



Outline

Part 8 Other development

Explanatory outline

Part 8 specifies outcomes, design guidelines and other requirements relating to various types of development not covered in previous sections. There are separate sections for each of the following matters:

8a Tourist & visitor accommodation

8b Advertising & signage

8c Wind energy systems

8a Tourist & visitor accommodation

Explanatory outline

Section 8a outlines assessment criteria for tourist and visitor accommodation. The following matters are covered:

- site location and development design
- access and parking
- waste water treatment
- water supply
- electricity and telecommunications
- stormwater management
- waste minimisation and management
- food preparation location
- bed and breakfast accommodation
- farm stay accommodation
- eco-tourist facilities.

Note: these criteria do not apply where approval is sought by way of a complying development certificate under *SEPP (Exempt and Complying Development) Codes 2008*. In such cases, the criteria under that SEPP will apply instead.

8a Tourist & visitor accommodation

8a.1 Application of this section

This section applies to development described in Column 1 when carried out on land described in Column 2.

Column 1:	Type of development	Column 2:	Applicable land
•	tourist and visitor accommodation, including: <ul style="list-style-type: none"> - backpackers' accommodation. - bed and breakfast accommodation. - camping grounds. - caravan parks. - eco-tourist facilities. - farm stay accommodation. - hotel or motel accommodation. - serviced apartments. 		Any land.

8a.2 Relevant planning instruments & legislation

The following environmental planning instruments or other legislation are relevant to development to which this section applies:

- *Upper Hunter Local Environmental Plan 2013*
- *SEPP (Exempt and Complying Development) Codes 2008* – particularly Part 4A General Development Code – Subdivision 1 – Bed and breakfast accommodation

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- *Food Act 2003*

Further planning instruments and legislation may also be relevant. In the event of any inconsistency, the above listed instruments will prevail over requirements or criteria contained in this section.

8a.3 Definitions

There may be terms defined in the Dictionary that are relevant to this section:

8a.4 Objectives

The objectives of this section are to:

- ensure that tourist and visitor accommodation facilities respond appropriately to their site context and character of the area
- ensure that tourist and visitor accommodation fits in to the rural or natural setting without adversely affecting the visual character of the area
- ensure that the site chosen for the proposed development is suitable for its proposed purpose
- minimise land use conflict with adjoining land uses
- ensure the scale of development is appropriate to the site capacity and constraints
- encourage development that will benefit the local tourism industry and economy
- ensure that suitable amenity is provided for visitors and guests of accommodation facilities
- ensure convenient and safe access and egress is provided to service the development
- ensure that tourist and visitor accommodation facilities provide services and facilities to meet the demands of the development
- ensure that food storage and meal preparation areas and processes are conducive to the preparation and consumption of food which is safe for guests.

8a.5 Supporting plans & documentation

Development applications that are subject to this section should be supported by the following plans and documentation.

Item	When required	Plans or information to be provided
A. General requirements	All applications	Refer to section 2c Lodging a development application.
B. Shadow diagram	Applications that potentially involve overshadowing of the proposed development, or of adjoining or nearby development.	A plan illustrating: <ul style="list-style-type: none"> • extent of shadows cast by existing and proposed buildings, including buildings on adjoining land. • position of existing and proposed buildings on the site and adjoining land. • shadows cast by existing and proposed buildings at the winter solstice (22 June) for 9am, 12noon and 3pm.
C. Servicing strategy	All applications	Information that demonstrates the availability and feasibility of providing the following services appropriate for the scale and nature of development: <ul style="list-style-type: none"> • reticulated water, including the size and location of water services including any proposed fire service • reticulated sewerage

8a Tourist & visitor accommodation

Item	When required	Plans or information to be provided
D. Landscape plan & report	All applications	<ul style="list-style-type: none"> • liquid trade waste (where applicable) • electricity and telecommunications. <p>Plan and report, prepared by a suitably qualified professional, showing:</p> <ul style="list-style-type: none"> • description of ground preparation and on-going maintenance of landscaping • areas of private open space, proposed turf and areas of established gardens. • location and species of trees and shrubs to be retained or removed. • schedule of plantings, cross-referenced to the site plan indicating species, massing and mature height. • details of restoration and treatment of earth cuts, fills, mounds, retaining walls, fencing and screen walls.
E. Soil & water management plans or reports	Applications for which soil and water management plans or reports are required (refer to section 11f Soil & water management)	<p>Prepare applicable soil and water management plans or reports, as specified in section 11f Soil & water management. These could include:</p> <ul style="list-style-type: none"> • cut and fill details. • erosion and sediment control plan (ESCP) • erosion and sediment control strategy (ESCS) • soil and water management plan (SWMP) • comprehensive water cycle strategy (CWCS).
F. Geotechnical hazard & salinity assessment	Applications potentially subject to geotechnical hazards (refer to section 10c Geotechnical hazard)	Include the matters required under section 10c Geotechnical hazard .
G. Flooding report	Applications that relate to flood prone land	Include the matters required under section 10a Flood risk .
H. Traffic & parking plans & reports (various)	Applications that raise significant access, traffic or parking issues.	Include the matters required under section 12a Access & vehicle parking . Actual requirements will depend on the type of development and level and type of traffic generation.
I. Heritage, aboriginal cultural heritage or archaeological plans & reports	<p>Applications that will potentially impact on land that is listed as or contains:</p> <ul style="list-style-type: none"> • a heritage item • a heritage conservation area • an archaeological site • an Aboriginal object • an Aboriginal place of heritage significance. 	Include the matters required under section 9a Heritage conservation .

8a Tourist & visitor accommodation

Item	When required	Plans or information to be provided
J. Flora & fauna assessment report	Applications that relate to land with high biodiversity values, or that require significant disturbance or removal of native vegetation or potential habitat for native species (refer to section 11b Biodiversity conservation).	Include the matters required under section 11b Biodiversity conservation.
K. Bushfire assessment report	Where the land is identified as Bush Fire Prone Land	Prepare a Bushfire Assessment Report in accordance with the current version of <i>Planning for Bush Fire Protection</i> , as specified in section 10b Bushfire risk
L. Acoustic assessment report	Applications that involve the potential for noise impacts on adjoining development, or that are located adjacent to a rail corridor or the New England Highway	The report should address and indicate measures to mitigate potential impacts from noise and vibration
M. Outdoor eating areas	Applications that involve outdoor eating areas.	Plan and written description of the position of tables, chairs, planter boxes, bollards and other objects to be used or displayed.

8a.6 Assessment criteria

A performance-based approach will be adopted in the assessment of development applications. Applications will be assessed according to the extent to which the outcomes specified in the left-hand column of the following table will be satisfied or achieved by the design, construction or operation of the proposal.

The design guidelines specified in the right-hand column indicate design and best practice solutions by which the required outcomes can be met. They do not preclude other solutions that may be suitable under particular local circumstances. All proposals will be considered on merit.

Outcomes to be achieved	Design guidelines
<p>A. Site location & development design</p> <ul style="list-style-type: none"> ■ The siting and design of accommodation facilities is compatible with the attributes and constraints of the site and locality. ■ Accommodation facilities are sited and designed to minimise impacts on the amenity of adjoining properties. ■ Accommodation facilities comply with the buffers prescribed by section 11i Buffer areas in order to minimise impacts of from existing rural activities. ■ Proposals in rural areas comply with the controls relating to rural building design, building setbacks and materials and finishes in Part 7 Rural development. ■ Proposals in urban areas satisfy relevant criteria relating to building design, building setbacks and materials and finishes in Part 4 Urban residential and Part 5 Commercial development. 	<ul style="list-style-type: none"> • Screen planting should be provided to filter views into the site from adjoining properties and public roads, particularly if it is likely that adjoining farms have the potential to disturb or annoy guests. • Appropriate signage should be displayed within the main reception area that advises to the following effect: <p style="margin-left: 20px;">“This accommodation is located in an agricultural area. Farm activities may cause nuisance or inconvenience from time to time, but such activities are essential to the maintenance of the prosperity and character of our local area”.</p> • Colours and materials should suit the character of the site and of adjoining and nearby buildings

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Outcomes to be achieved

Design guidelines

B. Rural scenic character

- Development in rural areas is compatible with the rural or natural setting and local visual character.

- The proposed site, and development concept should have legitimate potential to attract visitors seeking the “country holiday experience” in its different forms.
- Accommodation facilities should not be located on prominent ridgelines or knolls or close to property boundaries.
- If the proposed development can be viewed from adjoining properties or roads, screen planting should be provided to filter views into the site.
- Colours and materials for a proposed development should suit the character of the site and be of dark natural colours of low reflective quality.
- Lighting of outdoor areas should take into consideration neighbouring properties

C. Outdoor advertising

- The development considers the provisions of section 8b Advertising & signage.

D. Heritage

- The development considers the provisions of section 9a Heritage conservation.

E. Access & parking

- Convenient and sufficient safe access, egress and parking is provided to service the development.
- On site car parking facilities and access is provided in accordance with section 12a Access & vehicle parking and with *UHSC Draft Engineering Guidelines for Subdivisions and Developments*, as amended.

- On rural properties where there is a significant distance from the road boundary to the accommodation destination, appropriate reinforcement signage along the internal access road should be provided.
- Access to developments in rural areas should be:
 - via a single point of access to a public road
 - flood free
 - able to accommodate a two wheel drive vehicle in all weather conditions
 - suitable for its intended use.
- Internal access roads must be designed and constructed in accordance with relevant *AUSPEC* criteria based on predicted traffic flows sourced from the *RTA Guidelines for Traffic Generating Development*, or in accordance with a civil engineer certified design.

F. Facilities & Services

- Tourist and visitor accommodation facilities provide services and facilities to meet the demands of the development.
- Reticulated water is provided to all developments within 75 m of a reticulated water supply, otherwise a suitable on-site water supply must be provided..
- If the development is not within 75 m of a reticulated sewerage system, an appropriately designed and sized on site waste water treatment system must be provided to the

8a Tourist & visitor accommodation

Outcomes to be achieved

Design guidelines

development in accordance with section 11g **On-site waste water management**.

- Satisfactory arrangements are made with the relevant utility provider(s) for the provision of electricity and telecommunications services.
- Easements (benefiting UHSC) shall be provided for all existing and proposed public sewer and water mains and Council stormwater infrastructure within the site.

G. Biodiversity conservation

- The development, particularly in a rural area, considers the provisions of section 11b **Biodiversity conservation**.

H. Bushfire

- The development, particularly if in a rural area, considers the provisions of section 10b **Bushfire risk**

I. Soil & water management

- The development considers the provisions of section 11e **Soil and water management**, and the provisions of *UHSC Draft Engineering Guidelines for Subdivisions and Developments*, as amended

J. Health requirements

- Food storage and meal preparation areas and processes are conducive to the preparation and consumption of food which is safe for guests.
- Any kitchen used for the preparation or storage of guests food is to comply with the requirements of the *Food Act* and *AS4674 (Design, Construction and Fit out of Food Premises)*.
- Garbage storage areas for collection are to be located remotely from other site facilities, and not in close proximity to any kitchen facilities.

K. Bed & breakfast accommodation

Note: Upper Hunter LEP 2013 clause 5.4 (1) 'Bed and breakfast accommodation' provides for a maximum of 3 bedrooms in the development.

Note: SEPP (Exempt and Complying Development) Codes 2008 – Part 4A General Development Code – Subdivision 1 – Bed and breakfast accommodation specifies development standards for bed and breakfast accommodation for it to be specified as 'complying' development under that Code.

L. Farm stay accommodation

Note: Upper Hunter LEP 2013 clause 5.4 (5) 'Bed and breakfast accommodation' provides for a maximum of 5 bedrooms in the development.

M. Eco-tourist facilities

Note: Matters for considerations in determining approval for eco-tourist facilities are specified in Upper Hunter LEP 2013 clause 5.13 'Eco-tourist facilities'.

8b Advertising & signage

Explanatory outline

Section 8c outlines assessment criteria for outdoor advertising and signage. The following matters are covered:

- Compliance with SEPP 64 - Advertising and Signage
- Locations of signage
- Types and numbers of signs
- Visual impact and scenic quality
- Illumination and noise
- Heritage
- Safety
- Quality

Note: these criteria do not apply where approval is sought by way of a complying development certificate under *SEPP (Exempt and Complying Development) Codes 2008* (particularly *Part 5 Commercial and Industrial Alterations Code*). In such cases, the criteria under that SEPP will apply instead.

For exempt signs, see the *Advertising and Signage Exempt Development Code* under *SEPP (Exempt and Complying Development Codes) 2008*

8b Advertising & signage

8b.1 Application of this section

This section applies to development described in Column 1 when carried out on land described in Column 2.

Column 1:	Type of development	Column 2:	Applicable land
	Construction, erection, placement, alteration, illumination, relocation, attachment, painting or repainting of: <ul style="list-style-type: none"> • advertising structures; or • signage. 		Any land.

Does not apply to proposals for which a complying development certificate is sought under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

A sign must not be altered in any way (except for removal) after approval has been granted.

8b.2 Relevant planning instruments & legislation

The following environmental planning instruments or other legislation are relevant to development to which this section applies:

- *Upper Hunter Local Environmental Plan 2013*
- *State Environmental Planning Policy (SEPP) No. 64—Advertising and Signage*
- *SEPP (Exempt and Complying Development) Codes 2008* – particularly the *Advertising and Signage Exempt Development Code*
- *Local Government Act 1993*



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- *Roads Act 1993.*

Further planning instruments and legislation may also be relevant. In the event of any inconsistency, the above listed instruments will prevail over requirements or criteria contained in this section.

8b.3 Definitions

The following terms defined in the Dictionary are relevant to this section:

- advertisement
- advertising structure
- building identification sign
- business identification sign
- signage

8b.4 Objectives

The objectives of this section are to:

- provide a consistent approach to the control, location and design of advertisements and information signage
- ensure that signs complement the architecture of the buildings to which they are attached and their surroundings
- reduce visual complexity of the streetscape by providing fewer, more effective signs
- prevent excessive signage and visual clutter and to encourage the rationalisation of existing and proposed signs
- achieve a gradual replacement of existing unwanted signs with new, good quality, well maintained signs
- ensure that changes to existing signs are consistent with the requirements that apply to new signs
- promote effective and visually interesting advertising of goods and services and ensure that signage is of a high quality design and finish
- ensure that advertisements do not adversely affect the safety of motorists and pedestrians.
- ensure that signs do not affect the amenity of residents by way of shadow or illumination effects
- facilitate the placement of signs that promote businesses in a manner appropriate to the scale and design of the existing built environment
- promote a high standard of commercial advertising which will enhance the appearance of the B2 Local Centre zones
- permit adequate business advertising and identification
- maintain a balance between the established built form and character of the streetscape and the needs of commercial enterprises to advertise their products, services and facilities
- encourage advertising in the town centres which will contribute to the status and viability of the town centre
- ensure that advertising is compatible with the intensity of use in each land zone
- ensure that content of advertising will not interfere with the amenity of the locality or cause offence to the general public
- maintain a degree of uniformity and equity in the extent of advertising permitted
- encourage signage that does not contain excessive information that is ineffective.

8b Advertising & signage

8b.5 Supporting plans & documentation

Development applications that are subject to this section should be supported by the following plans and documentation.

Item	When required	Plans or information to be provided
A. General requirements	All applications	Refer to section 2c Lodging a development application .
B. Advertising signage details	All applications	<p>The following information should be provided:</p> <ul style="list-style-type: none"> • A site plan showing the position of the proposed sign on the property. The plan should be dimensioned and drawn to scale and must include property boundaries and the distance from the sign to the property boundary and nearest road. • A dimensioned sketch of the sign in the form of a drawing or photograph. This needs to detail the sign face dimensions, overall height of the sign, height of the lowest part of the sign above natural ground level and information applied to the signs (fonts, colours, logos, diagrams). • A plan showing how the sign is to be supported. Detail of post footings, description of materials and the dimensions of any structural members or building specifications and the method of fixing to the existing structures. • Details regarding the lighting or illumination of the sign, where relevant. • The Statement of Environmental Effects (required in General Requirements above) should address safety, pedestrian access, character of the area, views and vistas and illumination. • Council may require a maintenance plan indicating the proposed methods of cleaning, replacement of defective lighting and a detailed maintenance schedule to ensure the ongoing upkeep of the sign. • If the sign is to be erected on land other than the applicant's, then written consent from the landowner is required. If Council is the landowner, then written consent from Council as the landowner must be provided. Note: the seeking of Council's consent as owner is separate from the development application process.
C. Heritage plans or reports	Applications that will potentially impact on land that is listed as or contains: <ul style="list-style-type: none"> • a heritage item • a heritage conservation area • an archaeological site • an Aboriginal object • an Aboriginal place of heritage significance. 	Include the matters required under section 9a Heritage conservation .

8b Advertising & signage

8b.6 Assessment criteria

A performance-based approach will be adopted in the assessment of development applications. Applications will be assessed according to the extent to which the outcomes specified in the left-hand column of the following table will be satisfied or achieved by the design, construction or operation of the proposal.

The design guidelines specified in the right-hand column indicate design and best practice solutions by which the required outcomes can be met. They do not preclude other solutions that may be suitable under particular local circumstances. All proposals will be considered on merit.

Outcomes to be achieved	Design guidelines
<p>A. Compliance with SEPP 64 - Advertising & Signage</p> <ul style="list-style-type: none"> ■ The signage must comply with SEPP 64 - Advertising and Signage. <p><i>Note: under SEPP 64 the Council cannot grant consent unless it is consistent with the aims of the SEPP and satisfies the assessment criteria listed in Schedule 1 of the SEPP, being issues relating to:</i></p> <ul style="list-style-type: none"> • the character of the area. • special areas. • views and vistas. • streetscape, setting or landscape. • site and building. • associated devices and logos with advertisements and advertising structures. • illumination. • safety. <p><i>These issues are included in this Development Outcomes and Development Guidelines table.</i></p>	
<p>B. Locations of signage</p> <ul style="list-style-type: none"> ■ Signage is located on the actual property that contains the lawful business or activity identified or promoted on the sign itself. ■ The location of signage and advertising structures takes into account the site, existing structures on the site, adjoining and surrounding sites, and the general impact on the streetscape. ■ Signage and advertising structures are not situated in the following locations: <ul style="list-style-type: none"> • locations where there would be an adverse effect on the traffic signals, road sign or sight distances available to pedestrians and motorists. • trees, electricity or telephone poles or any other inappropriate structures • locations that would obscure any significant architectural features of a building • bridges 	<ul style="list-style-type: none"> • In exceptional circumstances, Council may consider the erection of an off-site sign provided that the consent of the road authority or the private land owner has been obtained. Written justification must be provided with any application for an off-site sign. • Consideration should be given to surrounding vegetation and whether the trees or plant species will grow to obscure the sign from view. • Signs should have adequate clearance around poles and electricity wires. • Signs should be placed where they will not impact on visibility for motorists or pedestrians. • All signs should form an integral part of the development and its design. • Signs should, where practical, be located at least one metre behind the property boundary.

8b Advertising & signage

Outcomes to be achieved

Design guidelines

- illuminated signage within residential zones
- locations that would impact on the visual character of a building or an area with environmental heritage values.
- public property or footpaths
- signs within the road reserve or on council land (with the exception of A-Frame/Sandwich Board signs as specified in Table 15: Types of signage and design requirements).

C. Types & numbers of signs

- The maximum number of signs per lot is as specified in *Error! Reference source not found.*. Where there is more than one business present per lot, the numbers specified in *Error! Reference source not found.* shall be per business..
- Signage and advertising structures must comply with Table 15: Types of signage and design requirements.

D. Visual impact & scenic quality

- Signage and advertising structures is designed so as to consider the following matters:
 - nature and density of existing current approved signs on the property and on any adjoining properties and the potential for clutter
 - scale of the sign relevant to nearby buildings and to viewing distances
 - style of the sign relative to the style of existing development within the visual catchment area of the proposed sign
 - impact of the sign on adjoining development or on the use or enjoyment of nearby buildings or land
 - existing and future likely character and amenity of the area.
 - impact of the sign on the landscape or scenic quality of the area
 - integration of the sign(s) with buildings or other landscape elements
 - visibility of the sign above the horizon or with the landscape as a backdrop
 - effect of the proposal on the natural and man-made landscape.
 - Text and graphics are compatible with accepted community standards.
- The design of signs should respect the character of the landscape or streetscape in which it is placed e.g. urban, commercial, remote rural etc.
 - Sign materials should be compatible with the Shire's rural character and high scenic value.

E. Illumination & noise

- Illuminated signs minimise the impact on the surrounding development and environment in terms of external lighting intensity, duration of illumination and light scatter/ spill.
- Council will generally not favour applications for high intensity illuminated signs.
 - Council may require illuminated signs to be fitted with an automatic timing device to extinguish the illumination during specified hours to avoid light spill into surrounding areas.



8b Advertising & signage

Outcomes to be achieved	Design guidelines
<ul style="list-style-type: none"> ■ Moving, flashing and running light signs that project glare and light spillage are undesirable. ■ Any noise emitted from electrical equipment in the advertising structure is minimised where there would be potential for noise nuisance. 	<ul style="list-style-type: none"> • Illumination of signs is to be concealed or integral to the sign. Up lighting of signs is prohibited. Any external lighting of signs is to be downward pointing and focused directly on the sign to prevent or minimise the escape of light beyond the sign.
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F. Heritage	
<ul style="list-style-type: none"> ■ Impact from advertising structures or signage on any heritage item or Conservation Area is considered (refer to section 9a Heritage conservation). ■ The sign responds to the character, style, colour, design and materials and fixing methods of the relevant heritage item or to the architecture of the Conservation Area. 	
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G. Safety	
<ul style="list-style-type: none"> ■ The design takes into consideration: <ul style="list-style-type: none"> • impact on vehicle and pedestrian movement and safety. • structural integrity, with particular emphasis on the ability to withstand wind forces. 	<ul style="list-style-type: none"> • The placement of signs should be appropriate to the horizontal and vertical alignments of the road(s) addressed by the sign and the traffic speeds and volumes specific to the road(s).
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H. Quality	
<ul style="list-style-type: none"> ■ Signage and advertising structures are to achieve high standards of visual quality 	<ul style="list-style-type: none"> • Signs should be designed for low maintenance and minimum chance of vandalism.

8b Advertising & signage

Table 14: Maximum number of signs per lot

Upper Hunter LEP 2013 Zone	Sign type	Maximum number of signs
Commercial (B2, B4) or Industrial (IN1, IN2)	Post supported	2
	Wall	2
	Entrance	2
	Fascia	2
	Below awning	No limit
	A-frame	1 (2 for corner blocks)
	Business directory	1
	Window	No limit
Rural (RU1, RU3, RU4)	Post supported	2
	Wall	2
	Business directory	1
	Entrance	2
Environmental Management (E3)	Post supported	2
	Wall	2
	Business directory	1
	Entrance	2
Special Activities and Infrastructure (SP1, SP2)	The type and number of signs should be on a case-by-case basis	
Recreation (RE1, RE2)	The type and number of signs should be on a case-by-case basis	
Residential (R1, R5, RU5)	Business identification	1
	Window	1
	Fascia	On merit
	Business directory	1
	Below awning	1
	Post-supported and gateway (only for businesses operating under existing use rights –see above table)	On merit

8b Advertising & signage

Table 15: Types of signage and design requirements

1. Business identification signs

May only be erected where a registered, Council approved business operates and must be attached to the building or post supports as outlined below. Below awning, window and fascia signs can also be classified as "business identification signs". The signs must comply with the following:-

- A maximum of one sign is permitted per Council approved and registered business.
- Must not exceed a maximum advertising area of 1 sq metre.
- Must only contain directions or cautions as is usual or necessary relating to the premises or any occupation carried on at the place or premises.
- May contain particulars or notification required or permitted to be displayed by or under any Act of the Parliament of the Commonwealth.
- May include the address of the premises and a logo or symbol identifying the business.
- Must be no higher than 2 m above natural ground level.
- Shall be securely fixed to a fence, building or post-supports where it does not constitute a danger to any person or vehicles.
- Must be wholly contained within the site or premises.
- Must not advertise specific product, trade or brand names.



Figure 4 Business identification sign

2. Business directory signs

May only be erected where registered, Council approved businesses operate and must be attached to the building or post supports as outlined below. They should be used where they are more practical than other types of signs (for example, in place of a number of business identification signs) and must comply with the following:

- A maximum of one sign is permitted per Council approved building or site. The sign may identify as many individual businesses within the building or site as required.
- Must not exceed a maximum advertising area of 0.5 m² per individual business.
- Must only contain the name and address of each individual business and a logo or symbol identifying each business.
- Must be no higher than 2 m above natural ground level.
- Shall be securely fixed to a fence, building or post-supports where it does not constitute a danger to any person or vehicles.
- Must be wholly contained within the site or premises.
- Must not advertise specific product, trade or brand names.

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3. Window signs

Sign must comply with the following:-

- Signs should be of high quality design and completed in a professional manner.
- Signs may be internally illuminated or floodlit

- Signs should be of high quality design and finish
- Signs may be internally illuminated or flood lit



Figure 5 Window sign

4. Fascia signs

Advertisements attached to the fascia or return end of fascia.

Signs must comply with the following:-

- Must be attached flush to the fascia.
- Must not extend beyond the dimensions of the fascia.
- Must not extend above or below the fascia of the building.
- Must not be internally illuminated.
- The information on the sign may only relate to the business name, services or goods provided.

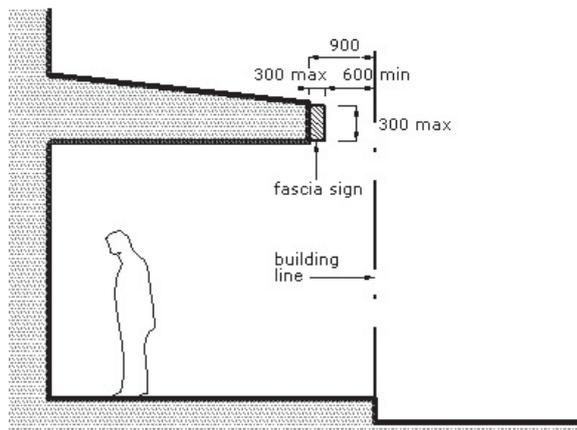


Figure 6 Fascia sign

8b Advertising & signage

5. Below awning signs

Advertisements displayed under awnings and attached to the awning.

Signs must comply with the following:-

- Shall not exceed 2.5 m in length and 0.5 m in height.
- Shall be erected horizontal to the ground at least 2.6 m above ground level.
- Shall be erected at right angles to the building to which the awning is attached.
- Shall not project beyond the awning.
- Shall be securely fixed.
- A maximum of:
 - one sign per business or shop; or
 - two signs per business or shop if it fronts two roads (one sign per frontage).
- The minimum distance between under awning signs shall be 3 m and 1.5 m from the shop/business side boundary

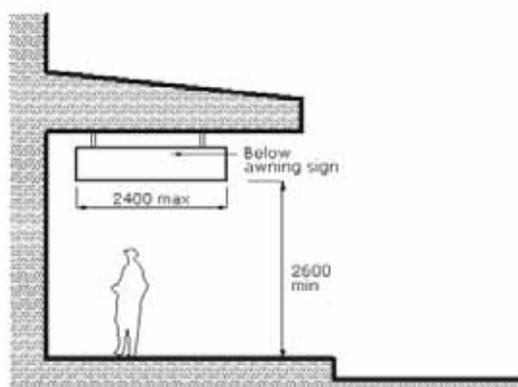


Figure 7 Below awning sign

6. Flush wall signs

Advertising structure attached to the wall of a building and roof projecting horizontally more than 0.3 m from the wall. The sign must comply with the following:

- Shall not project above or below the wall to which it is attached.
- Only one wall sign permitted per building elevation.
- Must not project more than 300 mm from the wall.
- Must not extend over windows or other openings.
- Shall not obscure significant architectural elements of the building.
- For a building having:
 - An above ground elevation of 200sq.m. or more – the advertisement must not exceed 10% of the above ground elevation; or
 - An above ground elevation of more than 100sq.m. but less than 200sq.m. the advertisement must not exceed 20sq.m., or
 - An above ground elevation of 100sq.m. or less – the advertisement must not exceed 20% of the above ground elevation.

8b Advertising & signage

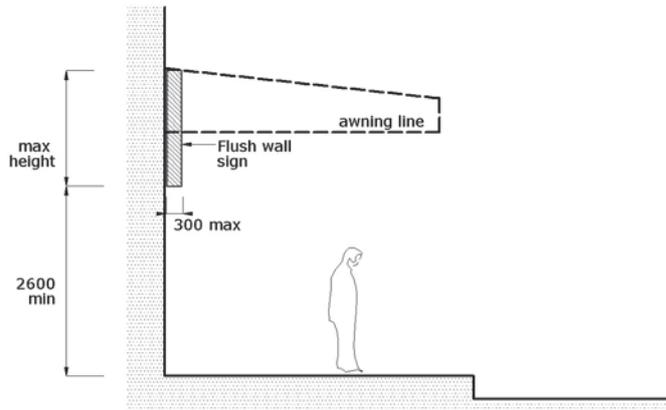


Figure 8 Flush wall sign

7. Post, pole or pylon signs (including banners & flags)

Advertisement on a pole or pylon independent of any building structure.

The sign must comply with the following:

- Shall not project beyond the boundary of a property.
- Where two signs are proposed the second sign should have the same setback and be of uniform design and spacing.
- Maximum advertising area and maximum height must not exceed:-
 - 3 square metres and 2 metres high in rural areas.
 - 8 square metres and 8 metres high in business areas, and.
 - 10 square metres and 8 metres high in industrial areas.

Signs for businesses operating in residential areas under existing use rights will be assessed on their merits. Maximum advertising area is 2 m² and maximum height above ground is 2 m.

Notwithstanding the above, the height of the structure must not protrude above the dominant skyline (including any buildings, structures or tree canopies) when viewed from ground level within a visual catchment of 1 kilometre.

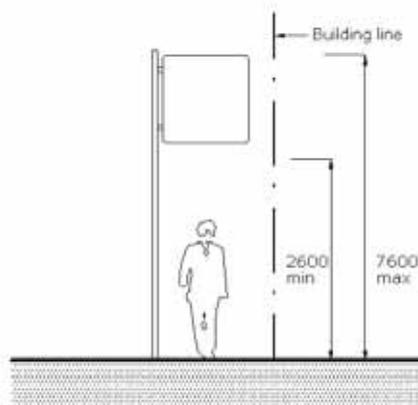


Figure 9 Post, pole or pylon sign

8b Advertising & signage

8. Internal signs

Sign must be wholly within the walls of a building.

9. Entrance signs

Sign must comply with the following:

- Must be designed as an integral part of the visitor entrance/s point to a property.
- A maximum of two signs is permitted. One sign is to be located either side of the property entrance or both signs are to be erected in a central landscaped position.
- If the property has two entrance points accessed at different locations at least 30 m apart or from different road frontages, two signs will be permitted per property entrance.
- Maximum advertising area is two square metres and maximum height is two metres.
- Must be securely attached flush to the gateway or alternatively erected on post supports in a set back landscaped position.
- Multiple signs should have the same setback and be of uniform design and spacing.

10. Fin signs

Advertisement erected on or above the canopy of a building (for example, Service Stations). Sign must comply with:

- Shall not be more than 2.6 metres above the canopy.
- Shall not project more than 1.0 metres beyond the building line.
- Where the sign projects beyond the canopy, the lower edge shall not be less than 4.4 metres above the driveway.

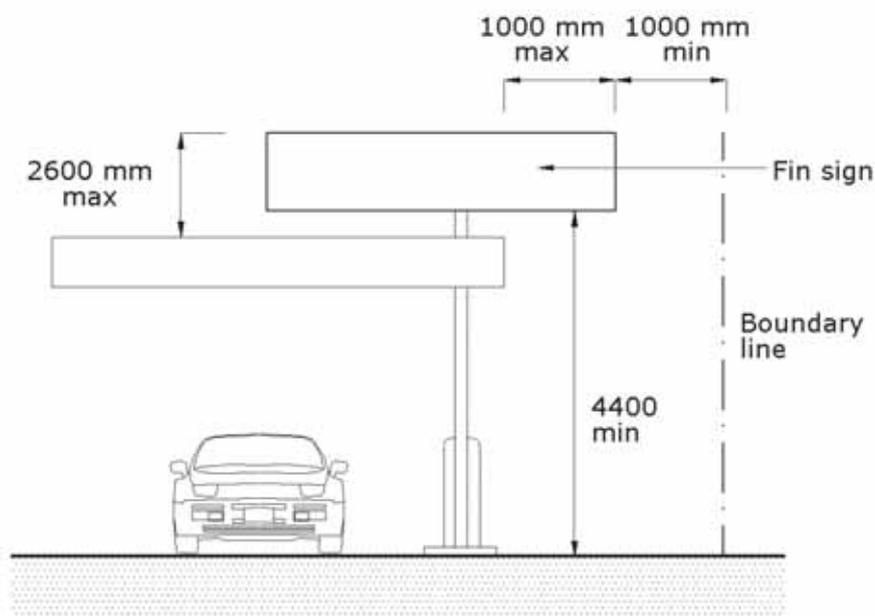


Figure 10 Fin sign

8b Advertising & signage

11. A-frame, sandwich board & moveable signs

The sign must comply with the following:-

- One double-sided A-frame sign is permitted per property street frontage regardless of the number of businesses operating from the site. Two signs are permitted if the property fronts two roads (one sign per frontage).
- The structure must not exceed 1.2 m in height and 0.9 m in width.
- A chalkboard area is permitted provided that the sign has a professionally presented header displaying the business name. The text of the sign displayed shall only relate to the business conducted or goods sold at the premises.

All signs are to be located immediately outside the premises to which they relate and must be positioned:-

- Flush against the outer wall, extending no further than 1100 mm on the footpath, ensuring maximum practical pedestrian movement across the footpath; or
- Adjacent to the kerb without being an obstruction to the opening of car doors.
- The sign should be located no closer than 5 metres to another moveable A-frame sign and no closer than 2 metres to any other obstruction (egg street furniture)
- The sign is to be suitably weighted so as to be free from any movement and structurally sound, or prevent injury to people or damage to property.
- The sign must be removed outside business trading hours and must be able to be repositioned easily.
- The sign must not be fixed or secured to any Council property (that is, street signs, seating, etc).
- The sign must not have any moving or revolving parts, attention seeking devices or flashing lights.
- Council as landowner, may at any time revoke its consent allowing the sign to be erected in the road reserve.



Figure 11 A-frame signs, sandwich board & moveable signs

Other information

Development consent under Section 68 of the Local Government Act 1993 and annual registration with Council will be required for an A-frame or sandwich board signs.

Registrations for A-frames will only be valid for twelve months and registration renewal will be required at the end of that period. Upon receiving a registration for their A-frame each property owner will be given a Council sticker indicating approval of the sign. This sticker is to be displayed on the A-frame at all times.

8b Advertising & signage

12. Temporary signs

The following temporary signs are permitted without Council development consent provided they comply with the following definitions and standards. Temporary signs outside the provisions outlined below will require the submission and approval of a development application.

Real estate signs (for sale)

General real estate signs must conform to the following:

- No sign shall be erected on any property by an estate agent unless they have been authorised by the owner of the property to act on their behalf.
- Must be wholly contained within the property.
- Signs must be in good clean order and condition and shall not be erected in a manner where they may cause public danger, offence or inconvenience.
- All signs are to be removed within ten days after the letting or completion of sale.
- Shall be limited to one sign per agent per property road frontage.
- May not be internally or externally illuminated.
- Must not be attached to telegraph poles, trees, sign posts, road traffic facilities or the like.
- All signs are to be removed at the request of the vendor, purchaser, owner or the tenant.
- A sign shall reflect the current position of the property regarding sale or lease and be a true reflection of the property's availability or otherwise from the viewpoint of the public.
- Signs are permitted as a temporary sign for a maximum period of 12 months.
- Following expiration of this period a development application is required to be lodged with Council.

Advertising area and height must not exceed:-

- 5.0 square metres and 3 metres high in rural zones; and
- 4.5 square metres and 3 metres high in business and industrial zones; and
- 3.0 square metres and 1.7 metres high in residential zones.

Real estate signs (auction)

Auction real estate signs must conform with the following:

- All signs must be erected in accordance with clause 5.12, section a-l as listed above.
- Auction signs are to be displayed no earlier than 42 days before the day on which the auction is to take place and must be removed within 7 days after the auction.

Advertising area and height must not exceed:-

- 5.0 square metres and 3 metres high in rural zones; and
- 4.5 square metres and 3 metres high in business and industrial; and
- 3.0 square metres and 1.7 metres high in residential zones.

The Assessment Criteria at 5.6

A Frame/Sandwich Board sign may be erected/displayed 24 hours prior to an auction and must be removed immediately after the auction. Such signs are permitted within the property boundaries and on any footpath/road reserve provided they do not interfere with traffic or pedestrian movements or safety.

Real estate signs (land release)

Special sale real estate signs must conform with the following:-

All signs must be erected in accordance with clause 5.12, section a-l as listed above.

Advertising area and height must not exceed:-

- 5 square metres and 3 metres high in rural zones; and
- 4.5 square metres and 3 metres high in business and industrial zones; and
- 3 square metres and 2 metres high in residential zones.

8b Advertising & signage

Special event signs

The standards for temporary special events advertisements are:

- Signs may only be displayed for a period of not more than two months prior to the event and must be removed within 48 hours after the event.
- A maximum of 6 off-site temporary signs is permitted without Council development consent.
- A maximum of 2 on-site temporary signs are permitted per event.
- Signs must be erected on private property. Development consent is required to erect a special event sign on public land.
- Signs must be securely attached to an approved advertising structure, fence or post supports.
- The advertisement shall not exceed 5 square metres in area.
- The advertisement must not be higher than 3 metres from ground level.
- Signs should be completed in a professional manner. The design and finish of the advertisement shall be in character with the amenity of the area.
- Signs must not overhang a public road or footway.
- The position of the advertisement must not obstruct a driver's line of sight.
- Product or corporate branding may occupy no more than 5% of the advertising display area.
- Consent must be sought from the property owner prior to the erection of any signage.
- The sign must not be fixed or secured to any Council property (that is, street signs, seating, etc).

8b.7 Further information

Duration of Approval

Development consent granted under *State Environmental Planning Policy 64 – Advertising and Signage* will last for 15 years as per the SEPP. On expiration of this period, a new development application will need to be submitted and approved by Council.

Unsafe or unsightly signs

Any sign that is considered as being unsafe or unsightly will need to be repaired, renovated, removed or replaced as appropriate in the circumstances. Note: Council can issue an order pursuant to Section 121B of the Environmental Planning and Assessment Act 1979.

8b.8 Supplementary guidance

The following documents or reference materials provide further advice or information that is relevant to this section.

- *Advertising and Signage - Exempt and Complying Development - Information Sheet 2.20 - NSW Planning and Infrastructure, January 2014*
- *State Environmental Planning Policy No. 64—Advertising and Signage*
- *Transport Corridor Outdoor Advertising and Signage Guideline* (Department of Planning, 2007)

8c Wind energy systems

Explanatory outline

Section 8c outlines assessment criteria for wind energy systems. The following matters are covered:

- general design, construction and operation
- surrounding environment
- cumulative impact
- distances from dwellings and surrounding development
- distances from public roads and boundaries
- visual impact
- acoustic impact
- ecological impact
- water quality impact
- bush fire hazard
- impacts on communications networks
- impacts on aviation facilities
- tourism
- environmental management
- end of life and removal

8c Wind energy systems

8c.1 Application of this section

This section applies to development described in Column 1 when carried out on land described in Column 2.

Column 1: Type of development

- electricity generating works that generate electricity from wind energy.

Does not apply to small wind turbines that are exempt development, or complying development for which a complying development certificate is sought under *State Environmental Planning Policy (Infrastructure) 2007*.

Column 2: Applicable land

Any land where electricity generating works are permissible with consent, either through *Upper Hunter LEP 2011* or through *SEPP Infrastructure 2007*.

Note. Depending on the scale of the proposal or the sensitivity of the site, development to which this section applies may be designated development, integrated development or State significant infrastructure. Each of these development categories have detailed procedural and assessment requirements that are beyond the scope of this DCP. It is suggested that proponents seek expert advice.

8c.2 Relevant planning instruments & legislation

The following environmental planning instruments or other legislation are relevant to development to which this section applies:

- *Upper Hunter Local Environmental Plan 2013*
- *State Environmental Planning Policy (Infrastructure) 2007*

8c Wind energy systems

Further planning instruments and legislation may also be relevant. In the event of any inconsistency, the above listed instruments will prevail over requirements or criteria contained in this section.

The key guideline document for wind farms is *Draft NSW Planning Guidelines – Wind Farms* (Department of Planning and Infrastructure, 2011).

8c.3 Definitions

The following terms defined in the Dictionary are relevant to this section:

- host residence
- non-host residence
- small wind turbine

8c.4 Objectives

The objectives of this section are that wind energy systems:

- do not interfere with the health and amenity of the community within the proposed locality
- have a consistent approach in their design and the positioning of wind turbines
- adequately consider environmental issues prior, during and in the operation phase
- achieve a built form that does not interfere with the surrounding context
- do not have an adverse impact on Council's infrastructure
- are afforded an adequate level of public consultation during the development assessment stage.

8c.5 Supporting plans & documentation

Development applications that are subject to this section should be supported by the following plans and documentation.

Item	When required	Plans or information to be provided
A. General requirements	All applications	Refer to section 2c Lodging a development application.
B. Site & context plan	All applications	<p>The following details are to be shown on site plans:</p> <ul style="list-style-type: none"> • location of proposed wind turbine envelopes • site and property boundaries • land contours • native and existing vegetation • land uses within and adjoining the proposal area • the location and uses of all buildings on the site • power and transmission lines, sub-stations(s) • fences • temporary structures including accommodation • extent of ground disturbance • route of any proposed transmission lines.
C. Wind turbine details		<p>The following details are to be given:</p> <ul style="list-style-type: none"> • mast and hub heights. • blade widths. • generating capacity. • life span. • colour.

8c Wind energy systems

Item	When required	Plans or information to be provided
		<ul style="list-style-type: none"> manufacturer's operating specifications.
D. Servicing strategy	<p>Yes, for electricity and telecommunications requirements.</p> <p>For water or sewerage management - where the development involves associated buildings requiring associated infrastructure</p>	<p>Provide evidence of satisfactory arrangements for the provision of the following services to the development:</p> <ul style="list-style-type: none"> reticulated water or on-site water supply. reticulated sewerage or on-site waste water management. electricity. telecommunications. <p>Please discuss site-specific requirements with council officers.</p>
E. Landscape plan & report	All applications	<p>Plan and report, prepared by a suitably qualified professional, showing:</p> <ul style="list-style-type: none"> description of ground preparation and on-going maintenance of landscaping areas of private open space, proposed turf and areas of established gardens. location and species of trees and shrubs to be retained or removed. schedule of plantings, cross-referenced to the site plan indicating species, massing and mature height. details of restoration and treatment of earth cuts, fills, mounds, retaining walls, fencing and screen walls..
F. Soil & water management plans or reports	Applications for which soil and water management plans or reports are required (refer to section 11f Soil & water management)	<p>Prepare applicable soil and water management plans or reports, as specified in section 11f Soil & water management. These could include:</p> <ul style="list-style-type: none"> cut and fill details. erosion and sediment control plan (ESCP) erosion and sediment control strategy (ESCS) soil and water management plan (SWMP) comprehensive water cycle strategy (CWCS).
G Geotechnical hazard & salinity assessment	All applications	Include the matters required under section 10c Geotechnical hazard .
H. Bushfire assessment	All applications	<p>The assessment, prepared by a suitably qualified bushfire consultant should include:</p> <ul style="list-style-type: none"> potential for the wind farm to trigger or influence a bushfire. potential for bushfire damage and proposed bushfire management strategies provision of fire retardant devices within the nacelle. matters required under section 10b Bushfire risk.
I. Flora & fauna assessment report	All applications	<p>The assessment should be prepared by a suitably qualified and experienced consultant and should include the matters required under section 11b Biodiversity conservation.</p> <p>Specific consideration should be given to migratory and threatened species potentially impacted by the development.</p>

8c Wind energy systems

Item	When required	Plans or information to be provided
J. Traffic & road management impact report	All applications	<p>The assessment, prepared by a suitably qualified and experienced consultant should include:</p> <ul style="list-style-type: none"> • proposed haulage routes • new roads required • proposed upgrading of local roads whether private or Council owned • existing road and bridge weight limits • strategies to overcome deficiencies in the road network. • matters required under section 12a Access & vehicle parking.
K. Acoustic report	All applications	<p>The report should be prepared by a suitably qualified and experienced consultant and should include a comprehensive noise impact survey and modelling of the proposed development (worst case scenario) in relation to the existing environmental surroundings. Noise modelling shall as a minimum include all residential dwellings and other likely noise receptors within in a 3 km radius of a proposed wind turbine</p>
L. Noise agreements	All applications	<p>Copies of all agreed and proposed noise agreements that have been entered into or are intended to be entered into.</p>
M. Aviation impact report		<p>The assessment should be prepared by a suitably qualified and experienced consultant and should include an assessment of likely impacts on Scone Memorial Aerodrome, and any other airstrips, helipads and aviation facilities in operation in the locality.</p>
N. Communications infrastructure impact report		<p>The assessment should be prepared by a suitably qualified and experienced consultant and should include an assessment of the likely impacts on the local, regional and state communications networks (television, radio, mobile phones and two way radios) in operation within the locality, including the establishment of benchmarks on quality and service.</p>
O. Visual impact assessment	Where wind turbines are proposed to be placed on ridgelines or part of the wind turbine structures will be visible above a ridgeline	<p>The assessment should be prepared by a suitably qualified and experienced consultant and should include, but is not limited to:</p> <p>computer assisted modelling to a minimum distance of 10 km from the affected ridgelines.</p> <p>photomontages, which should also depict night lighting in accordance with any requirements of the Civil Aviation Safety Authority (CASA)</p>
P. Heritage impact assessment	All applications	<p>The assessment should be prepared by a suitably qualified and experienced consultant and should include an assessment of the heritage significance of the subject site, nearby sites and surrounds including but not limited to</p>

8c Wind energy systems

Item	When required	Plans or information to be provided
		indigenous and non-indigenous cultural, archaeological and built environment issues/items. Include the matters required under section 9a Heritage conservation .

8c.6 Other information

Public notification

Requirements for public notification of wind energy systems are outlined in section **2b Public Participation**. Applicants are encouraged to actively consult with non-hosting adjoining owners during the design process.

Developer contributions

Council will require the developer to make contributions in accordance with the *Upper Hunter Shire Council S94A Development Contributions Plan 2008* (as amended). Council may also consider an offer from a developer to enter into a planning agreement, in accordance with S93F of the Act.

Under a planning agreement the developer may offer to pay money, dedicate land, carry out works or provide other material public benefits for public purposes.

Consultation

Applicants are advised to consult first with public authorities that may have a role in the assessment of a development application to ensure the application appropriately addresses all relevant and necessary considerations. Council may consult the following agencies in connection with the development application:

- NSW Department of Planning and Environment
- NSW Department of Primary Industries
- NSW Office of Environment and Heritage
- NSW Department of Trade and Investment, Regional Infrastructure and Services
- NSW Roads and Traffic Authority
- The relevant Catchment Management Authority
- Civil Aviation Safety Authority (CASA)
- Australian Rail Track Corporation
- NSW Rural Fire Service
- Department of Defence

8c.7 Assessment criteria

A performance-based approach will be adopted in the assessment of development applications. Applications will be assessed according to the extent to which the outcomes specified in the left-hand column of the following table will be satisfied or achieved by the design, construction or operation of the proposal.

The design guidelines specified in the right-hand column indicate design and best practice solutions by which the required outcomes can be met. They do not preclude other solutions that may be suitable under particular local circumstances. All proposals will be considered on merit.

8c Wind energy systems

Outcomes to be achieved

Design guidelines

A. General design, construction & operation

- The proposal shall meet the requirements of the following guidelines and documents (as amended or updated):
 - Draft NSW Planning Guidelines – Wind Farms (Department of Planning and Infrastructure, 2011).
 - Draft EIS Guideline “Network Electricity systems and Related Facilities” (Planning NSW, February 2002).
 - Best Practice Guidelines for implementation of Wind Energy Projects in Australia (Auswind, 2006).
 - Draft National Wind Farm Development Guidelines (The Environment Protection and Heritage Council July 2010).

The proposals demonstrates knowledge, awareness and reference to the publications (as amended) as listed in **section 8c.8 Supplementary guidance**.

B. Surrounding environment

- The proposal takes into account the surrounding environment. All elements of the proposal are sited and carried out to minimise impacts on the locality, and do not conflict with adjoining or nearby development.

C. Cumulative impact

- The cumulative impact of the proposal in connection to existing or approved undeveloped wind power generation has been considered.
 - Ridgelines dominated with wind turbines will not be favoured.

D. Distances from dwellings & surrounding development

- Distances between proposed wind turbine locations in relation to any dwellings shall give due consideration to the issues of excessive noise, shadow flicker, infrasound and visual amenity.
 - The requirements of *Draft NSW Planning Guidelines – Wind Farms (Department of Planning and Infrastructure, 2011)* (or the appropriate updated document) should be met with regard to distances to neighbouring dwellings and properties.

E. Distances from public roads & boundaries

- The proposal is not located within a distance equivalent to 2 times the height of the turbine (including the tip of the blade) from the boundary of a formed public road or a non-host property boundary.

F. Visual impact

- The visual impact of the proposal on surrounding development and on the locality is minimised
 - The requirements of *Draft NSW Planning Guidelines – Wind Farms (Department of Planning and Infrastructure, 2011)* (or the appropriate updated document) should be met with regard to visual impact to neighbouring dwellings and properties.
 - Refer to ‘Visual’ references listed in the ‘Supplementary Information section below

8c Wind energy systems

Outcomes to be achieved	Design guidelines
<p>G. Acoustic impact</p> <ul style="list-style-type: none"> ■ The acoustic impact of the proposal on surrounding development and on the locality is minimised 	<ul style="list-style-type: none"> • Refer to 'General' references listed in the 'Supplementary Information' section below.
<p>H. Ecological impact</p> <ul style="list-style-type: none"> ■ The development considers the provisions of section 11b Biodiversity conservation. 	<ul style="list-style-type: none"> • Refer to 'Ecology' references listed in the 'Supplementary Information' section below.
<p>I. Water quality</p> <ul style="list-style-type: none"> ■ The development considers the provisions of section 11f Soil & water management and the provisions of <i>UHSC Draft Engineering Guidelines for Subdivisions and Developments</i>, as amended. 	
<p>J. Bush fire hazard</p> <ul style="list-style-type: none"> ■ The development considers the provisions of section 10b Bushfire risk. 	
<p>K. Impacts on communications networks</p> <ul style="list-style-type: none"> ■ Impacts communications networks (television, radio, mobile phones and two way radios) are minimised. Any reduction in either quality or service has been suitably addressed to overcome the loss. 	
<p>L. Impacts on aviation facilities</p> <ul style="list-style-type: none"> ■ Likely impacts on aviation facilities is minimised. <p><i>Note: Upper Hunter Shire Council operates a regional airport in Scone. In addition it is likely that there are other airstrips, helipads and aviation facilities within the Shire.</i></p>	<ul style="list-style-type: none"> • Refer to 'Aviation hazard' references listed in the 'Supplementary Information' section below.
<p>M. Tourism</p> <ul style="list-style-type: none"> ■ Where a proposal includes 25 or more wind turbines, an area where vehicles and pedestrians (the public) can manoeuvre safely is provided in a position which allows for the safe viewing of the wind farm and provides information on the development. Consultation with Council and the RMS (where applicable) must be undertaken to identify a suitable location. 	
<p>N. Environmental management</p> <ul style="list-style-type: none"> ■ If development consent is granted for the proposal, an environmental management plan (EMP) for the proposal is prepared. It will comprise in detail the construction, commissioning, operation and post monitoring of the development. <p><i>Note: It is likely that if development consent is granted for the proposal, a condition of approval relating to the above will be included. The exact requirements of the EMP will be identified in the condition.</i></p>	

8c Wind energy systems

Outcomes to be achieved

Design guidelines

O. Decommissioning

- In the event of the wind farm or any wind turbines becoming redundant (not used for generation of electricity for a continuous period of 12 months or more), the dismantling and removal of all structures associated with the development and subsequent site rehabilitation will be required within a period of six months.

Note: It is likely that if development consent is granted for the proposal, a condition of approval relating to the above will be included

8c.8 Supplementary guidance

The following documents or reference materials provide further advice or information that is relevant to this section.

General

Wind Energy Facilities draft Environmental Impact Assessment Guidelines (Planning NSW 2002)

Draft NSW Planning Guidelines – Wind Farms (Department of Planning and Infrastructure, 2011)

Network Electricity systems and Related Facilities Draft EIS Guideline (Planning NSW, February 2002)

Best Practice Guidelines for implementation of Wind Energy Projects in Australia (Clean Energy Council, 2013)

Best Practice Guidelines for implementation of Wind Energy Projects in Australia (Auswind, 2006)

Draft National Wind Farm Development Guidelines (The Environment Protection and Heritage Council July 2010)

Visual

Wind Farms and Landscape Values: National Assessment Framework (Australian Wind Energy Association and Australian Council of National Trust, June 2007)

Ecology

Cumulative Risk for Threatened and Migratory Species (Commonwealth Department of Environment and Heritage, March 2006)

Wind Farms and Birds: Interim Standards for Risk Assessment, (Auswind, July 2005)

Assessing the impacts on Birds - Protocols and Data Set Standards (Australian Wind Energy Associations)

Threatened Biodiversity Survey and Assessment - Guidelines for developments and Activities (Working Document) (DEC, 2004)

Aviation Hazard

Advisory Circular 139-18(0) Obstacle Marking and Lighting of Wind Farms (Civil Aviation Safety Authority, July 2007) Advisory document only.

Wind farm Policy (Aerial Agricultural Association of Australia, December 2009)

Powerlines Policy (Aerial Agricultural Association of Australia, December 2009)

Information Sheet - Airport Related Development (Air services Australia)

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Water Quality

National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)

NSW State Groundwater Quality Protection Policy (DLWC, 1998)

NSW State Groundwater Dependent Ecosystems Policy (DLWC 2002)

Department of Water and Energy's Guidelines for Controlled Activities (February 2008)

- Watercourse Crossings;
- Instream Works
- Laying Pipes and Cables in Watercourses;
- Outlet Structures; and
- Riparian Corridors

Managing Urban Stormwater: Soils and Construction, Volume 1, 4th edition (Landcom 2004)

Managing Urban Stormwater: Soils and Construction, Volume 2C unsealed roads (DECC)