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8 ENVIRONMENTAL ZONES

This Chapter applies to development that is proposed in the E3 Environmental Management zone. Works may only be undertaken within the E1 National Parks and Nature Reserves in accordance with the *National Parks and Wildlife Act 1974*.

The Deniliquin LEP permits a range of activities within the E3 Environmental Management zone with the consent of Council. Such activities include caravan parks, community facilities, dwelling houses, eco-tourist facilities, outdoor recreation facilities, research stations and many more.

Given the range of developments permissible, the controls within this chapter aim to give general guidance to development within the E3 zone. It is important to note that Council will also assess development applications in accordance with relevant best practice documents, guidelines and policies relating to the type of development proposed and the likely impact on the natural or built environment. Each application will be considered on the individual merits of the proposal and the site.

Where consent is required for development on land within an environmental zone, the development application will be assessed on its ability to meet:

- The zone objectives and provisions of the applicable LEP.
- Environmental Planning and Assessment Act, including the provisions of Section 79C.
- Any applicable State Environmental Planning Policies.
- Relevant objectives and controls in this DCP.
- Council policies (refer to Chapter 1 Section 1.8).
- Council's Development Manual

Note: It is important that development complies with all relevant Chapters of this DCP. Applicants should check each Chapter and address all relevant controls.

8.1 DWELLINGS

This section applies to new dwelling houses and secondary dwellings that are permissible with consent under the provisions of the LEP 2013 or LEP 1997 within an environmental zone.

Objectives

- a. Protect the environmental qualities of the land.
- b. Encourage energy efficient dwellings.
- c. Ensure safe and convenient access.

Controls

1. Dwellings must connect to town water supply, electricity, stormwater system, telephone and sewage services where available.

2. Orientate dwellings to maximise the northern aspect of living areas.
3. Provide for the adequate storage and disposal of waste.
4. Dwellings must have legal vehicular access from a public road.
5. Driveway must be constructed in accordance with Council's Development Manual.
6. The location of new access points must achieve adequate sight lines.
7. The number of car parking spaces provided on the development site shall be in accordance with Chapter 12 - Car Parking.
8. Residential development within an environmental zone must comply with the private open space, safety and security, and privacy controls in Chapter 2 – Residential Zones.

8.2 OTHER DEVELOPMENT

8.2.1 Infrastructure and Services

Objectives

- a. Ensure development is connected to essential services.
- b. Minimise the impacts of stormwater drainage on the Edward River.

Controls

1. Development must be connected to town water supply, electricity, telephone and sewage services where available.
2. Development must be connected to Council's stormwater system or an alternative system approved by Council at cost to the developer. Connections are to be in accordance with Council's Development Manual.

8.2.2 Access and Parking

Objectives

- a. Ensure safe and convenient access suitable for the proposed development.
- b. Ensure that adequate parking is provided on site for visitors and staff.
- c. Ensure that car parking facilities do not detract from the visual amenity of the area.

- d. Ensure that adequate provision is made for safe and convenient loading and unloading on site.

Controls

1. The number of car parking spaces provided on the development site shall be in accordance with Chapter 12 - Car Parking.
2. One (1) parking space for persons with a disability is to be provided for every 33 spaces or part thereof. A minimum of one (1) space for persons with a disability is required.

NOTE: Dimensions and design of parking for people with disabilities must satisfy the current Australian Standard AS 2890.6 – Parking Facilities – Part 6: Off-Street Parking for People with Disabilities.

3. Car parking spaces must be clearly indicated on plans submitted with a development application for development within an environmental zone.
4. Car parking spaces must be sited in a safe and convenient location on site.
5. Legal vehicular access from a public road is required for all development.
6. Stacked car parking will only be permitted for staff parking.
7. Car parking areas, access driveways and vehicle movement areas are to be constructed of impervious materials. This may include suitably compacted gravel or road based material.
8. The location of new access points must achieve adequate sight lines.
9. All vehicles must be able to enter and leave the site in a forward direction.
10. Adequate area must be provided on site to allow for access and manoeuvrability of all vehicles likely to access the site for the operation of the proposed development.

NOTE: Council may request a plan showing the turning circles of vehicles likely to access the site.

11. A dedicated area for loading and unloading must be provided on site where delivery vehicles will not conflict with visitor vehicular movements. The size of the loading and unloading area must be suitable for the type and size of vehicles that will be utilising the area.
12. A development application must include details of the frequency and types of vehicles that are likely to access the site during the operation of the proposed development.

13. A Traffic Impact Study may be required for larger developments, such as and not limited to, veterinary hospitals, eco-tourist facilities and recreation facilities (outdoor) where adverse local traffic impacts may be generated by the development.

Note: The Traffic Impact Study is to include an assessment of:

- **The likely vehicle type, volume and frequency of traffic to be generated by the development, and**
- **The suitability of the construction and condition of roads in the locality, and**
- **The safety and efficiency of the proposed access arrangements.**

8.2.3 Landscaping

Objectives

- a. Promote visually attractive environmental zones with landscaping to enhance the natural beauty of the zone.
- b. Encourage landscaping that can be effectively maintained for the life of the development.
- c. Provide shade in car parking areas in new larger commercial developments.
- d. Promote the use of plant species that are indigenous, low maintenance and drought resistant.

Controls

1. A landscaping plan must be submitted to Council with development applications for new development within an environmental zone.

Note: Council may require a bond for the landscaping component of the development to ensure that the landscaping works are completed. Please refer to Council annual fees and charges for the bond amount required.

2. Larger developments such as veterinary hospitals, eco-tourist facilities, recreation facilities (outdoor) or the like must include landscaping to provide shade to car parking areas and to soften the appearance of hardstand areas.
3. Due consideration must be given to plant species utilised in landscaping. Wherever possible drought tolerant plant species are to be utilised.
4. Where a proposed car park will provide ten (10) or more spaces suitable landscaping must be provided within the car park.

NOTE: Suitable landscaping within a car park includes, but is not limited to, the planting of a shade tree for every ten (10) car parks.

8.2.4 Building Appearance and Design

Objectives

- a. To maintain and enhance the visual amenity of the zone.
- b. To ensure that the design of a development incorporates the principles of Crime Prevention Through Environmental Design (CPTED) to deter criminal activity.
- c. To ensure site layout enhances personal safety and minimises the potential for fear, crime and vandalism.

Controls

1. Main building façade and entry must address the primary street frontage and present attractive elevations to public places.
2. Building exteriors must use high quality non-reflective materials and finishes.
3. Proposed new buildings must not present large areas of blank walls. Visual interest can be incorporated through the use of varied materials and colours, windows or building articulation.
4. The design of proposed new buildings, additions or alterations must give due consideration to Crime Prevention Through Environmental Design (CPTED) principles.

Note: The Crime Prevention Through Environmental Design (CPTED) program uses principles such as surveillance, territorial reinforcement, access control and space management to deter criminal activity and enhance personal safety.

***Natural surveillance* allows people to see what others are doing as a means to deter the potential for crime.**

***Access control* utilises physical and perceived barriers to manage movements so that opportunities for crime are minimised.**

***Territorial reinforcement* involves encouraging the “ownership” of public spaces to increase activity in the space and encourages people to help prevent crime.**

***Space management* involves maintaining attractive public spaces so that they are more likely to be well used.**

8.2.5 Outdoor Areas

Objectives

- a. Maintain and enhance the visual amenity of the zone.
- b. Ensure that adjoining properties are not affected by dust generation.

Controls

1. Unsightly materials stored on a vacant or developed site within view of a public road must be screened by either landscaping, appropriate fencing or a decorative feature wall.
2. Outdoor storage and work areas must be suitably surfaced to reduce dust being produced by vehicle movements.

8.2.6 Waste and Trade Waste

Objectives

- a. To ensure that each development provides an area on site for the storage of waste that is conveniently located and large enough for the scale of development.
- b. To ensure that waste storage areas do not detract from the streetscape and visual amenity of the neighbourhood.
- c. Protect Council's sewerage works and associated assets.
- d. Maximise opportunities for reusing treated effluent.

Controls

1. A waste storage area must be provided on-site for all development.
2. The waste storage area must be in a location that is convenient for users and waste collection contractors.
3. The size of the waste storage area must be appropriate for the nature and scale of development.
4. The waste storage area must be appropriately screened from view of the street by the use of attractive fencing or landscaping.
5. A trade waste agreement must be made with Council where liquid waste will be disposed to Council's sewerage system.

Note: Please contact Council's Technical Services Department for more information.

8.2.7 Impacts on Surrounding Land

Objectives

- a. To ensure that development in environmental zones are suited to the site considering the nature of the development and surrounding land uses.
- b. To protect the amenity of surrounding residential areas.
- c. To ensure that the hours of operation do not generate land use conflicts with neighbouring properties.
- d. To minimise the impact of stormwater flow onto neighbouring properties.

Controls

1. The proposed development must not unreasonably affect surrounding properties by way of any type of pollutant such as noise and vibration, air emissions, dust, water pollution or odour.

Note: Where required, mitigation measures can be incorporated into the design of new development to reduce the impact on surrounding properties.

2. The hours of operation for a proposed development must not significantly impact the amenity of neighbouring residential areas.
3. Where a proposed development is likely to increase the amount of stormwater runoff from the site, the development must be carried out in accordance with Council's Development Manual.