

MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2013

PART 4 SPECIFIC TYPES OF DEVELOPMENT

4.4 SIGNS

Tourist Signage

Objectives/Requirements	Complies?
<p><i>Tourist related development includes winery and cellar door facilities, restaurants, accommodation and other businesses catering for tourists. Signs on private land must relate to the business contained on the land itself.</i></p>	<p>Yes</p> <p>Whilst the proposal is noted to be development for the purposes of a caravan park, a component of this use is considered to be tourist based and therefore the signage allowances within this Part have been considered.</p>
<p><i>IDENTIFICATION SIGNS</i></p> <p><i>These are post supported or wall structures located at the front of the site with the express purpose of identifying the business or facility to the travelling public.</i></p> <p>(a) <i>Post supported structures max. height of 3m above ground level or an advertising area of more than 3m² with typical dimensions being 1.2m x2.5m.</i></p> <p>(b) <i>Identification signs must relate to a lawful or approved use of the land and be located on private land, not in the road reserve.</i></p> <p>(c) <i>The size, colour and shape of the signs will generally be left to the discretion of the business but should not include the use of bright or fluorescent colours or highly reflective or illuminated materials.</i></p> <p>(d) <i>Each property shall be allowed two Identification signs (which may be double sided). In circumstances when the property has two road frontages Council will consider a third sign on the secondary frontage where that frontage has a minimum of 250m.</i></p> <p>(e) <i>In circumstances where there are two or more businesses operating from a site, Council will consider increasing the maximum sign face area from 3m² to 4m².</i></p>	<p>Yes</p> <p>The proposed signage has been designed in accordance with the provisions of this section. Identification signage is of a compliant dimension when assessed under this part. The proposed identification signs are associated with the proposed use of the land and are considered to be of a suitable colour and material. The property has two frontages and includes a sign essentially addressing each frontage.</p>

<p>ENTRANCE SIGNS</p> <p><i>Signs incorporated into the primary entrance of the site and may include fencing or walls.</i></p> <p><i>Advertising incorporated into the entrance structure is restricted to the name of the premises. In circumstances where the business operates after sunset, Council will consider low intensity external illumination of entrance signage.</i></p>	<p style="text-align: center;">Yes</p> <p>This DA seeks consent for entrance signs. The entrance signs have been assessed against the provisions of the <i>State Environmental Planning Policy (Industry and Employment) 2021</i>. This assessment is included in Appendix O.</p>
<p>INTERNAL SIGNAGE</p> <p><i>This includes signs that direct visitors within the site and include entry/exit signs, toilet and parking facilities, picnic areas and the like. These signs only require approval if they can be viewed from a public road.</i></p>	<p style="text-align: center;">Yes</p> <p>The internal signage within the Caravan Park is intended to direct visitors and residents within the site. Signage will be compliant with requirements under the Local Government Regulations for Caravan Parks. As identified, several business identification signs will be placed within the site, and are visible from a public road, so approval is being sought.</p>
PART 5 DEVELOPMENT STANDARDS	
5.1 CAR PARKING	
Objectives/Requirements	Complies?
<p><i>Other Uses- Other uses not listed in this Development Control Plan shall be assessed individually heaving regard to the expected traffic generation.</i></p>	<p style="text-align: center;">Yes</p> <p>A Traffic Impact Assessment has been prepared and is included in Appendix M. This documentation provides assessment of the expected traffic generation, and required measures to ensure capacity and appropriate road networks.</p>
5.3 STORMWATER MANAGEMENT	
Objectives/Requirements	Complies?
	<p style="text-align: center;">Yes</p> <p>The proposal is accompanied by a Stormwater Report, in Appendix L. The Stormwater Report suitably addresses the intended stormwater provisions of the development.</p>
5.4 ENVIRONMENTAL CONTROLS	
Protection of Aboriginal Archaeological Items	
Objectives/Requirements	Complies?
<p><i>(f) Aboriginal archaeological relics are protected by the provisions of the National Parks and Wildlife Act 1974, which makes the disturbance or destruction of these relics, without permission of the Director, an offence.</i></p>	<p style="text-align: center;">Yes</p> <p>Noted. It is understood that there are no Aboriginal archaeological relics on site. An AHIMS search has been undertaken and included in Appendix F.</p>

<p>(g) Proponents should determine whether their site has potential archaeological significance and if so, should submit an archaeological survey with their development application. Generally, where a site is located near a water course or on an elevated area, an archaeological study will be required.</p>	<p style="text-align: center;">Yes</p> <p>As above, the subject site is not considered to have any potential archaeological significance.</p>
<p>(h) Proponents should determine if the development application is classified as integrated development under Section 4.46 of the EP&A Act 1979 and if an Aboriginal Heritage Impact Permit is required.</p>	<p style="text-align: center;">Yes</p> <p>The proposed development is not considered integrated development under Section 4.46 of the EP&A Act 1979 in terms of an Aboriginal Heritage Impact Permit being required.</p>
Bushfire Management	
Objectives/Requirements	Complies?
<p>(a) Where the development site is affected by a bushfire hazard as identified on the Bushfire Prone Land Map produced by the NSW Rural Fire Service, the design and management of the development shall comply with the guideline "Planning for Bushfire Protection" and where required; the Australian Standard AS 3959 – Construction of Buildings in Bush Fire Prone Areas.</p>	<p style="text-align: center;">N/A</p> <p>The site is not identified on the bushfire-prone land map produced by the NSW RFS. Regardless, due to the nature of the use, a Bushfire Threat Assessment Report has been prepared and is included in Appendix S.</p>
<p>(b) Buildings shall be located to ensure that requirements for fuel free or fuel reduced zones do not impact on existing native vegetation on the site.</p>	<p style="text-align: center;">Yes</p> <p>The proposed community and amenities buildings are suitably located and meet Planning for Bush Fire Protection 2019 requirements.</p>
<p>(c) Proponents should determine if the development application is classified as integrated development under Section 4.46 of the EP & A Act 1979 and if a Bushfire Safety Authority is required.</p>	<p style="text-align: center;">N/A</p> <p>The proposal is not considered integrated development under Section 4.46 of the EP & A Act 1979.</p>
Riparian and Drainage Line Environments	
Objectives/Requirements	Complies?
<p>(a) Proponents must identify all drainage lines, streams, creeks and rivers on development plans and identify how the development has been designed to respect and be setback from such waterways and their vegetation.</p>	<p style="text-align: center;">Yes</p> <p>The plans are provided in Appendix B and the Riparian Assessment Report in Appendix T. The plans and consultant reports highlight the topography, drainage and riparian areas located on site. The plans also evidence the setback of the development from waterways, and the proposed future improvement of associated vegetation.</p>
<p>(b) Proponents should determine if the development application is classified as integrated development under Section 4.46 of the EP & A Act 1979 and if a water use approval, water management work approval or activity approval is required.</p>	<p style="text-align: center;">Yes</p> <p>The development will require a controlled activity approval.</p>

Pollution and Waste Management	
Objectives/ Requirements	Complies?
<i>(a) Proponents should indicate all waste streams i.e. trade, liquid, chemical, solid, medical, and clarify how they will be managed and contained safely on-site and disposed of such that there are no environmental impacts or effects on adjoining properties, stormwater or sewerage systems or waterways.</i>	<p style="text-align: center;">Yes</p> <p>Standard waste management procedures are anticipated to be implemented on-site. Appropriate measures and conditions can be incorporated in the DA consent.</p>
<i>(b) Proponents should determine if the development application is classified as integrated development under Section 4.46 of the EP&A Act 1979 and if an environmental protection license is required.</i>	<p style="text-align: center;">N/A</p> <p>The proposal is unlikely to require an environmental protection license.</p>
<i>(c) Proponents will refer to Groundwater Vulnerability Mapping associated with Mid-Western Regional Council Local Environmental Plan 2012.</i>	<p style="text-align: center;">Yes</p> <p>The site is mapped as being groundwater-vulnerable. A geotechnical assessment report, preliminary site contamination assessment report, and an environmental assessment report have been prepared by suitably qualified consultants identifying the proposal will have negligible impacts on groundwater.</p>

Threatened Species and Vegetation Management	
Objectives/ Requirements	Complies?
<i>(a) An assessment of any potential impact on native flora and fauna is to accompany a development application. If considered necessary by Council a Flora and Fauna Impact Assessment will be required from a suitably qualified professional. This Assessment will determine whether a Species Impact Statement will be required.</i>	Yes An Ecological Assessment Report has been prepared and is included in Appendix I . The Riparian Assessment Report is provided at Appendix T .
<i>(b) Development applications should indicate all existing vegetation.</i>	Yes Existing vegetation is indicated in the Site Plans provided in Appendix B . Landscape Plans are provided in Appendix W .
<i>(c) Buildings and access areas should be sited to avoid removal of trees.</i>	Yes Where practical, buildings have been sited in such a way as to avoid the removal of trees.
Buildings in Saline Environments	
Objectives/ Requirements	Complies?
<i>Information provided by the NSW Government indicates that salinity may occur in parts of the Mid-Western Regional Local Government Area (LGA). This salinity potential is due to inherent characteristics of the mid-Western Regional LGA landscape. As a result, residential buildings in the Mid-Western LGA may be susceptible to salt damage.</i> <i>The inclusion of this information in the DCP will assist the Council in the reasonable undertaking of its role and responsibilities under the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979.</i>	A Geotech Report at Appendix H and Preliminary Site Contamination Investigation Report at Appendix G include sections addressing salinity. Any potential impacts can be appropriately mitigated through measures incorporated in a Construction Environmental Management Plan (CEMP) as part of the civil works.