

Lord Howe Island Development Control Plan 2005

Approved | 6 October 2005

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Lord Howe Island Development Control Plan 2005

1 Introduction, aims and objectives

1.1 Introduction

This Development Control Plan (DCP) applies to all land on Lord Howe Island under the Lord Howe Island Regional Environmental Plan 2005 (REP).

This plan forms part of the planning package for Lord Howe Island and should be read in conjunction with the REP. This DCP provides more detailed guidance for individuals and the community to achieve the aims and strategies of the REP in relation to certain types of development.

In addition to the requirements of this document, applicants should have regard for the Building Code of Australia and any relevant Australian Standard that may apply to all or part of the proposed development.

Applicants for proposed development should respect the concerns of adjoining neighbours and the community, and design proposals are to have a minimal impact on the World Heritage values, ecological values and amenity of the Island and its community.

Discussing the proposed development first with adjoining and adjacent neighbours prior to lodging a development application can assist in identifying and minimising any concerns that could exist.

1.2 What are the objectives of this plan?

The objectives of this plan to are:

- (a) to encourage quality design of residential and non residential development;
- (b) to assist in achieving the aims and strategies of the REP;
- (c) to provide guidelines on appropriate, sustainable building designs and locations;
- (d) to promote design solutions which respect the Island character and minimise loss of amenity for neighbours;
- (e) to ensure that the scale and appearance of new development is compatible with the Island character;
- (f) to protect and/or re-establish environmental integrity;
- (g) to encourage energy and water efficient designs;
- (h) to require and maintain high quality landscaped areas;
- (i) to promote a high level of protection from natural hazards in design for both current and future residents; and
- (j) to protect the community's interests.

1.3 What is this plan called?

This plan is *Lord Howe Island Development Control Plan 2005*.

1.4 Where does this plan apply?

This plan applies to the land to which the REP applies.

1.5 How does this plan relate to other plans?

This development control plan replaces Development Control Plan - setbacks, site coverage and landscaping.

This plan supplements the REP and seeks to assist in achieving the aims and strategies contained in the REP. It provides additional detail on development standards which relate to development for the purposes of subdivision and dwellings.

In the case of any inconsistency between the provisions of the REP and this DCP, the provisions of the REP will prevail.

1.6 How are terms used in this plan defined?

Terms used in this plan have the same meaning as contained in the REP or the Environmental Planning and Assessment Act 1979. If not referred to in either of these instruments the standard dictionary definition will apply.

1.7 How are drawings used in this plan?

The drawings in this DCP are representative examples only, and are included to provide a visual representation of the related text. There may be other examples of good design elements which could also meet the requirements of the text.

2 Design principles

2.1 Introduction

Every proposed development should strive to achieve quality design outcomes. Any application should always strive to produce a design outcome that will not only meet the development standards but also enhance the surrounding environment.

This section provides guidance on designing your development to achieve high quality outcomes.

2.2 Objectives

The objectives of this section are:

- (a) to encourage good design of subdivision layout and buildings which respect the special landscape character of the Island;
- (b) to encourage subdivision that considers future development opportunities appropriately;
- (c) to encourage the maintenance of the existing scale of Island buildings;
- (d) to encourage design of buildings in such a way that physical impacts on the site are minimised;
- (e) to provide information on appropriate construction methods and materials and efficient use of resources recognising the special characteristics of the Island; and
- (f) to encourage the energy efficient design of buildings.

2.3 Design context

A development should respond sensitively to its setting. It needs to contribute in terms of its scale, functionality and sustainability. It needs to relate well to the public open spaces on the Island and contribute to the local community.

A building should be designed to sit comfortably within the existing natural and built environment. The design should:

- (a) reflect the existing dispersed development character of the settlement area;
- (b) be responsive to the site's constraints and opportunities; and
- (c) be environmentally sensitive and sustainable.

Before starting any building design you need to make a careful study of the site. Consider some of the following issues.

2.3.1 Slope and soil stability

It is important to understand the topographic and geotechnical characteristics of the site. Development should avoid difficult or unsuitable terrain which can have high construction costs and undesirable environmental impacts.

For example, steeper slopes are typically associated with unstable soil conditions, erosion hazards and difficult access. Such sites are difficult to develop in an economic and responsive manner. They can require major engineering solutions which increase building costs. In addition this topography means that sites are usually more visible creating problems for the screening of development in a satisfactory manner.

Consideration should be given to a framed, split level pole structure, which allows the building to be stepped down the slope reducing visual impacts on the surrounding area.



Excessive depths of cut and fill will not be acceptable for site levelling. Appropriate solutions can include split level housing stepping down the site.



Flat land or land with a minimal slope is the easiest and least costly to develop. However, in low lying areas careful consideration of water table levels and flooding

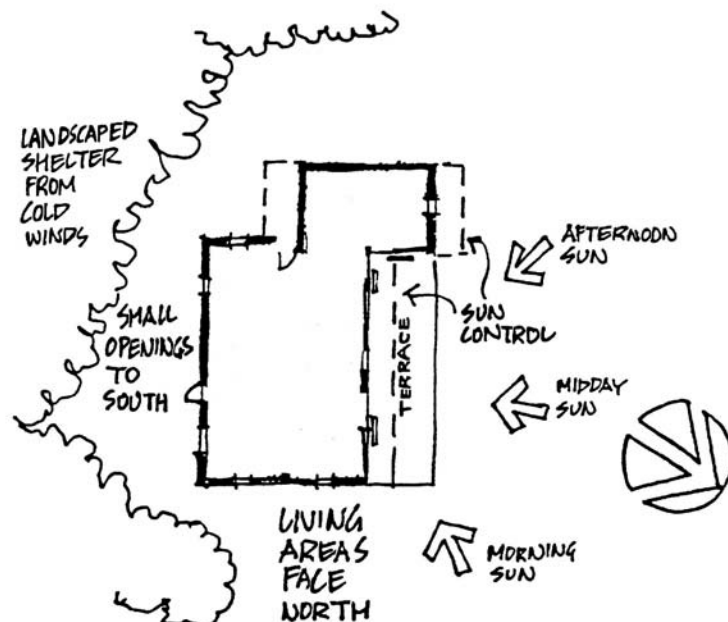
issues is needed, particularly in terms of effective effluent disposal and possible inundation.



2.3.2 Orientation

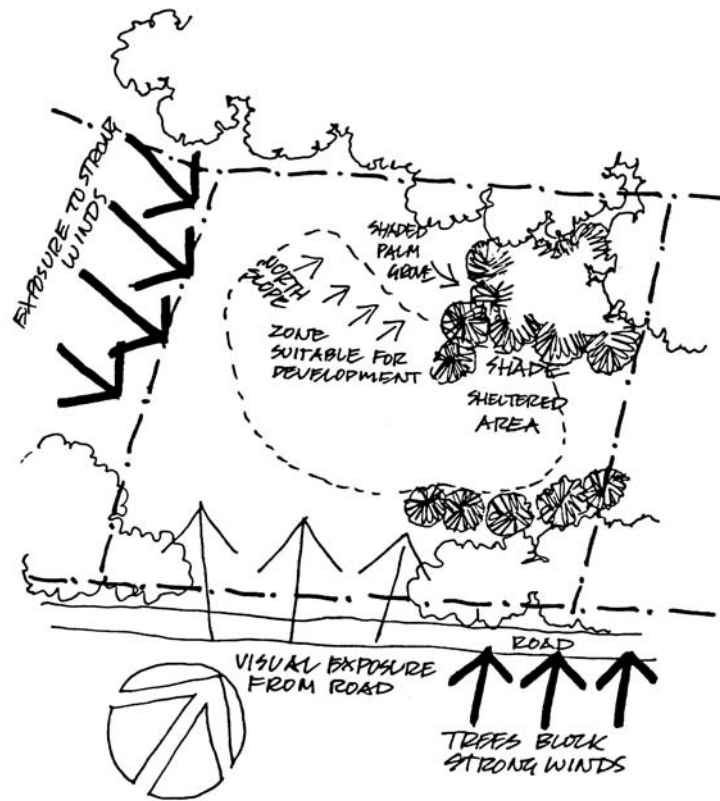
If planning a subdivision try to design the lot layout to maximise suitable locations for orientation of buildings, terraces and other open spaces to the sun.

The living areas, verandahs and terraces generally should face somewhere between the North East and the North West quadrant. This will allow for the admission of warm winter sun and the control of hot summer sun.



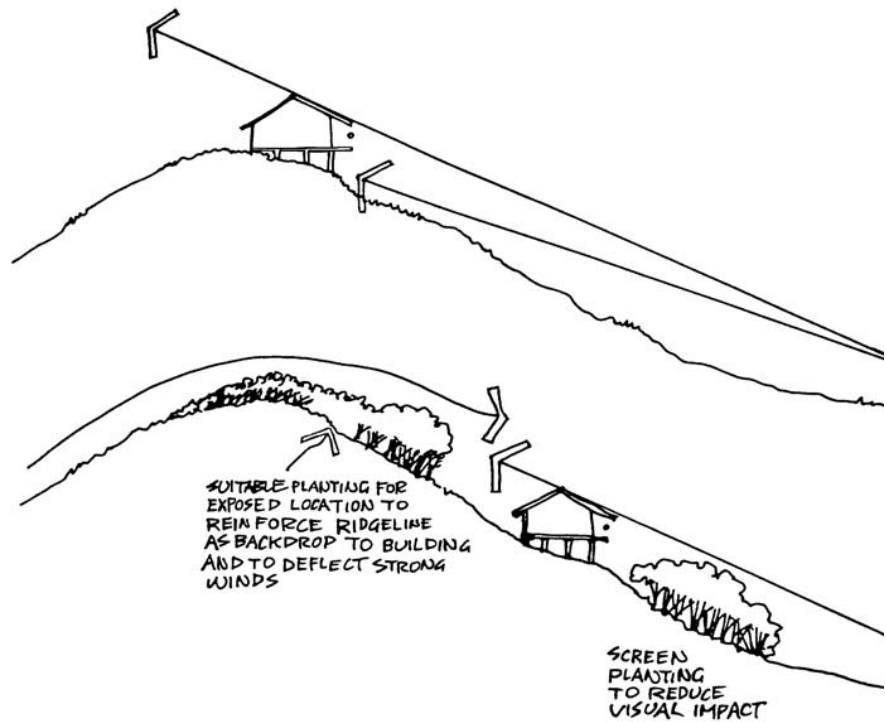
2.3.3 Climate

Analyse the landform of the site to identify areas exposed to strong winds. Where possible use the location of existing buildings or natural features of the site, such as ridge lines or vegetation, for weather protection. New plantings, once established, can provide some protection from winds.



2.3.4 Visual amenity

If undertaking a subdivision, try to achieve a lot layout that provides building sites which are not visually prominent from other locations on the Island.



When designing a dwelling ensure it blends in with the settlement area character. Do not site it on the highest point of the allotment unless it can be adequately screened. Vegetation plantings and a good landscape plan are important in achieving this. Be conscious of the bulk and scale of the finished buildings.

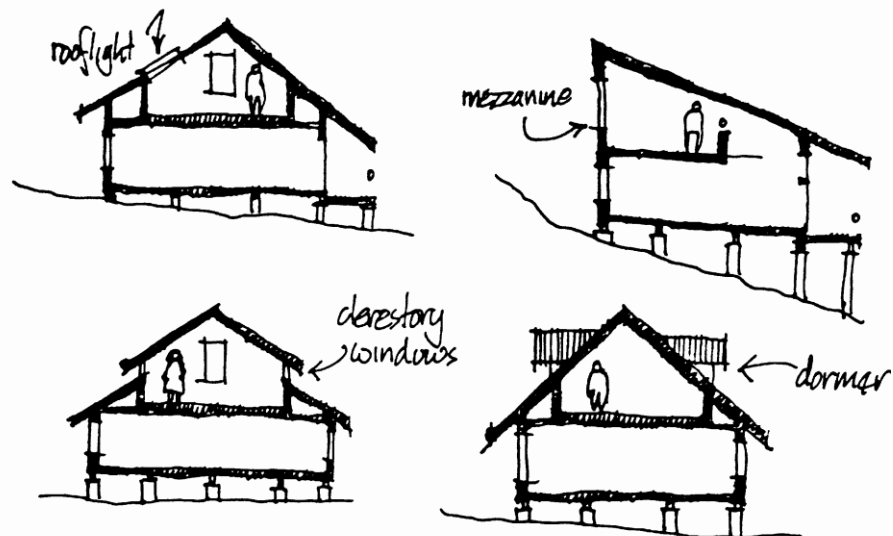
View the site from key vantage points elsewhere on the Island. Note that the colours and shapes of the vegetation vary throughout the Island. Record the colours of the backdrop where the proposed building will be constructed. Then choose building materials, colours and shapes that will complement that backdrop.

Generally, darker colours blend better with a backdrop of trees. Other colours may be more suited to a backdrop of grassy hillsides, rock outcrops, or an earth embankment. Remember the use of darker colours can impact on solar efficiency requiring additional insulation.

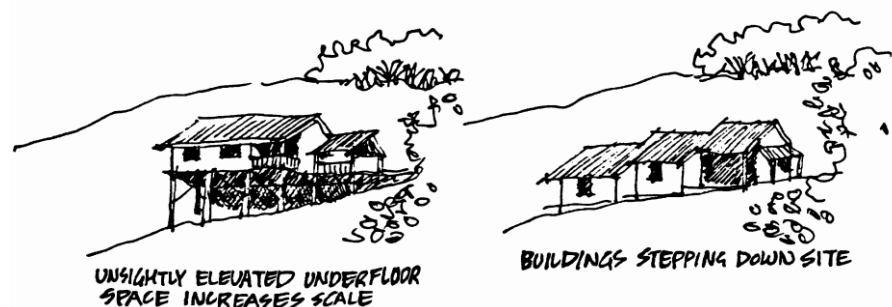
Screening vegetation can be used to blend the new building in with its surroundings. The landscape plan forms an important part of the development application, see section 2.8 below

2.4 Bulk and scale

Building design should maintain the predominantly low scale, single story character of the existing buildings on the Island. If upper floor areas are required consider mezzanines, attic type spaces or setting above verandahs to maintain this character.

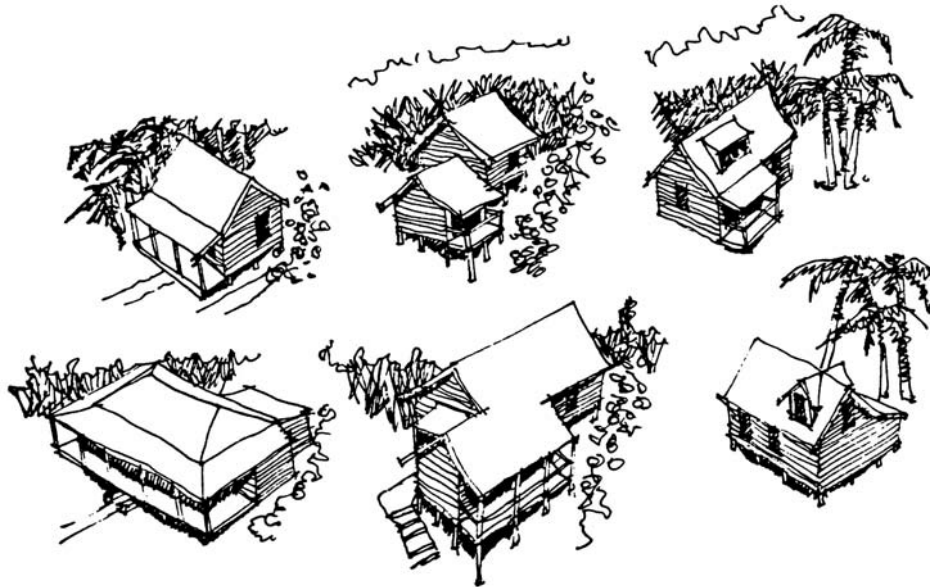


Avoid excessive elevation of floor levels on visually prominent, steeper slopes – buildings are better planned to step down slopes wherever possible.



2.5 Building forms

The development of the Island is characterised by the traditional forms and domestic character of its buildings and their dispersed, low-density location.



New buildings will fit into this character if their design continues this theme in the following ways:

2.5.1 Roofs

Simple gable and hipped roofs using traditional roof pitches in the range of 22½ degrees to 45 degrees are preferable. For solar efficiency see section 2.7. Long uninterrupted roof planes should be avoided. Buildings should be planned to break down roof planes to a domestic scale.

2.5.2 Verandahs and overhangs

Verandahs are traditional elements providing additional outdoor living spaces to enjoy the Island climate. They provide shade, shelter and weather protection for doorways and windows. When well designed and proportioned, verandahs also help to break down the overall visual impact by creating a strong pattern of light and shade.

Specific consideration should be given to northerly verandahs to ensure effective solar control. Overhangs and other devices for individual windows can also be used to allow for solar access in winter, the exclusion of sun in summer and weather protection.

2.6 Building materials and colours

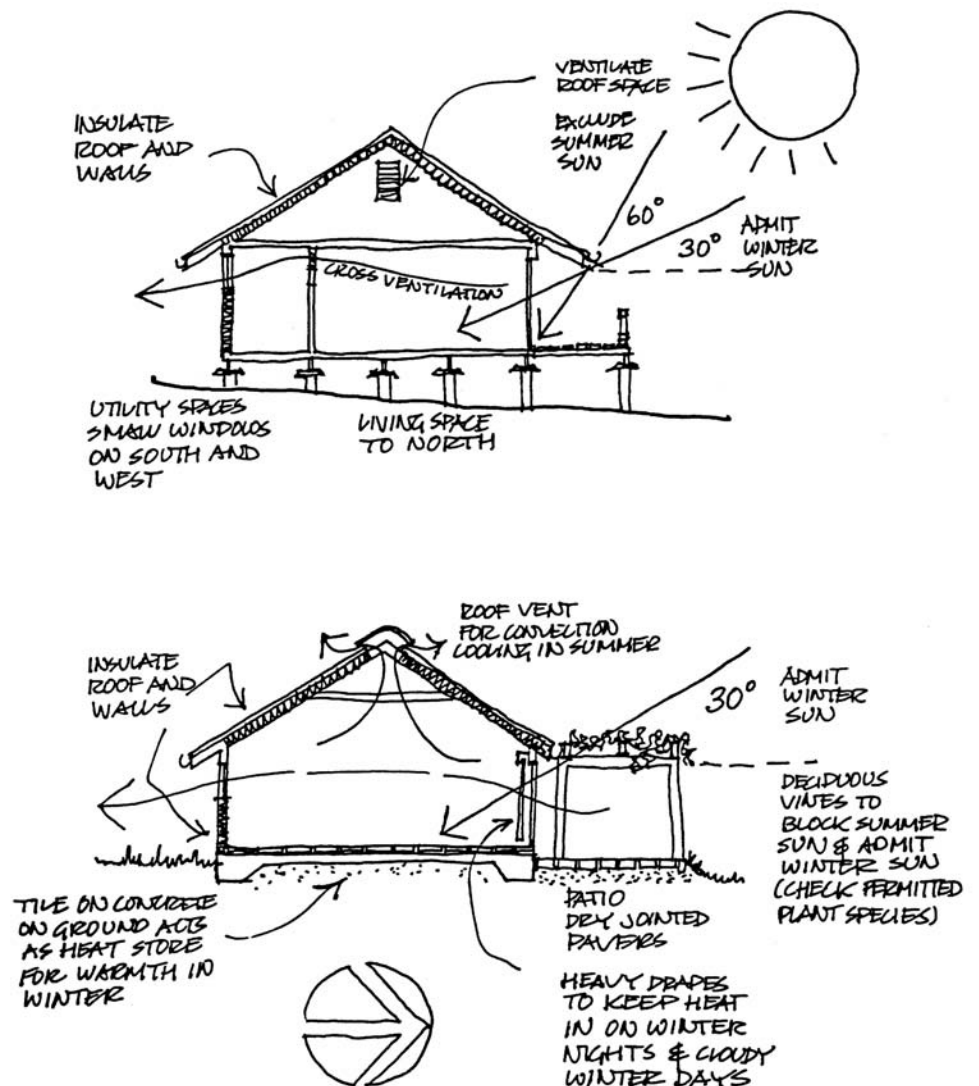
Careful selection of building materials and colours is important for complementing the natural surroundings. A range of building products is available to achieve this. See also section 2.3 on visual amenity above.

Reflective surfaces such as high gloss finishes, solar tinted reflective glass and uncoated zincalume sheet products should not be used unless they can be effectively screened from viewpoints elsewhere on the Island.

2.7 Energy and water efficiency

Energy and water efficient buildings do not require high capital costs and achieve substantial savings in running costs, particularly in places where supply is limited and costly.

Thoughtful design is the most effective way to achieve an energy and water efficient building.



Building design should adopt the following principles:

- (a) provision of adequate thermal insulation in roof and walls;
- (b) orientation of main windows and glazed areas in the north east to north west quadrant and design of eave overhangs, pergolas, awnings etc to admit winter sun and exclude summer sun. Also the provision of heavy curtains or shutters for large glazed openings to retain heat at night in cold weather;
- (c) planning of openings in rooms to maximise cross ventilation. Ridge vents and clerestory windows can also be used to create convection for cooling in summer (disabled/closed in winter);

- (d) planting of strategically placed deciduous trees or vines (species approved by Board) can be used to shade in summer and admit sunlight in winter;
- (e) maximising the use of natural light through windows and roof skylights etc; and
- (f) arranging roof pitches to face north east or north for the most efficient use of solar collectors and photo voltaic cells. As a general rule, the most efficient angle for solar collectors facing due north on Lord Howe Island is about 31 degrees (the same as the latitude). This could vary for different technologies, e.g. hot water heating or electricity generation. It follows, however, that a pitch of 30 degrees for a north facing roof allows for general efficiency in the collection of solar energy.

Electrical appliances account for about 25 percent of household energy use. When purchasing white goods (refrigerators, freezers, clothes washers, clothes dryers and dishwashers) look for the Energy Rating Label. This label is a mandatory national labelling scheme for most commonly used appliances and gives a star rating and annual energy consumption for the appliance. The more stars, the more efficient the appliance. Choose an appliance with the highest number of stars.

A detailed website (www.energyrating.gov.au) provides additional information on the Energy Rating Scheme. The site lists the energy rating and approximate annual energy costs for all appliances on sale in Australia. You can search for an appliance that best meets your needs. The site also provides tips on appliance selection and background information on how appliance ratings are determined.

Good building design can also greatly reduce the amount of water we use and the degree of contamination we cause. Reducing water consumption in the home is a simple and easy way to decrease water and energy usage and reduce your household's impact on the environment.

Determine which water services are required (bathing, washing up, watering the garden) and choose water efficient products to provide those services. The Water Services Association of Australia (WSAA) conducts a National Water Conservation Labelling Scheme to provide consumers with information on the relative water efficiency of products. Unlike the energy labelling scheme, this one is not compulsory.

This scheme covers washing machines, dishwashers, showerheads, toilet suites, taps and commercial urinals. Labels are displayed on the above types of merchandise in the form of a 'rating label'. AAA-rated showerheads cost about the same as conventional ones but can save significantly on water usage. For further information about the labelling scheme, see the WSAA web-site at <http://ratings.wsaa.asn.au>.

2.8 Landscaping design

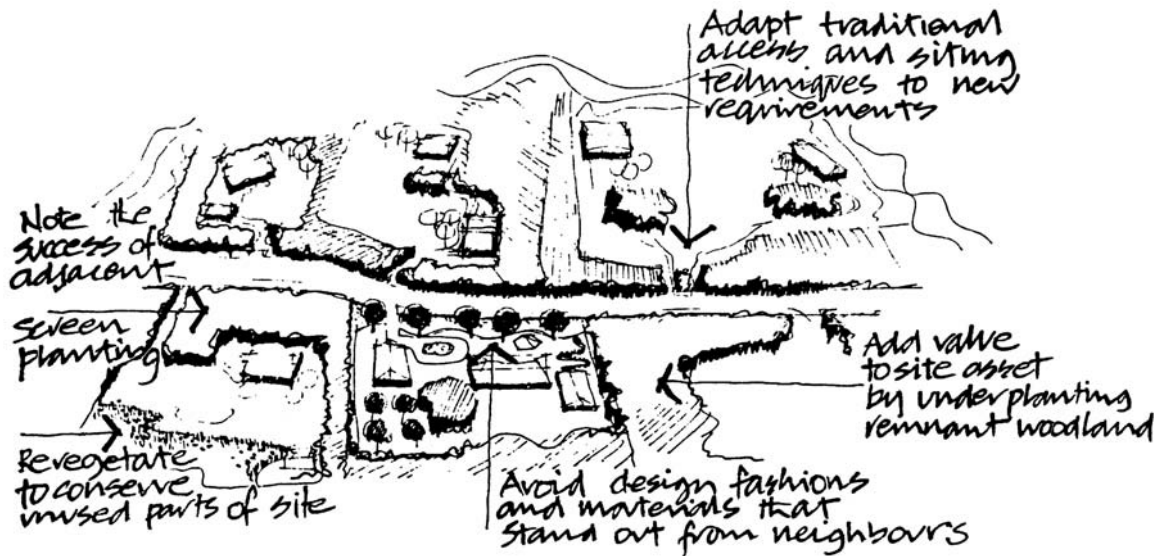
The type of vegetation and its layout can greatly enhance a building development, both from the user's and community's perspective. Vegetation can be used as a screen to create privacy; to define boundaries; or to provide shade in summer and allow sun in winter. On a single development scale it can provide a private, pleasant space for outdoor living but on a community scale it contributes to the landscape character for the whole Island.

Throughout the Island the character of the existing natural landscape varies in response to different microclimates, slopes, soils and ground water conditions. It is important that you consider these aspects in planning any landscaping for individual sites. It will guide your choice of plants and planting plans.

2.8.1 Site Vegetation

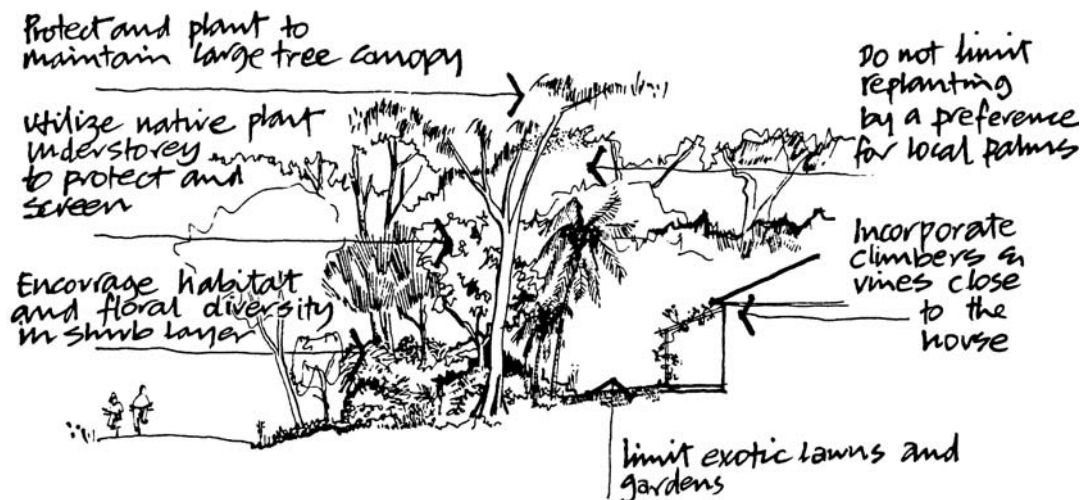
In preparing a landscape proposal for a site look at the local pattern of houses, access roads, screen planting and gardens. Assess how your development can be planned to blend with, or improve upon this. In particular consider planting native species, which are usually more resilient and suited to the local landscape conditions.

In developing landscape proposals, remember to work with what already exists. It is important to consider the immediate climatic and privacy benefits of utilising established site vegetation, recognising its advantages rather than its limitations.



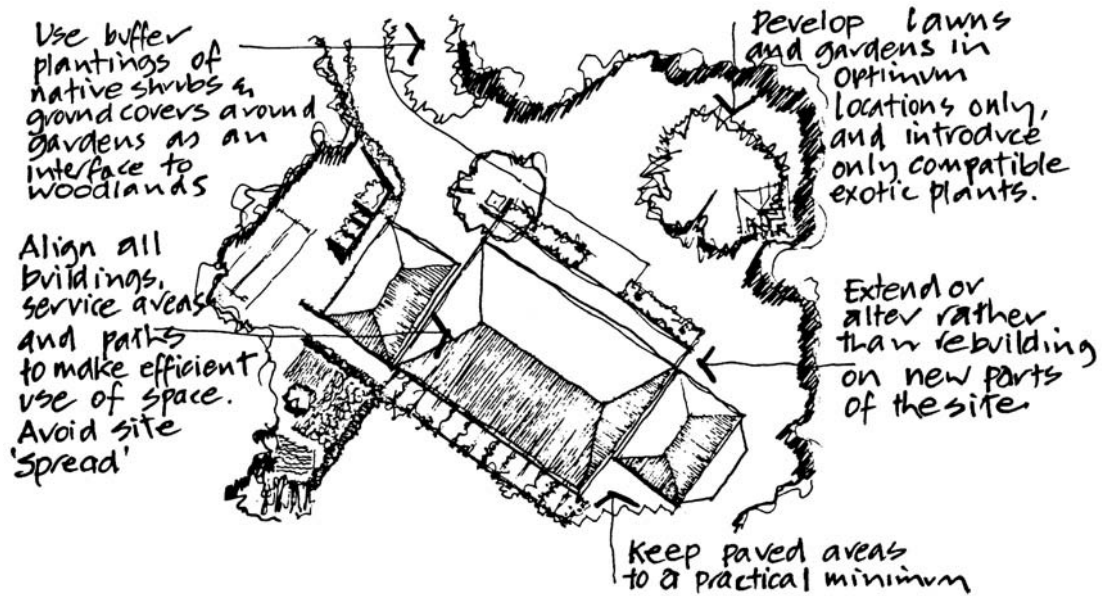
Remember, the REP requires that for all proposed development no significant native vegetation can be damaged or removed. The significant native vegetation is mapped on sheet 3 of the REP map.

Look to reinforcing the diversity of site vegetation, in all its layers including groundcover, climbers, shrubs, palms and large trees – as a naturally regenerating, and economic screen to the living environment around the proposed building.



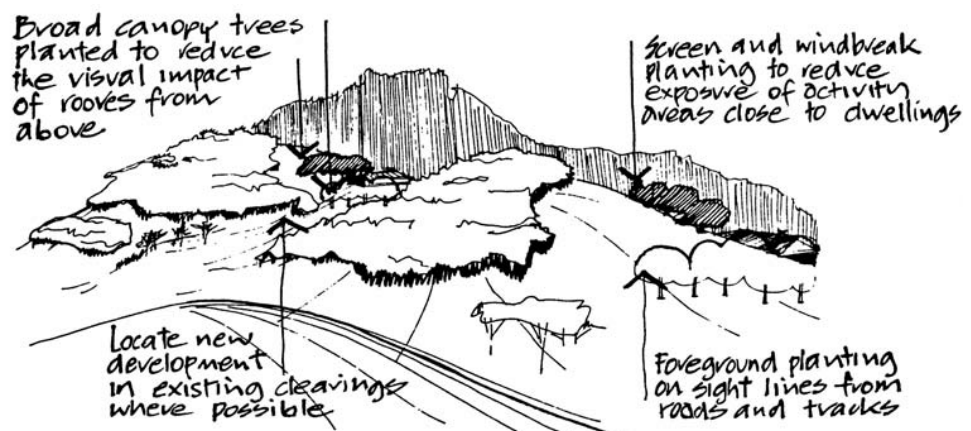
Avoid conflict not only between buildings and existing vegetation, but also consider the likely negative impact that initial construction operations, vehicle access, site functions,

drainage, surface treatments and garden improvements will have on the vegetation and its habitat value.

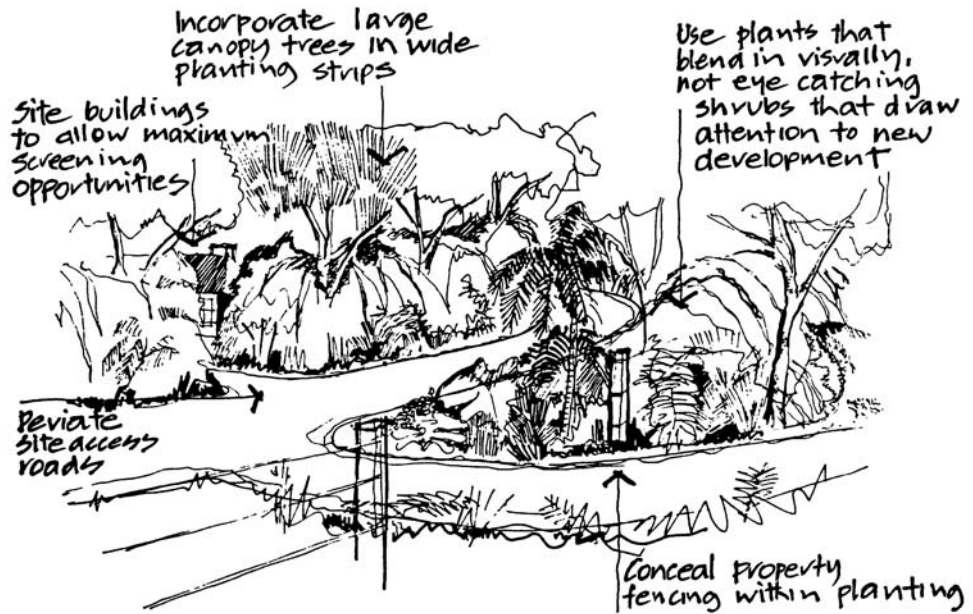


2.8.2 Visibility and screening

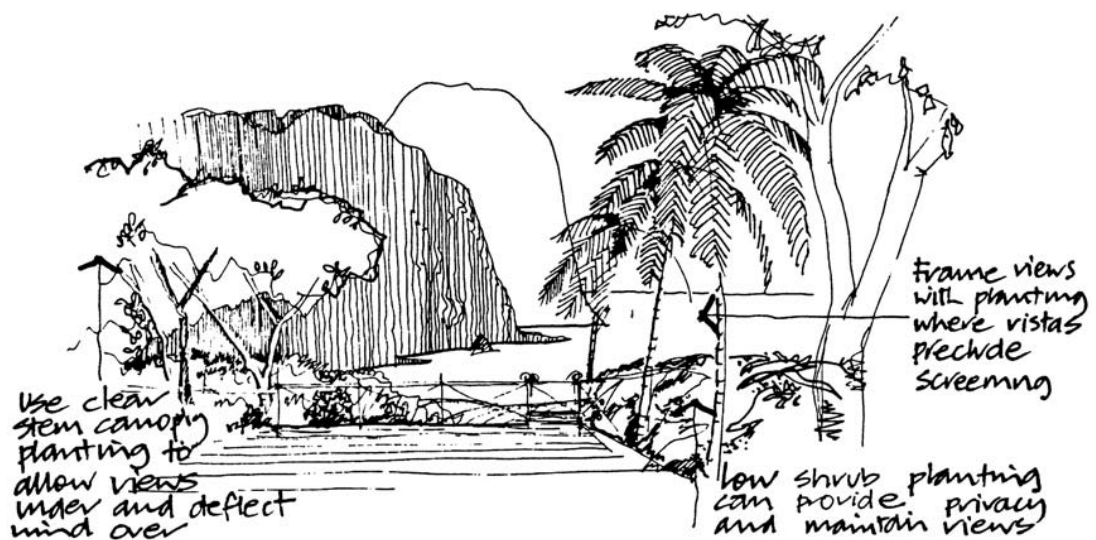
The settlement area when viewed from higher points on the Island, eg Malabar Hill, Goat House Cave walk etc, relies on broad canopied trees to provide visual relief to dominating roof forms and some domestic areas which are vulnerable to over-viewing from hills or the Permanent Park Preserve. To address this issue you should consider tree planting along sight lines to minimize the potential visual exposure.



In determining the location of new development relative to public roads, consider providing a very generous width for screen planting to include broad canopied trees, as well as dense screening shrubs and ground covers. Fences can be located within the planting to reduce its visual impact and maintain an undeveloped appearance. Consider winding or slanting the site access path throughout this strip to block out direct views or driving winds.



In cases where views to or from a building or vantage point are judged to be important, trees and shrubs can be employed to frame vistas as well as providing a partial screening function. Consideration should be given to maintaining views under tree canopies in order that large trees can be used more frequently to meet other landscape criteria. For example, it is acknowledged that there may be some short term loss of views while plants are getting established but this should not prevent the long term plans from being put into place.



2.8.3 Planting and establishment

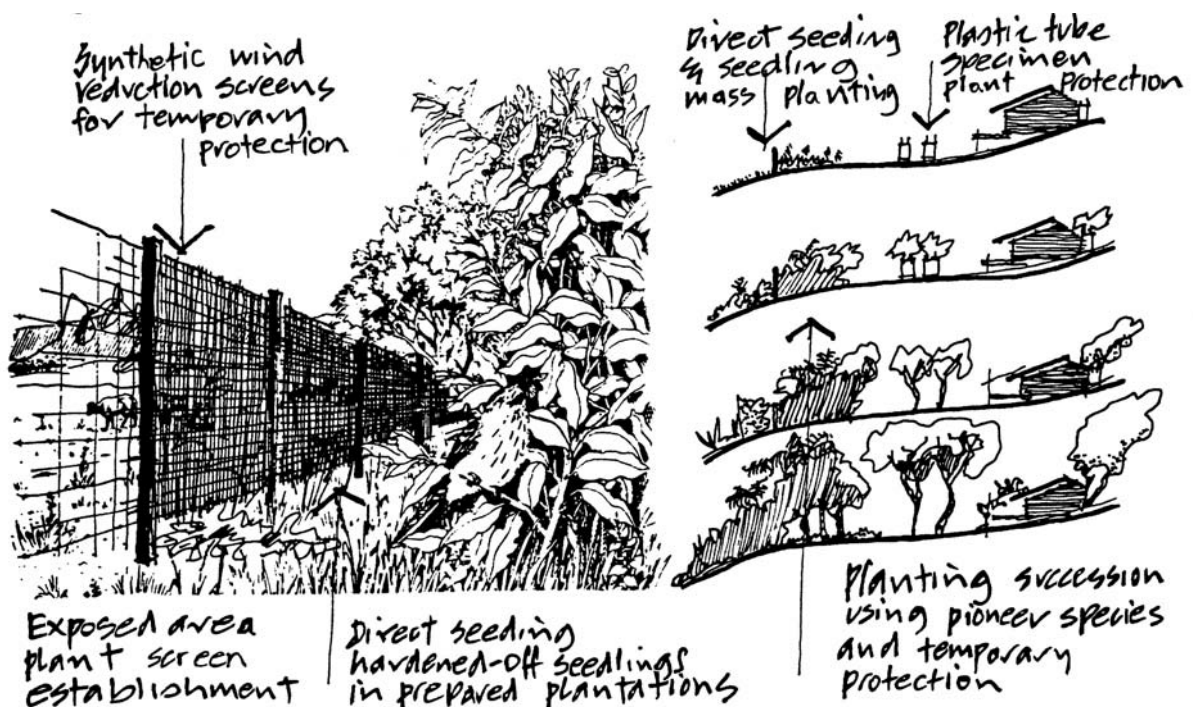
Areas which are intended to be planted for screening, regenerated for habitat conservation, or developed as gardens, for example, will require varying degrees of soil improvement. Drainage, fertilising regimes and weed management will need to be researched also. However, plant selection is the single most critical part of landscape design.

Only vegetation native to the Island or plants permitted under the importation policy can be planted. The Board has a policy on the importation of plants which is available at the Board's office. It is important that vegetation planted in gardens is appropriate. Some plants originally introduced as garden plants have now escaped into the Permanent Park Preserve and pose a serious weed problem. Even though many plants can be native to the mainland they are not necessarily part of the natural Lord Howe Island flora and do not belong in this biogeographical region.

In determining appropriate planting for your site, consideration should be given to landscape treatments on neighbouring sites. Advice from appropriate Board staff will assist in suitable plants selection and site preparation.

On cleared and exposed sites where there is negligible existing vegetation, strong, faster growing pioneer plantings will help to modify the microclimate, and protect other species during early stages, which in turn improves plant growth prospects as a whole on the site.

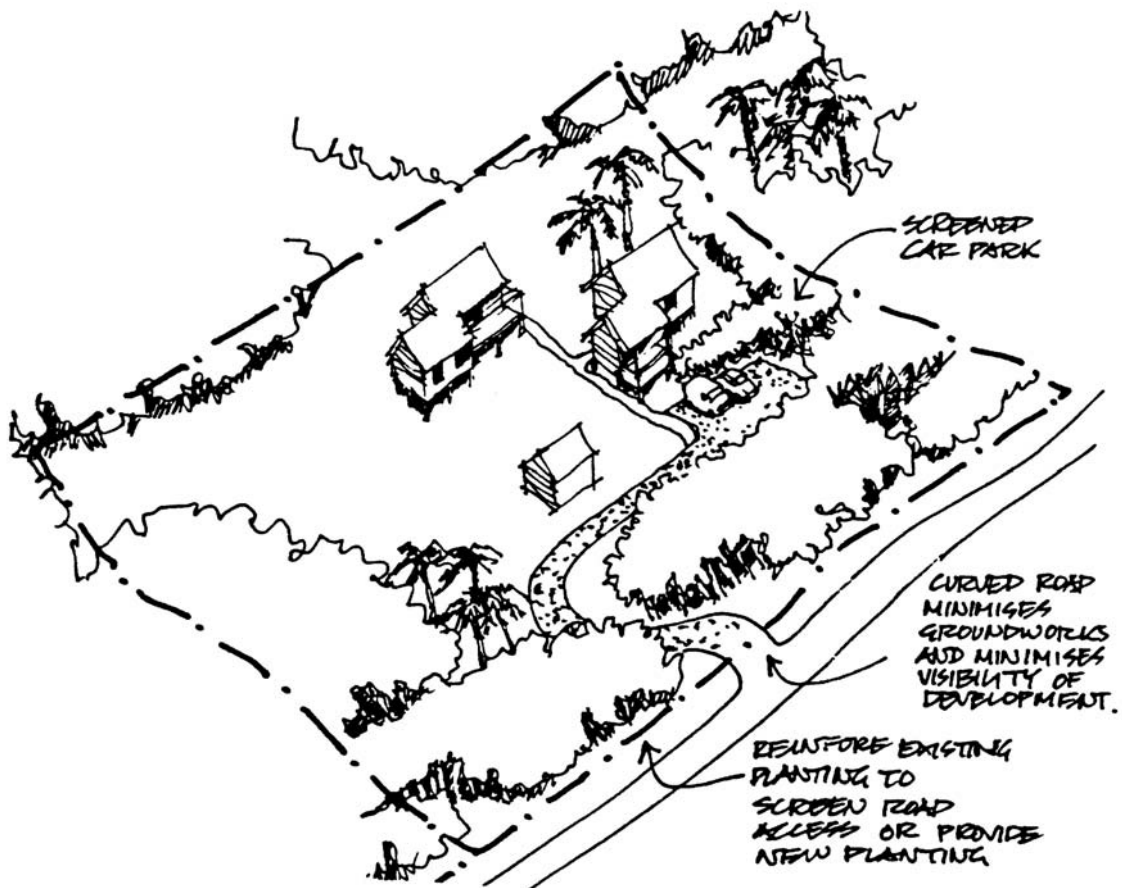
Temporary protection of plantings should be considered to maximimise the chance of survival for native plant seedlings and ornamental exotics. Semi-permeable wind break screens such as black woven type material on simple removable frames are an acceptable solution.



A Landscape Bond or a Bank Guarantee may be required by the Board to ensure that the proposed vegetation plan is established and maintained.

2.9 Site access and parking

Wherever possible, plan access roads and paths which curve through an area of landscaped screening. This will provide privacy and have less visual impact. Consider whether the existing or proposed site access does, or will have, adverse visual or environmental impacts.



Try to avoid a long access road, or one which requires significant cut or fill, or which crosses a watershed or creek line. If possible, relocate the building to another part of the site to reduce access impacts.

3 Development control policy

This section should not be read in isolation. Reference should also be made to section 2 – Design Principles which includes information and standards not repeated here but which also apply to this section.

3.1 Subdivision

3.1.1 Objectives

- (a) To provide guidelines for the design of subdivisions ensuring environmental impacts are minimised and efficient use of land is achieved;
- (b) To ensure lots are designed to respond to the physical characteristics of the area such as slope, significant native vegetation, fauna and drainage; and

- (c) To ensure lots maintain the existing settlement pattern and reflect the current dispersed, low density character of the Island.

3.1.2 Development requirements

The minimum lot sizes have been established to maintain the existing character of the rural and settlement landscapes. Additionally, they have been established to retain native vegetation, privacy and adequate area for the disposal of on-site effluent.

- (a) Lots in the rural zone are to have a minimum area of 2 hectares.
- (b) Lots in the settlement area are to have a minimum area of 3000m².
- (c) Multiple dwellings erected prior to the commencement of the current REP may have a minimum area of 2,500m² for each dwelling and a dwelling must be located on each proposed lot.
- (d) Minor boundary adjustments are permitted between lots where no new lots are created and where it is necessary to rectify minor encroachment or respond to physical constraints.
- (e) Dual occupancies approved under REP 2005 may not be subdivided.

3.1.3 Design principles

Planning for subdivision of land should take into account the likely future development of that land in terms of minimising environmental impacts and achieving the most efficient use of that land.

An analysis of the proposed subdivision site must be provided with the application for subdivision. The analysis must be able to demonstrate there is a suitable site for the proposal that meets the requirements of the REP and this DCP.

Refer back to section 2 – Design Principles to determine which of these apply to the lot layout and efficient subdivision patterns. It is likely that the proposed subdivision is for a further development. If this is to include a new dwelling then you need to consider the design principles relating to dwellings at this stage to ensure that your subdivision maximises future opportunities.

The subdivision design should have regard for the following.

- (a) whether sufficient land is suitable for the proposed development in terms of:
 - (i) soil stability and slope, natural drainage patterns and erosion control;
 - (ii) visual exposure and privacy;
 - (iii) exposure to strong winds;
 - (iv) orientation of the lots in respect to solar access;
 - (v) access in terms of slope, contours, relationship to existing public roads
 - (vi) location of endangered fauna habitats; and
 - (vii) location and type of existing vegetation including significant native vegetation as mapped on Sheet 3 of the REP.
- (b) whether the lots can be designed to ensure they are of a shape and size that meet the requirements of the REP and the DCP in respect of:
 - (i) setbacks from boundaries;
 - (ii) landscaped area provision;
 - (iii) potential for visual and climatic screening employing additional planting
 - (iv) site coverage by buildings; and
 - (v) effects on the potential for sustainable agriculture.

Generally, a subdivision will best meet the design requirements of this DCP if it is able to locate land suitable for development which:

- (a) is toward the centre of the lot;

- (b) avoids visual exposure;
- (c) does not involve any negative impacts on significant native vegetation; and
- (d) does not require a long access road or substantial cut and fill.

3.2 Single dwellings

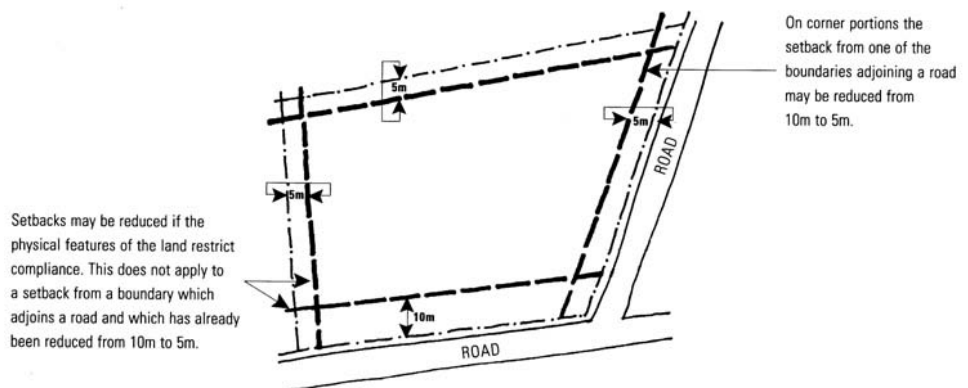
3.2.1 Objectives

To provide planning and design guidance for residential development in the settlement area that will ensure development:

- (a) avoids environmental damage and protects the special landscape qualities of Lord Howe Island in terms of land capabilities, setbacks, building mass and style, visual amenity and landscaping;
- (b) is located so as to avoid any significant native vegetation in the settlement area; and
- (c) ensures minimum physical intervention in terms of construction of accessways, site formation, ancillary structures, and sewerage and waste water treatment and disposal.

3.2.2 Development requirements

- A minimum site area of 3000m² is required for a new dwelling.
- The maximum gross floor area is 300m² [including any alterations and additions].
- The minimum building setback is 10m from a road frontage and 5m from any other boundary. Where fronting more than one road, one 10m setback is required from one road and 5m from any other boundary.



- The maximum building height of any building is 7.5m above natural ground level
- 50% of the allotment must be landscaped and 35% of the allotment planted with a variety of endemic species.
- Erection of a dwelling must not require the removal of any significant native vegetation from the site.

3.2.3 Design principles

A development application for a dwelling is required to meet all relevant criteria of Part 2 Design Principles relating to:

- design context
- bulk and scale

- building forms
- building materials and colours
- energy and water efficiency
- landscaping design
- site access and parking

3.2.4 Site and building plans

Detail on what you will need to include on your plans is contained in the DA Guide.

3.3 Dual occupancy and multiple dwellings

3.3.1 Objectives

The objectives of this section are:

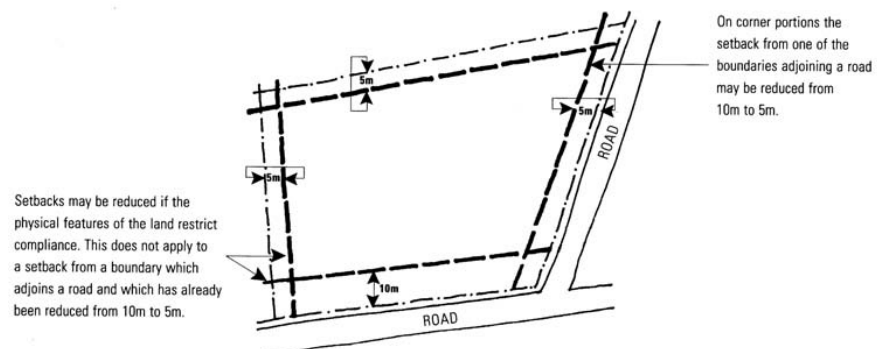
- to provide planning and design guidance for residential development where more than one dwelling on one lot is proposed;
- to ensure planning of dual occupancy and multiple dwelling development protects the environment and the special landscape qualities of Lord Howe Island; and
- to ensure that dual occupancy and multiple dwelling development is planned to achieve maximum potential of the site with minimum physical intervention for the construction of road works, site formation, ancillary structures, and sewerage and waste water treatment and disposal.

3.3.2 Use of dual occupancy and multiple dwellings

The REP requires that a dual occupancy development will be for an immediate family member. A multiple dwelling development is for the accommodation permanent residents on the Island, or their employees. Multiple dwelling development will not be permitted for tourist accommodation.

3.3.3 Development requirements

- No minimum site area is required for a dual occupancy though each dwelling must have at least 50m² of private open space at ground level.
- A minimum site area of 3000m² is required for each new multiple dwelling.
- The combined maximum gross floor area for a dual occupancy is 400m².
- If altering a single dwelling that is approved as a multiple dwelling, the maximum gross floor area for each dwelling is 300m².
- The minimum building setback is 10m from a road frontage and 5m from any other boundary. Where fronting more than one road one 10m setback is required from one road and 5m from any other boundary.



- The maximum building height of any building is 7.5m above natural ground level.
- For both dual occupancies and multiple dwelling developments, 50% of the allotment must be landscaped and 35% of the allotment planted with a variety of endemic species.
- The erection of a dwelling must not require the removal of any significant native vegetation from the site.

3.3.4 Design principles

When considering a development proposal that involves more than one dwelling, there are two sets of design principles you will need to consider.

Firstly, the development proposal will need to meet all relevant criteria of Part 2 Design Principles.

In designing the proposed development it needs to be consistent with the principles outlined in sections relating to:

- design context
- bulk and scale
- building forms
- building materials and colours
- energy and water efficiency
- landscaping design
- site access and parking

Secondly, the development proposal must consider how the dwellings will relate to each other on the subject land.

When planning a dual occupancy or multiple dwellings on a site where there is an existing dwelling (or dwellings) consideration should be given to the amenity of the occupants of the existing dwellings in terms of access, building design, open spaces, privacy and sunlight.

(a) Access

Dwellings should be sited so as to achieve an efficient vehicle and pedestrian access pattern. Use common access wherever possible, avoiding steep slopes and unsuitable terrain.

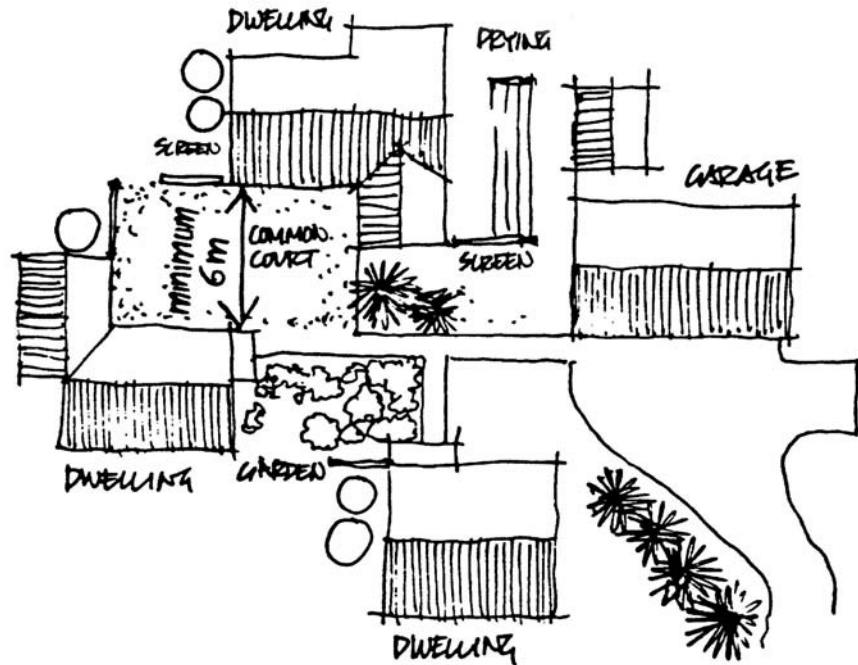
(b) Common design elements

A group of buildings in close proximity having no common features can appear badly planned and discordant. When designing new structures, try to utilise some design elements of the existing structures to create an overall sense of unity. Common elements may include:

- (i) building forms and roof pitches
- (ii) building materials
- (iii) door and window placement and proportions
- (iv) decorative treatments
- (v) colours and textures

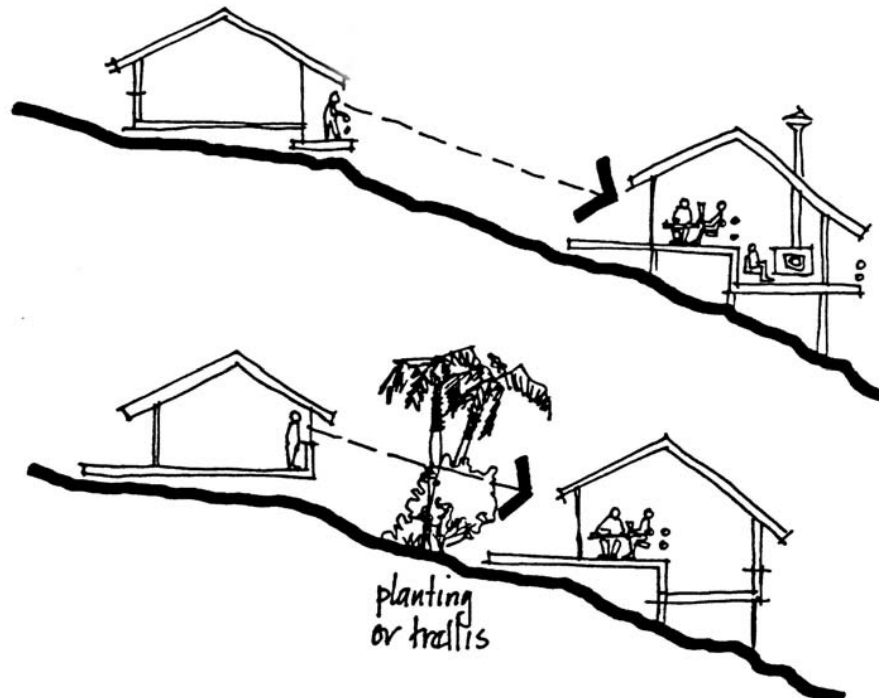
(c) Spaces between buildings

Plan external spaces so they serve useful functions such as courtyards, terraces, drying areas, outdoor dining areas, children's play areas or kitchen gardens.



(d) Privacy

Avoid windows, major doorways, verandahs, balconies, decks and terraces which directly overlook private indoor and outdoor spaces of other dwellings. Landscape screening, vine trellises or lattice screens help to maintain privacy.



(e) Sunlight

Take care not to site new dwellings and other structures to excessively overshadow the windows or private outdoor spaces of other dwellings.

3.4 Development within the Foreshore Building Line

3.4.1 Objectives

The objectives of this section are:

- (a) to provide opportunities for recreation while maintaining public access;
- (b) to ensure bulk and scale of any proposed development is sensitive to the locality;
- (c) to protect the sensitive coastal environment;
- (d) to protect the visual amenity of the area; and
- (e) to recognise and protect the heritage values of the items listed in Schedule 3 of the REP.

3.4.2 Development requirements

The foreshore area means the land between the heavy red line shown on Sheet 2 of the REP map and the mean high water mark. Development within the foreshore area must meet the following requirements:

- (a) The only permanent buildings or structures permitted within the foreshore building line are for the purposes of:
 - (i) boat storage or repair;
 - (ii) marine based business;
 - (iii) equipment storage;
 - (iv) picnic/recreation facilities;
 - (v) signs directly related to an approved use;
 - (vi) cargo handling facilities provided by the Board; or
 - (vii) other facilities provided by the Board.
- (b) No more than 3 slipways may exist at one time. Slipways are to be constructed and operated so as not to:
 - (i) adversely affect public use of beach and dune areas
 - (ii) create adverse impacts on natural flora and fauna
 - (iii) cause erosion of dunes, or
 - (iv) create an unacceptable visual impact
- (c) Boatsheds shall not exceed 24m² in area (excluding uncovered decks) or 4m in height and shall be:
 - (i) constructed of non-reflective materials complementary to the landscape setting
 - (ii) landscaped and screened with a variety of appropriate endemic plant species, and
 - (iii) constructed so as not to obstruct walkways or cause erosion
- (d) Any new boatshed or slipway, if approved, is to be located in an area within the foreshore building line between Ned's Beach Road and Middle Beach Road.

NOTE: Existing boatsheds are scheduled as items of environmental heritage in the REP.

4 Development applications

4.1 Introduction

Development Applications are necessary to enable the Board to assess the environmental and planning aspects of any development proposal. Matters for consideration in assessing a Development Application include:

- (a) Visual appearance of the development;
- (b) The relationship of the development to the special visual and landscape qualities of the Island;
- (c) Site access, location of buildings and structures;
- (d) Impacts on neighbouring development, including effects on views, privacy and overshadowing;
- (e) Environmental impacts, including protection of fauna;
- (f) Means of treatment and disposal of sewerage, waste water and garbage;
- (g) Impacts on the land form, including excavation, filling and clearing; and
- (h) Landscaping.

Applicants are advised to obtain the appropriate specialist's technical and design advice to assist in making applications which show fully and accurately how the above matters have been addressed. A well prepared Development Application will assist the Board in making its evaluations, which considerably speeds up the approval process.

4.2 Exemptions from development consent

Some works and activities do not require lodgement of a development application, or any approval, to be carried out. This is generally only minor development, such as certain fences, patios, etc, or minor development which is defined as appropriate to the zone that are in this category. The REP has planning provisions controlling the types and limits for these works and activities. They are:

- (a) Exempt development as defined under clause 8 of the REP. The list is extensive and too long to replicate here. A copy of the REP is available at the Board Office.
- (b) Development without consent as defined under clause 11 of the REP being:
 - (i) agriculture and vegetation restoration in Zone No 1
 - (ii) home businesses and vegetation restoration in Zone No 2
 - (iii) vegetation restoration in Zones No 5, 6 and 7

To determine whether the development you are proposing falls in these categories you need to refer to the REP which is available from the Board's Office.

If in doubt as to whether any construction, use or activity requires development approval, submit a brief written description, with sketches if helpful, to the Board for evaluation and advice will be given.

4.3 Application Requirements

A guide is being prepared to help you draft your development application and to ensure that you include all the information necessary for the Board to assess your application quickly. The **DA Guide** when completed will be available from the Board's Office.