AlburyCity

APPENDIX 'A' to the PLANNING CERTIFICATE

R1 – GENERAL RESIDENTIAL ZONE

Land Use Table

1. **Objectives of the R1 General Residential Zone**

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage affordable housing.
- To encourage medium density housing that is designed to achieve a high standard of amenity.

2. **Permitted without consent**

Environmental protection works; Home-based child care; Home occupations

3. **Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Helipads; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Water recycling facilities; Any other development not specified in item 2 or 4.

4. **Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Emergency services facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities; Wholesale supplies.

Development in the R1 General Residential Zone

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) and Clause 3.1 of the Albury LEP 2010 allows certain types of development, known as "Exempt Development" to be undertaken generally without development consent on the subject property. Please visit the NSW Planning Portal for more information https://www.planningportal.nsw.gov.au/ .

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APPENDIX 'B' to the PLANNING CERTIFICATE

Full copies of each State Environmental Planning Policy are available online at NSW Legislation website.

ADVERTISING AND SIGNAGE - State Environmental Planning Policy No 64
(Gazetted 16 March 2001)
Ensures that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations, is of high quality design and finish and to provide time-limited consents for the display of certain advertisements.

AFFORDABLE HOUSING (REVISED SCHEMES) – State Environmental Planning Policy No 70
(Gazetted 31 May 2002)
Identifies that there is a need for affordable housing across the whole of the State. The policy describes the kinds of households for which affordable housing may be provided and makes a requirement with respect to the imposition of conditions relating to the provision of affordable housing.

AFFORDABLE RENTAL HOUSING – State Environmental Planning Policy 2009
(Gazetted 31 July 2009)
Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

BUILDING SUSTAINABILITY INDEX - BASIX - State Environmental Planning Policy 2004
(Gazetted 25 June 2004)
Encourages sustainable residential development

CANAL ESTATE DEVELOPMENT- State Environmental Planning Policy No 50
(Gazetted 10 November 1997)
Ensures that Canal Estate Development shall not be carried out throughout the State.

CARAVAN PARKS - **State Environmental Planning Policy No 21**
(Gazetted 24 April 1992)
Guidelines for the establishment of caravan parks and provisions for long term leases of caravan park sites.

DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT - State Environmental Planning Policy No 65
(Gazetted 26 July 2002)
Aims to improve the design quality of residential flat development in New South Wales. The policy seeks to achieve sustainable development, better built form and aesthetics, better satisfy increasing demand, maximise amenity, safety and security for the benefit of occupants and the wider community, minimise the consumption of energy from non-renewable resources and to conserve the environment and to reduce greenhouse gas emissions.

EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES - State Environmental Planning Policy 2017
(Gazetted 1 September 2017)
Facilitates the effective delivery of educational establishments and early education and care facilities across the State.

EXEMPT & COMPLYING DEVELOPMENT CODE - State Environmental Planning Policy 2008
(Gazetted 12 December 2008) as amended
Provides streamlined assessment processes for development that complies with specified development standards.

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HAZARDOUS AND OFFENSIVE DEVELOPMENT - **State Environmental Planning Policy No 33**
(Gazetted 13 March 1992)
Guidelines for the assessment of hazardous or offensive industries and offensive storage establishments.

HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY - State Environmental Planning Policy 2004
(Gazetted 31 March 2004)
Encourages the development of high quality accommodation for our ageing (over 55) population and for people with disabilities, and that housing is compatible with the local neighbourhood.

INFRASTRUCTURE – State Environmental Planning Policy 2007
(Gazetted 21 December 2007)
Facilitates the effective delivery of infrastructure across the state.

MANUFACTURED HOME ESTATES - State Environmental Planning Policy No 36
(Gazetted 16 July 1993)
Defines where Manufactured Home Estates (MHEs) may be permitted and establishes criteria for the granting of development consent to these estates.

MINING, PETROLEUM PRODUCTION AND EXTRACTIVE INDUSTRIES - State Environmental Planning Policy 2007
(Gazetted 16 February 2007)
Aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State as well as establishing appropriate planning controls to encourage ecologically sustainable development.

MURRAY REGIONAL ENVIRONMENTAL PLAN No 2 – Riverine Land – deemed State Environmental Planning Policy
(Gazetted 31 March 1994)
Aims to conserve and enhance the riverine environment of the River Murray for the benefit of all users. The objectives of the policy are to ensure that appropriate consideration is given to development with the potential to adversely affect the riverine environment of the River Murray, and to establish a consistent and co-ordinated approach to environmental planning and assessment along the River Murray, and to conserve and promote the better management of the natural and cultural heritage values of the riverine environment of the River Murray.

PRIMARY PRODUCTION AND RURAL DEVELOPMENT - State Environmental Planning Policy 2019
(Gazetted 28 February 2019)
Facilitates the orderly economic use and development of lands for primary production through reducing land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The policy identifies State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land and to encourage sustainable agriculture, including sustainable aquaculture.

REMEDIATION OF LAND - State Environmental Planning Policy No 55
(Gazetted 28 August 1998)
Promotes the remediation of contaminated land for the purpose of reducing the risk of harm to human health or the environment. The policy aims to ensure that remediation is permissible development and is always carried out to a high standard. It specifies when consent is required for remediation and lists considerations that are relevant when rezoning land and determining development applications.

STATE AND REGIONAL DEVELOPMENT – State Environmental Planning Policy 2011
(Gazetted 28 September 2011)
Identifies development that is state significant development, state significant infrastructure and critical state significant infrastructure.

STATE SIGNIFICANT PRECINCTS - State Environmental Planning Policy 2005
(Gazetted 25 May 2005)
Aims to facilitate the development, redevelopment or protection of important urban and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State.

VEGETATION IN NON-RURAL AREAS – State Environmental Planning Policy 2017
(Gazetted 25 August 2017)
Aims to protect the biodiversity values and amenity of non-rural areas of the State through the preservation of trees and other vegetation.

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AlburyCity
Plan of House Drainage

AlburyCity P/F43278

Date: 24-5-07

RECORD
~~Drainage Plan~~ No: 1
(Office Use Only)

Lot No: 55 House No: 16

Approval No: 12-2007-26048-1

Address of Property: Squirrel Glider DIV

Suburb: Thurgoona

Junction about: 4-6 metres
from downstream -

Licence No: 25291C

MH No: T995

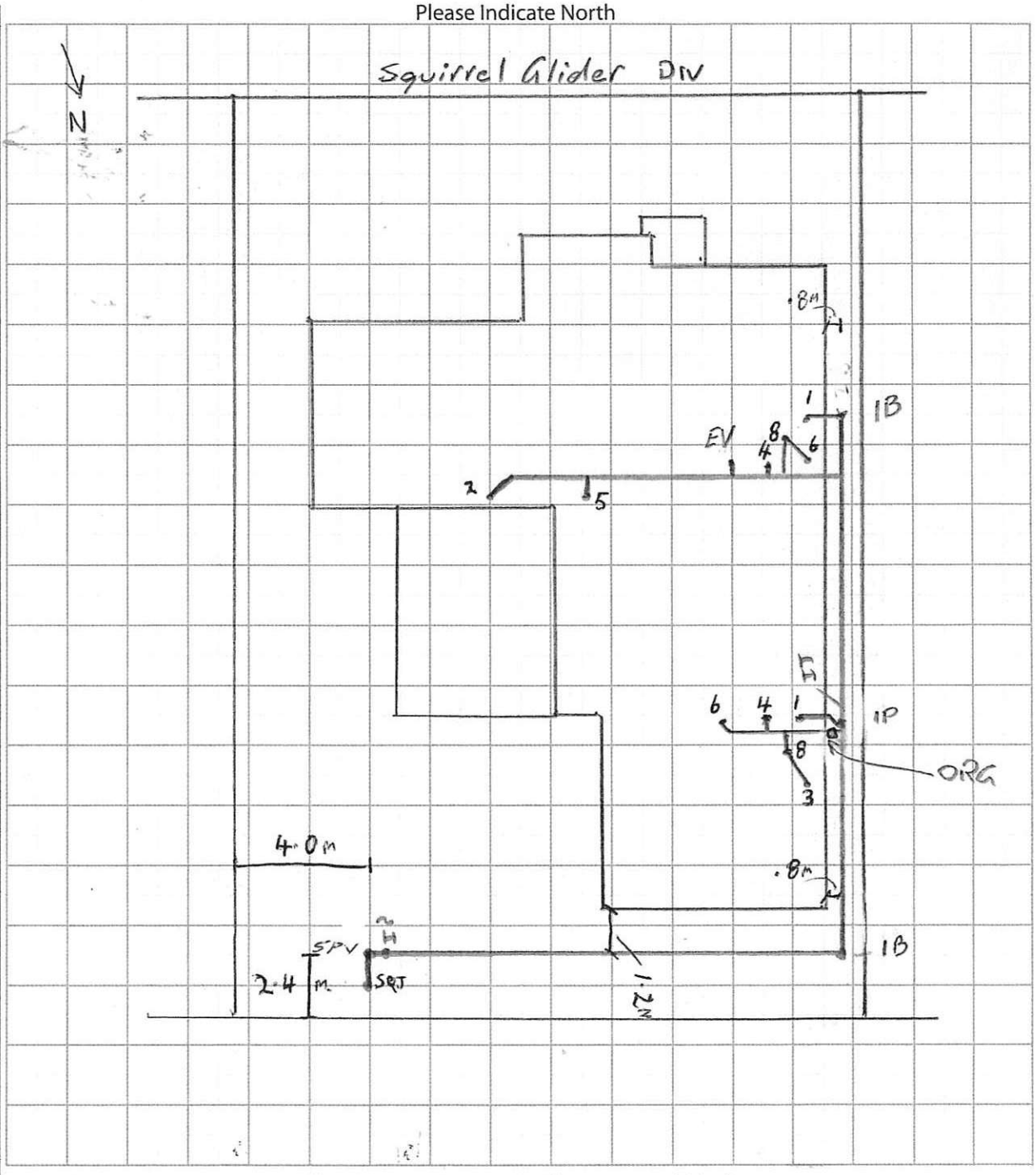
Sewer Connection Point Details: DJ, 45°B, 4.0P, SqJ, 3P, 90° VB, SPV

Approx Depth: 1-9

B....Bend
BT....Boundary Trap
CIP.... Cast Iron Pipe
DT....Disconnector Trap
EV....Educt Vent
ORG....Overflow Relief Gully
GST.... Gully Silt Trap
GT....Gully Trap
GRT....Grease Trap
IB....Inspection Bend
IJ....Inspection Junction
IP....Inspection Pipe
IV....Induct Vent
MH....Manhole
PVC...PVC
RA....Rodding Access
SPV.... Standard Property Vertical
SVP....Soil Vent Pipe
VS....Vented Stack
V....Vertical
VCP....Vitrified Clay Pipe

WC.	1
Tubs.	2
Bath.	3
Basin.	4
Sink.	5
Shower.	6
Urinal.	7
FW	8
.....	9
.....	10

Please Indicate North



AlburyCity cannot guarantee the accuracy of this plan.

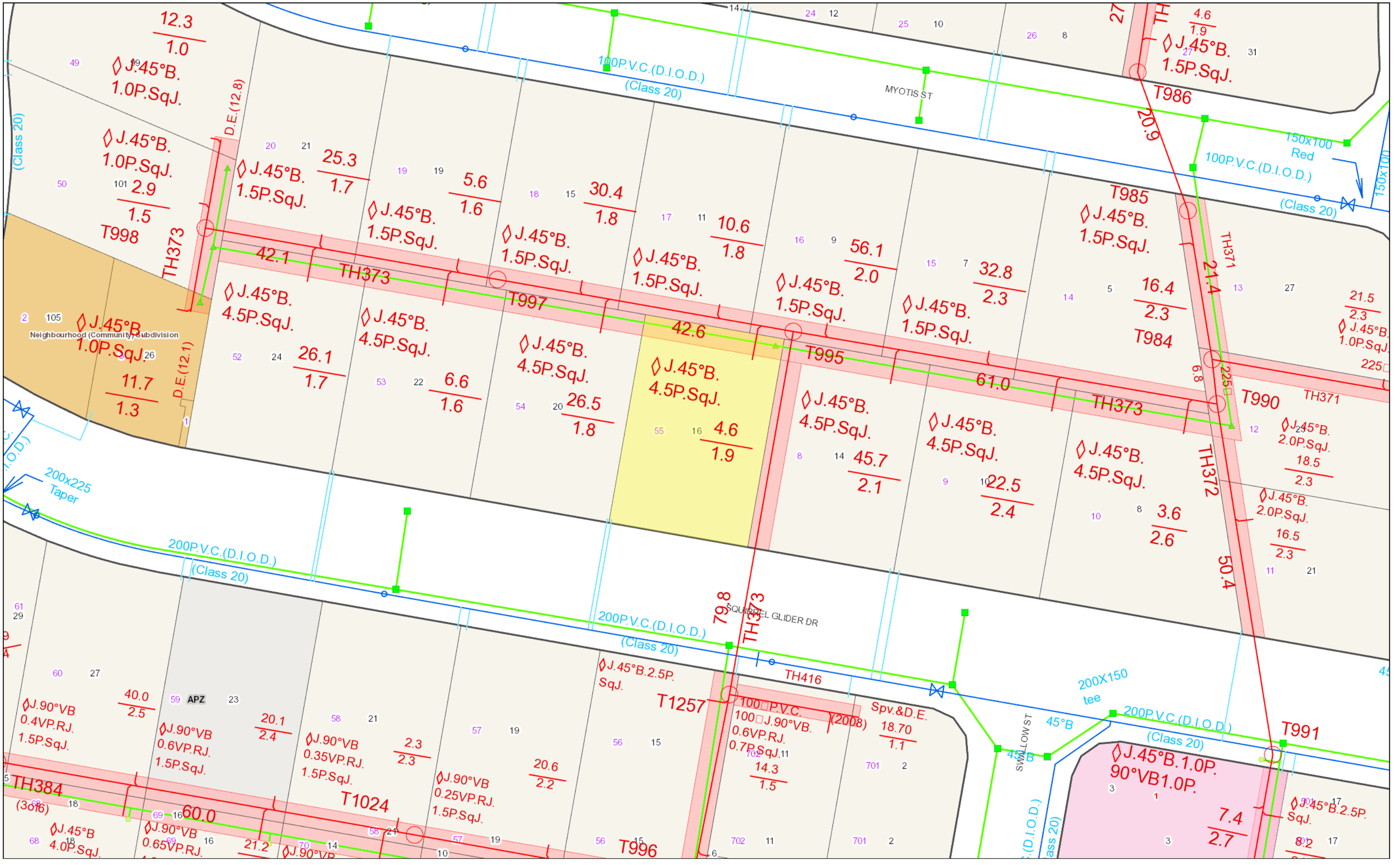
Plan drawn and submitted by licensed drainer/plumber

Name: Michael Boyle
(Print Please)

Signature:

AlburyCity Customer Service Centre
Ph: (02) 6023 8111

Water, Sewer & Stormwater Details



DISCLAIMER
Whilst all care has been taken in the preparation of this cadastral base map, AlburyCity accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map.
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MAP GRID AUSTRALIA, ZONE 55
TRANSVERSE MERCATOR PROJECTION
HORIZONTAL DATUM: GEODETIC DATUM AUSTRALIA 1994
VERTICAL DATUM: AUSTRALIAN HEIGHT DATUM 1972

SCALE:	1:500 @ A3L
GENERATED BY:	jennyro
DATE:	Jan 31, 2022, 3:06 PM

16 Squirrel Glider Drive

Metres 10 20 30

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