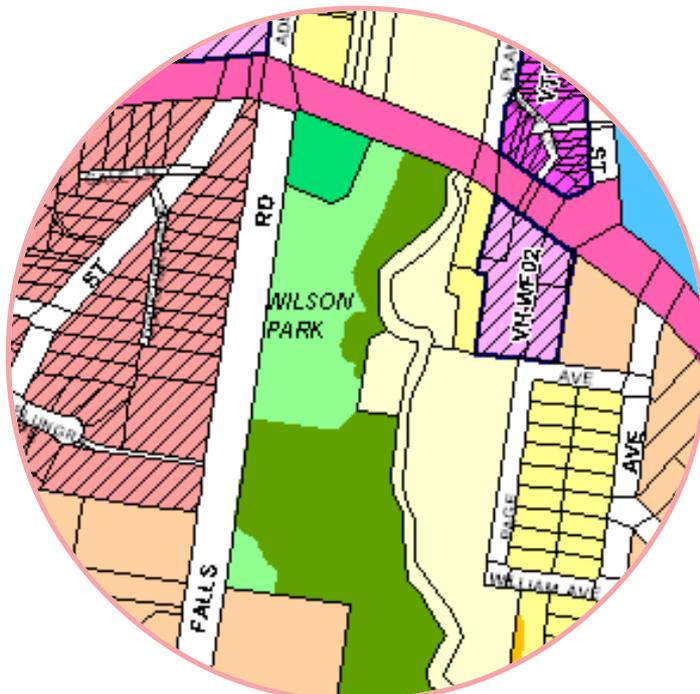


The towns and villages of the Blue Mountains World Heritage Area are different from other urban and suburban areas. Building within the Blue Mountains area offers a unique set of opportunities and constraints. Every site requires detailed planning to balance development needs with environmental conditions. The site analysis - knowing what is there - is the starting point.

It is not sufficient to prepare a site analysis and then ignore it during the design process. The site analysis will have identified the opportunities and constraints of a particular site and its surrounding area. The purpose of site analysis is to inform the design process. Some of the information will form the basis for preparing further reports in relation to vegetation, bushfire, heritage, etc.

Electronic mapping

Blue Mountains is a local government leader in electronic mapping. Maps associated with LEP 1991 and LEP 2005 are available 'on-line'. Visit Council's web site at www.bmcc.nsw.gov.au or attend our customer service centres where staff can assist you in accessing data. To search, you will need the street number / name OR the Lot and DP number (found on the Certificate of Title for the land / rates notice).



Site analysis

The site analysis can be in two formats depending on which method best presents the site characteristics, they are plans (maps) and statements.

- Plans – contain all the information that can be easily mapped.
 - Statements – issues such as character of the area are better addressed in text and photographs.
- Not all development proposals require the submission of a site analysis (see 'Plans and documentation' at the end of this section), but all developers should consider the issues raised in this section.

Every good design works from the character and conditions of the land. The characteristics of the land will shape every aspect of your design.

A sample zoning map. The zone determines whether the type of development proposed is permitted on the land.

Site analysis in plan form

Site analysis in plan form must be drawn to scale (generally 1:200, 1:500 or 1:1000). Include the site and its surrounds and then add the following information (relevant to the site) to the plan:

SITE CHARACTERISTICS

- The location, boundary dimensions of the site.
- The position of true north.
- The contours of the site (usually at 1 metre intervals) and the contours of adjoining allotments.
- The movement of the sun across the site.
- The prevailing wind direction and, if in an exposed area, the likely wind speed across the site.
- The zone and the zone boundaries (if there are multiple zones), protected areas and riparian corridors.
- The location of any slopes greater than 20% (1 in 5) and the direction or fall of drainage from those areas.
- The location of existing vegetation. Specify any vegetation listed under Schedule 3 of LEP 1991 or Schedule 5 of LEP 2005. Identify any noxious or environmental weeds. (See [F2 Weeds of the Blue Mountains](#)).
- The location of any significant natural features such as cliffs, rock outcrops, water holes.

DRAINAGE

- The location of existing stormwater controls such as easements, trenches, etc.
- Drainage patterns on the site, areas of concentrated runoff, ponding, possible flooding.
- Location of any watercourses, creek, wetlands, stream etc., on the site or any within 40 metres from the site.

SERVICES

- The location of above or below ground services, including power, water, gas, sewer or wastewater systems / land application areas.

EXISTING DEVELOPMENT

- Set backs, height and location of buildings on adjoining lands.

- Any potential noise sources, *private open space* areas or windows from any adjoining buildings which may overlook the site.
- Any areas of land degradation, identify likely causes.
- The location of buildings or structures on the site including swimming pools, retaining walls and other *hard surface* areas.
- The location of existing access to the site, including any pathways, tracks or driveways and the number and location of on-site car parking areas.
- For 'bushfire prone land' the existing and proposed road network, including the width of roads and whether they are connector roads or cul-de-sacs.

Site analysis in statement form

Attach to the plan a copy of the following information:

PHOTOGRAPHS

- Provide pictures of the character of the surrounding area (photograph buildings on adjoining sites and the adjacent streetscape).
- Include pictures of any significant features of the site (views to and from the land, vegetation, etc).

STATEMENT

- Review the Certificate of Title for the property to determine whether any restrictions exist. For example a *covenant* or *88b restriction*.
- Provide a statement on the zoning of the land and whether the type of development proposed is permitted within that zoning.
- Provide a statement as to whether the land is mapped as 'bushfire prone'.* (Maps can be viewed on Council's web site or at one of our customer service centres).

If the land is 'bushfire prone' the statement should include the location, extent and vegetation group of any bushland on or within 140 metres of the site; the slope and aspect of the site and of any bushfire prone land within 100 metres (this may determine the likely path of any bushfires); and any features on or adjoining the site that may mitigate the impact of a bushfire. Read [C4.1 Bushfire](#) for further information.

- Examine and provide information on any other restrictions in place, such as protected areas, land contamination, land inundation, heritage listing etc., that may impact on the design of the proposal.*

*This information is contained on a current Planning Certificate (149(5) Certificate).

Concept design

The concept design is the part of the process that involves pulling all the key components, identified in the site analysis, together with your ideas to create a good design.

Before you begin review the design considerations contained in Part C. Identify the minimum standards for development shown under the type of development proposed in Parts D or E and assess how the standards impact on the site and your design concepts.

Project design

The project design presents the proposed development in its final plan form.

The site analysis and project design are supplemented by the Statement of Environmental Effects (SoEE). The SoEE consolidates the reports and documentation required by the proposal. It outlines your response to the issues found as part of the site analysis / concept design process. It examines all likely 'spillover' effects of the proposal, including impact on neighbours or the local area and outlines measures to neutralise or offset any potential harm or adverse impact.

Project design plans

A matrix of the documentation required to accompany an application is provided within the standards of development for the type of building works proposed. The matrix also references Part C to give details on when this documentation is required and what it needs to address. In addition, the following design plans, appropriate to the type of development proposed, must be provided.



Infrared imagery with lot boundary overlay has assisted in the identification of the vegetation types throughout the Mountains.

An A4/A3 copy of the design containing the site and elevation plans is required.

DESIGN PLANS

Four copies of the plans must be submitted with the application. **Six** copies are required for large scale, advertised, designated, and/or integrated development. One of the 6 copies can be a base plan with transparency overlays.

Plans must be drawn in ink; freehand or single line drawings will not be accepted. All plans and documents lodged with an application must include the following:

- Applicants name.
- Lot number, section number, DP number, shop/flat number, street/road name, town or locality.
- Measurements in metric.
- The position of true north.
- Draftsperson, name and date.

Additions/alterations — to be highlighted in colour.
Buildings to be demolished and trees to be removed — to be indicated in outline.

Subdivision works

SITE PLAN FOR SUBDIVISION

The site plan is a birds-eye view of the proposed subdivision (drawn to 1:100 or 1:500 scale). The site plan should include:

- Zones and zone boundaries.
- Protected Areas and *development excluded land* and associated buffers.
- Lot layout and design.
- Existing and proposed property boundaries including measurements (length, width and site area of land).
- The location of any slopes greater than 20% (1 in 5) and the direction or fall of drainage from those areas.
- Site contour levels.
- The significant site characteristics, such as watercourses, vegetation, trees and rock outcrops that are to be removed as well as retained.
- Proposed *asset protection zone* including any perimeter roads, fire trails.
- Extent and depth of any cut and fill proposed.
- Location of proposed and existing services.
- Location of the existing and proposed buildings.
- Location and width of nearby roads / road reserve.

- Location of vehicle access and car parking area (including gradients).
- Proposed new roads (if any) including long section, cross section drawings.
- Proposed pathways.
- Location and amount of public open space.

VEHICULAR ACCESS DESIGN

Subdivision involving road works, fire trails or where difficult driveway access is proposed the following information should be provided:

- Contour plan with spot levels.
- Plan view of the proposed development showing the access alignment relating to existing and identifiable features.
- Longitudinal section/s.
- A typical cross section and cross sections at critical locations.
- Proposed method of drainage of the vehicular access surfaces.
- Location and impact on public utilities.
- Pedestrian access.
- Pavement detail.
- Extent of cut and fill.
- Impact on natural features.
- Vehicle turning path detail.

The information provided should be sufficiently detailed to allow an assessment against the criteria shown in this DCP and [DCP 31 Public Infrastructure Works in Subdivisions and Developments](#).

Building / Landscape works

SITE PLAN FOR BUILDING / LANDSCAPING

The site plan is a birds-eye view of the proposed development (drawn to 1:100 or 1:500 scale). The site plan should include:

- Zones and zone boundaries.
- Protected Areas and *development excluded land* and associated buffers.
- Location of the existing and proposed buildings.
- Location of any proposed fences and landscaping features such as a swimming pool, retaining walls, paved areas and driveways.
- The significant site characteristics, such as watercourses, vegetation, trees and rock outcrops that are to be removed as well as retained.

- Site contour levels.
- Location of garbage/storage areas.
- Location of vehicle access and car parking area/s (indicating gradients).
- Extent and depth of any cut and fill proposed.
- Proposed *asset protection zone*.
- Measurements including:
 - Length, width and site area of land.
 - Distance from external walls and outermost part of buildings to all boundaries.
 - Approximate distance from proposed building to neighbouring buildings.
- Location of (existing / proposed) services.
- Location of water tanks.

FLOOR PLAN

A floor plan is a birds-eye view of the existing and/or proposed building. Floor plans (drawn to 1:100 or 1:500 scale) should include:

- Room names, areas and dimensions.
- Window and door locations and sizes.
- Floor levels and steps in floor levels.
- Disabled access (if applicable).
- Location of plumbing fixtures (if applicable).
- Location of smoke detectors or other building fire protection measures.
- Wall structure, type and thickness.
- Location of fuel heater/s (if applicable).

ELEVATION PLAN

Elevation plans are side on views of the proposal (drawn to 1:100 or 1:500 scale). Elevations of all relevant sides (north, south, east and west) need to be included in the application. Elevation plans should include:

- Type and colour of external finishes.
- Finished ground levels.
- Finished floor levels.
- Exterior cladding type and roofing material/colour.
- Window sizes and location.
- Stormwater drainage pipes (downpipes and gutters).
- Chimneys, flues, exhaust vents, duct inlet or outlet.

SECTION PLAN

A section(s) is a diagram showing a cut through of the development at the most typical or key points. Sections should be drawn to scale (preferably 1:50) and include:

- Section names and where they are shown on plan.
- Room names.
- Room and window heights.
- Roof drainage.
- Distance between lower floor levels and finished ground at lowest point.
- Internal and external sheeting.
- Weather proofing and flashing.
- Details of chimneys and / or fireplaces.
- Roof pitch and covering.
- Finished and proposed ground levels (indicate cut, fill and access grades).

SPECIFICATIONS

Include 2 copies of the specification. Addressing items such as:

- The construction details and materials to be used.
- Whether the materials will be new or second-hand, and if second-hand materials are to be used, detail the particulars.
- All structural member details including sizes.
- Details of compliance with AS3959 - Construction of Building in Bushfire Prone Areas (where relevant).
- Details of the system to be used for the protection of structural building elements against attack by subterranean termites. Note: The use of organochlorines is prohibited.

VEHICULAR ACCESS DESIGN

Dwelling house sites that involve difficult driveway access and on all other sites where vehicular access is proposed then design details should include:

- Contour plan with spot levels.
- Plan view of the proposed development showing the access alignment relating to existing and identifiable features.
- Longitudinal section/s.
- A typical cross section and cross sections at critical locations.
- Proposed method of drainage of the vehicular access surfaces.

- Location and impact on public utilities.
- Pedestrian access (where applicable).
- Pavement detail.
- Extent of cut and fill.
- Impact on natural features.
- Vehicle turning path detail (where applicable).
- Hand rail, safety fence and wheel stop detail (where applicable).

The information provided should be sufficiently detailed to allow an assessment against the criteria shown in this DCP and [DCP 31 Public Infrastructure Works in Subdivisions and Developments](#).

Relocated buildings

If you are relocating a building it needs to be inspected by Council officers before it is moved to ensure that it is of substantial construction, outstanding architectural merit, is structurally sound and in a reasonable state of repair.

Buildings clad in asbestos cement cannot be relocated, re-sited or reclad unless all cladding containing asbestos is removed.

If the relocation is approved a \$5,000 bond will be required and the building will be subject to a 6 month timetable whereby key components must be completed within a nominated time frame. The construction management timetable should include:

- The building is to be established on permanent foundations, piers etc., within 4 weeks of location on site.
- The building is to be rejoined (if cut for transportation) and made weatherproof within 4 weeks of location on site.
- Repairs or replacement of external cladding, roofing, windows, doors, guttering etc., to be completed within 8 weeks of placement on site.
- All internal fittings including plumbing and electrical work to be completed and services connected within 12 weeks of commencement.
- All internal and external painting and all other work, including paths, steps and any landscaping to be completed within 26 weeks of delivery to the site.

Plans & documentation

SITE ANALYSIS

A site analysis must be completed on all proposals other than single dwellings involving construction work less than 50 square metres.

It forms part of the development application to Council.

DESIGN PLANS

Design plans are required for all applications involving subdivision, building or site works.

In the case of dwelling houses where the floor area is proposed to be altered or increased by more than 50%, the design plan must also incorporate the insulation ratings.

CONSTRUCTION MANAGEMENT TIMETABLE

Relocated buildings must provide a construction management timetable.

STATEMENT OF ENVIRONMENTAL EFFECTS (SOEE)

A Statement of Environmental Effects is to accompany all development applications.

A [Statement of Environmental Effects proforma](#) is available for dwelling house and granny flat development. Reference should also be made to the guide on [Environmental Assessment](#) if the site is within a protected, mapped or unmapped environmentally constrained area.

Every development application must be accompanied by a statement of environmental effects.