F1 Jindabyne Town Centre

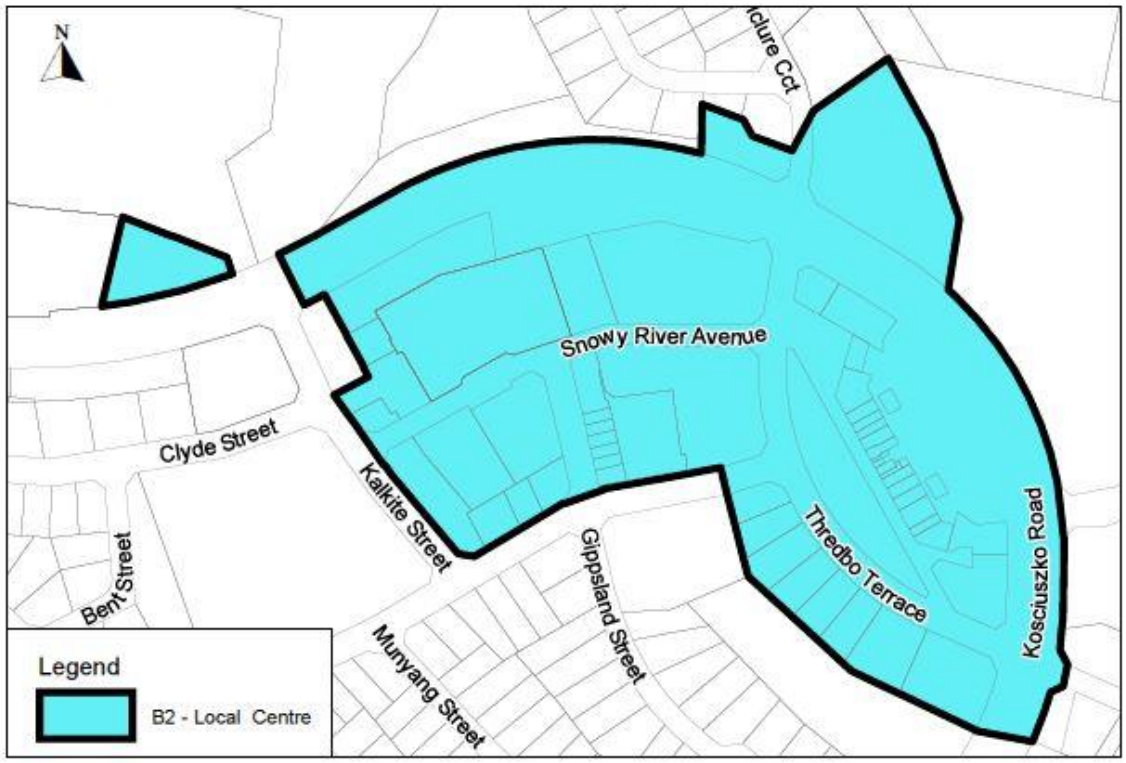
Contents

1. General Information

This Chapter contains objectives and controls for development within the Jindabyne Town Centre. In addition to the provisions of this Chapter, other controls apply to development in the Jindabyne Town Centre as listed below and referenced throughout this Chapter.

Land to which this Chapter applies

This Chapter applies to all land in the Jindabyne Town Centre which is zoned B2 Local Centre under the Snowy River LEP 2013 and shown on the map below.



2. Background

The role of the Jindabyne Town Centre as a focus for retail, community and tourism services has influenced both its character and functioning. It is important that future development in the Town Centre provides for a compact, strong and vibrant retail, tourism and community core that serves the current and future needs of both the local community and visitors.

The area included in the Jindabyne Town Centre is zoned B2 Local Centre that allows for a diverse range of commercial, retail and tourism development and residential apartments above. The layout of the Town Centre currently experiences fragmentation due to the historical development patterns of a number of large sites fronting Kosciusko Road with activation of the retail and commercial area along Snowy River Avenue and Gippsland Street needing improvement. A number of vacant sites also contributes to the fragmentation of the streetscape. There are five key public car parks located throughout the Town Centre; the adequacy of these parking areas has been assessed in the draft Jindabyne Parking Study.

The landscape setting of the Jindabyne Town Centre is one of its significant features and is important for scenic, conservation and heritage values. The protection and management of views from and to the Town Centre is an important consideration for all new development to ensure that the scenic quality of the town is protected. Improved visual and physical connections (trails) between landscaped areas of open space (parks and land reserves) and the Town Centre will contribute to use and appreciation of the landscaped setting.

The future impacts on Jindabyne and the design and functioning of the Town Centre include an ageing population, life stylists (tree changers), changes in tourism (growth in summer tourism), impact of climate change and water levels of the Lake.

Jindabyne Town Centre Master Plan 2013

The layout of the Jindabyne Town Centre has been reviewed and improvements identified in the Jindabyne Town Centre Master Plan including new community facilities, town square, outdoor dining, landscaping and open space areas. The fragmentation of the Town Centre has been considered in the Master Plan and future development sites have been identified and the Master Plan has informed the Snowy River LEP 2013 in relation to height and floor space ratio controls for the Town Centre.

The Master Plan also considers improved access arrangements for the Town Centre that will provide safe and efficient pedestrian linkages between the existing commercial areas and improved linkages between open space and recreational areas and adjoining residential areas. A number of the provisions and controls included in this Chapter are based on the recommendations of the Jindabyne Town Centre Master Plan.

Heritage Conservation

There are a number of heritage items listed in the Snowy River LEP 2013 that are located in the Jindabyne Town Centre (refer to the LEP 2013 Heritage Maps for locations).

Information on the significance of these items and the individual heritage inventory sheets can be obtained from Council. The Snowy River DCP also includes a specific Chapter regarding development affecting a heritage item or on a site in the vicinity of a heritage item (Chapter C4 Heritage).

It is highly recommended that an applicant meet with Council early in the design stages of a proposal where development affects a heritage item.

3. Objectives

The objectives are to ensure that development:

- reflects the outcomes of the Jindabyne Action Plan 2010, Jindabyne Growth Structure Plan 2007 and the Jindabyne Town Centre Master Plan;
- provides for high quality retail, commercial, residential and tourism development which serves the needs of the local community and visitors to the area;
- makes a positive contribution to the streetscape and that the scale, character and design of new development considers the existing neighbourhood within and adjacent to the Jindabyne Town Centre;
- protects the natural and cultural heritage of Jindabyne and promotes a connection with important landmarks, significant views, areas of open space and Lake Jindabyne;
- includes environmentally sustainable features; and
- provides for equal access for all levels of mobility and enhances safety and security.

4. Controls

4.1 Urban Form

Views, vistas and landmarks

A view is a framed outlook that can be seen within a range of vision and vistas are distant, wider views that often make a grand statement about a place. A view or vista can herald the arrival to a place or reinforce a sense of location. Landmarks are distinctive and memorable elements that connect people with place and time. Landmarks may include buildings, building elements, parks, natural features and artworks. Landmarks in strategic locations can provide visitors with direction from one point to another to navigate their way through town centres.

The landscape setting of the Jindabyne Town Centre is one of its significant features and is important for scenic, conservation and heritage values. The protection and management of views and vistas from and to the Town Centre is an important consideration for all new development to ensure that the scenic quality of the town is protected. Within the Town Centre there are a number of existing and proposed sites for landmarks (squares and special places) where a visual connection to and from the site should be retained.

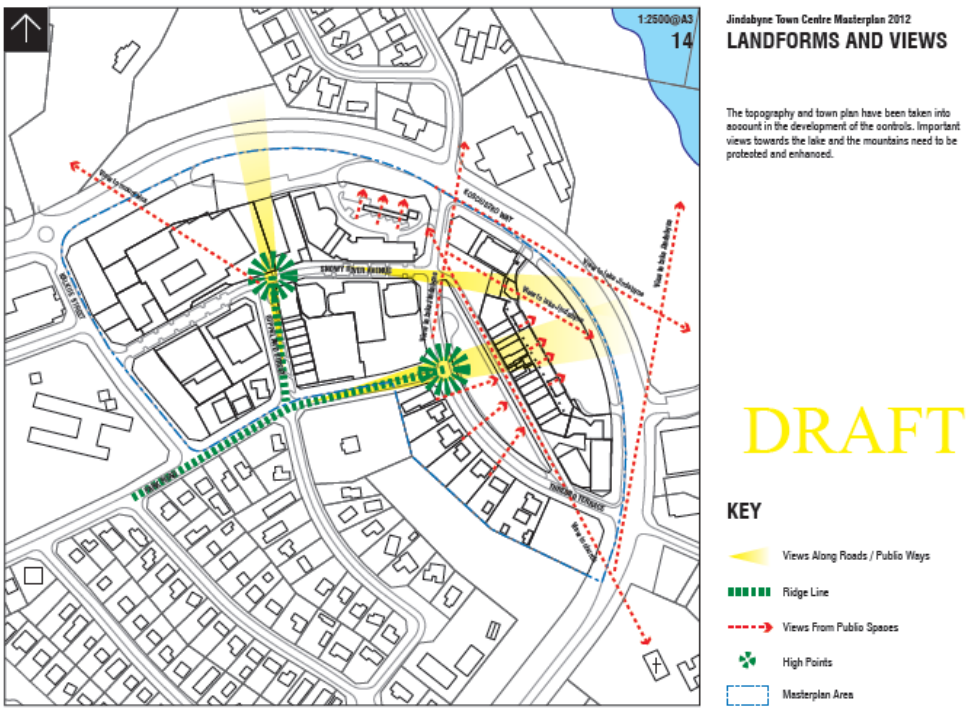
Objectives

- To protect and enhance views and vistas from and to the Jindabyne Town Centre which highlight the landscaped setting of the centre and improve legibility and reinforce a sense of place.

Controls

F1.1-1 Views, Vistas & Landmarks

(d) Significant views and vistas within the Town Centre, including those identified in the Jindabyne Town Centre Masterplan are to be maintained and enhanced (refer Landform and Views diagram below).
(e) Buildings are to be designed to maximise view sharing.
(f) Views from Lake Jindabyne and surrounding residential and rural areas are to be considered to ensure the visual amenity of these areas is protected.



Active site and street frontages

A successful commercial centre provides street level retail and commercial activities that satisfy the requirements of local residents and visitors and enliven the public area by day and night. Active frontage uses are defined as one of a combination of the following at street level: entrance to retail or shopfront; café or restaurant if accompanied by an entry from the street; and active office uses, such as reception, if visible from the street.

The Jindabyne Town Centre Masterplan and the Snowy River LEP 2013 (clause 7.9 Active street frontages and accompanying mas) have identified the streets that are to include Active Street Frontages (refer Snowy River LEP 2013 Active Street Frontages Map). The Jindabyne Town Centre Master Plan has also identified additional Desirable Active Street Frontages (refer figure below).

Objectives

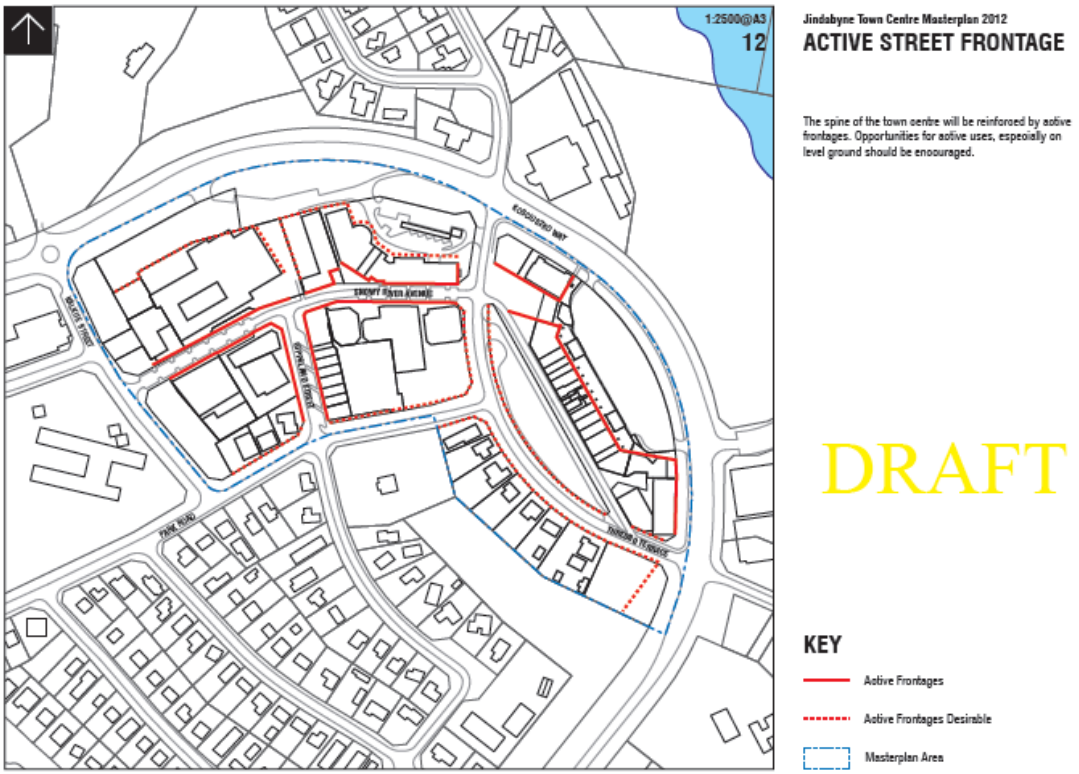
- To maximise active street frontages to encourage pedestrian activity and improve safety through passive surveillance.
- To provide a range of uses to engage and activate the street.
- To maximise building openings and minimise the extent of blank walls on to the street, especially at ground level.

Controls

F1.1-2 Active Site & Street Frontages

(a) New buildings in the Town Centre are to provide continuous retail or active commercial uses on the ground floor.
(b) Restaurants, cafes and the like are to consider providing openable shop fronts.
(c) Active ground floor uses are to be the same general level as the footpath and can be readily accessible
(d) Street level activity is to be maximised by wrapping shopfronts around corners.

(e) Building frontages are to encourage street level activity.
(f) Minimise blank walls at ground level.
(g) Maximise glazing for retail uses on the ground floors.
(h) Do not use opaque or reflective glass on the ground floor
(i) Use grilles or transparent security shutters with a minimum of 70% transparency on retail frontages. Solid shutters are not permitted
(j) Entrances to internally orientated shopping or commercial arcades, and the arcades themselves must be a minimum of 7 metres wide.



Street corners

Buildings on street corners are important both in terms of 'way finding' and 'place making'. Well defined corners assist pedestrians to orientate and define their own position within a precinct.

Objectives

- To ensure that corner buildings, which by their location are often highly visible, are well designed and respond to the different characteristics of the streets they address.
- To strengthen the way-finding attributes of corner properties and highlight the location of intersections.

Controls

F1.1-3 Street Corners

(a) Each frontage of a building on a corner site should be designed as a main street frontage.
(b) Development on corner sites should be designed to add variety and interest to the street and clarify the street hierarchy.
(c) The design of the development should emphasise verticality at corners, if possible by concentrating the tallest portion of the building on the corner itself.
(d) Design devices such as increased wall heights, splayed corner details, and other architectural features to reinforce the way finding attributes of street corners should be utilised where possible

Outdoor dining

Outdoor dining has an immediate positive impact on the vitality of places and creates street level interest and variation. Outdoor dining may spill out from the restaurant's main dining area, be along the building wall or close to the kerb. In all instances, pedestrian movement and street infrastructure should be a priority and not affected by new outdoor dining areas.

Council will consider other areas of outdoor dining where the objectives and performance criteria below are satisfied.

Objectives

- To encourage outdoor dining along streets and in public spaces to make the Jindabyne Town Centre lively during the day and night.
- To increase casual and passive surveillance of the street to enhance safety and security.

Controls

F1.1-4 Outdoor Dining

(a) Consider incorporating areas of outdoor dining in café and restaurant developments where possible.

(b) The location of outdoor dining areas should provide good amenity, landscaping and outlook, solar access in the winter and shading in the summer and a traffic environment that can be calmed or supports outdoor dining usage.
(c) Lighting and heating should be provided for evening use of outdoor dining areas.
(d) Outdoor dining areas should not take away from space used for street furniture or interrupt utilities or other infrastructure.
(e) Prioritise pedestrian flows and access for people with disabilities along main streets by keeping the minimum clear width of footpath travel between the building and outdoor dining area.
(f) Along secondary streets with narrow footpaths or lanes, outdoor dining may be located discreetly along the wall of the building.
(g) Provide high quality and durable outdoor furniture of contemporary design and materials

Note: Refer to Chapter E3 Commercial Premises (Outdoor Dining & Trading).

Safety, security and crime prevention

Safety and security refers to formal and informal measures to protect properties, residents and visitors. Developments should provide safe ground level entry and enable casual surveillance.

Objectives

- To encourage building design that provides casual surveillance of streets and other public areas.
- To promote the design of buildings and open space areas which encourage community safety and reduce the opportunity for crime.

Controls

F1.1-5 Safety, security & crime prevention

(a) A formal crime risk assessment, consistent with the Department of Planning 'Crime Prevention Through Environmental Design' is to be carried out for certain types of development as specified by Council.
(b) Buildings must be designed to enable occupants to overlook streets and public open space to provide casual surveillance. Opportunities for casual surveillance should be provided by:
    - orientating commercial and retail space and living areas (where residential dwellings are located in the development), so they have views over public or commercial open spaces;
    - providing clear lines of sight between building and car park entrances and the street;
    - footpaths, landscaped areas and driveways must provide opportunities for surveillance and allow safe movement of residents around the site.
(c) Opportunities for concealment are to be minimised by:
    - avoiding blind or dark alcoves near stairwells and lifts;
    - providing well lit routes throughout the development;
    - ensuring car parking areas, pathways and common areas of developments are adequately lit at all times.
(d) Entrances to buildings must be clearly visible and accessible from the street.

(e) Community buildings and public open space areas are to be provided with sufficient lighting and security.
(f) The demarcation of public, communal and private areas in a development is to be clearly recognisable.
(g) Large expanses of wall and fences which may attract graffiti are to be avoided.

Note: refer to Chapter C2 Design (Crime Prevention Through Environmental Design) for detailed controls.

Integrating large format uses/shopping centres

Shopping centres are traditionally stand-alone buildings inwardly focused onto a privately owned central mall that contains a range of retail and other services. It is important for the functioning of the Town Centre that these stand-alone shopping centres have both a visual and direct connection to the Town Centre.

Objectives

- To ensure that stand-alone shopping centres include a mix of uses and are integrated into the design and layout of the Town Centre.

Controls

F1.1-6 Integrating large format uses/shopping centres

(a) Integrate the internal and external layout of stand-alone shopping centres with the existing street network to improve walkability and legibility. Ensure pedestrian and cycle connections between the street network and the shopping centre are clear, direct, safe and attractive links that are well lit, with good signage and meet access requirements.
(b) Locate more intensive and extended-hour uses towards the street and around public spaces to ensure areas around the shopping centre are active at night and help with natural surveillance.
(c) Improve pedestrian access to shopping centres with entries that align with the street and existing connections. Pedestrian entries should be highly visible, connected to the public domain and easy to find.
(d) Design path and way finding signage to improve access, orientation and connections to spaces within and outside the shopping centre.
(e) Avoid long expanses of blank walls along street frontages or other public areas.
(f) Provide active frontages to enable natural surveillance of public areas.
(g) Provide bicycle parking close to shopping centre entries.
(h) Ensure that service areas, site storage and loading bays are located away from public spaces, streets and residential development.

Universal Design/Accessibility

The design of the public domain in the Town Centre should make it accessible to everyone, including mobility impaired people, children, elderly citizens and pedestrians with prams.

Measures to make the public domain more accessible include adequate space so people can easily move around, manageable slopes and grades in the street, ease of access to and from

building entrances, and tactile indicators and luminance contrast to help visually impaired people. This ultimately encourages more people to use a space.

Objectives

- To ensure that all residents and visitors, including wheelchair users and those with a disability are able to easily reach and enter all publicly accessible parts of a building.

Controls

F1.1-7 Universal Design/Accessibility

(a) Prioritise pedestrian flows for people with disabilities by providing a clear travel path along the building line.
(b) Where outdoor dining is provided along the wall of a building on secondary streets with narrow footpaths or lanes, access for people with a disability should be considered.

4.2 Traffic, access, parking and servicing

Vehicle Access and Parking

The location, type and design of vehicle access points to a development have a significant impact on the streetscape, site layout and building design. It is important that vehicle access is integrated with site planning from the earliest stages to minimise any potential conflicts with pedestrians, streetscape requirements and traffic patterns.

Vehicle crossings over footpaths disrupt pedestrian movement and impact on safety. The design of vehicle access to buildings also influences the quality of the public domain. Overly wide vehicle access points detract from the streetscape and the active use of street frontages.

Accommodating parking on site also has a significant impact on the site layout, landscape design and stormwater management. The amount of parking provided is related the size of the development, however parking provision should also be considered in relation to the local context and the availability of car parking areas.

Objectives

- To provide adequate and convenient car parking and service access for the development without compromising street character, landscape or pedestrian amenity and safety.
- To minimise car dependency and to promote alternative means of transport including cycling and walking.
- To integrate the location and design of car parking with the design of the site and the Jindabyne Town Centre.

Controls

F1.2-1 Vehicle access & parking

(a) Car parking provision and design is to be in accordance with Chapter C3 Car parking, traffic and access.
(b) Potential pedestrian and vehicle conflict is to be minimised by:
- ensuring clear sight lines at pedestrian and vehicle crossings;
- utilising traffic calming devices;
- separating and clearly distinguishing between pedestrian and vehicular accessways (for example by using bollards, change of hard pavement in rear lane).

(c) Car parking areas are to include suitable landscaping, both within and on the perimeter of the car park, to improve appearance and provide shade.
(d) Where car parking is located within a development, the appearance of carparking and service vehicle entries are to be improved by:
- screening and locating garbage collection, loading and servicing areas within the development; and
- avoiding black holes in the façade by providing security doors to carpark entries.

(e) Safe and secure access is to be provided for building users, including direct access for residential apartments.
(f) Parking and storage of bicycles (both resident and visitor) is to be provided at convenient and secure locations.
(g) Where doors are not provided to a car park, ensure that the visible interior of the car park is incorporated into the façade design and material selection and that building services pipes and ducts are concealed.
(h) All vehicle access points to a development are to provide a minimum 1.5 metres landscaped setback to neighbouring properties.

Pedestrian and Cycle Access

Design for pedestrian access focuses on delivering high quality, safe and pleasant walking environments. Pedestrian access and through-site links assist in ensuring that the development is integrated into the locality and encourage ground level activity through the site. Pedestrian access should also be equitable access, which provides a barrier-free environment where all people who live in and visit the development can enjoy the public domain.

The Jindabyne Town Centre Master Plan identifies the key pedestrian connections through the Town Centre as shown below.

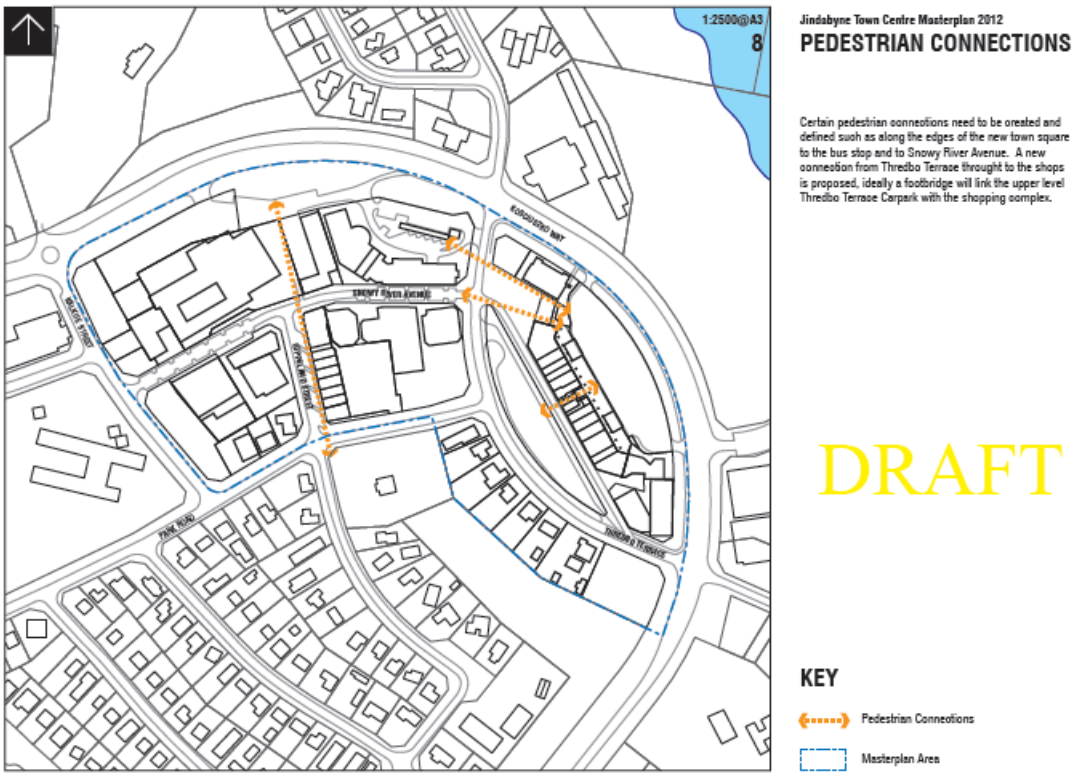
Objectives

- To promote walking and cycling as modes of transport to improve health and wellbeing, reduce transport and infrastructure costs and minimise environmental impacts.
- To ensure that development incorporates publicly accessible pedestrian paths that are well linked into the surrounding area.

Controls

F1.2-2 Pedestrian and cycle access

(a) All development is to provide high quality accessible routes to public and semi-public areas, including major entries, lobbies, communal open space, site facilities, parking areas and pedestrian pathways.
(b) All pedestrian links are to have appropriate levels of illumination.
(c) All entrances to buildings are to be accessible from the street and are to integrate ramps into the overall building and landscape design to promote equity of access.
(d) Facilities for bicycle storage are to be provided in accordance with Chapter C3 Car Parking, Traffic and Access.
(e) All new developments are to consider including change room and shower facilities for staff.



4.3 Building and Site Design

This section contains objectives and performance criteria and controls for building and site design. Building height and density (FSR) requirements are contained in the Snowy River LEP 2013 and are explained in more detail below. Other requirements in this part include setbacks and building articulation.

Building Height

Height is an important control because of its major impact on the character and physical and visual amenity of a place. Height controls can be further refined by decisions about roof form, amenity of adjacent residential areas, setting and topography and heritage context. Building height also has a major impact on the degree of overshadowing and potential loss of privacy and views.

Objectives

- To ensure that building height relates to the context of the site, including street type, surrounding buildings, heritage items, landscape and views.
- To allow reasonable daylight access to all development and the public domain including footpaths, areas of open space and the site of the Jindabyne Town Square.
- To increase the amenity of the development by taking advantage of long distance views from the site.
- To ensure appropriate management of overshadowing and privacy.

Controls

F1.3-1 Height

Note: Maximum Building Heights are included in clause 4.3 of the Snowy River Local Environmental Plan 2013.

(a) A minimum floor to ceiling height for ground level retail and commercial floorspace where active public uses are encouraged is 3.6 metres.
(b) A minimum floor to ceiling height of 3.0 metres is required for the upper level commercial floor space.
(c) A minimum floor to ceiling height of 2.7 metres is required for all residential floorspace.

Density / Floor Space Ratio

Building density is defined by maximum floor space ratio (FSR). The maximum FSR for sites within the Jindabyne Town Centre are identified in clause 4.4 of the Snowy River LEP 2013. The FSR control works in conjunction with the building height, setbacks and landscaped area controls to identify the overall building envelope for the site. The achievement of the maximum FSR is dependent on how the proposed development meets the objectives and performance requirements of this Chapter and other relevant Chapters of the Snowy River DCP.

In some instances it may not be possible to achieve the maximum allowable FSR for a particular site, due to potential impacts on views, overshadowing and minimum landscaped area requirements, and other design considerations.

Objectives

- To control the bulk and scale of development.
- To ensure building bulk is compatible with the surrounding built form and minimise the impact on existing buildings in the locality, open space and streetscape.
- To define the allowable development density to ensure that development does not detrimentally impact on local traffic.
- To encourage balconies and terraces within the development.

Controls

F1.3-2 Density / Floor space ratio

(a) The maximum floor space ratio for the site is to be in accordance with the Snowy River LEP 2013 (clause 4.4 Floor Space Ratio).
(b) The area of terraces and balconies with outer walls of less than 1.4 metres high is not to be included in the calculation of floor space ratio in accordance with the Snowy River LEP 2013.

Setbacks

Setbacks reflect the character of an area and establish the development's relationship with the surrounding area. They create the relationship between neighbouring buildings, opportunities for landscaped open space and are important contributors to visual and acoustic privacy and daylight.

Street setbacks and front setbacks establish the development's relationship with the streetscape and character of the surrounding area. They create the address and proportions of the street and contribute to the public domain by enhancing streetscape character

Setbacks within a development create the relationship between neighbouring buildings, create opportunities for landscaped open space and are important contributors to visual and acoustic privacy and daylight access. Minimal side setbacks encourage buildings to address the street, rather than addressing side boundaries and adjacent buildings. This not only contributes to privacy but increases passive surveillance of the street.

Objectives

- To provide strong street edges in the Jindabyne Town Centre.
- To minimise the impact of development on adjoining land and to ensure adequate separation between buildings.
- To provide adequate space for landscaping, visual and acoustic privacy and solar access.
- To encourage the retention of significant views.

Controls

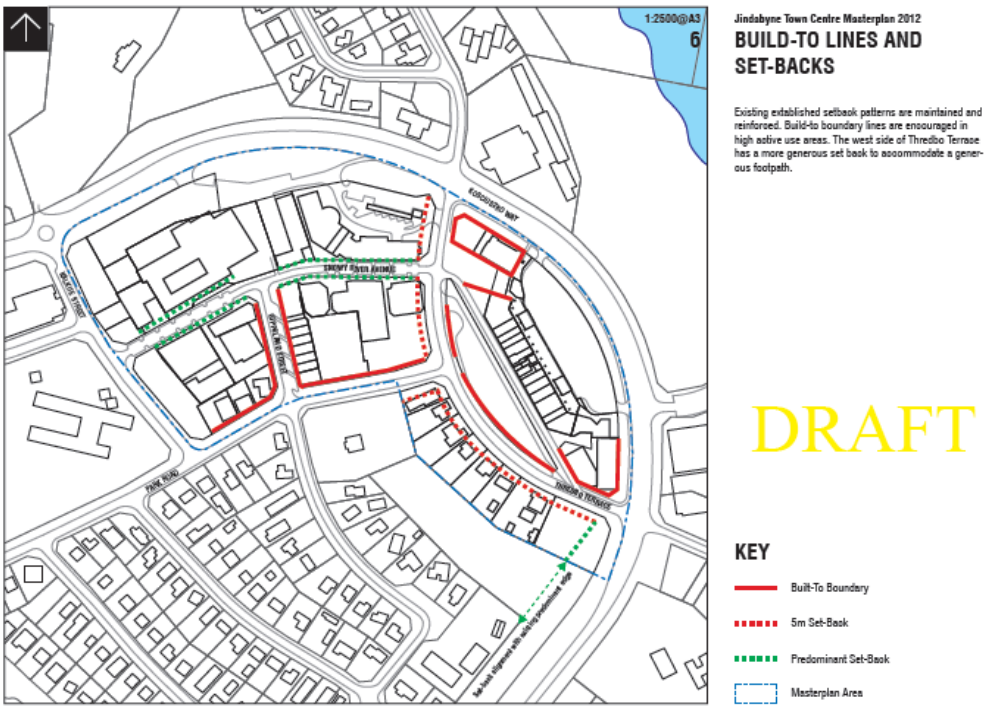
F1.3-3 Setbacks

(a) The front setback requirements at ground level are shown in the Build to Lines and Setbacks figure in the Jindabyne Town Centre Master Plan (refer below).

(b) New buildings are to be sited and designed to form a strong, predominantly continuous built edge to the primary street frontage, Town Square and public parks and pathways. Where an allotments has frontage to two or more streets, the primary street frontage is the widest public street adjoining that allotment. Where an allotment has frontage to a street and public path or pathway, a strong, built edge is to be provided to both.

(c) All ground level setbacks are to be landscaped.

(d) Vehicle access points and loading docks may be located within the setback area where they do not have a detrimental impact on the appearance of the development or pedestrian and cycle movement.



4.4 Building Exterior

The exterior elements of individual developments directly affect the quality and character of the streetscape and the public domain. The controls in this section aim to increase the amenity, vitality, safety and security of streets and laneways by encouraging variation and interest in building facades, ensuring quality building finishes and materials and mitigating adverse impacts on the street arising from driveway access crossings and advertising signage.

Building facades and articulation

Articulation of building facades provide for visually interesting buildings and streetscapes and greater amenity for both occupants and visitors. Articulation of building facades ensures that buildings do not present monotonous walls to the streetscape and assists in breaking up building mass of large sites.

Buildings can be articulated through the use of architectural elements such as variations in building materials, balconies, entries, bay windows, sun shading devices, privacy screens and similar architectural elements.

Objectives

- To ensure that new buildings have well-articulated and harmonious facades which define the public domain.
- To ensure that buildings exteriors reinforce the character and continuity, and make a positive contribution to the Town Centre streetscape.
- To promote high quality architectural design.

Controls

F1.4-1 Building facades & articulation

(a) Buildings are to be designed to address the street and ensure that rear and side façades (where visible) also provide visual interest to the street and surrounding neighbours.
(b) The design of the development should include architectural features that give a human scale to the building, particularly at ground level.
(c) The design of the building façade, or a series of facades, should form a rhythm that complements and is harmonious with the streetscape.
(d) Building articulation should respond to the environmental conditions of the site including orientation, breezes and privacy.
(e) The maximum unarticulated building length is 9 metres along the primary street frontage and 10 metres along the secondary street frontage.
(f) All facades, including rear facades, must include windows.
(g) Predominantly clear glazed shopfronts are to be provided to ground floor retail development and for commercial development where the site is required to have an Active Street Frontage.
(h) Curtain walling, large expanses of glass and large expanses of concrete are to be avoided in the design of the building as these do not create well-articulated and harmonious facades.
(i) Grilles and transparent security shutters are to have a minimum of 70% transparency. Solid roller shutters, screens or grills on shopfronts and dwellings are not appropriate.

Building entrances

Building entrances define the threshold between the public street and private areas within the building and contribute to the identity of the development. Where a building has a large frontage to the street, multiple entries help to create a human scale along the street.

Objectives

- To create building entrances which are clearly identifiable.
- To contribute positively to the streetscape and building façade design.

Controls

F1.4-2 Building entrances

(a) Building entries are to address the primary street frontage and form an integral part of the building façade.
(b) Building entries are to be clearly visible from the street, convenient for pedestrians, and a clearly identifiable element of the building.
(c) Building entries must be designed to have equal access to all people.
(d) Safe and secure access is to be provided by providing a clear line of sight between one circulation space and the next, providing sheltered, well lit and highly visible spaces for building entry and for the collection of mail.
(e) Separate entries from the street are to be provided for pedestrians and cars.
(f) Entries and associated circulation spaces are to be of an adequate size to allow movement of furniture between public and private spaces.

Solar access, overshadowing and natural daylight

Solar access forms an integral part of the design process and is a major determinant of personal environmental comfort. Good passive solar design offers a resource and financial benefit by reducing the need for artificial heating and cooling for commercial, retail and residential development. New development must also recognise that existing adjacent buildings require reasonable access to sunlight.

Objectives

- To encourage passive solar design that minimises energy consumption.
- To minimise the negative impact of overshadowing on the internal and outdoor areas of neighbouring buildings.
- To retain the amenity of the public domain by maximising solar access.

Controls

F1.4-3 Solar access, overshadowing & natural daylight

(a) Shadow diagrams, including elevations showing shadow impacts on any walls (and windows) of adjoining development and areas of open space must be submitted with the development application for all new buildings of two or more storeys. Any adverse overshadowing impact may require a reduction in the height or design changes of the proposed development.
(b) Solar access and overshadowing requirements for shop top housing are to be in accordance with Chapter D1 Residential Accommodation.

(c) The height and design of buildings should not significantly impact on sunlight access or overshadow public open spaces, outdoor dining areas and the Town Square.

Awnings

Awnings increase the useability and amenity of public footpaths by protecting pedestrians from weather. They encourage pedestrian activity and contribute to the identity of a development. Awnings also offer a good opportunity to create architectural detail and contribute to the character of the street.

Objectives

- To provide shelter for areas where pedestrian activity occurs.
- To reinforce an existing coordinating feature of the Jindabyne Town Centre.
- To provide continuity in the streetscape.

Controls

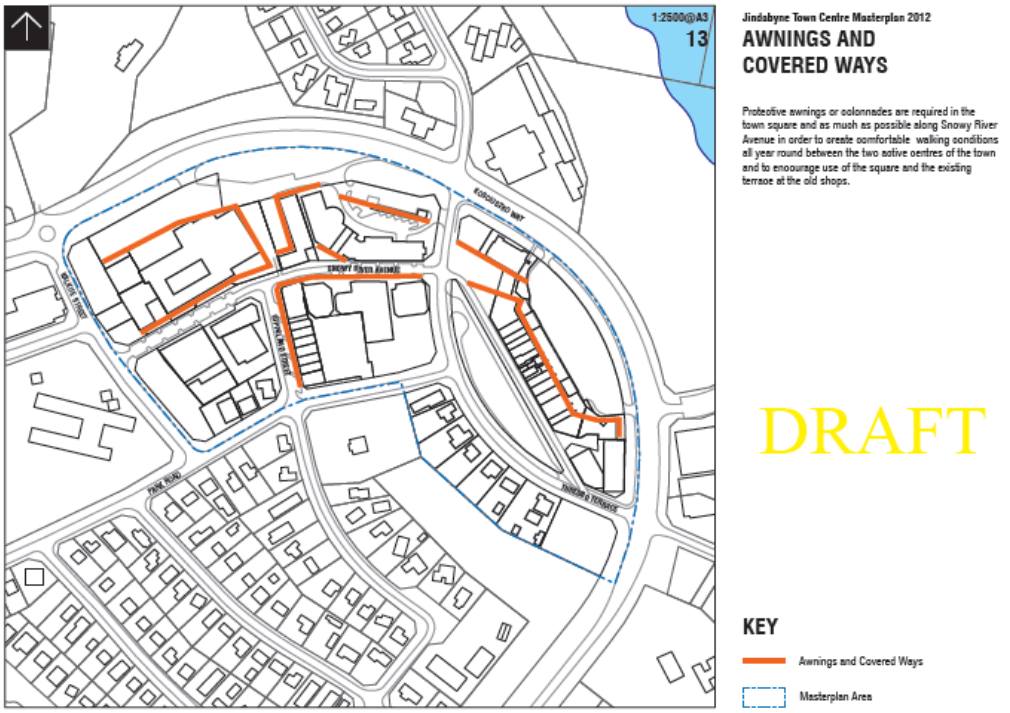
F1.4-4 Awnings

(a) Continuous awnings are to be provided on the main pedestrian activity paths and areas identified as having Active Street Frontages (refer Snowy River LEP 2013 – Active Street Frontages Map).

(b) Awnings over a public footpath are to be:
- a minimum clear height of 3 metres above the footpath;
- a depth of 2 metres where non-residential uses adjoin;
- not less than 600mm from the edge of the road/kerb.

(c) Along streets with existing awnings, any new awnings are to be aligned with the existing and are to be designed to be complimentary with the existing.

(d) Under awning lighting is to be provided to facilitate night use of the footpath and to improve public safety.



Signage and advertising

Signage and advertising plays a significant part in identifying retail and commercial uses and in creating a lively retail strip. It is important that signage in the Town Centre is clear and easily understood, integrated into the design of new buildings and consistent with the streetscape character.

Objectives

- To ensure that signage is in keeping with the development in scale and quality.
- To enhance the visual quality of the streetscape.

Controls

F1.4-5 Signage & advertising

(a) Advertising signs are to be in accordance with Chapter C6 Advertising and Signage.
(b) The location, size and design for signage associated with a development is to be included in the development application plans and elevations.
(c) The location and design of signage and advertising is not to:
   - obscure important architectural features or dominate the architecture of buildings
   - protrude from the awnings
   - project above any part of the building to which it is attached
   - cover a large portion of the building façade
(d) Fin signs, projecting wall signs and roof signs are not permitted.
(e) Commercial signage on local shops is to be limited to identification signs with one sign permitted for each shop front. These may be located on shop front windows, above entrances or suspended under colonnades or awnings in accordance with Chapter C6 Advertising and Signage.

Materials and finishes

The selection of appropriate materials and finishes for development within the Jindabyne Town Centre is important because of the sites prominent position on Lake Jindabyne and it function as the main centre for both local community and visitors. In addition, the range of weather conditions makes the selection of building materials and finishes important for both the appearance and longevity of the development. It is also important to consider the environmental impacts of materials in terms of their whole life cycle (including their manufacture and disposal) when selecting construction and building materials, fittings, fixtures and appliances.

Objectives

- To ensure that new development in the Town Centre achieves a high standard of architectural character and include quality finishes.
- To ensure that building materials and finishes contribute to a stylish and coherent streetscape.
- To ensure that colours and materials are selected to aesthetically relate to the Snowy River environment.
- To ensure building materials are chosen that can withstand climatic variations and extremes.

- To encourage the use of recycled and environmentally sustainable materials.

Controls

F1.4-6 Materials and finishes

(a) New development is to utilise high quality and durable materials and finishes.
(b) The exterior finishes of new development is to include earthy colour schemes consistent with the Snowy River Design Guidelines and avoid corporate and bright colours that are inconsistent with the character of the Jindabyne Town Centre streetscape.
(c) Materials and finishes are to be in accordance with the Snowy River Design Guidelines .
(d) The facades of new development is to include a variety of materials and finishes and avoid large expanses of any single material

4.5 Open Space & Landscaping

Open space

Open space is a critical environmental feature as well as 'breathing space' for the Town Centre. It may be public (assessable and usable by the general public), communal (shared by all occupants of a development) or private (for the exclusive use of the occupants). Generally, open space in the Town Centre is provided as public open space.

The primary function of open space is to provide amenity in the form of: landscape design, opportunities for recreation and social activities, daylight access for neighbouring sites, visual privacy, and water cycle management. Within individual sites, the size, location and design treatment of open space will vary depending on the context of the site, proposed uses and scale of development.

Objectives

- To provide areas of passive open space within the Jindabyne Town Centre.
- To ensure that communal space is consolidated, configured and designed to be useable and attractive.
- To provide a pleasant landscaped outlook from and to the Jindabyne Town Centre.

Controls

F1.5-1 Open space

(a) The amount of open space provided on a site is to be in accordance with the requirements for the type of development proposed (eg. Chapter D1 Residential Accommodation).
(b) Publicly accessible open space is to be located so that it forms a focus of the development and provides a landscape buffer between buildings and provides for a pleasant outlook.
(c) Publicly accessible open space should be consolidated into useable areas and demonstrate that its size and dimensions allow for a variety of uses.
(d) Open space should be located so that solar access is maximised.

Landscape design

Landscape design and maintenance plays an important role in determining the character of the Town Centre. The use of local native plant species in landscape design is encouraged as they generally require less water and are suited to the local climatic conditions.

Objectives

- To ensure that landscaping is integrated into the design of the development and is consistent with the landscape character of the streetscape.
- To add value within a development by providing privacy, outlook and landscaped views.
- To promote sustainable landscape design and irrigation practices.
- To ensure landscape design takes into account the site's microclimate.
- To maximise absorptive landscaped areas for on-site infiltration of stormwater.

Controls

F1.5-2 Landscape design

(a) All development applications are to include a landscape plan (refer Chapter A2 Development Application Requirements).
(b) Landscape design is to be in scale with the development and should relate to building form, facilitate stormwater infiltration through the use of permeable surfaces, and be easily maintained.
(c) Landscaping is to ensure amenity of private and publicly accessible open spaces by providing:
    - shade from the sun and shelter from the wind;
    - accessible and safe routes through the space and between buildings.
(d) Landscape design is to improve the energy and solar efficiency of development and the microclimate of open spaces by:
    - locating trees for shading low-angle sun on the eastern and western sides of buildings;
    - using deciduous trees (where appropriate) for shading of windows and open space areas in summer and allowing solar access in winter.
(e) Landscape design is to minimise water consumption by including local native plants with low water demand (refer Recommended Species for Landscaping – Chapter C5) and using plants with low fertiliser requirements.
(f) The landscape plan must outline how landscaped areas are to be maintained for the life of the development

Deep soil zones

Deep soil zones are areas of natural ground, and with relatively natural soil profiles, retained within a development and not built upon. Deep soil zones have important environmental benefits including: promoting healthy growth of large trees with large canopies; protecting existing mature trees; and allowing infiltration of rainwater and reducing stormwater runoff.

Objectives

- To improve the amenity of development through the retention and planting of trees that are, or will, grow to a large or medium size.
- To assist with management of water quality and the water table.

Controls

F1.5-3 Deep soil zones

(a) The development, where possible, is to include deep soil zones which will accommodate existing mature trees as well as allow for the planting of trees/shrubs that will grow to be mature trees.
(b) Deep soil zones are to have a pervious surface.
(c) Deep soil zones are not to be built upon.

F2 Berridale Village Centre

Contents

1. General Information

1.1 Land to which this Chapter applies

This Chapter applies to the Berridale Village Centre which includes land in Berridale zoned RU5 Village under the Snowy River LEP 2013 and shown on the map below.

REFER TO BERRIDALE VILLAGE CENTRE BOUNDARY

SEPARATE MAPS – OPTION 3

The provisions of Chapter D1 Residential Accommodation also apply to development for residential accommodation in the Berridale Village Centre. Where there is an inconsistency between Chapter D1 and this Chapter, the provisions of this Chapter will prevail.

1.2 Aim of this Chapter

The aim of this Chapter is to produce objectives and detailed development controls to guide the built form, environmental and amenity standards for development within the Berridale Village Centre.

1.3 Development Objectives for the Berridale Village Centre

The objectives for development in the Berridale Village Centre are to ensure that development:

- reflects the values and outcomes of the Berridale Village Plan (2007);
- provides for high quality retail, commercial, residential and tourism development which promotes vitality in the Village Centre and serves the needs of both the local community and visitors to the area;
- provides for a mix of uses which support a sustainable level of growth without adversely impacting on the heritage values and the village character;
- makes a positive contribution to the streetscape with the scale, character and design of new development considering the existing neighbourhood within and adjacent to the Berridale Village Centre, the rural setting of the village and its connection to the mountains;
- protects the natural and cultural heritage of Berridale and promotes a connection with important landmarks, significant views and areas of open space;
- includes environmentally sustainable features; and
- provides for equal access for all levels of mobility and enhances safety and security.

2 Background and Context

2.1 Context and Berridale Village Plan (2007)

The Village Centre of Berridale defined in the Berridale Village Plan includes the commercial and service core with a concentration of specialty shops, cafes, pub, garage and offices including the Council Chambers. There is a range of building styles (one and two storey) with a number of the buildings heritage listed, providing heritage character to parts of the Village Centre.

Two large parking areas within the Village Centre are dominant features that separate the Jindabyne Road frontage from the shopfronts. These parking areas could be enhanced with further landscaping and use of materials to be both functional and welcoming as a focal point of the village.

The open space network and landscaping are also central to Berridale's character and are widely recognised as assets for both residents and visitors. Significant areas of landscaped open space, located on the eastern side of Jindabyne Road, provide a distinct character to the Village Centre. Improving landscaping is a key way to enhance the character of the village and making the village more attractive and desirable.

The key existing characteristics of the Village Centre identified in the Berridale Village Plan (2007) are:

- commercial core with shops, cafes, restaurants, offices and services;
- established landscaping in pockets;
- variety of signage;
- mix of building scale and styles; and
- heritage streetscape.

The Berridale Village Plan also included a 'Preferred Character Statement' for the Centre (identified as Precinct No.6) being:

"The attractiveness and functioning of this area will be maintained and strengthened by:

- *encouraging good design that creates a functional and attractive commercial core;*
- *supporting a range of development that is geared toward service provision and commercial activities; and*
- *encouraging landscaping to break built form and enhance the character of the village."*

The Berridale Village Plan also identified features to avoid including:

- large inappropriate signage that dominates the area and detracts from the heritage and low key village centre; and
- buildings that do not present or address the street frontage.

2.2 Heritage Conservation

There are a number of heritage items listed in the Snowy River LEP 2013 that are located in the Berridale Village Centre (refer Snowy River LEP 2013 Heritage Maps).

In addition to heritage buildings, the Snowy River LEP 2013 also identifies the cultural streetscape along Jindabyne Road, Berridale as a heritage and includes a remnant row of Lombardy poplars and radiata pines interspersed with hawthorn hedging at the northern entrance to Berridale and an avenue of Lombardy poplar that line the southern entrance to village and a grove of cypress defining the War Memorial Site. The statement of significance notes that:

> *The street trees spatially define both the northern and southern entrances to Berridale and are known to be one of the main features of the town. The use of radiata pines, Lombardy poplars and hawthorns is representative of early 20th Century street planting. They make an important contribution to the streetscape and the character of the town.*
>
> *The radiata pines were planted around 1902 and the Lombardy poplars during the Inter War period. The milestones were relocated to the site c1960.*

Information on the significance of these items and the individual heritage inventory sheets can be obtained from Council. This DCP also includes a specific Chapter for development affecting a heritage item or on a site in the vicinity of a heritage item (Chapter C4 Heritage).

It is highly recommended that an applicant meet with Council early in the design stages of a proposal where development affects a heritage item.

3 Development & Design Controls

3.1 Urban Form

Views, Vistas and Landmarks

The landscape setting of the Berridale Village Centre is one of its significant features and is important for scenic, conservation and heritage values. The protection and management of views and vistas from and to the Village Centre is an important consideration for all new development to ensure that the scenic and landscape quality of Berridale is protected.

Objectives

- To protect and enhance views and vistas from and to the Berridale Village Centre which highlight the landscaped setting, heritage features and character of the centre.

Controls

F2.1-1 Views, vistas & landmarks

Significant views and vistas within the Village Centre are to be maintained and enhanced including views to and from surrounding village and rural areas.
Buildings are to be designed to maximise view sharing.

Active Site and Street Frontages

A successful village centre provides street level retail and commercial activities that satisfy the requirements of local residents and visitors and enliven the public area by day and night. Active frontage uses at street level include entrances to retail or shopfront; café or restaurant and active office uses, such as reception areas, if visible from the street.

Objectives

- To maximise active street frontages to encourage pedestrian activity and improve safety through passive surveillance.
- To provide a range of uses to engage and activate the street.
- To maximise building openings and minimise the extent of blank walls on to the street, especially at ground level.

Controls

F2.1-2 Active site & street frontages

(a) Provide continuous retail or active commercial frontage on the ground floor of buildings within the Berridale Village Centre.
  - Active ground floor uses are to be the same general level as the footpath and can be readily accessible.
  - Restaurants, cafes and the like are to consider providing openable shop fronts.
  - Street level activity is to be encouraged and maximised by wrapping shopfronts around corners.
  - Blank walls at ground level are to be minimised.
  - Maximise glazing for retail uses on the ground floors.
  - Opaque or reflective glass is not to be used on the ground floor facade.

- Use grilles or transparent security shutters with a minimum of 70% transparency on retail frontages. Solid shutters are not permitted.
- Entrances to internally orientated shopping or commercial arcades, and the arcades themselves must be a minimum of 7 metres wide.

Street Corners

Buildings on street corners are important both in terms of 'way finding' and 'place making'. Well defined corners assist pedestrians to orientate and define their own position within a precinct.

Objectives

- To ensure that corner buildings, which by their location are often highly visible, are well designed and respond to the different characteristics of the streets they address.

Controls

F2.1-3 Street corners

(a) Each frontage of a building on a corner site should be designed as a main street frontage.
(b) On corner sites street level activity is to be maximised by wrapping shopfronts around corners.
(c) Development on corner sites should be designed to add variety and interest to the street and clarify the street hierarchy.
(d) Development on corner sites should utilise design devices such as increased wall heights, splayed corner details, and other architectural features to reinforce the way finding attributes of street corners.

Outdoor Dining

Outdoor dining has an immediate positive impact on the vitality of places and creates street level interest and variation. Outdoor dining may spill out from the restaurant's main dining area, be along the building wall or close to the kerb. In all instances, pedestrian movement and street infrastructure should be a priority and not affected by new outdoor dining areas.

Objectives

- To encourage outdoor dining along streets and in public spaces to make the Berridale Village Centre lively during the day and night.
- To increase casual and passive surveillance of the street to enhance safety and security.

Controls

F2.1-4 Outdoor dining

(a) Consider incorporating areas of outdoor dining in café, take away food and drink premises and restaurant developments where possible.
    - The location of outdoor dining areas should provide good amenity, landscaping and outlook, solar access in the winter and shading in the summer and a traffic environment that can be calmed or supports outdoor dining usage.

- Lighting and heating should be provided for evening use of outdoor dining areas.
- Outdoor dining areas should not take away from space used for street furniture or interrupt utilities or other infrastructure.
- Prioritise pedestrian flows and access for people with disabilities along main streets by keeping the minimum clear width of footpath travel between the building and outdoor dining area.

Note: Refer to Chapter E3 Commercial Premises (Outdoor Dining & Trading).

Safety, Security and Crime Prevention

Safety and security refers to formal and informal measures to protect properties, residents and visitors. Developments should provide safe ground level entry and enable casual surveillance.

Objectives

- To encourage building design that provides casual surveillance of streets and other public areas.
- To promote the design of buildings and open space areas which encourage community safety and reduce the opportunity for crime.

Controls

F2.1-5 Safety, security & crime prevention

(a) A formal crime risk assessment, consistent with the Department of Planning 'Crime Prevention Through Environmental Design' is to be carried out for certain types of development as specified by Council.
(b) Buildings must be designed to enable occupants to overlook streets and public open space to provide casual surveillance. Opportunities for casual surveillance should be provided by:
    - orientating commercial and retail space and living areas (where residential dwellings are located in the development), so they have views over public or commercial open spaces;
    - providing clear lines of sight between building and car park entrances and the street;
    - footpaths, landscaped areas and driveways must provide opportunities for surveillance and allow safe movement of residents around the site.
(c) Opportunities for concealment are to be minimised by:
    - avoiding blind or dark alcoves near stairwells;
    - providing well lit routes throughout the development;
    - ensuring car parking areas, pathways and common areas of developments are adequately lit at all times.
(d) Entrances to buildings must be clearly visible and accessible from the street.
(e) Community buildings and public open space areas are to be provided with sufficient lighting and security.
(f) Large expanses of wall and fences, which may attract graffiti, are to be avoided.

Note: refer to Chapter C2 Design (Crime Prevention Through Environmental Design) for detailed controls.

Integrating large format uses/shopping centres

Shopping centres are traditionally stand-alone buildings inwardly focused onto a privately owned central mall that contains a range of retail and other services. It is important for the functioning of the Village Centre that these stand-alone shopping centres have both a visual and direct connection to the Village Centre.

Objectives

- To ensure that stand-alone shopping centres include a mix of uses and are integrated into the design and layout of the Village Centre.

Controls

F2.1-6 Integrating large format uses/shopping centres

(a) Integrate the internal and external layout of stand-alone shopping centres with the existing street network to improve walkability and legibility. Ensure pedestrian and cycle connections between the street network and the shopping centre are clear, direct, safe and attractive links that are well lit, with good signage and meet access requirements.
(b) Locate more intensive and extended-hour uses towards the street and around public spaces to ensure areas around the shopping centre are active at night and help with natural surveillance.
(c) Improve pedestrian access to shopping centres with entries that align with the street and existing connections. Pedestrian entries should be highly visible, connected to the public domain and easy to find.
(d) Design path and way finding signage to improve access, orientation and connections to spaces within and outside the shopping centre.
(e) Avoid long expanses of blank walls along street frontages or other public areas. Provide active frontages to enable natural surveillance of public areas.
(f) Provide bicycle parking close to shopping centre entries.
(g) Ensure that service areas, site storage and loading bays are located away from public spaces, streets and residential development.

Universal Design/Accessibility

The design of the public domain in the Village Centre should make it accessible to everyone, including mobility impaired people, children, elderly citizens and pedestrians with prams.

Measures to make the public domain more accessible include adequate space so people can easily move around, manageable slopes and grades in the street, ease of access to and from building entrances, and tactile indicators and luminance contrast to help visually impaired people. This ultimately encourages more people to use a space.

Objectives

- To ensure that all residents and visitors, including wheelchair users and those with a disability are able to easily reach and enter all publicly accessible parts of a building.

Controls

F2.1-7 Universal design/accessibility

(a) Prioritise pedestrian flows for people with disabilities by providing a clear travel path along the building line.
(b) Where outdoor dining is provided along the wall of a building on secondary streets with narrow footpaths or lanes, access for people with a disability should be considered.

3.2 Traffic, access, parking and servicing

Vehicle Access and Parking

The location, type and design of vehicle access points to a development have a significant impact on the streetscape, site layout and building design. It is important that vehicle access is integrated with site planning from the earliest stages to minimise any potential conflicts with pedestrians, streetscape requirements and traffic patterns.

Vehicle crossings over footpaths disrupt pedestrian movement and impact on safety. The design of vehicle access to buildings also influences the quality of the public domain. Overly wide vehicle access points detract from the streetscape and the active use of street frontages.

Accommodating parking on site also has a significant impact on the site layout, landscape design and stormwater management. The amount of parking provided is related the size of the development, however parking provision should also be considered in relation to the local context and the availability of car parking areas.

Objectives

- To provide adequate and convenient car parking and service access for the development without compromising street character, landscape or pedestrian amenity and safety.
- To minimise car dependency and to promote alternative means of transport including cycling and walking.
- To integrate the location and design of car parking with the design of the site and the Berridale Village Centre.

Controls

F2.2-1 Vehicle access & parking

(a) Carparking provision and design is to be in accordance with Chapter C3 Car Parking, Traffic and Access.
(b) Potential pedestrian and vehicle conflict is to be minimised by:
    - ensuring clear sight lines at pedestrian and vehicle crossings;
    - separating and clearly distinguishing between pedestrian and vehicular accessways.
(c) Carparking areas are to include suitable landscaping, both within and on the perimeter of the carpark, to improve appearance and provide shade.
(d) Where carparking is located within a development, the appearance of carparking and service vehicle entries are to be improved by screening garbage collection, loading and servicing areas.

(e) Safe and secure access is to be provided for building users, including direct access for residential apartments.
(f) All vehicle access points to a development are to provide a minimum 1.5 metres landscaped setback to neighbouring properties.

Pedestrian and Cycle Access

Design for pedestrian access focuses on delivering high quality, safe and pleasant walking environments. Pedestrian access and through-site links assist in ensuring that the development is integrated into the locality and encourage ground level activity through the site. Pedestrian access should also be equitable access, which provides a barrier-free environment where all people who live in and visit the development can enjoy the public domain.

Objectives

- To promote walking and cycling as modes of transport to improve health and wellbeing, reduce transport and infrastructure costs and minimise environmental impacts.
- To ensure that development incorporates publicly accessible pedestrian paths that are well linked into the surrounding area.

Controls

F2.2-2 Pedestrian & cycle access

(a) All development is to provide high quality accessible routes to public and semi-public areas, including communal open space, site facilities, parking areas and pedestrian pathways.
(b) All pedestrian links are to have appropriate levels of illumination.
(c) All entrances to buildings are to be accessible from the street and, if required, are to integrate ramps into the overall building and landscape design to promote equity of access.

3.3 Building and Site Design

This section contains objectives and performance criteria and controls for building and site design. Building height and floor space ratio (FSR) requirements are contained in the Snowy River LEP 2013 and are explained in more detail below. Other requirements in this part include setbacks, building articulation and sustainable design.

Building Height

Height is an important control because of its major impact on the character and physical and visual amenity of a place. Height controls can be further refined by decisions about roof form, amenity of adjacent residential areas, setting and topography and heritage context. Building height also has a major impact on the degree of overshadowing and potential loss of privacy and views.

Note: The Snowy River LEP 2013 (clause 4.3 Height of Buildings) and the Height of Buildings Map set maximum height limits for sites.

Objectives

- To ensure that building height relates to the context of the site, including street type, surrounding buildings, heritage items, landscape and views.
- To allow reasonable daylight access to all development and the public domain including footpaths and areas of open space.
- To ensure appropriate management of overshadowing and privacy.

Controls

F2.3-1 Building height

(a) A minimum floor to ceiling height for ground level retail and commercial floorspace where active public uses are encouraged is 3.6 metres.
(b) A minimum floor to ceiling height of 3.0 metres is required for the upper level commercial floor space.
(c) A minimum floor to ceiling height of 2.7 metres is required for all residential floorspace.

Density / Floor Space Ratio

Building density is defined by maximum floor space ratio (FSR). The FSR control works in conjunction with the building height, setbacks and landscaped area controls to identify the overall building envelope for the site. The achievement of the maximum FSR is dependent on how the proposed development meets the objectives and performance requirements of this Chapter and other relevant Chapters of the Snowy River DCP.

In some instances it may not be possible to achieve the maximum allowable FSR for a particular site, due to potential impacts on views, overshadowing and minimum landscaped area requirements, and other design considerations.

Note: The Snowy River LEP 2013 (clause 4.4 Floor Space Ratio) and the Floor Space Ratio Map specifies the maximum FSR for the Berridale Village Centre.

Objectives

- To control the bulk and scale of development.
- To ensure building bulk is compatible with the surrounding built form and minimise the impact on existing buildings in the locality, open space and streetscape.
- To define the allowable development density to ensure that development does not detrimentally impact on local traffic.
- To encourage balconies and terraces within the development.

Controls

F2.3-2 Density / floor space ratio

(a) The maximum floor space ratio for the site is to be in accordance with the Snowy River LEP 2013 (clause 4.4 Floor Space Ratio).
(b) The area of terraces and balconies with outer walls of less than 1.4 metres high is not to be included in the calculation of floor space ratio in accordance with the Snowy River LEP 2013.

Setbacks

Setbacks reflect the character of an area and establish the development's relationship with the surrounding area. They create the relationship between neighbouring buildings, opportunities for landscaped open space and are important contributors to visual and acoustic privacy and daylight.

Street setbacks and front setbacks establish the development's relationship with the streetscape and character of the surrounding area. They create the address and proportions of the street and contribute to the public domain by enhancing streetscape character

Building setback is measured from the property boundary to any part of a building.

Objectives

- To provide strong street edges in the Berridale Village Centre.
- To minimise the impact of development on adjoining land and to ensure adequate separation between buildings.
- To provide adequate space for landscaping, visual and acoustic privacy and solar access.
- To encourage the retention of significant views.

Controls

F2.3-3 Setbacks

(a) New buildings are to be sited and designed to form a strong, predominantly continuous built edge to the primary street frontage, car parking areas and pathways. Where an allotment has frontage to two or more streets, the primary street frontage is the widest public street adjoining that allotment. Where an allotment has frontage to a street and public path or pathway, a strong, built edge is to be provided to both.
(b) All ground level setbacks are to be landscaped.
(c) Vehicle access points and loading docks may be located within the setback area where they do not have a detrimental impact on the appearance of the development or pedestrian and cycle movement.

3.4 Building Exterior

The exterior elements of individual developments directly affect the quality and character of the streetscape and the public domain. The controls in this section aim to increase the amenity, vitality, safety and security of streets and laneways by encouraging variation and interest in building facades, ensuring quality building finishes and materials and mitigating adverse impacts on the street arising from driveway access crossings and advertising signage.

Building Facades and Articulation

Articulation of building facades provide for visually interesting buildings and streetscapes and greater amenity for both occupants and visitors. Articulation of building facades ensures that buildings do not present monotonous walls to the streetscape and assists in breaking up building mass of large sites.

Buildings can be articulated through the use of architectural elements such as variations in building materials, balconies, entries, bay windows, sun shading devices, privacy screens and similar architectural elements.

Objectives

- To ensure that new buildings have well-articulated and harmonious facades which define the public domain.
- To ensure that buildings exteriors reinforce the character and continuity, and make a positive contribution to the Village Centre streetscape.
- To promote high quality architectural design.

Controls

F2.4-1 Building facades & articulation

(a) Buildings are to be designed to address the street and ensure that rear and side façades (where visible) also provide visual interest to the street and surrounding neighbours.
(b) The design of the development should include architectural features that give a human scale to the building, particularly at ground level.
(c) The design of the building façade, or a series of facades, should form a rhythm that complements and is harmonious with the streetscape.
(d) Building articulation should respond to the environmental conditions of the site including orientation, breezes and privacy.
(e) The maximum unarticulated building length is 9 metres along the primary street frontage and 10 metres along the secondary street frontage.
(f) All facades, including rear facades, must include windows.
(g) Predominantly clear glazed shopfronts are to be provided to ground floor retail development and for commercial development.
(h) Curtain walling, large expanses of glass and large expanses of concrete are to be avoided in the design of the building as these do not create well-articulated and harmonious facades.
(i) Grilles and transparent security shutters are to have a minimum of 70% transparency. Solid roller shutters, screens or grills on shopfronts and dwellings are not appropriate.

Building entrances

Building entrances define the threshold between the public street and private areas within the building and contribute to the identity of the development. Where a building has a large frontage to the street, multiple entries help to create a human scale along the street.

Objectives

- To create building entrances which are clearly identifiable.
- To contribute positively to the streetscape and building façade design.

Controls

F2.4-2 Building entrances

(a) Building entries are to address the primary street frontage and form an integral part of the building façade.

(b) Building entries are to be clearly visible from the street, convenient for pedestrians, and a clearly identifiable element of the building.
(c) Building entries must be designed to have equal access to all people.
(d) Safe and secure access is to be provided by providing a clear line of sight between one circulation space and the next, providing sheltered, well lit and highly visible spaces for building entry and for the collection of mail.
(e) Separate entries from the street are to be provided for pedestrians and cars.
(f) Entries and associated circulation spaces are to be of an adequate size to allow movement of furniture between public and private spaces.

Solar access, Overshadowing and Natural Daylight

Solar access forms an integral part of the design process and is a major determinant of personal environmental comfort. Good passive solar design offers a resource and financial benefit by reducing the need for artificial heating and cooling for commercial, retail and residential development. New development must also recognise that existing adjacent buildings require reasonable access to sunlight.

Objectives

- To encourage passive solar design that minimises energy consumption.
- To minimise the negative impact of overshadowing on the internal and outdoor areas of neighbouring buildings.
- To retain the amenity of the public domain by maximising solar access.

Controls

F2.4-3 Solar access, overshadowing & natural daylight

(a) Shadow diagrams, including elevations showing shadow impacts on any walls (and windows) of adjoining development and areas of open space must be submitted with the development application for all new buildings of two or more storeys. Any adverse overshadowing impact may require a reduction in the height or design changes of the proposed development.
(b) The height and design of buildings should not significantly impact on sunlight access or overshadow public open spaces and outdoor dining areas.

Awnings

Awnings increase the useability and amenity of public footpaths by protecting pedestrians from weather. They encourage pedestrian activity and contribute to the identity of a development. Awnings also offer a good opportunity to create architectural detail and contribute to the character of the street.

Objectives

- To provide shelter for areas where pedestrian activity occurs.
- To reinforce an existing coordinating feature of the Berridale Village Centre.
- To provide continuity in the streetscape.

Controls

F2.4-4 Awnings

(a) Continuous awnings are to be provided on the main pedestrian activity paths and areas identified as having Active Street Frontages.
(b) Awnings over a public footpath are to be:
- a minimum clear height of 3 metres above the footpath;
- a depth of 2 metres where non-residential uses adjoin;
- not less than 600mm from the edge of the road/kerb.

(c) Along streets with existing awnings, any new awnings are to be aligned with the existing and are to be designed to be complimentary with the existing.
(d) Under awning lighting is to be provided to facilitate night use of the footpath and to improve public safety.

Signage and Advertising

Signage and advertising plays a significant part in identifying retail and commercial uses and in creating a lively retail strip. It is important that signage in the Village Centre is clear and easily understood, integrated into the design of new buildings and consistent with the streetscape character.

Objectives

- To ensure that signage is in keeping with the development in scale and quality.
- To enhance the visual quality of the streetscape.

Note: Advertising signs are to be in accordance with Chapter C6 Signage and Advertising.

Controls

F2.4-5 Signage & advertising

(a) The location, size and design for signage associated with a development is to be included in the development application plans and elevations.
(b) The location and design of signage and advertising is not to:
- obscure important architectural features or dominate the architecture of buildings
- protrude from the awnings
- project above any part of the building to which it is attached
- cover a large portion of the building façade.

(c) Fin signs, projecting wall signs and roof signs are not permitted.
(d) Commercial signage on local shops is to be limited to identification signs with one sign permitted for each shop front. These may be located on shop front windows, above entrances or suspended under colonnades or awnings in accordance with Chapter C6 Signage and Advertising.

Materials and Finishes

The selection of appropriate materials and finishes for development within the Village Centre is important because of Berridale's prominent position on the Jindabyne Road and its function as the key centre for the local community and visitors. In addition, the range of weather conditions makes the selection of building materials and finishes important for both the appearance and longevity of the development.

Objectives

- To ensure that new development in the Village Centre achieves a high standard of architectural character and include quality finishes.
- To ensure that building materials and finishes contribute to a stylish and coherent streetscape.
- To ensure that colours and materials are selected to aesthetically relate to the Snowy River environment.
- To ensure building materials are chosen that can withstand climatic variations and extremes.
- To encourage the use of recycled and environmentally sustainable materials.

Controls

F2.4-6 Materials & finishes

(a) New development is to utilise high quality and durable materials and finishes.
(b) The exterior finishes of new development is to include earthy colour schemes consistent with the Snowy River Design Guidelines and avoid corporate and bright colours that are inconsistent with the character of the Berridale Village Centre streetscape.
(c) The facades of new development are to include a variety of materials and finishes and avoid large expanses of any single material.

3.5 Open Space & Landscaping

Open space

Open space is a critical environmental feature as well as 'breathing space' for the Village Centre. It may be public (assessable and usable by the general public), communal (shared by all occupants of a development) or private (for the exclusive use of the occupants). Generally, open space in the Village Centre is provided as public open space along and adjacent to Jindabyne Road.

The primary function of open space is to provide amenity in the form of: landscape design, opportunities for recreation and social activities, daylight access for neighbouring sites, visual privacy, and water cycle management.

Objectives

- To provide areas of passive open space within the Berridale Village Centre.
- To ensure that communal space is consolidated, configured and designed to be useable and attractive.
- To provide a pleasant landscaped outlook from and to the Berridale Village Centre.

Controls

F2.5-1 Open space

(a) The amount of open space provided on a site is to be in accordance with the requirements for the type of development proposed (eg. Chapter D1 Residential Accommodation).
(b) Publicly accessible open space is to be located so that it forms a focus of the development and provides a landscape buffer between buildings and provides for a pleasant outlook.

(c) Publicly accessible open space should be consolidated into useable areas and demonstrate that its size and dimensions allow for a variety of uses.
(d) Open space should be located so that solar access is maximised.

Landscape design

Landscape design and maintenance plays an important role in determining the character of the Village Centre. The use of local native plant species in landscape design is encouraged as they generally require less water and are suited to the local climatic conditions. The Snowy River LEP 2013 heritage provisions require the retention of native or exotic trees and landscaping that has heritage significance.

Objectives

- To ensure that landscaping is integrated into the design of the development and is consistent with the landscape character of the streetscape.
- To add value within a development by providing privacy, outlook and landscaped views.
- To promote sustainable landscape design and irrigation practices.
- To ensure landscape design takes into account the site's microclimate.
- To maximise absorptive landscaped areas for on-site infiltration of stormwater.

Controls

F2.5-2 Landscape design

(a) All development applications are to include a landscape plan (Refer Chapter A2 Development Application Requirements).
(b) Landscape design is to be in scale with the development and should relate to building form, facilitate stormwater infiltration through the use of permeable surfaces, and be easily maintained.
(c) Landscaping is to ensure amenity of private and publicly accessible open spaces by providing:

- shade from the sun and shelter from the wind;
- accessible and safe routes through the space and between buildings.

(d) Landscape design is to improve the energy and solar efficiency of development and the microclimate of open spaces by:

- locating trees for shading low-angle sun on the eastern and western sides of buildings;
- using deciduous trees (where appropriate) for shading of windows and open space areas in summer and allowing solar access in winter.

(e) Landscape design is to minimise water consumption by including local native plants with low water demand (refer Recommended Species for Landscaping – Chapter C5) and using plants with low fertiliser requirements.
(f) The landscape plan must outline how landscaped areas are to be maintained for the life of the development.

Deep soil zones

Deep soil zones are areas of natural ground, and with relatively natural soil profiles, retained within a development and not built upon. Deep soil zones have important environmental

benefits including: promoting healthy growth of large trees with large canopies; protecting existing mature trees; and allowing infiltration of rainwater and reducing stormwater runoff.

Objectives

- To improve the amenity of development through the retention and planting of trees that are, or will, grow to a large or medium size.
- To assist with management of water quality and the water table.

Controls

F2.5-3 Deep soil zones

(a) The development, where possible, is to include deep soil zones which will accommodate existing mature trees as well as allow for the planting of trees/shrubs that will grow to be mature trees.
(b) Deep soil zones are to have a pervious surface.
(c) Deep soil zones are not to be built upon.

F3 Adaminaby Village Centre

Contents

1. General Information

1.1 Land to which this Chapter applies

This Chapter applies to the Adaminaby Village Centre which includes the area of land in Adaminaby zoned RU5 Village under the Snowy River LEP 2013 and shown on the map below.

The provisions of Chapter D1 Residential Accommodation also apply to development for residential accommodation in the Adaminaby Village Centre. Where there is an inconsistency between Chapter D1 and this Chapter, the provisions of this Chapter will prevail.

1.2 Aim of this Chapter

The aim of this Chapter is to produce detailed development controls and performance criteria to guide the built form, environmental and amenity standards for development within the Adaminaby Village Centre.

1.3 Development Objectives for the Adaminaby Village Centre

The objectives for development in the Adaminaby Village Centre are to ensure that it:

- reflects the values and outcomes of the Adaminaby Villages Plan (2007);
- provides for high quality retail, commercial and tourism development which promotes vitality in the Adaminaby Village Centre and serves the needs of both the local community and visitors to the area;
- provides for a mix of uses which support the growth of Adaminaby without adversely impacting on the heritage values and the village character;
- makes a positive contribution to the streetscape with the scale, character and design of new development considering the existing neighbourhood within and adjacent to the Adaminaby Village Centre, the rural setting of the village and its connection to Lake Eucumbene;
- protects the natural and cultural heritage of Adaminaby and promotes a connection with important landmarks, significant views and areas of open space;
- includes environmentally sustainable features; and
- provides for equal access for all levels of mobility and enhances safety and security.

2 Background & Context

2.1 Adaminaby Villages Plan

The Village Centre of Adaminaby includes the heritage listed Adaminaby Shopping Centre, constructed in 1956-57, and located along Denison Street between Baker Street and Druitt Street. The Village Centre boundary also includes properties along Denison Street north of the Shopping Centre between Druitt Street and York Street. There is a range of building styles (one and two storey) in the Village Centre and a number of the buildings have heritage significance and provide a distinct character to the Village Centre.

Parking within the Village Centre is mostly provided in angled street parking along Denison Street and Baker Street. The central area of open space and landscaping are central to Adaminaby's character and are widely recognised as assets for both residents and visitors. The central park and the formal avenue of poplars along Denison Street are identified as a cultural landscape streetscape and are also heritage listed.

2.2 Heritage Conservation

There are a number of heritage items listed in the Snowy River LEP 2013 that are located in the Adaminaby Village Centre:

- **Adaminaby Shopping Centre**, Denison Street: representative example of Post War Period, International Style retail centre. Includes the mature trees located in the central open space strip surrounded by one way road system (1956-57).
- **Cultural Landscape Streetscape**, Denison Street: formal avenue of poplar trees.
- **OX CBC Bank**, 18 Denison Street: originally built in Old Adaminaby in 1937. The only two storey building relocated from Old Adaminaby in 1956.
- **Adaminaby Memorial Hall**, 21 York Street: representative example of Post War Period vernacular style community hall.

The Snowy River LEP 2013 also identifies the boundary of the Adaminaby Conservation Area (refer LEP 2013 Heritage Maps).

Information on the significance of these items and the individual heritage inventory sheets can be obtained from Council. The Snowy River DCP also includes a specific Chapter regarding development affecting a heritage item or on a site in the vicinity of a heritage item (Chapter C4 Heritage).

It is highly recommended that an applicant meet with Council early in the design stages of a proposal where development affects a heritage item.

3. Development & Design Controls

3.1 Urban Form

Views, Vistas and Landmarks

A view is a framed outlook that can be seen within a range of vision and vistas are distant, wider views that often make a grand statement about a place. A view or vista can herald the arrival to a place or reinforce a sense of location. Landmarks are distinctive and memorable elements and may include buildings, parks, natural features and artworks.

The landscape setting of the Adaminaby Village Centre is one of its significant features and is important for scenic, conservation and heritage values. The protection and management of views and vistas from and to the Village Centre is an important consideration for all new development to ensure that the scenic and landscape quality of the village is protected.

Objectives

- To protect and enhance views and vistas from and to the Adaminaby Village Centre which highlight the landscaped setting and character of the centre.

Controls

F3.1-1 Views, vistas and landmarks

(a) Significant views and vistas within the Village Centre are to be maintained and enhanced including views to and from surrounding village and rural areas.
(b) Buildings are to be designed to maximise view sharing.

Active Site and Street Frontages

A successful village centre provides street level retail and commercial activities that satisfy the requirements of local residents and visitors and enliven the public area. Active frontage uses at street level include entrances to retail or shopfront, cafés or restaurants and active office uses, such as reception areas, if visible from the street.

Objectives

- To maximise active street frontages to encourage pedestrian activity and improve safety through passive surveillance.
- To provide a range of uses to engage and activate the street.
- To maximise building openings and minimise the extent of blank walls on to the street, especially at ground level.

Controls

F3.1-2 Active site & street frontages

(a) Provide continuous retail or active commercial frontage on the ground floor of buildings within the Adaminaby Village Centre.
(b) Active ground floor uses are to be the same general level as the footpath and can be readily accessible.
(c) Minimise blank walls and maximise glazing for retail uses on the ground level with consideration of heritage features of the Village Centre.

Street Corners

Buildings on street corners are important both in terms of 'way finding' and 'place making'.

Objectives

- To ensure that corner buildings, which by their location are often highly visible, are well designed and respond to the different characteristics of the streets they address.

Controls

F3.1-3 Street corners

(a) Each frontage of a building on a corner site should be designed as a main street frontage.
(b) Development on corner sites should be designed to add variety and interest to the street.
(c) On corner sites maximise street level activity by wrapping shopfronts around corners.

Outdoor Dining

Outdoor dining has an immediate positive impact on the vitality of places and creates street level interest and variation. Outdoor dining may spill out from the café or restaurant's dining area, be along the building wall or close to the kerb. In all instances, pedestrian movement and street infrastructure should be a priority and not affected by new outdoor dining areas.

Objectives

- To encourage outdoor dining along streets and in public spaces to make the Adaminaby Village Centre lively during the day and night.
- To increase casual and passive surveillance of the street to enhance safety and security.

Controls

F3.1-4 Outdoor dining

(a) Consider incorporating areas of outdoor dining in café, take away food and drink premises and restaurant developments where possible.
(b) The location of outdoor dining areas should provide good amenity, landscaping and outlook, solar access in the winter and shading in the summer.
(c) Lighting and heating should be provided for evening use of outdoor dining areas.

(d) Outdoor dining areas should not take away from space used for street furniture or interrupt utilities or other infrastructure.

(e) Prioritise pedestrian flows and access for people with disabilities along main streets by keeping the minimum clear width of footpath travel between the building and outdoor dining area.

Note: Refer to Chapter E3 Commercial Premises (Outdoor Dining & Trading).

Safety, Security & Crime Prevention

Safety and security refers to formal and informal measures to protect properties, residents and visitors. Developments should provide safe ground level entry and enable casual surveillance.

Objectives

- To encourage building design that provides casual surveillance of streets and other public areas.
- To promote the design of buildings and open space areas which encourage community safety and reduce the opportunity for crime.

Controls

F3.1-5 Safety, security & crime prevention

(a) A formal crime risk assessment, consistent with the Department of Planning 'Crime Prevention Through Environmental Design' is to be carried out for certain types of development as specified by Council.

(b) Buildings must be designed to enable occupants to overlook streets and public open space to provide casual surveillance. Opportunities for casual surveillance should be provided by:
   - orientating commercial and retail space and living areas (where residential dwellings are located in the development), so they have views over public or commercial open spaces;
   - footpaths and landscaped areas must provide opportunities for surveillance and allow safe movement.

(c) Opportunities for concealment are to be minimised by:
   - avoiding blind or dark alcoves near stairwells;
   - providing well lit routes;
   - ensuring car parking areas, pathways and common areas are adequately lit at all times.

(d) Entrances to buildings must be clearly visible and accessible from the street.

(e) Community buildings and public open space areas are to be provided with sufficient lighting and security.

(f) Large expanses of wall and fences that may attract graffiti are to be avoided.

Universal design/Accessibility

The design of the public domain in the Village Centre should make it accessible to everyone, including mobility impaired people, children, elderly citizens and pedestrians with prams.

Measures to make the public domain more accessible include adequate space so people can easily move around, manageable slopes and grades in the street, ease of access to and from building entrances, and tactile indicators and luminance contrast to help visually impaired people.

Objectives

- To ensure that all residents and visitors, including wheelchair users and those with a disability are able to easily reach and enter all publicly accessible parts of a building.

Controls

F3.1-6 Universal design/accessibility

(a) Requirements and design specifications for universal design and accessibility are to be included in the development in accordance relevant legislation.
(b) Prioritise pedestrian flows for people with disabilities by providing a clear travel path along the building line.
(c) Where outdoor dining is provided along the wall of a building on secondary streets with narrow footpaths or lanes, access for people with a disability should be considered.

3.2 Traffic, access, parking and servicing

Vehicle Access and Parking

The location, type and design of vehicle access points to a development have a significant impact on the streetscape, site layout and building design. It is important that vehicle access is integrated with site planning from the earliest stages to minimise any potential conflicts with pedestrians, streetscape requirements and traffic patterns.

Accommodating parking on site also has a significant impact on the site layout, landscape design and stormwater management. The amount of parking provided is related the size of the development, however parking provision should also be considered in relation to the local context and the availability of car parking areas.

Objectives

- To provide adequate and convenient car parking and service access for the development without compromising street character, landscape or pedestrian amenity and safety.
- To minimise car dependency and to promote alternative means of transport including cycling and walking.
- To integrate the location and design of car parking with the design of the site and the Adaminaby Village Centre.

Controls

F3.2-1 Vehicle access & parking

(a) Car parking provision and design is to be in accordance with Chapter C3 Car parking, traffic and access.
(b) Potential pedestrian and vehicle conflict is to be minimised by:
    - ensuring clear sight lines at pedestrian and vehicle crossings;
    - separating and clearly distinguishing between pedestrian and vehicular accessways.

(c) Car parking areas are to include suitable landscaping, both within and on the perimeter of the car park, to improve appearance and provide shade.
(d) Where car parking is located within a development, the appearance of car parking and service vehicle entries are to be improved by screening garbage collection, loading and servicing areas.

Pedestrian and Cycle Access

Design for pedestrian access focuses on delivering high quality, safe and pleasant walking environments. Pedestrian access should also be equitable access, which provides a barrier-free environment where all people who live in and visit the development can enjoy the public domain.

Objectives

- To promote walking and cycling as modes of transport to improve health and wellbeing, reduce transport and infrastructure costs and minimise environmental impacts.
- To ensure that development incorporates publicly accessible pedestrian paths that are well linked into the surrounding area.

Controls

F3.2-2 Pedestrian & cycle access

(a) All development is to provide high quality accessible routes to public and semi-public areas, including communal open space, site facilities, parking areas and pedestrian pathways.
(b) All pedestrian links are to have appropriate levels of illumination.
(c) All entrances to buildings are to be accessible from the street and, if required, are to integrate ramps into the overall building and landscape design to promote equity of access.

3.3 Building and Site Design

This section contains objectives and controls for building and site design. Maximum building height and floor space ratio (FSR) requirements are contained in the Snowy River LEP 2013. Other requirements in this part include setbacks, building articulation and sustainable design.

Building Height

Height is an important control because of its major impact on the character and physical and visual amenity of a place. Height controls can be further refined by decisions about roof form, amenity of adjacent residential areas, setting and topography and heritage context. Building height also has a major impact on the degree of overshadowing and potential loss of privacy and views.

Objectives

- To ensure that building height relates to the context of the site, including street type, surrounding buildings, heritage items, landscape and views.
- To allow reasonable daylight access to all development and the public domain including footpaths and areas of open space.
- To ensure appropriate management of overshadowing and privacy.

Controls

F3.3-1 Building height

The Snowy River LEP 2013 (clause 4.3 Height of Buildings) and the Height of Buildings Map specifies the Maximum Building Heights for the Adaminaby Village Centre.

(a) A minimum floor to ceiling height for ground level retail and commercial floorspace where active public uses are encouraged is 3.6 metres.
(b) A minimum floor to ceiling height of 3.0 metres is required for the upper level commercial floor space.
(c) A minimum floor to ceiling height of 2.7 metres is required for all residential floorspace.

Density / Floor Space Ratio

Building density is defined by maximum floor space ratio (FSR). The FSR control works in conjunction with the building height, setbacks and landscaped area controls to identify the overall building envelope for the site. In some instances it may not be possible to achieve the maximum allowable FSR for a particular site, due to potential impacts on views, overshadowing and minimum landscaped area requirements, and other design considerations.

Controls

F3.3-2 Density / floor space ratio

(a) The maximum floor space ratio for the site is to be in accordance with the Snowy River LEP 2013 (clause 4.4 Floor Space Ratio).
(b) The area of terraces and balconies with outer walls of less than 1.4 metres high is not to be included in the calculation of floor space ratio in accordance with the Snowy River LEP 2013.

Setbacks

Setbacks reflect the character of an area and establish the development's relationship with the surrounding area. They create the relationship between neighbouring buildings, opportunities for landscaped open space and are important contributors to visual and acoustic privacy and daylight.

Objectives

- To provide strong street edges in the Adaminaby Village Centre.
- To minimise the impact of development on adjoining land and to ensure adequate separation between buildings.
- To provide adequate space for landscaping, visual and acoustic privacy and solar access.
- To encourage the retention of significant views.

Controls

F3.3-3 Setbacks

(a) The front setback requirements for new development at ground level are generally to aligned with the front setbacks of heritage items within the Village Centre and are to form a consistent streetscape which retains the formal avenue of poplar trees (also heritage listed) as follows:
   - Sites fronting both sides of Denison Street, between Baker Street and Druitt Street are to have front setbacks consistent with the setback of the heritage item 'Adaminaby Shopping Centre'.
   - Sites fronting the western side of Denison Street, between Druitt Street and York Street are to have front setbacks consistent with the setback of the heritage item 'OX CBC Bank' at 18 Denison Street'.
   - Sites fronting the eastern side of Denison Street, between Druitt Street and York Street are to have front setbacks consistent with the setback of the heritage item 'Adaminaby Memorial Hall' at 21 York Street.

(b) New buildings are to be sited and designed to form a strong, predominantly continuous built edge to the primary street frontage, car parking areas and pathways. Where an allotment has frontage to two or more streets, the primary street frontage is the widest public street adjoining that allotment. Where an allotment has frontage to a street and public path or pathway, a strong, built edge is to be provided to both.

(c) All ground level setbacks are to be landscaped.

(d) Where possible, vehicle access points and loading docks should be located at the rear of the site where they do not have a detrimental impact on the appearance of the development or pedestrian and cycle movement.

3.4 Building Exterior

The exterior elements of individual developments directly affect the quality and character of the streetscape and the public domain. The controls in this section aim to increase the amenity, vitality, safety and security by encouraging variation and interest in building facades, ensuring quality building finishes and materials and mitigating adverse impacts on the street arising from driveway access crossings and advertising signage.

Building Facades and Articulation

Articulation of building facades provide for visually interesting buildings and streetscapes and greater amenity for both occupants and visitors. Articulation of building facades ensures that buildings do not present monotonous walls to the streetscape and assists in breaking up building mass of large sites.

Objectives

- To ensure that new buildings have well-articulated and harmonious facades which define the public domain.
- To ensure that buildings exteriors reinforce the character and continuity, and make a positive contribution to the Village Centre streetscape.
- To promote high quality architectural design.

Controls

F3.4-1 Building facades & articulation

(a) Buildings are to be designed to address the street and ensure that rear and side façades (where visible) also provide visual interest to the street and surrounding neighbours.
(b) All facades, including rear facades, must include windows.
(c) Predominantly clear glazed shopfronts are to be provided to ground floor retail development and commercial development.

Solar Access, Overshadowing and Natural Daylight

Solar access forms an integral part of the design process and is a major determinant of personal environmental comfort. Good passive solar design offers a resource and financial benefit by reducing the need for artificial heating and cooling for commercial, retail and residential development. New development must also recognise that existing adjacent buildings require reasonable access to sunlight.

Objectives

- To encourage passive solar design that minimises energy consumption.
- To minimise the negative impact of overshadowing on the internal and outdoor areas of neighbouring buildings.
- To retain the amenity of the public domain by maximising solar access.

Controls

F3.4-2 Solar access, overshadowing & natural daylight

(a) Shadow diagrams, including elevations showing shadow impacts on any walls (and windows) of adjoining development and areas of open space must be submitted with the development application for all new buildings of two or more storeys. Any adverse overshadowing impact may require a reduction in the height or design changes of the proposed development.
(b) The height and design of buildings should not significantly impact on sunlight access or overshadow public open spaces and outdoor dining areas.

Awnings

Awnings increase the useability and amenity of public footpaths by protecting pedestrians from weather. They encourage pedestrian activity and contribute to the identity of a development. Awnings also offer a good opportunity to create architectural detail and contribute to the character of the street.

Objectives

- To provide shelter for areas where pedestrian activity occurs.
- To reinforce an existing coordinating feature of the Adaminaby Village Centre.
- To provide continuity in the streetscape.

Controls

F3.4-3 Awnings

(a) Continuous awnings are to be provided on the main pedestrian activity paths along Denison Street, between Baker Street and Druitt Street.
(b) Along streets with existing awnings, any new awnings are to be aligned with and designed to be complimentary with the existing.
(c) Where the street does not have existing awnings, new awnings over a public footpath are to be:
    - a minimum clear height of 3 metres above the footpath;
    - a depth of 2 metres where non-residential uses adjoin;
    - not less than 600mm from the edge of the road/kerb.

(d) Under awning lighting is to be provided to facilitate night use of the footpath and to improve public safety.

Signage and Advertising

Signage and advertising plays a significant part in identifying retail and commercial uses and in creating a lively retail strip. It is important that signage in the Village Centre is clear and easily understood, integrated into the design of new buildings and consistent with the streetscape and heritage character.

Objectives

- To ensure that signage is in keeping with the heritage features of the Village Centre and the scale and quality of the development.
- To enhance the visual quality of the streetscape.

Controls

F3.4-4 Signage & advertising

(a) Advertising signs are to be in accordance with Chapter C6 Advertising and Signage.
(b) The location, size and design for signage associated with a development is to be included in the development application plans and elevations.
(c) The location and design of signage and advertising is not to:
    - obscure important architectural features or dominate the architecture of buildings

- protrude from the awnings
- project above any part of the building to which it is attached
- cover a large portion of the building façade.

(d) Fin signs, projecting wall signs and roof signs are not permitted.
(e) Commercial signage on local shops is to be limited to identification signs with one sign permitted from each shop front. These may be located on shop front windows, above entrances or suspended under colonnades or awnings in accordance with Chapter C6 Advertising and Signage.

Materials and Finishes

The selection of appropriate materials and finishes for development within the Adaminaby Village Centre is important because of the heritage significance and character of the village. In addition, the range of weather conditions in the Snowy River Shire makes the selection of building materials and finishes important for both the appearance and longevity of the development. It is also important to consider the environmental impacts of materials in terms of their whole life cycle (including their manufacture and disposal) when selecting construction and building materials, fittings, fixtures and appliances.

Objectives

- To ensure that new development in the Village Centre achieves a high standard of architectural character and include quality finishes.
- To ensure that colours and materials are selected to aesthetically relate to the Snowy River environment.
- To ensure building materials are chosen that can withstand climatic variations and extremes.
- To encourage the use of recycled and environmentally sustainable materials.

Controls

F3.4-5 Materials & finishes

(a) New development is to utilise high quality and durable materials and finishes.
(b) The exterior finishes of new development is to include earthy colour schemes consistent with the Snowy River Design Guidelines and avoid corporate and bright colours that are inconsistent with the character of the Adaminaby Village Centre streetscape.
(c) The façade of new development is to include a variety of materials and finishes and avoid large expanses of any single material.

3.5 Open Space & Landscaping

Open Space

Open space is a critical environmental feature as well as ‘breathing space’ for the Village Centre. It may be public (assessable and usable by the general public), communal (shared by all occupants of a development) or private (for the exclusive use of the occupants). Generally, open space in the Village Centre is provided as a central public open space in Denison Street and between the Village Centre and the Snowy Mountains Highway.

The primary function of open space is to provide amenity in the form of landscape design, opportunities for recreation and social activities, daylight access for neighbouring sites, visual privacy and water cycle management.

Objectives

- To provide areas of passive open space within the Adaminaby Village Centre.
- To ensure that communal space is consolidated, configured and designed to be useable and attractive.
- To provide a pleasant landscaped outlook from and to the Adaminaby Village Centre.

Controls

F3.5-1 Open space

(a) The amount of open space provided on a site is to be in accordance with the requirements for the type of development proposed (eg. Chapter D1 Residential Accommodation)
(b) Publicly accessible open space is to be located so that it forms a focus of the development and provides a landscape buffer between buildings and provides for a pleasant outlook.
(c) Publicly accessible open space should be consolidated into useable areas and demonstrate that its size and dimensions allow for a variety of uses.
(d) Open space should be located so that solar access is maximised.

Landscape Design

Landscape design and maintenance plays an important role in determining the character of the Village Centre. It also contributes to environmental features including designing for microclimate, efficiency of water consumption and infiltration, fauna habitat and conserving local plant species. The retention of native or exotic trees and landscaping that has heritage significance is required by the Snowy River LEP 2013 heritage provisions.

The use of local native plant species in landscape design is encouraged as they generally require less water and are suited to the local climatic conditions. Irrigation practices can also be made more water efficient, for example by connecting the irrigation system to rainwater storage facilities or by using a drip irrigation system.

Objectives

- To ensure that landscaping is integrated into the design of the development and is consistent with the landscape character of the streetscape.
- To add value within a development by providing privacy, outlook and landscaped views.
- To promote sustainable landscape design and irrigation practices.

Controls

F3.5-2 Landscape design

(a) All development applications are to include a landscape plan (refer Chapter A2 Development Application Requirements).
(b) Landscape design is to be in scale with the development and should relate to building form, facilitate stormwater infiltration through the use of permeable surfaces, and be easily maintained.
(c) Landscaping is to ensure amenity of private and publicly accessible open spaces by providing:
- Shade from the sun and shelter from the wind;
- Accessible and safe routes through the space and between buildings.

(d) Landscape design is to improve the energy and solar efficiency of development and the microclimate of open spaces by:
- locating trees for shading low-angle sun on the eastern and western sides of buildings;
- using deciduous trees (where appropriate) for shading of windows and open space areas in summer and allowing solar access in winter.

(e) Landscape design is to minimise water consumption by including local native plants with low water demand (refer Recommended Species for Landscaping – Chapter C5) and using plants with low fertiliser requirements.

Deep soil zones

Deep soil zones are areas of natural ground, and with relatively natural soil profiles, retained within a development and not built upon. Deep soil zones have important environmental benefits including: promoting healthy growth of large trees with large canopies; protecting existing mature trees; and allowing infiltration of rainwater and reducing stormwater runoff.

Objectives

- To improve the amenity of development through the retention and planting of trees that are, or will, grow to a large or medium size.
- To assist with management of water quality and the water table.

Controls

F3.5-3 Deep soil zones

(a) The development, where possible, is to include deep soil zones which will accommodate existing mature trees as well as allow for the planting of trees/shrubs that will grow to be mature trees.
(b) Deep soil zones are to have a pervious surface.
Deep soil zones are n

F4 DALGETY

Contents

1 Planning for Future Character Design Guidelines

This chapter provides guidelines on a range of issues to shape the appearance of development. These guidelines are a further explanation of how the vision and objectives of the Plan are achieved. They provide explicit guidance on what form new development should take so that it maintains the character and values of the village.

This Chapter supplements the other relevant Chapters of the Snowy River DCP 2013 including Chapter D1 Residential Accommodation.



Streetscape

- Character
- Setbacks Fences Curtilage

Building Form

- Height and Scale
- Massing Design Roofing Materials and Decoration
- Colours

Landscaping

- Private Domain Public Domain

Amenity

- Sunlight and Overshadowing
- Visual and Acoustic Privacy

Alterations and Additions

Conservation and Restoration

2. Streetscape

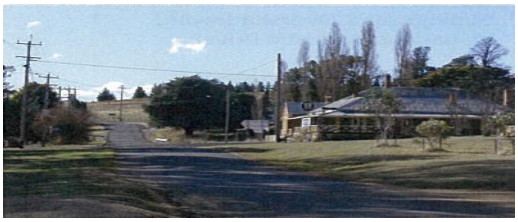
Objectives

- To facilitate development that is sensitive to the rural landscape, natural values and established heritage character of the village.
- To conserve the natural, built and cultural significance of streetscapes of heritage value and the Heritage Conservation Area of Dalgety.
- To ensure development is compatible with the scale, character and landscape setting of its immediate vicinity or the desired character of the village as set out in the Dalgety Village Plan.

1.1 Character

Development should conserve the natural, built and cultural heritage of the Dalgety Heritage Conservation Area and village area. Specifically the design of new development consider and integrate with:

- Architectural elements of the buildings in the street;
- The building scale and setbacks in the street;
- Landscape theme.



The character of Dalgety streetscapes has evolved over many years and is a combination of various elements. These include, but are not limited to, views and vistas, type of roads, curbs or lack of, pedestrian and vehicular access, street planting, private planting, boundary definitions, building separation, setbacks, rhythm of roofs and architectural styles.

This character should be considered in the design development and discussed in the site analysis submitted with a development application. The site analysis should demonstrate how the development has been sited, designed and landscaped to integrate with and enhance the heritage character of the area.

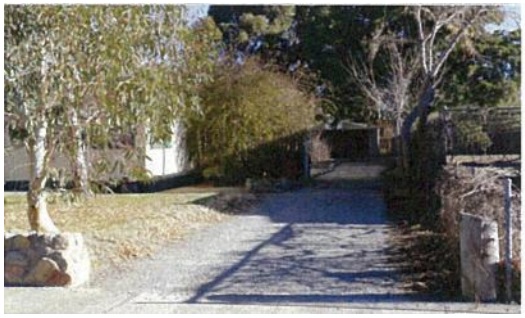
It is important to ensure development reinforces the heritage characteristics of the conservation area and that it relates in scale and site layout to the street and adjoining properties. A consistency of landscaping character and architectural themes connects new developments with the existing streetscape.

The main facade of the building should address the primary street frontage. The street frontage of a building should present an attractive façade with well designed window and door placement and avoid large expanses of blank walls. This elevation should be clearly expressed as the front of the house.

Corner sites are the most prominent and require both street elevations to incorporate design details that result in interesting and appealing facades.

This streetscape is made up of dwellings with design features from different eras however there is uniformity in bulk and scale thereby maintaining a consistent character. Although these dwellings have varied front setbacks the small scale village character is maintained with buildings of a similar size and open frontages which allow for landscaping character.

1.2 Setbacks



Garage well setback, sited behind the main dwelling so that it does not dominate the streetscape.

Development should be appropriately located on the site to:

- Complement existing setbacks in the street;
- Maintain streetscape character;
- Allow for areas of landscaping and additional planting to enhance the tree canopy;
- Provide space for an adequate area to create a sense of visual and acoustic privacy when using rooms fronting the street;
- Ensure amenity for neighbouring properties is maintained.

Front Setback (Front Building Line)

The front building line within the village area shall be determined by the predominant setback pattern of the established streetscape and in particular should have regard to the setback of adjoining properties.

Buildings should be parallel to the street and not be oriented across sites contrary to the established configuration. The front facade should be set similar to adjoining buildings and equally the relationship of a new building to the back boundary should be similar to the neighbouring buildings. If there are no adjoining buildings to refer to then Council's minimum and maximum setbacks will apply.

Side Setbacks

Setbacks from the side boundaries should increase as the height of the building increases. The side setbacks should be of adequate width to allow landscaping between buildings to provide for privacy and balance the bulk of the building.

Carports and Garages

These structures should:

- Be sited back from the main façade;
- Not dominate the residence;
- Be unobtrusive in the streetscape.

To maintain the heritage character of the Village garages and carports should be sited to the rear of all blocks, should not been incorporated into the main facade of the building and architecturally should present as a lesser element than the main building.

The visual impact of garages and carports can be reduced by:

- Building materials which blend but may not be the same as the main structure
- Lower ridge lines
- Minimising driveway width
- Use of permeable, low key materials
- Incorporating landscaping to soften built form

These adjacent dwellings have no front setback and when viewed together create a consistent streetscape.

If a dwelling was to be sited between these two dwellings a consistent setback would apply. A new dwelling of similar bulk and scale, located on the same setback as the adjoining dwellings will maintain the streetscape character.

1.3 Fences

Fencing or the lack there of forms an important part of the streetscape and character of the area. Therefore if fencing is present it should:

- Maintain and enhance the streetscape character;
- Be consistent with the pattern of fences in the street and on adjoining properties.
- Be appropriate to the historical character of the building;
- Retain the heritage significance of heritage items and their settings and the heritage significance of the conservation area.

Front Fences

In most instances, in Dalgety, the delineation of front boundaries is achieved by planting, simple pickets or low hob fences. There are also some old woven wire fences and some newer low granite walls. Fencing that utilises materials that are compatible with the dwelling are encouraged.

High front fences are not compatible with the general streetscape. If higher fences are required for children and pets then fencing the rear of the block is recommended. These rear fences should be either traditional wire or palings. High masonry fences and solid sheet metal fences are not recommended.

Side Fences

Side front fences forward of the front of the building should be consistent with other fences in the street, should allow neighbouring gardens to blend with each other and in general terms should be unobtrusive.

These are good examples of appropriate front fences that do not dominate the streetscape but provide a clear boundary between private and public areas.

1.4 Curtilage

To enhance and strengthen the heritage character of Dalgety:

- The curtilage of a heritage site should be respected;
- Plants, fences and other items which define heritage curtilages should be retained even if they no longer legally form part of the heritage site;
- If defining cartilage elements have been lost efforts should be made to reinstate them.

A heritage curtilage may be defined by lot boundaries but might also be determined by such things as garden fences, paddock fences, driveways, roads, old plantings, natural features, landmarks, landscape setting, views, groups of heritage items and other factors which are intrinsic to the heritage value of the site and where future development may have an impact on that heritage value. A heritage curtilage may have no relationship to legal boundaries.

Within the curtilage it is important to have regard to heritage significance and the impact of proposals for alterations, extensions or new building on that significance. Items which signify the curtilage are considered to be part of the overall heritage value.

The front hedge and associated plantings form part of the curtilage and heritage value of this site. These need to be maintained as alterations occur on the site and adjoining sites to

The Snowy River forms a distinctive curtilage to the Heritage Conservation Area of Dalgety.

The pines, poplars and other plantings around the showground form the curtilage of the site. The plantings designated this important community asset and heritage site.

2 Building Form

2.1 Objectives

- To ensure that the bulk and scale (size) of the building does not detract from or dominate the heritage streetscapes and the small scale character of the village;
- To ensure that the building height and footprint is in proportion with village scale development allowing sufficient area for landscaping and private open space;
- To encourage well designed buildings that respond to site features and limitations and enhance the heritage values of the village;
- To encourage the sharing of views and ensure that development does not unreasonably obstruct views;
- To ensure the use of materials, colours, designs and roof pitches are appropriate to the heritage character of Dalgety and do not adversely impact on the Heritage Conservation Area.

2.2 Height and Scale

Dwellings need to:

- Relate well to the heritage context and adjoining dwellings;
- Be limited in bulk and scale to allow for sufficient space for landscaping and ensure maintenance of views and solar access for adjoining dwellings;
- Maintain the integrity of existing streetscapes by being of a height and scale that is complimentary to the established built form and small scale nature of the village.

Places which have a sense of unity usually have a consistent scale that is each building has a similar, height, size and proportion to its neighbour. New buildings or extensions to old buildings should observe the scale of adjacent structures and should treat the neighbouring buildings as references.

Traditionally the majority of Dalgety buildings are single storey although some recent buildings are two storey. In old Dalgety only buildings which take advantage of the slope of the land are more than one storey and even in these rare instances the street façade presents as single storey. To strengthen heritage character single storey buildings are encouraged.

The predominant height in the street should be used to determine height limits.

In addition reducing the apparent bulk and scale of a building can be achieved by:

- Sufficient setbacks to allow landscaping and consistency with the historical pattern.
- Ensuring that designs have regard to site conditions such as slope to allow for stepping of the building to maintain views and vistas and reduce the apparent bulk and scale so that it is consistent with the heritage character of the village.

New development between these two established dwellings should be of a similar scale and height to existing. A modern two storey dwelling sited here would detract from the streetscape and heritage values of the adjoining dwellings.

Both of these dwellings are single storey and are modest in size. Development of similar scale and height is encouraged to maintain the village character. These dwellings also incorporate appropriate window size and placement and use appropriate colours to be consistent with the heritage theme in Dalgety.

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2.3 Massing

Design of new buildings needs to ensure:

- Mass and bulk is suitably minimized through relevant design detail;
- New buildings do not dominate the streetscape or landscape;
- New buildings are harmonious with Dalgety's heritage character.

The massing of a building is its overall bulk and arrangements of its parts. Roofs, facades, the proportion, location and size or openings, verandahs and chimneys create distinctive shapes which are characteristic of periods of architecture. Good design enables a large building to harmonize with smaller buildings of modest proportions, such as traditional Dalgety buildings. Large expanses of wall need to be broken up with doors, windows, verandahs and setbacks. Dominance of large roofs can be reduced by gables and hips, and the effect of extensive glass areas can be minimised by the introduction of glazing bars and/or the combination of multiple sashes or doors.

2.4 Design

The architectural character of new buildings should be:

- Appropriate in the heritage context of Dalgety;
- Compatible with the neighbouring buildings;
- Well proportioned;
- Provide an attractive street frontage;
- Respect the streetscape;
- Exhibit good design principles.

While these guidelines are founded on the traditional character of the Dalgety village it is not their intention to promote new buildings which are a pastiche of earlier ones. Rather it is to establish the elements which contribute to Dalgety's heritage character and to perpetuate

those in any new construction. New buildings should be designed to be sympathetic to any existing heritage development in the vicinity.

The blend of good modern design with traditional materials and forms results in a building distinctly a product of today but which is also harmonious with the heritage nature of the place.

This modern addition to a heritage building incorporates an appropriate bulk and scale and uses windows and design features to break up the overall mass of the building. The addition is sympathetic to the heritage building because of these elements.

These windows are appropriate to break up the length of the wall. The use of glazing bars minimises the expanse of glass.

2.5 Roofing

New roofs should:

- Be visually unobtrusive in the landscape;
- Not diominate neighbouring buildings;
- Follow traditional forms;
- Be designed to minimise the appearance of bulk and mass.

Roofs altered little in Dalgety over the first 100 years. The same design principles continued to be used as well limited variations in pitch and form. Most buildings have roofs pitched between 27 and 45 degrees with hip or gable ends and a front verandah.

Gables and hips give interest and minimise impact. Conformity in roof design helps to achieve a cohesive streetscape and confirm heritage character.

This roof uses gables and hips to create interesting roof lines.

These are good examples of roofs which are appropirate in pitch and form.

2.6 Materials and Decoration

In order to enhance Dalgety's heritage character:

- Traditionally used materials are preferred;
- Decorative architectural elements should be restrained;
- Ornate decorative detail should be avoided;
- Materials and decoration should minimise the impact of the new building.

The majority of older buildings are constructed of weatherboard although a few of the more substantial buildings are brick and/or stone and there are some corrugated iron and fibro cottages as well. Corrugated iron cottages are unusual in the Snowy River Shire and are a distinctive element in Dalgety's heritage character. Virtually all pre 1970 doors and windows are timber and all pre 1970s roofs are corrugated iron.

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Older buildings in Dalgety display few decorative elements. Some have decorative quoins and verandahs with brackets and balustrades but generally decoration, if used at all, is restrained. All verandahs have straight skillion pitch and there is no evidence of previous bull nose or concave verandahs. Traditionally verandah posts are square timber, some with stop chamfers or arises.

These previous designs and materials should be used as guides, although not limitations for new buildings. Some variations may be appropriate but introduction of elements from other eras not seen in Dalgety should be avoided.

Windows are timber and broken up with glazing bars.

Appropriate use of detail and colours.

Verandahs utilise straight skillion roofs with appropriate post detail and colours.

This corrugated iron cottage is very distrinctive. The chimneys, roof and walls area utilise corrugated iron.

2.7 Colours

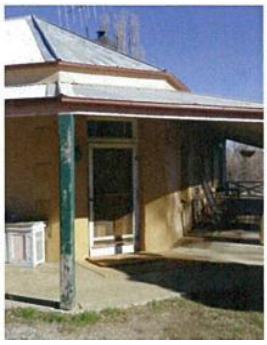
Exterior colour scheme should be selected for their:

- Appropriateness for the rural setting;
- Suitability in Dalgety's heritage context;
- Ability to minimise the visual impact of a new development;
- Capacity to enhance the building's style and design.

The most common colour for walls in Dalgety for either weatherboard, iron or fibro, is pale cream. This is a long standing tradition in Australian rural areas and could possibly be the result of restricted access to a large variety of paint colours as well as community tastes. Brick walls are unpainted and the one stuccoed building in town has been recently painted in a traditional stone colour. In some instances joinery work is painted in contrasting dark green or white. Most roofs are unpainted although a few are painted in deep red or mid green, now faded.

There is no requirement to paint roofs, in fact the most appropriate roof colour is grey as it blends with tradition and the natural environment. Walls colours should be muted and traditional such as stone colours which can range from pale cream through to deeper terracotta and browns which sit comfortably in the landscape. Suitable roof and wall colours result in an unobtrusive building which blends in with the surroundings.

Various trim colours can help to make a building distinctive but they should be kept to small areas and not be used in large blocks. The use of unpainted timber elements, sealed or unsealed, has been popular in recent times. These may be appropriate for new Dalgety buildings depending on the style of the structure and other factors.


There are a variety of appropriate colour schemes. The colour schemes used here incorporate a range of creams.

Note: Refer to Chapter C4 Heritage for information on colour schemes for heritage buildings.

3 Landscaping

3.1 Objectives

- To maintain and enhance the rural atmosphere and sense of space of the Dalgety Village by appropriate landscaping and tree planting;
- To reflect the historic plantings that have occurred to enhance the heritage theme of Dalgety;
- To enhance the linkages between open space areas and remnant vegetation to form a corridor network that encourages wildlife movement and viability;
- To provide quality private and public open space;
- To protect and improve the ecological environment within and along the Snowy River.

3.2 Private Domain

Landscaping around buildings should:

- Reflect the era and design of the building;
- Take into account the scale of the dwelling and other built structures on the site;
- Respect neighbouring buildings and plantings;
- Consider the 'borrowed' landscape;
- Have regard to views and vistas to and from the place;
- Provide climate control, specifically sun and wind;
- Include plants suitable for the local climate, soil types and aspect.

Development should maintain a reasonable proportion of the site as soft landscaping to ensure that the sense of space and rural atmosphere of the village is maintained or enhanced.

Landscaped areas should be planned and designed to complement and enhance the heritage values of the village and provide a suitable area for recreation and relaxation. This can be achieved by:

- Ensuring direct access from living areas to landscaped open space areas;
- Ensuring landscaped areas have a character that is consistent with or complements the heritage character of the area;
- Careful orientation of trees to maximize protection from the elements;
- Planting non-invasive species;
- Maintaining existing trees and incorporating them into landscape design.

Landscaping that utilises plants suitable to the climate are appropriate. The use of natural materials for example rocks for retaining walls or for designating

3.3 Public Domain

Buildings and landscaping in the public domain play an important role in re-enforcing the heritage theme of Dalgety Village.

Landscaping in the public domain should:

- Ensure that the values and integrity of the heritage Conservation Area are maintained and enhanced through appropriate design and plant choice;
- Be complementary to the existing landscape theme;
- Ensure that new work confirms the heritage character of the village.

Development and landscaping works in the public domain should enhance amenity and be consistent with the heritage theme. This can be achieved by:

- Ensuring future residential development has landscaping to link with public open space and enhance scenic qualities and potential vegetation;
- Ensuring that landscaping and street furniture is consistent with the heritage values of the conservation area;
- New plantings which strengthen and incorporate existing plantings;
- Is consistent with the landscaping plan for Riverside Park and Showground Area.

New planting and street furniture within public areas should complement the heritage theme of the village.

Landscaping in the public domain is used to create an inviting and attractive out door space for visitors and residents. This can be achieved by lines of planting or in creating groups that designate areas and create an inviting atmosphere.

4 Amenity

4.1 Objectives

- To ensure that the sitting and design of dwellings provides reasonable visual and acoustic privacy for residents and their neighbours;
- To encourage design that allows adequate sunlight particularly to living and open space areas of new and neighbouring dwellings.

4.2 Sunlight & Overshadowing

The design and sitting of new development should:

- Provide reasonable solar access to habitable rooms and open space areas both for the new dwelling and adjoining dwellings;
- Minimise overshadowing of adjoining dwellings and public spaces.

Careful sitting, orientation and design of a dwelling which allows sun to penetrate in winter but limits sun in the hotter months will ensure reasonable solar access and create a dwelling that is livable.

Use of side setbacks which increase with height of the building will allow adequate solar access to both adjoining dwellings and public areas.

Dwelling houses should be designed and sited to allow at least 3 hours of sunshine upon the living areas of adjacent dwellings and open space areas between 9am and 3pm on 22 June. The proposed dwelling should also be designed and orientated to allow a similar level of solar access to adjoining properties and their open space areas.

4.3 Visual & Acoustic Privacy

Development should be designed and sited to:

- Respect the privacy of neighbours;
- Minimise the impact of noise;
- Reduce overlooking impacts on adjoining properties.

Careful sitting, orientation and design of a dwelling to maximize privacy for both the inhabitants and adjoining dwellings are desirable. Sitting active living areas, driveways and carports, pumps and air conditioners, where they will adversely impact on sensitive areas e.g. bedrooms of adjoining properties should be avoided.

Windows should be offset to avoid them being directly opposite to the windows of another dwelling. The use of highlight or opaque windows where necessary will also achieve privacy for both dwellings.

Screening either by use of plantings or other appropriate material is encouraged to provide adequate privacy.

5 Alterations & Additions

5.1 Objectives

- To encourage additions and alterations which are sympathetic to the heritage values of buildings to maintain the heritage continuity of the item;
- To take into account the contribution the building makes to the heritage character of Dalgety and streetscape and adjoining buildings.

5.2 Alterations

If alterations to heritage buildings are considered then:

- Research should be undertaken to confirm the building's original appearance;
- Decorative elements should only be introduced if they have previously existed;
- Architectural elements from different ears should not be introduced;
- New doors, windows, chimneys, verandahs etc should be the same materials, design, proportion and placement as original elements;
- Colorbond roof cladding, gutters and downpipes are not considered appropriate substitutes for corrugated iron on heritage buildings.

The original architectural style of a heritage building must be respected whether it is in fashion or not. The integrity of building should be retained and alterations which do not follow the original

architectural style should be avoided. The loss of architectural integrity diminishes a building's heritage value.

Research needs to be undertaken to confirm the building's original appearance. This information might be found in old photographs, old building documents, physical evidence on the building and through oral history. Investigation of buildings of similar style and era in the district and specialist reference books about architectural details would assist to avoid mistakes which could denigrate heritage value.

This alteration is a good example of sympathetic work that retains the key heritage features of the original building. The old stone chimney and end walls are retained whilst the new work is integrated with the original components. Windows are appropriately sized and positioned and materials and colours are complementary to the original building.

5.3 Additions

Additions to heritage buildings should:

- Be sympathetic in character and enhance the building's heritage significance;
- Be easily distinguishable from the original structure;
- Observe the scale of the original building and not dominate;
- Be constructed of traditional materials abut need not necessarily be exactly the same.

Additions should be more contemporary and simpler in design and not compete with the existing building. It is not recommended to replicate decorative details although items, such as windows and doors, should be set in walls in a balanced manner and follow the existing in size, proportion and opening pattern. Large areas of uninterrupted walls and expanses of glass should be avoided.

New work should be distinguished from the original by a small set back, recess or small link structure. Additions should be sited at the rear or least obtrusive side of the building and preferably not be visible from the street. Generally the ridge height, roof pitch, width of bays, verandahs and other modules should be the same as original or less. If there is a requirement for a large addition then it should be broken up into several sections to reduce the dominating effect on the old building. Large roof areas can be minimised by introducing hips, gables and skillions.

Roof materials should be the same as existing, that is, in most cases corrugated iron. A good result can often be achieved if extensions are carried out in traditional but alternative materials such as weatherboards or rendered masonry. Timber windows and doors are preferred.

This addition is unobtrusive from the street ensuring that the character of the broader area is maintained. The new work to the rear does not dominate the original building whilst being easily identifiable as new work. This is a good example of using traditional design elements in a modern way.

6 Conservation & Restoration

6.1 Objectives

- To ensure conservation and restoration work is consistent with and enhances the heritage values of the item.

6.2 Conservation and Restoration

Good conservation and restoration practices are based on:

- Understanding the place's heritage significance and what contributes to that significance;
- Doing only as much work as necessary to keep the building in good condition;
- Recognising the value of original fabric and old parts;
- Respecting the architectural integrity of the building;
- Investigating documentary and physical evidence;
- Researching appropriate material use, design and finishes;
- Using traditional materials;
- Using traditional techniques and building methods;

- Not being influenced by current fashions and trends.

As a heritage building is only the sum of its parts, it is very important that original material is retained as far as possible and maintained in an appropriate manner to ensure its longevity. Repair rather than replace should be the philosophy and an acceptance of aged or worn parts essential.

The history of a building is revealed through its architectural style, materials and patina which are the evidence of years of use such as worn areas, scratches, dents, fading etc. Often there is no justification to replace, repair, re-coat or excessively clean. The original fabric of the building is what gives it heritage significance and each time something is removed there is a decrease in integrity and intactness.

Work shouldn't be carried out until there is a complete understanding of the history of the structure, the significance of the fabric and the sequence of previous alterations. If restoration is proposed it is recommended to formulate at least a Conservation Policy and for major items a Conservation Management Plan.

When conserving or restoring a building it is preferable to used traditional techniques and materials which are now often readily available due to wide interest in restoration. In some instances modern methods and products can accelerate deterioration.

Care needs to be taken that work doesn't permanently damage significant architectural fabric or is too extensive and then too costly to complete. If original elements are removed they should stored safely in case of a future opportunity for replacement.

Most heritage buildings have undergone a sequence of alterations and this evolution should be respected and may contribute to the building's significance. Previous work should only be removed if it is unsound, unsympathetic or interferes with the building's integrity. Different architectural styles are not a reason for removal.

The garage at Dalgety is a good example of a restoration which uses traditional materials, colours and signage that is sympathetic to the original building.

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F5 Ivy Cottage Estate (O'Brien Avenue)

Contents

1. Background

This Chapter applies to Lots 1 to 34, D.P. 701757; and Lots 1 and 3, D.P. 732682, Berridale as shown edged heavy black on the map marked 'Ivy Cottage Estate.'

(insert map)

This Chapter provides additional requirements for development on land in the Ivy Cottage Estate, Berridale. Where there is an inconsistency between the provisions of this Chapter and others chapters of the DCP, this Chapter shall prevail to the extent of the inconsistency.

This Chapter aims to encourage a high standard of amenity consistent with the visual prominence and rural residential character of the Ivy Cottage Estate and surrounds.

2. Location of Buildings

Control

F5.1-1 Location of buildings

Every building (other than fencing) that is visible above the ground surface shall be located:

a) at a distance of not less than 12 metres from O'Brien Avenue, except where Council is satisfied that a lesser distance will not detract from the visual amenity, and

b) at a distance of not less than 6 metres from any side or rear boundary of the allotment on which such building is erected or proposed to be erected.

3. Height of Buildings

Control

F5.1-2 Height of buildings

The Snowy River LEP 2013 (clause 4.3 Height of buildings) and accompanying Height of Buildings Map specifies the maximum building height for the site.

4. Building Design, Materials and Finishes

Control

F5.1-3 Building design, materials & finishes

a) Every outbuilding shall be to a design and from materials which are compatible with the dwelling house erected or proposed to be erected on the same allotment.

b) Every building shall be constructed to be consistent with the Snowy River Design Guidelines.

c) Every dwelling-house shall have a floor area not less than 100 square metres.

5. Restrictions to Use

Control

F5.1-4 Restrictions to use

a) No allotment shall be used for:

- the storage of disused motor vehicles or old machinery or other old or used or second-hand materials; or
- the dismantling or breaking up of old motor vehicles or old machinery and the like.

b) All trucks, earthmoving equipment or the like which are parked, on any allotment shall be kept in suitably constructed outbuildings.

6. Fencing

Control

F5.1-5 Fencing

All fencing shall:

a) be consistent with the rural residential character of the Estate.

b) not incorporate barbed wire unless specifically authorized by the Council in the individual case.

c) not, other than in respect of a courtyard or similar open space adjoining a dwelling-house, incorporate sheet metal, fibre-cement or similar sheet materials, timber palings, chain wire or the like.

F6 Tyrolean Village (Rainbow Drive)

Contents

1. Background

This Chapter provides additional objectives and development controls for certain sites in Tyrolean Village (Rainbow Drive) as described below.

This Chapter applies to each of the allotments created by the subdivision of Lot 46, DP261912, Parish of Jinderboine as shown on the map below:

(insert map)

Note: an Aboriginal Heritage Impact Permit (Notice Number 1132282) applies to certain land in Tyrolean Village – refer to Snowy River Shire Council or Office of Environment and Heritage for information.

2. Aims

The aims of this Chapter are to:

a) provide the building and landscape controls and conditions required to allow for an overall harmonious development of the residential subdivision for the mutual benefit of all persons residing therein;

b) protect as far as possible the integrity of lake and mountain views from all lots;

c) limit interference to the ingress between 10am and 2pm of winter sunlight to all lots. (This objective is considered most relevant because the lot sizes conceived are significantly smaller than has been traditional in the area); and

d) provide building and landscape controls and conditions, so that the developed residential subdivision does not impact to the detriment of the landscape from Lake Jindabyne or from other critical viewing points in the district.

3. Do Other Development Control Plans Apply To This Land?

This Chapter should be read in conjunction with the relevant general and site specific sections of the Snowy River DCP 2013. Where there is an inconsistency between the provisions of this Chapter and others chapters of the DCP, this Chapter shall prevail to the extent of the inconsistency.

4. Ancillary Structures

Controls

F6.1-1 Ancillary structures

a) No outbuilding or structure of a temporary nature including tents, garages, garden house, camper, caravans etc., of any type shall be used for permanent or holiday accommodation on land to which the plan applies.

b) No deleterious, noxious or unsightly materials or substances, disused vehicles or machinery etc., shall be placed on any allotment.

5. Building Envelopes

Objectives:

To objectives of the building envelopes are to regulate the size and positioning of buildings on each lot to:

- prevent over development on any lot to the detriment of neighbouring lots;
- set a minimum size for building development on any lot to protect the overall integrity of the harmonious development of the neighbourhood;
- protect as far as possible the integrity of lake and mountain views from all lots; and
- limit interference to the ingress of winter sunlight to all lots.

Controls

F6.1-2 Building envelopes

a) All buildings and carport, including visitor car parking are to be contained within the Building Envelope of each allotment.

b) Site area requirements shall be in compliance with LEP No. 4.

c) No building containing permissible habitable uses shall be erected on any allotment with a gross floor area of less than 140 square metres and with a nett residential living area of less than 100 square metres. All areas to be measured include building walls.

d) The distances of the building envelopes from the site boundaries are shown in Appendix A for all allotments.

e) Any required Bushfire Asset Protection Zone is to be located wholly within the site of the proposed development. Asset Protection Zones are not to be located on E2 Environmental Conservation, E3 Environmental Management, RE1 Public Recreation or RE2 Private Recreation zoned land.

Note: The Snowy River LEP 2013 (clause 4.3 Height of buildings) and accompanying Height of Buildings Map specifies the maximum building height for the site.

6. Lot Amalgamation

Where lot amalgamation is proposed; Council may set new building envelopes within the guidelines of the objectives above. Where site amalgamation is approved, resubdivision shall only be approved with house sites registered under the Community Titles legislation with an infrastructure lot remaining in Community Association ownership containing access and other common facilities.

7. Building Design and Construction

Objectives

The objectives for building design and construction are to ensure and maintain a high quality standard to:

- Protect the overall integrity of the harmonious development of the neighbourhood.
- Prevent any detrimental impact on the landscape from Lake Jindabyne or from other critical viewing points in the district.

Controls

F6.1-3 Building design & construction

a) Development should have regard to the Snowy River Design Guidelines.

b) Only buildings built in-situ are to be erected on each allotment. Substantially prefabricated buildings are not permitted.

c) The external surface of any building shall be of materials of a tone and colour of low reflective quality including materials which are treated with a paint of pigment of a tone or colour of a low reflective quality which blend with the landscape of the site on which they are used and its surrounds.

8. Parking and Vehicular Access

Objectives

To prevent parking problems in residential streets and retain parking space in the road reserve for occasional deliveries, quick visits, emergency stops etc.

Controls

F6.1-4 Parking & vehicular access

a) Off street parking is to be provided behind the front building line and must be in accordance with the car parking requirements in Chapter C3 Car Parking, Traffic and Access.

b) Vehicular access shall be such that all vehicles may readily enter and depart each allotment in a safe manner under all weather conditions.

9. Landscaping

Objectives

The objective in relation to landscaping is to achieve high quality landscape as an integral part of the residential development that will:

- enhance the visual impact of the neighbourhood both internally and from critical viewing points external to the neighbourhood with indigenous trees that will provide continuity with the existing treed landscape to the east;
- provide visual screening of buildings and possible site definition of fences;
- protect as far as possible the integrity of the lake and mountain views to all lots; and
- limit interference to the ingress of winter sunlight to all lots.

Controls

F6.1-5 Landscaping

a) A fully detailed landscape plan shall be provided with each development application.

b) Only indigenous species trees are to be planted in the road reserve with the location and species to be determined at the development application (refer Chapter C5 Recommended Species for Landscaping).

c) The maximum natural height of mature trees shall be 5 metres unless otherwise approved in specific locations, where neighbourhood views and sunlight are not adversely affected.

d) Landscaping shall include at least 90% indigenous trees.

10. Fencing

Controls

F6.1-6 Fencing

a) The allowable extent of boundary fencing is shown in Appendix A for all allotments.

b) The type and height of boundary side fencing shall, where applicable, be decided by mutual consent of adjoining owners, but in no case shall the height of a fence exceed 1.8 metres above natural ground at any point.

c) Fencing materials and colours shall be of a tone and colour of low reflective quality including materials which are treated with a paint of pigment of a tone or colour of a low reflective quality which blend with the landscape of the site on which they are used and its surrounds.

d) Where possible wire or similar fences screened within informal rows of shrubs etc., should be used in preference to more solid fencing materials.

e) Front fencing shall only be allowed at the building line.

F7 Highview Estate

Part 1

Contents

Refer to F7 Highview Estate – Part 2

1 Introduction

1.1 Vision

The Highview Estate will provide a distinctive natural, built and safe living environment that reflects the alpine region and its mountain and lake setting. The estate will have an alpine village theme, which adopts a modern Australian architectural style and utilized a variety of

well articulated building forms, lightweight materials and a natural palette of colours that are set in a suitably landscaped streets and gardens.

The landscape design for the estate should reflect the sub alpine character of the region, providing predominantly natives species in reserves and open spaces, combined with exotic species in the streetscape including a mix of spring flowering blossom trees and deciduous trees providing colour throughout the autumn months.

The development of the estate will maintain strong vehicle and pedestrian links within the estate and with the existing town and surrounding area.

Open space will be provided to further contribute to the amenity of the site and provide passive recreational opportunities for the residents of the area. The existing vegetation and natural features on the land such as rock outcrops and areas of natural vegetation will be preserved where possible to preserve the visual amenity of the area.

1.2 Where this Chapter applies

This circular applies to land known as Lot 21, DP 1090909 and Lot 11 DP 1035279 Parish of Clyde, County of Wallace (referred to as the Highview Estate, Jindabyne). This Chapter should be read in conjunction to Chapter D1 Residential Accommodation. Where there is an inconsistency between this Chapter and Chapter D1, this Chapter prevails to the extent of the inconsistency.

This Chapter is intended to be used by landowners, the community in general, architects, town planners, engineers, building designers, council officers and councilors. It applies the principles of the Australian Model Code for Residential Development (AMCORD) and the principles of Ecological Sustainable Development (ESD) to the specific needs of the Highview Estate to ensure that the characteristics and environmental qualities of Jindabyne are protected or enhanced by future subdivision and housing development.

The provisions of Snowy River Local Environmental Plan 2013 and the Environmental Planning and Assessment Act (1979) require that development consent be obtained prior to the subdivision of the subject land and/or development for housing and other specific land uses that are permissible in the various zones within the estate. For full details of any approvals required prior to undertaking any development in the estate, it is strongly advised that you consult with Council.

1.3 Aims

The aims of this Chapter are to:

- control the overall subdivision of the Estate, including the development of lands to be dedicated as community land;
- facilitate development that will conform to the overall vision for the Estate;
- encourage a mixture of housing types and densities;

- provide controls over a range of housing types including single dwellings. Dual occupancies, medium density housing, integrated development and residential flat buildings.

1.4 Objectives

The objectives for development within the Highview Estate are:

Sustainable Development

- To create a residential estate consistent with the principles for Ecological Sustainable Development.
- To maximize solar orientation of residential lots.

Streets and Public Space

- To provide attractive streetscapes which reinforce the function of the street and enhance the amenity of the natural and built environment.
- To provide an interconnecting street pattern for easy circulation with direct linkages with the surrounding street network.
- To provide pedestrian and cycle links through the site to the existing and proposed pedestrian and cycle networks.
- To provide a safe and efficient system of roads and pathways for vehicular, pedestrian and cycle movements.
- To provide strong pedestrian connections and view corridors to private open space within the development area.

Housing

- To allow for the orderly and economic use and development of the land consistent with the vision for the Highview Estate.
- To provide an opportunity for a variety of housing types.

1.5 Relationship with the LEP and Other Chapters

Clause 72 of the *Environmental Planning and Assessment Act, 1979* and Regulations require that this Chapter be consistent with the Snowy River Local Environmental Plan 2013. In the event of any inconsistency, the provisions of the LEP shall prevail.

To encourage good overall design it is important that this Chapter be read in conjunction with the other Chapters in the Snowy River DCP 2013. Where sections of other Chapters are relevant, specific reference has been made.

1.6 How to Use this Chapter

This Chapter contains a number of sections that provide an introduction, a description of the site context to which this Chapter relates, a description of the proposed development, key elements relating to the subdivision of the land and key design features relating to the future development of the land for residential housing.

Section 4 of the plan relates to the key design features of the subdivision. Section 5 of the plan, relates to key design features for a range of residential development. Both of these sections contain statements of intent, performance criteria, and acceptable solutions that make possible the development of an innovative design that addresses a particular site characteristic, whilst still satisfying the intent of the Plan.

Compliance with the objectives and controls does not necessarily mean that development consent will be issued. The extent that the overall design of the proposal addresses the on site constraints and opportunities and how the design meets the intent of each design section will be considered.

The following steps should be followed when preparing a design for urban housing:

Step 1: Check the zoning of the site under the Snowy River Shire LEP 2013 to ensure the proposed development is permissible.

Step 2: Determine which Chapters of the DCP 2013 apply to the site.

Step 3: Carefully work through the relevant sections of the Chapter, for subdivisions, the Design Elements Structure within Section 4 and for residential development the Key Design Features Build Form within Section 5 of this Chapter. The design elements are arranged to work down from broad considerations affecting neighbourhood and streetscape to detailed considerations within the development site. Within each design element, designers should work through the following steps:

Step 4: Read the *intent* of the particular design element.

Step 5: Read the objectives and controls of the particular design element. It is these components of the Chapter that will be used by Council to assess the proposal.

The controls that are set out in this Chapter are generally more detailed than the standards contained in the Snowy River Local Environmental Plan 2013.

Any variation to the controls within this Chapter can be made where Council is satisfied that the design of the proposal is consistent with objectives and other specific controls of each section of the Plan.

An application to vary a control contained within the Chapter must be supported by a written statement, and where necessary other supporting documentation, demonstrating how the objectives have been satisfied.

1.7 Site Context

The subject land (being Lot 21 DP 1090909 and Lot 11 DP 1035279) has an area of approximately 65 hectares and is located on the southern fringe of the township of Jindabyne.

The two lots comprise a mixture of zones under the Snowy River Local Environmental Plan 2013 that allow for a variety of residential uses and provides for open space and environmental protection. The zones include:

- Zone RU1 Primary Production
- Zone R1 General Residential
- Zone R2 Low Density Residential
- Zone R5 Large Lot Residential
- Zone RE1 Public Recreation
- Zone RE2 Private Recreation

The site is bounded by Kosciuszko Road to the east, Gippsland Street and more recent residential areas of Jindabyne to the north, rural land to the south and southwest, and Barry Way to the west. The land has minimal native vegetation with granite rock outcrops located across the site. Much of the site is covered by the terrestrial biodiversity mapping in the Snowy River LEP 2013 (Clause 7.2). The vegetation has been identified as secondary Snowygum Woodland. Any development that impacts on this Endangered Ecological Community (EEC) will need to consider the principles of avoid, minimize and offset.

Lees Creek runs in a west to east direction across the southern portion of the site and drains to Lake Jindabyne. Due to the elevated position of the site, views are gained of Lake Jindabyne to the east and Crackenback Range and Jindabyne Dam wall to the west.

The location of the site allows good pedestrian and vehicular connections to existing vehicle and pedestrian links. Pedestrian access through the site will be provided for the Jindabyne Winter Sports Academy, which adjoins the property on the southern boundary.

The report prepared by GHD for the South Jindabyne Expansion Area (1998) which includes the subject site identified that part of the site on the North West down slope of Lot 7 may have been used for a possible tipping site. The report indicated that at the time the report was prepared there was no indication of a tip on the lands from the soil surveys or view of past aerial photographs (1980).

Prpic Davery Consulting Pty Ltd prepared a Site Audit Statement (July 1998) pursuant to Part 4 of the Contaminated Land Management Act 1997 for the former domestic land fill at Gippsland Street, Jindabyne. This land is located on the North West corner of the site. The report certified that the land subject of the report was suitable for residential development.

(insert diagram./map)

1.8 Proposed Development

The development comprises a residential subdivision in compliance with existing Zones with associated arterial and link road construction and the provision of infrastructure. Residential development is to occur within the developed lots once the subdivision work has been completed.

A public reserve will be located in the central part of the site and extends along the length of Lees Creek to provide a buffer between the Creek and proposed residential development.

Lot Density

The lots within the estate consist of standard residential lots. They are to range in size within the areas zoned R2 Low Density Residential. Within the R1 General Residential zoned land a range of lot sizes will be provided to allow for a range of residential accommodation including multi dwelling housing and residential flat buildings. Larger lots are to be located on the steeper sections of the site to provide adequate space for supplementary tree planting and positioning of buildings.

Note: Refer to the Snowy River LEP 2013 for minimum lot sizes and types of land uses permissible within each zone.

2 Key Elements – Structure

2.1 Storm Water Management

A 'Stormwater Management Plan' shall be submitted to Council for all major developments and where requested by Council. A 'Stormwater Management Plan' may not be required for small development within individual allotments or where drainage characteristics for allotments area largely known or prescribed. The preparation of a 'Stormwater Management Plan' shall address the following issues:

- Site conditions, catchment context and land capability;
- Estimates of runoff where significant;
- Objectives and strategies for complying with water quality, water quantity, conveyance, discharge and flood protection criteria;
- Proposed layout and street design measures to minimize disturbance to natural landscape features and incorporate stormwater source controls in street reserves;
- Provision of sufficient information to allow adequate assessment of the stormwater drainage system and its components.

The accompanying plan(s) shall:

- Demonstrate methods of integrating the stormwater system with ecological and recreational opportunities;

- Demonstrate that Water Quality Treatment and Quantity Control comply with the relevant 'Performance Criteria';
- Demonstrate that the minor, major and allotment stormwater systems comply with the relevant 'Performance Criteria';
- Demonstrate that the system can be installed, operated and maintained in a cost-effective manner;
- Provide details of any necessary covenants for the installation, operation and maintenance of the stormwater system;
- Address any other relevant measures required for the efficient operation, construction or maintenance of the proposed stormwater system.

2.2 Water Sensitive Urban Design

Objectives

The objectives for water sensitive urban design is to ensure that:

- Stormwater systems are carefully planned, designed and located to prevent the disturbance, redirection, reshaping or modification of watercourses and associated vegetation;
- Stormwater harvesting and other source controls are implemented to maximize stormwater reuse and to protect the quality of receiving waters and waterways;
- 'Water Smart' practices are promoted with Highview Estate for the purpose of environmental sustainability and ease of management.

Controls

Engineering Planning

(a) The stormwater drainage system is planning and designed to ensure that natural watercourses, associated vegetation and site topography are adequately considered and suitably maintained.
(b) The design of the stormwater drainage systems is to protect natural watercourses and riparian corridors by avoiding disturbance, redirection, reshaping or modification of natural systems.
(c) Stormwater planning, including site layout and building design is undertaken to ensure:

- The design of the drainage system takes full account of existing downstream systems.
- A variety of controls ('treatment trains') are incorporated into the design of the system that minimize the impacts on water quality and quantity (where required) of stormwater runoff from the site.
- The system is accessible and easily maintained, including ready access to system components located on private lands.
- The selection of materials, methodologies and mechanisms are based on their suitability, durability and cost-effectiveness, including ongoing maintenance costs.

(d) A 'Stormwater Management Plan' (SMP) is to be prepared and lodged that demonstrates the development's ability to meet the principles of Water Cycle Management in the design of the system and incorporates a variety of suitable:

- Source Controls;
- Conveyance Controls;
- Discharge Controls;
- Water Quality Improvement Controls;
- Water Quantity Controls

(e) The proposed cut and fill for roads and allotments shall generally be minimized, but will be dictated by road grading and site access requirements. Driveway access shall be generally in accordance with AS2890.1

(f) The design and construction of all drainage systems components shall comply with the requirements of Council's Engineering Guidelines – 'Development Specification Series'; both 'Design' and 'Construction' Sections.

Water Quality

(a) Stormwater discharge to surface and underground receiving waters during construction activities and post construction is not to degrade the quality of receiving waters.

(b) The stormwater management system is to optimise the interception, retention and removal of water borne pollutants before their discharge to receiving works.

(c) Point sources of pollution in the catchment are to be identified and their impacts minimised until they can be eliminated.

(d) Water quality improvement devices are to be provided for the treatment of stormwater run-off discharge from the site and are to be located to minimize negative impacts on both the natural and built (including traffic management) environments.

(e) The development shall incorporate water quality treatment mechanisms to ensure the following targets are met.

Pollutant	Removal Target
Total Suspended Solids (TSS)	80% Retention of the average annual load
Total Nitrogen (TN)	45% Retention of the average annual load
Total Phosphorous (TP)	45% Retention of the average annual load
Litter (> 50mm)	Provide mechanisms to retain litter from frequent flows

Note: Average Annual Load' is the yearly weight of pollutants (kg/yr) from the developed site with no pollution controls installed.

Note: A range of treatment technologies can be used to meet the removal targets. A quantitative analysis demonstrating compliance with these targets is required to be submitted. A number of software packages are available for this task, such as: MUSIC, SWMM, XP Storm, AQUALM XP, EMSS, AQUACYCLE and Switch. Note that some packages are more appropriate for different conditions.

(f) Development is to comply with the provisions outlined in Managing Urban Stormwater – Soils and Construction (Published by Landcom – latest revision).
(g) The design and construction of water pollution minimization systems is to comply with Council's Engineering Guidelines – 'Development Specification Series', both 'Design' and 'Construction' Sections.
(h) Natural water bodies, waterways and vegetation are to be retained and protected from degradation caused by increased stormwater flows where required.
(i) A variety of suitable source, conveyance and discharge controls are to be provided and utilized to minimize the increase and impact of stormwater flows, both for smaller (5yr ARI) through to larger (100yr ARI) rainfall events. The design shall demonstrate that Post-development peak flow does not exceed Pre-development peak flow for development in 'Catchment 1'. Development within 'Catchment 2' does not require volumetric discharge controls. Refer to Figure 1 for delineation of each catchment.

Major Drainage System

(a) The proposed development is to have the capacity to safely convey:
- Stormwater flows resulting from the relevant design storm under normal operating conditions including partial minor drainage system blockage;
- Stormwater flows, resulting from more extreme events than the design storm, without any property damage. The design is to ensure that flow paths would not significantly increase risk to public safety and property.

(b) The design is to demonstrate that the peak 100 yr ARI flow is contained within roads, drainage swales, easements, public space or suitable areas. No concentrated flow derived from public areas shall be directed through private property without the provision of suitable controls and easements.

(c) Public open space incorporated into the stormwater management system is not to hinder the hydraulic effectiveness of the system or public open space uses.
(d) The design is to demonstrate compliance with the following: v*d (velocity-depth product of peak overland flow) < 0.4 for areas trafficked by pedestrians and < 0.6 for all other areas.
(e) Ground floor levels of habitable rooms are to be designed to provide protection to property in accordance with an accepted level of risk.

Minor Drainage System

(a) There is to be capacity to control stormwater flows under normal operating conditions for the relevant Aver Recurrence Interval (ARI) design storm, including provision for blockages.
(b) The minor drainage system is to be designed to safely control and convey the critical 5yr ARI event, including the design provision of a 50% blockage to all inlet structures.
(c) Drainage works are to be well defined, ensuring no hidden flow paths and minimizing undesirable ponding resulting from the design storm for a prolonged period.

- The design shall demonstrate compliance with the following:
- Ponding is limited to a maximum 200mm depth for above ground non-road surfaces;
- The maximum curb flow width within roads shall be 2.4m;
- V*d (velocity-depth product of peak overland flow) < 0.4;
- Velocity < 2ms^{1} in untreated landscaped surfaces (note that appropriate surface treatments may be required on steep surface (<5%) or where large flows are concentrated).

(d) Water Sensitive Design techniques shall be adequately considered and shall be designed to complement site soils, aspects, grades and traffic management.

Allotment Drainage

(a) The system to have the capacity to control allotment surface stormwater flow and excess flow upstream properties to prevent stormwater from entering the building in the design event.
(b) Where the topography of the site makes it necessary to discharge stormwater run-off to the rear of the site, the run-off from all directly connected impervious areas is to an inter-allotment drainage system.
(c) The system is to minimise undesirable pounding for a prolonged period.
(d) The design shall demonstrate that post-development peak flow does not exceed pre-development peak flow for development in 'Catchment 1'. The use of infiltration and dispersion techniques should be adequately considered. Refer to Appendix F7-1 for additional information and 'typical examples'.
(e) A variety of source control measures are to be incorporated into the design of the system to control runoff quantity (where required) and quality from the site.
(f) If soil conditions are suitable, infiltration and dispersion techniques should be considered as a component of the minor drainage system. Setbacks from buildings and boundaries require consideration. In clayey soils, these devices should generally not be less than 4m from structural footings.

(g) Development is to be located and designed to prevent water inundation as a result of incidental flooding.
(h) The design shall demonstrate compliance with the following:

- Proposed cut and fill shall generally be minimized, but will be dictated by site access requirements.
- For residential development, finished floor level is at least 150mm above finished ground level (note that more may be required to ensure adequate drainage during all rainfall events).
- For non-habitable development, finished floor level is at least 100mm above finished ground level (note that more may be required to ensure adequate drainage during all rainfall events).

Water Storage Tanks

(a) Stormwater harvesting measures are to be implemented to maximize stormwater reuse and prevent an increase in the quantity of stormwater discharge from the development site which can impact on downstream environments.
(b) Where water tanks for the collection of roof water are being provided, the following shall be adhered to:

- Rainwater is to be sourced only from roof surfaces;
- The collection system is to incorporate an effective 'first flush' device for the removal roof surface contamination. All first flush devices shall be designed and constructed in accordance with AS/NZS 2179 (latest version);
- Insect screens on overflow pipes are to insect proof lids on inspection openings;
- The tank system is to be connected for use in toilet flushing, irrigation, laundry and/or other appropriate purposes as required by BASIX.

Note: No BASIX is required for S68 Approvals.

- Tank overflow is to be connected to an infiltration or dispersion device (where soil types, surface slopes and building layouts are suitable) or formalized stormwater drainage system (minor system – note the maximum discharge per outlet to street back-of-curb shall be 25 l/s with minimum 10m between outlets);
- No direct connection with a reticulated system operated by the Snowy River Shire Council (top-up systems or approved switching devices with backflow prevention devices can be used);
- Australian Standards approval marks on materials that will come into contract with rainwater such as:
    - AS 2070, Plastic materials for food contact use;
    - AS/NZS 2179-1997 Specifications for rainwater goods, accessories and fasteners;
    - AS 2180 – 1986 Metal rainwater goods – selection and installation;
    - AS 3500.1 – 1992 National plumbing and drainage code. Part 1:Water supply;
    - AS 3855 – 1994 Suitability of plumbing and water distribution systems products for contact with potable water;
    - AS 4020 Products for use in contact with water intended for human consumption with regard to their effect on the quality of water.

(c) Where water tanks for the collection of rain water (other than roof water) are provided:

- Rainwater is to be sourced from driveways, paved surfaces or grassed areas;
- The system is to be connected for use in toilet flushing, irrigation and/or other appropriate purposes;

- Overflow is to be connected to an infiltration or dispersion device (where soil types, surface slopes and building layouts are suitable) or formalized stormwater drainage system (minor system);
- There is to be no direct connection with a reticulated system operated by the Snowy River Shire Council (top-up systems or approved switching devices with backflow prevention devices can be used);
- The collection system incorporates suitable treatment measures, such as a first flush pit or an oil/grit separator;
- All fixtures connected to the supply system are marked 'NOT SUITABLE FOR DRINKING'.

(d) The minimum capacity of water storage tanks shall be determined as required under BASIX assessments for individual dwellings.

Permeable Pavements

(a) Permeable paving is to be designed and installed where practical to minimize runoff from roads.
(b) Pavements are not to receive runoff from areas likely to contribute significant sediment, debris or windblown material.
(c) Paving units and placement geometries are to be suitable for the expected traffic loading.
(d) Permeable pavement is to be selected to satisfy appropriate standards for site suitability, installation, insitu soil characteristics, freeze-thaw processes, likely traffic loading, maintenance and protection from material likely to cause clogging or otherwise hinder performance.
(e) Paving units are to be manufactured and placed to comply with freeze-thaw durability processes and comply with ASTM C1262-95.
(f) Where runoff is derived from non-impervious surfaces, flow shall be pre-treated through the careful placement and design of sediment traps, vegetated filter strips or specially designed gutter systems.
(g) Commercially available segmental pavers are to be installed and maintained in accordance with the manufacturer's and Council's recommendations.
(h) Temporary protection methods and processes are to be implemented during construction operations to control sedimentation and clogging of permeable pavement and granular underlay materials.

Infiltration Systems

(a) On-site infiltration systems are to be used where the suitability of insitu soils in relation to hydraulic conductivity can be demonstrated (typically by site testing using 'falling' and 'constant head' tests).
(b) The design of infiltration systems must consider soil erodability, soil dispersivity, soil heave, potential impact on adjacent buildings and boundary offsets.
(c) The design of infiltration systems shall:

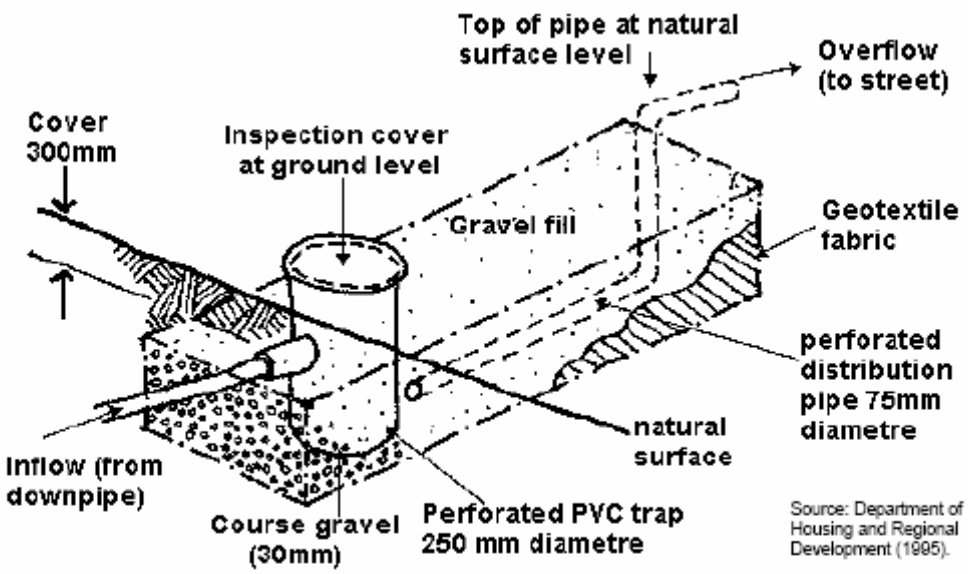
- Consider acceptable minimum buffers from existing buildings and boundaries. The distance between an infiltration or dispersion device and nearby buildings and boundaries requires site specific consideration; however it shall not be less than 4m unless supported by geotechnical advice;
- Be designed to accept the critical 5yr ARI event without surcharge;
- A high level overflow provision to the formalized drainage system is required unless the system can be demonstrated to accept the critical 100yr ARI event;

- Aggregate filled trench systems are acceptable provided that clean washed aggregate, or granular materials, free of fines is used in conjunction with permeable geotextile surround. Inspection/flushing points are required to allow easy access to below ground pipe work for maintenance;
- The inlet to the device is fitted with a readily accessible silt trap (with inspection and access cover).

(d) Design and construction is generally consistent with Section 9.4 of Managing Urban Stormwater – Soils and Construction Manual (Produced by Landcom – latest revision).

Example of Rainwater Tank

Retention/Overflow Trench



2.3 Landscaping

Objectives

The objectives for landscaping is to ensure that appropriate landscaping is provided within the streets and reserves which is consistent with the character and vegetation that is typical in the area.

Controls

(a) The landscaping is to reflect the sub-alpine character of the region with flatter open areas planted with deciduous trees and conifers to highlight nodal points and provide seasonal variation and climate.
(b) Landscaping is to be provided generally in accordance with the requirements of Chapter C5 Tree Preservation and Landscaping, Recommended Species for Landscaping and the Landscaping Concept Plan prepared by Moir Landscape Architects.
(c) The palette of street trees to be used within Highview Estate is to be based on providing species that are suited to the local conditions and provide year round interest.
(d) Feature tree planting are to be provided at the nodal points within open space areas to highlight their importance and locality.
(e) Landscaping is to be provided to reduce the visual scale of the streets and further enhance in the pedestrian environment.
(f) Street trees are to be provided so that:

- A network of themed streets reflects the overall road hierarchy and creates identities for different areas;
- The use of flowering exotics and colorful deciduous trees to create a distinct character for the estate as well as greater Jindabyne;
- Feature trees mark site entry point, intersections, and other visually prominent areas;
- Trees and vegetation combinations will be a year round feature;

- Trees form a clean trunk to maintain vehicular site lines and allow surveillance of open space areas, and
- Trees are hardy and long lived.

(g) Community reserves and parks are to be planted with predominantly native species to ensure a comfortable and safe recreational environment for Highview Estate residents.
(h) Landscaping within the open space areas are to be planted with predominantly native species to enhance the biodiversity values and visual amenity of these areas.

2.4 Lot Layout

Objectives

The objectives for lot layout are that the design will:

- Provide for the efficient use of the land and is integrated into the established subdivision patterns of Jindabyne;
- Provide a defined and positive streetscape character;
- Enhance accessibility and safety and promote the principles of ecological sustainability.

Controls

(a) The lot layout responds to site characteristics, setting, landmarks, views, and land capability and traffic planning principles contained in this Chapter.
(b) The proposed lots are to be designed and orientated to maximize solar access.
(c) Lot design is to encourage dwellings to front major streets and public open space, to enhance amenity, safety and pedestrian comfort through increased passive surveillance.
(d) Lot design is to facilitate safe and efficient vehicle access without street frontages being dominated by garages and parked cars.
(e) Proposed lot design is to enable the comfortable siting of housing and ancillary buildings and the provision of outdoor space.
(f) The perimeter roads bordering open space areas are to allow for a parkland outlook for lots adjacent to open space.
(g) The subdivision pattern should present a clear urban structure with a legible road hierarchy to enhance pedestrian and traffic permeability, and provide significant open space corridors.
(h) The layout of the streets is to follow the existing topography and prevent the formation of gun barrel roads. The layout is to allow, where appropriate, one way cross falls of the local streets which fall directly into the stormwater management swales.
(i) Lot size and layout of the estate should provide opportunities for a variety of housing sizes and types.

2.5 Pedestrian and Cycle way network

Objectives

The objectives for pedestrian and cycle networks are to encourage walking and cycling by providing safe, convenient and legible movement networks to points of attraction within and beyond the development.

Controls

Planning

(a) The residential street and path network provides a network of pedestrian routes, and low speed and volume routes for cyclists, with connections to adjoining streets, open spaces and activity centres.
(b) A network of pedestrian ways and cycle routes is to be provided in accordance with:

- The need to encourage walking and cycling;
- Likely users (e.g. school children, parents with prams, the aged and/or people with disabilities, commuter and recreational cyclists);
- Opportunities to link open space networks and community facilities, including public transport stations/stops, local activity centres, and schools;
- Topography;
- Cyclist and pedestrian safety.

Location and Design

(a) The location of footpaths and cycle ways in a street reservation is determined by:

- vehicle speeds and volumes;
- use of the street pavement by cyclists does not affect the comfort and safety of pedestrians;
- Whether pedestrians and cyclists are protected from parked vehicles and vehicles moving along the street and on driveways;
- Whether postal delivery will be significantly inconvenienced;
- The location of physical services;
- Cross falls;
- Landscaping;
- Whether there is any development fronting that part or side of the street;
- Cyclist and pedestrian personal safety;
- Cost-effective construction.

(b) The location of pathways is to be consistent with the requirements of the Snowy River Shire Council Jindabyne Shared Pathways Strategy Stage 1 (April 2002).
(c) The alignment of paths is to allow safe and convenient use by pedestrians and cyclists and is varied to preserve trees and other significant features. A focus on vistas and landmarks add visual interest where they exist.
(d) Pedestrian paths and cycle ways are to be well lit and located where there is casual surveillance.
(e) Footpaths or shared paths are to be designed and constructed of appropriate width, longitudinal gradient and sight distance to cater for the number o projected pedestrians and cyclists, and user types (e.g. the aged, the very young, people with prams and in wheelchairs, and people with disabilities).
(f) Design of the street and the pavement is to accommodate pedestrian and cyclist use of street pavements in access places, and cyclist use the street pavements in access streets and collector streets.
(g) Provision is to be made for the location of seats at appropriate points.

(h) There is to be adequate provision for passing with paths widened at potential conflict points or junctions on high use facilities to allow for passing of pedestrians/cyclists in opposite directions.

Safe crossings

(a) Safe street crossings are to be provided for all street users with safe sight distances and adequate pavement markings, warning signs and safety rails (where appropriate for cyclists).
(b) The design and construction of the footpaths and cycle ways is to comply with Council's Engineering Guidelines – 'Development Specification Series', both 'Design' and 'Construction' Sections.
(c) cycle ways are to be provided in accordance with Guide to Traffic Engineering Practice – Part 14, Bicycles Guide to Traffic Engineering Practice – Part 14, Bicycles (Austroads 1999). Pram and wheelchair crossings are provided at all curbs and are adequately designed for this purpose as well as assisting sight impaired people in accordance with AS 1428.1 – 1993.

2.6 Public Open Space

Objectives

The objectives for public open space is to ensure the provision of well located and accessible public open space that meets user needs.

Controls

(a) Public open space is designed to provide:

- A range of recreational and environmental settings, corridors and focal points;
- Adequate facilities to meet community needs and expectations based on the population density and demographic structure of the subdivision and/or the local, district or regional area;
- Protection of existing endemic vegetation and encouragement of natural regeneration;
- A response to the opportunities and constraints presented by the physical characteristics and environmental values of the land in the proposed use, and facilities provided;
- For the integration of existing landscape assets e.g. rock outcrops, watercourses, native vegetation communities and sites of natural or cultural value;
- Links between public open spaces to form a legible network;
- Public safety and reasonable amenity of adjoining land users in the design of facilities and associated engineering works.

(b) Parks are to be bound by public streets and fronted by houses, increasing the passive surveillance of the park as well as the value and outlook from the surrounding properties.

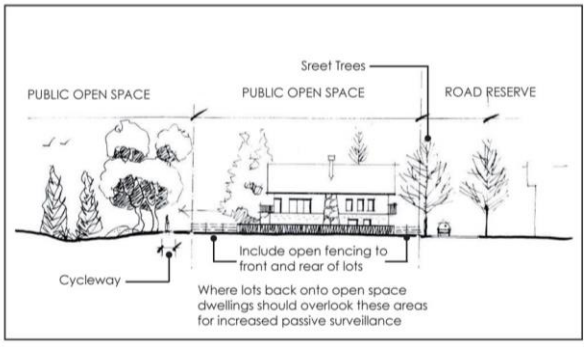


Figure – Example of dwelling backing onto open space

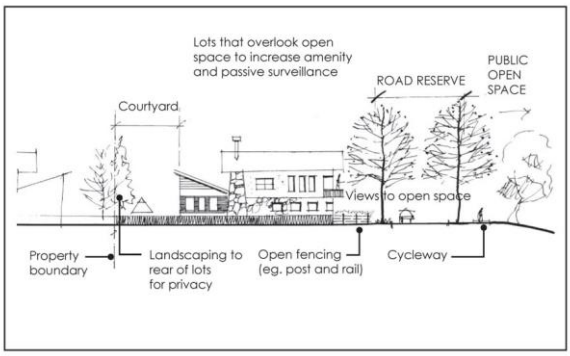


Figure – Example of dwelling fronting open space

2.7 Biodiversity and Natural Resource Management

Objectives

The objectives for biodiversity and natural resource management are to:

- conserve the biodiversity of the local area and the surrounding region; and
- and ensure that the natural features of the site are preserved and enhanced.

Controls

(a) Endemic trees, shrubs and groundcovers are to be provided within the central open space area and conservation areas.
(b) Extensive tree planting of suitable native species that are endemic to the area is to be provided to the riparian area along Lees Creek.
(c) Rehabilitation works within the open space and conservation areas are to utilise locally sourced seed to assist in maintaining genetic integrity of local plant communities.
(d) All species are to be selected from the list of proposed planting contained in Appendix F7-2 Landscape Species List.
(e) Existing native trees are to be retained within both open space and larger lot developments in order to provide habitat for bird and other native fauna and to provide a valuable source of seed for revegetation work.
(f) Existing native trees as identified within the landscape plan which forms part of this circular which are located within the proposed open space area adjacent the eastern

portion of the site, off Barry Way are to be retained and supplemented with additional planting.

(g) Groupings of native trees are to be utilized in the open space areas to reduce the visual effects of urban development and retain the natural character of the region.

(h) The central open space corridor the riparian area along Lees Creek and conservation zones are to be planted with endemic native trees and shrubs and focus on re-establishing the natural vegetation within environmentally sensitive areas such as along the creek line and on the visually prominent ridges.

(i) Existing flora and fauna habitat is to be preserved to minimize any impact on threatened species, protected and threatened populations and their habitat.

(j) In order to reduce the potential impacts of the proposed development on protected and threatened populations of flora and fauna, the following matters are to be considered in design of the subdivision:

- Large mature hollow bearing eucalyptus should be retained;
- Removal of boulders and disturbance of rocky outcrops should be avoided where possible. Where boulders are to be disturbed they should be redistributed and utilized for landscaping purposes on site;
- Development is to be concentrated in the disturbed areas of the site;
- Disturbance of snow gum woodland areas to the south of Kosciuszko Road and black sallee woodland along Lees Creek and should be avoided;
- Avoid disturbing the rare or threatened Australian plants (ROTAP) species identified, Anchor Plant (Discaria pubescens) in the southwestern portion of the site;
- Implementation of a soil and water management plan, including storm water management plan in accordance with the requirements of this Chapter, to minimize the impact of the subdivision on habitat within Lees Creek at and downstream of the site;
- Site development should be managed to avoid indirect impacts by:
    - Sediment control measures, to avoid siltation of drainage lines (Lees Creek) and potentially Lake Jindabyne;
    - Pollution control measures, to reduce the risk of hydrocarbon spills during works and the discharge of increased nutrient loads into waterways during and following development.
    - Rapid stabilization and revegetation of disturbed sites is to be undertaken to reduce the ability of week species to dominate disturbed sites.

2.8 Access, Traffic and Road Design

Objectives

The objectives for access, traffic and road design are to:

- Ensure that a safe and efficient road network is provides; and
- Ensure that the new road network integrates with the existing road network.

Background

The development of the Highview Estate will generate additional traffic movements internal and external to the subdivision site itself. The assessment of traffic impacts from this development must take account of the scale of development expected to occur on the

subdivided lots including dual occupancies, medium density and where permissible, commercial development, as the subdivision provides the best opportunity for providing the standard of infrastructure necessary to service to expected pattern of occupation of this development.

The Council has previously investigated traffic concerns external to the subdivision site through the Jindabyne Traffic Study (conducted in 2002). This study identified existing traffic concerns at various locations within the town. It also identified the potential for traffic generated by the development of the Highview Estate subdivision to exacerbate existing traffic problems, particular in Gippsland Street and at the junction of Barry Way and Kosciuszko Road (MR286).

The eastern end of Gippsland Street has been identified as being narrow and subject to significant demand for on-street car parking, especially overnight during the peak occupation of holiday accommodation during winter and other school holiday periods.

Therefore, it is necessary that arrangements are made to ensure that traffic generated from within the Highview Estate does not increase traffic volumes on this eastern section of Gippsland Street. The Jindabyne Traffic Study approached this issue by recommending that Highview Estate be physically separated from Gippsland Street and that Council investigate the closure of Gippsland Street to all traffic to the east of Candlebark Circuit.

The principle that no additional traffic be directed onto the eastern section of Gippsland Street is central to avoiding unacceptable traffic impacts from this development. This requires that the land subject to this Development Control Plan does not have direct road access to Gippsland Street and that the amount of traffic directed to Jillamatong Street is minimized.

Controls

(a) Adequate road widths and the creation of a road hierarchy is to be provided to assist in the legibility and for ease of navigation through the estate and ensure appropriate connections and relationships with the existing road system.
(b) Road and intersection designs shall be in accordance with Council's design guidelines.
(c) The road system is to provide a simple and efficient flow of traffic through the residential area and which allows traffic to quickly and evenly disperse along the local road network.
(d) All roads shall have a maximum design speed of 50 kph.
(e) Internal and external connectivity is to be increased through using a modified grid pattern layout that minimizes cul-de-sac and dead end streets.
(f) All road widths are to be in accordance with Table below.
(g) Junctions along collector and local roads are to be spaced to create safe and convenient movement.
(h) Traffic calming devices, landscaped islands and intersection design shall be considered on individual merit, but in all cases shall conform with Council's Engineering Guidelines – 'Development Specification Series'; both 'Design' and 'Construction' Sections.
(i) Collector and local roads are to provide opportunities for pedestrian and cycle path network links that encourage walking and cycling.
(j) Minimum and maximum road grades shall be used to define site levels; however cut/fill should generally be minimized.

(k) Roads adjoining open space are to facilitated public access and surveillance of the open space areas.
(l) Access to the part of Highview Estate located to the south east of the Council water tank must be obtained from Kosciuszko Road by the construction of a new intersection conforming to all relevant Roads and Traffic Authority design standards.
(m) Local roads are not to operate as through traffic roads for externally generated traffic, and are to limit local drivers' need to speed in a low speed environment.
(n) Access to the part of Highview Estate located to the north west of the Council water tank must be obtained from Barry Way by the construction of a new intersection conforming to all relevant Roads and Traffic Authority design standards and a suitable road connection to the estate.
(o) A suitable two lane road shall be established to connect between the north-western and south-eastern parts of the estate. This road shall follow along lot 11 DP 1035279 and shall be designed in a manner that would allow later construction of an additional two lanes as a separate carriageway.
(p) Road reserves are to provide for the cost effective provision of public utilities and planting opportunities.
(q) Bus routes are to be direct and safely accessible by pedestrians from all houses and activity centres and bus stops are to be located so that they are within 400m walking distance from each dwelling.
(r) No more than a total of ten residential lots with access to Jillamatong Street shall be created from the land subject to this Chapter.
(s) The alignment and geometry of roads that form identified routes are to allow for efficient unimpeded movement for buses without facilitating high traffic speeds.
(t) All roads shall be designed and constructed in conformity with Council's Development Specification Series.

Table: Highview Estate Road Characteristics (Residential Development)

Road Type	Maximum Speed (km/hr)	Carriageway Width (m)	Parking Provisions within Road Reserve	Curbing (See Note 1)	Footpath Requirement (See Note 2)	Minimum Verge Width (m) (See Note 3)	Minimum Road Reserve Width (m)
Access Street	25	6.0 m	Permitted on both sides of Carriageway	Defined by drainage scheme	1.2m wide footpath to one side only	2.5 m	15 m
Local Street	40	8.0 m	Permitted on both sides of Carriageway	Defined by drainage scheme	1.2m wide footpath to one side only	2.5 m	15 m
Collector	50	9.0 m	Permitted on both sides of Carriageway	Upright curb for bus route, otherwise defined by drainage scheme	1.2m wide footpath to one side only	3.5 m	18 m

Note 1: The designer shall provide roadside curbing that is amenable with the drainage design and appropriate for traffic management.
(Examples of suitable curbing are curb only, curb & gutter, mountable curb, roll curb, flush curb, transitioning curbs, and various combinations of these).

Note 2: Footpath widths shall be 1.2m unless required as a cycle way as defined within Figure 3. Cycle ways shall have a minimum 2.5m wide pavement.

Note 3: Different verge widths for each side of the road may be used to help facilitate drainage, however specified minimums remain.

2.9 Utilities

Objectives

The objectives for the provision of utilities are to ensure that adequate and non-intrusive infrastructure is provided within the Highview Estate to cater for the future residents of the estate.

Controls

(a) Infrastructure is to be provided throughout the estate in accordance with the requirements of the relevant infrastructure provider.
(b) Development within each stage of the subdivision shall not proceed until such time as the necessary services are available, to the satisfaction of Council.
(c) It is the developer's responsibility to negotiate with the various utility authorities in order to reticulate their services in common trenching, where relevant.
(d) Electricity reticulation shall be underground.

2.10 Public Safety

Objectives

The objectives for public safety are to ensure that the subdivision patterns and future development of the Highview Estate will provide a built environment that will make the residents and visitors to the estate feel safe.

Controls

(a) The design is to provide a high degree surveillance of the street and open space areas and provide permeability to allow pedestrians, cyclists, and vehicles to move easily through the estate.
(b) Open fencing shall be provided at the rear of dwellings that adjoin public open space to encourage surveillance of these areas.
(c) Surveillance of the street and public open space areas should be encouraged by:

- Providing opportunities for dwellings to overlook the street and open space; and
- Limiting the use of high fences at the front of dwellings and by ensuring that living areas of dwellings address the street.

(d) The location of public pathways should be readily identifiable and be located on the regularly used pedestrian and cycle routes within and through the site particularly between the Sport and Recreation Site and the town centre.
(e) The development shall generally be lit, primarily along pedestrian corridors, functioning open space, street intersections, and entry features.
(f) A comprehensive network of pedestrian and cycle ways should be provided throughout the estate to provide regular surveillance, provide a high level of safety and reduce the incidence of vandalism.
(g) Public pathways are to be constructed in accordance with Council's Engineering Guidelines – 'Development Specification Series'; both 'Design' and 'Construction' Sections.

2.11 Archaeology

Objectives

The objective in relation to archaeology is to ensure that the archaeological relics on the site are protected.

Controls

(a) Archaeological relics that are contained on site are preserved where possible and where they cannot be preserved, appropriate approvals are obtained for them to be destroyed.

(b) Any works on the subject land should be in accordance with the National Parks and Wildlife Service Act. In particular the following requirements –

- Anyone who discovers an aboriginal relic must report it to the Office of Environment and Heritage.
- A person must not knowingly destroy, damage or deface or knowingly cause or permit the destruction, damage or defacement of any aboriginal object or aboriginal place without first obtaining the consent of the Office of Environment and Heritage.
- A person must not excavate or disturb land for the purpose of discovering an aboriginal object without first obtaining the consent of the Office of Environment and Heritage.

(c) The subject land contains archaeological relics therefore the consent of the Office of Environment and Heritage must be obtained to impact on the artefacts identified in the Aboriginal Archaeological Assessment prepared by Julie Dibden of New South Wales Archaeology Pty Ltd (May 2005).

Note: applicants need to be aware that the only defence for harming an Aboriginal object is either a due diligence assessment or an Aboriginal Heritage Impact Permit (AHIP). An Aboriginal Cultural Heritage Impact Assessment should be carried out by a qualified archaeologist.

Continued from F7 Highview Estate – Part 1

3 Key Design Features – Residential Built Form

3.1 Site Analysis

A Site Analysis shall be prepared and lodged with the Development Application. Completing the Site Analysis is not only necessary to support a Development Application, but will also assist in design decisions based on site conditions and surrounding context. It can assist in ensuring:

- Privacy for occupants and the maintenance of neighbours' privacy and amenity;
- Sufficient solar access and natural ventilation to provide a comfortable and energy efficient living environment;
- Suitably located and useable private outdoor area;
- The existing character of the street is maintained through setbacks, separation and height, driveway and care parking location;
- Views from the site are optimized for both the development and neighbours.
- Circulation and access is suitably located for the development and the locality;
- The construction of the development is suitable to the slope of the land and minimizes the need for cut and fill;
- Cost effective development in relation to connection to services and existing land uses;
- The need for the removal of trees and site features such as rock outcrops is minimized by locating the development to retain existing vegetation and natural features;
- Safety and surveillance of the development and the locality is maximized;

The Site Analysis should work to collate and present a range of information. This information includes, but is not limited to, that detailed in the checklist for Site Analysis Plans (refer Chapter A2).

3.2 Site Planning and Layout

Objectives

The objective in relation to site planning and layout is to ensure that the proposed development provides a pleasant, attractive, manageable and resource efficient living environment.

Controls

(a) The site layout and planning is to integrate with the surrounding environment through:

- Adequate pedestrian, cycle and vehicle links to the street and any open space networks;
- Buildings facing streets and open space areas;
- Building, streetscape and landscape design taking into account on –site features identified in the site analysis;
- Maintaining streetscape and amenity;

- Ensuring solar access to living areas and private open space area; and
- Designing open space areas that optimize solar access, which are cost-effective to maintain and where possible contribute to stormwater management.

(b) Development on visually prominent sites should recognize the unique responsibility to ensure that the visual, scenic, and environmental qualities of the locality are maintained.
(c) The proposed development is to allow for the provision of landscaping that provides suitable areas for tree plantings to grow to maturity.

3.3 Streetscape and Building Siting

Objectives

The objective in relation to streetscape and building siting is to ensure that the siting and form of housing provides attractive streetscapes, residential amenity and does not adversely impact on the existing residential character.

Controls

Front Setbacks

(a) The front setback is to compliment existing setbacks in the street and respond to the context of the locality.
(b) The development scale and appearance is to be compatible and sympathetic to existing development in the locality.
(c) Setbacks are to provide space for residents to feel an adequate sense of visual and acoustic privacy when using rooms fronting the street.
(d) The front setback should be sufficient to provide gardens in order to screen and separate buildings from neighbours, adjacent streets, and reserves.
(e) Development should minimize disturbance to existing natural features and should not significantly impact on the streetscape.
(f) The front setback is to comply with the following:

- Single storey residential accommodation (excluding residential flat buildings) – 6 metres;
- Upper storey of two storey development – 8 metres
- Residential flat buildings – 8 metres

(g) The upper floor of 2 storey development can be setback 6 metres if it occupies less than 30% of the width of the building and the front elevation is articulated or stepped or provided with a projecting balcony or awning at upper floor level (refer Figure below).
(h) Garages are to be setback an additional 1 metre from the front boundary unless they occupy less than 30% of the street frontage or are contained within the lower floor level of a two storey part of the building (refer Figure below).
(i) Open carports are permitted within the front setback where vehicle access to car parking behind the building line cannot be provided due to the slope of the land, the location of significant trees or rock outcrops.

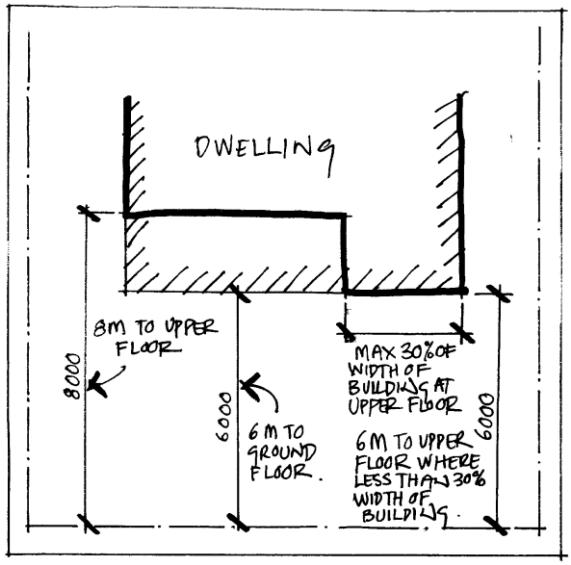


Figure Setback requirements for 2 storey development.

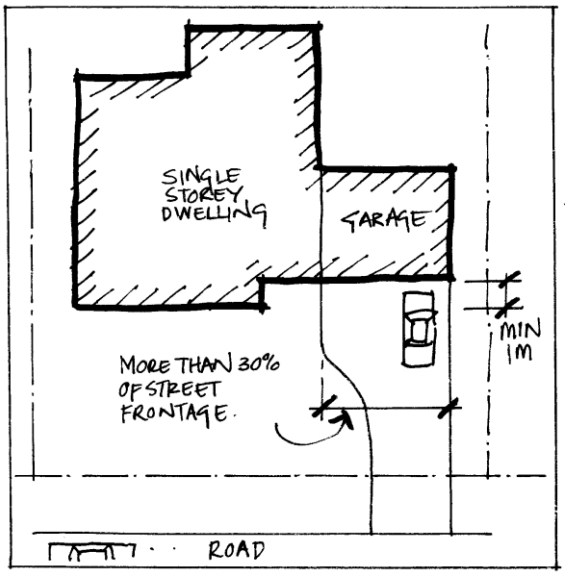


Figure Setbacks for garages for single storey dwellings.

Example of garage at lower floor level

Corner Lots

(a) Development on corner lots is not to impact on the streetscape of the secondary street.
(b) On corner allotments a setback of 3 metres for single storey and 4 metres for two storey developments will be applied to the secondary frontage provided that, the unbroken length of wall does not exceed 8 metres and the building has been designed to provide an attractive appearance to the secondary street frontage.

(c) For single dwellings (not including detached dual occupancy dwellings) if the entry or garage has frontage to the secondary street frontage it is to be setback a minimum of 5m from the street boundary.

Note: Decks at or near ground level, eaves up to 600mm wide, entry patios up to 3m wide and stairs less than 1m above ground level are permitted to encroach on the building setback

Note: The front setback is to be measured perpendicular to the front boundary to the front wall of the building or deck/ balcony (refer Figure below).

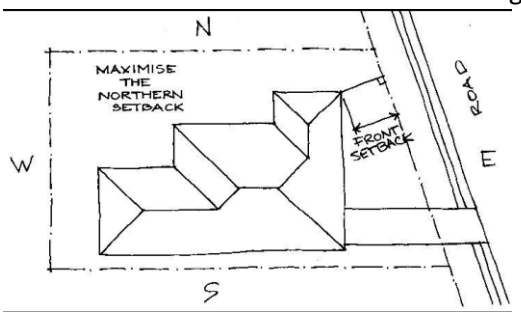


Figure – Front setback measured perpendicular to front boundary

Side and Rear Setbacks

(a) Side and rear setbacks are to maximize outdoor living areas, privacy and solar access.
(b) The side and rear setbacks shall be:

- All types of residential accommodation (excluding residential flat buildings) – 1 metre;
- Residential flat buildings – 3 metres.

(c) Setbacks progressively increase as wall heights increase to reduce visual bulk and overbearing.
(d) Adequate separation is to be provided between buildings for privacy and sunlight.
(e) As the height of the building increases, the side boundary setback is to be increased to comply with the building envelope requirements.

Note: The following structures are permitted within the side setback: unroofed terraces, landings, steps or ramps not more than 1m in height above natural ground level, fascias, gutters, downpipes, eaves up to 600mm, pergolas, awnings, light fittings, electricity or gas meters and aerials, masonry chimneys, flue pipes for cooking or heating appliances, domestic fuel tanks, or other services.(air conditioners are not be located in the site boundary setback).

Note: The Building Code of Australia requires eaves to be sited a minimum of 500mm from the side boundary.

3.4 Building Heights

Objectives

The objective in relation to building height is to ensure that it is compatible with surrounding development and the locality and does not impact significantly on the scenic quality of the area.

Note: maximum building heights are identified in the Snowy River LEP 2013 (clause 4.3 Height of buildings) and accompanying Height of Buildings Map.

Controls

(a) Development must respond to its context and adopt the predominant scale, height and bulk of adjoining buildings.
(b) New buildings are not to dominate their landscape setting or surrounding streetscape and are to be in proportion to the slope and frontage of each allotment and shaped to disguise their size, scale and bulk.
(c) For development that is proposed to be higher than existing development, a transition of building heights should be shown between the existing and proposed development.
(d) Any structure (excluding eaves up to 600mm wide) within the built upon area of the site shall not exceed a high plain projected at an angle of 45° over the actual land to be built upon from a vertical distance of 3.5m above natural ground level at a point on the boundary of the site.

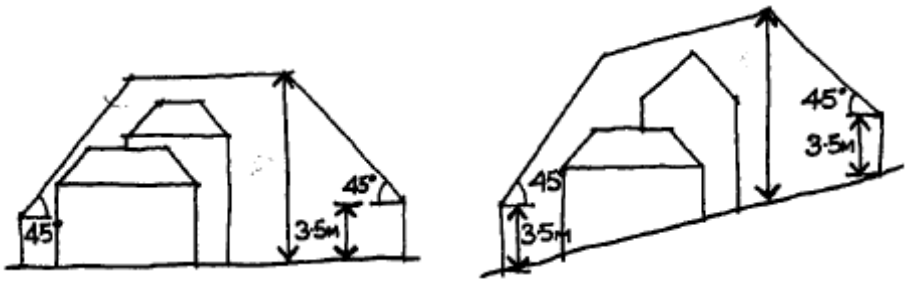


Figure – Building Envelope

(e) Single dwellings and dual occupancy buildings, should not exceed two habitable storeys at any point.
(f) Only on sloping sites sub floor areas may be used for basement car parking or for an entrance hallway not wider than 2.5m (measured parallel to the street frontage).
(g) Consideration will be given to the provision of habitable rooms within the roof space of single dwellings containing two habitable storeys if the provision of the rooms within the roof space does not add to the overall bulk and scale of the building and the height of the building are generally consistent with the existing buildings in the locality.

Figure – Example of rooms within the roof space

(h) Development is to provide reasonable levels of amenity for neighbouring dwellings.
(i) A shadow diagram is required to identify the shadow impact on adjoining properties at 9am 12 noon and 3pm on 21 June and 21 May/September where the proposed building is two or more storeys and is likely to overshadow the adjoining dwelling or private open space area.

3.5 Site Coverage and Unbuilt Upon Areas

Objectives

The objective in relation to site coverage is to ensure a quality living environment by providing suitable areas for outdoor recreation and landscaping and promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces.

Controls

(a) Development maximizes permeable surfaces and maintains a balance between the built and unbuilt upon areas.
(b) Development provides for unbuilt areas that are of a suitable size, dimension and slope that will:-

- Provide suitable solar access
- Assist in retaining existing vegetation
- Enhance the existing streetscape
- maintain privacy and provide for reasonable sharing of views between housing, other buildings and the street
- Accommodate private outdoor area requirements that suit the anticipated needs of the occupants
- Actively facilitate onsite storm water infiltration
- Provide space for service functions including clothes drying and waste storage.

(c) Site coverage satisfies the requirements detailed in the Table (below) Site Coverage and Unbuilt upon areas.

Table – Site Coverage and Unbuilt upon areas.

Housing Type	**Maximum site coverage ground floor (%)**	**Minimum Open Space Area (%)**	**Floor space ratio**
Single dwelling house	50	40	(refer to Snowy River LEP 2013 – clause 4.4)
Dual Occupancy (attached or detached)	50	30	(refer to Snowy River LEP 2013 – clause 4.4)
Residential Flat Buildings and Multi Dwelling Housing	40	40	(refer to Snowy River LEP 2013 – clause 4.4)

"Unbuilt upon area" means that part of a site not occupied by any building and which is predominantly landscaped by way of the planting of gardens, lawns, shrubs or trees and is available for use and enjoyment by the occupants of the building erected on that site and includes any open space roof-top pedestrian terraces available for use by those occupants but does not include so much of the site area as is used for driveways, parking areas or drying yards. Open space areas are to be landscaped in accordance with the provisions of Section 3.10. Paved areas can be included when determining the area of the open space areas if permeable paving is utilised.

3.6 Private Outdoor Areas

Objectives

The objective in relation to private outdoor areas is to ensure that occupants are provided with practical, usable and well located outdoor living environments to meet their needs for safety, privacy, access, outdoor activities and landscaping.

Controls

(a) Private outdoor areas are to be:

- Clearly defined for private use of occupants;
- A usable size and dimension;
- A suitable slope;
- Directly accessible from a living area;
- Capable of receiving sufficient sunlight; and
- Accessible from the main living area and of a suitable size and area while protecting the privacy of adjoining and nearby properties where above ground level.

(b) The location, design, and screening of identified private outdoor areas is required to ensure privacy from adjoining housing.

(c) Where appropriate, and where privacy can be maintained, above ground private outdoor areas may address the street to provide informal surveillance of the street.

(d) The provision of private outdoor areas for residential development on or near ground floor level is to comply with the following:

- One (1) to two (2) bedrooms – 35m^2 and minimum identified area 4m x 4m;
- Three (3) or more bedrooms – 50m^2 and minimum identified area of 5m x 5m;
- Above ground – 10m^2 and minimum dimension 2 metres.

(e) The finish level of the identified area is not steeper than 1 in 14.

(f) The minimum identified area receives at least 3 hours of sunlight between 9.00 am and 3.00 p.m. on 21 June over 50% of the area.

(g) The location of private outdoor areas are not impact on the streetscape.

(h) Fully enclosed and fenced private outdoor area in the front setback will only be permitted where they:

- are directly accessible from the living area and the front of the site is orientated within 200 of either side of north, and
- are setback a minimum of 2 metres from the front boundary of the site, and
- do not occupy more than 30% of the street frontage, and
- do not contain clothes drying areas, and
- are suitably screened from the street by the provision of fencing, and
- the area between the front boundary and the courtyard wall is screened by suitable landscaping.

Note: Private open outdoor area may consist of more than one component.

Note: Narrow elongated areas less than 2 metres wide shall not be included when determining the minimum area for private outdoor areas.

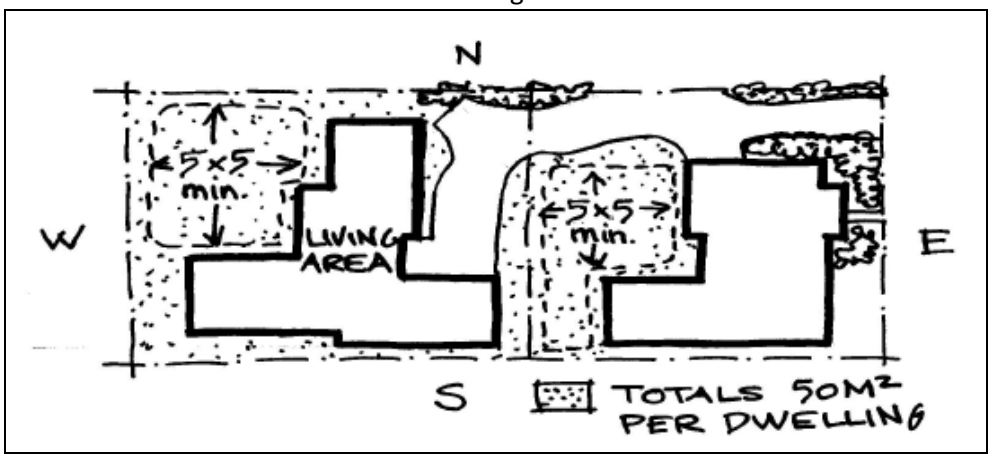


Figure – Minimum private outdoor areas

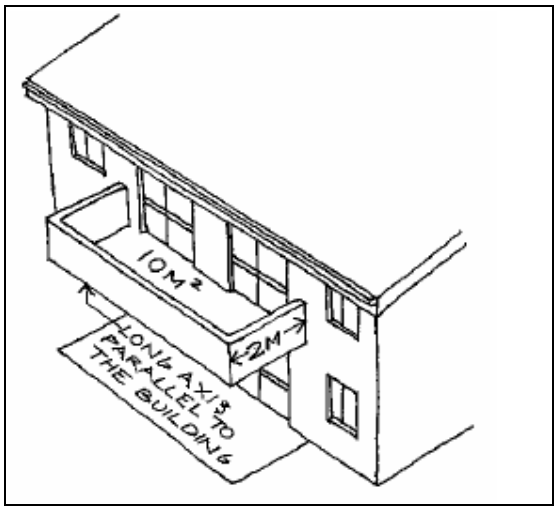


Figure – Private outdoor areas above ground

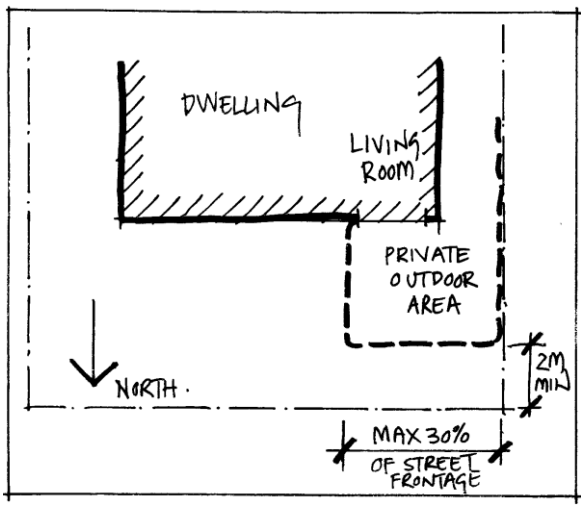


Figure – Private Outdoor Area forward of building line

3.7 Building Form and Character

Objectives

The objective in relation to building form and character is to ensure that development achieves best practice in urban design in the form of buildings and their facades.

Controls

(a) Buildings are to be designed to:

- Distribute building bulk to reduce impacts on neighbours and the street;
- Be integrated with the existing streetscape and setting;
- Contribute to the architectural identity and vision for the Highview Estate; and
- Minimize bulk and scale.

(b) Monotonous and unbroken lengths of wall facing either an adjoining boundary or other walls on the same site are to be avoided.

(c) Simple cubic forms accentuated by repetitive architectural features such as continuous horizontal balconies should be avoided.
(d) Floor space should be distributed within well articulated forms that are stepped down hillsides and around landscaped court yards.
(e) Where the external walls exceed 10m in length on a side or rear boundary, suitable design elements shall be incorporated to provide architectural interest and relief to the elevation. This may include such devices as massing of different materials and colours, stepping of walls, pergolas, awnings, verandah roofs and breaking of the roof line etc.
(f) Solid walls should be broken by corner windows and should incorporate contrasting materials and finishes, for example upper storeys that are clad in sheeting or boards and that are painted in lighter tones than the lower storey.
(g) The use of stone cladding to foundation walls and feature walls is encouraged, provided that it does not occupy more than 25% of any elevation of the building.
(h) Where masonry walls are used, they are to be painted and are to be balanced by contrasting frame structures such as a verandah and panels of cladding.
(i) Facades facing streets or reserves should incorporate a variety of one and two storey walls or should be screened by framed balconies and verandah and should incorporate a varied composition.
(j) Roofs should be broken into a variety of planes.
(k) Wall and roof surfaces should be broken into a series of smaller panels that are separated by stepped forms casting strong shadows, or by panels that are finished with contrasting materials or tones.

Garages

(l) Garages should not dominate any facade that faces the street.
(m) Garages for single storey dwellings are not to exceed a width of 6m or occupy more than 50% of the width of the dwelling where they face the street (refer Figure Below).

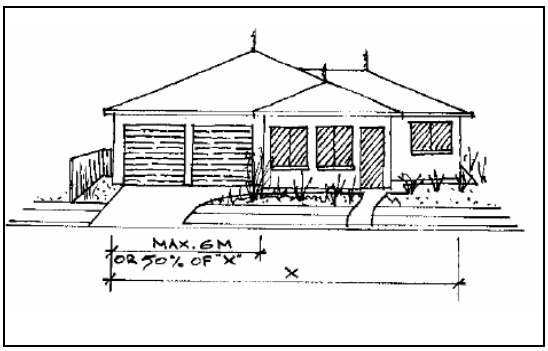
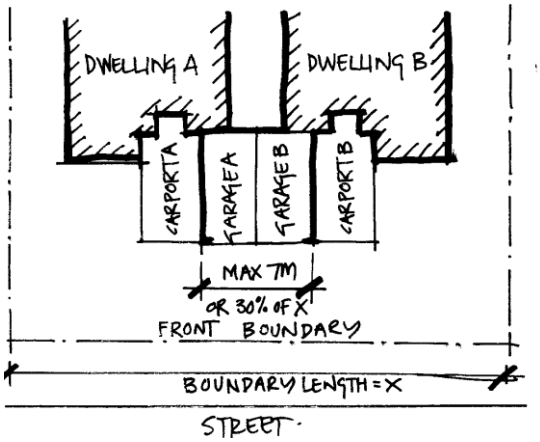


Figure – Maximum width of garages single storey dwellings

(n) For attached dual occupancy development garages at the front of the building are not to exceed a width of 3.5m for each dwelling or a total of 30% of the street frontage which ever is the lesser (refer Figure below). A combination of garages and carports should be used to reduce the impact of car parking structures on the streetscape.



The following is encouraged:

- A mix of building materials, including lightweight cladding and fibre cement panels, ColorbondTM sheet roofing;
- Sections of bagged, face or rendered masonry are acceptable where used as subfloor perimeter walls, as a feature or if it is not the dominant material;
- Simple roof form;
- Use of lightweight decks;
- The use of framed wire balustrades or solid balustrade to match the external material to provide privacy; and
- Awnings and shade structures to protect windows, doors form climatic conditions such as sun wind and rain.

The following is discouraged:

- Traditional suburban face brick and tile concrete block construction;
- Solid expanses of heavy materials e.g. brick and masonry block;
- Fussy roof lines and applied decoration;
- Solid bulky structures with blank walls and no eaves; and
- Blank unarticulated facades, fussy decoration, and ornate balustrade infills.

The use of a range of building material with metal roofs is encouraged.

Conventional brick and tile construction project style is discouraged.

The use of different material and colours and stepping of external walls is encouraged.

The use of blank walls and not eaves is discouraged.

The use of different materials is encouraged.

Solid expanses of masonry walls is discouraged.

The use of balconies and different roof forms is encouraged.

Fussy roof lines and applied decoration is not encouraged.

The use of rooms within the roof space is encouraged where the height of the buildings is consistent with the height of adjoining buildings.

Large masonry structures are not encouraged.

3.8 Views, Visual and Acoustic Privacy

Objectives

The objectives in relation to views, visual and acoustic privacy are to:

- ensure that development does not unreasonably impact or intentionally obstruct views of local features such as Lake Jindabyne, Jindabyne Dam Wall and Crackenback Range whilst not restricting the reasonable development potential of a site;
- site and design buildings to meet projected user requirements for visual and acoustic privacy;
- protect the visual and acoustic privacy of nearby residents in their dwellings and private open space.

Controls

Views

(a) Development is to permit and maintain views from public streets and opens spaces.
(b) Development is to consider the Planning Principles issued by the Land and Environment Court which include assessment of:

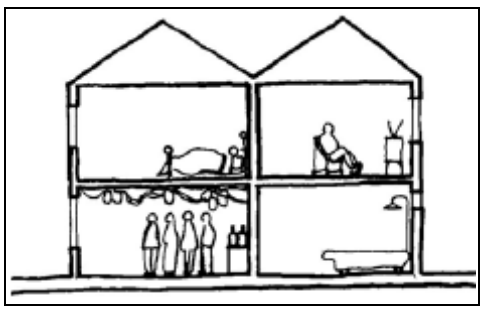
- the views to be affected;
- the part of the property that the view is being obtained;
- the extent of the impact;
- the reasonableness of the proposal that is causing the impact.

(c) Development is to allow for the reasonable sharing of views through the siting, height and design of buildings.
(d) Development of buildings and structures are to be of an appropriate height, setback, design, and setting to preserve significant public view corridors.
(e) Development is to maintain vistas along streets to building and / or places or scenic significance
(f) Where a proposed development is likely to have significant impact on existing views a view analysis shall be provided to show the position and elevation of the development on its site, the location, size and elevation of a joining buildings, and the degree of view loss resulting from the development. The relative levels and elevations are to be shown at Australian Height Datum.

(g) The Statement of Environmental Effects submitted with the application is to address the Land Environment Court Planning Principles relating to view sharing.

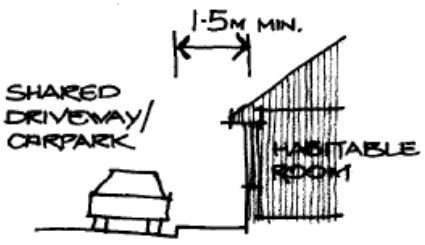
Acoustic Privacy

(a) Site layout and building design protect internal living and sleeping areas from uncontrollable high levels of external noise and minimise transmission of sound through the building structure.
(b) Site layouts should ensure visitor parking areas and streets have a line of site separation of at least 1.5m from bedroom windows.
(c) Doors and windows of adjacent dwellings should be separated by a distance of at least 3m.
(d) Site layout should separate active recreational areas, parking areas, vehicle accesses and service equipment areas from bedroom areas of dwellings and minimise the entry of high levels of external noise to dwellings.
(e) Dwelling units should be designed so that bedrooms of one dwelling do not share walls with living areas of adjacent dwellings (refer Figure below).



(f) Mechanical plant or equipment air conditioning units, pool pumps and water feature pumps should be designed and located to minimise noise nuisance.
(g) The noise level of mechanical plant and equipment is not to exceed the background noise level when measured at the boundary of the closest adjoining property by more than 5dBA.
(h) Air conditioning units are not to be located between the dwelling and the side boundary.
(i) The location of driveways and car parking spaces is to preserve the visual amenity of each dwelling.
(j) The edge of driveways are to be either:

- set back a minimum of 1.5m from windows to habitable rooms of dwellings, or
- the floor level of the dwelling is to be at least 1m above the driveway at the window opening (refer Figure below).



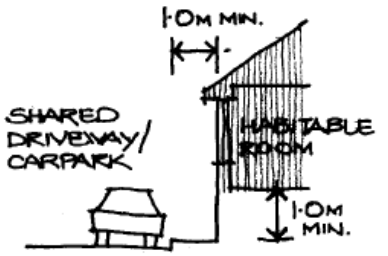


Figure – Visual buffer between windows and driveways/ car parking spaces

Visual Privacy

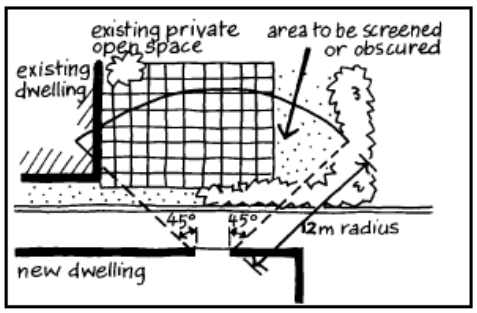
(a) Direct overlooking of main internal living areas and private open spaces of other dwellings is minimised by building layout, location and design of windows and balconies, screening devices and landscape or by remoteness.

(b) Direct views between living area windows of adjoining dwellings should be screened or obscured where ground and first floor windows are within an area described by taking a 12m radius from any part of the window of the adjoining dwelling. An area so defined is described as a 'privacy sensitive zone'.

(c) Direct views from living rooms of dwellings into the principal area of the private outdoor area of other adjoining dwellings should be screened or obscured within a 'privacy sensitive zone' described by a 12m radius (refer Figure below).

(d) Direct views described by (b) and (c) above may be obscured by one of the following measures:

- 1.8m high solid side fences or walls between ground-floor level windows or between a dwelling and open space where the slope is below 10%;
- screening that has a maximum area of 25% openings, is permanently fixed and is made of durable materials; or landscape screening either by existing dense vegetation or new planting to achieve a 75% screening effectiveness within three years;



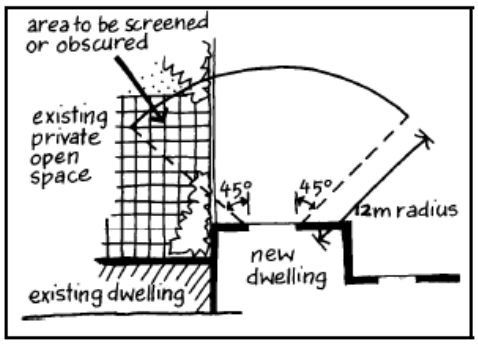


Figure – Privacy sensitive zone

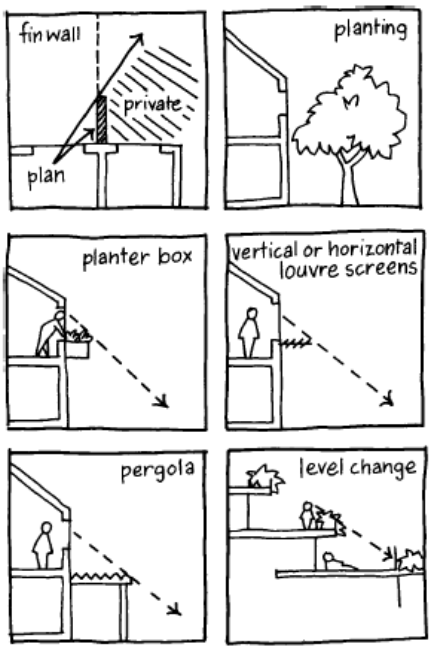


Figure – Techniques for providing privacy to a lower dwelling's private open space.

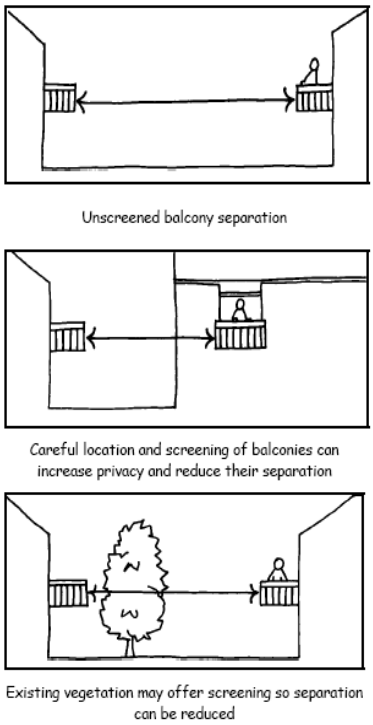


Figure – Privacy between balconies at first floor level should be screened or located to preserve privacy

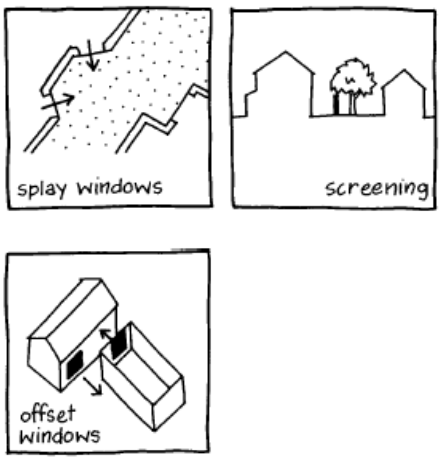


Figure – Methods of preserving privacy

3.9 Solar Access

Objectives

The objective in relation to solar access is to provide reasonable solar access to living areas within dwellings and to open spaces around dwellings.

Controls

(a) Rooms generally used during the daytime should be capable of receiving adequate sunlight.
(b) Dwellings should be sited so that the long axis or length of the building faces to the north to maximise the amount of sunshine the dwelling house receives in winter.
(c) Unless site conditions dictate, dwelling houses should be designed to allow at least 3 hours of sunshine upon the living areas of adjacent dwellings and private outdoor areas between 9am and 3pm on 22 June.
(d) Dwellings should be designed to enable living areas and private outdoor areas to receive 3 hours of direct sunlight between 9am and 3pm on 22 June.
(e) Buildings should not unreasonably obscure sunlight to habitable rooms, solar collectors or private outdoor areas of adjoining development during the winter months.
(f) The orientation, layout, and shape of dwellings should take into account any overshadowing by adjacent buildings, structures or trees during the winter months.
(g) A shadow diagram is required to identify the shadow impact on adjoining properties at 9am 12 noon and 3pm on 21 June and 21 May/September where the proposed building is two or more storeys and is likely to overshadow the adjoining dwelling or private open space area.

3.10 Landscape Design

Objectives

The objective in relation to landscape design and site landscaping is to ensure that the development includes suitable species, consistent with the landscape theme, and appropriate to the nature and scale of the development proposed.

General Requirements

Landscape plans are to be prepared for proposed development in accordance with the following categories.

Category 1: includes small scale developments that will have little impact on the existing environment including single dwellings. Landscaping is to be provided in accordance with the tree species selection and planting guidelines provided in Appendix F7-2 Landscape Species List.

Category 2: includes small to medium scale developments that have the potential for impact on the surrounding environment including dual occupancies – detached and attached residential flat buildings and multi dwelling housing containing up to six (6) dwellings. Landscape Design is to be by a suitably qualified landscape design or horticulturalist and contain the minimum requirements for category 2 and 3 landscape design outlined below.

The landscape designer is to provide certification that the landscape works have been completed in accordance with the landscape design upon completion of the landscape work.

Category 3: Includes medium to large-scale proposals and development or special projects, which have the potential for significant environment and visual impact, including residential flat buildings and multi dwelling housing exceeding six (6) units. The landscape architect is to provide certification that the landscape works have been completed in accordance with the landscape design upon completion of the landscape work.

Landscape design is to be by a landscape architect and contain the minimum requirements for category 2 and 3 landscape design outlined below.

Minimum requirements for Category 2 and 3 Landscape Design

- Existing site information (boundaries, contours, underground/overhead services, easements, drainage lines, etc),
- The movement pattern of the sun in summer and winter and the prevailing seasonal wind conditions,
- The location of adjoining development and any windows or private outdoor areas that are visible to or from the site,
- Existing pedestrian or cycling pathways adjacent to, or near, the site,
- The height of adjoining development and any shadows cast by the development over the site,
- Any views enjoyed to, and from, the land, including consideration of views into the site and the scenic values associated with the site,
- All trees and vegetation on the site, on adjoining lots and within the street including trees to be removed due to the proposed development. This information should identify the actual canopy width of any trees and their heights,
- Any natural drainage lines located within the site,
- The slope of the site, identified by 1 metre contours,
- Any existing built improvements on the site,
- Landscape Consultant details,
- Proposed location of buildings/structures including finished floor levels,
- Roadways, car parks, footpaths, driveways with description of materials and finishes.
- Proposed tree planting
- All landscaped areas and their proposed treatment (mass planting beds, paving, lawn, gravel etc.), planting arrangement, planting schedule (including botanical names and mature heights), quantities, pot size, staking and planting details,
- Sub-surface and surface drainage,
- Fences and screens (materials and heights),
- Location of site furniture, fixtures and lighting,
- Indicative cross-sections of important features or areas of the site (entrances, watercourses, retaining walls),
- Site protection works and proposed water quality control devices.

Controls

(a) Site disturbance is to be minimized and existing landscape elements such as exposed rock formations and existing trees are to be preserved where possible.
(b) Landscaping is to be tolerant of site conditions and adequately mulched in order to reduce demand for water, herbicides and fertilizer.
(c) Development is to be designed to maximize the number of trees on site.
(d) Landscaping is to enhance the appearance of the development and assist with streetscape integration.
(e) All types of residential accommodation (excluding dwelling houses) are to be accompanied by a landscape plan complying with the requirement for category 2 or category 3 as outlined above.

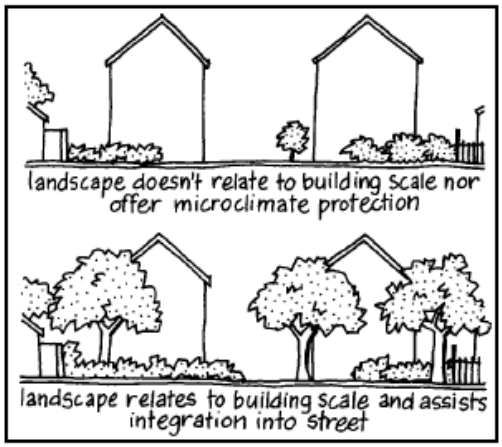
(f) Tree planting is to be consistent with the tree species selection and planting guidelines provided in Appendix F7-2 Landscape Species List.

(g) Landscaping shall be completed and certified on the ground by the landscape designer or landscape architect prior to the issue of an occupation certificate.

(h) Landscape is to contribute to the energy efficiency and amenity by providing substantial shade in summer especially to west facing windows and admitting winter sunlight to outdoor and indoor living areas.

(i) Landscaping is to improve privacy and minimizes overlooking between dwellings.

(j) The plant species selected are in scale with the proposed and existing development to reduce the impact of the bulk of built elements on the street, adjoining properties and within the development (refer Figure below).



(k) The landscape design ensures visibility along paths and adequate pedestrian and motorist sight lines at critical locations, particularly for pathways, corner lots, entries and parking areas, maximises casual surveillance of public areas, the street or parkland, facilitates privacy to and from adjoining property, and provides separation between hard surface areas, built form and structures.

3.11 Fencing and Retaining Walls

Objectives

The objective in relation to fencing and retaining walls is to ensure that the front and side fences and walls protect privacy, security and noise attenuation without having a detrimental impact upon the streetscape and adjacent buildings.

Controls

Front Fences

(a) Front fences and walls:

- Enable some outlook from buildings to the street for safety and surveillance;
- Are designed and detailed to provide visual interest to the streetscape;
- Are constructed of materials compatible with proposed housing;
- Are compatible with facilities in the street frontage area, such as mail boxes and garbage collection areas;
- Should assist in highlighting entrances and in creating a sense of communal identity within the streetscape.

(b) Fences having a maximum height of 1m will be permitted between the building line and the street.
(c) Fences should be constructed of materials that are compatible with the dwelling and generally be constructed of stone, masonry, decorative timber or the like or a combination of these materials. Sheet metal fencing will not be permitted forward of the building line.
(d) Front fences and walls enable, where necessary and appropriate, the creation of private open space between the building and the street.
(e) Fencing up to 1.5m high will be permitted where private open space is provided within the building setback in accordance with the Section Private Outdoor Areas (above).

Fences on Corner Lots

(a) The construction of fencing on the secondary street frontage is to be minimised and limited to providing adequacy to the private outdoor area.
(b) Fencing on the secondary street frontage should be designed and located to:

- Maintain the streetscape character of the area;
- Be consistent with the established pattern of fences; and
- Ensure an adequate amount of private outdoor area.

(c) Where lots have two street frontages, fencing having a maximum height of 1.8m will be permitted to the secondary street frontage between the rear of the proposed dwelling and the rear boundary.
(d) The height design and materials of fencing on the secondary street frontage are to be compatible with the building on the land and the streetscape.
(e) Fencing to secondary street frontages is to be constructed of stone, masonry, decorative timber or the like or a combination of these materials. Sheet metal fencing will not be permitted.

Retaining Structures

(a) Retaining structures are to maintain the streetscape character and are to be consistent with the pattern of existing retaining structures in the street.
(b) Where fencing is provided to the minor street frontage and incorporates a retaining structure, the retaining structure is not to exceed a height of 1m and the proposed fence is to be setback a minimum of 1m from the retaining structure to ensure adequate provision of landscaping to screen the proposed fence.
(c) Retaining structures between the front boundary and the front of the dwelling shall be constructed of stone obtained from the local area or masonry.
(d) Retaining structures are not to exceed a height of 1m. Where higher retaining structures are required individual retaining structures are not to exceed 1m but can be stepped a minimum of 2m apart to provide terraces and allow for suitable screen landscaping to be provided.

Example of stepped retaining walls and landscaping to screen fencing on corner lots

Example of retaining walls and fencing that is not permitted on corner lots.

Example of stepped retaining wall and landscaping on corner lots

Rear Fences Adjoining Public Reserves

(a) Rear fencing is to be provided and is to allow for the surveillance of public reserves.
(b) Where lots directly front onto a public reserve, a post and rail fence must be provided to delineate the rear boundary.
(c) Solid fencing will not be permitted on the rear boundary of these lots.
(d) Where for security purposes fencing is required, a 1.5m high picket fencing, being 50% open or pool type fencing may be permitted.

3.12 Car Parking and Vehicle Access

Objectives

The objective in relation to car parking and vehicle access is to ensure the adequate provision of car parking that is well located and designed and minimizes the visual impact of garages and driveways on the streetscape.

Controls

Vehicle Access

(a) Vehicle access and driveways are to be located and designed to:

- not impede the traffic flow on local road system;
- provided an entry/exit point for individual developments;
- ensure safety from hazards and do not affect scenic or ecological values;
- be located and of a length that is low impact and that continues the existing pattern in the street;
- facilitate ease of access, storm water infiltration through their design, surfaced and slope and are separated from pedestrian entry/access routes through design, finish or location;

(b) Driveways for multi dwelling housing and residential flat buildings when adjacent to side boundaries, are offset a minimum of 2m for the first 6m and then 1m for the full length of the driveway and are to be provided with landscaping.

(c) Driveways for dual occupancy developments are to be offset a minimum of 1m from any side boundary for the full length of the required front setback and are to be provided with landscaping (refer Figure below).

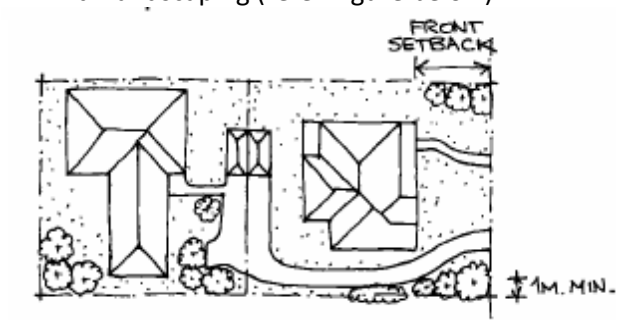


Figure – Setback for landscaping

(d) Driveways are not to be continuous straight lines and are to be offset by landscaping sections and/or strips. Straight “Gun Barrel” driveway arrangement without landscaping is not supported.

(e) Driveways are to be partially surfaced with materials that provide for storm water infiltration or designed to drain to adjacent landscaped areas.

(f) Where a driveway will service more than one dwelling an adequate maneuvering area is to be provided so that vehicles can enter and leave the site in a forward direction.

(g) Where such maneuvering areas are required to be provided, adequate landscaping is to be incorporated to minimize the expanse of hard surface and negative visual impacts on the streetscape.

Vehicle Parking Provision

(a) The number, location and access to vehicle parking spaces available on site, and along the street frontage, is sufficient to cater for residents and visitor parking needs.

(b) The provisions for the number of car parking spaces are to be in accordance with Chapter C3 Car Parking, Traffic and Access.
(c) Driveway access is to be constructed in accordance with Council's minimum standard for driveway gradients.
(d) Manoeuvring areas are to be constructed in accordance with the requirements of Australian Standard 2890.1.
(e) Vehicle parking structures are to be:

- screened to minimize reflection of car headlights into dwelling windows;
- lit at night;
- ventilated if enclosed; and
- separated from windows of habitable areas and private outdoor areas to minimize noise and fume nuisance.

(f) Visitor car parking is to be located so it does not impact on the streetscape.
(g) Visitor parking for dual occupancy and multi dwelling housing may be provided within the building line provided that it is setback a minimum of 2m from the street alignment and suitably screened by landscaping and is constructed of crushed stone, permeable paving, "grasscrete", timber sleepers or the like.

Garages and Carports

(a) Facilities (including garages and carports) are to be sited and designed so as not to dominate the streetscape/street frontage or other public spaces.
(b) Facilities are to be designed and located to minimize impacts on neighbouring housing.
(c) Parking structures within the front setback should be designed to blend with natural surroundings and streetscape, permitting views from the street towards gardens and surrounding scenic backdrops, and reflecting the architectural quality of the main house.
(d) Garages and carports are not to be located between the building line and the front boundary of the lot.
(e) Parking maybe located in the front setback upon an elevated deck with carport over on sites falling from the street or upon a paved area that is excavated into hillsides rising from the street where steep slopes prevent construction of driveway access directly to a dwelling.
(f) Carports within the front setback where permitted should have a "light weight" appearance.
(g) Car accommodation is to be compatible with its associated dwelling design in terms of height, roof form, detail, materials and colour.
(h) Where garages face the street, the garage opening is not to exceed 6m or 50% of the width of the building, which ever is the lesser.
(i) Detached garages or sheds are to be located within the rear yard area and are to have maximum dimensions of 7.2mx7.2m and have a maximum external wall height of 2.7m.

Car Washing Facilities

(a) A suitable area is to be provided within the development to allow for the washing of vehicles.
(b) Where developments include more than 4 dwellings, at least one hard paved area is to be provided with dimensions of 5m x 2.7m and directly accessible from the driveway, for car washing and provided with an appropriate sign. The car washing area is to be located and designed to drain to a grassed or landscaped area sufficient in size to absorb waste water from car washing (refer Figure below).

(c) In the case of development with basement car parking, a visitor car parking space shall be bunded and connected with Council's sewerage system. This will necessitate locating a tap, bunding and drain in a position that will not interfere with traffic movement.

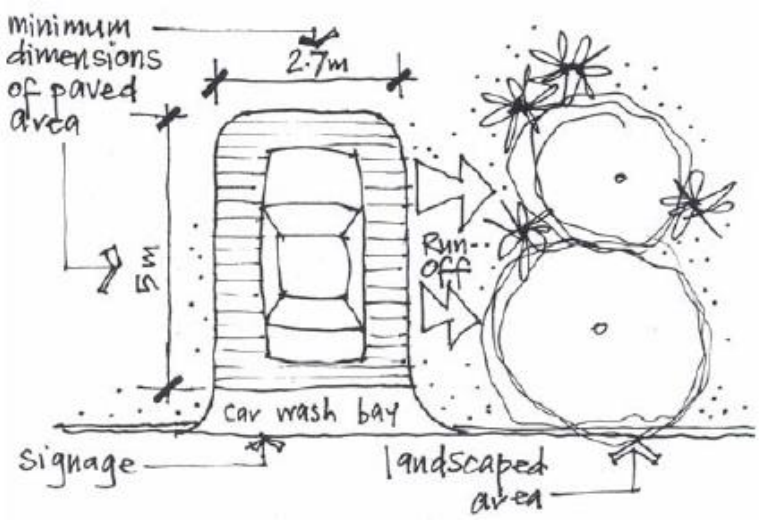


Figure – Example of car wash bay at ground level

3.13 Erosion and Sediment Control

Erosion and sediment control is to be provided on all development sites in accordance with the requirements of Chapter C8 Environmental Management.

3.14 Cut and Fill

Objectives

The objective in relation to cut and fill is to preserve as much as practicable the existing topography and amenity of the neighbourhood in the vicinity of the proposed development by minimizing changes to the existing ground levels.

Controls

(a) The building design should be appropriate for site conditions with consideration given to the stability of the site and adjoining site and the privacy of the adjoining dwellings.
(b) Development is to be designed to minimise the effect of disturbance on any land and ensure that dangerous excavations are avoided, or where necessary, are properly retained and secured.
(c) Dwelling houses, dual occupancies and multi dwelling housing (i.e. especially those incorporating slab on ground construction) shall not exceed 1m of cut or fill.
(d) Development within two (2) metres of the allotment boundaries is to employ construction methods that will retain the fill within the confines of the building, e.g. "drop- edge" raft slabs etc.
(e) Development exceeding two (2) metres from the boundary will be permitted to batter any fill external to the building in accordance with the provisions relating to cut and fill batters.

(f) Excavations in excess of one (1) metre within the confines of the building may be permitted, to allow for basements, garages, etc. providing the excavations do not exceed 3m and are adequately retained and drained.
(g) Cut and fill batters should not exceed a slope of 1:2 to the natural ground level unless the foundation strata of the area permits otherwise and Council is satisfied with the site stability. All batters are to be provided with both short term and long term stabilisation to prevent soil erosion.
(h) Storm water or surface water runoff shall not be redirected or concentrated onto adjoining properties so as to cause a nuisance and adequate drainage is to be provided to divert water away from batters.

3.15 Security, Site Facilities and Services

Objectives

The objective in relation to security, site facilities and services is to ensure that the development provides a safe living environment and facilities are provided to meet the needs of the occupants of the development and service areas are suitably screened from view.

Controls

Safety

(a) Buildings adjacent to public or communal streets or public space are to be designed to allow casual surveillance.
(b) Adequate lighting is to be made available to all public areas.
(c) To permit casual surveillance at least 1 habitable window should face public or communal streets or public space.

Site Facilities

(d) Garbage bin areas, mail boxes and external storage facilities are to be sited and designed for visual appearance.
(e) Waste and recycling storage design and requirements are to be in accordance with Chapter C10 Waste Management.
(f) Dwellings are to be provided with adequate storage areas and clothes drying facilities that are screened from the street.
(g) External drying facilities at a rate of 7.5m of line per dwelling is to be provided and located so as not to be visible from a public place or heat operated drying facilities are to be provided within each dwelling

Services

(h) The design and provision of sewerage, water, electricity, street lighting, telephone and gas services are to conform with the cost-effective performance measures of the relevant servicing authority.
(i) Only 1 telecommunications/TV antenna is permitted for residential flat buildings.
(j) Individual water meters are required to assist with the billing of individual dwellings.
(k) Air conditioning plants are to be located within the roof space or other non-visible location and not on the roof itself.
(l) Developments serviced by reticulated water supply are to comply with the relevant domestic and fire fighting standards.

(m) Individual mail boxes shall be located close to each ground floor dwelling entry, or a mail box structure located close to the major pedestrian entry to the site and compatible with the requirements of Australia Post.

4 Additional Requirements for Residential Flat Buildings

Controls

(a) The proposed residential flat building development is to be designed:

- To be orientated to the street;
- To include building articulation and design elements that reduce bulk and provide interest to the street; and
- To ensure that pedestrian paths, courts, landscape or recreation areas are more prominent than vehicle movement areas and utility spaces.

(b) Front building elevations are to:

- be parallel or nearly parallel to the road frontage;
- be setback not more than 8m from any street frontage; and
- To have living area windows or balconies that face the street.

(c) Basement parking structures, between a street frontage and the main front elevation, are to be no more than 1m above ground level at any point.

(d) **T**he appearance of the building bulk is to be reduced by a combination of verandas recesses and variation in materials and building form.

(e) Buildings are to have no unbroken building elevations greater than 2 storeys on any vertical plane and elevations use a variety of materials, colours, and/or textures between levels.

(f) Facades are to maintain an appropriate scale, rhythm and proportion that respond to the desired contextual character and include:

- Defining a base, middle and top related to the proportion of the building
- Expressing the internal layout of the building through vertical bays,
- Expressing the variation in floor to floor height, particularly at lower levels
- Articulating building entire with awnings, porticos and projection bays and
- Incorporating architectural features that give human scale to the building design at street level.

(g) Proposed and existing adjacent dwellings are to achieve a pleasant attractive and energy efficient living environment and are to receive adequate daylight and ventilation.

(h) An optimal number of units are to be orientated to within 20 degrees of either side of north.

(i) Orientation of the main living area window to within 20 degrees either side of north is to be maximized.

(j) Overshadowing of north facing windows is to be limited.

(k) Openings are to be located to facilitate cross ventilation.

(l) Communal utility areas such as waste disposal and clothes drying facilities are to be unobtrusively located on the site.

(m) Communal clothes drying facilities are to be located where possible on the northern side of the building and be suitably screened from the street, private and communal outdoor areas.

(n) Pedestrian paths and community building entry/ entries are to be clearly visible from the street, well lit and separated (or distinct) from vehicle entry and circulation areas.
(o) The proposed development must have at least one prominent pedestrian entry and path that connects a foyer directly to the street
(p) Movement sensitive lighting is to be directed towards pedestrian and vehicle entry and exit points and communal utility areas.
(q) Vehicle access and parking is to be safe and convenient for residents, visitors and service providers.
(r) Vehicle parking design and location is to minimize impacts on neighbouring dwellings.
(s) A centrally located driveway should not dominate the main street frontage and provides:

- For two way traffic as an entry/ exit point; and
- A driveway of a least 5.5m in width.

(t) Vehicle movement areas are to be located a minimum of 3 metres from any bedroom window.
(u) Where the site is bounded by more than one street frontage, the secondary street is to provide the main entry/exit point.
(v) Personal Safety is to be protected by development that incorporates Crime Prevention through Environmental Design (CPTED).
(w) Where 20 or more units are proposed, a Crime Risk Assessment is to be prepared and lodged with the development application that addresses the principles of CPTED in the design of the development.

APPENDIX F7 – 1

Design Examples Water Sensitive Urban Design

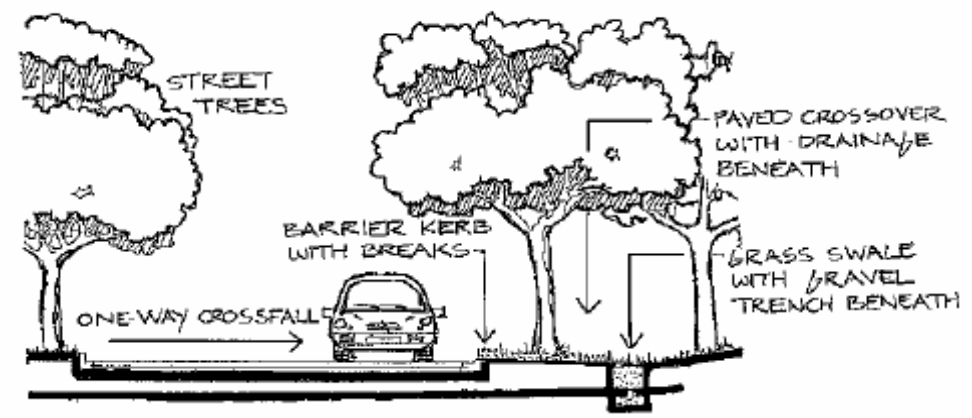
A.1 Water Sensitive Urban Design Conveyance Controls

Modified 'Natural' Channels

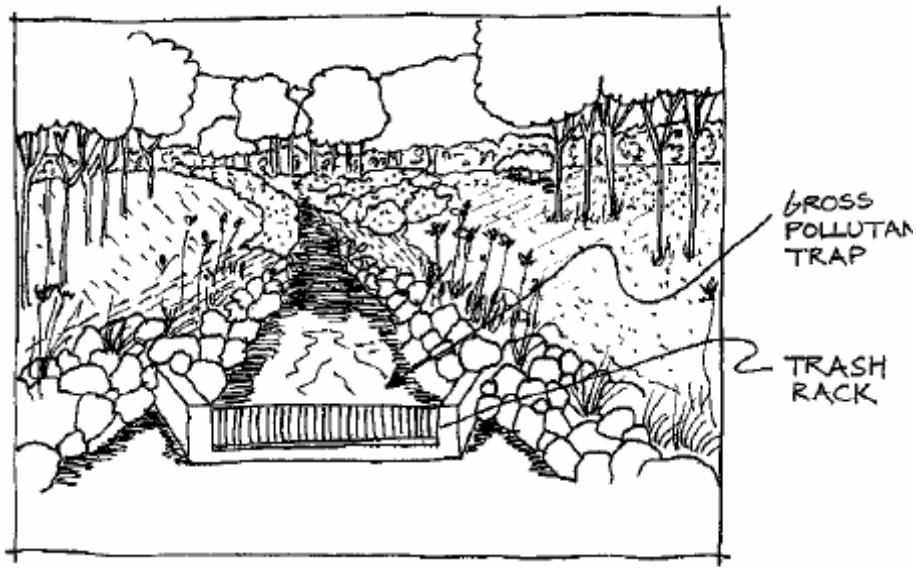
Source: A. Smithson (2002).

Road network and grass swales.

A.2 Examples of Water Sensitive Road Drainage Schemes

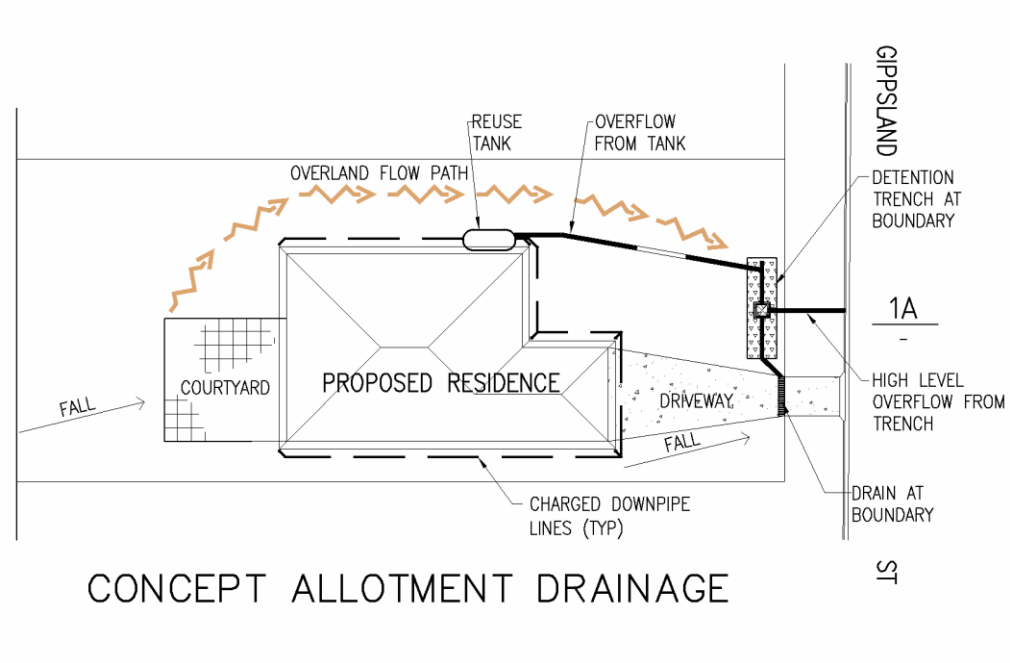


A.3 Example of Discharge Control Mechanisms

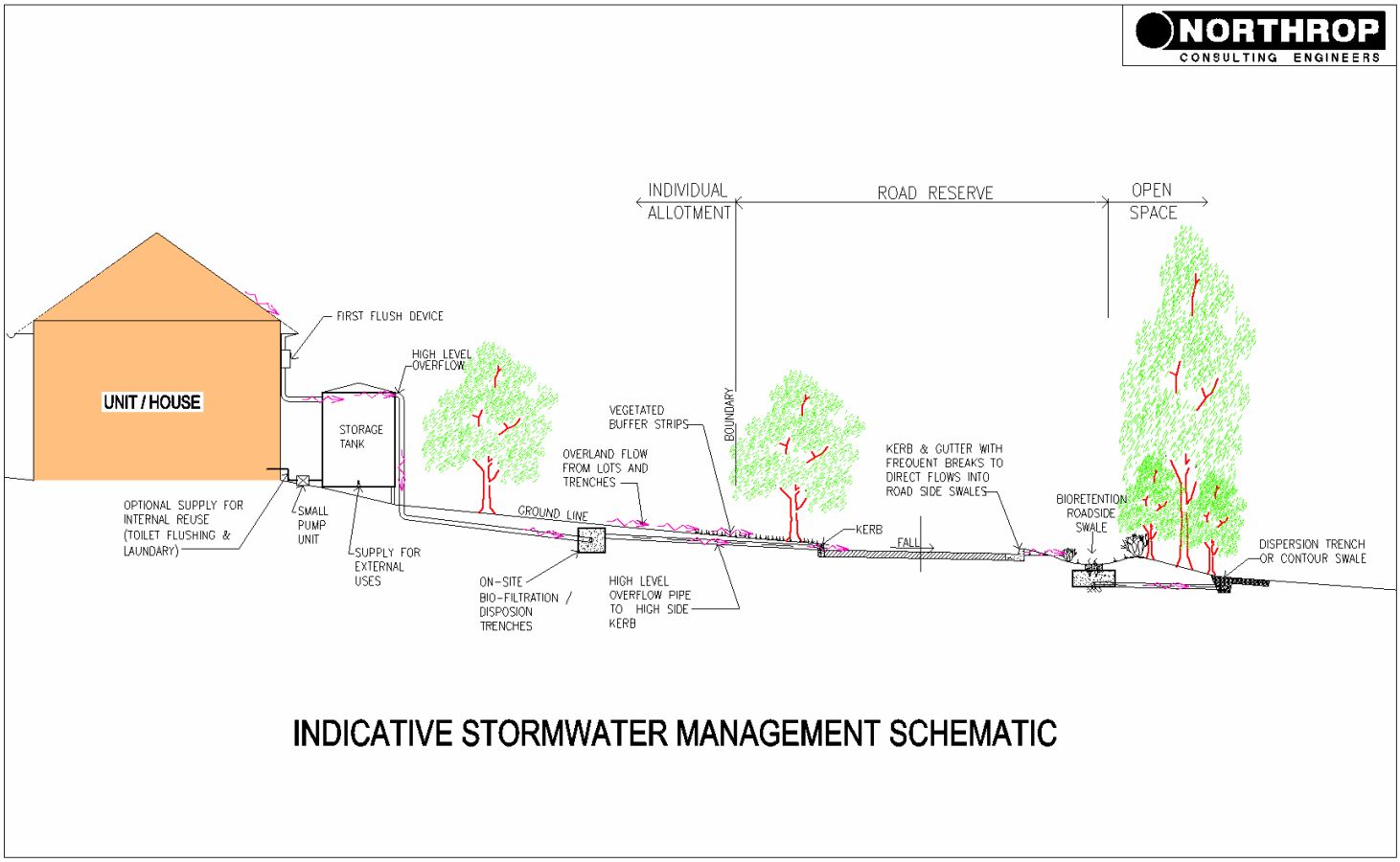


A Gross Pollutant Trap catches any large objects between its bars and stopping pollutants from entering natural waterways.

A.4 Examples of Allotment Drainage Schemes



A.5 Examples of a 'Treatment Train'



INDICATIVE STORMWATER MANAGEMENT SCHEMATIC

APPENDIX F7 – 2

Landscape Species List

Botanical Name	Common Name
Street Trees	
Acer buergeranum	Trident Maple
Acer rubrum + Cvs.	Canadian Maple
Betula dalecarlica	Cut-leaf European White Birch
Betula pendula + Cvs.	Silver Birch
Celtis ausralis	Nettle Tree
Cercis siliquastrum	Judas Tree
Fraxinus oxycarpa 'Aurea'	Golden Ash
Fraxinus Raywoodii	Claret Ash
Laburnum anagyroides	Golden Chain Tree
Malus Cvs.	Flowering Crabapples
Platanus orientalis	Oriental Plane
Platanus X acerifolia	London Plane
Prunus sp.	Flowering Plums / Cherries
Pyrus ussuriensis	Manchurian Pear
Quercus coccinea	Scarlet Oak
Quercus palustris	Pin Oak
Quercus rubra	Red Oak
Sorbus aucuparia	Rowan Tree
Ulmus procea	English Elm
Trees (Revegetation)	
Acacia dealbata	Silver Wattle
Callitris endlicheri	Black Cypress Pine
Eucalyptus gregsoniana	Wolgan Snow Gum
Eucalyptus macarthurii	Paddys River Gum
Eucalyptus moorei	Narrow leaved Sallee
Eucalyptus parvula	Small Leaf Gum
Eucalyptus pauciflora	White Sally
Eucalyptus pulverulenta	Silver leaved Mountain Gum

Botanical Name	Common Name
Eucalyptus rubida	Candlebark
Eucalyptus stellulata	Black Sally
Eucalyptus viminallis	Ribbon Gum
Shrubs (Revegetation)	
Acacia boormanii	Snowy River Wattle
Acacia kettlewelliae	Buffalo Wattle
Acacia rubida	Red Stemmed Wattle
Acacia siculiformis	Dagger Wattle
Acacia verniciflua	Varnish Wattle
Bulbine bulbosa	
Callistemon pityoides	Alpine Bottlebrush
Chrysocephalum apiculatum	
Kunzea ericiodes	Burgan Tea Tree
Leptospermum lanigerum	Wooly Tea Tree
Mirbelia oxyloboides	Mountain Mirbelia
Olearia phlogopappa	Daisy Bush
Prostranthera phylicifolia	Jindabyne Mint
Shrubs & Groundcovers (Landscape - Natives & Exotics)	
Berberis Cvs.	Barberry
Buxus sempervirens	English Box
Calluna Cvs.	Heaths
Camellia japonica	Camellia
Camellia sasanqua	Sasanqua Camellia
Carex albula	Frosted Curls
Cerastium tomentosum	Snow in Summer
Choisya ternata	Mexican Orange Blossom
Deutzia sp.	Wedding Bell Plant
Erica Cvs.	Heaths
Festuca ovinia glauca	Kentucky Blue Grass

Botanical Name	Common Name
Hakonechloa macra 'Aureola'	An ornamental grass
Helictotrichon sempervirens	Blue Oat Grass
Juniperus squamata	*'Blue Carpet'* Groundcover juniper
Libertia Cvs.	
Nandina 'Gulf Stream'	Sacred Bamboo Cultivar
Scaevola albida	Fairy Fan Flower
Yucca Cvs.	Spanish Sword

APPENDIX F7 – 3

Garbage and Recycling Facilities

NOTE: THIS APPENDIX WILL BE SUPERCEDED BY THE PROVISIONS AND CONTROLS IN CHAPTER C10 WASTE MANAGEMENT

Garbage and Recycling Facilities

Objectives:

- To specify the number and type of garbage receptacles for a proposed development.
- To specify the requirements for the placement and construction of garbage enclosures.
- To ensure design and construction of garbage enclosures that permits easy access and safe handling for residents and garbage collection workers.

Application of this circular

This circular applies to areas where a garbage collection service is provided or will be provided in the future. Dwelling houses and dual occupancies do not require a garbage enclosure only if a suitable storage area is provided away from public view and the path from the storage area to the kerbside is clear and has a maximum grade of 1V: 8H.

Standards for construction of garbage enclosures or rooms

The following standards are for the construction of all garbage enclosures or rooms-

- The enclosure or room is to be designed to minimise visual impact
- The enclosure is to incorporate a smooth concrete floor as specified in Figures A,B or C
- A hose cock is to be provided for cleaning
- A room must have a minimum height of 2 metres and a smooth concrete graded floor (1V: 100H) to an arrester pit that is connected to the sewer.
- The wall height for a garbage enclosure must screen receptacles from public view but be limited to 1.8 metres
- The enclosure is to be designed in a style and is to be constructed using materials that are consistent with the main development on the land

Curbside recycling

Council may introduce Curbside recycling.
Recycling will require provision of an additional 240-litre bin and will need to provide an additional 700mm within the enclosure or room.

Standards for location of all garbage enclosures

- Garbage rooms or enclosures are to be located close to the front or serviceable boundary of the property without affecting the amenity of adjoining properties.
- Enclosures are to be located having regard for existing vegetation and slope
- Landscaping around garbage enclosures will assist in minimising visual impact
- Enclosures adjacent to buildings are to be located on walls without windows

Servicing arrangements

- There are 2 service providers for the collection of garbage from urban premises – Council or an approved trade waste collection contractor.
- Council must, under the Local Government Act 1993, charge for and provide a domestic waste collection service to a residential development within the Shire. Residential

development is defined as a development approved for residential accommodation (including rural residential development) to which Council provides a domestic waste management service.

Residential development does not include hotels, motels, lodges, holiday dwellings and the like.

Non-residential development

For non-residential development the following apply:

- Financial arrangements for the collection of trade waste must be made prior to occupation
- Financial arrangements may be either a Trade Waste Agreement with Council or with an approved contractor
- Liaise with Council's Waste Management officer where steel skips are proposed
- Enclosures are to be located to permit the collection vehicle to enter and exit the site in a forward direction unless a service alley not accessible to the public is provided
- A concrete apron is to be provided for steel skips to permit easy loading

Type and number of garbage receptacles

The following table specifies the type and the way to calculate the number of garbage receptacles required for different types of development.

The number of receptacles must be kept to a minimum by choosing the largest size receptacles available. Design of receptacles must be of a type that can be serviced by Council's garbage compactor.

Garbage Receptacles – Minimum Requirements

Type of Development	Required Capacity of Garbage Receptacles
Residential	**(to receive a domestic waste service)**
Dwelling houses and dual occupancies	1 x 120 litre bin or 1 x 240 litre bin per dwelling
Multi dwelling housing and residential flat buildings	1 – 4 dwellings = 1 x 240 litre bin per dwelling 4+ dwellings = number of dwellings x 240 litres
Non-Residential	
(to receive a trade waste service)	The number of receptacles below may be reduced using the following formula: N = 2/P N = number of receptacles P = number of pickups per week during winter

Type of Development	Required Capacity of Garbage Receptacles
Tourist & Visitor Accommodation	Number of proposed beds x 60 litres
Food Outlets Small takeaway Restaurants & Clubs	 1 x 1100 litre bin 1 x 3m3 skip per 100m2 floor area
Retail Shops & Offices (non food outlets) 200m^2 – 800m^2 floor area 800m^2 – 1200m^2 1200m^2 and larger	 1 x 240 litre bin for every 200m2 floor area 1 x 1100 litre bin 1 x 3m3 skip per every 1200m2 floor area
Supermarkets	1 x 3m3 skip per every 250m2 floor area
Industrial Development	1 x 3m3 skip per 1000m2 floor area depending on type of development

APPENDIX F7 – 4

Snowy River Shire Recommended Species for Landscaping

The Snowy River Shire Council Species List has been created to help developers and landowners with the landscaping of new or existing developments.

The list is by no means conclusive and has been created with the input of local nurseries, Council staff and observations. The list does not take into account the variation in elevation within the Snowy River Shire and therefore many of the species contained within it may not perform at high elevation. Generally the species within the list grow in the Jindabyne, Berridale and Adaminaby region.

It is important to consult with local nurseries when designing a landscape. Although this list contains both Native and Exotic plant species Snowy River Shire Council recommends the planting of Native plants due to their beauty and habitat they provide. Generally the Native species also perform better, particularly the species endemic (local to) this region.

Scientific Name	Common Name	Native Y/N	Endemic	Height approx (m)	Evergreen Deciduous E/D	Comments
Trees						
Acacia dealbata	Silver Wattle	y	i	6-15	e	
Acer buergeranum	Trident Maple	n		6-10	d	
Acer palmatum	Japenese Maple	n		6-10	d	Sheltered sites only
Acer rubrum	Canadian Maple	n		10-30	d	
Betula dalecarlica	cut leaf birch	n		12-15	d	
Betula fastigata		n		8-10	d	
Betula pendula	Silver Birch	n		12-15	d	
Callitris enlicheri	Black Cypress Pine	y	i	5-10	e	
Cedrus atlantica	Atlas Cedar	n		10-20	e	
Cedrus deodara	Deodar Cedar	n		6-10	e	
Celtis australis	Nettle tree	n		12-15	d	
Cercis siliquestrum	Judas Tree	n		6-8	d	
Crataegus oxycanthus var	Hawthorn	n		6-10	d	
Cupressus arizonica	Arizona Cypress	n		6-15	e	Good for difficult sites
Cupressus sempervirens Stricta	Pencil Pine	n		5-10	e	
Cupressus torulosa	Bhutan Cypress	n		6-20	e	
Eucalyptus gregsoniana	Wolgan Snow Gum	y	i	2-4	e	

Scientific Name	Common Name	Native Y/N	Endemic	Height approx (m)	Evergreen Deciduous E/D	Comments
Eucalyptus macarthurii	Paddys river gum	y	i	15-25	e	
Eucalyptus moorei	Narrow leaved Sallee	y	i	3-6	e	
Eucalyptus neglecta	Omeo Gum	y		6-10	e	
Eucalyptus nicholii	Willow Peppermint	y		12-16	e	
Eucalyptus parvula	Small leaf Gum	y	i	6-10	e	
Eucalyptus pauciflora	White Sally	y	i	8-10	e	withstanddry conditions
Eucalyptus pulverulenta	Silver leaved Mountain Gum	y	i	6-10	e	
Eucalyptus rubida	Candlebark	y	i	15-30	e	
Eucalyptus stellulata	Black Sally	y	i	6-15	e	withstand dry conditions
Eucalyptus viminalis	Ribbon Gum	y	i	10-50	e	withstand dry conditions
Fraxinus oxycarpa	Desert Ash	n		12-15	d	
Fraxinus pennsylvanica	Red Ash	n		12-15	d	
Fraxinus raywoodii	Claret Ash	n		12-15	d	
Laburnum vossii	Golden Chain Tree	n		5-6	d	
Malus sp	Flowering Crabapples	n		6-8	d	
Platanus orientalis		n		20-30	d	
Platanus x acerifolia	London Plane Tree	n		15-30	d	
Prunus Sp	Flowering Plums/Cherries	n		4-15	d	
Pyrus ussuriensis	Manchurian Pear	n		10-20	d	
Quercus coccinea	Scarlet Oak	n		18-25	d	
Quercus palustris	Pin Oak	n		20-25	d	
Quercus rubra	Red Oak	n		20-25	d	
Sorbus aucuparia	Rowan Tree	n		8-10	d	
Thuja plicata	Western Red Cedar	n		10-20	e	Good hedging plant.

Scientific Name	Common Name	Native Y/N	Endemic	Height approx (m)	Evergreen Deciduous E/D	Comments
Ulmus Procea	English Elm	n		35-45	d	
SHRUBS						
Abelia grandiflora		n		1-2	e	
Acacia boormanii	Snowy River Wattle	y		3-5	e	
Acacia cultriformis	Knife Leaf Wattle	y		2-4	e	
Acacia dealbata	Silver Wattle	y		10	e	
Acacia kettlewelliae	Buffalo Wattle	y	i	4-7	e	
Acacia melanoxylon	Blackwood Wattle	y		2-6	e	
Acacia rubida	Red stemmed wattle	y	i	3-5	e	
Acacia siculiformis	Dagger Wattle	y	i	1-3	e	
Acacia verniciflua	Varnish Wattle	y	i	1-3	e	
Acacia vestita	Hairy Wattle	y		3	e	
Arbutus unedo	Srawberry Tree	n		3-9	e	
Banksia ericifolia	Heath Banksia	y		1.5-3	e	
Banksia marginata	Silver Banksia	y		1-7	e	
Berberis Atropurureum	Purple leaf Barberry	n		1-1.5	e	
Berberis darwinii	Darwin Barberry	n		1-1.5	e	
Berberis Little Favourite	Dwarf Barberry	n		.5	e	
Buddlea davidii	Butterfly Bush	n		2-3.5	d	
Buxus sempervirens	English Box	n		to 9m	e	Ideal for hedging
Callistemon pallidus	Lemon Bottlebrush	y		1-2	e	
Callistemon pityoides	Alpine Bottlebrush	y	i	1-2	e	
Callistemon subulatus	Dwarf Bottlebrush	y		2	e	
Camellia japonica		n		various	e	hundreds of cultivars
Camellia sasanqua		n		.6-6	e	hundreds of

Scientific Name	Common Name	Native Y/N	Endemic	Height approx (m)	Evergreen Deciduous E/D	Comments
						cultivars
Ceonothus Pacific Blue	California lilic	n		1-1.8	e	
Chanaemoles japonica	Japonese Quince	n		1-2	d	
Choysia ternata	Mexican Orange Blossom	n		1-1.5	e	
Coleonema compacta	Dwarf Diosma	n		.5-1	e	
Coleonema pulchrum	Diosma	n		1-1.5	e	
Coleonema pulchrum Aurea	Golden Diosma	n		1-1.5	e	
Correa lawrenciana	Mountain Correa	y		1-3	e	
Deutzia sp	Wedding bell plant	n		1-1.5	d	
Erica darleyenis	Heath	n		.5 .6	e	
Escallonia Sp		n		to 2m	e	
Euonymus alatus	Winged spindle	n		1-2	d	
Euonymus japonicus	Japenese spindle tree	n		1-3	e	
Forsythia suspensa		n		2-3	d	
Grevillea australis	Mountain Grevillea	y		1-1.5	e	
Grevillea Canberra Gem		y		2	e	
Grevillea Canterbury Gold		y		.5-2	e	
Grevillea lanigera	Woolly Grevillea	y		2	e	
Grevillea Poorinda Constance		y		2-3	e	
Grevillea rosmarinifolia	Rosemary Grevillea	y		1-2	e	
Grevillea victorae	Royal Grevillea	y		2-4	e	
Hakea microcarpa	Small Fruit Hakea	y		1-2	e	
Hebe sp	Veronica	n		to 1.5	e	check with nursery as to

Scientific Name	Common Name	Native Y/N	Endemic	Height approx (m)	Evergreen Deciduous E/D	Comments
						frost tolerance
Hibiscus syriacus	Blue hibiscus	n		1.2-2	d	
Ilex crenata	Japenese Holly	n		1.2-4	e	
Kunzea ericiodes	Burgan Tea Tree	y	i	2-4	e	
Lavendula augustifolia	English Lavender	n		.5-1.5	e	
Lavendula dentata	French Lavender	n		.5-1.2	e	
Lavendula stoechas	Spanish Lavender	n		.5-1	e	
Leptospermum lanigerum	Woolly Tea Tree	y	i	2-6	e	
Mirbelia oxyloboides	Mountain Mirbelia	y	i	1-3	e	
Nandina domestica	Sacred Bamboo	n		1.5-2	e	
Nandina domestica Nana		n		1	e	
Olearia phlogopappa	Daisy Bush	y	i	1.5-2	e	
Philadelphus mexicanus	Mock Orange Bush	n		2-3	d	
Photinia glabra rubens		n		to3m	e	
Prostranthera cuneata	Alpine Mint	y		1	e	
Prostranthera lasianthros	Victorian Xmas Bush	y		1-4	e	
Prostranthera phylicifolia	Jindabyne Mint	y	i	.5-1	e	
Rosa sp	Rose	n		1-3	d	hundreds of cultivars
Rosmarinus officionalis	Common Rosemary	n		1.5-1.8	e	
Spirea thunbergeii	Spirea	n		1-1.5	d	
Viburnun burkwoodii		n		2-2.5	d	
Viburnun opulus Sterile	Snowball Tree	n		to 4m	d	

Scientific Name	Common Name	Native Y/N	Endemic	Height approx (m)	Evergreen Deciduous E/D	Comments
Viburnun tinus	Laurustinus	n		2-4	e	
Weigela japonica		n		1-1.5	d	
GROUND COVERS/PERENNIALS						
Agapanthus Sp		n		to1m	e	
Brachyscome aculeata	Hill Daisy	y		.3	e	
Brachyscome multifida	Native Daisy	y		.3	e	Short lived
Bulbine bulbosa		y	i	.3	p	
Carex sp	Sedge	n		various	e	check with local nursery for best species.
Cerastium tormentosum	Snow in Summer	n		.2	e	
Chrysocephalum apiculatum		y	i	.3	e	
Dianella sp	Flax Lily	y		1	e	check with local nursery for best species.
Dianthus sp	carnation	n		.6	e	
Dicentra sp	Bleeding Heart	n		.2	p	
Erigeron karvinskianus	Seaside daisy	n		.3	e	
Festuca glauca	Bluegrass	n		.2	e	ornamental grass
Grevillea Bronze Rambler		y		.4	e	
Grevillea Gaudi Chaudi		y		.3	e	
Grevillea Junipera		y		1	e	
Grevillea junipera Molonglo Hybrid		y		.8	e	
Grevillea Junipera Pink Lady		y		.8	e	

Scientific Name	Common Name	Native Y/N	Endemic	Height approx (m)	Evergreen Deciduous E/D	Comments
Helloborus orientalis	Winter Rose	n		.5	p	
Kunzea Badja Carpet		y		.3	e	
Lomandra lonifolia	Honey Reed	y		1	e	
Ophiopogon japonica	Dwarf Mondo Grass	n		.1	e	ornamental grass
Phlox subulata	Alpine Phlox	n		0	e	
Rannunculus sp	Native buttercups	y	i	.3	p	
Thymus sp	Creeping Thyme	n		.1	e	
Vinca minor		n		.3	e	

F8 Lakewood Estate

Contents

1. General

This Chapter provides additional objectives and development controls for certain sites in Lakewood Estate as described below.

This Chapter applies to development on land comprised of Lot 1, D.P. 547332 and Portions 67 and 100, Parish of Clyde as shown on the map in Appendix F8-1.

2. Subdivision

Controls

F8.1-1 Subdivision

a) A single lot Current Plan (being a Plan Survey or a Compilation Plan) shall be registered which consolidates the titles to Lot 1 D.P. 547332; and portions 67 and 100 of the Parish of Clyde and so that they appear as one entire Lot.

b) The consolidated lot referred to in subclause (a) shall be subdivided in accordance with a strata plan.

c) The strata plan referred to in subclause (b) shall be prepared in accordance with the Strata Title Act, 1973 and shall indicate 100 allotments each having an area of not less than 0.5 hectares and not more than 1.5 hectares.

d) Every allotment created in the strata plan shall be located in accordance with Appendix F8-1 or other plan approved by Council.

3. Location of Buildings

Controls

F8.1-2 Location of buildings

a) A building or work (other than landscaping or fencing) that is visible above the ground surface shall not be located:

- within 50 metres of any ridgeline or hill top except where in the opinion of Council that building or work will not detract from the visual amenity of the area;
- on any land located within the Lake Jindabyne Water Catchment Area.

Note: refer to Snowy River LEP 2013 clauses relating to riparian land and waterways, wetlands and ridgelines.

b) Every building shall be located:

- at a distance of not less than 12 metres from any private access road except where in the opinion of Council a lesser distance would not detract from the visual amenity;
- at a distance of not less than 6 metres from any boundary of the allotment on which such building is erected or proposed to be erected;
- so that existing natural features, including significant rock outcrops, are not disturbed except where in the opinion of Council the erection of such building will not detract from the amenity of the areas.

c) The central water storage reservoir shall be located below the southern brow of the trig station hill and such that it is not visible from Main Road No. 286 or the Cobbin – Beloko Road.

d) Notwithstanding the provisions of above buildings, which in the opinion of Council are required as reference buildings for the purpose of implementing the required strata plan, may be erected at such lesser distance from the boundaries of an allotment as deemed necessary by Council.

4. Building Materials and Finishes

Controls

F8.1-3 Building materials & finishes

a) The external surface of any building shall be of materials of a tone and colour of low reflective quality including materials which are treated with a paint of pigment of a tone or colour of a low reflective quality which blend with the landscape of the site on which they are used and its surrounds.

b) Any outbuilding shall be constructed of materials that match the external finish of the dwelling-house erected or proposed to be erected on the same allotment.

5. Height of Buildings

Note: The Snowy River LEP 2013 (clause 4.3 Height of buildings) and accompanying Height of Buildings Map specifies the maximum building height for the site.

6. Vehicular Access

Controls

F8.1-4 Vehicular access

a) An internal access road shall be provided from the Cobbin-Beloko Road to each allotment created in the strata plan.

b) The internal access road referred to in subclause (a) shall be

- not less than 7 metres wide;
- bitumen sealed throughout;
- widened on curves where vertical and horizontal curvature coincide;
- provided with 1 metre wide regressed shoulders which merge into shallow regressed table drains;
- provided with low profile cross road drainage structures marked by guide posts with headlight reflectors attached thereto;
- provided with speed humps and associated warning signs in accordance with the requirements of Chapter C3 Car Parking, Traffic and Access;
- provided with a full width stock-proof ramp located not less than 30 metres from the Cobbin-Beloko Road.

c) The junction of the internal access road and any public road shall be designed, constructed and located in consultation with and to the satisfaction of Council.

7. Drainage

Controls

F8.1-5 Drainage

a) Drainage from cross road drainage structures and each of the allotments created by the strata plan shall be conveyed via open drainage lines.

b) Erosion and siltation shall be controlled in accordance with a written report prepared by the Soil Conservation Service of New South Wales.

8. Water Supply

Controls

F8.1-6 Water supply

a) A reticulated water supply is to be provided to each allotment created by the strata plan

b) The water supply referred to in subclause (a) shall include:

- A central storage reservoir having a capacity not less than the minimum determined by calculations prepared in accordance with the relevant standards adopted by the New South Wales Department of Public Works
- A connection to the Jindabyne town water supply;
- An approved water consumption recording device located adjacent to the point of connection to the Jindabyne town water supply;
- 20 millimetre tappings with a copper service line, approved water consumption recording device and pathcock to each allotment;
- Hydrants for fire fighting purposes located at maximum intervals of 90 metres along the length of the internal access road which adjoins allotments
- Not less than one overhead standpipe for the purpose of filling bush fire brigade tankers.

c) Notwithstanding the above, where in the opinion of Council an interval of less than 90 metres between hydrants for fire fighting purposes is required such hydrants shall be provided at the lesser interval.

9. Effluent Disposal

Controls

F8.1-7 Effluent disposal

a) Sewerage effluent from each allotment created by the strata plan shall be directed to a septic tank installation located on such allotment.

10. Electricity

Controls

F8.1-8 Electricity

a) Electricity shall be provided to the boundary of each allotment created by the strata plan.

11. Fencing

Controls

F8.1-9 Fencing

a) Stock and rabbit proof fencing shall be provided to:

- the perimeter of the estate; and
- the boundaries of those areas identified as regeneration and nature conservation areas in Appendix F8-1.

12. Communal Facilities

Controls

F8.1-10 Communal facilities

a) A communal meeting house, yards, stables and spelling paddocks shall be provided in conjunction with the engineering works associated with the subdivision.

b) An enclosure for dressage, jumping and rodeo shall be provided.

c) Notwithstanding subclause (a) a monetary contribution, to be determined by Council, may be made to Council in lieu of the construction of a communal meeting house.

13. Nature Conservation

Controls

F8.1-11 Nature conservation

a) Portion 67 and that part of Lot 1 D.P. 547332 located within the Lake Jindabyne Water Catchment Area shall be set aside for nature conservation purposes and managed by the body corporate in accordance with management practices consistent with nature conservation.

14. Tree Preservation

Controls

F8.1-12 Tree preservation

a) Those areas identified in Appendix F8-1 as nature conservation areas and regeneration areas shall be set aside and managed by the body corporate in accordance with management practices which will encourage the regeneration of the white sallee – black sallee association which would have been apparent were the land in its natural state.

b) The regeneration programme shall include the planting of tube stock and tyne ripping to assist natural regeneration.

15. Wildlife Protection

Controls

F8.1-13 Wildlife protection

a) Application shall be made to have the estate proclaimed as a Wildlife Refuge in accordance with the provisions of the National Parks and Wildlife Act.

APPENDIX F8 – 1

Site Map

F9 Cobbin Creek Estate – Stages 1, 2 & 3

Contents

1. Objectives

- To provide information regarding the development controls that applies to land within both stages of "Cobbin Creek Estate."
- To ensure that development within these areas is compatible with the surrounding environment.
- To provide standards for the location and design of buildings within both estate areas.

2. Background

The development of Cobbin Creek Estate (Stages 1, 2 and 3) as a rural-residential subdivision was commenced in early 2000 by the Australian Land Co Pty Ltd.

The estate comprises eighty-two (82) rural-residential allotments of sizes varying between 4000m2 and 7.2 hectares in area. All allotments are connected to Council reticulated sewer system and a private reticulated water supply services each allotment. An artesian bore provides the source of water for the private supply.

The estate itself and the surrounding rural lands posses significant aesthetic, cultural and environmental qualities that contribute positively to the rural character of the Shire.

To ensure that these qualities are not only protected but also enhanced, opportunities and constraints have been identified and these must be given due consideration in any development undertaken on the estate. These opportunities and constraints include:

- Native Vegetation
- Soils and rock outcrops
- Topography
- Hydrology
- Water quality
- Views & orientation
- Recreation
- Traffic management
- Bushfire protection

This development control plan seeks to set out broad guidelines to ensure that the above matters are given due consideration.

This Chapter provides additional requirements for development on land in the Cobbin Creek Estate. Where there is an inconsistency between the provisions of this Chapter and other Chapters of the DCP, this Chapter shall prevail to the extent of the inconsistency.

3. Application of this Chapter

This Chapter applies to the land originally known as Lot 1, DP 882864 Parish of Clyde, County of Wallace, referred to as the Cobbin Creek Estate and as shown on the maps below.

(insert map)

4. Development Controls

The following development objectives and controls apply to the design and construction of buildings & associated structures, landscaping, environmental protection, provision of services, vehicular & pedestrian access, advertising signage, bushfire protection, animal control, commercial activities and the preservation of native vegetation.

5. Tree Preservation

Controls

F9.1-1 Tree preservation

a) No trees are to be removed from land within the estate without prior approval of Council.

Refer: Snowy River LEP 2013 (clause 5.9 Preservation of trees or vegetation) and Chapter C5 Tree Preservation and Landscaping of this DCP.

6. Building Controls

Controls

F9.1-2 Building controls

a) All buildings are to be located in accordance with the following requirements:

- 12 metres from the property boundary to any public road;
- 6 metres from the property boundary of any adjoining lot including any battle axe handle;
- Buildings are to be located to minimize the impact on natural features;

b) Buildings are not permitted, or are restricted, in the areas marked and indicated on the maps included with this Chapter.

7. Building materials and finishes

Controls

F9.1-3 Building materials & finishes

a) All building materials are to blend with the landscape of the area to reduce the visual impact. This includes using materials and colours that reduce the impact of the development on the landscape of the Shire.

b) Materials that are encouraged include masonry, brick, stone, colourbond, timber, rendered or bagged blockwork, or the like. Surfaces and finishes that are not encouraged include thermally inefficient materials and those that are highly reflective and visually intrusive.

8. Building Design and Height

Controls

F9.1-4 Building design and height

a) All buildings in the estate are to be designed having regard to the provisions of the Snowy River Design Guidelines.

b) No temporary or relocated dwelling-houses are permitted on the estate except with the written advice of the developers.

c) Dwelling-houses are to have a minimum floor area of 100m^2 (min 150m^2 footprint), attached dual occupancy units a maximum floor area of 100m2 and any other buildings are to have a floor area not exceeding 200m^2 (excluding garage).

d) The sub-floor area (the area beneath the floor level and above the natural ground level) of each building is to be fully enclosed. Acceptable materials include masonry, face brick, or the like. Latticework or strips of timber or the like are not acceptable.

e) A maximum of three (3) separate building (including the dwelling-house and attached dual occupancy) is permitted on each allotment in the estate.

f) All buildings in the estate are to be designed having regard to the requirements of Planning for Bushfire Protection 2006 (refer Chapter C7).

g) No buildings are to be located on the ridgelines or land with a gradient greater than 20%.

h) The removal of trees and rock outcrops to facilitate construction of buildings, access roads and service lines is discouraged. Applications lodged with Council that indicate that compliance with this requirement cannot be achieved, must be fully justified and be accompanied by detailed plans on proposed mitigations measures.

Note: The Snowy River LEP 2013 (clause 4.3 Height of buildings) and accompanying Height of Buildings Map specifies the maximum building height for the site.

9. Vehicular access

Controls

F9.1-5 Vehicular access

a) Council has endorsed the Department of Land and Water Conservation's Planning "Construction and Maintenance of Trails" as the standard for construction of all private roads.

b) All access driveways are to be of an all weather sealed surface (road base gravel) with a maximum grade of 12% (south & west facing) and 16% (north & east facing). All access driveways are to be graded, drained and passable by two wheel drive vehicles in wet weather conditions. Concrete piped crossing with culverts and masonry headwalls are to be installed in all driveway crossings where deemed necessary.

c) No access driveways are to be constructed on the Barry Way without the further development consent of Council and the Roads & Traffic Authority.

10. Services

Controls

F9.1-6 Services

The developer shall be responsible for the provisions of electricity and telephone to each allotment in the estate. The owners of the individual allotments shall be responsible to ensure that all wastewater shall be piped to Council's sewerage system. On certain allotments in the subdivision connection to Council's sewer system will require the provision of a pump. Where it is necessary to pump to Council's sewer system, then an additional stand by pump is to be provided on-site ready for immediate connection in case of emergencies. Where a pump is required, then the owners of the allotment must submit to Council an application to install and operate a Sewerage Management Facility (SMF).

The owners of the individual allotments, via Water Company shall be responsible for the upkeep and maintenance of the water bores and reticulated bore water supply system. The reticulated bore water system is to provide potable water to each allotment. A separate bore water tank can be installed on each allotment but in quantities not greater than 5000 litres.

In additional to a bore water tank, each allotment in the estate must have a separate rainwater tank with a minimum capacity of 22,500 litres. Water from the rain water tank can be used only for gardens, toilets and bushfire fighting purposes. Not as a potable or domestic water supply. The rain water tank shall b e designed, installed and maintained so as to prevent a cross connection with the reticulated bore water system in accordance with the attached C.U.P.D.R Circular No. 13.

In stage 3, all rainwater tanks must be either fully screened or located underground. Underground rain water tanks must be fully sealed to prevent contamination.

The roof area of all buildings on each allotment is to be used for the collection of rainwater. The collection areas are to be permanently connected to the rainwater storage tank/s.

All rainwater tanks are to have a 2”/52mm gate valve adaptor fitted for drawing water for bushfire fighting purposes.

11. Additional Uses

Controls

F9.1-7 Additional uses

The commencement, undertaking, establishment, use or the like of a commercial business or development (including advertising or promotional signage, bed & breakfast accommodation, animal breeding or the like) in the estate requires the prior development consent of Council.

No ploughing or pasture improvement will be permitted in this estate. Grazing in grassland zones should be limited to light intermittent summer to autumn grazing. The Council has the power to act to ensure that excessive grazing practices do not continue on any allotment.

12. Landscaping

Controls

F9.1-8 Landscaping

In preparing revegetation and landscaping plans consideration is to be given to the following:

a) Existing trees are to be retained wherever possible and all trees to be removed must be indicated on the DP plans;

b) Particular care must be given to the retention of identified tree stands and rock outcrops as shown on the attached constraints Map;

c) Topsoil shall be spread over all disturbed areas with priority given to cu and fill batters.

d) All disturbed areas shall be revegetated using alpine grass mix with a complete fertilizer;

e) Landscaping of the internal road verges shall be undertaken following constructions of public roads and prior to dedication of those roads and flowing provisions of any utility services with the road reserve;

f) Prior to the occupation of a dwelling on any lot the owner shall be responsible for the planting and future maintenance of at least 30 trees. These trees shall be planted to provide future privacy from roadways and adjoining lots and shall generally accord with the landscape concept plan included as Appendix F9-1;

g) Appropriate bonding arrangements will be entered into by landholders with Council to ensure the screening programs are maintained;

h) Within the Woodland Zone (as shown on the attached constraints Map) only native plant species endemic to the Monaro regional may be planted.

i) A list of plan species that are readily available and suitable to the region is included in Appendix F9-2 Recommended Plant Species.

13. Environmental Protection

Controls

F9.1-9 Environmental protection

a) The owners of the individual allotments are responsible for ensuring for the control of their domestic and farm animals at all times.

b) The owners of the individual allotments are responsible for ensuring that all domestic and farm animals are contained wholly within the boundaries of their allotment at all times.

c) The Water Company is responsible for overseeing the management of prescribed noxious weeds on all allotments and for the control of pests such as rabbits.

The following measures and controls for environmental protection purposes shall be followed when any development is undertaken:

d) The requirements of Chapter C4 Heritage are to be met, including for an Aboriginal Cultural Heritage Assessment for proposed development to identify the likelihood of Aboriginal objects being present on the site.

e) Any archaeological matter discovered during any construction works shall be notified immediately to the National Parks and Wildlife Service in accordance with the National Parks and Wildlife Act. The Council shall also be notified. An archaeologist shall investigate the site before a decision is reached on the level of protection.

f) Rock picking and removal of flora and fauna within environmentally protected areas (including those areas identified in LEP 2013 Terrestrial Biodiversity Maps) is not permitted.

g) Trench lines for service conduits are to be rehabilitated and grassed to stabilize the soil.

h) All subterranean floor spaces under buildings are to be fully enclosed, to reduce the likelihood of creating fox harbour and all garbage receptacles will be made fox

proof. Timber lattice or timber strips are not an acceptable method of enclosing sub-floor areas.

i) Where site works are carried out, all topsoil shall be stripped and stockpiled for revegetation works.

j) Prior to any physical development works being undertaken in the state, erosion & sediment control measures are to be in place.

k) Grassland zones are to be managed by landholders generally in accordance with the *Monaro Remnant Native Grassland Management Guide.*

14. Dual Occupancy

Attached and detached dual occupancy accommodation in the estate is permissible with the prior development consent of Council.

Note: Refer to Snowy River LEP 2013 for dual occupancy definitions, zone permissibility and minimum lot sizes.

Controls

F9.1-10 Dual occupancy

- The land must be connected to Council's reticulated sewerage system;
- Must be designed and constructed using materials, colours and finishes that are compatible with the main dwelling-house;
- The second occupancy is to be designed to accommodate an additional on-site car parking space for its occupants;

Council will consider a site-specific variation (with the exception of the requirement for attachment of the dual occupancy building) to certain development standards contained in this Chapter. A variation will only be considered where:

- It has been fully substantiated (i.e. reasons have been outlined why the variation is required); and
- The likely impact (environmental, social & economic) resulting from undertaking the variation is outlined; and
- The likely impact (environmental, social & economic) resulting from not undertaking the variation is outlined.

15. Section 64 Contribution Payable

Prior to the release of an approval for the construction of a dwelling (including dual occupancy) on any allotment in the estate, a monetary contribution may be levied under section 94 of the Environment Planning & Assessment Act (refer Council's s94 Contribution Plans).

16. Definitions

"Footprint" means the overall area of the building including verandahs, decks, pergolas and patios.

"House site" means an area within an allotment created in a subdivision with approval of the Council which allotment is capable of accommodating a dwelling house, cartilage, landscaping and a vehicle garaging or standing area.

"Map" means the Development Control Plan Map attached to this plan entitled Development Control Plan: Cobbin Creek.

"Water Company" means the company that will be set up to take over the control of the water supply system and the control of environmental weeds and pests.

INSERT PLAN 2 DP10319568

INSERT PLAN FORM 3 1031956

INSERT PLAN FORM 3 DP 1031956

INSERT PLAN FORM 2 DP 1048680

INSERT PLAN LAYOUT STAGE 3

INSERT LEGEND LOT 34 DP 1037304

INSERT PROPOSED SUBDIVISION DRAWING 10129T9

INSERT COBBIN ESTATE LANDSCAPE CONCEPT

INSERT PLAN FORM 3 DP 1031956

APPENDIX F9 – 2

Recommended Plant Species

TREES

SPECIES	COMMON NAME	HEIGHT	COMMENTS
Acacia Deal Bata	Silver wattle	8-15m	Windbreak, cream flowers
Acacia Decurrens	Green wattle	10-15m	Fast growing, golden flowers
Acacia mearnsii	Black wattle	10-16m	Good nursery tree, short lived
Acacia melanoxylon	Blackwood	25-30m	Shade, shelter or timber tree
Acacia pycnantha	Aust golden wattle	5-8m	Fast growing, moist site
Banksia integrifolia	Coastal banksia	10-15m	Attractive foliage & fruits
Callistemon viminalis	Bottlebrush	5-6m	Red flowers, summer, screen
Calitris Enlicheri	Black cypress pine	5-20m	Slow growing conifer
Casuarina	River oak	15-20m	Handsome tree, pendulous branches
Cunningham Ana Casuarina stricta	Drooping she-oak	8-10m	Handsome tree, pendulous branches
Eucalyptus aggregate	Black gum	10-18m	Windbreaks & shade
E. cinerea	Argyle apple gum	8- 18m	Attractive blue foliage
E. dives	Broad leaf peppermint	8-25m	Shade & Windbreak
E. gregsoniana	Wolgan snow gum	2-7m	Small attractive mallee
E. gunni	Cider gum	10-25m	Shade tree, smooth bark
E. kybeanensis	Kybean mallee ash	2-10m	Suit small gardens
E. leucoxylon	White ironbark	4-9m	Pink/red flowers
E. melliodora	Yellow box	10-20m	Windbreak, handsome tree
E. moorei	Narrow leaved sallee	3-6m	Suit mall gardens
E. nicholi	Willow peppermint	12-16m	Windbreak, shade tree
E. pauoiflora	White sallee	8-20m	Windbreaks, erosion control
E. pauciflora ssp. Niphophila	Snow gum	2-6m	Moist site

SPECIES	COMMON NAME	HEIGHT	COMMENTS
E. perriniana	Spinning gum	4-10m	Moist site, attractive foliage
E. pulverulenta	Silver leaved mountain gum	6-10m	Silver dollar leaves
E. rubida	Candlebark gum	15-30m	Windbreaks, shade
E. sideroxylon	Pink mugga ironbark	10-30m	Pink flowers, moist site
E. stellulata	Black sallee	6-15m	Moist, heavy soils
E viminalis	Ribbon Gum	10-50m	Windbreak, shade tree
Podocarpus Clatus	Plum pine	30-35m	Shade, good specimen
LARGE SHRUBS		**2-5m**	
Acacia boormanni	Snowy River wattle	3-5m	Attractive understory shrub
Acacia cultiformis	Knife leaf wattle	3m	Triangular phyllodes
Acacia floribunda	Gossamer wattle	3-5m	Golden balls spring
Acacia pravissima	Ovens Wattle	4-5m	Triangular phyllodes
Acacia rubida	Red stemmed wattle	3-5m	Fast growing windbreak
Banksia Eric folia	Heath Banksia	3-5m	Screen, attractive flower
Baeckia virgata	Tall baeckia	3-4m	Fast growing, white flowers
Bacckia utilis	Mountain baeckia	2-3m	White/pink flowers
Callistemon pityoides	Alpine bottlebrush	1-3m	Yellow flowers, moist site
Callistemon citrinus	Crimson bottlebrush	3-4m	Summer flowering, moist site
Calistermon 'Mauve Mist'		2-3m	Mauve/pink flowers
Grevillea 'Clearview David'	Grevillea	2m	Red/cream flowers
G. 'Canberra Gem'		2m	Prickly foliage, red flowers
G. poorinida 'Constance'		2-3m	Moist site, red flowers
G. rivularis 'Carrington Falls'		3m	Pink flowers, bird attracting
G. victoriae	Royal Grevillea	2-4m	Red flowers
Hakea Lissosperma	Mountain needlewood	2-5m	White flowers, moist site

SPECIES	COMMON NAME	HEIGHT	COMMENTS
Kunzea ericoides	Burgan tea tree	2-4m	Windbreaks, white flowers
Leptosperimum lanigera	Wooly tea tree	2-6m	White flowers, moist site
Leptospermum flavescens	Common tea tree	3m	Profuse white flowers
Melaleuca cricifolia	Swamp melaleuca	3-4m	Screen, moist site, yellow flowers

SMALL SHRUBS **.5-2m**

Baurea rubiodes	Dog rose	1-2m	Mauve flowers, compact
Callistermon pallidus	Lemon bottlebrush	1-2 m	Yellow flowers
Callistermon subulatus	Dwarf bottlebrush	1.5m	Crimson flowers, moist site
Correa reflexa	Native fuchsia	1.5m	Red bell shaped flowers
Crowea exalata	Small crowea	.7m	Pink flowers, Understory
Eriostemon myoporoides	Native wax flower		Aromatic foliage, white star flowers spring
Grevillea Australis	Alpine Grevillea	1-1.5m	Moist site, white flower
G. 'Canterbury Gold'		.5-2m	Yellow flowers, bird refuge
G. 'Laanigera	Wooly Grevillea	1.5m	Red & yellow forms, moist
G. 'Pink Pearl'		2m	Prickly shrub, pink flowers
G. rosmarnifolia	Rosemary Grevillea	1-2m	Red flowers, winter
G. rosmarinifolia 'nana'		.5m	Dwarf form, red flowers
Ilakea microcarpa	Small fruit hakea	1-2m	Windbreaks, white flowers
Kunzea perrvifolia	Violet kunzea	1-2m	Violet flowers, understory
Mellaleuca decussataq	Paper bark	2m	Mauve flowers spring
Ozthamnus secundiflorum	Cascading everlasting	1-2m	White flower, dry/moist site
Prostanthera 'Badja Peak'	Minth bush	1m	White flower, moist site
Prostanthera rotundifolia	Round leaf mint bush	.5-2m	Purple flowers, moist site

SPECIES	COMMON NAME	HEIGHT	COMMENTS
Prostanthera cuneata	Alpine minbush	1m	White flower, aromatic, most
Prostanthera P. 'Ballerina'	Mint bush	2m	White flower, robust shrub
Podocarpus lawrencii	Alpine plum pine	.5-1m	Moist site, slow, long lived
Westringea fruiticosa	Coastal rosemary	2m	Screen shrub, grey foliage
Westringea glabra	Native rosemary	1.5m	Blue mauve flowers
Olearia megalophylla	Large leaf daisy bush	1m	White flowers, moist site

GROUND COVERS

Blechnum nudurn	Fish bone water fern	30cm	Shade, damp site
Brachycome aculeate	Hill Daisy	10cm	White flowers, moist site
Brachycome multifida	Native Daisy	10cm	Lilac/blue flowers, moist
Calotis glandulosa	Burr daisy	1m	Blue/purple flower, moist
Correa decumbens	Correa	30cm x 3m	Red flowers winter
Craspedia glauca	Billy buttons	30cm	Yellow flowers, moist site
Dianella revolute	Spreading flax Lilly	.5m	Blue flowers, berries, rockery
Dianella tasmanica	Tasman flax Lilly	.5m	Blue flowers, berries, rockery
Dampiera diversifolia	Dampiera	.5x1m	Dark blue flowers, moist site
Derwentia perfoliata	Blue veronica	.4m	Blue flowers, rockeries
Derswentia derwentiana	White veronica	.5m	White flowers, moist site
Grevillea baueri	Grevillea	.5-1m	Compact, pink/red flowers
G. duminuta	Grevillea small leaf	1m	Red flowers, attracts birds
G. x gaudichaudi	Grevillea	.2x2m	Red toothbrush like flowers
G. jumiperina 'Molonglo'		.5x3m	Apricot flowers, vigorous
G. juniperina 'Pink lady'		.5x3m	Pink flowers, prickly foliage
G. juniperina 'Prostrate Red'		.5x3m	Red flower, prickly foliage

SPECIES	COMMON NAME	HEIGHT	COMMENTS
G. poorinda 'Royal Mantle'		.2mx2m	Red toothbrush like flowers
Hardenbergia violacea	False sarsaparilla	.3x2m	Purple flowers, suit banks
Helipterum albicans	Hoary sunray	20cm	White yellow centre, rockery
Hibbertia obtusifolia	Guinea flower	.5x2m	Yellow flower
Kunzea 'Badja Carpet'	Kunzea	.2x2m	White flower, embankments
Lomandra longifolia	Lomandra	.6x7m	Strap like leaves, rockeries
Myoporum parvifolum	Creeping boobialla	.2x2m	White flower, embankments
Polystichum prolifolum	Mother shield fern	.4m	Shade, moist site
Ranunculus collinus	Strawberry buttercup	10cm	Yellow flowers, moist site
Stylidium gramimifolium	Trigger plant	.2x4m	Pink flowers, rockeries
Scleranthus bilflorus	Alpine Grass		Moss like, matting habit
Sollya heterophylla	Blue bell creeper	.5x2m	Blue flowers, vigorous

Note: All of the above species are hardy for sub alpine areas against frosts and are suited to dry well drained areas unless otherwise specified.

F10 High Country Estate – Stages 1 & 2

Contents

1. Background

High Country Estate (Stages 1 and 2) was developed in early 1990 and 1991. At that time both subdivision areas were typical of the rural development at that time. Both estates have undergone significant development.

Council adopted two Development Control Plans for the subdivision areas which set out the minimum criteria for development within both areas. These DCPs have been reproduced and updated in this Chapter to ensure that the integrity of the original planning of the estates is maintained for any sites that remain undeveloped.

This Chapter provides additional requirements for development on land in the High Country Estate. Where there is an inconsistency between the provisions of this Chapter and others chapters of the DCP, this Chapter shall prevail to the extent of the inconsistency.

2. Objectives

- To provide information regarding the development controls that applies to land within both stages of "High Country Estate."
- To ensure that development within these areas is compatible with the surrounding environment.
- To provide standards for the location and design of buildings within both estate areas.

3. Application of this Chapter

This circular applies to Lots 1 to 26 DP 801175 and Lots 1 to 21 DP 808403 Parish of Clyde as shown on the map below:

Insert map here

4. Development Controls

The following development controls apply to the design and construction of buildings, access and the preservation of native vegetation.

5. Tree Preservation

Controls

F10.1-1 Tree preservation

b) No trees are to be removed from land within the estate without prior approval of Council.

Refer: Snowy River LEP 2013 (clause 5.9 Preservation of trees or vegetation) and Chapter C5 Tree Preservation and Landscaping of this DCP.

6. Building Setbacks

Controls

F10.1-2 Building setbacks

a) All buildings are to be located in accordance with the following minimum setbacks:

- 12 metres from the property boundary to any public road;
- 6 metres from the property boundary of any adjoining lot including any battle axe handle.

7. Restricted Building Areas

Controls

F10.1-3 Restricted building areas

a) Buildings are to be located to minimize the impact on natural features;

b) Buildings are not permitted, or are restricted, in the areas marked and indicated on the maps included with this Chapter.

8. Building Materials and Finishes

Controls

F10.1-4 Building materials & finishes

a) All building materials are to blend with the landscape of the area to reduce the visual impact. This includes using materials and colours that reduce the impact of the development on the landscape of the Shire.

9. Building Design and Height

Controls

F10.1-5 Building design & height

a) Building design is to have regard to the Snowy River Design Guidelines.

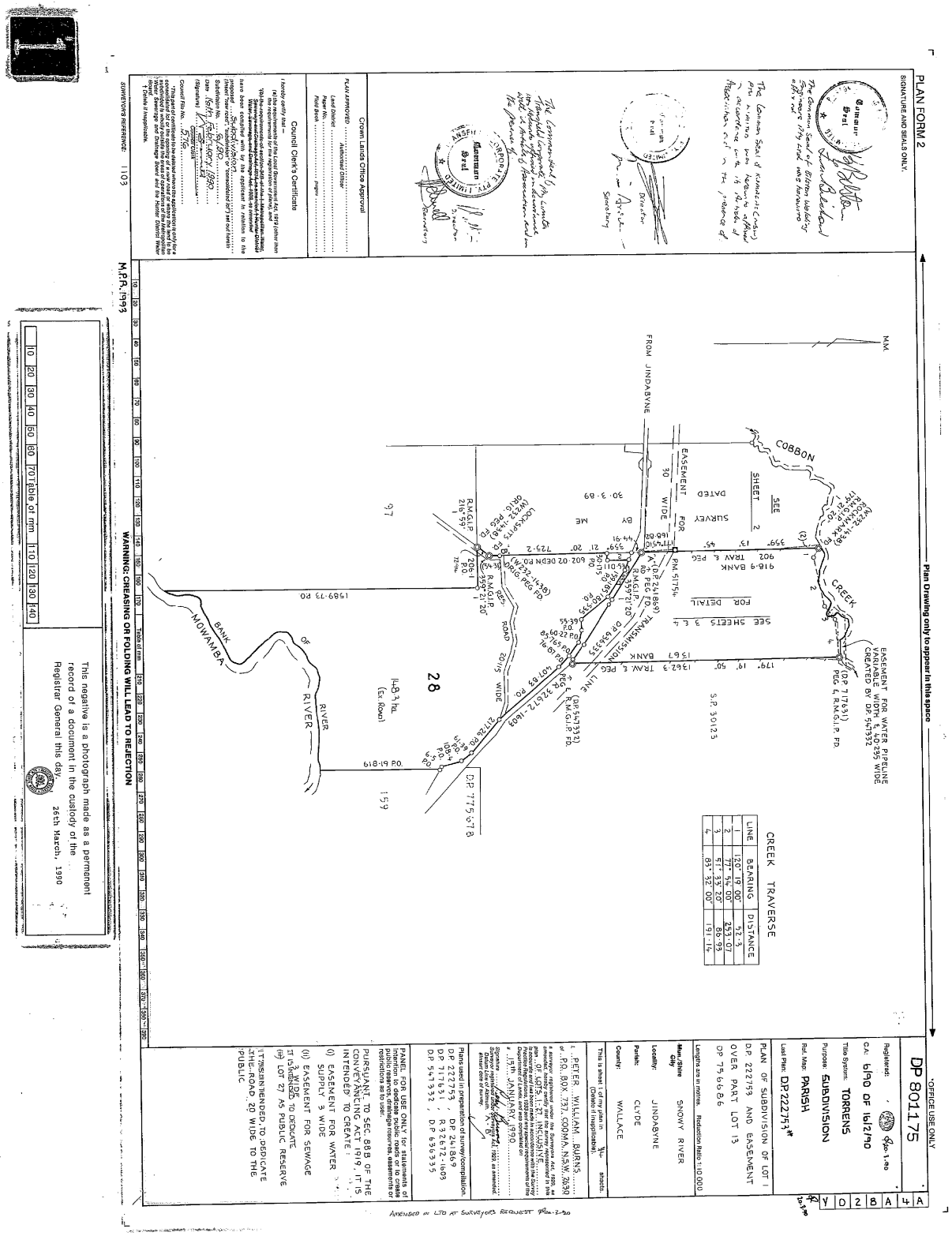
Note: The Snowy River LEP 2013 (clause 4.3 Height of buildings) and accompanying Height of Buildings Map specifies the maximum building height for the site.

10. Vehicular Access

Controls

F10.1-6 Vehicular access

Council has endorsed the Department of Land and Water Conservation's Planning Construction and Maintenance of Trails as the standard for construction of all private roads.



F11 Three Rivers Lake Jindabyne

Contents

1. Introduction

The intent of this Development Control Plan (DCP) is:

1. To provide controls for the Three Rivers Estate Lake Jindabyne site, including the development of land to be dedicated as public open space; and
2. To facilitate development that will contribute to the overall character of Three Rivers Gated Community; and
3. To provide controls for built form and housing within Three Rivers.

This DCP is intended to be used by landowners, the community in general, architects, town planners, engineers, building designers, council officers and councillors. It applies the principles of the Australian Model Code for Residential Development (AMCORD) and the principles of Ecological Sustainable Development (ESD) to the specific needs of Three Rivers to ensure that the characteristics and environmental qualities of Jindabyne and its surrounds are protected or enhanced by future subdivision and housing developments.

This Chapter provides additional requirements for development on land in Three Rivers Lake Jindabyne. Where there is an inconsistency between the provisions of this Chapter and others chapters of the DCP, this Chapter shall prevail to the extent of the inconsistency.

1.1 Vision

Three Rivers will provide a distinctive natural, built and safe living environment that reflects the alpine region and its rural, mountain and lake setting. The gated community should adopt a modern Australian architectural style and utilise a variety of well-articulated building forms, energy efficient materials and a natural palette of colours that are set in a natural, rural style landscape.

The landscape design for the gated community should reflect the (sub alpine) rural character of the region, maintaining all existing vegetation (where possible) and providing predominantly natives species where (minimal) planting is required. The existing vegetation and natural features on the land such as rock outcrops and areas of natural vegetation will be preserved where possible to preserve the visual amenity and character of the area.

Natural open space areas are to be provided to further contribute to the amenity of the site and provide passive recreational opportunities for the visitors to the Estate.

All significant views are to be maintained and enhanced as the views from the site significantly contribute to the character of the site.

1.2 Objectives

The objectives for development are:

Sustainable Development

- To create a gated community consistent with the principles for Ecological Sustainable Development.
- To offer sustainable energy solutions to the Community.
- To maximize solar orientation of the dwellings.

Public Space

- To provide a safe and efficient system of roads for vehicular and cycle movements.
- To provide informal pedestrian connections and view corridors to public open space within the development area.
- To provide informal, natural public open space areas that reflect the rural character of the locality.

Environmental Values

- To provide for the protection and enhancement of the natural environment and respect for the traditional Aboriginal heritage of the area.
- To preserve the natural features and vegetation of the site.

Housing and Architecture

- To create an exclusive Gated Community with a distinctive alpine architectural style and rural character.

2. Context and Character

The land is currently known as Lots 1000 and 1002 DP 1253446 and comprises approximately 9.44 hectares. The land is located approximately 6 kilometres north of Jindabyne, and 1 kilometre east of Kalkite Village on Kalkite Road and in the Parish of Townsend.

The land contains mostly large areas of native vegetation with granite rock outcrops located across the site. It is nestled at the foot of the southern-most end of the Grenadier Range.

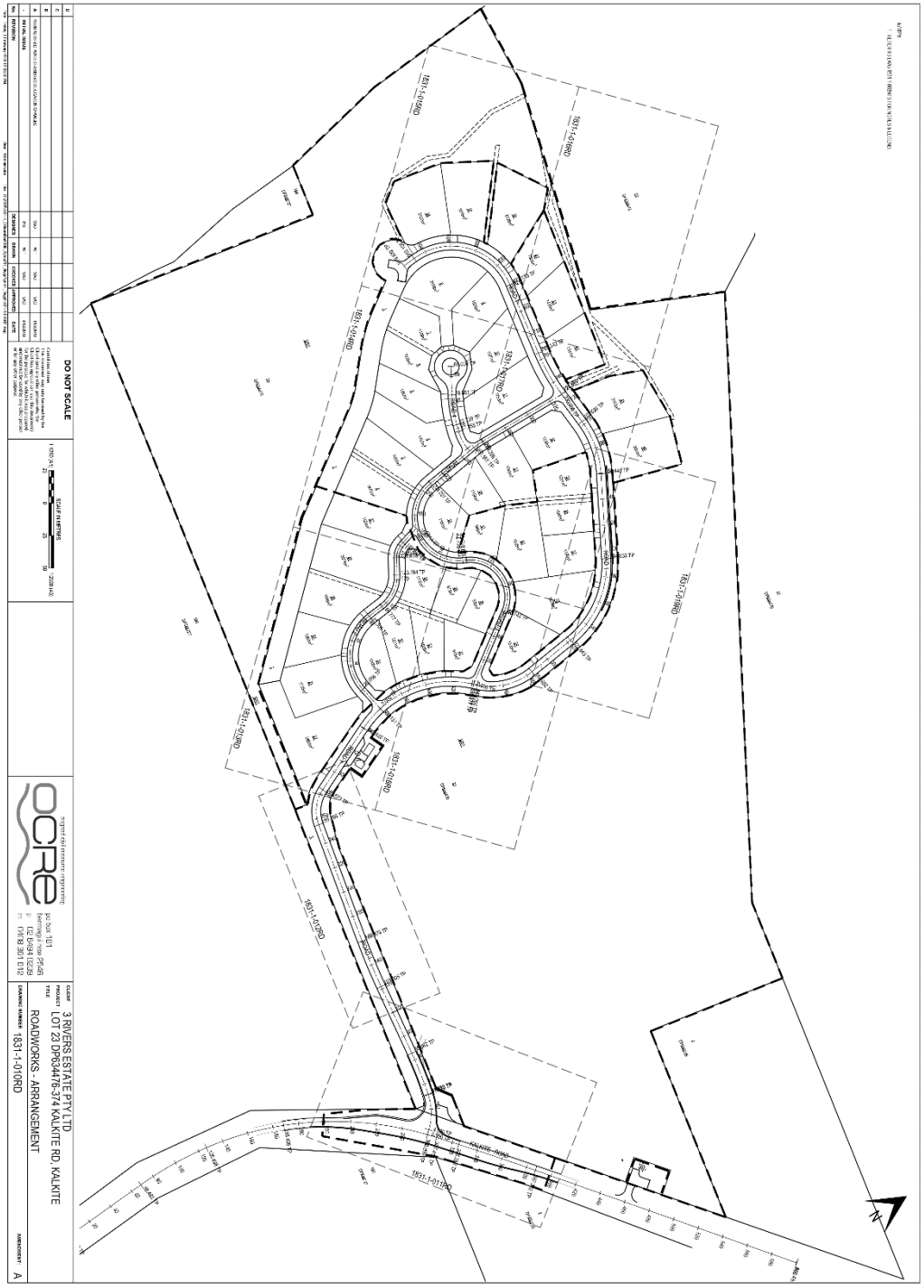
The lay of the land rises sharply from the western run of Kalkite Road, to the gently undulating plateau where the blocks are located.

A substantial gulley runs in an east to west direction across the northeastern portion of the site and drains towards Lake Jindabyne. In wet weather a waterfall has been seen to form through this gully which enters a stream that empties into the Lake.

Due to the position of the subject land, views are gained of Lake Jindabyne to the south through northwest and Crackenback Range of Kosciuszko National Park.

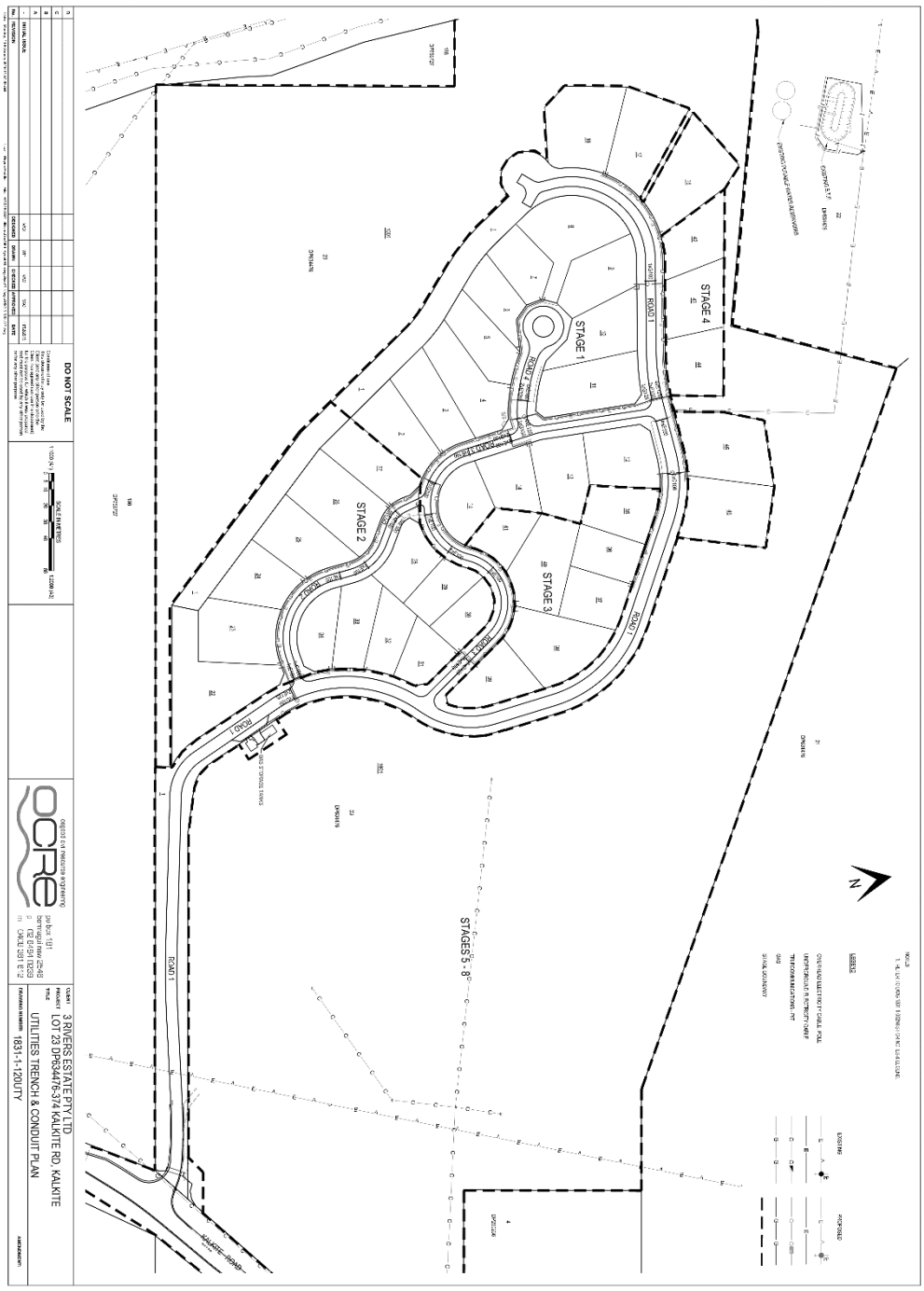
3. The Master Plan of Subdivision

3.1 Master Plan of Subdivision



4. Key Elements and Structure

4.1 Staging Plan



4.2 Stormwater Management

If required under the express conditions of any development consent, a 'Stormwater Management Plan' shall be submitted to Council for all major developments A 'Stormwater Management Plan' may not be required for development within individual allotments or where drainage characteristics for allotments are largely known or prescribed.

4.3 Water Sensitive Urban Design

The intent of Council's requirements is to ensure that:

1. stormwater systems are carefully planned, designed and located to prevent the disturbance, redirection, reshaping or modification of watercourses and associated vegetation
2. stormwater harvesting,
3. and other source controls are implemented to maximise stormwater reuse and to protect the quality of receiving waters and waterways.
4. 'Water Smart' practices are promoted within Three Rivers for the purpose of environmental sustainability and ease of management.

Performance Criteria	Acceptable Solutions
Engineering Planning	
P1.1 The stormwater drainage system is planned and designed to ensure that natural watercourses, associated vegetation and site topography are adequately considered and suitably maintained. **P1.2** Stormwater planning, including site layout and building design is undertaken to ensure: ■ The design of the drainage system takes full account of the existing downstream systems. ■ A variety of controls ('treatment trains') are incorporated into the design of the system that minimise the impacts on water quality and quantity (where required) of stormwater runoff from the site. ■ The system is accessible and easily maintained, including ready access to system components located on private lots. ■ The selection of materials, methodologies and mechanisms are based on their suitability, durability and cost-effectiveness, including ongoing maintenance costs.	**A1.1** The design protects natural watercourses and riparian corridors by avoiding disturbance, redirection, reshaping or modification of natural systems. **A1.2** The stormwater drainage system will be designed and implemented to demonstrate the development's ability to meet the principles of Water Cycle Management and incorporates a variety of suitable: ■ Source Controls, ■ Conveyance Controls, ■ Discharge Controls, ■ Water Quality Improvement Controls, ■ Water Quantity Controls Note that not all proposed development will need to satisfy these requirements. **A1.3** Proposed cut and fill for roads and allotments shall generally be minimised but will be dictated by road grading and site access requirements. Driveway access shall be generally in accordance with AS2890.1. **A1.4** The design and construction of all drainage systems components shall comply with the requirements of Council's Engineering Guidelines.

Performance Criteria	Acceptable Solutions
Water Quality	
P2.1 Stormwater discharge to surface and underground receiving waters during construction activities and post construction do not degrade the quality of receiving waters.	**A2.1** The development shall incorporate water quality treatment mechanisms to ensure the following targets are met. 'Average Annual Load' is the yearly weight of pollutants (kg / yr) from the developed site with no pollution controls installed.
P2.2 The stormwater management system optimises the interception, retention and removal of water borne pollutants before their discharge to receiving waters.	**A2.2** A range of treatment technologies can be used to meet the removal targets. A quantitative analysis demonstrating compliance with these targets is required to be submitted. A number of software packages are available for this task, such as: MUSIC, SWMM, XP Storm, AQUALM XP, EMSS, AQUACYCLE and Switch. Note that some packages are more appropriate for different conditions.
P2.3 Point sources of pollution in the catchment are identified and their impacts minimised until they can be eliminated.	
P2.4 Water quality improvement devices are provided for the treatment of stormwater run-off before discharge from the site and are located to minimise negative impacts on both the natural and built (including traffic management) environments.	**A2.3** Development complies with the provisions outlined in Managing Urban Stormwater – Soils and Construction (Published by Landcom - latest revision). **A2.4** The design and construction of water pollution minimisation systems complies with Council's Engineering Guidelines – 'Development Specification Series', both 'Design' and 'Construction' Sections.
Water Quality	
P3.1 Natural water bodies, waterways and vegetation are retained and protected from degradation caused by increased stormwater flows where required.	**A3.1** A variety of suitable source, conveyance and discharge controls are provided and utilised to minimise the increase and impact of stormwater flows, both for smaller (5yr ARI) through to larger (100yr ARI) rainfall events. The design shall demonstrate that post development peak flow does not exceed Pre-development peak flow.

Pollutant	Removal Target
Total Suspended Solids (TSS)	80% Retention of the average annual load
Total Nitrogen (TN)	45% Retention of the average annual load
Total Phosphorous (TP)	45% Retention of the average annual load
Litter (> 50mm)	Provide mechanisms to retain litter from frequent flows.

Performance Criteria	Acceptable Solutions
Major Drainage System	
P4.1 There is the capacity to safely convey: ■ Stormwater flows resulting from the relevant design storm under normal operating conditions, including partial minor drainage system blockage. ■ Stormwater flows, resulting from more extreme events than the design storm, without any property damage. The design ensures that flow paths would not significantly increase risk to public safety and property. **P4.2** Public open space incorporated into the stormwater management system does not hinder the hydraulic effectiveness of the system or public open space uses. **P4.3** Ground floor levels of habitable rooms are designed to provide protection to property in accordance with an accepted level of risk.	**A4.1** The design demonstrates that the peak 100yr ARI flow is contained within roads, drainage swales, easements, public space or suitable areas. No concentrated flow derived from public areas shall be directed through private property without the provision of suitable controls and easements. **A4.2** The Design demonstrates compliance with the following: v•d (velocity-depth product of peak overland flow) < 0.4 for areas trafficked by pedestrians and < 0.6 for all other areas.
Minor Drainage System	
P5.1 There is capacity to control Stormwater flows under normal operating conditions for the relevant Average Recurrence Interval (ARI) design storm, including provision for blockages. **P5.2** Drainage works are well defined, ensuring no hidden flow paths and minimising undesirable ponding resulting from the design storm for a prolonged period. **P5.2** WSUD	**A5.1** The minor drainage system shall be designed to safely control and convey the critical 5yr ARI event, including the design provision of a 50% blockage to all inlet structures. **A5.2** The design shall demonstrate compliance with the following: ■ Ponding is limited to a maximum 200mm depth for above ground non-road surfaces, ■ The maximum kerb flow width within roads shall be 2.4m, ■ V•d (velocity-depth product of peak overland flow) < 0.4, ■ Velocity < 2 ms-1 in untreated landscaped surfaces (note that appropriate surface treatments may be required on steep surface (>5%) or where large flows are concentrated). **A5.3** WSUD techniques shall be adequately considered and shall be designed to complement site soils, aspects, grades and traffic management.

Performance Criteria	Acceptable Solutions
Allotment Drainage	
P6.1 The system has the capacity to control allotment surface stormwater flow and excess flow from upstream properties to prevent stormwater from entering the building in the flood event.	**A6.1** Where the topography of the site makes it necessary to discharge stormwater run-off to the rear of the site, the run-off from all directly connected impervious areas is to an inter-allotment drainage system.
P6.2 The system minimises undesirable ponding for a prolonged period.	**A6.2** The design shall demonstrate that Post-development peak flow does not exceed Pre-development peak flow. The use of infiltration and dispersion techniques should be adequately considered.
P6.3 A variety of source control measures are incorporated into the design of the system to control runoff quantity (where required) and quality from the site.	**A6.3** If soil conditions are suitable, infiltration and dispersion techniques should be considered as a component of the minor drainage system. Setbacks from buildings and boundaries require consideration. In clayey soils, these devices should generally not be less than 4m from structural footings.
P6.4 Development is located and designed to prevent water inundation as a result of incidental flooding.	**A6.4** The design shall demonstrate compliance with the following: ■ Cut and fill considers the implications of incidental flooding and does not impound or redirect runoff to affect other properties. ■ Cut and fill shall generally be minimised but will be dictated by site access requirements. ■ For residential development, finished floor level is at least 150mm above finished ground level (note that more may be required to ensure adequate drainage during all rainfall events). ■ For non-habitable development, finished floor level is at least 100mm above finished ground level (note that more may be required to ensure adequate drainage during all rainfall events).

Performance Criteria	■ Acceptable Solutions
Water Storage Tanks	
P7.1 Stormwater harvesting measures are implemented to maximise stormwater reuse and prevent an increase in the quantity of stormwater discharge from the development site which can impact on downstream environments.	**A7.1** Where water tanks for the collection of roof water are provided, the following shall be adhered to: – Rainwater sourced only from roof surfaces, – The collection system incorporates an effective 'first flush' device for the removal roof surface contamination. All first flush devices shall be designed and constructed in accordance with AS/NZS 2179 (latest version), – Insect screens on overflow pipes and insect proof lids on inspection openings, – The tank system is connected for use in toilet flushing, irrigation, laundry and/or other appropriate purposes as required by BASIX, – Tank overflow is connected to an Infiltration or Dispersion device (where soil types, surface slopes and building layouts are suitable) or formalised stormwater drainage system (minor system – note the maximum discharge per outlet to street back-of-kerb shall be 25 l/s with minimum 10m between outlets), – No direct connection with a reticulated system operated by the Monaro Regional Council (top-up systems or approved switching devices with backflow prevention devices can be used), – Australian Standards approval marks on materials that will come into contact with rainwater such as: – AS 2070, Plastic materials for food contact use; – AS/NZS 2179-1994 Specifications for rainwater goods, accessories and fasteners – AS 2180 – 1986 Metal rainwater goods – selection and installation; – AS 3500.1 – 1992 National plumbing and drainage code. Part 1: Water supply; – AS 3855 – 1994 Suitability of plumbing and water distribution systems products for contact with potable water; – AS 4020 Products for use in contact with water intended for human consumption with regard to their effect on the quality of water.

Performance Criteria	Acceptable Solutions
	A7.2 Where water tanks for the collection of rain water (other than roof water) are provided: ■ Rainwater is sourced from driveways, paved surfaces or grassed areas, ■ The system is connected for use in toilet flushing, irrigation and/or other appropriate purposes, ■ Overflow is connected to an Infiltration or Dispersion device (where soil types, surface slopes and building layouts are suitable) or formalised stormwater drainage system (minor system), ■ There is no direct connection with a reticulated system operated by the Snowy Monaro Regional Council (top-up systems or approved switching devices with backflow prevention devices can be used), ■ The collection system incorporates suitable treatment measures, such as a first flush pit or an oil/grit separator, ■ All fixtures connected to the supply system are marked 'NOT SUITABLE FOR DRINKING'. **A7.3**The minimum capacity of such tanks shall be determined as required under BASIX assessments for individual dwellings.
Permeable Pavements	
P8.1 Permeable paving is to be designed and installed where practical to minimise runoff from roads.	**A8.1** Pavements are not to receive runoff from areas likely to contribute significant sediment, debris or windblown material.
P8.2 Paving units and placement geometries are suitable for the expected traffic loading.	**A8.2** Paving units are manufactured and placed to comply with freeze-thaw durability processes and comply with ASTM C1262 – 95.
P8.3 Permeable Pavement is to be selected to satisfy appropriate standards for site suitability, installation, in-situ soil characteristics, freeze-thaw processes, likely traffic loading, maintenance and protection from material likely to cause clogging or otherwise hinder performance.	**A8.3** Where runoff is derived from non-impervious surfaces, flow shall be pre-treated through the careful placement and design of sediment traps, vegetated filter strips or specially designed gutter systems. Commercially available segmental pavers are installed and maintained in accordance with the manufacturer's and Council's recommendations. Temporary protection methods and processes are to be implemented during construction operations to control sedimentation and clogging of permeable pavement and granular underlay materials.

Performance Criteria	Acceptable Solutions
Infiltration Systems	
P9.1 On-site infiltration systems are to be used where the suitability of insitu soils in relation to hydraulic conductivity can be demonstrated (typically by site testing using 'falling' and 'constant head' tests). **P9.2**The design of infiltration systems must consider soil erodability, soil dispersivity, soil heave, potential impact on adjacent buildings and boundary offsets.	**A9.1** The design of infiltration systems shall: ■ Consider acceptable minimum buffers from existing buildings and boundaries. The distance between an infiltration or dispersion device and nearby buildings and boundaries requires site specific consideration; however, it shall not be less than 4m unless supported by geotechnical advice, ■ Be designed to accept the critical 5yr ARI event without surcharge, ■ A high-level overflow provision to the formalised drainage system is required unless the system can be demonstrated to accept the critical 100yr ARI event, ■ Aggregate filled trench systems are acceptable provided that clean washed aggregate, or granular materials, free of fines is used in conjunction with a permeable geotextile surround. Inspection / flushing points are required to allow easy access to below ground pipe work for maintenance, ■ The inlet to the device is fitted with a readily accessible silt trap (with inspection and access cover).

4.4 Landscape

The intent of Council's requirements is to ensure that appropriate landscaping is provided within Three Rivers which is consistent with the character and vegetation that is typical in the area.

Performance Criteria	Acceptable solutions
P1.1 The landscaping is to reflect the sub- alpine and rural character of the region. **P1.2** Maintain all existing vegetation on the site (where possible). **P1.3** Where planting is to be provided, ensure it contributes to the rural, sub- alpine character of the locality by providing predominantly native species to enhance the biodiversity values and visual amenity of the area.	**A1 1** Landscaping is to be provided generally in accordance with the requirements of Circular L2 of Snowy River Shire Development Control Plan 2013, Chapter C5. **A1 2** Existing trees and native vegetation to be retained wherever possible, especially habitat trees and shelters. Council and/or management approval is needed for removal of any established native trees. **A1 3** Landscape plans to be submitted with building applications should include all native species.

4.5 Lot Layout

The intent of Council's requirements is to ensure that lot layout:

1. Provides for the efficient use of the land.
2. Provides a defined and positive rural character.
3. Enhances accessibility and safety and promotes the principles of ecological sustainability.
4. Enhances lot privacy.
5. Enhances significant views from the site.

Performance Criteria	Acceptable Solution
P1.1 The lot layout responds to site characteristics, setting, landmarks, views, and land capability and traffic planning principles.	**A1.1** The Masterplan has addressed this by design including interior road design and speed controls.
P1.2 The proposed lots are orientated to maximise solar access.	**A1.2** The layout of the lots are such that allow northerly aspects of home sites. Owners may choose to orient their homes to ensure maximum solar passive design.
P1.3 Lot design is to facilitate and enhance significant views from dwellings.	**A1.3** All lots are oriented to maximise the views of the lake and mountains.
P1.4 Lot design is to facilitate safe and efficient vehicle access without street frontages being dominated by garages and parked cars.	**A1.4** The large lots include generous building setbacks in the Community Management Plan.
P1.5 Proposed lots enable the comfortable siting of housing and ancillary buildings, provision of outdoor space.	**A1.5** The lots are large enough to ensure plenty of private space for residents. Ancillary building construction is restricted.
P1.6 The perimeter roads bordering open space areas allow for a parkland outlook for lots adjacent to open space.	**A1.6** Masterplan shows lots bordering open space and parkland may site their houses to overlook these areas.
P1.7 The layout of the streets is to follow the existing topography and prevent the formation of gun barrel roads. The layout is to allow, where appropriate, one-way cross falls of the local streets which fall directly into the stormwater management swales.	**A1.7** Roads shown on the Masterplan are designed to follow the contours of the land, direct and capture waterflow and interior circuit roads are all one-way traffic.

4.6 Public Open Space

The intent of Council's requirements is to ensure the provision of well-located and accessible public open spaces that meets user needs.

Performance Criteria	Acceptable Solution
P1.1 Public open space is designed to provide: ■ A range of recreational and environmental settings, corridors and focal points, ■ Protection of existing endemic vegetation and encouragement of natural regeneration, ■ For the integration of existing landscape assets e.g. rock outcrops, watercourses, native vegetation communities and sites of natural or cultural value, ■ Links between public open spaces to form a legible network, ■ Public safety and reasonable amenity of adjoining land users in the design of facilities and associated engineering works.	**A1.1** The site will be revegetated where necessary. All public open space will be maintained and any wildlife corridors respected. **Public spaces** located within the boundaries of Three Rivers are for the use of landowners and their guests only and are not accessible to the public or by thoroughfare. Residents are encouraged to explore the natural areas by making use of any walkways and paths constructed by the Community. There are no significant areas of historical of cultural value on the site.

4.7 Biodiversity and Natural Resource Management

The intent of Council's requirements is to conserve the biodiversity of the local area and the surrounding region and ensure that the natural features of the site are preserved and enhanced.

Performance Criteria	Acceptable Solutions
P1.1 Endemic trees, shrubs and groundcovers are to be provided within the central open space area and conservation areas. **P1.2** For rehabilitation works within the open space and conservation areas locally sourced seed is to be used where possible to assist in maintaining genetic integrity of local plant communities. **P1.3** Where possible, existing native trees are to be retained within both open space and larger lot developments in order to provide habitat for bird and other native fauna and to provide a valuable source of seed for revegetation work. **P1.3** Groupings of native trees are to be utilised in the open space areas to reduce the visual effects of urban development and retain the natural character of the region.	**A1.1** All species designated for revegetation are to be selected from the list of proposed planting contained in Snowy River Development Control Plan 2013, Chapter C5.

P2 Existing flora and fauna habitat is preserved to minimise any impact on threatened species, protected and threatened populations and their habitat.	**A2** To reduce the potential impacts of the proposed development on protected and threatened populations of flora and fauna the following matters are to be considered: ■ Large mature hollow-bearing eucalypts should be retained where possible. ■ Removal of boulders and disturbance of rocky outcrops should be avoided. Where boulders are to be disturbed they should be redistributed for landscaping purposes on site and not be removed from the site. ■ Development is to be concentrated in the disturbed areas of the site. ■ Implementation of a soil and water management plan, including storm water management plan in accordance with Section 4.1 of this Circular, to minimise the impact of Three Rivers on habitat and downstream of the site. ■ Site development should be managed to avoid indirect impacts by: – Sediment control measures, to avoid siltation of drainage lines and potentially Lake Jindabyne, – Pollution control measures, to reduce the risk of hydrocarbon spills during works and the discharge of increased nutrient loads into waterways during and following development, – Rapid stabilisation and revegetation of disturbed sites is to be undertaken to reduce the ability of weed species to dominate disturbed sites. –

4.8 Access/ Traffic and Road Design

The intent of Council's requirements is to ensure that a safe and efficient road network is provided.
The development of Three Rivers will generate additional traffic movements internal and external to Three Rivers site itself.

Performance Criteria	Acceptable Solutions
P1.1 Adequate road widths for ease of navigation through Three Rivers and ensure appropriate connections and relationships with the existing road system.	**A1.1** Road and intersection designs shall be in accordance with Council's design guidelines.
P1.2 The road system provides a simple and efficient flow of traffic through the residential area and allows traffic to quickly and evenly disperse to the local road network.	**A1.2** All roads shall have a maximum design speed of 20 kph.
P1.3 Roads adjoining open space facilitated public access and surveillance of the open space areas.	**A1.3** All road widths are to be in accordance with Engineering requirements.
P1.4 Road reserves provide for the cost-effective provision of public utilities.	**A1.4** Traffic calming devices, landscaped islands and intersection design shall be considered on individual merits, but in all cases shall conform with Council's Engineering Guidelines.
P1.5 Motorbike tracks are prohibited on the site.	**A1.5** Minimum and maximum road grades shall be used to define site levels, however cut / fill should generally be minimised.

4.9 Utilities

The intent of Council's requirements is to ensure adequate and non-intrusive infrastructure is provided within Three Rivers to cater to the future users of Three Rivers.

Performance Criteria	Acceptable Solutions
P1 Infrastructure is to be provided throughout Three Rivers in accordance with the requirements of the relevant infrastructure provider.	**A1.1** Development within each stage of Three Rivers shall not proceed until such time as the necessary services are available to the satisfaction of Council. ■ It is the developer's responsibility to negotiate with the various utility authorities in order to reticulate their services in common trenching, where relevant. ■ Electricity reticulation shall be underground. ■ Electricity supply and service to the Estate common areas and individual Lots will be by appointment by the Estate developer. ■ Wireless NBN will be available (subject to NBN technology). ■ Gas connection will be available to all lots. ■ Water and Sewer connection to Council Treatment Plant

4.10 Public Safety

The intent of Council's requirements is to ensure that the subdivision pattern and future development of Three Rivers will provide a built environment that will make the visitors to Three Rivers feel safe.

Performance Criteria	Acceptable Solutions
P1.1 A high degree of surveillance of the street and open space areas and provide permeability to allow pedestrians, cyclists, and vehicles to move easily through Three Rivers. **P1.2** Surveillance of the street and public open space areas should be encouraged by providing opportunities for dwellings to overlook the street and open space.	**A1.1** Masterplan shows streetscapes are adequate to provide sufficient space and lighting to create a safe environment for residents. **A1.2** Dwellings are to be sited so they are viewable from the street while maintaining the occupants' privacy.

4.11 Archaeology

The intent of Council's requirements is to ensure that the archaeological relics are protected.

Performance Criteria	Acceptable Solutions
P1 Archaeological relics that are contained on site are preserved where possible and where they cannot be preserved, appropriate approvals are obtained for them to be destroyed.	**A1** Any works on the subject land should be in accordance with the National Parks and Wildlife Service Act. In particular the following requirements– ■ Anyone who discovers an aboriginal relic must report it to the Director General of NSW DEC, ■ A person must not knowingly destroy, damage or deface or knowingly cause or permit the destruction, damage or defacement of any aboriginal object or aboriginal place without first obtaining the consent of the Director General of NSW DEC. ■ A person must not excavate or disturb land for the purpose of discovering an aboriginal object without first obtaining the consent of the Director General of NSW DEC.

5. Key Design Features – Built Form

5.1 Site Analysis

A Site Analysis shall be prepared and lodged with the Development Application. Completing the Site Analysis is not only necessary to support a Development Application but will also assist in design decisions based on site conditions and surrounding context. It can assist in ensuring:

- Privacy for occupants and the maintenance of neighbours' privacy and amenity,
- Sufficient solar access and natural ventilation to provide a comfortable and energy efficient living environment,
- Suitably located and useable private outdoor areas,
- The existing character of the street is maintained through setbacks, separation and height, driveway and car parking location,
- Views from the site are optimised for both the development and neighbours,
- Circulation and access is suitably located for the development and the locality,
- The construction of the development is suitable to the slope of the land and minimises the need for cut and fill,
- Cost effective development in relation to connection to services and existing land uses,
- The need for the removal of trees and site features such as rock outcrops is minimised by locating the development to retain existing vegetation and natural features,
- Safety and surveillance of the development and the locality is maximised,
- The Site Analysis should work to collate and present a range of information.

This information includes, but is not limited to, that detailed in the following checklist for Site Analysis Plans.

Checklist for Site Analysis

A site analysis identifies the following:-

- scale and north point;
- site dimensions and site area;
- spot levels and contours;
- views to and from the site;
- prevailing winds;
- pedestrian and vehicular access to/from the site;
- location, height and use of neighbouring building or structures;
- abutting private open spaces and any windows or doors facing the subject site;
- views and solar access enjoyed by adjacent residents;
- easements for drainage, services and rights of carriageway burdening or benefiting the subject property;
- location of existing vegetation, including species, height, spread of established trees and spot levels at their base;
- calculation of maximum built-upon areas, landscaped area and floor space ratio;
- natural features such as rock outcrops, ledges or watercourse;
- fences and boundaries;
- street frontage features such as street trees;
- existing means of stormwater drainage and any existing stormwater detention systems;
- surrounding bushland;
- any difference in levels between adjacent property boundaries.

5.2 Site Planning and Layout

The intent of Council's requirements is to ensure that the site layout provides a pleasant, attractive, manageable and resource efficient living environment.

Performance Criteria	Acceptable Solutions
P1 The site layout and planning is to integrate with the surrounding environment through: ■ Buildings facing streets and open space areas. ■ Buildings, streetscape and landscape design taking into account on-site features identified in the site analysis. ■ Maintaining a rural character and amenity. ■ Ensuring solar access to living areas and private open space area. ■ Designing open space areas that optimise solar access, which are cost-effective to maintain and where possible contribute to stormwater management. **P2** Development on visually prominent sites should recognise the unique responsibility to ensure that the visual, scenic, and environmental qualities of the locality are maintained. **P3** The development allows for the provision of landscaping that provides suitable areas for tree plantings to grow to maturity.	**A1** A Statement of Environmental Effects and a detailed site analysis plan are submitted with the Development Application demonstrating how the development addresses the issues outlined within the Performance Criteria.

5.3 Streetscape and Building Siting

The intent of Council's requirements is to ensure that the siting and form of housing provides attractive streetscapes, amenity and does not adversely impact on the existing rural character of the site.

Performance Criteria	Acceptable Solutions
Front Setbacks	
P1.1 The front setback responds to the context of the locality and to maintain the rural character of the site.	**A1.1** The Community Management Plan as stated requires a minimum 6m setback from the road for all dwellings. Some exceptions apply to dwellings to be built along "The Ridge" – refer to CMS.
P1.2 The development scale and appearance is compatible and sympathetic to the context of the locality and to maintain the rural character of the site.	**A1.2** The large lots and use of open space ensure the development is aesthetically pleasing and compatible with the local environment.
P1.3 Setbacks provide space for adequate sense of visual and acoustic privacy between developments.	**A1.3** The large setback creates a sense of space and privacy for each dwelling.
P1.4 Development should minimize disturbance to existing natural features and should not significantly impact on the rural character of the site.	**A1.4** The main development site focuses only on previously disturbed areas of the site and excludes some areas previously approved for development.
Side and rear setbacks	
P2.1 Side and rear setbacks respond to the context of the locality and to maintain the rural character of the site.	**A2.1** The Community Management Plan as stated requires a minimum 3m setback from side and rear boundaries.
P2.2 Setbacks progressively increase as wall heights increase to reduce visual bulk and overbearing.	**A2.2** The lots are large enough so as to allow for increased setbacks.
P2.3 Adequate separation is provided between buildings for privacy and sunlight.	**A2.3** The Community Management Plan as stated requires a minimum 3m setback from side and rear boundaries.

5.4 Building Heights

The intent of Council's requirements is to ensure that building height is compatible with surrounding development and the locality and does not impact significantly on the scenic quality or rural character of the locality.

Performance Criteria	Acceptable Solutions
P1.1 Development responds to its context and rural character of the locality. **P1.2** New buildings do not dominate the landscape setting or surrounding streetscape and are in proportion to the slope and frontage of each allotment and shaped to disguise their size, scale and bulk within the natural environment.	**A1.1** No point in any structure shall be higher than 9m above natural ground level immediately below that point. **A1.2** For development that is proposed to be higher than existing development, a transition of building heights should be shown between the existing and proposed development. **A1.3** Developments shall not exceed two habitable storeys at any point. **A1.4** Only on sloping sites sub floor areas may be used for basement car parking or for an entrance hallway not wider than 2.5m (measured parallel to the street frontage). **A1.5** Consideration will be given to the provision of habitable rooms within the roof space of single dwellings containing two habitable storeys if the provision of the rooms within the roof space does not add to the overall bulk and scale of the building and the height of the building are generally consistent with the existing buildings in the locality.
P2.1 Development provides reasonable levels of amenity for neighbouring dwellings.	**A2** A shadow diagram is required to identify the shadow impact on adjoining properties at 9am 12 noon and 3pm on 22 June and 21 May/September where the proposed building is two or more storeys and is likely to overshadow the adjoining dwelling or private open space area.

5.5 Site Coverage and Unbuilt Areas

The intent of Council's requirements is to achieve a quality living environment by providing suitable areas for outdoor recreation and landscaping and promote onsite stormwater infiltration by restricting site coverage of buildings and hard surfaces.

Performance Criteria	Acceptable Solutions
P1.1 Development maximizes permeable surfaces and maintains a balance between the built and unbuilt upon areas. **P1.2** Development provides for unbuilt areas that are of a suitable size, dimension and slope that will: ■ provide suitable solar access ■ assist in retaining existing vegetation ■ enhance the rural character of the locality ■ maintain privacy and provide for reasonable sharing of views ■ actively facilitate onsite stormwater	**A1.1** Maximum site coverage ground floor is 900m2–1,500m^2, 40% of lot area% >1,500m^2, 45% of lot area **A1.2** The development allows for full access to native bushland on the western and northern borders. A single Lot* within the developed area has been reserved by the development as an outdoor recreation area with bbq and play facilities as well as the Community Hall.

infiltration ■ provide space for service functions	

5.6 Private Outdoor Areas

The intent of Council's requirements is to ensure occupants are provided with practical, usable and well-located outdoor living environments to meet their needs for safety, privacy, access, outdoor activities and landscaping.

Performance Criteria	Acceptable Solutions
P1.1 Private outdoor areas are: ■ A usable size and dimension ■ A suitable slope ■ Directly accessible from a living area ■ Capable of receiving sufficient sunlight	**A1.1** The finish level of the identified area is not steeper than 1 in 14. **A1.2** The minimum identified area receives at least 3 hours of sunlight between 9.00 am and 3.00 p.m. on 21 June over 50% of the area.
P2 The location of private outdoor areas does not impact on the streetscape or rural character of the area.	

5.7 Building Form and Character

The intent of Council's requirements is to achieve best practice urban design in the form of buildings and their facades.

Performance Criteria	Acceptable Solutions
P1.1 Buildings are designed to: ■ Distribute building bulk to reduce impacts on neighbours and the rural character of the locality ■ Be integrated with the existing setting. ■ Contribute to the architectural identity and vision for Three Rivers. ■ Minimize bulk and scale. **P1.2** Monotonous and unbroken lengths of wall are to be avoided. **P1.3** Simple cubic forms accentuated by repetitive architectural features such as continuous horizontal balconies should be avoided. **P1.4** Floor space should be distributed within well-articulated forms that are stepped down hillsides. **P1.5** Facades facing streets or reserves should incorporate a variety of one and two storey walls or should be screened by framed balconies and verandah and should incorporate a varied composition. **P1.6** Roofs should be broken into a variety of planes.	**A1.1** Where the external walls exceed 10m in length on a side or rear boundary, suitable design elements shall be incorporated to provide architectural interest and relief to the elevation. This may include such devices as massing of different materials and colours, stepping of walls, pergolas, awnings, verandah roofs and breaking of the roof line etc. **A1.2** Solid walls should be broken by corner windows and should incorporate contrasting materials and finishes for example, upper storeys that are clad in sheeting or boards and that are painted in lighter tones than the lower storey. **A1.3** The use of stone cladding to foundation walls and feature walls is encouraged provided that it does not occupy more than 25% of any elevation of the building. **A1.4** Where masonry walls are used, they are to be painted and are to be balanced by contrasting frame structures such as a verandah and panels of cladding.
P1.7 Wall and roof surfaces should be broken into a series of smaller panels that are separated by stepped forms casting strong shadows, or by panels that are finished with contrasting materials or tones.	
P2.1 Garages should not dominate any facade that faces the street.	

The following are encouraged:	The following are discouraged:

■ A mix of building materials, including lightweight cladding and fibre cement panels, Colorbond™ sheet roofing. ■ Sections of bagged, face or rendered masonry are acceptable where used as subfloor perimeter walls, as a feature or if it is not the dominant material. ■ Simple roof form ■ Use of lightweight decks The use of framed wire balustrades or solid balustrade to match the external material to provide privacy. ■ Awnings and shade structures to protect windows, doors form climatic conditions such as sun, wind, snow and rain.	■ Traditional suburban face brick and tile concrete block construction ■ Solid expanses of heavy materials e.g. brick and masonry block, large areas of corrugated metal ■ Fussy roof lines and applied decoration ■ Solid bulky structures with blank walls and no eaves ■ Blank unarticulated facades, fussy decoration, and ornate balustrade infills ■ Dual occupancy developments are prohibited. ■ Manufactured homes are prohibited..

Examples of acceptable building design.







5.8 Views, Visual and Acoustic Privacy

The intent of Council requirements is:

- To ensure that development does not unreasonably impact or intentionally obstruct views of local features such as Lake Jindabyne and Crackenback Range whilst not restricting the reasonable development potential of a site.
- To site and design buildings to meet projected user requirements for visual and acoustic privacy.
- To protect the visual and acoustic privacy of nearby residents in their dwellings and private open space.

Performance Criteria	Acceptable Solutions
5.8.1 Views	
P 1.1 Development permits and maintains views from public areas, streets and open spaces – especially of Lake Jindabyne.	**A1.1** All lots are aspected to take advantage of their best views
P 1.2 Development allows for the reasonable sharing of views through the siting, height and design of buildings.	**A1.2** Building envelopes and minimum landscaped areas allow for shared views without unreasonable obstruction
P 1.3 Development of buildings and structures are of an appropriate height, setback, design, and setting to preserve significant view corridors.	**A1.3** Generous setbacks, lowline design principles and prohibited border fencing have been adopted to ensure residents retain views and corridors.
5.8.2 Acoustic Privacy	
P1 Site layout and building design protect internal living and sleeping areas from uncontrollable high levels of external noise and minimise transmission of sound through the building structure.	**A1.1** Doors and windows of adjacent dwellings should be separated by a distance of at least 4m. **A1.2** Site layout should separate active recreational areas, parking areas, vehicle accesses and service equipment areas from bedroom areas of dwellings and minimise the entry of high levels of external noise to dwellings.
P2 Mechanical plant or equipment air conditioning units, pool pumps and water feature pumps should be designed and located to minimise noise nuisance.	**A2.1** The noise levels of mechanical plant and equipment is not to exceed the background noise level when measured at the boundary of the closest adjoining property by more than 5dBA. **A2.2** Air conditioning units are not to be located between the dwelling and the side boundary.
P3 The location of driveways and carparking spaces preserves the visual amenity of each dwelling.	
5.8.3 Visual Privacy	
P1 Direct overlooking of main internal living areas and private open spaces of other dwellings is minimised by building layout, location and design of windows and	**A1.1**. Direct views between living area windows of adjoining dwellings should be screened or obscured where: □ Ground and first floor windows are within

Performance Criteria	Acceptable Solutions
balconies, screening devices and landscape or by remoteness	an area described by taking a 12m radius from any part of the window of the adjoining dwelling. An area so defined is described as a 'privacy sensitive zone'. **A1.2** Direct views from living rooms of dwellings into the principal area of the private outdoor area of other adjoining dwellings should be screened or obscured within a 'privacy sensitive zone' described by a 12m radius.

5.9 Solar Access

The intent of Council's requirements is to provide reasonable solar access to living areas within dwellings and to open spaces around dwellings.

Performance Criteria	Acceptable Solutions
P1.1 Rooms generally used during the daytime should be capable of receiving adequate sunlight.	**A1.1** Unless site conditions dictate, dwelling houses should be designed to allow at least 3 hours of sunshine upon the living areas of adjacent dwellings and private outdoor areas between 9am and 3pm on 22 June.
P1.2 Dwellings should be sited so that the long axis or length of the building faces to the north to maximise the amount of sunshine the dwelling house receives in winter.	**A1.2** Dwellings should be designed to enable living areas and private outdoor areas to receive 3 hours of direct sunlight between 9am and 3pm on 22 June.
P2.1 Buildings should not unreasonably obscure sunlight to habitable rooms, solar collectors or private outdoor areas of adjoining development during the winter months. **P2.2** The orientation, layout, and shape of dwellings should take into account any overshadowing by adjacent buildings, structures or trees during the winter months.	**A1.3** A shadow diagram is required to identify the shadow impact on adjoining properties at 9am 12 noon and 3pm on 22 June and 21 May/September where the proposed building is two or more storeys and is likely to overshadow the adjoining dwelling or private open space area.

5.10 Landscape Design

The intent of Council's requirements is the provision of site landscaping, using suitable species that are consistent with the rural landscape theme and that are appropriate to the nature and scale of the development proposal.

General Requirements

Landscape Design is to be by a suitably qualified landscape design or horticulturalist and contain the minimum requirements outlined below.
The landscape designer is to provide certification that the landscape works have been completed in accordance with the landscape design upon completion of the landscape work.

Minimum requirements

- Existing site information (boundaries, contours, underground/overhead services, easements, drainage lines, etc.)
- The movement pattern of the sun in summer and winter and the prevailing seasonal wind conditions,
- The location of adjoining development and any windows or private outdoor areas that are visible to or from the site
- The height of adjoining development and any shadows cast by the development over the site,
- Any views enjoyed to, and from, the land, including consideration of views into the site and the scenic values associated with the site
- All trees and vegetation on the site, on adjoining lots and within the street including trees to be removed due to the proposed development. This information should identify the actual canopy width of any trees and their heights
- Any natural drainage lines located within the site
- The slope of the site, identified by 1 metre contours
- Any existing built improvements on the site
- Landscape Consultant details
- Proposed location of buildings/structures including finished floor levels
- Roadways, car parks, footpaths, driveways with description of materials and finishes
- Proposed tree planting
- All landscaped areas and their proposed treatment (mass planting beds, paving, lawn, gravel etc.), planting arrangement, planting schedule (including botanical names and mature heights), quantities, pot size, staking and planting details
- Sub-surface and surface drainage
- Fences and screens (materials and heights)
- Location of site furniture, fixtures and lighting
- Indicative cross-sections of important features or areas of the site (entrances, watercourses, retaining walls)
- Site protection works
- Proposed water quality control devices

Performance Criteria	Acceptable Solutions
P1.1 Site disturbance to be minimized and existing landscape elements such as exposed rock formations and existing trees are to be preserved where possible. **P1.2** Landscaping is to be tolerant of site conditions and adequately mulched in order to reduce demand for water, herbicides and fertilizer. **P1.3** Development is to be designed to maximize the number of trees on site. Landscaping is to enhance the appearance of the development and assist with integration with the rural character of the site.	**A1.1** All development shall be accompanied by a landscape plan. **A1.2** Tree planting is to be consistent with the tree species selection and planting guidelines provided in Snowy River Development Control Plan, Chapter C5. **A1.3** Landscaping shall be completed and certified on the ground by the landscape designer or landscape architect prior to the issue of an occupation certificate.
P2 Landscape is to contribute to the energy efficiency and amenity by providing substantial shade in summer especially to west facing windows and admitting winter sunlight to outdoor and indoor living areas. **P3** Landscaping is to improve privacy and minimizes overlooking between dwellings. **P4** The plant species selected are in scale with the proposed and existing development to reduce the impact of the bulk of built elements on the street, adjoining properties and within the development.	

5.11 Fencing and Retaining Walls

The intent of Council's requirements is to ensure that fences and walls protect privacy, security and noise attenuation without having a detrimental impact upon the streetscape and adjacent buildings.

Performance Criteria	Acceptable Solutions
5.11.1 Fences	
P1.1 Fences and walls are not permitted.	**A 1.1** Property boundaries can be delineated by natural elements such as rocks, change in materials or species, grade or level changes or, in some cases small retaining structures. The construction of courtyards is encouraged, whilst adhering to the minimum side and rear setbacks as required.
5.11.2 Retaining Structures	
P1.1 Retaining structures maintain the rural character of the locality.	**A1.1** Retaining structures should be flush with the high ground level and are not to exceed a height of 1m. **A1.2** Retaining structures shall be constructed of stone obtained from the local area or masonry.

5.12 Car Parking and Vehicle Access

The intent of Council's requirements is to ensure the adequate provision of car parking that is well located and designed and minimizes the visual impact of garages and driveways on the streetscape.

Performance Criteria	Acceptable Solutions
5.12.1 Vehicle Access	
P1Vehicle Access and Driveways ■ Do not impede the traffic flow on local road system. ■ Are provided with an entry/exit point for individual developments. ■ Are safe from hazards and do not affect scenic or ecological values. ■ Location and length are low impact and continue the existing pattern in the street. ■ Are designed, surfaced and sloped to facilitate ease of access and stormwater infiltration.	**A1.1** Driveways are partially surfaced with materials that provide for stormwater infiltration or designed to drain to adjacent landscaped areas.

5.12.2 Vehicle Parking Provision	
P1 The number, location and access to vehicle parking spaces available on site are sufficient to cater for visitor parking needs.	**A1.1** Provisions of the number of car parking spaces are required by Snowy River Development Control Plan 2013, Chapter C3. On-street/road parking is prohibited. If a resident requires more cars to be parked than their lot can accommodate, these cars must be parked in the designated guest parking areas **A1.2** Driveway access is to be constructed in accordance with Council's minimum standard for driveway gradients. **A1.3** Maneuvering areas are to be constructed in accordance with the requirements of Australian Standard 2890.1.
P2 Vehicle parking structures are: ■ screened to minimize reflection of car headlights into dwelling windows, ■ ventilated if enclosed, ■ separated from windows of habitable areas and private outdoor areas to minimize noise and fume nuisance.	**A2.1** Designated parking areas are located in well-lit areas where minimum impact to residences is possible **A2.2** Lot layouts are designed to minimise impact on neighbours. Parking with headlights towards neighbouring homes is prohibited.
5.12.3 Garages and Carports	
P1.1 Facilities (including garages and carports) are sited and designed so as not to dominate the streetscape/street frontage or other public spaces. **P1.2** Facilities are designed and located to minimize impacts on neighbouring housing. **P1.3** Detached carports and garages are not permitted.	**A1.1** Garages and carports are not located between the building line and the front boundary of the lot.
P2 Car accommodation is compatible with its associated dwelling design in terms of height, roof form, detail, materials and colour.	**A2.1** Where garages face the street the garage opening does not exceed 6m or 50% of the width of the building whichever is the lesser.

5.13 Erosion and Sediment Control

Erosion and sediment control is to be provided on all development sites in accordance with the requirements of Snowy River Development Control Plan 2013, chapter C8.

5.14 Cut and Fill

The intent of this requirement is to preserve as much as practicable the existing topography and amenity of the area in the vicinity of the proposed development by minimizing changes to the existing ground levels.

Performance Criteria	Acceptable Solutions
P1.1 The building design should be appropriate for site conditions with consideration given to the stability of the site and adjoining site and the privacy of the adjoining dwellings. **P1.2** Development is to be designed to minimise the effect of disturbance on any land and ensure that dangerous excavations are avoided, or where necessary, are properly retained and secured.	**A1.1** The proposed development shall not exceed 1m of cut or fill. **A1.2** Development within two (2) metres of the allotment boundaries is to employ construction methods that will retain the fill within the confines of the building, e.g. “drop- edge” raft slabs etc. **A1.3** Development exceeding two (2) metres from the boundary will be permitted to batter any fill external to the building in accordance with the provisions relating to cut and fill batters. **A1.4** Excavations in excess of one (1) metre within the confines of the building may be permitted, to allow for basements, garages, etc. providing the excavations do not exceed 3m and are adequately retained and drained. **A1.5** Cut and fill batters should not exceed a slope of 1:2 to the natural ground level unless the foundation strata of the area permits otherwise and Council is satisfied with the site stability. All batters are to be provided with both short term and long term stabilisation to prevent soil erosion. **A1.6** Stormwater or surface water runoff shall not be redirected or concentrated onto adjoining properties so as to cause a nuisance and adequate drainage is to be provided to divert water away from batters.

5.15 Security, Site Facilities and Services

The intent of this requirement is to ensure that the development provides a safe living environment and facilities are provided to meet the needs of the occupants of the development and service areas are suitably screened from view.

Performance Criteria	Acceptable Solutions
P1.1 Buildings adjacent to public streets or public space are to be designed to allow casual surveillance. **P1.2** Adequate lighting is to be made available to all common areas.	**A1** To permit casual surveillance at least 1 habitable window should face public or communal streets or public space. **2** Designated garbage bin collection area is ted near the entrance and landscaped. Gas ant cylinders are to be hidden using ndscaping
P2 Garbage bin areas and external storage facilities are to be sited and designed for visual appearance.	
P3 Dwellings are to be provided with adequate storage areas and clothes drying facilities These drying areas are to be screened from the street.	**A3** By using courtyards and privacy screens, clothes drying areas can be hidden from the view of neighbours and from the street.
P4 The design and provision of sewerage, water, electricity, street lighting, telephone and gas services are to conform with the cost-effective performance measures of the relevant servicing authority.	**A4.1** Individual water meters are required to assist with the billing of individual dwellings. Underground water tanks are required to be installed for every dwelling for personal and firefighting use. A minimum of 30% of each dwelling's roof area is to be used for solar panel installation for connection to a personal battery bank and to the Three Rivers battery bank located within the site when available. **A4.2** Air conditioning unit is to be located within the roof space or other non-visible location and not on the roof itself.
P5 Developments serviced by reticulated water supply are to comply with the relevant domestic and firefighting standards.	

6 Natural Hazard Management – Bushfire Protection

6.1 Requirements

- All development applications that are located in bushfire prone areas, are required to comply with planning and construction requirements of Planning for Bushfire Protection 2019 (PBP2019) and Australian Standard AS 3959:2018 Construction of buildings in bushfire prone land.
- Proposals that do not comply with the Three Rivers Estate Development Control Plan – Bushfire Protections may be refused consent or referred to the Rural Fire Service (RFS) for further review and comment.
- The intent of council's requirement for development with the Three Rivers Estate Jindabyne is to ensure that all future building and occupation within the estate are suitably sited, designed and constructed to comply with current bushfire protection planning guidelines and standards.
- A bushfire assessment report shall be submitted to council for future individual allotments whereby a bushfire attack level (BAL Rating) is applied to any development envelope within the Estate.

6.2 Specific Objectives – Bushfire Protection Measures: Asset Protection Zones

Performance Criteria	Acceptable Solutions
P1.1 APZs are provided commensurate with the construction of the building; and	**A1.1** An APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1. Planning for Bushfire Protection
P1.2 A defendable space is provided.	**A1.2** APZs are managed in accordance with the requirements of Appendix 4 of PBP.
P1.3 APZs are managed and maintained to prevent the spread of a fire to the building.	**A1.3** APZs are wholly within the boundaries of the development site. APZ are located on lands with a slope less than 18 degrees.
P1.4 The APZ is provided in perpetuity. APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	**A1.4** An APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1

6.3 Specific Objectives – Bushfire Protection Measures: Site Access & Driveways

Performance Criteria	Acceptable Solutions
P1.1 Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation. **P1.2** The capacity of access roads is adequate for firefighting vehicles. **P1.3** There is appropriate access to water supply. **P1.4** Firefighting vehicles can access the dwelling and exit the property safely.	**A1.1** property access roads are two-wheel drive, all-weather roads. **A1.2** Firefighting vehicles can access the dwelling and exit the property safely. **A1.3** Hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005; There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available. **A1.4** An unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles.

6.4 Specific Objectives – Bushfire Protection Measures: Water Supplies

Performance Criteria	Acceptable Solutions
P1.1 An adequate water supply is provided for firefighting purposes. **P1.2** Water supplies are located at regular intervals; and the water supply is accessible and reliable for firefighting operations. **P1.3** Flows and pressure are appropriate. **P1.4** The integrity of the water supply is maintained. **P1.5** A static water supply is provided for firefighting purposes in areas where reticulated water is not available.	**A1.1** Reticulated water is to be provided to the development, where available; and a static water supply is provided where no reticulated water is available. **A1.2** Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005; hydrants are not located within any road carriageway; and reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads. **A1.3** Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005 **A1.4** All above-ground water service pipes external to the building are metal, including and up to any taps **A1.5** Where no reticulated water supply is available, water for firefighting purposes is provided in accordance with Table 5.3d of PBP-2019

6.5 Specific Objectives – Bushfire Protection Measures: Services – Electricity & Gas

Performance Criteria	Acceptable Solutions
P1.1 Location of electricity services limits the possibility of ignition of surrounding bushland or the fabric of buildings. **P1.2** Location and design of gas bottles will not lead to ignition of surrounding bushland or the fabric of buildings.	**A1.1** Where practicable, electrical transmission lines are underground. **A1.2** Bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used; all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and above-ground gas service pipes are metal, including and up to any outlets.

6.6 Specific Objectives – Bushfire Protection Measures: Construction Requirements

Performance Criteria	Acceptable Solutions
P1.1 The proposed building can withstand bushfire attack in the form of embers, radiant heat and flame contact. **P1.2** Proposed fences and gates are designed to minimise the spread of bushfire. **P1.3** Proposed Class 10a buildings are designed to minimise the spread of bushfire.	**A1.1** A Bushfire Attack Level (BAL) Rating is determined for future development envelopments upon individual lots in accordance with Planning for Bushfire Protection Appendix 1. **A1.2** The construction standards of infill' buildings is provided construction provided in accordance with the National Construction Code (NCC) and as modified by section 7.5 of PBP-2019. **A1.3** Fencing and gates are constructed in accordance with section 7.6.PBP-2019. Class 10a buildings are constructed in accordance with section 8.3.2. of PBP-2019.

6.7 Specific Objectives – Bushfire Protection Measures: Landscaping

Performance Criteria	Acceptable Solutions
P1.1 Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.	**A1.1** Gardens are designed and provided in accordance with the NSW RFS 'Asset protection zone standards.