

Ballina Shire Development Control Plan 2012

Chapter 8 – Other Uses

8



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Part 1 Preliminary

1.1 Introduction

Name:

Ballina Shire Development Control Plan 2012, Chapter 8 – Other Uses.

Purpose:

To identify Council's requirements relating to various land uses that are not, or are only partly, addressed elsewhere in the DCP.

Relationship to other Chapters of this DCP:

The provisions of chapter 8 apply in conjunction with those in the other chapters of this DCP, but prevail in the event of an inconsistency unless otherwise specified.

Application:

The planning provisions of this chapter apply to specific forms of development as specified.

Planning Objectives and Development Controls:

The general provisions of this chapter are categorised in relation to a series of land uses.

For each land use planning objectives and development controls are specified.

Development proposals must be consistent with the planning objectives for the chapter and in relation to each identified land use. Such consistency is typically demonstrated by compliance with the identified development controls, although there may be circumstances where an alternative to the application of a development control is consistent with the planning objectives.

Part 2 Chapter Planning Objectives

The overarching objectives of this chapter are as follows:

- a. Ensure that development is compatible with the established or planned amenity and character of the area in which it occurs;
- b. Minimise the potential for land use conflict;
- c. Ensure that development is suitably serviced;
- d. Provide opportunities for different types of development to occur in neighbourhoods in an integrated manner;
- e. Support diversity and innovation in development; and
- f. Provide for the integration of services, facilities and economic activity within neighbourhoods.





Part 3 General Controls

3.1 Temporary Use of Land

3.1.1 Application

Applies to:	
Location/s:	All zones.
Development Type/s:	All development.

3.1.2 Planning Objectives

- a. Minimise environmental and social impacts of any temporary use of land;
- b. Ensure that temporary uses of land are conducted in a manner that is safe and minimises public risk;
- c. Ensure that temporary uses of land are compatible with local amenity and character; and
- d. Ensure that temporary uses do not create adverse cumulative impacts on adjoining properties

3.1.3 Development Controls

- i. Development must comply with the relevant requirements documented in Council's Special Events Policy;
- ii. Development must be consistent with the character of surrounding development, particularly in relation to the height, bulk and scale or be an infrequent use for a short duration such that any inconsistency with character has minimal environmental, social and/or cumulative impacts;
- iii. Development must not create ongoing cumulative impacts on adjoining properties having particular regard for noise, amenity, odour, lighting, hydrology and traffic considerations in relation to the size and frequency of a temporary use of land;
- iv. Site coverage of buildings must not exceed 60% of the total site area;
- v. Car parking must comply with standards for comparable land uses where specified in the DCP or based on relevant guidelines published by the NSW Roads and Maritime Services. Car parking must be sufficient to meet demand generated by staff and visitors;
- vi. Development must actively address the primary street frontage.



Notes:

Temporary use of land is subject to provisions set out within the BLEP 2012.

Temporary use is interpreted by Council as an infrequent use of land or a time limited use of land. For example, a concert, circus or festival on an annual basis would be considered to be infrequent. A time limited arrangement may arise where a trial period is proposed for a land use



or an activity is undertaken for several months but on a one off basis.

It is recommended that proposals for temporary use of land be discussed with Council's Regulatory Services Group prior to preparation of a development application.

3.2 Sex Services Premises

3.2.1 Application

Applies to:	
Location/s:	All zones
Development Type/s:	<i>Sex services premises</i>



Note:

Sex services premises is the planning definition for 'brothels'.

3.2.2 Planning Objectives

- a. Ensure that *sex services premises* operate in accordance with applicable health and building standards;
- b. Regulate *sex services premises* to minimise adverse social and amenity impacts;
- c. Ensure that *sex services premises* are separated from *residential accommodation* and other sensitive land uses; and
- d. Discourage concentration of *sex services premises* in close proximity to one another.

3.2.3 Development Controls

A. Minimum information to be submitted with Development Applications

- i. Development Applications for *sex services premises* must include the following information:
 - An operational management plan that identifies the owner and manager of the premises, client contact arrangements, security arrangements, hours of operation, entrance and exit points for the premises, total number of employees and maximum number of staff working at the premises at any one time;



Note:

Various aspects of the operation of the premises will be subject to conditions of development consent. Council may draw on the content of the operational management plan in this regard.

- A plan showing proximity of the proposed premises to *places of public worship, schools, community facilities, hospitals*, playing fields, *residential*





accommodation or any other place regularly frequented by children for the purposes of recreation or cultural activities within a 200m radius of the site;

- A plan showing the location of any other **sex services premises** in the locality and the types of land uses carried out on adjacent and nearby properties;
- A plan showing the location and type of existing and proposed external lighting; and
- A plan showing the location of public transport pick up and set down points within 100m of the site.

B. Location

- i. **Sex services premises** must not be sited:
 - Within 100m or within view (line of sight) of a **place of public worship, school, community facility, hospital, playing field, residential accommodation** or any other place regularly frequented by children for recreational or cultural activities;
 - Within 100m of an existing authorised **sex services premises**; and
 - In a prominent position or at a focal road intersection.

C. Layout and Size

- i. **Sex services premises** must not contain more than four (4) separate consulting rooms. The provision of ancillary rooms such as an office, lounge, laundry, staff room and bathroom are permitted provided they are not used for the act of prostitution.

D. Parking and Access

- i. Off-street car parking for a **sex services premises** is to be provided as follows; and

Number of Consulting Rooms	Minimum Number of Car Parking Spaces Required
4	6
3	5
2	4
1	3

- ii. Sex services premises must comply with vehicle access standards applicable to industrial development.

E. Signage

- i. Signage for a **sex services premises** may only be provided in accordance with the following:
 - One (1) sign per premises;
 - The sign must not exceed 1.2m x 2.4 in size;
 - The sign must be designed so that its shape, size and content does not interfere with the amenity of the neighbourhood;





- The sign must not be of a kind that is neon or internally illuminated. Discrete non-pulsating, non-coloured external lighting of the sign or street number may be provided subject to compliance with the other criteria in this section.
- The sign must be compatible with the building to which it is attached;
- The sign must only identify the name of the person who conducts the business or the registered name of the business and the street address of the premises; and
- The sign must not be within view of land used or reserved for a place of public worship, school, community facility, hospital, playing field, residential property, dwelling or any other place regularly frequented by children for recreational or cultural activities.

F. Health and Building

- i. **Sex services premises** must operate in accordance with the current NSW WorkCover document "Health and Safety Guidelines for Brothels".

G. Amenity

- i. **Sex services premises** must be designed and operated to be sympathetic with the character of adjoining premises and surrounding neighbourhood.



Notes:

All development applications for **sex services premises** will be publicly advertised for a period of at least 14 days. Adjoining land owners and occupiers will also be notified.

Development applications may be referred to the NSW Police Force and/or NSW Health for comment.

Council may limit development consent for a **sex services premises** to an initial period of 12 months to enable evaluation of the use with respect to community feedback and compliance with conditions of consent and health standards.

3.3 Bed and Breakfast Accommodation

3.3.1 Application

Applies to:	
Location/s:	All zones.
Development Type/s:	Bed and Breakfast Accommodation.

3.3.2 Planning Objectives

- a. Enable visitor accommodation within a variety of locations in a manner compatible with neighbourhood character and amenity; and
- b. Ensure that **bed and breakfast accommodation** is provided in a manner that meets relevant health and safety standards.



3.3.3 Development Controls

A. Design and Operation

- i. **Bed and breakfast accommodation** must not be utilised or let for long-term residency;
- ii. **Bed and breakfast accommodation** must be operated by the permanent residents of the **dwelling house** within which the establishment operates. Where the property owner is not resident, the consent of the property owner must be provided as part of the development application for the premises;
- iii. No more than eight (8) guests are to be accommodated in the **bed and breakfast accommodation** at any one time;
- iv. No more than twelve (12) persons (including both permanent residents and guests) are to be accommodated within the **dwelling house** at any one time; and
- v. **Bed and breakfast accommodation** must not contain facilities within the bedrooms for the preparation of meals by guests.

B. Car Parking and Access

- i. At least one (1) on-site car parking space is to be provided for each bedroom used for temporary accommodation, as well as at least two (2) on-site car parking spaces for the dwelling house;
- ii. The siting, design and construction of any car parking spaces associated with the **bed and breakfast accommodation** shall maintain the existing character and amenity of the locality. Such parking must not interfere with the free and easy access of the residence parking (stack parking for **bed and breakfast accommodation** in the driveway in front of garages is not acceptable);
- iii. Each car parking space provided for the **bed and breakfast accommodation** is to be designed in accordance with Australian Standard 2890 Parking Facilities;
- iv. Driveways and car parking areas for **bed and breakfast accommodation** in urban zones shall be constructed of reinforced concrete or similar;
- v. Car parking for **bed and breakfast accommodation** in rural and environmental protection zones shall be of dust free, all-weather construction;
- vi. Car parking areas must be designed to accommodate a minimum six (6) metre turning radius to enable forward egress in all non-residential situations;
- vii. Vehicular entry to **bed and breakfast accommodation** premises must be available in a forward direction;
- viii. Vehicular access to and from the road servicing **bed and breakfast accommodation** must be via the same access point as the associated **dwelling house**;
- ix. Access to **bed and breakfast accommodation** on land that fronts a main road, other than on land within a residential or business zone, must not be provided directly from the main road.



Notes:

Bed and breakfast accommodation in rural areas must comply with the requirements of Chapter 7 in relation to roads, vehicular access and parking.

C. Signage

- i. Signage for a *bed and breakfast accommodation* premises may only be provided in accordance with the following:
 - One (1) identification sign per property indicating that the premises is *bed and breakfast accommodation*;
 - The sign may include the name of the establishment and the name and telephone number of the proprietor;
 - The face area of the sign shall not exceed 0.6m² in an urban area or 0.75m² in a rural locality;
 - The sign shall be designed and located such that it is sympathetic with the architectural features of the house and the setting of the land; and
 - The sign must not be of a kind that is neon or internally illuminated. Discrete non-pulsating, non-coloured external lighting of the sign or street number may be provided subject to compliance with the other criteria in this section.



Notes:

Signage for *bed and breakfast accommodation* may be subject to limitations and/or requirements specified by the Roads and Maritime Authority.

3.4 Signage

3.4.1 Application

Applies to:	
Location/s:	All zones.
Development Type/s:	<i>Signage</i>



Notes:

The provisions of this Section relate to signage which requires consent. This Section should be read in conjunction with *State Environmental Planning Policy No. 64 – Advertising and Signage* (SEPP 64) and BLEP 2012 Schedule 2 which contains provisions regarding exempt development including signage.

Certain signage is exempt from the requirements to obtain development consent. Details of signage that is exempt development is contained within the following legislation:

- SEPP 64 – clause 33;





- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) – Advertising and Signage Exempt Development Codes;
- BLEP – Schedule 2

Projecting wall signs and freestanding pylon and directory board signs may also be complying development under the provisions of the Codes SEPP's Commercial and Industrial Alterations Code subject to compliance with nominated development standards.

Where signage provisions are identified elsewhere in this DCP, those provisions prevail over those contained in this section where there is an inconsistency.

3.4.2 Planning Objectives

- Enable **signage** that provides for effective advertising and communication to the public in a manner that is compatible with the desired amenity and character of localities;
- Ensure that **signage** does not dominate the streetscape;
- Enable **signage** that does not adversely impact on environmental values; and
- Ensure that **signage** is provided so as not to create hazards for the public.

3.4.3 Development Controls

A. Location-based Requirements

Residential Zones

- Signage** located in residential zones must comply with the following:
 - Must not adversely impact on the amenity of residential neighbourhoods having particular regard for noise, visual amenity and lighting impacts;
 - Must be located wholly within the boundary of the property to which it applies;
 - Must be located unobtrusively so as to appear an integrated part of the building or landscape.

Commercial Zones

- Signage** located in commercial zones must comply with the following:
 - **Business identification signs** and **building identification signs** must relate to the premises or site on which the sign is erected or the activities lawfully carried on or within the premises or site;
 - Where located on or otherwise attached to a building, must be aligned, and relate to, the architectural features of the building façade, or in the absence of architectural detail or decoration, relate to the design of adjacent buildings;
 - Window **signage** must permit a view into the ground floor of commercial premises from the primary street frontage where; and
 - Design and colours used in **signage** should not dominate the streetscape;





Notes:

Council discourages advertising signs on or above the first floor level.

Council discourages the use of fluorescent or garish colours.

Industrial Zones

- iii. **Signage** located in industrial zones must comply with the following:
- **Business identification signs** and **building identification signs** must relate to the premises on which the sign is erected or the activities lawfully carried on or within the premises;
 - Buildings or sites having multiple occupants must be identified at the entrance by no more than two signs or directional boards within the front setback, identifying the names and activities of occupants. Signs for each occupant must be of a uniform size, shape and general presentation;
 - Small shops, business premises and other similar uses located within this zone must also comply with the provisions of (ii) relating to signage in commercial zones;

Rural and Environmental Protection Zones

- iv. **Signage** located in rural and environmental protection zones must comply with the following:
- Must maintain rural amenity having regard for landform, vegetation and rural land uses;
 - Must be compatible with the rural landscape with respect to colour, scale and materials;
 - Must not adversely impact on areas of high conservation value or result in the significant loss of native vegetation; and
 - Must not block public views or vistas to public land.

B. Context, Siting and Number of Advertising Signs

- i. **Signage** must be of a scale compatible with the streetscape, setting or landscape, in which it is located and must not dominate the streetscape, setting or landscape in terms of style, proportion or form;
- ii. **Signage** must be compatible with the “desired future character” of the locality in which it is located (as defined in the Ballina Shire Growth Management Strategy);
- iii. **Signage** must not obscure or compromise important views, dominate the skyline, or reduce the quality of public views or vistas;
- iv. **Signage** must not protrude above buildings, structures or tree lines in the area or locality in which it is located;
- v. **Signage** must be compatible with the building on which it is located and the character of the locality in which it is located with regard for size, height, shape or colour;



Notes:

Council encourages groups of vendors to collaborate in order to achieve thematic consistency along a row of neighbouring buildings and premises.

In assessing the compatibility of *signage* with locality character, consideration will be given to whether the proposed *signage*:

- Will contribute to the visual interest of the streetscape, setting or landscape;
- Will reduce visual clutter by rationalising and simplifying existing *signage*;
- Will screen unsightliness;
- Shows innovation or imagination in its design.

- vi. A premises must not provide *signage* in excess of the following except as identified under (vii);
- 1 x under awning sign; and
 - 1 x awning fascia sign; and
 - 1 x window sign; and
 - 2 of the following (where each listed sign type may only be used once):
 - a top hamper sign;
 - a wall sign;
 - a projecting wall sign;
 - an above awning sign.



Notes:

Sign types that are not identified above may be permitted additional to the basic signage entitlement.

- vii. Commercial premises occupying more than 25m of commercial street frontage must not provide *signage* in excess of two times the standards identified under (vi).

C. Illumination

- i. Lighting intensity and hours of illumination of illuminated *signage* must not adversely impact on the amenity of any residential property, adjoining or within the locality;
- ii. Illuminated *signage* must minimise light spill effects or escape of light beyond the subject property and must not operate so as to distract or affect in any way pedestrians, vehicles or aircraft;



Notes:

Council may impose a curfew on sign illumination between 11pm to 6am, or restrict illumination to





hours of operation for late night trading premises, where it is considered that the amenity of any residential land would be adversely impacted by the illuminated sign.

- iii. The light intensity of an illuminated **signage** must be capable of modification or control after installation; and
- iv. Electrical wiring to, or supporting, illuminated **signage** is to be safely concealed.

D. Wording and Content

- i. In the case of a sign with clearly defined edges, the height of text or other content of the sign must not exceed 75% of the total height of the sign;
- ii. The name or logo of the person or company which owns or leases an **advertisement** or **advertising structure** must not be greater than 0.25m², and may only appear in the **advertising display area**;
- iii. Where a business or organisation offers a product or service, the name of the business or organisation must have greater dominance over the product or service advertising; and
- iv. The wording or content of the **advertisement** must not contain undesirable discriminatory advertising messages as regulated by the Anti-Discrimination Act 1977.

E. Safety Considerations

- i. **Signage** must not impact adversely on the safety of pedestrians, cyclists and vehicles on any public road, or on users of watercraft on any navigable waters;
- ii. **Signage** must not obscure sightlines to public areas;
- iii. **Signage** must be securely fastened to the structure or building to which it is attached; and
- iv. **Signage** must not be liable to interpretation as an official traffic sign or to be confused with instructions given by traffic signals or other devices, or block the view of traffic signals or signs.



Notes:

The erection of some types of signage requires the approval of the NSW Roads and Maritime Services.

Council may also refer applications for signage that involve roads with high traffic volumes, traffic lights or major intersections for comment.

F. Sensitivity in Special Areas

- i. **Signage** must not detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas; and



- ii. **Signage** on properties that adjoin **heritage items** should be designed and located in a manner which enhances and complements the item and streetscape; and does not dominate or detract from the **heritage item**.

G. Large Developments & Multiple Tenancies

- i. **Signage** for large commercial type developments and those that contain multiple tenancies must be designed and sited in a co-ordinated manner; and
- ii. A maximum of one directional board per street frontage is permitted for multiple occupancy buildings.

H. New Developments

- i. For new buildings, information regarding the location, type and total number of advertising signs is to be provided in conjunction with the development application for the building to enable integration of **signage** into building design.

I. Sign Specific Controls

- i. **Signage** must comply with the requirements relating to different sign types specified in Table 8.2.



Notes:

The requirements contained in Table 8.2 are in addition to requirements contained in SEPP 64.

Table 8.2 - Specific Requirements for Particular Sign Types	
Sign Type	Development Standards
Above Awning Sign	<ul style="list-style-type: none"> a) Must have maximum height of 2.5 metres; and b) No part of the sign shall project beyond the awning edge.
Awning Fascia sign	<ul style="list-style-type: none"> a) Must be within and not extend more than 0.2 metres out from the fascia; and b) Must not extend beyond 0.2 metres above or below the fascia; and c) Must integrate with design of building.
Blimps and Balloons	<ul style="list-style-type: none"> a) Must be accompanied with engineering report indicating that the proposed structure is structurally sound and will withstand anticipated wind loading factors; and b) The owner of the sign must give evidence that they have current public indemnity insurance, indemnifying Council, to the value of \$10m, and must maintain it's currency for the life of the signage.
Chalkboard Sign	<ul style="list-style-type: none"> a) One sign per premises; and b) Must have a maximum area of 1.5m²; and c) Must be located wholly on private land.
Free Standing Signboard (Sandwich/A-frame sign)	<ul style="list-style-type: none"> a) One sign per premises; and b) Must have a maximum area of 1m²; and





Table 8.2 - Specific Requirements for Particular Sign Types	
Sign Type	Development Standards
	c) Must be located wholly on private land.
Multiple Identification Sign	a) Must be based on a coordinated approach to design and siting.
Pole or Pylon Sign	a) Must be located wholly on private land; and b) Maximum advertising area of 8m ² ; and c) Maximum height 7.5m to the top of the sign, above the natural ground level; and d) Keep within the established heights of similar types of signs in the locality; and e) Must be accompanied by an engineering report indicating that the proposed structure is structurally sound.
Projecting Wall Sign	a) Minimum of 2.6m above the footpath; and b) Maximum height of 3.1m above ground level, or below the first floor window sill level where there is no awning, whichever is lower; and c) Maximum area of 2m ² ; and d) Erected at right angles to the building; and e) No part of the sign is within 0.6m of the vertical projection of the kerb.
Top Hamper Sign	a) Must not extend beyond any building alignment; and b) Must not extend below the head of the doorway or window to which it is attached.
Tourist Directional Advertisement	a) Must relate to the land on which it is located, or to land within 400m of the advertisement's location; and b) Maximum advertising area of 4m ² .
Under Awning Sign	a) Must not be animated or flashing; and b) Must not be closer than 0.3m from the edge of the awning; and c) Must have a minimum unobstructed clearance of 2.6m above the footpath; and d) Must have an area not greater than 1.5m ² ; and e) Must have a height not greater than 0.5m.
Wall Sign	a) One sign per building elevation. b) Must not project more than 300mm from the building façade.



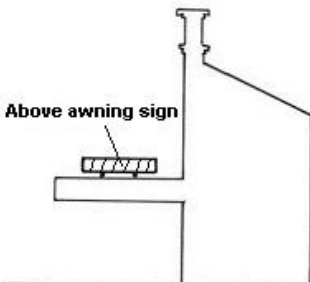
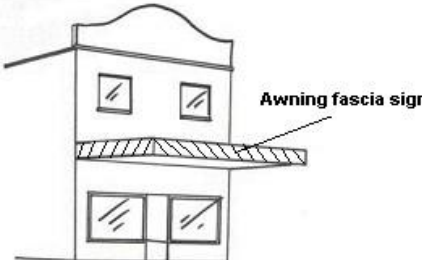

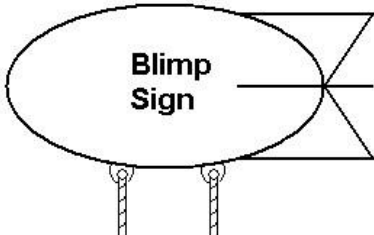
Notes:

For the purpose of this section, sign types are defined as set out in SEPP 64 or Table 8.3.

The provisions relating to signage should be read in conjunction with SEPP 64 as this policy contains detailed provisions relating to signage, including prohibitions on some forms of signage.

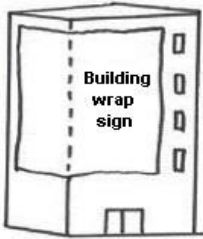
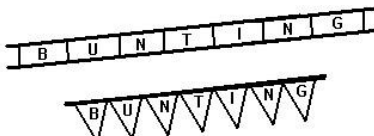
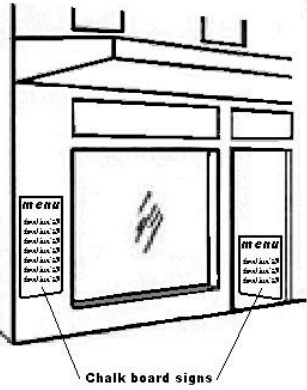
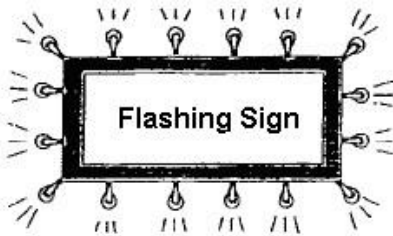




Table 8.3 - Definitions for Various Types of Signage	
Sign Type	Definition
<p>Above Awning Sign</p> 	<p>Means signage located on top of an awning or verandah.</p>
<p>Animated Sign</p>	<p>Means any signage with movement or colour changes requiring electrical or manufactured sources of power. The term also includes glitter or tinsel type signs, but does not include flashing signs.</p>
<p>Awning Fascia sign</p> 	<p>Means any signage located on the fascia or return of an awning.</p>
<p>Billboard Sign</p> 	<p>Means any signage (such as a framework, a signboard, a notice board, a wall, or a fence) with an advertising area greater than 20m², erected or used primarily for the display of advertising matter.</p>
<p>Blimps and Balloons</p> 	<p>Means any signage which is inflated and suspended above the premises, site or event which it is intended to promote or identify and which is tethered and displayed at the same premises for a period of no more than one calendar month in any one year.</p>

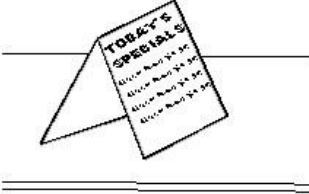

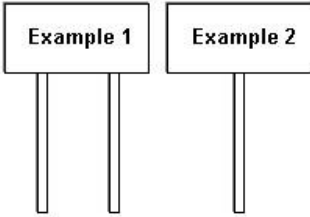




<p>Building Wrap Sign</p> 	<p>See SEPP 64.</p>
<p>Bunting</p> 	<p>Means any signage consisting of a continuous 'string' of lightweight coloured material, secured so as to allow movement.</p>
<p>Chalkboard Sign</p> 	<p>Means signage consisting of a moveable or fixed board used to describe goods or; services for sale which vary on a regular basis (e.g. restaurant menu, real estate sales) and which is located wholly on private property or affixed to the frontage of the property.</p>
<p>Election Sign</p>	<p>Means any signage which is temporarily erected to display information for political purposes.</p>
<p>Flashing Sign</p> 	<p>Means signage that is illuminated (as to any part of the advertising area) at frequent intervals by an internal or external (floor light) source of artificial light, and whether or not included in any other class of advertising structure.</p>

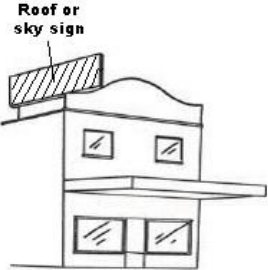
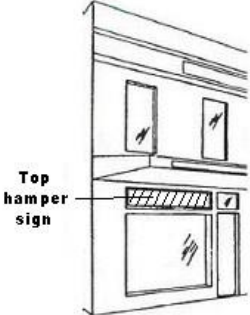
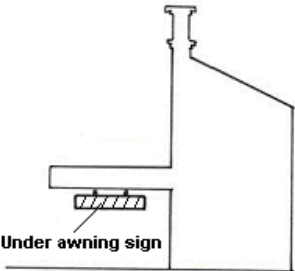
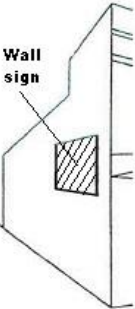




<p>Free Standing Signboard (Sandwich/A-frame sign)</p> 	<p>See SEPP 64.</p>
<p>Illuminated Sign</p>	<p>Means <i>signage</i> which is illuminated (as to any part of the advertising area) by an internal or external source of light, whether or not it is included in any other class or type of advertising structure.</p>
<p>Moving Sign</p>	<p>Means any <i>signage</i> attached to a building and capable of movement by any source of power, whether or not it is included in any other class or type of advertising structure.</p>
<p>Multiple Identification Sign</p> 	<p>Means <i>business identification signage</i> containing a list of businesses occupying a shared tenancy or the same premises.</p>
<p>Pole or Pylon Sign</p> 	<p>Means any <i>signage</i> which is supported by one or more columns, uprights or braces in or on the ground and which is not directly attached to any building or other structure. It may include a revolving advertising structure.</p>
<p>Projecting Wall Sign</p>	<p>Means any <i>signage</i> attached to a building (other than the transom of a doorway or display window) and projecting horizontally more than 300mm from the façade.</p>
<p>Real Estate Sign</p>	<p>Means <i>signage</i> in respect of a place or premises to which it is affixed which contains only a notice that the place or premises is or are for sale or letting together with particulars of the sale and letting.</p>
<p>Retractable Awning Sign</p>	<p>Means <i>signage</i> in the form of a retractable awning that incorporates advertising and which is attached to walls or fixed awnings to provide shade and other weather protection for shop fronts or seating areas.</p>

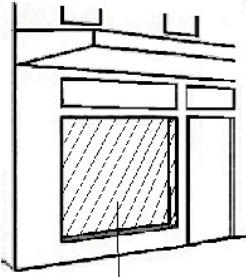




<p>Roof/Sky Sign</p> 	<p>See SEPP 64.</p>
<p>Top Hamper Sign</p> 	<p>Means any <i>signage</i> attached to the transom of a doorway or window.</p>
<p>Tourist Directional Advertisement</p>	<p>Means any <i>signage</i> which indicates the location of tourist facilities, services and places of scientific interest and is located on other land than where the tourist facility or services or place of scientific interest is located.</p>
<p>Under Awning Sign</p> 	<p>Means <i>signage</i> fixed below an awning.</p>
<p>Wall Sign</p> 	<p>As defined in SEPP 64 and projecting no more than 300mm from the façade.</p>





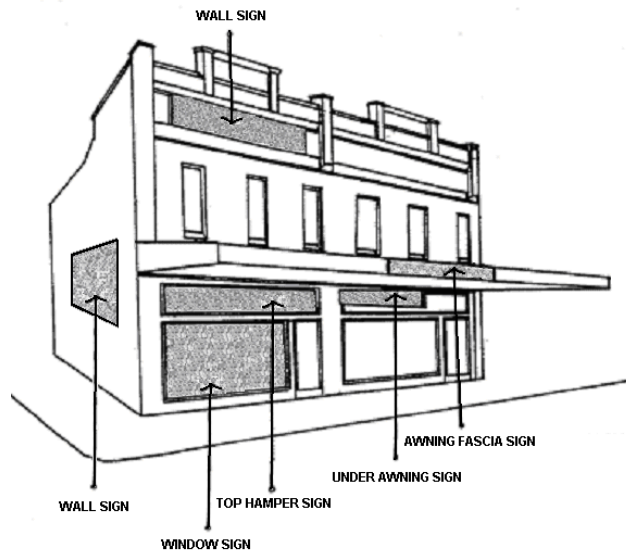
<p>Window Sign</p>  <p>Window sign</p>	<p>Means any <i>signage</i> device painted or displayed on a shop window or any glazed area of a building.</p>
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Notes:

Variable message signs similar to those used in relation to road works are unlikely to achieve the safety and siting requirements for signage.

Figure 8.1 - Example Application of Sign Types





Part 4 Provisions for Other Development in Residential, Business and Industrial Zones

4.1.1 Application

Applies to:	
Location/s:	Land zoned R2, R3, B1, B2, B3, B4, B6 and IN1.
Development Type/s:	<p>Development other than <i>residential accommodation</i> or <i>tourist and visitor accommodation</i> in zones R2 and R3.</p> <p>Development other than <i>commercial premises, tourist and visitor accommodation</i> and <i>residential accommodation</i> in zones B1, B2, B3, B4 and B6.</p> <p>Development other than <i>industry</i> in zone IN1.</p> <p>This provision only applies where a land use is not otherwise addressed by provisions of the DCP.</p>

4.1.2 Planning Objectives

- a. Provide for a range of land uses within zones that are compatible with local amenity and character;
- b. Minimise conflict between land uses;
- c. Maintain consistency in development standards between land uses and ensure that buildings are similar in height, bulk and scale to surrounding buildings; and
- d. Avoid concentrations of uses that do not comprise the core purpose of a zone to minimise cumulative adverse impacts on adjoining properties.

4.1.3 Development Controls

- i. Development must comply with the building envelope and design provisions applicable to the zone in which the development is proposed;



Notes:

Item (i) means that the planning controls relating to site layout, building design and form are applicable to all types of development that are subject to this provision. For example, a neighbourhood shop must meet the requirements of a residential building in the residential zones, but may ultimately operate as a shop rather than a dwelling house.

- ii. **Site coverage** of buildings must not exceed 60% of the total site area;
- iii. A minimum **landscaped area** of 20% of the total site area of an allotment must be provided;
- iv. Car parking will be assessed in relation to standards for comparable land uses where specified in the DCP or based on relevant guidelines published by NSW Roads and Maritime Services. Car parking must be sufficient to meet demand generated by staff and visitors;





- v. Development must demonstrate the following:
- That the proposed development is consistent with the character of surrounding development, particularly in relation to the height, bulk and scale;
 - That the proposed development will not adversely impact on the amenity of adjoining properties and the surrounding area, particularly in relation to noise, traffic movement and lighting and having regard for cumulative impacts; and
 - That the proposed development actively addresses the primary street frontages.

