

C3 CAR POOLING

Department:

Unit:

Review Details:

Responsible Officer:

File:

F2004/06872

Adopted on:

Amended on:

OBJECTIVE

To improve the quality of life within the community by providing support for an innovative, cost effective, reliable and environmentally friendly car pooling service to the residents of Wyong Shire.

REQUIREMENTS

- 1 Council will assist the establishment of car pooling programmes in the Shire by:
 - a Support within the media to the programme.
 - b Seek the support of other levels of government to the programme.
- 2 Council will also support car pooling by encouraging its employees to participate in any programmes established.

DEPARTMENT: SHIRE PLANNING

F6 FOOD SHOP STANDARDS

Department:	
Unit:	
Review Details:	
Responsible Officer:	
File:	F2004/06058
Adopted on:	Amended on:

OBJECTIVE

To require minimum levels of construction standards and business operation to ensure community health and clean food.

REQUIREMENTS

- 1 All premises within the Shire which sell, prepare, pack, store or distribute food are required to comply with the Food Act 1989 and the National Food Premises Construction Code. Other relevant Codes are:
 - a The Mobile Food Vending Code
 - b Temporary Food Premises Code
 - c Commercial Home Catering Code

GOODS AND SERVICES TAX

Where any charge, fee, supply of products or services under this policy is subject to a goods and services tax (GST), an amount equal to the GST paid or payable in respect of the charge, fee, supply of products or services, shall be included in the amount of consideration paid or payable under this policy.

LEGISLATION: NSW FOOD ACT, 2003 AND NSW FOOD ACT, 2004
DEPARTMENT: HEALTH AND DEVELOPMENT

N1 NAMING OF STREETS

Department:

Unit:

Review Details:

Responsible Officer:

File:

F2004/06586

Adopted on:

Amended on:

OBJECTIVE

To establish a criteria upon which Council determines the names of streets and roads.

REQUIREMENTS

In consultation with respective developers, streets in new subdivisions be allocated names in accordance with the guidelines for naming roads issued by the Geographical Names Board in October 1995.

LEGISLATION: ROADS ACT 1993 - SECTION 162
DEPARTMENT: SHIRE SERVICES

S1 SECOND DWELLINGS IN RURAL ZONES

OBJECTIVES

- 1 To facilitate applications for second dwellings for rural workers aimed at maintaining, encouraging and developing the agricultural viability of the Shire's rural areas.
- 2 To encourage applications for second dwellings to be unlimited under the provisions of the Sydney Regional Environmental Plan No 12 (dual occupancy).

REQUIREMENTS

- 1 This policy applies to applications for second dwellings on rural properties, providing that the agricultural use is not prohibited by Council's Water Catchment Policy and a suitable site is available on the property, free from constraints such as flooding and gullies.
- 2 Where there is currently a permissible agricultural concern on the property, the applicant be required to provide advice from the Department of Agriculture that the scale of operation is sufficient to justify an additional fulltime live-in worker. Upon receipt of such advice, a second dwelling may be approved subject to the following:
 - a Where the area of the allotment satisfies the minimum area requirement and the Department of Agriculture's advice is favourable, approval be granted to the second dwelling.
 - b Where the area of the allotment is below the required minimum and a formal objection is lodged under State Environmental Planning Policy No. 1, Council support a request to the Department of Environment and Planning to permit a second dwelling, providing the Department of Agriculture supports the proposal.
- 3 Where there is no agricultural activity on the property at the time of application, the applicant be advised of the following:
 - a Council would be prepared to give consideration to a second dwelling on the property following commencement of a permissible agricultural activity on a reasonable and viable scale and subsequent confirmation by the Department of Agriculture of the viability of the activity and justification for an additional fulltime live-in worker.
 - b In the interim Council would be prepared to allow a caravan or temporary dwelling to be located on the site if required. The interim period for the caravan would be limited to twelve (12) months intervals with re-assessments to ensure that an attempt was being made to improve the property's agricultural viability. Should no improvements be made, the caravan or temporary dwelling would be required to be removed.
 - c Where the agricultural viability is established to the satisfaction of the Department of Agriculture, approval be granted for the second dwelling.

S1 SECOND DWELLINGS IN RURAL ZONES (CONTD)

- d Where the agricultural viability is established to the satisfaction of the Department of Agriculture and the property is below the minimum required area, a formal objection be submitted under State Environmental Planning Policy No 1.
- 4 Regardless of the existence or viability of any agricultural activity, Council will consider suitable applications of a second dwelling, attached to an existing dwelling, in accordance with the requirements of Sydney Regional Environmental Plan No 12.

LEGISLATION: ENVIRONMENTAL PLANNING AND ASSESSMENT ACT - SEPP 12
DEPARTMENT: HEALTH AND DEVELOPMENT

S3 STRATA SUBDIVISIONS

OBJECTIVE

To require completion of strata developments to a reasonable standard.

REQUIREMENTS

Prior to the endorsement of a Surveyor's Transparency for Strata Subdivision Council requires:

- 1 The completion of a development in accordance with relevant development consent and construction certificate and the completion of a satisfactory survey of the structure to allow identification of strata lots.
- 2 The development to comply with the requirements of the Building Code of Australia.

GOODS AND SERVICES TAX

Where any charge, fee, supply of products or services under this policy is subject to a goods and services tax (GST), an amount equal to the GST paid or payable in respect of the charge, fee, supply of products or services, shall be included in the amount of consideration paid or payable under this policy.

LEGISLATION: ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 - **SECTION 4B**
DEPARTMENT: HEALTH AND DEVELOPMENT

S4 SUBDIVISION

NOTE: DCP 66 has superseded most details relating to residential subdivision. The following elements are retained in this policy.

OBJECTIVES

- 1 To outline the minimum development standards and provide design guidelines for the subdivision of land in the Shire.
- 2 To outline Council's requirements on work standards for the construction of land subdivision.

REQUIREMENTS

Commercial Areas

- 1 Excepting for boundary adjustments, Council will only permit land subdivisions where rear servicing and access is or can be made available and a minimum square width of 18 metres can be achieved.
- 2 Where rear service lanes and car parking are already provided to Council's satisfaction, or can be made available as a result of the subdivision, Council may consider land subdivisions to permit allotments having a minimum width of 6 metres.
- 3 Rear service lanes to have a minimum width of 7 metres.

Rural Areas

- 1 Subdivisions shall be in accordance with relevant Planning Instruments. The general subdivision provisions of the Wyong Local Environmental Plan 1991 are as follows:
 - a Zone No. 1(c), 7(a), 7(d), 7(e) or 7(f) - 40 hectares;
 - b Zone No. 1(a) or 7(b) - 20 hectares;
 - c Zone No. 7(c) - 2 hectares.
- 2 Each allotment shall have adequate road frontage and access, and be designed consistent with the physical environment of the site and locality; and take into account any existing development of the land.

Roads

- 1 The minimum road reservation width shall be 20 metres except where otherwise determined by Council. The classification of roads is as per the following table:

Road Classification	Reservation Width (metres minimum)	Carriageway Width (metres minimum)	Shoulder Width (metres minimum)
Rural Road (Class 1)	20	6.8	1.8
Rural Road (Class 2)	20	6	1.2
Rural Service Lane	15	4	1.2

- 2 Rural Roads (Class 2) is intended to be applied to all rural zones with special emphasis on environmental protection where traffic volumes are relatively low and there is no

likely through traffic flow.

- 3 A Rural Service Lane so deemed by Council in any subdivision and/or development application approval relevant to Zones 7(a), 7(b), 7(c1) or other suitable zones shall include the following general standards:
- a An access lane for slow moving traffic being a cul-de-sac or dead end road servicing not more than ten (10) rural or hobby farm allotments.
 - b Alignment - Minimum reserve width of 15 metres. The minimum may be increased and a weaving pattern provided if required by Council to meet environmental constraints, including preservation of trees, topography and drainage.
 - c Carriageway - 4 metre minimum wide bitumen sealed pavement with provision for suitable passing areas where sight distances are less than 30 metres. 1.2 metres minimum width road shoulders. (Total carriageway minimum 6.4 metres).
- 4 Vehicle access ways within lots are to be of adequate width to accommodate a 4 metre wide vehicle track, services and cut or fill batters.

Summary of Basic Engineering Requirements

Rural

Structural details related to formation width, pavement width and thickness and road drainage will be determined by the classification of the road in accordance with the standards indicated within the Subdivision Code.

In the case of rural subdivision which obtain access, through sub-standard roads any approval will include a condition requiring up-grading of such access road to an all weather standard to the satisfaction of Council.

GOODS AND SERVICES TAX

Where any charge, fee, supply of products or services under this policy is subject to a goods and services tax (GST), an amount equal to the GST paid or payable in respect of the charge, fee, supply of products or services, shall be included in the amount of consideration paid or payable under this policy.

LEGISLATION: ENVIRONMENTAL PLANNING AND ASSESSMENT ACT - SECTION 79(C)
DEPARTMENT: SHIRE SERVICES