisance or damage to other land that may be affected eg land that is down slope, downstream etc.

6.7 Fencing

All boundary fencing within the Weddin Shire shall be in accordance with:-

- i) Weddin Shire Heritage Conservation Area Boundary Fencing Policy
- ii) Weddin Shire Boundary Fencing Policy
- iii) Dividing Fences Act

(a) The Weddin Shire Heritage Conservation Area Boundary Fencing Policy (Council approval required) shall apply to all land within the 5 precincts as defined in the Tropman & Tropman Architects report “Grenfell Town Centre Heritage Study” of 1993 & as listed in the Weddin Local Environmental Plan 2011.

(b) The Weddin Shire General Boundary Fencing Policy (Council approval required) shall apply to all land zoned as:-

- R1 General Residential
- RU5 Village
- R5 Large Lot Residential (<2ha)

under the Weddin Local Environmental Plan 2011.

(c) The Dividing Fences Act shall apply to all land zoned as:-

- R5 Large Lot Residential (>2ha)

under the Weddin Local Environmental Plan 2011.

PART 2 Setback Alignment to Boundaries

6.8 Front Boundary Setbacks for residential construction in R1, RU5 zones.

No structures shall be erected nearer than 6 metres to the front street boundary of the property.

When a property has frontage on two (2) or more streets, a minimum setback to one of those streets shall be 6 metres. The setback from the other street or lane frontages shall take into account traffic line of sight, vehicular and pedestrian safety and shall be not less than 2 metres.

6.9 Side and Rear Boundary Setbacks for residential construction in R1, RU5 zones.

Single storey structures shall not be erected nearer to the side or rear boundaries than:-

- i) 0.9 metres to the walls of any structure.
- ii) 0.675 to the eaves or other protruding parts of any structure.

POLICY FOR BUILDING AND DEVELOPMENT (NO. 10.1.12)

Single residential dwellings of more than one storey shall not be erected nearer to the side or rear boundaries than:-

- i) 1.2 metres to the walls of any structure.
- ii) 1 metre to the eaves or other protruding parts of any structure.

Where garages or carports are to have access from side streets or lanes they shall be setback a minimum of 3 metres from that boundary.

6.10 Boundary Setbacks for residential construction in zones OTHER THAN R1 & RU5

No structures shall be erected nearer than 20 metres to the front boundary of the property.

Single storey structures shall not be erected nearer to the side or rear boundaries than:-

- i) 0.9 metres to the walls of any structure.
- ii) 0.675 to the eaves or other protruding parts of any structure.

6.11 Boundary Setbacks for residential flats, town houses, commercial, industrial or other types of constructions within the Weddin Shire

Written confirmation of boundary setbacks for the above types of construction is to be obtained from Council prior to submission of applications.

PART 3 Subdivisions

6.12 Supply of Services

Services to be supplied to each new lot are power, telephone, water (R1 & RU5 zones or other zones if potable water is available), sewerage (in R1 zones or other zones if land is capable of being connected or if lot sizes do not allow the use of onsite waste water treatment systems) and stormwater.

The Developer is solely responsible for the connection of services to each new allotment create by subdivision.

Power is to be available to each allotment by payment of the standard fee to a supplier. A certificate from the authority stating that acceptable arrangements have been made is to be submitted to Council prior to the release of the survey plan.

Connection to telephone mains is to be available to each allotment by payment of the standard fee to the supply authority. A certificate from the authority stating that acceptable arrangements have been made is to be submitted to Council prior to the release of the survey plan.

Connection to town water is to be available to each allotment by payment of the standard fee is to the supply authority. A certificate from the authority stating that acceptable arrangements have been made is to be submitted to Council prior to the release of the survey plan.

POLICY FOR BUILDING AND DEVELOPMENT (NO. 10.1.12)

A capped sewer connection point is to be installed to a point that is located at least 300mm inside the allotments boundary/ies.

6.13 Access

Access to each allotment shall be by direct access to a public road or by a legal right of way.

The Developer is solely responsible for the construction of accesses to each new allotment create by subdivision.

Accesses are to be;

In Zones R1 & RU5: Each lot is to have entrances installed at locations and to standards satisfactory to Council. The developer is to liaise with Council's Engineering staff in relation to the design standards and levels prior to work commencing.

Each entrance is to be constructed and sealed from the property boundary to the kerb line or future kerb line.

Each entrance is to be constructed and sealed from the kerb line or future kerb line to the edge of the road seal.

Gates that allow vehicular access to allotments from side streets/ roads or laneways shall be set at least 2 metres within the property boundary and fencing is to be splayed at an angle to the fence line.

In Zones other than R1 & RU5:

Gates that allow vehicular access from public land shall be set back;

- i) within the property boundary, 19 metres from the edge of the formation of the road and fencing is to be splayed at an angle to the fence line along minor roads.
- ii) within the property boundary, 25 metres from the of the formation of road and fencing is to be splayed at an angle to the fence line along major roads and state highways.

6.14 Roads/ Streets

The Developer is solely responsible for the construction of roads and streets create by subdivision.

The design of the roads/ streets is to be RMS standards and approved by Council or any other appropriate authority prior to the release of the Subdivision Certificate.

The design is to include kerb and guttering and all required drainage works.

6.15 Street Trees and furniture

Selection of street trees and furniture is to take into account location of services, traffic and pedestrian safety and long term maintenance.

POLICY FOR BUILDING AND DEVELOPMENT (NO. 10.1.12)

6.16 Street Lighting

The Developer is solely responsible for the installation street lighting required by the subdivision.

7. Review and Amendment

- This policy shall be reviewed by September 2021 and thereafter at four (4) yearly intervals, to ensure it meets all statutory requirements and the needs of Council.

8. Adoption

- This policy commences as from the date of adoption by Council, being 15 June 2017 and replaces any previous policy.

9. History

Version	Details
10.1.9	Adopted 15 December 2005
10.1.10	Adopted 17 September 2009
10.1.11	Adopted 18 April 2013
10.1.12	Adopted 15 June 2017