



DEVELOPMENT CONTROL PLAN – PART N
EXEMPT DEVELOPMENT

Adopted by Council on 12 December 2006

Notes added regarding the SEPP (Exempt and Complying Development Codes) 2008 on 27
February 2009

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OBERON COUNCIL

DEVELOPMENT CONTROL PLAN – EXEMPT DEVELOPMENT

NOTE: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 specifies certain types of exempt development. This SEPP, known as the Codes SEPP, applies throughout NSW. It commenced on 27th February 2009.

As a result of the SEPP, some exempt development works that were previously covered in Council's Exempt Development Code will no longer apply.

A copy of the Codes SEPP is available at:

www.planning.nsw.gov.au/housingcode

Further information on the General Housing Code is available at

www.planning.nsw.gov.au/housingcode.

For further information please email planningreform@planning.nsw.gov.au or call the NSW Department of Planning's Information Centre on Freecall 1300 305 695 or 02 9228 6333.

N.1.1 NAME OF PLAN

This plan is called Oberon Development Control Plan – Exempt Development – as adopted on the 12 December 2006.

N.1.2 EFFECTIVE DATE

This plan was adopted following the Resolution of Council dated 12 December 2006 and is effective following gazettal of the Oberon Local Environmental Plan 1998 – (Amendment No. 4), on 20 April 2007.

N.1.3 AIMS/OBJECTIVES OF THE PLAN

The aims and objectives of this plan are to:

- (a) Outline, within each specified zone under Oberon Local Environmental Plan 1998 and Oberon Local Environmental Plans NO. 9 and No. 10, those categories of development that are exempt from the need to obtain Council approval;
- (b) Specify the criteria in which those categories of development may be carried out without the need to obtain development consent from Council; and
- (c) Provide guidance for potential developers in Oberon with respect to exempt development.

N.1.4 LAND TO WHICH THIS PLAN APPLIES

This plan applies to all land within the Oberon local government area.

N.1.5 RELATIONSHIP TO OTHER ENVIRONMENTAL PLANNING INSTRUMENTS

This plan controls development under Oberon Local Environmental Plan 1998 – (Amendment No. 4) and Oberon Local Environmental Plans No. 9 and No. 10. Development that is applicable under this plan must also meet the relevant requirements of the Oberon Council Development Control Plans applicable to the site. NB. A list of the current Development Control Plans in the Oberon Shire is attached as an appendix to this plan.

N.1.6 USE OF THIS PLAN

Oberon Local Environmental Plan 1998 – (Amendment No. 4), makes provision within each zone for certain categories of development which may, or may not be carried out. These are summarised in the table below.

Category of Development	Circumstances
Exempt Development	May be carried out without the need to obtain development consent provided it meets the criteria set by this Development Control Plan. The development must be certified, either by, or on behalf of the owner, and a notification is to be submitted to Council prior to work commencing.
Complying Development	Development that may be carried out with consent provided it strictly meets certain criteria. The criteria that a development must meet are set by Oberon Development Control Plan – Complying Development. An approval for a Complying Development is called a Complying Development Certificate. A Complying Development Certificate may be obtained from either Council or an accredited certifier.
Development for which consent is required – Local Development	Certain categories of development may only be carried out with development consent from Council. These categories of development are outlined in the zoning control table to clause 9 of Oberon Local Environmental Plan 1998, as amended.
Prohibited Development	Certain categories of development may not be carried out within each specified zone. These categories of development are outlined in the zoning control table to clause 9 of Oberon Local Environmental Plan 1998, as amended.

Within each zone identified in Oberon Local Environmental Plan 1998, as amended, certain types of development may be carried out without Council consent (i.e. exempt development). There are, however, certain criteria, which must be satisfied in order that a development can be considered as an exempt development.

This Development Control Plan specifies the criteria which development must comply with for it to be considered as exempt development under clause 10A of Oberon Local Environmental Plan 1998, as amended.

In the event that the development is not exempt development for the purposes of this Plan, it will require consent. Consent may take the form of either Complying Development or Local Development (development for which consent is required).

Details of which types of development fall within the Complying Development category are provided in Oberon Development Control Plan – Complying Development.

Details of which types of development fall within the Local Development category are provided within the zoning control table applicable to each zone under Oberon Local Environmental Plan 1998, as amended, and Oberon Local Environmental Plans No. 9 and No. 10.

In the event that you are unsure which category of development applies please contact Oberon Council's Development Department.

N.2 DEFINITIONS

The definitions used in this Development Control Plan have the meaning attributed to them under Oberon Local Environmental Plan 1998 or as outlined in the description of development provided in section 5.0 of this plan.

N.3 SUMMARY OF EXEMPTIONS

The following Table provides a summary of the categories of development that are exempt development for the purposes of this Development Control Plan and clause 10A of Oberon Local Environmental Plan 1998. It is important to note, however, that the exemption may only be granted if the development is designed to strictly

comply with certain requirements or conditions listed in this plan. In the event that the development does not comply with the preset requirements or conditions then a development or complying development application will need to be lodged with Council and consent obtained prior to work commencing.

Section 4.0 provides general conditions that must be satisfied for all categories of development in order for a development to be considered exempt development.

Section 5.0 of this Development Control Plan lists the specific conditions that must be satisfied for certain categories of development for it to be considered as exempt development.

Development is only exempt where it meets the general conditions established under section 4.0 of this plan and the specific conditions established under section 5.0 of this plan for that category of development.

Table 3

a denotes exempt development within the specified zone

r denotes that development is not exempt development within the specified zone

Development may be considered exempt development if it is outlined in the table and all standards for that development as outlined in Parts 4.0 and 5.0 of this Development Control Plan are met.

General Description of Zone

Zone No 1(a) (Rural 'A' Zone)	Agriculture Land
Zone No 1(c) (Rural 'C' Zone)	Rural Small Holdings/Rural Residential
Zone No 1(d) (Non Urban 'D' Zone)	Jenolan Caves Reserve Land
Zone No 2(v) (Village Zone)	Townships of Oberon and Black Springs
Zone No 8 (National Parks Zone)	National Parks and Nature Reserves
Zone No 1(e) (Rural 'E' Zone)	Agriculture Land

Description of Development	1(a) Zone	1(c) Zone	1(d) Zone	2(v) Zone	8 Zone	1(e) Zone	Page No.
Access ramps for people with disabilities	a	a	a	a	a	a	126
Advertising Structures and Displays	a	r	r	a	r	a	126
Air conditioning units	a	a	a	a	a	a	126
Ancillary commercial or industrial component	r	r	r	a	r	r	127
Ancillary dwelling or rural component	a	a	a	a	a	a	128
Bed & Breakfast Tourist Accommodation	a	a	r	a	r	a	129
Buildings ancillary to the residential use of the land	a	a	r	a	r	a	130
Buildings site preparation, benching and leveling	a	a	r	r	r	a	131
Carports	a	a	a	a	a	a	128
Cubby houses and playground equipment	a	a	r	a	r	a	131
Demolition of buildings	a	a	a	a	a	a	132
Different Use of a Building	r	r	r	a	r	r	132
Domestic oil & solid fuel heating appliances	a	a	a	a	a	a	132
Driveways and footway crossings	a	a	a	a	a	a	132
Farm Sheds	a	a	r	r	r	a	135
Fences – rural	a	a	a	r	r	a	132
Fences – residential, commercial and industrial	r	r	r	a	a	r	133
Flagpoles	a	a	a	a	a	a	133
Garages	a	a	r	a	r	a	130
Goal posts, sight screens and similar sporting structures	a	a	a	a	a	a	133
Hoardings	a	a	a	a	a	a	134
Home Occupations	a	a	r	a	r	a	134
Lighting Structure (External)	a	a	a	a	a	a	134

Livestock handling Facilities	a	a	r	r	r	a	134
Minor internal alterations to dwellings	a	a	a	a	a	a	134

Description of Development	1(a) Zone	1(c) Zone	1(d) Zone	2(v) Zone	8 Zone	1(e) Zone	Page No.
Minor internal alterations to industrial buildings, rural industry buildings, shops and commercial premises including shop fitouts	a	a	a	a	r	a	135
Outbuildings – Class 10 – ancillary to the agricultural use of the land such as Farm sheds and hay sheds	a	a	r	r	r	a	135
Park and street furniture	a	a	a	a	a	a	136
Places of public entertainment – use of temporary structures	a	a	a	a	a	a	136
Playground Equipment on Community land	a	a	a	a	a	a	136
Public Meetings	a	r	a	a	r	a	136
Retaining walls	a	a	a	a	a	a	137
Roofwater storage tanks	a	a	a	a	a	a	137
Satellite dishes	a	a	a	a	a	a	138
Scaffolding	a	a	a	a	a	a	138
Skylights in dwellings	a	a	a	a	a	a	138
Solar hot water systems	a	a	a	a	a	a	138
Street signs	a	a	a	a	a	a	139
Water heaters (other than solar hot water heaters)	a	a	a	a	a	a	129
Water supply works	a	a	a	a	a	a	139
Water supply, sewerage and drainage works	a	a	a	a	a	a	139
Windows, glazed areas and exterior doors	a	a	a	a	a	a	139
Woodchipping in Private Forests	a	r	r	r	r	a	139
Woodchipping in State Forests	a	r	r	r	r	a	139
Windmills (not Wind Turbines or Wind Farm Developments)	a	r	r	r	r	a	140

a denotes exempt development within the specified zone

r denotes that development is not exempt development within the specified zone

Development may be considered exempt development if it is outlined in the table above and all standards for that development as outlined in Part 4.0 and 5.0 of this Development Control Plan are met.

N.4 EXEMPT DEVELOPMENT – GENERAL CRITERIA

Notwithstanding the specific exemption criteria provided in Section 5.0 of this Development Control Plan, development shall only be considered to be exempt development under the following circumstances:

- N.2.1 Where the land on which the development is to be undertaken is not in an area identified as **wilderness area, critical habitat** or is likely to significantly affect **threatened species populations** or **ecological communities** or their **habitats**, and
- N.2.2 Where the land on which the development is to be undertaken does not contain a **relic or Aboriginal place** within the meaning of the National Parks and Wildlife Act 1974 and consent would be required under Section 90 of that Act, and
- N.2.3 Where the development does not involve an extension, enlargement, alteration intensification or change of use to a building which is only lawful because of the **existing use rights provisions** of Section 106 of the Environmental Planning and Assessment Act 1979, as amended, and
- N.2.4 Where the development does not involve the erection of a structure for which an **existing structure of the same type located on the land has already been erected** without Council approval in accordance with this Development Control Plan or in accordance with Oberon Local Approvals Policy/Development Control Plan 1998. That is where an existing building of the same or similar type has already been erected as an exempt development. (For example if a garden shed has already been erected as an exempt development a second or any subsequent garden shed, or the like, must have either a complying development Certificate or a Development consent), and
- N.2.5 The owner or owners agent of the property has given **notification** of the proposed work on **Council's standard form prior to work commencing** on the development.
- N.2.6 Where the site does not contain a Heritage Item, or is not **Environmentally Sensitive Land** as identified by Clause 6 of the Oberon Local Environmental Plan 1998, as amended, and
- N.2.7 Where the site on which the component is to be erected is not **flood affected**, and
- N.2.8 Where the site on which the component is to be erected in not **Bush Fire Prone** in accordance with the Bush Fire Prone Land Map unless the component is constructed of non-combustible or fire retardant materials.
- N.2.9 It does not cause interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil or otherwise, and
- N.2.10 It complies with any deemed-to-satisfy provision of the Building Code of Australia relevant to the development, and
- N.2.11 It complies with any relevant standards set for the development by this plan and by current Development Control Plans adopted by the Council.
- N.2.12 It does not contravene any condition of a development consent applying to the land, and
- N.2.13 It does not obstruct drainage of the site on which it is carried out, and
- N.2.14 It does not restrict any vehicular or pedestrian access to or from the site, and
- N.2.15 It is carried out at least 1.2 metres from any easement or public sewer main and the footings are clear of the zone of influence of the sewer or other service line, and
- N.2.16 Any building work carried out is behind the existing building line.
- N.2.17 Any permanent gas supply and/or gas fitting is to be connected or carried out by an appropriately qualified and licensed tradesman.
- N.2.18 Any permanent electrical supply and or electrical work is to be connected or carried out by an appropriately licensed tradesman.
- N.2.19 Any sewer drainage works or water service plumbing work is to be connected or carried out by an appropriately licensed tradesman.

N.5 EXEMPT DEVELOPMENT – SPECIFIC CRITERIA

Notwithstanding the general exemption criteria provided in Section N4 of the Development Control Plan, development shall not be considered exempt development unless it meets the specific criteria listed for that development type under this Section.

Description of development	Zone No.	Criteria
Access ramps for people with disabilities	1(a), 1(c), 1(d), 2(v), 8, 1(e)	<ul style="list-style-type: none"> The maximum grade of the Access Ramp is 1:14. The access ramp and handrail complies with the requirements of AS 1428.1. The access ramp is not erected within 300mm of any property boundary The access ramp is not erected over an easement or within 1.2 metres of Council's sewer main, drainage pipes or any house drain and the footings are clear of the zone of influence of the sewer main. Other than the balustrade, no structure is erected on or over the access ramp. The access ramp is no longer than 20 metres. The access ramp is constructed of new materials.
Description of development	Zone No.	Criteria
The erection and display of an advertising structure and advertisement , or the display of an advertisement that is not on an advertising structure (but not an illuminated sign in a residential zone) that satisfies any of the requirements.	2(v), 1(a), 1(e)	<p>(a) The advertisement displays a message relating to the premises or goods and services that are available from the premises on which the advertisement is situated and the advertisement and any structure together have an area not exceeding:</p> <ul style="list-style-type: none"> (i) 6 square metres (eg. 2m x 3m) in a village or rural 1(a) zone, (NB. Development Department staff to check for consistency with SEPP64), or (ii) 25% of the front elevation of a building on which it is displayed for an approved commercial business, with a maximum height of 3m or the height of the underside of any awning measured at the line at which it is attached to the building, whichever is the greater. <p>If the advertisement or advertising structure is above a public road it must be at least 2.6 metres above ground level.</p> <ul style="list-style-type: none"> (b) The advertisement is behind a shop window. (c) The advertisement is a temporary advertisement for a social, cultural, political or recreational event that is displayed no more than 28 days before the event. The advertisement must be removed within 14 days after the event. (d) The advertisement is a public notice displayed by a public authority giving information about a service. (e) The advertisement is a real estate sign advertising that the premises on which it is displayed are for sale or lease, and the advertisement and any structure have a total maximum area of 2.5 square metres. (f) The advertisement replaces one of the same, or a larger, size lawfully displayed on the same structure. (g) The advertisement and any structure are not visible from outside the site on which they are displayed.
Description of development	Zone No.	Criteria
Air conditioning units	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> The air conditioning unit does not exceed 2 metres in height. The unit is located a minimum of 3 metres from any property boundary. The condensation from the unit is disposed of in such a manner that damage or nuisances are not caused to adjoining properties, including Council roads or public places. The installation of the unit must not reduce the structural integrity of the building.

		<ul style="list-style-type: none"> Any opening created is adequately weatherproofed. The unit does not generate a noise level that exceeds 5dBA above the background noise level at the nearest property boundary.
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Description of development	Zone No.	Criteria
Ancillary commercial or industrial component (being awnings, canopies, storm blinds, barbecues, cabanas / gazebos, car parking areas, carports, clothes hoists, clothes lines, decks attached to buildings, loading docks, patios, patio covers, unroofed pergolas, radio aerials, re-cladding of roofs and walls, television antennas, vehicle manoeuvring areas, water heaters and the like).	2(v),	<ul style="list-style-type: none"> In the case of re-cladding of walls and roofs the materials used are to match the existing materials used on the walls and roof. The component is not erected within 1 metre of the boundary of the property. With the exception of blinds and awnings the component is not erected between the road alignment and the alignment of any wall of the main building on the land facing a road and is not visible from a public road. Any stormwater (from any developed area such as roof or paved ground) shall be conveyed by means of pipes or drains to Council's kerb and gutter. Alternatively, the stormwater is disposed of entirely on the land in such a manner that damage or nuisance is not caused to any buildings on site, or adjoining properties or, it does not cause an erosion or sedimentation problem. All vehicle manoeuvring and parking areas are to be paved and line marked in accordance with AUSPEC-1. Any ancillary component is to be constructed so that there is no obstruction of the movement of traffic on the site, no reduction in the number of parking spaces provided and there is no reduction in the safety and utility of driveways. The component is constructed of new materials. The component has a maximum height of 3.0 metres above the natural surface of the ground on which it is erected or, in the case of a component attached to a building, the height of the component is equal to or less than the adjacent part of the building to which it is fixed. The floor area of the building does not exceed 25 square metres or 50 square metres in the case of a Carport. In the case of a clothesline or the re-cladding of a building the work is carried out in accordance with the manufacturer's specifications. The component is constructed and installed in accordance with the AS 1170, Building Code of Australia and in accordance with the manufacturers specifications. NB: - Significant Snow-loads apply to many areas in the Oberon Shire. The component is constructed of non-reflective materials, or appropriately painted to be non-reflective, so that it blends in with the visual amenity of the area. Any work involving lead paint removal must not cause lead contamination of the air or ground. In the case of re-cladding of walls, sub-floor ventilation shall be retained for the building at the rate required by the Building Code of Australia. The size of any timber members complies with AS 1684. In the case of a deck or any other floor, where the floor level is more than 1 metre above the natural ground level, a balustrade and handrail is to be provided complying with the requirements of the clause 2.16 and clause 2.17 of the Building Code of Australia. Any work involving asbestos cement shall comply with the Workcover Authority's "Guidelines for Practices involving Asbestos Cement in Buildings". In the case of a single radio aerial/television antenna the structure supporting the aerial/antenna is fixed to the building in which the radio/television antenna is installed. The antenna is of a single vertical pipe together with the necessary clamps, guide wires and other fittings. The structure supporting the antenna is to be structurally sound and capable of supporting the dead and live (wind) loads which may be imposed upon them. The highest part of any antenna is to be not more than 2.5 metres above the highest part of the ridge of the building to which it is attached. In the case of water heaters, a licensed person in accordance with AS/NZ3500 and the NSW Code of Plumbing Practice installs it. In the case of a carport; it has no enclosed walls and it is located

		<p>behind the front building alignment; is attached to the main building or setback more than 3 metres from the building; it is setback more than 1 metre from the property boundary and the colouring of materials used are non-reflective and matches those used on the main building and the visual amenity of the area.</p> <ul style="list-style-type: none"> In the case of a patio, pergola or deck, the floor level is not more than 2 metres above the natural ground level. Trade waste material is not to be discharged into the sewer drainage pipelines or stormwater drainage systems, without first obtaining written approval from Council. Where the site on which the component is to be erected is not flood affected.
Description of development	Zone No.	Criteria
Ancillary dwelling or rural components (being awnings, canopies, storm blinds, barbecues, cabanas / gazebos, carports, clothes hoists, clothes lines, decks attached to buildings, patios and patio covers, unroofed pergolas, radio aerials, re-cladding of roofs and walls, television antennas and water heaters).	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> The component has a maximum height of 3.0 metres above the natural surface of the ground on which it is erected or, in the case of a component attached to a building, the height of the component is equal to or less than the adjacent part of the building to which it is fixed. The floor area of the building does not exceed: - Zone 2(v) 25 square metres or, in the case of a Carport or gazebo, Zone 2(v) 50 square metres, Zone 1(c) 120 square metres, Zone 1(a) 250 square metres. In the case of a clothesline or the re-cladding of a building the work is carried out in accordance with the manufacturers specifications. The component is constructed and installed in accordance with the AS 1170, Building Code of Australia and in accordance with the manufacturers specifications. NB: - Significant Snow-loads apply to many areas in the Oberon Shire. The floor area under the component is not enclosed. Other than the Rural 1(a) zone, the component is constructed of non-reflective materials, or appropriately painted to be non-reflective, so that it blends in with the visual amenity of the area. Any work involving lead paint removal must not cause lead contamination of the air or ground. In the case of re-cladding of walls, sub-floor ventilation shall be retained for the building at the rate required by the Building Code of Australia. The size of any timber members complies with AS1684. In the case of a deck or any other floor, where the floor level is more than 1 metre above the natural ground level, a balustrade and handrail is provided complying with the requirements of the clause 2.16 and clause 2.17 of the Building Code of Australia. Any work involving asbestos cement shall comply with the Workcover Authority's "Guidelines for Practices involving Asbestos Cement in Buildings". In the case of a single radio/television antenna the structure supporting the aerial/antenna is fixed to the building in which the radio/television antenna is installed. The antenna is of a single vertical pipe together with the necessary clamps, guide wires and other fittings. The structure supporting the antenna is to be structurally sound and capable of supporting the dead and live (wind) loads which may be imposed upon them. The highest part of any antenna is to be not more than 2.5 metres above the highest part of the ridge of the building to which it is attached. In the case of a carport; it has no enclosed walls; it is located behind the front building alignment, is attached to the main building or setback more than 1 metre from any building; it is setback more than 1 metre from the property boundary in the 2(v) zone or 5 metres in the 1(a), 1(c), 1(d), 1(e) or 8 zones, and the colouring of pitched roof materials used are non-reflective (other than in the Rural 1(a) zone) and matches those used on the main building and the visual amenity of the area. In the case of a patio, pergola or deck, the floor level is not more than 2 metres above the natural ground level. The component complies with any relevant restrictions/standards

		<p>applicable to the development under Council's Development Control Plans which apply to the site.</p> <ul style="list-style-type: none"> In the 2(v) zone the component is not erected within 1 metre of the boundary of the property. In the 1(a), 1(c), 1(d), 1(e) or 8 zones the component is not erected within 5 metres of the property boundary. With the exception of blinds and awnings the component is not erected between the road alignment and the alignment of any wall of the main building on the land facing a road and is not visible from a public road. In the case of re-cladding of walls and roofs the materials used are to match existing materials used on the walls and roof. Any stormwater (from any developed area, roof or paved ground) shall be conveyed by means of pipes or drains to Council's kerb and gutter. Alternatively the stormwater is disposed of entirely on the land in such a manner that damage or nuisance is not caused to any buildings on site or adjoining properties or it does not cause an erosion or sedimentation problem. With the exception of blinds and awnings the component is not erected between the road alignment and the alignment of any wall of the main building on the land facing a road and is not visible from a public road. Any stormwater (from any developed area, roof or paved ground) shall be conveyed by means of pipes or drains to Council's kerb and gutter. Alternatively the stormwater is disposed of entirely on the land in such a manner that damage or nuisance is not caused to any building on site or adjoining properties, or it does not cause an erosion or sedimentation problem. Any ancillary component is to be constructed so that there is no obstruction to the movement of traffic on the site, no reduction in the number of parking spaces provided and there is no reduction in the safety and utility of driveways. The component is constructed of new materials, or second hand materials in "as new" condition.
Description of development	Zone No.	Criteria
Bed & Breakfast & / or Single dwelling Tourist Accommodation	1(a), 1(c), 1(e) & 2(v)	<ul style="list-style-type: none"> The class 1(a) dwelling is not located in a bushfire prone area as determined by a map under Section 146 of the Environmental Planning and Assessment Act. The Bed & Breakfast accommodation is located in an existing class 1a dwelling of less than 300 square metres capable of being occupied lawfully by the permanent residents. The operation is for the temporary accommodation of visitors for commercial purposes. Any proposed building work is either exempt development or the subject of Development Consent. There are no more than 4 guest Bedrooms. There is at least one Bathroom for exclusive use of the guests. There is a Maximum of one advertising sign per dwelling, it is sympathetic to the amenity of the streetscape and it is exempt development. For Bed & Breakfast dwellings the building is a registered food premises with the Oberon Council and satisfactorily inspected at least once annually and prior to operation. The dwelling complies with AS 3786-1993 – Smoke alarms and AS3000-1991 – Electrical Installation for Buildings, Structures and Premises. The dwelling has a fire extinguisher and fire blanket in the kitchen. In the 2(v) and the 1(c) zone, <ul style="list-style-type: none"> o There is a 1.8 metre fence on or near the boundary of the premises to maintain and provide privacy to the rear yard or private open space of any and/or all adjoining premises. o There is off street parking available on site for all guest vehicles and the permanent occupier.

		<ul style="list-style-type: none">○ There are no guest pets permitted.○ The adjoining and adjacent property owners are advised in writing and supplied with a copy of the completed exempt development form.
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Description of development	Zone No.	Criteria															
Freestanding buildings ancillary to the residential use of the land being bird aviaries, clothes hoists / lines, garages, green houses, poultry houses, stables, garden/tool sheds. Class 10 structures.	1(a), 1(c), 1(e), 2(v)	<ul style="list-style-type: none"> The development or component complies with any relevant restrictions/standards applicable to the development under Council's Development Control Plans which apply to the site. Where the development involves the keeping of animals the development complies with Schedule 5 of the Local Government (Orders) Regulation 1993. The building, other than a garage or stable is to have a maximum height of 3.0 metres above the natural surface of the ground on which it is erected. A garage or stable is to have a maximum roof gutter height of 3 metres and ridge height of: <table border="1" data-bbox="491 517 1278 703" style="margin-left: 40px; margin-top: 10px;"> <thead> <tr> <th></th> <th>2(v) Zone</th> <th>1(c) Zone</th> <th>1(a) Zone</th> <th>1(e) Zone</th> </tr> </thead> <tbody> <tr> <td>Max Roof Gutter Height</td> <td>3m</td> <td>4.5m</td> <td>6m</td> <td>6m</td> </tr> <tr> <td>Max Ridge Height</td> <td>4.5m</td> <td>6m</td> <td>7.5m</td> <td>7.5m</td> </tr> </tbody> </table> The building is constructed of new materials or second hand materials in good condition. In the 2(v) or the 1(c) zones the building exterior is constructed of non-reflective materials, or appropriately painted to be non-reflective, so that it blends in with the visual amenity of the area. Any work involving lead paint removal must not cause lead contamination of the air or ground. The size of any timber members complies with AS1684. In the case of a deck or any other floor, where the floor level is more than 1 metre above the natural ground level, a balustrade and handrail is provided complying with the requirements of the clause 2.16 and clause 2.17 of the Building Code of Australia. The component complies with any relevant restrictions/standards applicable to the development under Council's Development Control Plans which apply to the site. In the 2(v) zone the building is not erected within 1 metre of the boundary of the property or any buildings on site. In the 1(a), 1(c) or 1(e) zones the building is not erected within 5 metres of the boundary of the property or within 1 metre of any building on the site. Any stormwater (from any developed area, roof or paved ground) shall be conveyed by means of pipes or drains to Council's kerb and gutter. Alternatively the stormwater is disposed of entirely on the land in such a manner that damage or nuisance is not caused to adjoining properties, or it does not cause an erosion or sedimentation problem. The building is not used for any commercial gain. In the case of a property zoned 1(c), or 2(v) the building is not erected between the road alignment and the alignment of any wall of the main building on the land facing a road. The building is located an appropriate distance from adjoining properties to ensure that it does not cause nuisance (in terms of noise, odour or vermin) to neighbouring properties. The floor area of the building does not exceed:- Zone 2(v) 50 square metres in the case of a Garage, 25 metres for all other buildings. Zone 1(c) 120 square metres, Zone 1(a) 250 square metres. The building is constructed and installed in accordance with the Building Code of Australia and in accordance with the manufacturers specifications. The building does not include a toilet or shower facility. The building is not used for habitable purposes. The building is not used for commercial or industrial purposes. In the case of a stable, the stable is located at least 10 metres from any dwelling, school, shop, office, factory, workshop, church, public hall or premises used for the manufacture, production or storage of food. 		2(v) Zone	1(c) Zone	1(a) Zone	1(e) Zone	Max Roof Gutter Height	3m	4.5m	6m	6m	Max Ridge Height	4.5m	6m	7.5m	7.5m
	2(v) Zone	1(c) Zone	1(a) Zone	1(e) Zone													
Max Roof Gutter Height	3m	4.5m	6m	6m													
Max Ridge Height	4.5m	6m	7.5m	7.5m													

Description of development	Zone No.	Criteria
Buildings site preparation, benching and levelling	1(a), 1(c), 1(e)	<ul style="list-style-type: none"> The development or component complies with any relevant restrictions / standards applicable to the development under Council's Development Control Plans that apply to the site. The benching and levelling, if it involves the construction of retaining walls, such walls are "exempt development", or if it involves battering of the excavated ground such that the ground is structurally stable and not subject to erosion and or sedimentation problems. The maximum excavation depth or fill height is to be 1500mm. The proposed building site is graded and drained so that all surface waters are directed away from the building site. Any stormwater is to be disposed of entirely on the land in such a manner that damage or nuisance is not caused to adjoining properties or it does not cause an erosion or sedimentation problem. The disturbed area for the building site, other than for a dwelling house, is not to be within 2 metres of any side boundary of the property, or within 100 metres of a water course listed in Schedule 1 of the Oberon Local Environmental Plan 1998. The disturbed area for a dwelling house building site is to be located in accordance with the siting requirements of the Oberon Local Environmental Plan 1998. In the case of a property zoned 1(c), the building site is not erected either, between the road alignment and the alignment of any wall of the main building on the land facing a road and / or within 30 metres of the front boundary. The building is located an appropriate distance from adjoining properties to ensure that its use does not cause nuisance (in terms of noise, odour or vermin) to neighbouring properties. The surface area of the disturbed ground does not exceed 500 square metres. The building site and excavated area is not used for commercial or industrial purposes.
Description of development	Zone No.	Criteria
Cubby houses and playground equipment	1(a), 1(c), 1(e), 2(v)	<ul style="list-style-type: none"> The development or component complies with any relevant restrictions / standards applicable to the development under Council's Development Control Plans which apply to the site. The building has a maximum height of 3.0 metres above the natural surface of the ground on which it is erected. The building is constructed of new materials or second hand materials in good condition. Any permanent gas or electricity supply is to be connected by a licensed gas fitter or electrician. The building is constructed of non-reflective materials, or appropriately painted to be non-reflective, so that it blends in with the visual amenity of the area. Any work involving lead paint removal must not cause lead contamination of the air or ground. The size of any timber members complies with AS1684. In the case of a deck or any other floor, where the floor level is more than 1 metre above the natural ground level, a balustrade and handrail is provided complying with the requirements of the clause 2.16 and clause 2.17 of the Building Code of Australia. The building is not erected within 1 metre of the boundary of the property. The stormwater is disposed of in such a manner that damage or nuisance is not caused to adjoining properties or it does not cause an erosion or sedimentation problem. In the case of a property zoned 1(c), or 2(v) the building is not erected between the road alignment and the alignment of any wall of the main building on the land facing a road. The floor area of the building does not exceed 20 square metres.

		<ul style="list-style-type: none"> The building does not include toilet or shower facilities. The building is not used for habitable purposes. All playground equipment is constructed in accordance with the relevant Australian Standards and in accordance with the Building Code of Australia and the manufacturer's specifications.
Description of development	Zone No.	Criteria
Demolition of buildings	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> The building or structure to be demolished is less than 1 storey in height and of a floor area of less than 150 square metres. The building or structure is demolished in a safe manner and in accordance with the requirements of Australian Standard – AS2601-1991 – Demolition of Structures. The demolition site is appropriately fenced to prevent unauthorised access to the demolition site. All work involving asbestos cement complies with the Workcover Authority "Guidelines for Practices involving Asbestos in Buildings". All work involving lead paint removal does not cause lead contamination of air or ground.
Description of development	Zone No.	Criteria
A new use of a lawfully existing building that continues to comply with all other development consent conditions.	2(v)	<ul style="list-style-type: none"> (a) the new use is consistent with the classification of the building under the Building Code of Australia and replaces a former use being carried out in accordance with a development consent, and: <ul style="list-style-type: none"> (i) it is not actually or potentially a hazardous or offensive industry, and (ii) it does not involve the handling, preparation or storage of food for sale or consumption, and (iii) it is not prohibited by any provision in an environmental planning instrument applying to the land, or (b) the new use results from a change of building use from a shop to an office or from an office to a shop that is not in the business of handling, preparing or storing food for sale or consumption, where: <ul style="list-style-type: none"> (i) the new use replaces a former use being carried out in accordance with a development consent, and (ii) not more than 200 square metres of floor space is changed in use, and (iii) the new use is not prohibited by any provision of an environmental planning instrument applying to the land.
Description of development	Zone No.	Criteria
Domestic oil and solid fuel burning appliances	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> Installation of the domestic oil or solid fuel burning appliance in the building complies with part 3.7.3 of the Building Code of Australia or in accordance with the manufacturer's specifications.
Description of development	Zone No.	Criteria
Driveways and footway crossings	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> The work is carried out in accordance with Oberon Council's adopted Guidelines – AUSPEC 1. For Zone 2(v) the driveway over and leading onto the public road is constructed in accordance with access levels issued by Oberon Council Director of Engineering and is to be satisfactorily inspected by an officer of the Council's Engineering Department prior to pouring of the concrete. Stormwater is not to be directed onto adjoining property.
Description of development	Zone No.	Criteria
Fences – Rural	1(a), 1(c), 1(d),	<ul style="list-style-type: none"> The fence is constructed of traditional rural fencing materials, or of pipe, steel mesh, timber, masonry or the like. Where the fence is erected on a boundary not adjoining a public road, it

	1(e), 2(v), 8	<p>does not exceed 1.8 metres in height above the surface of the ground upon which it is to be erected.</p> <ul style="list-style-type: none"> Where the fence is erected on or within 3 metres of a boundary adjoining a public road, it does not exceed 1.2 metres in height above the natural surface of the ground upon which it is to be erected. The fence does not encroach onto a public road reserve. The fence is constructed in such a manner that the natural flow of surface water is not obstructed. The fence does not create a danger to the public. If the fence is of masonry construction, it must not exceed 1 metre in height above the natural surface ground level upon which it is to be erected and must comply with the requirements of the Building Code of Australia. The site on which the fence is to be erected is not flood affected.
Description of development	Zone No.	Criteria
Fences residential, commercial and industrial	2(v), 8	<ul style="list-style-type: none"> The fence is constructed of traditional rural fencing materials, or of pipe, steel, timber, colorbond, masonry or the like. Fences are not to include barbed wire or similar manproofing materials other than in approved industrial premises not adjacent to residential premises. Where the fence is erected behind the building line and on a boundary not adjoining a public road, it does not exceed 1.8 metres in height above the surface of the ground on which it is to be erected. In the case of security fencing on land utilised for non-residential use and not adjoining residential land, the fence may be erected up to a height of 3 metres above the surface of the ground upon which it is to be erected and is not erected forward of the building line to any public road. Security fencing is not exempt development on land adjoining residential land use. Where the fence is built forward of the building line to any public road the fence is constructed of masonry, timber or wire, or a combination thereof and does not exceed 900mm. Colorbond fencing erected forward of the building line is not exempt development. In the case of a fence forward of the building line to a public road the land on which the fence is erected is not a corner allotment. The fence does not encroach onto a public road reserve. The fence does not create a danger to the public. The fence is constructed in such a manner that the natural flow of surface water is not obstructed. If the fence is of masonry construction, it must not exceed 1 metre in height above the natural surface ground level upon which it is to be erected and must comply with the requirements of the Building Code of Australia.
Description of development	Zone No.	Criteria
Flagpoles – up to a maximum of 3 flag poles per premises / site	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> In the case of a free standing flagpole it does not exceed, for Zone 2(v) 6 metres, or for other zones 10 metres, above the natural surface of the ground on which it is erected. The flagpole is designed and constructed so that it is structurally adequate to withstand the dead and live (wind) loads that may be imposed upon it. The flagpole is not constructed over an easement or within 1.2 metres of Council's sewer, drainage pipes or any house drainage. The bottom edges of any flags suspended from the flagpole are at least 3.6 metres above the pathway level of the road. The flagpole does not project over any carriageway of the road. The flagpole and flags attached to it do not interfere with public services. The flag is not used for commercial advertising purposes.
Description of development	Zone No.	Criteria
Goal posts, sight	1(a),	<ul style="list-style-type: none"> The structures are erected only on parks or recreation areas under the

<p>screens and similar sporting structures</p>	<p>1(c), 1(d), 1(e), 2(v), 8</p>	<p>control and management of Oberon Council or approved sporting or playing fields for use in the playing or performance of sporting events.</p> <ul style="list-style-type: none"> The structures are constructed and installed in accordance with the relevant Australian Standard and in accordance with the Building Code of Australia. Any lighting structures in the vicinity of an airstrip are to be positioned so as to comply with the CASA guidelines for lighting in the vicinity of airports.
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Description of development	Zone No.	Criteria
Hoardings	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> Any hoarding erected complies with Workcover Authority requirements. All care is to be taken to safeguard the general public and to ensure that safe public access is available where a hoarding encroaches onto a public road, footway or thoroughfare. The hoarding is constructed of solid materials to a height not less than 3 metres above the level of the footpath or thoroughfare. Appropriate signage is to be erected in accordance with AS 1319. The hoarding is to be structurally adequate. The hoarding is to be removed immediately following the completion of works. The site on which the component is to be erected is not flood affected.
Description of development	Zone No.	Criteria
Home occupations	1(a), 1(e), 1(c), 2(v)	<ul style="list-style-type: none"> The development involves no change in the classification of the building within the meaning of the Building Code of Australia. The development complies with the definition of home occupation contained in the Oberon Local Environmental Plan Dictionary.
Description of development	Zone No.	Criteria
Lighting structures and fittings (external)	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> The light fitting is not more than 3.0 metres above the natural surface of the ground on which the structure is erected. The lighting does not involve the lighting of tennis courts or sporting facilities. The light fitting and supporting structure are designed and located so that the light from the fitting does not cause any nuisance to the residents or users of adjoining properties. Any lighting structures in the vicinity of an airstrip are to be positioned so as to comply with the CASA guidelines for lighting in the vicinity of airports.
Description of development	Zone No.	Criteria
Live-stock handling facilities	1(a), 1(e), 1(c)	<ul style="list-style-type: none"> The facilities are used for stock grazed on the rural premises only and not used for the commercial sale of livestock.
Description of development	Zone No.	Criteria
Minor internal alterations to dwellings – <i>non structural alterations such as painting, plastering, cement rendering, cladding, attaching fittings, replacement of doors, or linings for walls, floors, and ceilings, replacement of deteriorated frame members with materials of equivalent or improved quality, renovations of kitchens, bathrooms and inclusion of</i>	1(a), 1(c), 1(d), 1(e), 2(v)	<ul style="list-style-type: none"> Any work involving asbestos cement shall comply with the Workcover “Guidelines for Practices involving Asbestos Cement in Buildings”. The works do not alter the existing footprint of the building. All work involving lead paint removal does not cause lead contamination of air or ground. The work does not involve changes or additions to the house sewer drainage and plumbing work unless an approval has been issued by Oberon Council under the provisions of the Local Government Act 1993 and all work is carried out by a licensed plumber in accordance with AS/NZ3500 and the NSW Code of Plumbing Practice. All primary building elements, as defined in the Building Code of Australia, are protected from termite attack in accordance with the requirements of the Building Code of Australia. The work does not involve structural alterations to the building. The proposed building works do not change that part of the building from a non-habitable to a habitable use. There is no reduction in the areas provided for light and ventilation to the room or area served by any window, glazed area or door. Any replacement glazing materials used comply with AS1288, AS2208 and AS 2047.

*fixtures such as
vanities,
cupboards and
wardrobes.*



Description of development	Zone No.	Criteria
<p>Minor internal alterations to industrial buildings, rural industry buildings, shops and commercial premises including shop fit-outs</p>	<p>1(a), 1(c), 1(d), 1(e), 2(v)</p>	<ul style="list-style-type: none"> The floor area of the building does not exceed 300 sq.m. (NOTE: Not applicable to the Oberon Timber Complex where it can be demonstrated that the internal alterations do not reduce the existing level of fire safety and egress). The areas of the premises where the work is to be done are not to be used for the storage, preparation or serving of food. The work does not involve or result in a change of use of the building. The works do not involve the removing, re-positioning or increasing of the number of internal floor levels. The works will not reduce the existing level of fire safety and egress, the existing level of fire resistance, and the existing safeguards against spread of fire to adjoining properties The works do not alter the existing footprint of the building. All works comply with the requirements of the Building Code of Australia and meets with Workcover requirements. The work does not involve changes or additions to the sewer drainage and plumbing work, unless an approval has been issued by Oberon Council under the provisions of the Local Government Act 1993 and all work is carried out by a licensed plumber in accordance with AS/NZ3500 and the NSW Code of Plumbing Practice. All works consist of non-structural internal works only, unless a Structural Engineers Detail for the proposed works is submitted and is to the satisfaction of Council's Building Surveyor. Any work involving asbestos cement shall comply with the Workcover Authority "Guidelines for Practices involving Asbestos Cement in Buildings". All work involving lead paint removal does not cause lead contamination of air or ground.
Description of development	Zone No.	Criteria
<p>Outbuildings – Class 10 – ancillary to the agricultural use of the land but does not include a dwelling house, a building used for or in association with a rural industry, or a roadside stall. This section of exempt development includes farm sheds, hay sheds, silos and the like and additions thereto such that the completed building meets the criteria for "exempt development".</p>	<p>1(a), 1(c), 1(e)</p>	<ul style="list-style-type: none"> The development or component complies with any relevant restrictions / standards applicable to the development under Council's Development Control Plans which apply to the site. Where the development involves the keeping of animals the development complies with Schedule 5 of the Local Government (Orders) Regulation. The building has a maximum roof gutter level height of 6 metres for Zone 1(a), or 4.5 metres for Zone 1(c), above the natural surface of the ground on which it is erected, when measured at the normal roof gutter level of the structure. In the 1(c) zone the building exterior is constructed of non-reflective materials, or appropriately painted to be non-reflective, so that it blends in with the visual amenity of the area. The building is constructed of new materials or second hand materials in good condition. Any work involving lead paint removal must not cause lead contamination of the air or ground. The size of any timber members complies with AS1684. In the case of a deck or any other floor, where the floor level is more than 1 metre above the natural ground level, a balustrade and handrail is provided complying with the requirements of the clause 2.16 and clause 2.17 of the Building Code of Australia. The building is not erected within 5 metres of the boundary of the property. The building is not constructed over an easement or within 1.2 metres of Council's sewer (2.0 metres if a carrier main), drainage pipes or any house drainage drain and the footings are clear of the zone of influence of the sewer main. Any stormwater (from any developed area, roof or paved ground) shall be conveyed by means of pipes or drains to Council's kerb and gutter. Alternatively the stormwater is disposed of entirely on the land in such a

		<p>manner that damage or nuisance is not caused to adjoining properties or, it does not cause an erosion or sedimentation problem.</p> <ul style="list-style-type: none"> The building is not used for any commercial gain other than on-site non-intensive rural production. In the case of a property zoned 1(c), the building is not erected between the road alignment and the alignment of any wall of the main building on the land facing a road. The floor area of the building does not exceed, for Zones 1(a) and 1(e) 300 square metres, for Zone 1(c) 120 square metres. The building is constructed and installed in accordance with the Building Code of Australia and in accordance with the manufacturers specifications. The building does not include toilet or shower facilities. The building is not used for habitable purposes. The building is not used for intensive agricultural purposes and not for commercial or agricultural industrial purposes. Where the building structure is to be made of structural steel it is to be designed by a practicing Structural Engineer in accordance with the appropriate Australian Standards. The building designer is to appropriately consider the dead and live load <i>AS1170</i> (including wind and snow loads for the actual building site after the site has been appropriately classified by a competent person). Where the building, or part is prefabricated, it is to be erected in strict accordance with the manufacturers specifications and instructions. Silo's must comply with the following: <ul style="list-style-type: none"> - Erected in accordance with manufacturers specifications and/or Engineers details. - No closer than 200 metres to a road boundary or 50 metres from side or rear boundaries. - Clearance from power lines and transmission lines in accordance with the relevant electricity authority requirements. - No closer than 50 metres to a dwelling.
Description of development	Zone No.	Criteria
Park and street furniture	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> The structures are erected only on parks, recreation areas, public footpaths, sporting facilities or playing fields under the control and management of Oberon Council. The structures are constructed by or for Council and installed in accordance with the relevant Australian Standard and in accordance with the Building Code of Australia.
Description of development	Zone No.	Criteria
Public Meetings	1(a), 2(v), 1(d), 1(e)	The use of a class 9b building under the Building Code of Australia for the purpose of a public meeting that is conducted so that there is no interference with the neighbourhood.
Description of development	Zone No.	Criteria
Places of public entertainment – use of temporary structures	1(a), 1(c), 1(d), 1(e), 2(v), 8.	<ul style="list-style-type: none"> The installation of the temporary structure on the land in which it is situated is the subject of an approval under the Local Government Act 1993, as amended. The temporary structure is accredited under Division 5 of Part 1 of the Chapter 7 of the Local Government Act 1993, as amended. Any conditions to which the accreditation is subject are complied with at all times while the temporary structure is being used as a place of public entertainment. The provisions of Schedule 2 of the Local Government (Approvals) Regulations are complied with at all times while the temporary structure is being used as a place of public entertainment.
Description of development	Zone No.	Criteria
Playground	1(a),	Construction by or for Council and designed, fabricated and installed in

equipment on land classified as community land	1(c), 1(d), 1(e), 2(v), 8	accordance with AS1924, AS2155 and DR94007-DR94010.
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Description of development	Zone No.	Criteria
Retaining walls	1(a), 1(c), 1(d), 1(e), 2(v), 8.	<ul style="list-style-type: none"> The retaining wall complies with any relevant restrictions/standards applicable to the development under Council's Development Control Plans which apply to the site. The height of the retaining wall does not exceed, for Zone 2(v) 1 metre, or 1.5 metres in other zones, above the finished surface of the ground. The retaining wall is provided with drainage of sufficient design and capacity to prevent a build up of hydrostatic pressure behind the wall. The retaining wall shall, where constructed of masonry, comply with: <ul style="list-style-type: none"> a) AS3700 – Masonry Code b) AS3600 – Concrete Structures, and c) AS1170 – Loading Code. The retaining wall, where constructed of timber, complies with: <ul style="list-style-type: none"> a) AS1720 – Timber Structures, and b) AS1170 – Loading Code. All water and seepage from the retaining wall shall be disposed of entirely on the land in such a manner that damage or nuisance is not caused to adjoining properties. The retaining wall is constructed in such a manner so as not to encroach onto or interfere with adjoining properties, including Council roads. The site on which the retaining wall is to be erected is not flood affected. The structure is constructed in accordance with the Building Code of Australia and in accordance with the manufacturer's specifications.
Description of development	Zone No.	Criteria
Roofwater and other water storage tanks	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> The tank installation complies with any relevant restrictions/standards applicable to the development under Council's Development Control Plans which apply to the site. The tank has a maximum height above the natural and/or finished surface of the ground on which it is erected (whichever is the lowest), of; for Zone 1(a) and 1(e) – 10 metres, Zone 1(c) – 5 metres, Zone 1(d) – 10 metres, Zone 2(v) – 3 metres, Zone 8 – 10 metres. The tank is constructed of new materials. The tank is constructed of non-reflective materials, or appropriately painted to be non-reflective, so that it blends in with the visual amenity of the area, or alternatively the tank is visually screened so it is not visible from any dwelling on adjoining premises, or, a public road. If located in Zone 1(c) the tank volume does not exceed 22000 litres. If located within the Village Zone 2(v) the tank does not exceed <ul style="list-style-type: none"> a) 2500 litres capacity, if on a tank stand, or b) 5000 litres if placed on a platform on or in the ground. The tank is installed behind the approved front building alignment in Zone 1(c) or Zone 2(v). All overflow from the roofwater drainage tank shall be conveyed by means of pipes or drains to Council's kerb and gutter. Alternatively the stormwater is disposed of entirely on the land in such a manner that damage or nuisance is not caused to a building on site or adjoining properties or an erosion and/or sedimentation problem is not caused. The roofwater storage tank and the supporting structure are prefabricated by an established manufacturer and installed in accordance with those manufacturer specifications. The roofwater storage tank and any pipes connected to the tank are not connected to any water supply provided by the Council. The tank is installed in accordance with the requirements of AS/NZ3500 and the NSW Code of Practice.

Description of development	Zone No.	Criteria
Satellite dishes	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> Where attached to a dwelling or building the highest part of the satellite dish is below the highest part of the ridge of the building. Where the satellite dish is attached to a free standing structure the maximum height of the satellite dish does not exceed 2.2 metres above the natural surface of the ground on which it is to be erected. The satellite dish does not exceed 1 metre in diameter. For Zones 1(c) or Zone 2(v) the satellite dish and any supporting structure is erected behind the front building line or in the rear yard and is set back a minimum of 100mm from the side and/or rear boundaries. The satellite dish and supporting structure do not project over a public road. The satellite dish and supporting structure are structurally sound and capable of supporting the dead and live (wind) loads which may be imposed upon them.
Description of development	Zone No.	Criteria
Scaffolding	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> The development or component complies with any relevant restrictions/standards applicable to the development under Council's Development Control Plans which apply to the road or site. All services required (water, sewer, drainage, electricity, gas, telephone) to service each lot remain located wholly within the boundary of the allotment which they serve. All scaffolding meets with Workcover Authority requirements and complies with AS1576. The scaffolding does not encroach onto the footpath or public thoroughfare. The scaffolding has sufficient strength to withstand and be impenetrable to the impact of falling rubble. The scaffolding encloses the work area. The scaffolding is removed immediately after the purpose for which it is initially provided has concluded and no safety problem will result due to removal. The scaffolding does not obstruct access to Council's water and sewer infrastructure (sewer mains, manholes, water meters, stormwater pits etc).
Description of development	Zone No.	Criteria
Skylights in Single Dwelling Houses	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> The maximum area of the skylight does not exceed 2 square metres. Not more than one installation is provided per 25 square metres of roof area. Each skylight is located not less than 1 metre from a property boundary and not less than 1 metre from a wall separating attached dwellings. The building work does not reduce the structural integrity of the building or involve structural alterations. Any opening created by the installation is adequately weatherproofed. The skylight is constructed and installed in accordance with the manufacturer's specifications.
Description of development	Zone No.	Criteria
Solar hot water systems	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> Where attached to a dwelling or building the highest part of the solar hot water system is below the highest part of the ridge of the building. The roof upon which the system is to be installed is structurally adequate to support the additional loads to be imposed upon it, and in this regard must comply with the requirements of AS1684 The solar hot water system and all supporting structures are structurally adequate to support the loads imposed upon them, and in this regard must comply with the requirements of AS1170 Part 1-1989 Dead and Live Load Combinations, and AS1170 Part 2-1989 Wind Loads, AS1170 Part 3-1989 Snow Loads. All plumbing complies with the requirements of AS/NZ3500 and the

		<p>NSW Code of Plumbing Practice and insulated to protect the plumbing from freezing.</p> <ul style="list-style-type: none"> Any opening in the building created by the installation is adequately weatherproofed.
Description of development	Zone No.	Criteria
Street signs	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> The street sign is erected by, or with consent from the Council or the RTA. The street sign is structurally sound. The street sign is designed, fabricated and installed in accordance with relevant SAA standards
Description of development	Zone No.	Criteria
Water supply works	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> Water may be drawn from Council's water supply if the water is passed through a property service pipe and approved back-flow prevention device connected to that system or in accordance with a right or license conferred by or under any Act. Water may be drawn from the Council water supply system or Council stand-pipe if the water is drawn by a Council employee acting in the course of his or her employment.
Description of development	Zone No.	Criteria
Water supply, sewerage and drainage works	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> Water supply, sewerage or stormwater drainage work may be carried out if the work is permitted by, and in accordance with rule 2.1.3 of the NSW Code of Practice – Plumbing and Drainage and the necessary consent under the provisions of the Local Government Act has been issued by the Council.
Description of development	Zone No.	Criteria
Windows, glazed areas and exterior glazed doors	1(a), 1(c), 1(d), 1(e), 2(v), 8	<ul style="list-style-type: none"> Replacement in residential premises with materials that comply with AS1288, AS2208 and AS2047. No reduction in the area provided for light and ventilation is permitted and structural support members in the wall concerned cannot be removed.
Description of development	Zone No.	Criteria
Woodchipping in Private pine tree Plantations	1(a), 1(e)	<ul style="list-style-type: none"> The woodchipping operations/works site is totally within a plantation site. The woodchipping operations/works site does not contain a Heritage Item, or is not on Environmentally Sensitive Land as identified by Schedules 2 or Part 6 of the Oberon Local Environmental Plan 1998, as amended. The woodchipping contractor holds a current Contractor licence to harvest forest products from State Forests of NSW Softwood plantations. Full and strict compliance with sections 19 and 20 of the State Forests of New South Wales Forest Practice Code, Part One, Timber Harvesting in State Forests Plantations, July 1995. Full and strict compliance with a Harvesting Plan which addresses sections 19 and 20 of the State Forests of New South Wales Forest Practice Code, Part One, Timber Harvesting in State Forests Plantations, July 1995. A competent person monitors all works. All operations are not to cause a noise nuisance at the nearest likely affected residence.
Description of development	Zone No.	Criteria
Woodchipping in Forests NSW	1(a), 1(e)	<ul style="list-style-type: none"> The woodchipping operations/works site is totally within a State Forests of NSW Softwood Plantation and written consent has been obtained

Softwood Plantations		<p>from Regional Office.</p> <ul style="list-style-type: none"> The woodchipping contractor holds a current Contractor licence to harvest forest products from State Forests of NSW Softwood plantations. Full and strict compliance with the relevant requirements of the State Forests of NSW, Forests Practice Code, Part One, Timber Harvesting in State Forests Plantations, July 1995. Full and strict compliance with the requirements of a pollution control license issued by the Environment Protection Authority. Full and strict compliance with the State Forests of NSW, Softwoods Division, Harvesting Plan for the particular State Forest. All works are monitored by the State Forest of NSW staff All operations are not to cause a noise nuisance at the nearest likely affected residence.
Description of development	Zone No.	Criteria
Windmills (Not Wind Turbines or Wind Farm Developments)	1(a), 1(e)	<ul style="list-style-type: none"> Sited wholly within the boundaries of the property and not to encroach onto any registered easement. Clearance from power lines and transmission lines in accordance with the requirements of relevant electricity authority. Installed in accordance with the manufacturers specification and/or Engineers details. The bore or well is to be licensed by the appropriate State Government authority. Must be freestanding and not rely on other structures for support.