



SNOWY MONARO
REGIONAL COUNCIL

BOMBALA

DEVELOPMENT CONTROL PLAN 2012

Amendment 2 to take effect from 7 April 2022

This page is intentionally blank

Contents

- 1. INTRODUCTION 1
 - 1.1 Preface 1
 - 1.2 The planning context 3
 - 1.3 Making a development application 5
 - 1.4 Advertising and notification..... 7
- 2. SUSTAINABLE DESIGN 8
 - 2.1 Principles of sustainability 8
 - 2.2 Settlement character statements 8
 - 2.3 Site planning 14
 - 2.4 Heritage conservation..... 16
 - 2.5 Environmental Management 18
 - 2.6 Building performance and energy efficiency 36
- 3. SUBDIVISION 40
 - 3.1 Urban subdivision 40
- 4. BUILDING 39
 - 4.1 General provisions – all zones 39
 - 4.2 Residential development in residential and village zones..... 50
 - 4.3 Rural residential development 55
 - 4.4 Business and Industrial development..... 58
 - 4.5 Rural development 60
- 5. PARKING AND ACCESS..... 69
 - 5.1 Parking 69
 - 5.2 Access and parking area design 76
- Appendix A – Flood Prone Land Maps 84

Document history

Original	
Council resolved to prepare draft DCP	17 October 2012
Notice of intention to prepare & exhibit issued	7 November 2012
Draft DCP exhibited	7 November 2012 – 5 December 2012
Draft DCP adopted	19 December 2012
Became effective (notice given)	16 January 2013
Amendment No. 1	
Council resolved to prepare draft DCP	15 August 2019
Notice of intention to prepare & exhibit issued	21 August 2019
Draft DCP exhibited	21 August 2019 – 19 September 2019
Draft DCP adopted	17 October 2019
Became effective (notice given)	11 November 2019
Amendment No. 2	
Council resolved to prepare draft DCP	21 October 2021
Notice of intention to prepare & exhibit issued	29 October 2021
Draft DCP exhibited	29 October 2021 – 13 December 2021
Draft DCP adopted	17 March 2022
Became effective (notice given)	7 April 2022 (30 March 2022)

1. INTRODUCTION

1.1 Preface

This plan is called the *Bombala Development Control Plan (DCP) 2012* and is referred to as the Plan in this document.

1.1.1 Application

This plan applies to all land subject to *Bombala Local Environmental Plan (LEP) 2012* and zoned:

- RU1 Primary Production,
- RU5 Village,
- R1 General Residential,
- R5 Large Lot Residential,
- B2 Local Centre,
- IN1 General Industrial,
- IN2 Light Industrial, and
- SP3 Tourist.

1.1.2 Purpose

The purpose of this plan is to guide development within Bombala local government area (LGA) consistent with the aims and objectives of *Bombala LEP 2012*. It contains objectives and development controls that expand upon the requirements of *Bombala LEP 2012* and that are to be considered in addition to the LEP when preparing a proposal to develop land in Bombala LGA.

Bombala DCP 2012 has been prepared by Bombala Council in accordance with the *Environmental Planning and Assessment Act 1979* and was adopted by Council on 19 December 2012. Upon taking effect this plan repeals *Bombala Interim DCP 2011*. Upon taking effect the document *AUS-SPEC* is also adopted by Bombala Council to guide engineering specifications for minor civil works. Reference should also be made to *AMCORD, the Australian Model Code for Residential Development*, for further guidance about design elements for residential subdivision and building works.

1.1.3 Savings provisions

This Plan does not apply to any development application or application for a modification to a development application submitted under section 96 of the *Environmental Planning and Assessment Act (EP&A Act) 1979* that was lodged prior to the date of commencement of this Plan. Any application lodged before the commencement of this plan will be assessed in accordance with the development control plan(s) or policy(s) which applied to the site at the time the application was lodged.

1.1.4 How to use this Plan

The Plan consists of this written document and includes all sketches, diagrams, illustrations and maps. It comprises an introduction with separate chapters covering sustainable development, subdivision, building, and access and car parking. The code is structured so that each design consideration is prefaced by a statement of intent, and supported by performance criteria and acceptable solutions.

The statement of **Intent** is the objective that determines what should eventuate on the ground as the final product of the land development process. It is an essential consideration when designing a subdivision or building to ensure that new development is appropriate to a site and neighbourhood.

Performance criteria indicate ways in which the intent may be achieved. They are intended to assist development planning by giving examples of ideal design elements for each subdivision or building element. They are guidelines to also explain procedures to be followed to promote sensitive and considerate design.

Acceptable solutions are specific requirements of Council that are to be fulfilled in development plans. They may be varied on merit where it can be clearly demonstrated that the statement of intent for the design element is still being achieved, where site constraints are such that compliance with controls is not possible or where extenuating circumstances exist. See 1.3.3 *Requests to vary acceptable solutions* for procedures to follow when seeking to vary the controls of this Plan.

Note that the acceptable solutions listed in this Plan alongside performance criteria for each design element do not necessarily correspond to the adjacent performance criteria. Unless the acceptable solution is a legislative requirement, Council may accept other solutions where the performance criteria are satisfied.

1.1.5 Format

The plan comprises the following chapters:

Chapter 1 – Introduction. This chapter provides information about the application of the Plan, how to use the plan, and matters of governance relating to assessment procedures and the advertising and notification of development applications.

Chapter 2 – Sustainable design. This chapter contains descriptions of the towns and villages of Bombala LGA and guidance for the continuing sustainable development of our settlements and rural localities. The character statements set the community's vision for coming years are a consideration during assessment of development applications. Statements of intent, performance criteria and acceptable solutions are given that aim to reinforce the important and valuable elements of each settlement.

Chapter 3 – Subdivision. This chapter contains zone-based guidance for the subdivision of land for rural, residential, business and industrial uses.

Chapter 4 – Building. This chapter contains zone-based guidance for new buildings in rural, residential, business and industrial areas, and alterations and additions to existing buildings.

Chapter 5 – Parking and access. This chapter contains guidance for access arrangements and the provision of car parking. This chapter applies to all development in Bombala LGA.

1.1.6 Definitions

This plan adopts all definitions contained in the Dictionary to *Bombala LEP 2012*. In addition, definitions relating to specific aspects of development are included where necessary throughout this plan.

1.2 The planning context

1.2.1 The hierarchy of plans and policies

Planning in NSW is governed by the *Environmental Planning and Assessment Act 1979*. Provisions of the Act establish a hierarchy of environmental planning instruments and policies. These are State Environmental Planning Policies (SEPP), Local Environmental Plans (LEP) and Development Control Plans (DCP). SEPPs and LEPs are known as environmental planning instruments.

A SEPP is a legal document that generally deals with a specific type of development, such as infrastructure, or exempt and complying development, or applies to a specified area of land, such as the coastal zone.

An LEP is a legal document that sets the planning framework at a local level by specifying land use zones, the uses that are permitted or prohibited in those zones, certain development standards and provisions relating to heritage conservation, environmental protection and the like. *Bombala LEP 2012* is the plan that is in force in Bombala LGA. It is a Standard Instrument LEP and was published on 29 June 2012.

A DCP is Council policy that provides further guidance to the provisions of the LEP. It contains objectives and controls for subdivision, building design, engineering matters and the like. It is not a statutory plan but is a legal consideration in the assessment of a development application.

The Department of Planning & Infrastructure has also issued regional strategies for some areas of NSW to give high level guidance to planning and development. At the time of adoption of the Plan a regional strategy had not been prepared for Bombala local government area.

At the time of adoption of this Plan, the NSW Government was undertaking a comprehensive review of the *Environmental Planning and Assessment Act 1979*. The goal is to simplify and modernise the planning system and to improve transparency and accountability of both regulators and developers. This Plan may need to be reviewed and amended following the gazettal of new legislation in the future.

1.2.2 The assessment process

A development application is required to be lodged for development that is permitted with consent under *Bombala LEP 2012*. This is known as local development. Other types of development are exempt (where an approval is not required), complying (where the proposal complies with set standards and approval by Council or a private certifier is provided within 10 days), designated development (which must be accompanied by an environmental impact statement) and integrated development (where the approval of another statutory authority is required in addition to approval by Council or a Joint Regional Planning Panel). Any consent issued under integrated development also includes the general terms of approval from those other agencies.

Council is required to assess a development application in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979*. Section 79C of the Act requires Council to consider the provisions of any environmental planning instruments that apply to the land, including State Environmental Planning Policies (SEPP) and the *Bombala LEP 2012*, as well as any potential economic, social and ecological impacts, the suitability of the site for the proposed development, submissions made by interested persons and the public interest.

The provisions of all SEPPs and *Bombala LEP 2012* prevail over this plan. In the event that a SEPP (e.g. *SEPP (Infrastructure) 2008* or *SEPP (Exempt and Complying Development Codes) 2008*) or the LEP applies to a certain land use and enables that use as either exempt or complying development subject to specified development standards, then that environmental planning instrument enables that land use to proceed without the need for the consent of Council.

The controls contained in this Plan only apply where a development application is lodged with Bombala Council for a particular land use and where those controls do not conflict with the provisions of an environmental planning instrument. Council reserves the right to refuse a development application or to require modification of the development being proposed, even where it complies with acceptable solutions, if Council considers that the proposed development will conflict with or lead to an inconsistency with the desired outcomes as expressed in the relevant statement of intent.

Bombala Council encourages a flexible approach to land development so that new development is innovative and adaptive without causing any adverse effect on the amenity of residents or the local environment.

Council recommends that independent legal or town planning advice should always be sought prior to making a property purchase or an investment decision. The information in this plan should not be solely relied upon in reaching a decision to purchase a property or to embark on a development project.

1.3 Making a development application

It is important that a meeting be held with Council staff in the first instance and before preparing development plans to identify the level of information that is to be submitted with a development application. Missing or incomplete documentation may cause delays in the assessment of a development application.

Depending on the type and scale of the development being proposed and the nature of the property, specific assessments may be required to be submitted with the development application that address potential impacts of the proposed development. These may be required to address:

- Traffic management and car parking,
- Noise and other emissions,
- Flora and fauna,
- Bushfire protection,
- Indigenous or non-indigenous heritage,
- Geotechnical features,
- Overshadowing,
- Visual and scenic values,
- Soil Contamination, and
- Waste Management.

1.3.1 Documentation

Information to be submitted with a development application is specified in Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*. As a minimum a development application is to be accompanied by a site plan and building plans drawn to a scale of 1:100 or 1:200, and a statement of environmental effects.

The site plan is to show:

- (a) the location, boundary dimensions, site area and north point of the land,
- (b) existing vegetation and trees on the land,
- (c) the location and uses of existing buildings on the land,
- (d) existing levels of the land in relation to buildings and roads, and
- (e) the location and uses of buildings on sites adjoining the land.

Building plans are to show:

- (a) the location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development,
- (b) floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building,
- (c) elevations and sections showing proposed external finishes and heights of any proposed buildings. For temporary structures elevations and sections showing heights and building materials,
- (d) proposed finished levels of the land in relation to existing and proposed buildings and roads,
- (e) proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate),
- (f) proposed landscaping and treatment of the land (indicating plant types and their height and maturity),
- (g) proposed methods of draining the land, and
- (h) a BASIX certificate if required (see 1.3.2 BASIX).

The statement of environmental effects is to address:

- (a) the environmental impacts of the development,
- (b) how the environmental impacts of the development have been identified,
- (c) the steps to be taken to protect the environment or to lessen the expected harm to the environment,
- (d) any matters required to be indicated by any guidelines issued by the Director-General of the Department of Planning and Infrastructure.

In the case of subdivision, a proposed plan of subdivision and preliminary engineering drawings of the work to be carried out are to be submitted with the development application.

If an application for a construction certificate is made at the same time as a development application then detailed construction plans and building specifications are also required to be submitted with a report indicating compliance with the Building Code of Australia and relevant Australian Standards. Alternatively, compliance may be shown on plans and specifications.

1.3.2 BASIX

BASIX is an on-line program that assesses dwelling design against energy and water reduction targets. If these targets are satisfied a BASIX Certificate is issued. The BASIX Certificate is required to be submitted with a development application for all developments which contain new residential dwellings or alterations and additions to a dwelling.

BASIX uses information such as site location, house size, type of building materials and fittings for hot water, cooling and heating. 'Commitments' that are made to achieving energy and water reduction targets are shown on the BASIX certificate and must be marked on building plans that accompany the DA. These commitments are to be adhered to during the building process. Any changes made to the dwelling design means another BASIX assessment must be completed and a new BASIX Certificate submitted to Council.

The BASIX Certificate should also be attached to an application for a construction certificate and ensure all BASIX commitments are shown on the plans. It should also be attached to an application for an occupation certificate. Council will only issue an occupation certificate when satisfied that the project has been built as described on the BASIX Certificate.

To obtain a BASIX assessment go to www.basix.nsw.gov.au and enter details of your building plans.

1.3.3 Requests to vary acceptable solutions

Development proposals that comply with controls are generally processed without delay, minimising costs to the applicant. However, Council may consider varying acceptable solutions where the proposed development still satisfies the relevant statement of intent and performance criteria, or site conditions make compliance difficult.

A request to vary an acceptable solution must be in writing and specify the control to be varied and details in support of the variation that demonstrate how the relevant statement of intent and performance criteria will still be achieved.

In some circumstances, such as where the acceptable solution makes reference to a requirement of legislation, State policy or an environmental planning instrument (SEPP or LEP), it is not possible for Council to vary the acceptable solution.

1.4 Advertising and notification

Please refer to Snowy Monaro Regional Council's Community Participation Plan (CPP) for development application notification requirements in accordance with Division 2.6 of the *Environment Planning and Assessment Act 1979*.

2. SUSTAINABLE DESIGN

2.1 Principles of sustainability

Sustainable design is new development that adheres to the principles of sustainability. These principles are:

The precautionary principle - where there are threats of serious or irreversible damage to the community's ecological, social or economic systems, a lack of complete scientific evidence should not be used as a reason for postponing measures to prevent environmental degradation. In some circumstances this will mean actions will need to be taken to prevent damage even when it is not certain that damage will occur.

The principle of intergenerational equity - the present generation must ensure that the health, integrity, ecological diversity, and productivity of the environment is at least maintained or preferably enhanced for the benefit of future generations.

The principle of conserving biological diversity and ecological integrity - aims to protect, restore and conserve the native biological diversity and enhance or repair ecological processes and systems.

The principle of improving the valuation and pricing of social and ecological resources - the users of goods and services should pay prices based on the full life cycle costs (including the use of natural resources at their replacement value, the ultimate disposal of any wastes and the repair of any consequent damage).

The provisions of this Plan are intended to implement these principles to assist subdivision and building design to be sustainable.

2.2 Settlement character statements

The character statements given below for each of Bombala's towns and villages are intended to guide the design of new development. New buildings and subdivision layouts should reinforce existing character and enhance the significant features of the settlement. This chapter provides guidance for designing to be sustainable and in keeping with these character statements.

2.2.1 Bombala

Set within a valley surrounded on all sides by undulating and partially forested hills, the town of Bombala is a district centre that services the whole local government area with a range of commercial, retail, industrial and community facilities. It was gazetted in 1849 with the timber and grazing industries providing employment for the local community. These industries have recently ceded ground to tourism and the cultivation of specialty food produce.

The town is bisected by the Bombala River which merges downstream with the Delegate River before entering the Snowy River. It is known as the home of that most elusive of Australian monotremes – the platypus. Bombala contains many historic buildings which are recognised for their contribution to the fabric of the town. Most prominent of these heritage items is the railway complex which formerly connected southern NSW to Goulburn. The main street offers commercial and retail outlets as well as government agencies, pubs and visitor accommodation in buildings that are listed in Bombala's planning scheme for their heritage values.

The residential areas are a consistent grain, laid out in a grid pattern centred around the main street. Housing is of modest scale and massing, with styles varying from early Federation style cottages to inter-war bungalows to mid-late 20th century fibre-cement and masonry houses. Streets are generally tree-lined with consistent building line setbacks in older parts of town. Newer residences on surrounding hills have district views across the township towards bushland and the scattered dwellings on the rural lifestyle lots. Open space is plentiful with a large swath of reserve associated with the waterway and the rail line cutting through the centre of town, providing a focal point for recreation.



Figure 2.1 Bombala townscape

2.2.2 Delegate

Delegate was first settled in 1832. It is a small compact settlement that services surrounding sheep grazing country with schools, a hospital, shops, sportsground and a hotel which retains shearers' quarters to accommodate the labour force employed on the prime grazing land that surrounds the village. The land is generally level with gently sloping hills west of the centre of town on which the church and primary school stand watch. It is enhanced by natural features such as the Delegate River and distant views towards the Snowy Mountains and the high country of northern Victoria. The arts play an important role in Delegate as demonstrated by the recent addition of sculptures and exhibitions.

The street layout is a traditional grid pattern. Houses are single storey comprising early settlers' huts to mid and late 20th century timber and fibre-cement cottages. The positioning within allotments is random with a range of setbacks to the street frontage varying from zero-lot line to more than 6 metres. This mix, along with the meandering main street, give the town its strong unrestrained flavour.

2.2.3 Ando

Ando is a small rural locality situated in the north of the LGA on the Monaro Highway on cleared undulating grasslands. A few residences on large rural properties are clustered either side of the highway and a public hall serves the occupants of surrounding sheep farms.

2.2.4 Bibbenluke

Bibbenluke is located just north of Bombala on the Monaro Highway. It comprises a scattering of traditional and modern residences on small village-sized allotments set within a grid pattern subdivision layout that includes rear lane access ways. A public hall, primary school and sportsground serve the inhabitants of the village and surrounding farmlands.

2.2.5 Cathcart

The historic village of Cathcart is located on Mount Darragh Road which connects Bombala to the coast. Originally called Taylor's Flat after it was settled in 1857 by James Taylor, Cathcart was once a thriving settlement that serviced the surrounding dairy farms with churches, sports facilities, hotels, shops and trades. A number of historic buildings remain including the heritage-listed Croft House.

It now comprises two separate small lot subdivisions, one which straddles Mount Darragh Road and is partially developed and the other to the north that remains as farmland. Cathcart has a school of arts hall, service station and general store/postal agency to serve the small community. All houses are single storey and of fibre-cement or timber construction set within large open yards. The

settlement is surrounded by beef cattle and sheep grazing lands, at the edge of the South East Forests National Park which covers the Great Dividing Range.

2.2.6 Craigie

Craigie consists of a number of dwellings and a public hall located in the south of the LGA amidst softwood plantations. The settlement has a grid street layout with several vacant small lots situated between two roads running north-south. A public hall serves the needs of the few inhabitants of this rural locality and neighbouring farms.



Figure 2.2 Farmland near Delegate

2.3 Site planning

2.3.1 Site analysis

Intent - the relationship of new development with the site, adjoining properties and the local community is considered in the site planning and design phase.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 The site analysis establishes the development context by identifying and illustrating the key influences on the design, and how the proposed allotments and buildings will relate to each other and to the immediate surroundings	A1 A site analysis is required to be submitted with development applications for residential subdivisions, multi-unit residential development (multi dwelling housing, residential flat buildings and seniors housing), and tourist and visitor accommodation
P2 The design of new development considers the uses of neighbouring sites, and potential constraints relating to overlooking, overshadowing, view retention, building bulk, landscaping and screening between the development and adjoining sites	A2 A site analysis is required to be submitted with development applications for commercial and industrial development that is proposed outside business and industrial zones
P3 An analysis of the street character provides clues for successful integration, and influences site layout, landscape, alignment of buildings and the design of the proposed development in relation to the streetscape	A3 The site analysis considers: <ul style="list-style-type: none"> - slope and contours, - existing vegetation, - buildings (including any that could be retained), - views to and from the site, - access and connection points, - drainage and services, - orientation, microclimate, prevailing winds and noise sources, - where relevant, any contaminated soils and filled areas, - fences, boundaries and easements, - the location, built form and use of adjacent and opposite buildings, - abutting private open spaces and habitable room windows which have outlooks towards the site, - views and solar access enjoyed by adjacent inhabitants, - major trees on adjacent properties,

- characteristics of any adjacent public open space,
- street-frontage features such as poles, trees, kerb crossovers, etc,
- direction and distances to local shops, schools, public transport, parks and community facilities,
- the difference in levels between the site and adjacent properties,
- any other site notable features

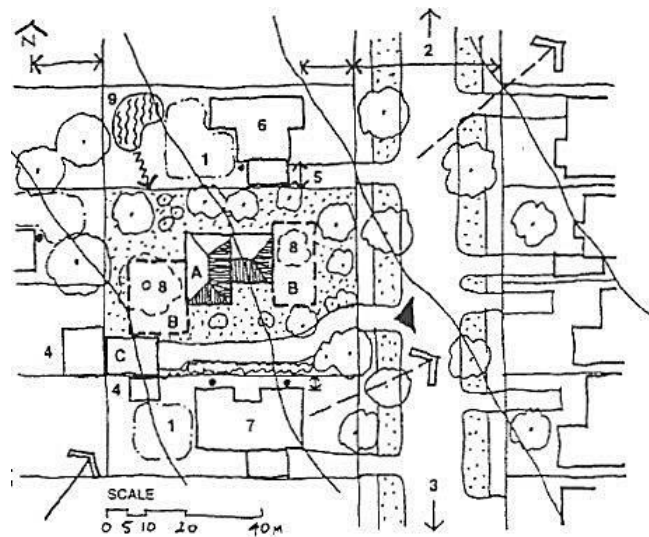


Figure 2.3 Site analysis diagram. Source - AMCORD

2.4 Heritage conservation

2.4.1 Indigenous heritage

Intent - to ensure that new development considers and respects objects, places and sites of cultural significance to the local Aboriginal community.

Performance criteria	Acceptable solutions
P1 Sites of cultural significance to the Aboriginal community are identified and protected	A1 The <i>Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW</i> is carried out to ensure that Aboriginal cultural heritage issues are addressed and whether the activity requires an application for an <i>Aboriginal Heritage Impact Permit</i>

2.4.2 Non-indigenous heritage

Intent - to ensure that new development, including the adaptive re-use of heritage buildings, and alterations and additions, are compatible with and respectful of recognised heritage values and the historic context.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 The fabric of heritage items and places, including landscaping and vegetation that contributes to heritage significance, is conserved	A1 An assessment of the impact of new development on heritage significance may be required where the development proposed is on a property that is listed in Schedule 5 of <i>Bombala LEP 2012</i> or is on land that is within the vicinity of a listed heritage item, or is within the Bombala Special Character Area (Figure 2.4)
P2 Settlement identity, scenic values, historic streetscapes and traditional patterns of settlement are retained	A2 A heritage conservation management plan may be required that contains conservation policy and actions to be taken to conserve heritage significance where the development proposed is on a property that is listed in Schedule 5 of <i>Bombala LEP 2012</i>

<p>P3 New development, including alterations and additions to a heritage item and development within the Bombala Special Character Area, demonstrates an understanding of the heritage significance and context of the place</p>	<p>A3 When upgrading access to heritage buildings, reference should be made to the document <i>Improving Access to Heritage Buildings, A practical guide to meeting the needs of people with disabilities</i> published by the Australian Council of National Trusts and the Australian Heritage Commission, 1999, to assist with providing access facilities</p>
<p>P4 New development, including alterations and additions to a heritage item and development within the Bombala Special Character Area, retains the visual setting and streetscape and landscape character that contributes to heritage significance</p>	
<p>P5 New development in Bombala Special Character Area respects the historical context, the scale and proportion of buildings, and the overall setting</p>	



Figure 2.4 Bombala Special Character Area

2.5 Environmental Management

2.5.1 Bushfire

Intent - to ensure that bushfire protection measures are implemented during the planning and design phase so that the risk to the community is minimised.

Performance criteria	Acceptable solutions
P1 Subdivision and building design incorporates appropriate mitigative measures to protect life and property in the event of a bushfire	A1 An assessment of the potential impact of bushfire on property mapped as bushfire prone and of bushfire protection measures is prepared and submitted with the development application
P2 The impact of fire protection measures on flora and fauna, amenity and natural features is minimised	A2 All new development on land mapped as bushfire prone is to comply with the guideline <i>Planning for Bushfire Protection 2006</i> (or equivalent)
P3 Topography and site features are utilised to respond to bushfire and to aid protection of property	
P3 Building materials are selected to maximise resistance to fire	
P4 New development is provided with a safe and secure water supply for fire-fighting and protection	
P5 Landscaping is designed to provide protection to buildings and not increase the level of bushfire risk	
P6 The site layout, building envelopes and landscaping creates an asset protection zone and allows for ease of access to and from other buildings	
P7 The road layout, design and construction considers the needs of emergency vehicles and possible evacuation	

2.5.2 Flooding

The Snowy Monaro local government area has many significant rivers, creeks and waterways, resulting in significant parts of the LGA being flood prone. The provisions in the *Bombala Local Environmental Plan 2012* and this Plan aim to protect human life and property. Council has undertaken flood Studies and flood risk management plans for Bombala.

In this Clause definitions from the *NSW Government Floodplain Development Manual 2005* have been used. Other definitions are outlined below:

Flood Planning Area (FPA): is the area of land at or below the flood planning level (FPL).

Flood Planning Level (FPL): 1:100 AEP Plus 0.5m freeboard

Special Flood Consideration: Additional Controls apply between the FPL and Probable Maximum Flood (PMF) for land uses identified in Clause 5.22 of the LEP.

2.5.2.1 Objectives

- To prevent the loss of human life and property.
- To raise the flood awareness of property owners and residents.
- To ensure the proponents of development and the community are aware of the potential flood hazard/s and consequent risk liability associated with the use and development of flood liable land.
- To manage flood liable land in an economically, socially and environmentally suitable manner.
- To ensure building design and siting addresses flood hazard/s and does not result in adverse flood impact/s.
- To prevent the intensification of development and use of floodways, and wherever appropriate and feasible, allow for their conversion to natural waterway corridors.

2.5.2.2 Performance Based Requirements

Development shall not adversely increase the potential flood affliction on other development or properties, either individually or in combination with the cumulative impact of similar development/s likely to occur within the same catchment.

- The impact of flooding and flood liability is to be managed, ensuring the development does not divert the flood waters, nor interfere with floodwater storage or the natural functions of waterways.
- The filling of land up to 1:100 Average Recurrence Interval is not permitted. The filling of land above 1:100 Average Recurrence Interval up to the Probable Maximum Flood must not adversely impact upon flood behaviour.

- Water sensitive urban design principles are to be incorporated into the design of stormwater drainage and in the orientation of development.
- Proposals for fencing, landfilling and structures on flood prone land must demonstrate by assessment, the likely impact on floodwaters by the proposed development.
- Residential subdivision/s shall not be permitted where any lot to be created does not provide opportunity for a dwelling to be constructed which complies with the provisions of this Plan.
- Trees shall not be planted in floodways, grasses and other stabilisation measures are encouraged.

2.5.2.3 Flood Assessment

- Development applications which are within the flood planning area and are subject to mainstream flooding areas, or lots affected by significant overland flow are to be accompanied by a flood study and a statement outlining how the development proposal addresses flood design and construction matters. The study is to be undertaken by a suitably experienced and qualified professional in flood risk assessment and design. The study is to include the following:
 - the submission of a survey plan prepared by a registered surveyor showing ground levels (Australian Height Datum) and a layout of the location of any existing or proposed buildings on the site. Flood levels at the site including flood events are to be shown.
 - detailed drawings, reports and certification to show that:
 - all piers and all other parts of a structure which are subject to the force of flowing flood waters or debris, have been designed to resist the stresses induced up to and including a flood event
 - all forces transmitted by supports to the ground must be shown to be adequately catered for in the design of the structure
 - the structure will be able to withstand stream flow pressure, force exerted by debris, and buoyancy and sliding forces caused by the 1:100 Annual Exceedance Probability flood.
 - the structure as designed will ensure that the cumulative impact of this and other similar potential developments will have negligible effect on the flood levels at or upstream from the site which may impact other development and will have no increase in stream velocity downstream of any part of the structure which will cause erosion to the ground surface or instability to any other structure.
 - For subdivisions, the area of the proposed lots which will be subject to flood and the means of mitigating flood impacts.

2.5.2.4 Design – residential (new dwellings and extensions)

- Minimum floor levels for all habitable rooms to be 500 mm above the 1:100 Annual Exceedance Probability flood level.

- All materials used in construction shall be flood compatible to a minimum level of the 1:100 Annual Exceedance Probability flood plus 500mm freeboard and shall comply with the flood-proofing guidelines.
- All electrical connections/power points etc are to be located above the 1:100 Annual Exceedance Probability plus 500mm.
- All electrical circuit connections are to be automatically isolated in the event of floodwaters having the potential to gain access to exposed electrical circuits, either internal or external of the building.
- Prior to the occupation of a new residential building or alterations and additions to an existing residential building, a certificate by a registered surveyor showing the floor levels of the completed building or work and the finished ground levels on the site shall be submitted to Council.
- The development must satisfy the requirements contained in the Flood Planning Control Matrix Below.
- Freeboard requirement can be decreased to 0.3 m for overland flooding if significant scaling of flood levels is not noted for larger events.

2.5.2.5 Design – commercial (new buildings and extensions)

- Floor levels are to be a minimum 1:20 Annual Exceedance Probability (plus 300 mm).
- All electrical connections/power points etc. to be located above the 1:100 Annual Exceedance Probability plus 500 mm.
- Emergency flood storage area for stock shall be provided (approximately 25% of display area) at a level above the 1:100 Annual Exceedance Probability flood plus 500 mm.
- All materials used in the construction to be flood compatible to a minimum level equivalent to the 1:100 Annual Exceedance Probability flood level plus 500mm freeboard and shall comply with the flood-proofing guidelines.
- Any approvals granted for extensions to an existing commercial building shall require all electrical circuit connections to be automatically isolated in the event of flood waters having the potential to gain access to such circuits, internally and externally.
- Alternative design proposals where such proposals can be supported by expert opinion will be considered.
- The development must satisfy the requirements contained in the Flood Planning Control Matrix (2.5.2.9).

2.5.2.6 Design – other development

- Controls applicable to other forms of development other than contained in 2.5.2.4 and 2.5.2.5 above are set out in 2.5.2.9 - Flood Planning Control Matrix.

2.5.2.7 Areas without flood risk management plans and studies

- Areas which are considered to be flood prone will require a flood assessment and will be assessed on a case-by-case basis. Where the likely extent of the 1:100 Average Recurrent Interval flood event is known or ascertained, the provisions of this Clause will apply to a proposed development.

2.5.2.8 Further information

- NSW Government, Floodplain Development Manual
- *Flood Study and Flood Risk Management Plan and Studies*

2.5.2.9 Flood Planning Control Matrix

How to use this matrix

- 1 Determine what **flood event** your property is affected by reviewing the mapping in Appendix A
- 2 Determine your **land use** (e.g. residential, commercial or industrial, essential community facility)
- 3 Use the **colour key** to determine whether the land use is suitable based on the flood event, or the provision is not relevant.
- 4 Use the numbers in the relevant column to correspond with table on the following page to determine design and management criteria

FLOOD PLANNING CONTROL MATRIX

FLOOD PLANNING CONTROL MATRIX

FLOOD EVENT	PROBABLE MAXIMUM FLOOD TO 1:100 AEP							1:100 AEP FLOOD TO 1:20 AEP FLOOD							1:20 AEP TO RIVER/CREEK									
	LAND USES SPECIFIED IN CLAUSE 5.22 OF LEP	ESSENTIAL COMMUNITY FACILITY	CRITICAL UTILITIES	SUBDIVISION AND FILLING	RESIDENTIAL	COMMERCIAL AND INDUSTRIAL	RECREATION AND AGRICULTURE	MINOR DEVELOPMENT	LAND USES SPECIFIED IN CLAUSE 5.22 OF LEP	ESSENTIAL COMMUNITY FACILITY	CRITICAL UTILITIES	SUBDIVISION AND FILLING	RESIDENTIAL	COMMERCIAL AND INDUSTRIAL	RECREATION AND AGRICULTURE	MINOR DEVELOPMENT	LAND USES SPECIFIED IN CLAUSE 5.22 OF LEP	ESSENTIAL COMMUNITY FACILITY	CRITICAL UTILITIES	SUBDIVISION AND FILLING	RESIDENTIAL	COMMERCIAL AND INDUSTRIAL	RECREATION AND AGRICULTURE	MINOR DEVELOPMENT
FLOOR LEVEL	3	3	3	2							2	1	1									1	1	
BUILDING COMPONENTS	2	2									1	1	1	1								1	1	1
STRUCTURAL SOUNDNESS	3	3									4	1	1	2	2					1		1	1	1
FLOOD EFFECTS	1										1	1	1	1	1					1		1	1	1
EVACUATION/ACCESS	3	2	3	3	3						3	1,3	1,3	1					3		3	1		
FLOOD AWARENESS	1, 2	1	1	1	1	1	1				1, 2	1, 2	1, 2	1, 2	1, 2				1, 2		1, 2	1, 2	1, 2	1, 2
MANAGEMENT AND DESIGN	3										2		1							2		1		

Where the table indicates 1,2 this implies both requirements are applicable

Colour Key

 UNSUITABLE LANDUSE

 NOT RELEVANT

NOTE:

A Numbers in the categories are outlined in the table below

B Essential Community Facility includes development such as hospital, aged care facility

C Critical Utilities include water and sewer control buildings, electrical substation, telephone exchange, emergency centre

Flood planning control matrix – Key

No.	FLOOR LEVEL	BUILDING COMPONENTS	STRUCTURAL SOUNDNESS	FLOOD EFFECTS	EVACUATION/ACCESS	FLOOD AWARENESS	MANAGEMENT AND DESIGN
1	All floor levels to be equal to or greater than the 1:20 Annual Exceedance Probability flood plus 0.3 metres (freeboard).	All structures to have flood compatible building components below or at the 1:100 Annual Exceedance Probability flood level that can withstand the force of floodwater, debris and buoyancy up to a 1:100 Annual Exceedance Probability flood.	Engineer's report by a suitably experienced and qualified professional to prove any structure subject to a flood up to and including the 1:100 Annual Exceedance Probability flood level can withstand the force of floodwater, debris and buoyancy.	Engineer's report by a suitably experienced and qualified professional required to prove that the development will not increase flood affection elsewhere.	Suitable access for pedestrians required during a 1:100 Annual Exceedance Probability flood.	Condition to be placed on consent advising of minimum floor levels required in relation to the flood level.	Applicant to demonstrate that there is an area where goods may be stored above the 1:100 Annual Exceedance Probability flood level equivalent to 25% of the display area or storage during floods.
2	Habitable floor levels to be equal to or greater than the 1:100 Annual Exceedance Probability flood plus 500mm metres (freeboard).	All structures to be constructed of flood compatible building materials below or at the possible maximum flood.	Any structure subject to a flood up to and including the 1:100 Annual Exceedance Probability flood shall withstand the force of floodwater, debris and buoyancy.		Suitable access for pedestrians and vehicles required at or above the possible maximum flood level.	S10.7(2) Certificates to notify affection by the 1:100 Annual Exceedance Probability flood.	Applicant to demonstrate that the potential development as a consequence of subdivision proposal can be undertaken in accordance with this Plan
3	All floor levels to be equal to or greater than the possible maximum flood.		Any structure subject to a flood up to and including the possible maximum flood level shall withstand the force of floodwater, debris and buoyancy.		Consideration required regarding an appropriate flood evacuation strategy and pedestrian/vehicular access route for both before and during a flood.		Applicant to demonstrate ongoing functionality during and after a flood event.
4			Geotechnical Engineer's report by a suitably experienced and qualified professional required to specify appropriate filling earthworks and the means of retention of batters against scoring/erosion.				

2.5.3 Biodiversity, vegetation and tree removal

Preservation of Trees or Vegetation

This chapter applies to the clearing of native and non-native vegetation and the conduct of tree works in the Shire regulated under Part 3 of State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

Note: 'tree works' are works affecting the form, structure or foliage of a tree including root cutting, crown lifting, reduction pruning, selective pruning, crown thinning, remedial or restorative pruning or complete tree removal.

This authority exists where these activities are not otherwise regulated by the Biodiversity Conservation Act, the Local Land Services Act, or a Native Vegetation Panel.

Clearing of native vegetation and trees for rural landholders

This chapter does not regulate clearing of native vegetation and trees on rural land, which includes zones RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry and RU4 Small Lot Primary Production. This clearing is managed by the Local Land Services Act. Please contact enquiry.southeast@lls.nsw.gov.au. Rural landholders in zones RU1 through RU4 should refer to the Local Land Services Act 2013 to determine requirements for native tree and vegetation removal on their properties.

Objectives

- To uphold appropriate standards for non-rural vegetation clearing and tree works as per Part 3 of State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.
- To preserve trees and vegetation with cultural, heritage and natural significance.
- To encourage the preservation of trees and vegetation that contributes to native habitats.
- To promote the replacement of trees removed with more appropriate species.
- To ensure that tree lopping or removal is undertaken in a professional and safe manner.

Native vegetation clearing and tree works requiring approval other than from Council

In New South Wales, native vegetation clearing and tree works are governed by the *Biodiversity Conservation Act 2016*, the *Local Land Services Act 2013* and the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

Refer to the Biodiversity online mapping tool ([BMAT](#)) and the [BMAT User Guide](#) to provide guidance on what will be considered as part of a development application. Development applications should demonstrate whether or not entry to the Biodiversity Offset Scheme is

required. This may be via a report from the [BMAT Mapping Tool](#) and a site plan in accordance with the *Environmental Planning and Assessment Regulations 2000*. Further information may be requested upon consideration of a submitted development application.

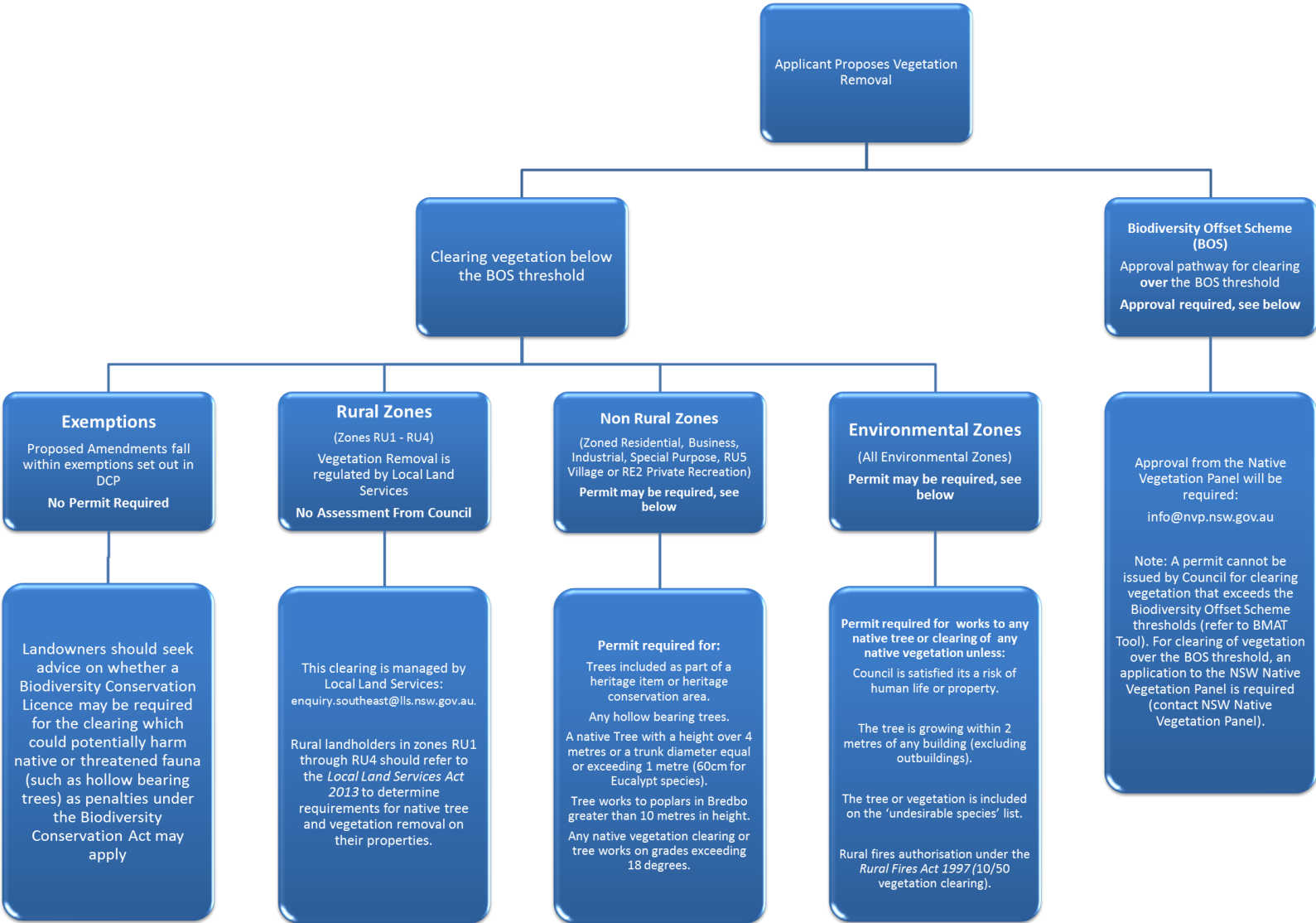
This code is not the applicable approval pathway in all cases. This includes instances where clearing native trees and/or native vegetation when the work/clearing is:

- Associated with development or activities requiring consent under Part 4 or Part 5 of the *Environmental Planning and Assessment Act 1979*. This clearing is regulated by the *Biodiversity Conservation Act 2016*.
- On rural zoned land (Zones RU1 through RU4) outside the Sydney Metropolitan Area (excludes RU5 Village Zone). This clearing is regulated by the Local Land Services Act or a Native Vegetation Panel, depending upon the specific circumstances.
- In excess of the Biodiversity Offset Scheme threshold. This clearing is regulated by the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*. (Please note: [BMAT Mapping Tool](#) can help identify potential land clearing triggers under the vegetation SEPP).

Table 1 – Native Vegetation Clearing Thresholds Triggering the Biodiversity Offset Scheme

Minimum Lot Size Associated with the Property	Threshold for Clearing above which the BAM and Offsets Scheme apply
Less than 1ha	0.25ha or more
1ha to less than 40ha	0.5ha or more
40ha to less than 1000ha	1ha or more
1000ha or more	2ha or more

Figure 2.5 – Summary Chart - Vegetation Removal Procedure



This page left intentionally blank.

Native vegetation clearing and tree works requiring Council approval

The following circumstances require a Council permit to perform tree works or clear native vegetation:

- Tree works to any tree listed individually or included as part of a heritage item in Schedule 5 – Environmental Heritage in the Bombala LEP 2012, the Cooma-Monaro LEP 2013 or the Snowy River LEP 2013.
- Tree works to any tree located within a heritage conservation area in Schedule 5 Environmental heritage in the Bombala LEP 2012, the Cooma Monaro LEP 2013 or the Snowy River LEP 2013.
- Any tree on 'public land' (as defined in the Local Government Act 1993) by any persons not authorised by Council.
- Any hollow bearing trees.
- A native tree which satisfies any of the following criteria:
 - a height greater than four (4) metres.
 - for a single trunk tree species, a trunk diameter equal to or exceeding one (1) metre or 60cm for Eucalypt species at a height of one (1.3) metres from ground level.
 - for a multi trunk tree species, a combined trunk circumference (measured around the outer girth of the group of trunks) equal to or exceeding one (1) metre at a height of one (1) metre above ground level.
 - Tree works on Poplars in Bredbo zone RU5 Village greater than 10 metres in height.
- Tree works to any native tree or clearing of any native vegetation located on land designated as zoned environmental (E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living) unless it satisfies any of the exceptions below.
- Any native vegetation clearing or tree works on grades exceeding 18 degrees.

Exceptions to Permit Approval Requirements

Some vegetation and tree clearing is exempt from Council permit requirements.

Note that clearing or tree works may require approval via another pathway and that the below exemptions do not prevail over these other pathways.

Even where no approval is required, it is recommended that prior written notification be made to Council before any tree work is carried out, providing information such as tree species, reasons for proposed works and digital photos. Where the tree work takes place to a heritage item or in a heritage conservation area, Council *must* also give support in writing before the tree works take place.

Approval is not required to perform tree works or remove a tree if it is clear to Council that the tree is a risk to human life or property.

Council permit approval is also not required to perform tree works, if the tree:

- Is dying or dead, is less than 6 metres in height and is not potential habitat of native fauna or a part of an ecological community.
- Has been approved to be removed under an existing Development Consent issued by Council.

Note: if approval is given for the pruning and removal of tree/s as part of Development Consent, tree works can only be carried out when construction work physically and substantially commences.

- Is located in a fuel free zone as determined by Council's Fire Control Officer and that tree represents a fire hazard.
- Is of an undesirable species as listed in Table A below.
- Is to receive minor or maintenance tree works, including:
 - Crown thinning by a maximum 10% of the existing canopy in any two year period
 - The pruning of deadwood more than 50mm in diameter
 - The removal of live branches to a height of 2.5 metres from ground level
 - Formative pruning of young trees and power line clearance, as defined in Australian Standard (AS 4373-2007 Pruning of Amenity Trees)
 - Pruning to promote growth or fruit production in a manner which does not harm the health of the tree
- Is growing within two (2) metres of any building (excluding an outbuilding) measured horizontally from the closest point of the trunk at one (1) metre from ground level to the closest point of the vertical alignment of the building structure which may be the eave, guttering or fixed awning of the building.
- Tree works on public land owned by or under the care, control and management of Council and carried out by persons authorised by Council.
- Anything authorised by or under the *State Emergency and Rescue Management Act 1989* or *State Emergency Act 1989* in relation to an emergency and that was reasonably necessary in order to avoid an actual or imminent threat to life or property.
- Any emergency firefighting or bush fire hazard reduction work within the meaning of the *Rural Fires Act 1997* that is authorised or required to be carried out under that Act ([10/50 vegetation clearing](#)).
- Biosecurity authorisation under the *Biosecurity Act 2015*.

- Plantation operations authorisation under the *Plantations and Reafforestation Act 1999*.
- Forestry operations authorisation under the *Forestry Act 2012*.
- Water management authorisation under the *Water Management Act 2000*.
- Mining/petroleum authorisation under the *Mining Act 1992* or the *Petroleum (Onshore) Act 1991*.
- Fisheries management authorisation under the *Fisheries Management Act 1994*.
- Survey work under the *Surveying and Spatial Information Act 2002* and carried out under the direction of a surveyor.
- Roads authorisation under the *Roads Act 1993*.
- Private land conservation agreement under the *Biodiversity Conservation Act 2016*.

Note: applicants must refer to other legislation and policies for requirements and controls where relevant, including the *National Parks and Wildlife Act 1974* and the *Biodiversity Conservation Act 2016*.

Complying Development

If complying development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* includes tree works which require a permit or development consent, a permit or development consent for the associated tree works must be received from Council prior to a complying development certificate being issued.

Information required with permit applications

An application for a Council permit to carry out tree or vegetation works must (as a minimum) contain the reasons for the proposed tree works or clearing, descriptions of the existing tree/s, proposed landscape treatments and supporting documentation (e.g. photographs).

Notification

In circumstances where an adjoining owner/s may be directly affected by a proposal relating to tree works, Council may determine to notify adjoining owner/s in accordance with the Public Notification requirements of the Community Participation Plan. This is at the discretion of Council.

Appeals

An appeal to Council against an approval or refusal to grant a permit under this Code may be made by the applicant.

If dissatisfied with the result of the appeal to Council, an applicant for a permit may appeal to the Land and Environment Court against

the refusal by Council to grant the permit, as per Clause 12 of the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

Any such appeal is to be made within 3 months after the date on which the applicant is notified of the decision or within 3 months after the Council is taken to have refused the application (whichever is later).

An application for a permit that has not been determined is taken to have been refused after 28 days from the date the application was made.

Penalties

Under Section 629 of the *Local Government Act 1993*, penalties may apply to the injury of unnecessary disturbance of plants in or from a public place, including road reserves.

Under Sections 9.50 through to 9.58 of the *Environmental Planning and Assessment Act 1979*, court action (in addition to any pecuniary penalty) may apply to the destruction of or damage to a tree or vegetation. Offenders may be required to rehabilitate the site, plant new trees and vegetation and maintain these until maturity.

Further penalties may also apply to the damage or removal of trees or vegetation under the *National Parks and Wildlife Act 1974*, and under Sections 2.2 through to 2.5 of the *Biodiversity Conservation Act 2016*.

Vegetation removal on rural zoned land must be in accordance with the *Local Land Services Act 2013*. For vegetation removal on rural zoned land, contact Local Land Services on 1300 778 080, email slm.info@lls.nsw.gov.au or contact the South East Local Land Services office via email at enquiry.southeast@lls.nsw.gov.au.

Matters for consideration when granting permits

Council's considerations of a permit application for vegetation clearing and tree works may include:

- Whether the vegetation and/or tree have significant amenity or aesthetic value or are ecologically significant.
- The condition, maturity and life expectancy of the tree.
- A report from a qualified arborist (if required).
- Whether the tree is affected by the provisions of any other Act, Regulation or State Environmental Planning Policy applying to the land.
- The potential hazards to persons and/or property in the context of:
- Structural soundness of the particular tree (including condition of the canopy, amount of deadwood, any prolonged decline, significant and sustained insect attack)

- The characteristics and risk potential of the particular species
- Siting issues such as ground conditions, building proximity, etc. which may give rise to a hazardous situation (particularly structural damage to public infrastructure and/or private property caused by the tree, its trunk or root system)
- Existing (or potential) traffic obstruction in relation to proximity to a roadway, intersection or driveway, where pruning would be an insufficient remedy
- The demonstrated need for reasonable solar access to windows, opening of a building, solar appliances, clothes drying and outdoor living areas.
- Whether a tree should be replaced by a more suitable species given its location or proximity to services such as overhead powerlines, sewer or drainage pipes or the like.
- Whether appropriate additional (or replacement) planting has been or should be undertaken.
- The need for, and suitability of, soil erosion and siltation controls.
- Whether a tree or vegetation is, or provides for, habitat of a threatened species or ecological communities listed in the *Threatened Species Conservation Act 1995*.

Matters outside consideration when granting permits

Provided that no significant hazard or other safety issues are caused by the existing trees, the following should not generally be considered as valid reasons to remove trees or native vegetation:

- Leaf drop to gutters, downpipes, pools, lawns etc.
- To increase natural light, where it is the sole consideration
- To improve street lighting to private property
- To enhance views or reduce the height of trees
- To reduce the shade created by trees
- To reduce fruit, resin or bird dropping falling onto driveways and/or cars
- Minor lifting of driveways, front fences, paths and footpaths by tree roots
- To erect a fence
- Bushfire hazard control, which has not been verified by Council
- Potential damage to sewer mains or stormwater pipes, unless supported by written expert advice and only where reasonable alternatives are not feasible (e.g. relocation or encasement of mains and replacement of damaged pipes in PVC plastic)

Undesirable Species

Table A: Undesirable Species List

Common Name	Botanic Name
Tree of Heaven	<i>Ailanthus altissima</i>
Cotoneaster	<i>Cotoneaster species</i>
Coral tree	<i>Erythrina species</i>
Rubber tree	<i>Ficus elastica</i>
Privet	<i>Ligustrum species</i>
Oleander	<i>Nerium oleander</i>
Ochna	<i>Ochna serrulata</i>
African Olive	<i>Olea europa var. Africana</i>
Cocos Palm	<i>Syagrus romanzoffianum</i>
Evergreen Alder	<i>Alnus jorullensis</i>
Bamboo species	<i>Bambusa species</i>
Hackberry	<i>Celtis occidentalis</i>
Norfolk Island Hibiscus	<i>Lagunaria patersonia</i>
Mulberry	<i>Morus species</i>
Poplars	<i>Populus species</i>
Willows	
Black locust	<i>Robinia psuedoacacia</i>
Pyracantha or Firethorn	<i>Pyracantha angustifolia</i>
Box Elder	<i>Acer negundo</i>
Cootamundra Wattle	<i>acacia baileyana</i>
Oxeye daisy	<i>leucanthemum vulgare</i>
Yarrow (herb)	<i>Archillea millefolium</i>
Browntop Bent (grass)	<i>Agrostis capillaris</i>

Note: where trees or vegetation are included on the Undesirable Species list above and are also a heritage item under the Bombala LEP 2012, the Cooma-Monaro LEP 2013 or Snowy River LEP 2013 (eg Berridale Poplars – Jindabyne Road Cultural Streetscape), Council permit approval will be required in accordance with the sections above.

Trees on Neighbouring land

Council has no power to order the owner of a tree to remove or prune a tree on their property apart from under the provisions of the *Biosecurity Act 2015*.

Where a tree is growing on a boundary, ownership is determined by which side of the boundary the centre of the trunk originated, or which side of the boundary, the majority of the trunk's diameter exists (at ground level).

Permission for removal of a tree on a neighbour's property can only be granted to the owner of the tree and requires the consent of Council. Written agreement from the owner of the tree must occur prior to making an application.

Where neighbour disputes arise, Council refers affected persons to the *Trees (Disputes Between Neighbours) Act 2006*.

2.6 Building performance and energy efficiency

Council encourages the development of energy efficient buildings and structures to provide comfortable living and working environments. This chapter seeks to support this outcome.

The NSW energy and water efficiency measures for most residential development are covered by BASIX (the Building Sustainability Index), a web based tool aimed at reducing water usage and greenhouse gas emissions. The tool provides a framework to assess energy and potable water consumption against specific targets which vary according to location and building type. Proposals that meet the targets are issued with a BASIX certificate, which must be submitted with a development application before it is processed.

For further information on the implementation on BASIX refer to www.basix.nsw.gov.au.

The controls below apply to buildings **not** affected by BASIX.

The requirements of this section are complementary to the BASIX requirements. The provisions are targeted to local area conditions prevailing in the Snowy Monaro Regional Council area. Unlike BASIX, measures within this section are applicable to transportable and manufactured dwellings and also to other accommodations, particularly those for visitor and tourist use. The use of the word 'dwelling' in the below controls captures all these types of accommodations.

Note: Habitable room means a room used for normal domestic activities, and—

- a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but
- b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Objectives

- To encourage energy and water efficient design in dwellings and other lodgings.
- To provide comfortable interior environments in dwellings and other lodgings through use of design.

Development Applications should provide a BASIX certificate to support the development application materials where this is applicable. If this is not applicable, the development application must comply with the table below:

Performance Criteria	Acceptable Solutions (Council may accept other solutions where the performance criteria are satisfied)
<p>P1 Enable cross flow ventilation of air throughout the dwelling in summer. Air should flow freely from the shady side of an occupied building to the sun-exposed side throughout the day during summer.</p>	<p>A1 Development applicants will include an airflow diagram within submitted drawings.</p>
<p>P2 Orient the length of new dwellings along an east-west axis as much as practicable, maximising the opportunity for solar access along the northern façade. Refer figures 2.6 and 2.7 below.</p>	<p>A2 Design new dwellings such that north facing windows receive at least 4 hours continuous sunlight to a living-room between the hours of 9.00am and 3.00pm on 21 June.</p>
<p>P3 Maximise the number of north-facing windows in dwellings to improve passive heating in winter. Provide shading of these windows via awnings, eaves, louvres, screening, planting and landscaping to block midday sun in summer. Arrange living areas to the north as much as is practicable to do so. Refer figures 2.6 and 2.7 below.</p> <p>Utilise, and provide for infiltration of, natural light in dwelling designs. This should occur in as many parts of a building as possible. The use of clerestory windows or skylights for this purpose is encouraged.</p>	<p>A3 Submitted plans and elevations will indicate the location of window glazing and skylights.</p> <p>At least 50% of glazing to the dwelling is to be installed to north-facing façades.</p> <ul style="list-style-type: none"> ○ Provide shading to this glazing such that 100% of north facing glazing is shaded at midday during summer months. ○ Where this is impractical and glazing is provided to other facades, reduce heat loss via this glazing by other means including shutters (internal or external), protection by enclosed verandas or more insulative glazing (double glazing or other solution). <p>Fit double glazing to all skylights.</p>
<p>P4 Specify and locate materials to make use of thermal mass</p>	<p>A4 Fit all new dwellings with insulation with 'R' value of 3.5 or</p>

<p>principles in dwellings. Thermal mass gradually stores and releases thermal energy. This maintains a consistent internal climate during day-night temperature cycles and in different seasons.</p>	<p>more for ceilings, 2.5 or more for walls and 2 or more for raised or lightweight-type floors.</p> <p>A concrete slab-on-ground with an in-slab or in-screed heating or cooling system, must have insulation with an R-Value greater than or equal to 1.0, installed around the vertical edge of its perimeter.</p>
<p>P5 Where possible improve the energy efficiency of dwellings through the provision of shade via landscaping and tree planting.</p>	<p>A5 Landscaping close to buildings, particularly using deciduous trees, can improve the energy efficiency of the building. Submitted site plans will indicate the location of landscaping and trees.</p>
<p>P6 Provide ventilation of roof cavities in new dwellings. This will make a building cooler in summer and warmer in winter by decreasing ice formation in the roof to decrease air chill.</p>	<p>A6 Submitted building drawings should show detail of such ventilation.</p>
<p>P7 Avoid building designs incorporating fully enclosed habitable rooms which require regular mechanical ventilation.</p>	<p>A7 Locate all habitable rooms in locations where natural ventilation can be provided. Submitted building drawings should show detail of natural ventilation (e.g. windows).</p>
<p>P8 Utilise household-scale renewable energy generation or energy efficient in new dwellings to reduce demand for off-site electricity generation.</p>	<p>A8 Utilise one of the following methods for hot water supply:</p> <ul style="list-style-type: none"> ○ Solar hot water systems ○ Electric heat pump systems ○ Electric instantaneous heating systems (only if offset with renewable energy generation installed to the dwelling) ○ Gas instantaneous heating systems with an energy rating of 4 stars or greater <p>Specify and use light emitting diode (LED) or compact fluorescent lamp (CFL) bulbs to fulfil lighting requirements. Avoid use of incandescent or halogen bulbs for lighting.</p> <p>Provide all new dwellings with a clothes line for clothes drying. This will be located in an area with access to direct sunlight.</p>
<p>P9 Reduce water consumption through the use of water saving technologies and on site water catchment.</p> <p>Minimise storm water impact of the development.</p>	<p>A9 Provide a rainwater collection tank of no less than:</p> <ul style="list-style-type: none"> ● 10,000L capacity to all new dwellings on sites connected to reticulated water supply ● 90,000L capacity to all new dwellings in a location

without reticulated water supply.

All tap fittings and toilets are to be WELS rated 4 stars or more.

Note: This is in addition to any water supply required for bushfire safety purposes.

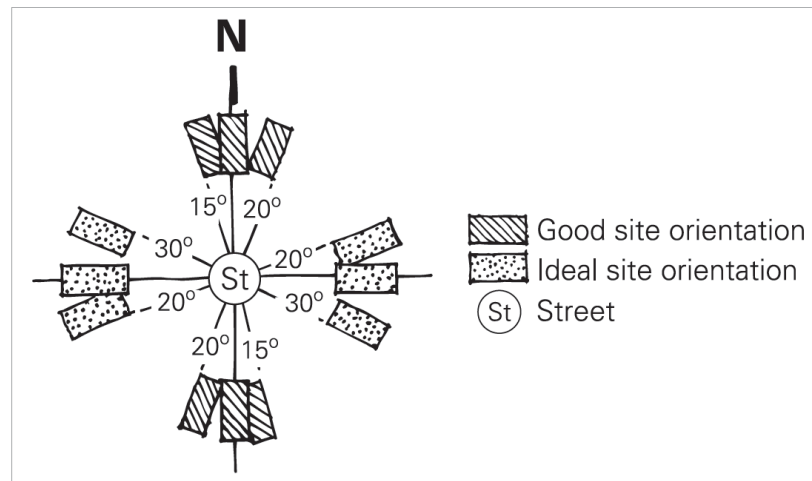


Figure 2.6 Outlines good and ideal building orientation to achieve the 'north facing' requirements

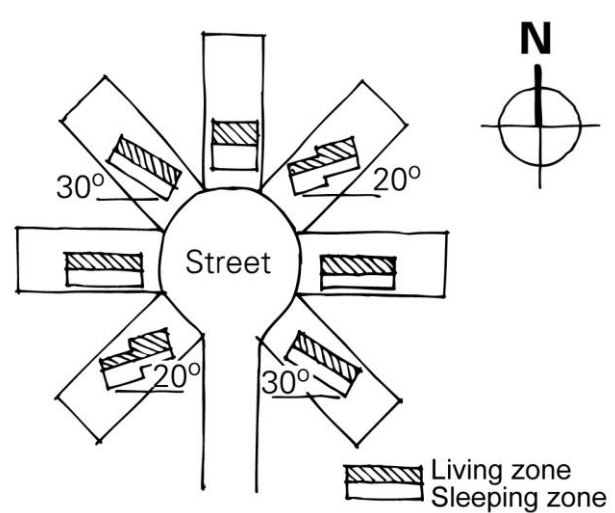


Figure 3.7 Acceptable orientation of dwellings to solar north

3. SUBDIVISION

3.1 Urban subdivision

This section applies to the subdivision of land that is zoned:

- RU5 Village,
- R1 General Residential,
- R5 Large Lot Residential,
- B2 Local Centre,
- IN1 General Industrial,
- IN2 Light Industrial, and
- SP3 Tourist.

3.1.1 Layout

Intent - to ensure that subdivision layout and the range of lot sizes responds to the physical characteristics of the land such as slope, natural vegetation and views, and reinforces the historical pattern of subdivision that exists in the settlement.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
<p>P1 The access network minimises reliance on private motor vehicles, creates a clear and safe urban structure, and offers access to centrally located open spaces. The plan provides connectivity to facilities and areas of everyday use, such as shops, sporting fields and open space, by way of shared pathways</p>	<p>A1 Building envelopes for all developable allotments are to be nominated on subdivision plans and the extent of clearing required for bushfire asset protection zones shown</p>
<p>P2 Layout respond to the historical pattern of subdivision in the locality, the existing character of the settlement, topography, and important vistas, views and natural assets. The street pattern and arrangement of allotments is determined by topography, geographical features and the character of the adjoining built-up urban area</p>	<p>A2 Rear boundaries of allotments to major roads are not permitted. Where rear boundaries are to a road other than a major road, soil bunding or landscaping is to be provided</p>

<p>P3 Connectivity with adjoining land facilitates the orderly and economic development of that land. Lot boundaries perpendicular to the street line where possible having regard to topography</p>	<p>A3 Subdivision designs where the land adjoins a major road must incorporate perimeter roads where the land adjoins a major road. A minimum buffer of 40 metres depth is to be incorporated for visual screening, noise abatement and retention of habitat corridors. The perimeter road reserve may form part of this buffer</p>
<p>P4 Environmentally sensitive land, such as vegetation, creeks and waterways and steep country, is protected</p>	<p>A4 The removal of existing vegetation is not to occur prior to the issue of development consent</p>
<p>P5 The provision of infrastructure services is efficient and effective. The street pattern has regard to topography in respect to grades, aspect and surface water drainage. Streets are interconnected, have a clear hierarchy and cul-de-sacs are short in length and infrequent. The street network has regard to fire and flood risk and means of evacuation. Road reserves also serve as utility easements, for water, sewer, stormwater, electricity and telecommunications</p>	<p>A5 Existing or proposed farm dams are to be shown on subdivision plans</p>
<p>P6 The retention of existing vegetation and additional landscaping is maximised having regard to bushfire protection measures</p>	<p>A6 Where slopes are excessive, e.g. greater than 15 %, a report prepared by a qualified geo-technical engineer or soil conservationist is required to consider the suitability of the site for development having regard to the stability of the land</p>
<p>P7 A range of lot sizes caters to lifestyle choice, market demand and site conditions. Subject to site conditions, allotments are of a regular rectangular shape</p>	<p>A7 The net density of a residential subdivision in zone R1 shall not exceed 14 lots per hectare exclusive of roads, public reserves and easements</p>
<p>P8 Where possible large residential lots in zone R5 enable dwellings to be clustered so as to reduce servicing costs and to retain natural features</p>	<p>A8 Residential lots in zones R1 and RU5 shall have a minimum frontage as follows:</p> <ul style="list-style-type: none"> - Rectangular lots – 15 metres - Radial shaped lots – 12 metres - Corner lots – 20 metres
<p>P9 The pattern of large lot residential subdivision facilitates</p>	<p>A9 Building envelopes on large lot residential land in zone R5 in</p>

<p>further subdivision for urban development. The subdivision of large lot residential land in zone R5 immediately adjoining an urban zone is designed in a way that enables small lot subdivision in the future and the expansion of Bombala urban area over the long term</p>	<p>the vicinity of Bombala township should be below the 750 metre contour</p>
<p>P10 The subdivision and future building development is not likely to cause soil erosion and land degradation. The risk to the development, and the risk to other land as a consequence of the development, from natural hazards such as soil erosion, land degradation and fire is acceptable</p>	<p>A10 The size of large residential lots in zone R5 should increase as follows:</p> <ul style="list-style-type: none"> - with increasing distance from Bombala urban area, - in the immediate vicinity of Bombala sewerage treatment plant to enable maximum separation of dwellings from the plant, - fronting classified roads to minimise ribbon development unless an alternative access point can be provided, and where site conditions necessitate a large lot size to enable the construction of a dam or for safe effluent disposal
<p>P11 The potential for land use conflict with adjoining development or activities due to noise, odour, dust or other emissions is considered in the arrangement of lots, lot sizes and separation buffers</p>	<p>A11 Business allotments should be regular and rectilinear in shape and large enough to serve the intended use. Consideration should be given to proposed building design, the capacity for shop top housing, rear loading and unloading areas, off street car parking requirements and vehicle manoeuvring areas</p>
<p>P12 Existing and Potential noxious plants and animals are identified and removed, or prevented from being introduced</p>	<p>A12 Industrial allotments should have a minimum frontage of 20 metres, and be regular and rectilinear in shape with a depth to frontage ratio of between 2:1 and 3:1.</p>
	<p>A13 A voluntary planning agreement may be negotiated to enable a monetary contribution for the upgrading of recreational areas in Bombala, or provision of works in kind, for subdivision in zone R5 Large Lot Residential</p>
	<p>A14 Details of control methods and the ongoing management of pest plants and animals are submitted with the development application</p>

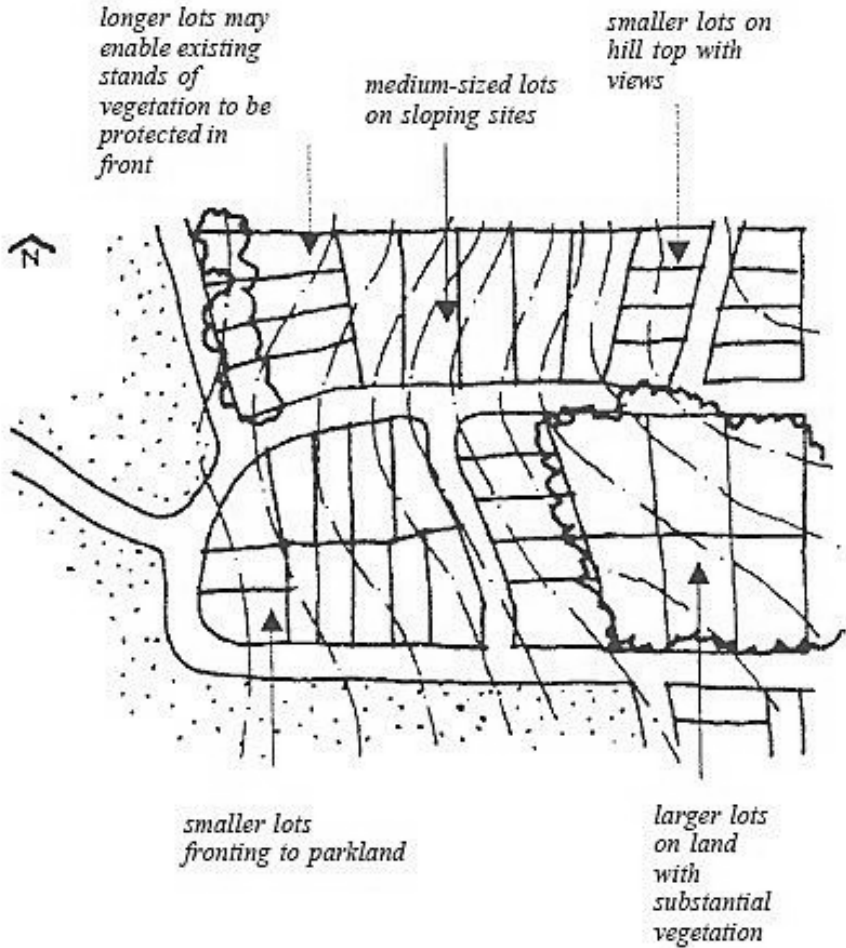


Figure 3.1 Subdivision design that responds to site features. Source - AMCORD

3.1.2 Energy Efficiency

Intent - to ensure that lot layout and density has regard to site characteristics such as topography, slope and vegetation to maximise solar access to future buildings and to minimise energy use.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 The solar access of each building created in and adjoining new subdivisions is protected through lot design, layout, and streetscaping that matches the topography of the land	A1 Where possible, streets should be aligned east-west and north-south allowing for topography
P2 Lot sizes and shape reflect site topography and aspect to maximise solar access, and to permit the location of a building with adequate solar access and private open space	A2 Building envelopes are to be nominated on subdivision plans in a manner that maximises the potential solar access to each allotment having regard to adjoining lots and allowing for two storey buildings
P3 Streets and lots are orientated to maximise solar access for buildings, and to facilitate cross-ventilation using prevailing winds and the use of passive solar design	A3 Renewable energy measures are included to reduce dependence on reticulated power and to contribute to minimising greenhouse gas emissions
P4 Street tree species and other landscape features contribute as windbreaks, provide summer shading and maximum solar access during winter	

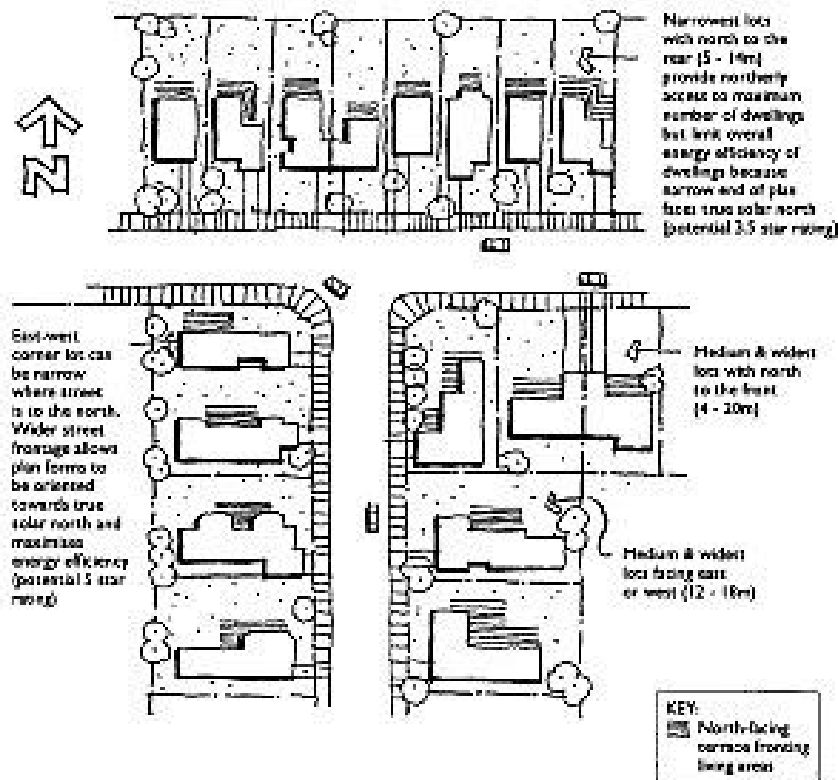


Figure 3.2 Energy efficient subdivision layouts. Source - AMCORD

3.1.3 Stormwater management

Intent - subdivision design considers landscaping, building placement and water management to maintain balance between infiltration and runoff from urban development.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 Topography, natural drainage patterns, ground cover and vegetation, and waterways are considered in planning for stormwater management	A1 Stormwater management measures are to be in accordance with AUS_SPEC and the publication "Australian Rainfall and Runoff Flood Analysis and Design" issued by the Institution of Engineers, Australia. For the purpose of rainfall estimation a 1 in 100 year average recurrence interval shall be adopted
P2 Natural water systems within urban developments are protected and enhanced, function more effectively and support natural ecosystems	A2 A stormwater management plan is to be submitted with the development application that assesses the stormwater drainage requirements and constraints, including flood controls if the land is flood prone, and proposes stormwater management and treatment methods adequate to cater for all new lots
P3 Stormwater treatment is integrated into the landscape to maximise the visual, open space and recreational amenity of developments	A3 The means by which both natural and increased surface runoff shall be disposed of and the location of any necessary easements are to be shown on plans submitted with the development application
P4 The quality of water draining from urban developments into receiving environment is improved	A4 All drainage paths, easements and reserves are to be dedicated to Council as public open space or a transferred with a grant of easement in favour of council pursuant to section 88B of the <i>Conveyancing Act 1919</i>
P5 Runoff and peak flows from urban development are reduced using on-site detention measures and minimal impervious surfaces	A5 Drainage structures, channels and natural watercourses shall be located within roads, drainage reserves, open space or other public land, or within drainage easements
P6 New development maximizes the re-use of stormwater and conserves potable water supplies	A6 Where stormwater drainage discharges from the site onto land other than an existing drainage easement, natural watercourse, reserve or public place, an easement or reserve through such land is to be obtained and a drain sufficient in dimensions to convey stormwater to an existing easement, natural watercourse, reserve or public place constructed

<p>P7 All drainage (transverse drainage, table drains, catch drains, metre drains, etc) are designed to minimise adverse environmental effect and soil erosion</p>	<p>A7 Where adjacent landowners wish to subdivide land at the same time and use the same system of internal pipes, arrangements should be made to share the cost on an area-drained basis</p>
<p>P8 Stormwater drainage internal to the subdivision utilises the natural stormwater drainage system supplemented by swales, infiltration trenches and bio-retention systems or any combination of these methods. The use of pipes, box culvert structures, covered or fenced concrete lined channels is minimised</p>	<p>A8 Where necessary a system of inter-allotment drainage that collects roof water and stormwater to convey those waters to a stormwater drainage system is to be installed</p>
	<p>A9 Road drainage is to be addressed as follows:</p> <ul style="list-style-type: none"> - All stormwater drainage systems to be designed for a 1 in 100 year average recurrence interval, and - Pipe all stormwater drainage from gully pits within roads. <p>Gully pits, entries and stormwater pipelines in roadways may be designed for a 1 in 5 year event where an overland system is provided to accommodate flows in a 1 in 100 year event that is in excess of the capacity of the pipe system. Such a system must be designed to ensure that no stormwater will enter private property, and flow velocities and depths in the roadway are below those which may cause danger to pedestrians and motorists</p>
	<p>A10 Gully pits shall be located to ensure kerb and gutter is not overloaded by 1 in 100 year average recurrence interval storm events. Generally gully pits are to be placed at all low points in kerb and gutter, at upstream tangent points of curves in the gutter line, and at street junctions to avoid the use of dish crossings. Gully pits must have entries designed to accommodate full flows</p>

3.1.4 Roads

Intent - to ensure that the streets in a road network have clearly identified functions, provide acceptable levels of access, safety and convenience, and create opportunities for choice in mode of transport.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 The standard and capacity of existing public roads accessing the land caters to the likely volume of traffic to be generated by the subdivision	A1 Access to the land is to be via a sealed public road. This road may be sealed at full cost to the applicant prior to completion of the subdivision
P2 Improvements to roads to a standard appropriate to the level of traffic likely to be generated are adequate	A2 Intersections of streets are to be at right angles to reduce traffic hazards
P3 The creation of vehicular access to a classified road is minimised and where no alternative access is available, the location and treatment of the access minimises potential traffic hazards	A3 Three way ('T') intersections are to be used in preference to four way intersections
P4 The development does not create significant additional traffic, or create or add to ribbon development on any road, particularly a classified road, relative to the capacity, standard and safety of the road	A4 Minimum widths apply to all new roads as shown in Table 3.1
	A5 The access handle to battle-axe or hatchet shaped lots is to be minimum width of 4 metres wide
	A6 Cul-de-sacs are to be no longer than 200 metres in length Cul-de-sac bulbs in residential subdivisions are to have a diameter of at least 20 metres between boundaries Cul-de-sac bulbs in industrial subdivisions are to have a diameter of at least 25 metres between kerbs

	<p>A7 The minimum width of internal subdivision roads on land zoned R5 shall be 16 metres with a sealed carriageway of 6 metres. If necessary these widths may be increased having regard to both present and future needs of the locality</p>
	<p>A8 New roads shall have 150mm kerb and gutter on both sides and shall have a two coat bitumen seal from kerb to kerb</p>
	<p>A9 Pavement design and construction, including existing roads that are used in a subdivision to access new lots, is to be in accordance with standards specified in <i>AUS-SPEC</i>. Gravel road construction may be permitted where suited to existing and expected future levels of usage</p>
	<p>A10 The following minimum standards apply to the design and construction of new roads:</p> <ul style="list-style-type: none"> - a maximum longitudinal grading of 17% (short lengths of steeper grades are considered). A maximum grade of 10% applies to all internal roads within an industrial subdivision - A minimum grade of 1%. Vertical curve of the form of simple parabolas shall be provided at all grade changes, and - Cross sections should be designed to: <ul style="list-style-type: none"> • balance earth works except where surplus filling is required • avoid impounding surface water inside the allotments by the building up of the road. Where this is unavoidable an interlot drainage system is to be provided • have a maximum cross fall of 1 in 36 for roads, and 1 in 48 to 1 in 5 for footpaths • incorporate an offset crown design to minimise footpath and driveway gradients • include bell mouths at all road or street junctions

	<p>A10 All surfaces disturbed during road construction shall be maintained to avoid erosion</p>
	<p>A11 All costs associated with all internal road construction within the subdivision and for half road costs, including kerb and gutter and footpaths along existing roads, where additional new lots front those existing roads, are to be borne by the proponent except where:</p> <ul style="list-style-type: none"> - The first two lots created in the case of a subdivision where such lots front an existing public road provided the land is not an allotment created by a subdivision approved before the adoption of this Plan, or - Subdivision of land for residential purposes in areas other than the town of Bombala where lots created have frontage to an existing public road.
	<p>A12 All lots in a business subdivision shall provide rear access for loading. Where no rear access lanes exist it is desirable for adjoining land owners to co-operate and provide land for dedication to council for this purpose. A pro-rata contribution may be required for acquisition, dedication and construction of rear access laneways to service the subdivision</p>
	<p>A13 Proposed street names shall be submitted to Council for approval. Street name signs of a standard pattern are to be provided and erected by the applicant or, alternatively, Council will supply and erect these signs at full cost to the proponent</p>

Table 3.1: Minimum road widths

Classification	Road reserve (m)	Footpath (m)	Carriageway (m)
Type 1 - Minor cul-de-sac	13	3.5	6
Type 2 - Local access road	18	3.5	8
Type 3 - Local distributor "A"	18	3.5	11
Type 4 - Local distributor "B" (bus route)	20	3.5	13
Type 5 - Rural roads	20	Nil	7
Internal industrial subdivision roads	20	3.5 by 2	13

3.1.5 Services

Intent - to ensure that new subdivisions are adequately serviced with water, effluent disposal, waste disposal, power and communication services in a timely, cost-effective, coordinated and efficient manner.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 Where available, reticulated water and sewer services are provided to the land. Where unavailable, the land has the capacity to ensure an adequate domestic water supply and to accommodate on-site disposal of effluent	A1 Where reticulated water is available, water mains are to service all lots. Water mains shall be located in street footpaths at an agreed alignment so that all lots may be served by single short services or dual long services across the road
P2 The provision of water and sewer services, either through reticulated or on-site systems, does not lead to pollution of water supply systems	A2 Connection is to be made at the nearest suitable points to the existing water supply and sewer systems, and extension of mains from that point to the subdivision
P3 Utility services and social services have the capacity to meet the likely demand for those services cost effectively	A3 Where reticulated sewerage is available, a sewerage system to service all lots is to be created. Junctions are to be located to ensure all parts of lots behind the building line may be connected. Junctions are to be clearly marked

	A4 Internal sewer lines within lots are to be laid a minimum of 1.2 metres from boundaries
	A5 All lots are to be serviced with underground telecommunications equipment prior to road sealing
	A6 Power supply is to be placed underground along new roads. Overhead power lines are acceptable where lots front existing roads
	A7 Land zoned R5 within the catchment of the Bombala town water supply scheme may be connected to that scheme provided that extension of the system will not have any adverse consequences for the overall capacity or efficiency of the system in the urban area
	A8 Land zoned R5 may be connected to the Bombala sewerage system provided that the capacity and efficiency of the system will not be adversely affected. Elsewhere, applications should include evidence that the land is suitable for on-site disposal of domestic wastewater. Transpiration beds may be required
	A9 Where a reticulated sewerage system is not available, effluent disposal envelopes that are capable of adequately distributing or absorbing treated effluent are to be shown on subdivision plans accompanied by a report analysing soil type, permeability and the capability of the soil to absorb effluent
	A10 Where a garbage collection service is not provided by Council to land zoned R5, appropriate arrangements are to be made to collect and dispose of waste generated by development at an approved waste management facility
	A11 A contribution per lot created for water supply and sewer headworks is to be made under section 64 of the <i>Local</i>

	<p><i>Government Act 1993</i> to be held in trust. Council will subsidise the cost of extending water to serve new lots created to the extent of the value of one year's current minimum occupied water rate on the existing rateable assessment, or the cost of the extension whichever is the lesser amount. An equivalent tenement of 5 residential lots per hectare applies to calculate water and sewer headworks contributions for industrial subdivisions</p>
--	--

3.2 Rural subdivision

This section applies to the subdivision of land zoned RU1 Primary Production under *Bombala LEP 2012* for purposes other than agriculture or a dwelling.

Intent - to ensure that the proposed land uses are appropriate for the locality having regard to the agricultural value of the land, lot sizes in relation to the intended use of the land, whether the intended use of the land involves the supply of goods or services for which there is a demand in the locality, and the availability of other land in the locality that could reasonably be used for that purpose.

3.2.1 Layout

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 The lot shape and the ratio of depth to frontage of each lot should have regard to the intended use of the land	There are no acceptable solutions for this section
P2 Boundaries should be located so that the clearing and fencing of such boundaries at some future date is practical, will not cause soil erosion and will not visually disfigure the landscape	

P3 Subdivision layout seeks to retain native vegetation and preserve environmentally sensitive land	
P4 The future uses of the land do not compromise the agricultural capability of adjoining land or fragment agricultural land in the locality	
P5 There is sufficient demand in the locality to justify subdivision for the proposed use	
P6 The proposed use requires a rural or isolated location due to the lack of availability of suitable land elsewhere in the locality and/or due to potential land use conflicts due to emissions	

3.2.2 Roads

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 All new roads are constructed to a standard to suit the intended use of the land and the topography of the area	A1 Each lot must have legal and practical access for two-wheel drive vehicles. Battle-axe shaped lots and rights of way will only be considered in special circumstances and, where necessary, construction to specified standards may be required to ensure practical access and to prevent erosion
P3 The access road pattern and lot layout has regard to grades, vegetation, drainage and areas under threat of soil erosion	A3 The applicant is responsible for all road construction within the subdivision and for improvements to existing public roads or reserve roads where such are used for access to new lots
P4 Drainage works associated with road construction do not interfere with the free passage of stormwater, natural creeks, rivers, gullies or watercourses	A4 Gates and cattle grids are acceptable across new internal roads within subdivisions. All fences and other obstructions to roads are to be shown on subdivision plans

A5 The following minimum standards apply to the design and construction of new roads:

- a minimum formation width of 6 metres
- a maximum longitudinal grade of 12% (shorter lengths of steeper grades are considered)
- a minimum grade of 1%. Vertical curves of the form of simple parabolas should be provided
- cut and fill should be minimised and maximum use made of topography to allow the road to blend into the landscape
- batters and drainage should be designed to minimise soil erosion
- cross sections should be central crowned or where applicable super-elevated. Normal cross fall 3% on sealed roads, 4% to 5% on unsealed roads
- a minimum 100mm of gravel pavement that provides a non-slip, high bearing all-weather surface. Bitumen sealing is optional

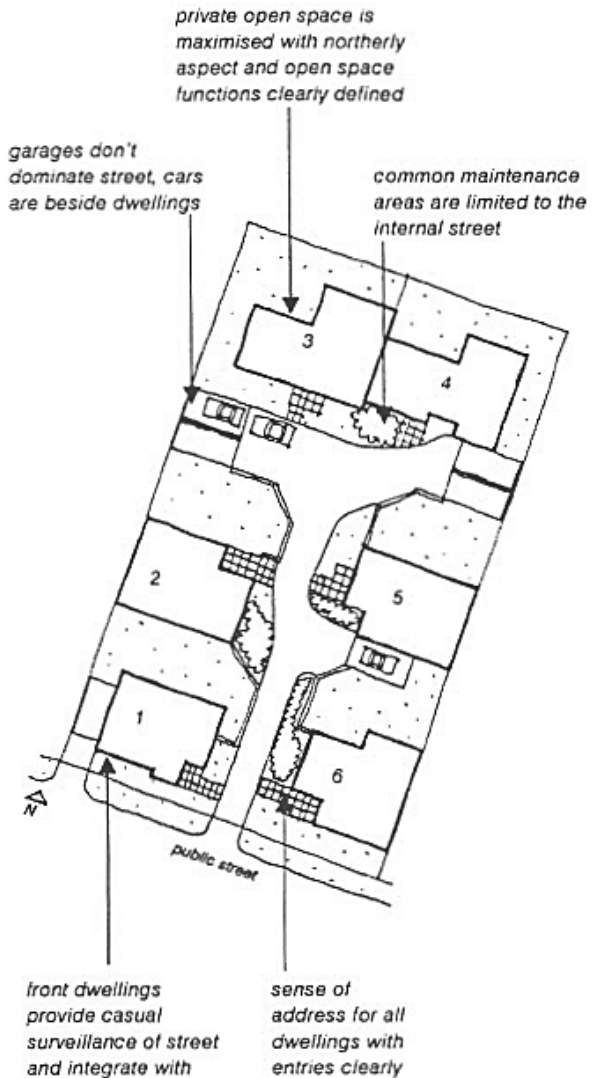


Figure 3.3 Dwelling placement for security and neighbourhood character. Source - AMCORD

4. BUILDING

4.1 General provisions – all zones

Section 4.1 *General provisions* applies to all new development that involves building or structures, including alterations and additions, in all zones in Bombala local government area.

4.1.1 Building design

Intent - to ensure that building appearance from public streets and adjoining sites is attractive and visually compatible with either attractive surrounding development or the identified future urban character of the area.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 The frontage of buildings and their entries are readily apparent from the street	A1 New development takes into consideration the character statement (where applicable) for the settlement and reinforces that character
P2 Building height at the street frontage maintains a compatible scale with adjacent development	A2 Buildings adjacent to the public street address the street by having a front door and/ or living room or kitchen windows facing the street
P3 Buildings are designed to reflect relevant features of the prevailing character of surrounding attractive streetscapes, features and built form character that have been identified as part of the desired future character of the area	A3 Differences in building height between existing buildings and new development are not more than one storey when viewed from the public street and adjoining properties. This requirement applies to the building for a depth of one room
P4 Buildings are designed to enhance existing attractive built form character by translating the following characteristics found in the surrounding built form into innovative design solutions: <ul style="list-style-type: none"> - mass and proportion; - building materials, patterns, textures, colours, and decorative elements; - ground-floor height above natural ground level; 	A4 Building design, roof form and pitch, detailing and materials visible from public areas and adjoining properties are not in strong visual contrast with the character of attractive neighbouring buildings

<ul style="list-style-type: none"> - floor to ceiling height; - roof form and pitch; - facade articulation, detailing, and window and door proportions; - verandahs, eaves and parapets; - driveway crossovers, fence style and alignment 	
<p>P5 New development complements or enhances any treed landscape character of the area by:</p> <ul style="list-style-type: none"> - providing sufficient open space for the planting of trees to complement the landscape character of the neighbourhood; - retaining and protecting existing vegetation where possible; - protecting neighbouring trees from damage to their root systems; - using building footing designs, where necessary, that allow root growth of large trees 	
<p>P6 The building design, detailing and finish provide an appropriate scale to the street, add visual interest and enable differentiation between buildings when viewed from public streets</p>	
<p>P7 Buildings are designed and sited to acknowledge the private open space of surrounding development, by:</p> <ul style="list-style-type: none"> - keeping upper story parts of buildings away from neighbouring private open space so as to avoid an unreasonable sense of visual enclosure; and - using articulation, colour and detailing to reduce visual bulk 	
<p>P8 Garages and parking structures are sited and designed so as not to dominate the street frontage, by:</p> <ul style="list-style-type: none"> - minimising the frontage width; - ensuring that roof form, materials and detailing complement that of the associated building 	

P9 Existing buildings in sound condition that contribute to the streetscape character and items of heritage or conservation significance are retained, incorporated and sympathetically treated, where possible

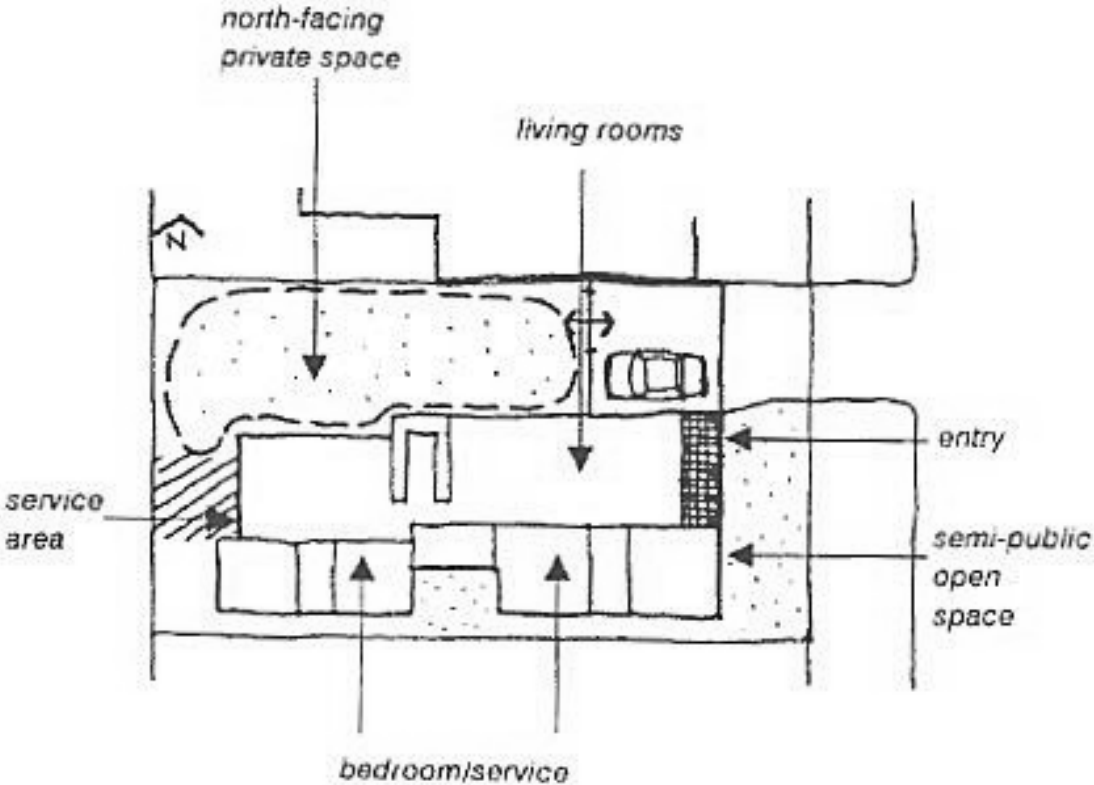


Figure 4.1 Sample dwelling floor plan. Source - AMCORD

4.1.2 Energy efficiency

Intent - to ensure that the comfort of occupants of new development is maximised through building and window design, orientation and shading, insulation, thermal mass and ventilation, and energy needs for the provision of services such as lighting, hot water, space heating and cooling are minimised.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 Buildings are positioned and designed to maximise solar access to internal areas and open space	A1 A BASIX certificate is submitted with a development application for a new dwelling, or alterations/additions to an existing dwelling
P2 Building materials are selected to store thermal energy during winter to release into living spaces at night and to absorb heat during summer	A2 For residential development, the windows to living rooms of proposed dwellings and adjoining dwellings are to receive at least 3 hours continuous sunlight between the hours of 9.00am and 3.00pm on 21 June
P3 Designs facilitate natural cross ventilation and maximise the availability of natural lighting	A3 For residential development, at least 50% of the private open space of adjoining dwellings is to receive at least 3 hours of continuous sunlight between the hours of 9.00am and 3.00pm on June 21
P4 Energy efficient lighting, office equipment, air conditioning and appliances, particularly for water heating and space heating/cooling, are installed	A4 For business or industrial development on land within or that adjoins land that is zoned RU5 Village, R1 General Residential, R5 large Lot Residential, or SP3 Tourist, the development maintains solar access to accommodation on adjoining land for at least 3 hours between the hours of 9.00am and 3.00pm on 21 June
P5 Insulation materials are selected for walls, flooring and roofing to eliminate or reduce the need for mechanical heating and cooling systems	
P6 Building design enables sections of a dwelling to be zoned to manage the temperature of spaces more efficiently	

<p>P7 Shading elements such as eaves or awnings are chosen considering the aspect of the windows requiring shade, seasonal variations in the angle of the sun and access to views</p>	
<p>P8 Solar hot water heating and photovoltaic cells are installed to reduce electricity consumption</p>	
<p>P9 Windows are selected using the Windows Energy Rating Scheme to assess their solar efficiency</p>	

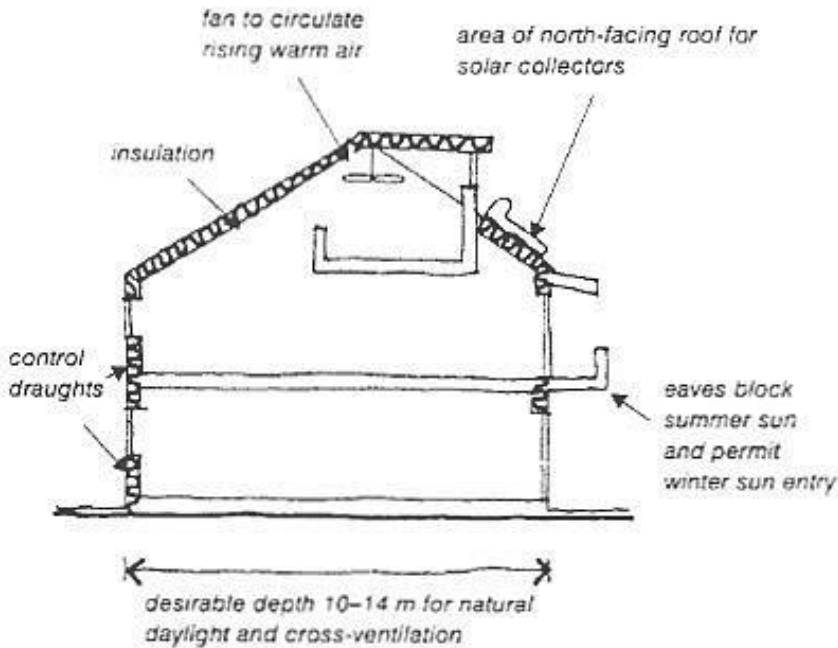


Figure 4.2 Building energy measures. Source - AMCORD

4.1.3 Stormwater management

Intent - to ensure that stormwater is managed so that flows are maintained at pre-development levels and to supplement reticulated supplies.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 The volume of stormwater runoff is managed using absorption pits, grass swales, infiltration trenches or landscape features	A1 Stormwater management measures are to be in accordance with <i>AUS_SPEC</i> . For the purpose of rainfall estimation a 1 in 100 year average recurrence interval shall be adopted
P2 Rainwater tanks capture roof runoff and are used to supplement the reticulated system for outdoor garden watering and internal uses	A2 A stormwater management plan is to be submitted with the development application that assesses the stormwater drainage requirements and constraints, including flood controls if the land is flood prone, and proposes stormwater management and treatment methods
P3 AAA rated water efficient devices such as shower heads, taps and toilet cisterns are installed	A3 The means by which both natural and increased surface runoff shall be disposed of and the location of any necessary easements are to be shown on plans submitted with the development application
P4 Pervious surfaces are used in landscaping, and for vehicle manoeuvring and car parking areas to reduce runoff and to increase the volume of filtration	A4 All drainage paths, easements and reserves are to be dedicated to Council as public open space or a transferred with a grant of easement in favour of council pursuant to section 88B of the <i>Conveyancing Act 1919</i>
	A5 Drainage structures, channels and natural watercourses shall be located within roads, drainage reserves, open space or other public land, or within drainage easements
	A6 Where stormwater drainage discharges from the site onto land other than an existing drainage easement, natural watercourse, reserve or public place, an easement or reserve

	through such land is to be obtained and a drain sufficient in dimensions to convey stormwater to an existing easement, natural watercourse, reserve or public place constructed
--	---

4.1.4 Landscaping

Intent - to ensure that landscaping enhances and contributes to the streetscape, the built environment and rural landscapes.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 Landscape complements the streetscape and is in scale with adjacent structures, with preference given to native vegetation and the retention of existing mature trees	A1 A landscape plan is submitted for the following development types: <ul style="list-style-type: none"> - Residential flat buildings - Multi dwelling housing - Seniors housing - Industries - Tourist and visitor accommodation
P2 Landscaping is used as a buffer to winter winds and to channel summer breezes, and to provide solar access in winter and shade in summer	
P3 Landscaping is designed to be low maintenance using mulched beds, mowing strips and the like	
P4 Drought-tolerant endemic plant species are selected to minimise the amount of watering required particularly during extended dry periods	
P5 Underground, on-ground and overhead services, such as roads, footpaths, power lines, water and sewer pipes, drainage and telecommunications infrastructure, are considered when	

<p>selecting plant types and positioning so that future damage or hazard does not occur</p>	
<p>P6 Unobstructed sight lines for pedestrians and vehicles are maintained</p>	
<p>P7 Landscape designs for commercial and industrial development comprise plantings and elements such as paving, furniture, edging and lighting, to compliment the overall layout. Screen planting to utility areas is incorporated. Tree planting is preferred to provide shade to hardstand areas such as car parks and to soften the impact of large pavement areas</p>	

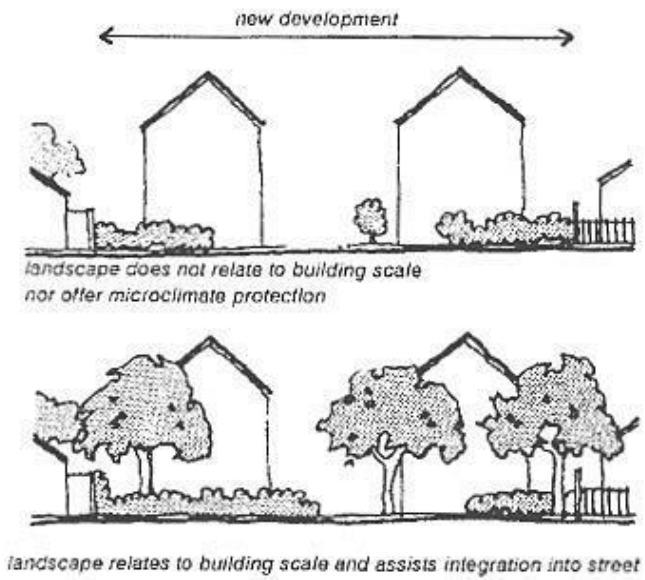


Figure 4.3 Landscaping to scale and streetscape. Source - AMCORD

4.1.5 Security

Intent - to ensure that building design, the positioning of buildings and landscaping promotes the security of building occupants and their property, and the general safety of the community.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 buildings are positioned on the site to provide for natural surveillance of public areas such as streets and reserves	There are no acceptable solutions for this section
P2 the entrance to the building is visible from the street and clear sight lines to that entrance are maintained	
P3 access to roofs and other building tops is restricted, and the creation of entrapment areas is avoided	
P4 fencing defines the limits of private and public land	
P5 landscaping assists to demarcate private and public land, without reducing opportunities for natural surveillance of the property	
P6 the visibility of common areas, building frontages and property edges for occupants of the buildings and those of neighbouring properties is maximised	
P7 the windows of at least one room are oriented towards the front boundary to facilitate casual surveillance	
P8 the height of fences forward of the building line is limited to 1.2m and 1.8m behind the building line	
P9 adjoining balconies and outdoor areas are separated to restrict access between buildings and between occupancies	

4.1.6 Land contamination

Intent - to ensure that contaminated land is remediated to reduce the risk of harm to human health or any other aspect of the environment.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 The extent of contamination and any necessary works to remediate the land are identified	A1 If the land is potentially contaminated due to a former use or is within an investigation area then a preliminary assessment must be carried out in accordance with the contaminated land planning guidelines that takes into account the extent to which it is proposed to carry out development on that land for residential, educational, recreational or child care purposes
P2 Contaminated land is remediated as appropriate for former land uses and as required for the proposed land use	

4.1.7 Access driveways

Intent - to ensure safe, practical and legal access to a development site appropriate to the location.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
	A1 The positioning of driveways in relation to intersections, driveway types, widths and separation distances are to comply with AS 2890.1 <i>Parking Facilities. Part 1: Off-street Car Parking</i>
	A2 All new residential development is to incorporate access driveways constructed as follows: (a) where the site gains access from a sealed road, a hard paved driveway of a minimum width of 3.0 metres is to

	<p>extend from the edge of the seal or kerb to the property boundary. Alternatively, two 900 mm wide strips with a minimum width of 3.0 metres between outer edges may be provided</p> <p>(b) where no kerb exists, the driveway is to extend from the property boundary to a point not less than one metre past the invert of the drainage feature on the street pavement side of that feature</p> <p>(c) where the site gains access from an unsealed road, the driveway is to consist of Natural Gravel Base (NGB, Roads and Traffic Authority Specification 3051) a minimum 100 mm thick and 3.0 metres wide is to be provided from the edge of the seal or pavement to the property boundary</p> <p>(d) Any gate is to be setback to allow a 20 metre long vehicle to enter the site and to stop at the gateway without projecting onto the travel lanes of the adjoining road</p> <p>(d) adequate provision for stormwater drainage and longitudinal design must be made</p> <p>(e) all hard paved driveways shall include Council's standard concrete vehicular crossing and other proprietary paved systems</p> <p>(f) a sprayed bitumen seal (10mm) over 100mm thick NGB base on sound sub base (Californian Bearing Ratio greater than 30) is acceptable where site conditions are suitable. A 900mm wide concrete dish drain is required across the invert of any drain</p> <p>(g) concrete culvert pipes where required are to be a minimum size of 375mm diameter, have headwalls</p>
--	--

	<p>provided at both ends</p> <p>(h) adequate sight distances to the property entrance shall be available for vehicles travelling along the adjoining public road</p>
--	--

4.2 Residential development in residential and village zones

This section applies to residential development in zones R1 General Residential and RU5 Village.

4.2.1 Boundary setbacks

Intent - to set back buildings and garages/carports from the street to provide adequate space for landscape or open space, visual and acoustic privacy and vehicle parking, while assisting in establishing an attractive streetscape.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 The setback of buildings contributes to existing or proposed streetscape character, assists the integration of new development into the public streetscape, makes efficient use of the site and provides amenity for residents	<p>A1 In established areas where the front setback of buildings on adjoining land from the road reserve is different, infill development is to be set back:</p> <ul style="list-style-type: none"> - the same distance as one or the other of the adjoining buildings, or - the average of the setbacks of the adjoining buildings
	A2 The front, side and rear setbacks of buildings in special character areas and business zones shall match that of adjoining development

4.2.2 Services

Intent - to ensure that all new residential development is adequately serviced and is accessible.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
There are no performance criteria for this section	<p>A1 New residential dwellings in the townships of Bombala and Delegate are to be serviced with an adequate water supply by one of the following methods:</p> <ul style="list-style-type: none"> (a) Connection to existing town water supplies in Bombala and Delegate, or (b) If connection to town supplies is from a Council main of less than 100mm diameter then the service shall be connected to a tank of minimum capacity 25 kL and no direct connection to the town supply will be allowed, or (c) Where no natural water feature is available to the allotment then by a rainwater collection area of at least 385 square metres directed to a rainwater tank of minimum 50 kL capacity, or (d) Where a natural water feature is available to the allotment, by a rainwater collection area of at least 190 square metres directed to a rainwater tank of minimum 30 kL capacity. <p>Note: a natural water feature is defined as a permanent ground or surface water source or a surface storage capable of yielding 122 kL per year as calculated by the Farm Dams Assessment Guide.</p>

4.2.3 Visual & acoustic privacy

Intent - to site and design buildings to meet projected user requirements for visual and acoustic privacy, and to protect the visual and acoustic privacy of the occupants of neighbouring buildings and their open space.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 The privacy of buildings and outdoor spaces is protected taking into account the expected use of those buildings and spaces	A1 Habitable room windows with a direct outlook to the habitable room windows in an adjacent building within 9 metres are offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows
P2 Direct overlooking of adjoining buildings is minimised by building layout, location and design of windows and balconies, screening devices and landscaping.	A2 The outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas within a development is obscured or screened where a direct view is available into the private open space of an existing building
P3 Site layout minimises noise emissions and separates the source of noise from adjoining buildings using landscaping, screening and/or by distance	
P4 Building design assists in minimising the transmission of sound through the building structure	

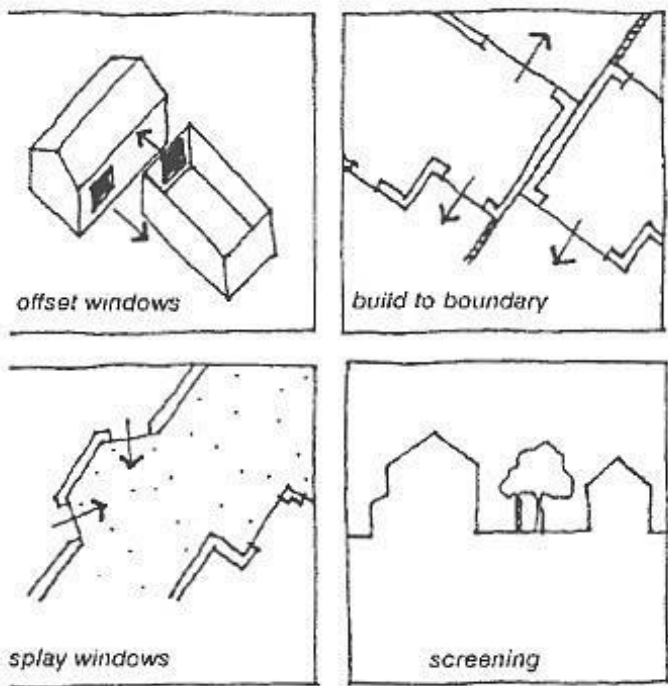


Figure 4.4 Ensure privacy between development. Source - AMCORD

4.2.4 Private open space

Intent - to ensure that the private open space provided for dwellings is clearly defined, usable and meets user requirements for privacy, access, outdoor activities and landscaping.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 Private open space areas are of dimensions to suit the projected requirements of the dwelling occupants, and to	There are no acceptable solutions for this section

<p>accommodate some outdoor recreational needs as well as providing space for service functions</p>	
<p>P2 Part of the private open space is capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play, and is accessible from a main living area of the dwelling</p>	

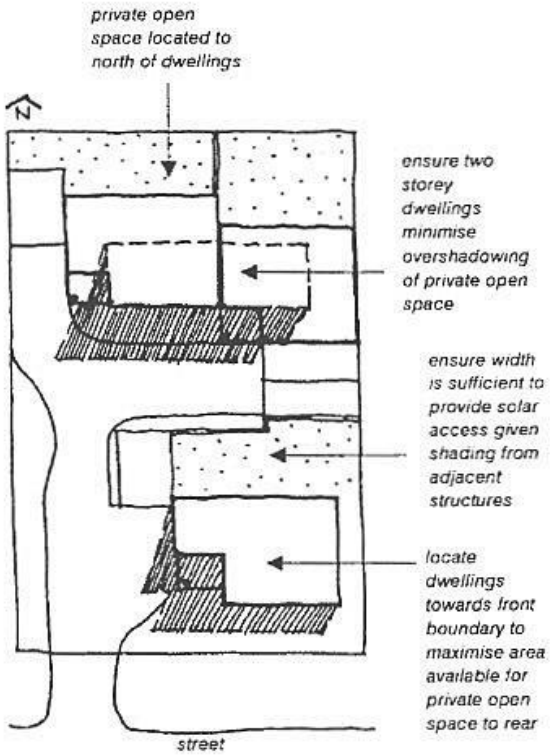


Figure 4.5 Locating private open space and solar access. Source - AMCORD

4.2.5 View sharing

Intent - to maximise the opportunity for views to enhance the amenity of new development and existing adjoining development.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 New buildings are designed so that views from the subject land and from adjoining properties are retained where possible	There are no acceptable solutions for this section

4.3 Rural residential development

This section applies to rural residential development in zone R5 Large Lot Residential.

4.3.1 Building setbacks

Intent - to ensure that buildings are adequately separated from roads to maximise the safety of motorists, from adjoining property to preserve privacy and amenity, and from waterways to protect water quality.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
There are no performance criteria for this section	A1 Building envelopes should be setback a minimum of 100 metres from the boundary of the land to the Monaro Highway, where applicable
	A2 All buildings are to be setback at least 30 metres from all boundaries including formed road boundaries, a minimum of 100 metres from the high water mark of named rivers including the Bombala River, and a minimum of 100 metres from standing water storages in named creeks. These setbacks may be reduced where <i>significant disadvantage</i> to the applicant is likely

	to occur. <i>Significant disadvantage</i> is considered to be where, due to the setback requirement, the development potential of the land would be extinguished or a bridge would need to be constructed on the access road. The provision of standard access roads is not considered to be a <i>significant disadvantage</i> .
	<p>A3 Where the land has frontage to a public road, each building to be erected on the land shall be setback at least 30 metres from the nearest alignment of the road having regard to:</p> <ul style="list-style-type: none"> - the nature, scale and function of the building, - the maximization of sight distances for drivers using the road, including visibility of points of access to the road, - the minimization of distractions to drivers using the road, and - any possible need to alter the road alignment in the future

4.3.2 Environmental protection

Intent - to ensure that development takes account of the existing physical constraints of the land and is compatible with the natural environment.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 Soil conservation measures to minimise soil erosion and siltation during and following completion of development are incorporated	A1 Details showing measures to be taken to ensure the control of erosion and sedimentation are to be submitted with the development application
P2 The development does not cause any adverse impacts on the landscape or scenic quality of the locality	A2 Vegetated land within 100 metres of the high water mark of the Bombala River shall not be cleared and shall be left in its natural state

<p>P3 Native vegetation on the land is retained having regard to the need for tree removal for construction and for bushfire asset protection zones</p>	<p>A3 Details of measures to be taken to protect existing vegetation against damage and destruction during construction are to be submitted with the development application</p>
<p>P4 The land is capable of accommodating the safe treatment and disposal of effluent having regard to the location of proposed dwellings and effluent disposal systems relative to adjoining and adjacent land</p>	<p>A4 Effluent disposal envelopes that are capable of adequately distributing or absorbing treated effluent are to be shown on development plans accompanied by a report analysing soil type, permeability and the capability of the soil to absorb effluent</p>
	<p>A5 Effluent disposal envelopes are to be located a minimum of 40 metres from the top of the bank of any creek or waterway</p>
	<p>A6 Water is to be supplied to land by way of either connection to the reticulated system, rainwater collection, installation of a dam, or a combination of these methods. Extraction from the Bombala River using a fuelled pump system is not permitted</p>

4.3.3 Access

Intent - to ensure that adequate access arrangements are provided to all development in rural residential areas.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
<p>There are no performance criteria for this section</p>	<p>A1 Where an existing access road or Crown road reserve is certified by a Certified Practising Civil Engineer as fit for the purposes of emergency access and to service an existing lawfully erected dwelling, Council will not require the upgrading of the road within the Crown road reserve as a condition of development consent where the proposal relates to alterations or additions to that dwelling</p>

	A2 The standard of access way both externally and within property boundaries shall be trafficable by two (2) wheel drive vehicles during wet weather conditions
	A3 External and internal access ways shall have sufficient opportunities to enable Rural Fire Service and other emergency vehicles to pass one another without hindrance. Additional requirements may be imposed for access ways on bushfire prone land in accordance with the guideline <i>Planning for Bushfire Protection 2006</i>
	A4 External and internal access shall be provided as a pre-requisite of approval for any application for buildings other than Class 10 buildings under the Building Code of Australia, being non-habitable buildings and structures other than buildings
	A5 External and internal access ways shall be regularly and properly maintained
	A6 All development must have legal access to a Council owned or maintained road

4.4 Business and Industrial development

This section applies to business and industrial development in zones B2 Local Centre, IN1 General Industrial, IN2 Light Industrial and RU5 Village and within or on land adjoins land that is zoned RU5 Village, R1 General Residential, R5 large Lot Residential, or SP3 Tourist.

The performance criteria below applies to all business and industrial development. The acceptable solutions apply specifically to land in the Rosemeath industrial area in Bombala.

Intent - to ensure that non-residential development, including on land within or that adjoins land that is used or capable of being used for residential or tourist accommodation, contributes to and improves the amenity of that land.

Performance criteria	Acceptable solutions – Rosemeath industrial area, Bombala (Council may accept other solutions where the performance criteria are satisfied)
P1 The elevations of any building facing land used for accommodation purposes has been designed to be compatible with that development, or is suitably screened	A1 A standard piped entrance at least 4.8 metres wide and 375 mm diameter pipe and headwalls to be provided at each gateway
P2 Noise generation from fixed sources or motor vehicles associated with the development is effectively insulated or otherwise minimised	A2 No development is permitted within 6 metres of the allotment from the front boundary of Rosemeath Road. This area to be given over completely to closely planted landscaping of shrubs and small medium sized trees. Two gravelled driveways 6 metre wide at right angles to the street will be permitted through the landscaped area
P3 The development will not cause nuisance to residents, by way of traffic movements, parking, headlight glare, security lighting or the like	A3 A gravelled car parking area is to be provided within the allotment. The integration of parking facilities in the landscaped area may be considered by Council
	A4 Where access to the property is via a sealed public road, the driveway to the site is to be sealed between that road and the property boundary
	A5 The aesthetics of each building and structure should be considered in the issuing of development consent. Generally walls of buildings should be of masonry construction or clad with Colorbond steel (or equivalent) of an environmentally sympathetic nature
	A6 The water supply service is to be provided from the water main in Rosemeath Road of a size and metered calculated for the intended use of the site, to be installed by Council prepaid at full cost to the owner/applicant. Isolation valves may be required where risk of contamination of the water main is possible by the intended use

	<p>A7 Waste from the site is to be disposed of in an environmentally acceptable manner to the satisfaction of Council and in accordance with relevant provisions of the <i>Protection of the Environment Operations Act 1997</i></p>
--	---

4.5 Rural development

This section applies to development within zone RU1 Primary Production in Bombala local government area.

4.5.1 Rural dwellings

Intent - to ensure that new residential dwellings in rural areas are able to be serviced with access, water and effluent disposal, and have minimal impact on the natural environment.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 Rural dwellings are designed to complement the surrounding rural landscape in terms of fabric, materials, roof pitch, scale and colour	There are no acceptable solutions for this section
P2 Rural dwellings are sited on allotments to minimise impacts on native vegetation, creeks and waterways	
P3 Rural accommodation supports agricultural operations and does not cause the fragmentation of rural land	
P4 Allotments are capable of incorporating bushfire asset protection zones and effluent disposal envelopes that do not necessitate excessive removal of native vegetation and do not affect the water quality of creeks and rivers	

4.5.2 Rural tourism development

Intent - to ensure that tourism accommodation is integrated with the environmental and landscape values of rural land and is sensitively designed and managed to have minimal impact on the natural environment.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 There is a demonstrated connection between the development of eco-tourist facilities, camping areas, caravan parks and farmstay accommodation and the ecological, environmental and cultural values of the site or area	A1 Accommodation buildings are to be setback at least 150 metres from the boundary where adjoining land is, or is reasonably likely to be used for agricultural purposes
P2 The development is located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment and protect natural resources	A2 Vegetation buffers may be used to reduce the total separation distance between tourist accommodation and agricultural uses on adjoining land taking into account the scale of operations, processes used, topography and climatic conditions
P3 Development enhances an appreciation of the environmental and cultural values of the site or area	A3 Roof pitches and building orientation are to be designed to eliminate reflectivity and glare. Roofing materials are to be non-reflective
P4 Tourism development adds value to and complements primary industry, the natural environment and rural landscapes	A4 Details of means of waste storage and disposal are to be submitted with the development application
P5 Development is located to avoid adverse impacts on visual amenity and any visual intrusion is minimised through the choice of design, colours materials and landscaping with local endemic flora	
P6 Adequate services are available, including access, power, water and effluent disposal. Renewable energy sources and water efficient design are utilised	

P7 Tourism development supports agricultural operations and does not adversely affect the agricultural productivity of adjoining land	
P8 The potential for conflicts with adjoining agricultural uses is minimised through distance separation, screening and fencing	
P9 Satisfactory arrangements are in place to store and dispose of waste	
P10 Development is in keeping with the rural character and scenic qualities of the locality, and is of a scale and design that does not dominate the surrounding rural area	

4.5.3 Non-residential development

Intent - to ensure that non-residential development in rural areas supports primary production, is adequately serviced and is compatible with the natural environment and rural landscape.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 The development does not restrict or inhibit agricultural use of the land, by way of fragmenting prime crop and pasture land or removing it from production	A1 Adequate water supplies are be available to service the development
P2 The development assists the maintenance and expansion of agricultural enterprise by farm consolidation, property rationalization, maintenance of equity	
P3 The development does not create unreasonable demands for the uneconomic provision of services, particularly the provision, extension, upgrading and maintenance of public roads	

<p>P4 The risks to the development, and the risks to other land as a consequence of the development, from natural hazards, particularly soil erosion, land degradation and fire can be managed</p>	
<p>P5 The development does not pose an unavoidable risk to land of environmental or conservation value</p>	
<p>P6 The development does not contribute to ribbon development, or have adverse impacts in terms of traffic safety and the character of the countryside</p>	
<p>P7 Water, sewer, telecommunications and electricity services are not required, however, consideration is given to supplying electricity when in close proximity to power transmission lines, and the ability to be self-sufficient in terms of water supplies</p>	

4.5.4 Setbacks to waterways and effluent disposal

Intent - to ensure that rural development does not impact adversely on waterways and that the land is capable of on-site disposal of effluent.

<p>Performance criteria</p>	<p>Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)</p>
<p>P1 Riparian vegetation and water quality in significant watercourses is protected</p>	<p>A1 All buildings are to be setback at least 100 metres from all boundaries including formed road boundaries, a minimum of 100 metres from the high water mark of named rivers including the Bombala River, and a minimum of 100 metres from standing water features in named creeks. These setbacks may be reduced where <i>significant disadvantage</i> to the applicant is likely to occur. <i>Significant disadvantage</i> is considered to be where,</p>

	due to the setback requirement, the development potential of the land would be extinguished or a bridge would need to be constructed on the access road. The provision of standard access roads is not considered to be a <i>significant disadvantage</i>
P2 wastewater generated by rural development is treated and disposed of on-site with minimal impact to the natural environment	A2 Effluent disposal envelopes that are capable of adequately distributing or absorbing treated effluent are to be shown on development plans accompanied by a report analysing soil type, permeability and the capability of the soil to absorb effluent
	A3 Effluent disposal envelopes are to be located a minimum of 40 metres from the top of the bank of any creek or waterway

4.5.5 Buffers to primary industry and infrastructure

Intent - to ensure that existing and potential quarrying, extractive industries, energy generating facilities and public infrastructure are protected but do not cause land use conflict with adjoining rural and residential activities. To ensure the safety of residents of land that adjoins forestry operations by separating the bushfire hazard caused by plantations from rural dwellings and tourist accommodation.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 Rural dwellings and tourist accommodation are separated from quarries and extractive industries to minimise any adverse impacts on the amenity of residents due to dust, fumes, noise and odours	A1 Building envelopes for rural dwellings and tourist accommodation are to have a separation distance of 500 metres from the boundary of the property on which a quarrying or an extractive industry is operating or on which development consent has been issued for a quarry or extractive industry
P2 Quarrying and extractive industries operations are not threatened by the proximity of rural dwellings and tourist	A2 Vegetation buffers may be used to reduce the total separation distance between rural dwellings/tourist

accommodation	accommodation and quarrying or extractive industries taking into account the scale of operations, processes used, topography and climatic conditions
P3 Quarrying and extractive industries impact on the natural environment and competing primary industries to an acceptable extent	A3 Building envelopes for rural dwellings and tourist accommodation are to have a separation distance of 100 metres from the boundary of the property on which forestry activities, including carbon sequestration, are taking place or on which approval has been issued for forestry activities or carbon sequestration
P4 Rural dwellings and tourist accommodation do not depend on land within a different ownership for the provision of buffers	A4 Building envelopes for rural dwellings and tourist accommodation are to have a separation distance from infrastructure assets and renewable energy generating facilities that is determined on merit having regard to topography, climatic factors, environmental features and the scale of operations
P5 Public and private forestry activities, including carbon sequestration, are maintained whilst at the same time ensuring that rural communities and public facilities are not adversely impacted by the carrying out of these activities	A5 In determining the appropriate separation distance between building envelopes for rural dwellings/tourist accommodation and renewable energy generating facilities reference is to be made to relevant and in-force NSW Government guidelines
P6 Infrastructure assets, including renewable energy generating facilities such as wind farms, solar farms, sewerage treatment plants and waste management facilities, do not impact adversely on the amenity of dwellings due to noise, odours and appearance	
P7 Riparian vegetation and water quality in significant watercourses is protected	

4.5.6 Access to rural properties

Intent - to ensure that adequate access arrangements are provided to all new residential, tourism and non-residential development in rural areas.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
	<p>A1 Safe, practical and legal access via a Council owned or maintained road is to be available to the development site</p>
	<p>A2 Where land has frontage to a public road, each building to be erected on the land shall be setback from the nearest alignment of the road having regard to:</p> <ul style="list-style-type: none"> (a) the nature, scale and function of the building, (b) the maximization of sight distances for drivers using the road, including visibility of points of access to the road, (c) the minimization of distractions to drivers using the road, and (d) any possible need to alter the road alignment in the future.
	<p>A3 Where land:</p> <ul style="list-style-type: none"> - has a frontage to a classified road, or - relies on a classified road for its sole means of access, or - has access to a road which intersects with a classified road, where the point of access is within 90 metres of the intersection of the road and the classified road <p>Council shall consider whether:</p>

	<ul style="list-style-type: none"> (a) the development, by its nature, intensity or the volume and type of traffic likely to be generated, is likely to constitute a traffic hazard or to materially reduce the capacity and efficiency of the classified road, (b) the development is of a type, whether or not related to the characteristics of the land on which it is proposed to be carried out, that justifies a location in proximity to a classified road, (c) the location, standard and design of access points, and on-site arrangements for vehicle movement and parking, ensure that through traffic movements on the classified road are not impeded, (d) the development will not compromise future improvements or realignment to a classified road, as may be indicated to Council from time to time by the Roads and Traffic Authority, or any associated intention of the Authority to declare part of the road as a freeway, and (e) the development is for the purposes of providing services to motorists, tourists and the travelling public, and the site comprises or is part of a planned roadside service area that has been located and designed so as to minimise interference with the free flow of traffic on the classified road and to minimise traffic hazards
	<p>A4 Where an existing access road or Crown road reserve is certified by a Certified Practising Civil Engineer as fit for the purposes of emergency access and to service an existing dwelling, Council will not require the upgrading of the road within the Crown road reserve as a condition of development consent where the proposal relates to alterations or additions to that dwelling</p>

	A5 The standard of access way both externally and within property boundaries shall be trafficable by two (2) wheel drive vehicles during wet weather conditions
	A6 External and internal access ways shall have sufficient opportunities to enable Rural Fire Service and other emergency vehicles to pass one another without hindrance. Additional requirements may be imposed for access ways on bushfire prone land in accordance with the guideline <i>Planning for Bushfire Protection 2006</i>
	A7 External and internal access shall be provided as a pre-requisite of approval for any application for buildings other than Class 10 buildings under the Building Code of Australia, being non-habitable buildings and structures other than buildings
	A9 External and internal access ways shall be regularly and properly maintained

5. PARKING AND ACCESS

The provisions of this chapter are generally consistent with the *RTA Guide to Traffic Generating Developments* Version 2.2 released in October 2002. All access and car parking areas shall be designed and constructed in accordance with the Australian Standards specified in this chapter. It is recommended that copies of the relevant Australian Standards are obtained and used in conjunction with this chapter when designing and planning new developments.

5.1 Parking

Notes

The importance of parking must be kept in perspective in the site planning. There may be situations where it may not be physically possible to provide on-site parking but the potential planning benefits of the proposal are significant. For example, the adaptive re-use of an historic building may not include on-site parking as it could have an adverse impact on the structure of the building or on its curtilage.

Another example is the case of a change of use of a small shop that is part of a traditional strip shopping centre and cannot provide extra parking space. A shortage of on-site and/or off-site parking is not necessarily detrimental to the success of a proposed development as it is one of many considerations in the assessment of a development proposal.

The total parking provision for multiple purpose business developments, such as hotel and motel accommodation with restaurants and/or function centres, may be reduced if it can be demonstrated that the peak parking demand of each facility will not coincide. Factors such as the time of usage and possible future usage should be taken into account when meeting parking requirements. Parking shall be provided to satisfy the peak cumulative requirements of the development as a whole.

Council may require the applicant to enter into a voluntary planning agreement (VPA) where car parking is not provided on site in accordance with this plan. The VPA may require the applicant to provide a monetary contribution, a material public benefit, the dedication of land or a combination of these to the value of the provision of public car parking spaces needed to compensate those that will not be provided on site. This preference of Council may be superseded in the future by an adopted development contributions plan that identifies Council's funding commitments for the provision of public car parking and that specifies the financial contribution that may be levied upon new development in lieu of on-site car parking.

5.1.1 Car parking

Intent - to ensure that car parking facilities are provided for cars, delivery and service vehicles, and bicycles in a manner that contributes to the economic viability and appearance of all types of development.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 Adequate off-street car parking is provided to service new development	<p>A1 All car parking, manoeuvring areas and ancillary facilities are to be designed and constructed in accordance with the following Australian Standards:</p> <ul style="list-style-type: none"> - AS 2890.1 <i>Parking Facilities. Part 1: Off-street Car Parking,</i> - AS 2890.2 <i>Off-street Parking. Part 2: Commercial Vehicle Facilities,</i> - AS 2890.6-2009 <i>Off-street Parking for People with Disabilities.</i>
P2 The design of car parking areas is integrated with site planning and landscaping	<p>A2 Stacked parking, that is, parking rear to end within a development site, is only permitted where the parking spaces are provided for a single dwelling within multi-unit residential development and for employees within a commercial or industrial development</p>
	<p>A3 Provision must be made on-site at a convenient location for a minimum of one parking space for a courier vehicle and a parking space for a motorcycle within a commercial or industrial development</p>
	<p>A4 A minimum of one space for persons with disabilities is to be provided plus an additional space per 50 spaces or part thereof. Spaces for persons with disabilities are to be located within reasonable distance to the principal public entry of the building with access via a continuous path of travel</p>
	<p>A5 Car parking is to be provided for particular land uses in all zones as per Table 5.1</p>

Table 5.1 Car parking requirements

Land use	Parking requirements
Accommodation	
Dwelling houses	1 - 2 spaces
Secondary dwellings	No additional parking required
Dual occupancy	Minimum 2 spaces per dwelling
Residential flat buildings	1 space per unit + 1 space for every 5 x 2 bedroom unit + 1 space for every 2 x 3 bedroom unit + 1 space for every 5 units (visitor parking)
Seniors housing	<p><i>Resident funded developments</i> Self-contained dwellings: 2 spaces per 3 units + 1 space per 5 units (visitor parking) Hostels and residential care facilities: 1 space per 10 beds (visitors) + 1 space per 2 employees + 1 space per ambulance</p> <p><i>Subsidised development</i> Self-contained dwellings: 1 spaces per 10 units (residents) + 1 space per 10 units (visitor parking) Hostels and residential care facilities: 1 space per 10 beds (visitors) + 1 space per 2 employees + 1 space per ambulance</p>
Hotel or motel accommodation	1 space for each unit + 1 space per 2 employees <i>If restaurant or function centre included then add the greater of:</i> 15 spaces per 100m ² GFA of restaurant/function centre, or 1 space per 3 seats

Land use	Parking requirements
Caravan parks	In accordance with the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i>
Commercial	
Pubs and registered clubs	Surveys should be carried out of similar developments
Office premises and all other commercial development	1 space per 40m ² GFA
Shops <i>(floor areas and requirements are for leasable GFA for shops and video stores)</i>	0-10,000m ² - 6.1 spaces per 100m ² 10,000-20,000m ² - 5.6 spaces per 100m ² 20,000-30,000m ² - 4.3 spaces per 100m ² Over 30,000m ² - 4.1 spaces per 100m ² Video stores: 6.1 spaces per 100m ² Car tyre stores: Whichever is the greater of 3 spaces per 100m ² GFA or 3 spaces per work bay
Service stations	Requirements are additive: 6 spaces per work bay 5 spaces per 100m ² retail area (if restaurant then greater of 15 spaces per 100m ² GFA or 1 space per 3 seats)
Vehicles sales or hire premises/vehicle repair stations	0.75 spaces per 100m ² site area + 6 spaces per work bay
Roadside stalls	4 spaces
Markets	2.5 spaces per stall
Bulky goods premises	Surveys should be carried out of similar developments
Take-away food and drink premises	Without on-site seating: 12 spaces per 100m ² GFA With on-site seating: 12 spaces per 100m ² GFA plus the greater of: 1 space per 5 seats (internal and external), or 1 space per 2 seats (internal)

Land use	Parking requirements
	With on-site seating and drive through facilities: The greater of: 1 space per 2 seats (internal), or 1 space per 3 seats (internal and external) Plus queuing area for 5 to 12 cars
Restaurants	The greater of: 15 spaces per 100m ² GFA, or 1 space per 3 seats
Recreation	
Recreation facilities (indoor)	Squash and tennis courts: 3 spaces per court Bowling alleys: 3 spaces per alley Gymnasiums: 4.5 spaces per 100m ² GFA
Recreation facilities (outdoor)	Bowling greens: 30 spaces for first green + 15 spaces for each additional green
Infrastructure	
Freight transport facilities	Surveys should be carried out of similar developments
Transport depots	Surveys should be carried out of similar developments
Industrial	
Industries and rural industries	1.3 spaces per 100m ² GFA
Warehouses or distribution centres	1 space per 300m ² GFA
Community	
Health consulting rooms	Surveys should be carried out of similar developments
Medical centres	4 spaces per 100m ² GFA
Child care centres	1 space for every 4 children in attendance

5.1.2 Service and delivery vehicles

Intent - to ensure that provision is made on-site for the type of service vehicles requiring access to the site (garbage trucks, buses, coaches and the like) and their manoeuvring requirements.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 Adequate space is provided to accommodate service and delivery vehicles in new development	A1 Provision must be made on-site at a convenient location for the type of delivery service vehicles appropriate to the type of development, and according to the requirements of the particular land use as shown in Table 5.2
P2 The design of manoeuvring and parking areas for service and delivery vehicles is integrated with site planning and landscaping	A2 The minimum carriageway width for two-way movement of service vehicles, buses and coaches within a development site is 6 metres with adequate provision for manoeuvring at corners
P3 The layout of the service area is designed to facilitate operations relevant to the development and to thus discourage on-street loading and unloading	A3 all vehicles are to enter and leave a site in a forward direction
P4 The service area is a physically defined location which is not used for other purposes, such as the storage of goods and equipment	A4 <i>Australian Standard 2890.2 - 1989 Commercial Vehicles Facilities</i> is to be used for the design of manoeuvring of service vehicles appropriate to particular developments
P5 Where possible, the movements of service vehicles and cars are separated	A5 The dimensions of a service bay depend on the vehicle to be accommodated. Generally, the minimum width should be 3.5 metres. For courier vehicles, standard car parking space dimensions are usually satisfactory
P6 Pick up and drop off facilities for taxis are included for business developments where appropriate	A6 The heights of the loading platform in the service bay and of the service bay itself will vary with vehicle type and loading/unloading methods up to a maximum of 5.0 metres where access to the top of the load is required. Bay height should be clear of sprinkler systems, air ducts and other protuberances

<p>P7 Internal circulation roadways are adequate for the largest vehicle anticipated to use the site</p>	<p>A7 Where vehicles with hydraulic tailgate loaders might use a dock, the provision of a cavity 3.0 metres wide by 2.4 metres deep at the base of the dock allows normal dock face rear end loading in most situations. In situations where the bed heights of the trucks likely to use the dock will vary substantially, the installation of a dock leveller would aid loading and unloading</p>
<p>P8 Adequate space and facilities for the loading and unloading of goods is provided on site appropriate to the type and scale of development</p>	

Table 5.2 Service and delivery vehicle requirements

Type of development	Minimum requirements
Commercial premises	1 space per 4,000m ² GFA up to 20,000m ² GFA + 1 space per 8,000m ² GFA thereafter (50% of spaces adequate for trucks)
Large floorplate shops, e.g. department stores	1 space per 1,500m ² GFA up to 6,000m ² GFA plus 1 space per 3,000m ² thereafter (all spaces adequate for trucks)
Shops and restaurants	1 space per 800m ² GFA up to 8,000m ² GFA plus 1 space per 1,000m ² thereafter (all spaces adequate for trucks)
Industrial premises and wholesale supplies	1 space per 400m ² GFA up to 2,000m ² GFA plus 1 space per 1,000m ² thereafter (all spaces adequate for trucks)
Hotel and motel accommodation	1 space per 50 bedrooms or bedroom suites up to 200 plus 1 per 100 thereafter plus 1 space per 1,000m ² set aside for food and drink premises (50% of spaces adequate for trucks)
Residential flat buildings and multi-dwelling housing	1 space per 50 flats or units up to 200 plus 1 per 100 thereafter plus 1 per 100 thereafter plus 1 space per 1,000m ² set aside for food and drink

Type of development	Minimum requirements
	premises (50% of spaces adequate for trucks)
Other uses	1 space per 2,000m ² (50% of spaces adequate for trucks)

5.1.3 Bicycle facilities

Intent - to encourage the use of bicycles as a form of transport for convenience shopping, and to access community facilities, schools and the workplace, and to ensure the security of bicycles parked within or near a development.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
P1 Adequate off-street facilities for the secure storage of bicycles is provided in new development	A1 Bicycle storage facilities are to be designed and constructed in accordance with Australian Standard AS 2890.3 <i>Parking Facilities. Part 3: Bicycle Parking Facilities</i>
P2 Cycling as a means of transport increases within the community, leading to greater levels of health and fitness	A2 It is recommended that cyclists are able to secure the frame and two wheels of a bicycle to a fixed, secure stand, preferably with the cyclist's own lock and chain. Parking facilities should cater for all types of bicycles

5.2 Access and parking area design

5.2.1 Access driveways and internal roads

This section applies to business and industrial development. Requirements for access driveways to service residential, rural residential and rural development are included in Chapter 4 Building.

Intent - to ensure that the design of driveways and car parking areas is adequate for the proposed use and that public safety is maximized.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
<p>P1 Access driveways to new developments are located to minimise risk to public safety. Driveways with high traffic volumes are avoided in the following locations:</p> <ul style="list-style-type: none"> - on major roads, - close to intersections, - opposite other developments generating a large amount of traffic (unless separated by a median), - where there is a heavy and constant pedestrian movement along the footpath, - where right turning traffic entering the facility may obstruct through traffic, and - where traffic using the driveways interferes with or blocks the operations of bus stops, taxi ranks, loading zones or pedestrian crossings 	<p>A1 The positioning of driveways in relation to intersections, driveway types, widths and separation distances are to comply with <i>AS 2890.1 Parking Facilities. Part 1: Off-street Car Parking</i></p>
<p>P2 Access arrangements at the boundary of and within new development is adequate to cater for the types and volumes of vehicles utilising the sites</p>	<p>A2 Access driveways are designed to:</p> <ul style="list-style-type: none"> - position the entrance at the first vehicular driveway from the adjacent kerbside lane - avoid reversing movements into or out of public streets (except in the case of individual dwelling houses). Vehicles should be able to enter and leave a site in a forward direction - avoid arrangements which may result in on-street queuing - position each driveway so that it is clear of all obstructions, e.g. poles, trees, which may prevent drivers from having a clear view of pedestrians - ensure that each driveway is relatively level within 6 metres of

	<p>the site boundary or any pedestrian way (the recommended maximum grade is 5%)</p> <ul style="list-style-type: none"> - signpost each driveway with appropriate <i>entry, exit</i> and <i>keep left</i> signage
<p>P3 The type of driveway selected for a particular development has regard to the type of land use, frontage road type, the size of the parking facility, and the type of vehicles likely to enter the development</p>	<p>A3 Where coaches are expected to enter a site, an adequate coach lay-by should be incorporated at the entrance and on-site coach parking provided. A minimum of two spaces is recommended</p>
<p>P4 Splays or kerb returns for driveways are selected having regard to the type of road frontage, the volume of traffic, the nature of adjacent land uses and the volume of pedestrians crossing the driveway</p>	<p>A4 where a development is served by multiple access points, the number of access driveways is determined by the number of parking spaces effectively served by that driveway</p>
<p>P5 The potential for conflict with pedestrians is considered in the design of driveways and internal roads and parking areas. Facilities which cater for pedestrians on the street, may also be applicable within developments. These facilities include zebra crossings, pedestrian signals, shared traffic zones and low speed limit signs / traffic calming devices.</p>	<p>A5 For internal roads between the driveway and the parking area, the recommended minimum carriageway width depends on the number of parking spaces and service bays served. See Table 5.3 for indicative road widths and service bay requirements. Consideration should be given to increasing widths where high levels of heavy vehicle usage are anticipated. Parallel parking along internal roads should only be permitted in special circumstances</p>
	<p>A6 Reception offices for tourist and visitor accommodation shall be located so that entering vehicles travel at a distance of 12 metres for hotel and motel accommodation and 30 metres for caravan parks from the entrance to the point at which the vehicle is required to stop. Vehicles parked at the reception office must not block vehicular access.</p>
	<p>A7 For service stations, separate driveways for entry and exit are recommended at widths of 8 to 10 metres with only two driveways on any road frontage. Petrol pumps must not be closer than 4 metres to the boundary to a public road. Refer to</p>

	the RTA <i>Guide to Traffic Generating Developments</i> for design considerations for car wash facilities.
	A8 For vehicle sales or hire premises, separate driveways for entry and exit are recommended at widths of 8 to 10 metres with a minimum separation of 3 metres. A continuous separation between site activities and the road frontage of a minimum 3 metres is to be maintained, excluding driveways, free of advertising materials and displays. It is not desirable to have direct access to a classified road.
	A9 For roadside stalls on a classified road, separate driveways for entry and exit are recommended each of 4 metres width. A combined entry/exit of 6 metres width may be acceptable. On a local road, a combined entry/exit of 3 metres width is recommended. A continuous separation between site activities and the road frontage of a minimum 3 metres is to be maintained, excluding driveways, free of advertising materials and displays.
	A10 For liquor stores (shops) with drive through facilities, the internal roadway shall be a minimum of 2 lanes wide, each lane being a minimum 3 metres in width, with one-way circulation. An adequate holding area shall be provided so that vehicles are not forced to park on the roadway. Vehicles shall travel a minimum distance of 30 metres before reaching the serving area. Separate entry/exit driveways are recommended, each with a minimum width of 4 metres and a minimum separation of 1 metre. The minimum height clearance of the service area must be 3.6 metres.
	A11 For bulky goods premises, separate driveways should be provided for service/delivery vehicles and cars. Separate driveways for entry and exit are recommended at widths of 8 to 10 metres with a minimum of 3 metres separation.

	<p>A12 For take away food and drink premises with drive through facilities, an exclusive area for the queuing of cars to accommodate between 5 and 12 cars from the collection point and a minimum 4 cars from the ordering point should be provided. The development shall provide a high level of safety for pedestrians. Building entry/exit doors shall be clear from any obstruction by parked vehicles. For fast food outlets, the drive through capacity should be 5 to 10 car lengths with the ability to extend to 8 to 12 car lengths without interference in car park operations.</p>
	<p>A13 For industries, freight transport facilities, transport depots and warehouse and distribution centres, minimum carriageway widths for internal roads are 6.5 metres for two-way operations and 4.5 metres for one-way operations. If parking is permitted, widths are to be increased by 2.4 metres for each lane of car parking and by 3 metres for each lane of truck parking. Trucks shall travel a minimum distance of 30 metres from the road before being required to stop. A minimum height clearance of 5 metres is recommended for all areas traversed by trucks. For small industries, a two-way internal road of 4.5 metres width with no parking permitted is acceptable if visibility is adequate and 30 metre long passing bays are provided</p>
	<p>A14 All internal roads or access roadways should be designed for low speed environments. Generally vehicular speeds should be less than 30 kilometres per hour but where heavy pedestrian use is expected design speeds should be 10 kilometres per hour</p>

Table 5.3 Road widths and parking space/service bay requirements

	Number of parking spaces/service bays		
	1-24 spaces and length not exceeding 40 metres	25-50 spaces or 1-24 spaces plus service bay(s)	Over 50 spaces or over 24 spaces plus service bay(s)
Road width	3.5 metres	5.0 metres	6.0-6.5 metres

5.2.2 Parking area design

Intent - to ensure that the design of car parking areas satisfies the scale and location of a development, and the traffic arrangements in the vicinity of the site.

Performance criteria	Acceptable solutions (Council may accept other solutions where the performance criteria are satisfied)
<p>P1 Parking areas are designed to contribute to the vitality and success of business and industrial enterprises and promote the safety of motorists, cyclists and pedestrians</p>	<p>A1 Parking spaces for people with disabilities is to be provided in all car parking areas in accordance with AS 2890.6-2009 <i>Off-street Parking for People with Disabilities</i>. And the <i>Commonwealth Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards)</i>. Key requirements are:</p> <ul style="list-style-type: none"> - Angled parking spaces are to be 2.4 metres wide x 5.4 metres long - A 2.4 metre wide x 5.4 metre long shared area is to be provided on one side of accessible angle parking space - The dedicated space and shared area are to be on the same level - A bollard is to be provided in the shared area at a height of 1300mm high - Pavement markings (line marking) are to be yellow only and are to be non-slip - Parking spaces to be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a

	<p>kerb, barrier or wall</p> <ul style="list-style-type: none"> - The height clearance from the car park entrance to all accessible parking spaces is to be a minimum 2.2 metres - The headroom above each accessible parking space and adjacent shared area is to be a minimum of 2.5 metres (this may be reduced above bonnet areas to allow for structural bulk-heads, pipe work etc) - Parallel parking spaces are to be not less than 3.2 metres wide x 7.8 metres long - A shared area adjacent to the non-trafficked side of the dedicated parallel parking space is to be not less than 1.6 metres wide by 7.8 metres long - Kerb ramps are to be provided where required and with a specified profile - All accessible parking spaces to be identified by a white symbol of access in accordance with AS 1428.1-2009 between 800 mm and 1000 mm high placed on a blue rectangle with no side more than 1200 mm in the centre of the space between 500 mm and 600 mm from its entry point <p>In all other cases, parking spaces are to be dimensioned according to Table 5.4</p>
<p>P2 Parking areas have high amenity and enhance heritage values through the provision of landscaping, the use of compatible materials and by positioning within the site</p>	<p>A2 Aisle widths in parking areas are to be dimensioned according to whether the flow of traffic is one-way or two-way, whether parking spaces are angled or at 90 degrees to traffic flows, and whether parallel parking is permitted. Refer to AS 2890.1 <i>Parking Facilities. Part 1: Off-street Car Parking</i> for appropriate aisle widths and further details about the design of car parking areas</p>
<p>P3 Access for people with a disabilities is provided in an equitable and cost-effective manner to achieve ready access to buildings, and facilities and services within buildings</p>	<p>A3 Sealed parking areas and access paths are to be provided within business and industrial developments and are to be sign-posted and line-marked. Alternatives pavement types are preferred on sites that are occupied by a heritage item listed in Schedule 5 of <i>Bombala LEP 2012</i> so that heritage values are not</p>

	diminished. Alternatives such as segmented pavers, stamped and/or coloured concrete or turf pavers may be better suited to the fabric and setting of the heritage item than plain concrete or bitumen. In some circumstances gravel or aggregate may be appropriate
P4 Open car parking areas servicing business and industrial developments are landscaped using native plant species that require minimal watering and less maintenance. Landscaping contributes to the established streetscape, facilitates the movement of pedestrians within car parks and screens large areas of hard-stand	A4 Stormwater captured in downpipes from roof gutters is to be connected to Council's stormwater drainage system and not drain onto landscaped areas. Drainage control of sealed areas must comply with Australian Standard <i>AS 3500 Plumbing and Drainage</i> , incorporate pollutant removal measures and discharge directly to Council's drainage system where provided
P5 Car parking areas and access ways are designed, surfaced and sloped to facilitate infiltration of stormwater on-site. Water harvesting with subsurface drainage is applied for trees and shrubs planted in car parks	

Table 5.4 Parking space dimensions

Nature of parking space	Width of parking space	Length of parking space
Enclosed	3.2 metres	6.0 metres
Unenclosed	2.5 metres	5.5 metres
Partially restricted (e.g. by the presence of a wall along one side)	3.0 metres	5.35 metres

Appendix A – Flood Prone Land Maps

FIGURE 14

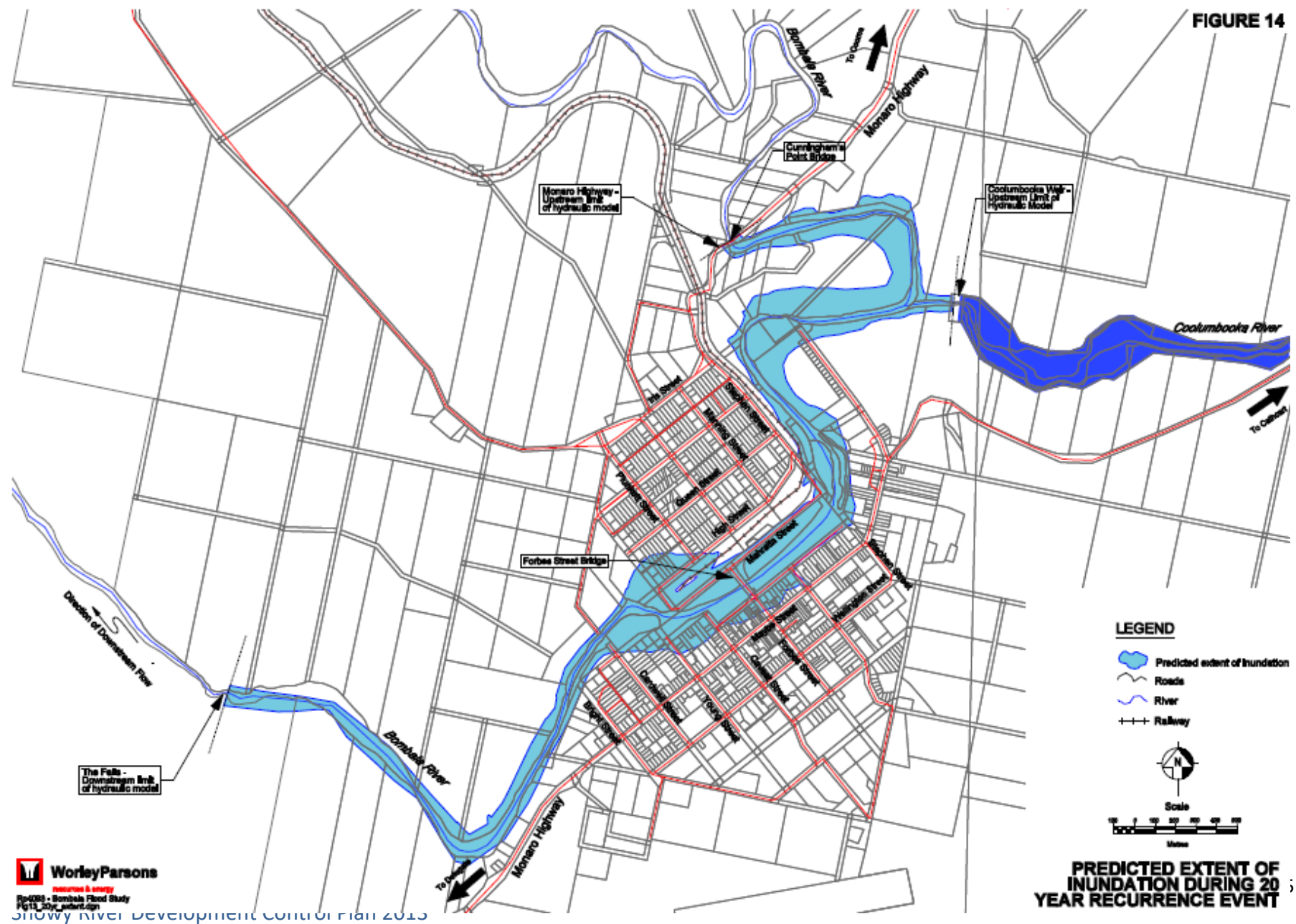


FIGURE 15

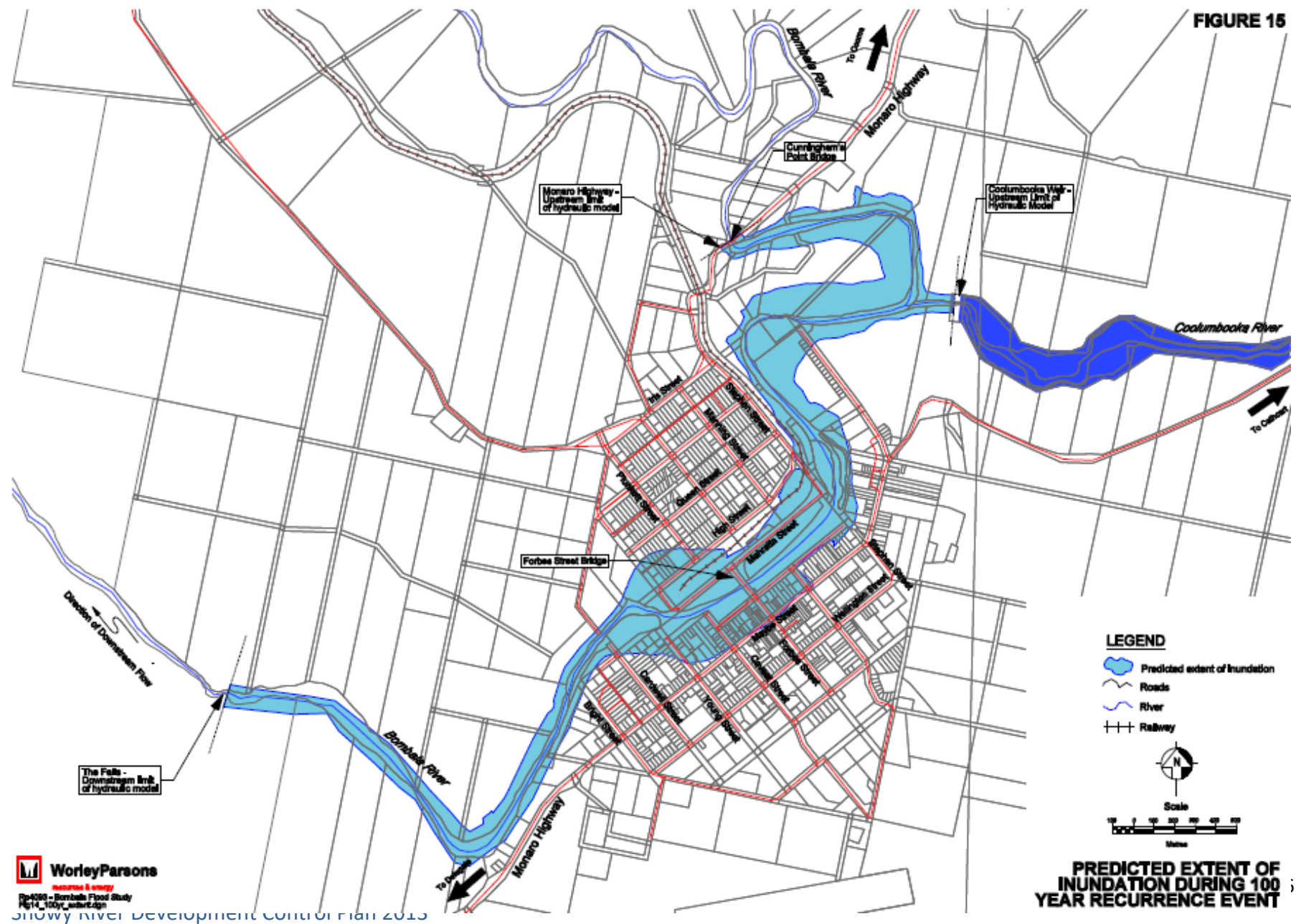
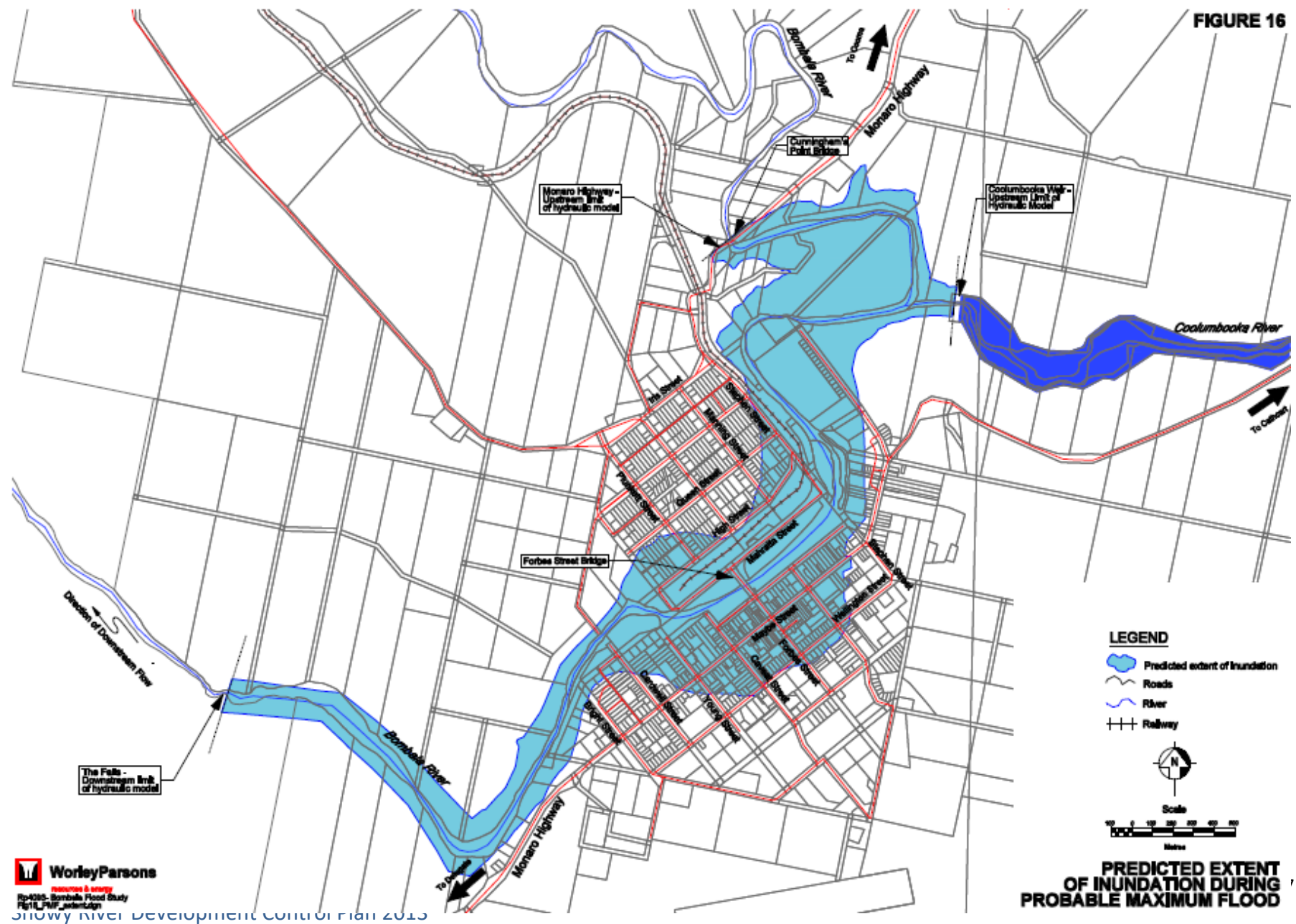


FIGURE 16



PREDICTED EXTENT OF INUNDATION DURING PROBABLE MAXIMUM FLOOD