

Chapter A – Introduction

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A1 Introduction

Name of this Plan and Commencement

This plan is called the Snowy River Development Control Plan 2013 (DCP 2013). The DCP has been prepared under Section 74C of the Environmental Planning and Assessment Act 1979 and Regulation 2000.

This plan was adopted by Council on 17 October 2019 and came into effect on 11 November 2019.

Purpose of this DCP

The purpose of DCP 2013 is a source of information covering the technical, legislative and administrative aspects of development within the Snowy River Shire. It provides detailed provisions to guide development so that it achieves the aims and objectives of the Snowy River Local Environmental Plan 2013. The DCP includes detailed objectives and controls for ensuring well designed, quality land use and development within the Snowy River Shire.

Land to which this DCP applies

This plan applies to all land to which the Snowy River Local Environmental Plan 2013 applies excluding the site specific Development Control Plan T2 Tyrolean Village Stage 3.

Who is the consent authority

Unless otherwise stated, the consent authority for development under Snowy River DCP 2013 is the Snowy River Shire Council.

Relationship with other plans

This DCP should be read in conjunction with the provisions of the Environmental Planning & Assessment Act and the Snowy River LEP 2013. If there is any inconsistency between this DCP and the LEP, the LEP prevails. This DCP repeals all previous DCPs applying in the Snowy River Shire excluding the site specific Development Control Plan T2 Tyrolean Village Stage 3.

Interpretation

Terms in this DCP generally have the meaning ascribed to them in the Dictionary of the Snowy River LEP 2013 or the Act. A reference in this DCP to any Australian Standard or legislation includes a reference to any amendment or replacement as made.

Each development application will be assessed having regard to the Snowy River LEP 2013, this DCP, the DA assessment matters listed in Section 79C of the Act and any other policies adopted by the consent authority.

How to use this DCP

The structure and format of this DCP follows a hierarchy of information from the general to the specific. This DCP 2013 is divided into six (6) parts (A-F) as set out below.

Part A Introduction

This Part sets out the format and legal framework for the DCP and includes information requirements for development applications and the details of Councils public notification requirements.

Part B Rural Localities, Towns and Villages

This Part provides background information for the rural localities and the towns and villages of Jindabyne, Adaminaby, Berridale and Dalgety.

Part C General Controls

This Part will apply to all DAs and should be read first to determine how these provisions apply. This Part covers subdivision, design (views and landscape, crime prevention through design) car parking, traffic and access, heritage, tree preservation and landscaping, signage and advertising, natural hazard management, environmental management, energy and water efficiency, water supply and effluent disposal and waste management and recycling.

A development application will need to reference and address the relevant provisions for the type of development proposed.

Part D Residential Development

This Part applies to development of forms of residential accommodation throughout the Shire.

Part E Non Residential Development

The Part provides objectives and controls for a range of developments including tourist accommodation, agriculture and rural industry, commercial and retail development (footpath dining and trading), industrial development, recreation facilities and educational establishments.

Part F Controls for Specific Sites and Localities

This Part includes detailed controls for specific sites and localities including the Jindabyne Town Centre and the Berridale and Adaminaby Village Centres, Dalgety Village and rural residential estates around Jindabyne and Berridale.

Contents of DCP Chapters

Each Chapter in this DCP is arranged in several sections, with each section containing:

Objectives which state what Council is seeking to achieve; and

Controls that include detailed provisions and development controls, and are ways of achieving the stated objectives.

No single provision or development control is more important than another. Council may approve a development application that does not meet all of the provisions and development controls where it can be demonstrated that due to specific site conditions, or where the relevant objectives have been satisfied, variation to the requirements will yield a better or comparable planning solution for the site. Written justification is required for any proposed variation to the controls in the Snowy River DCP.

Which DCP Chapter applies to my development?

The table (below) identifies, in relation to most common types of development and land uses, the relevant Chapters of the DCP that would apply to an application for a particular type of development. Applicants are advised to consult with Council prior to preparing a development application.

Summary Matrix Table

Key Land Use Types ¹	Snowy River DCP 2013										
	Part A Introduction	Part B Rural Localities, Townships & Villages	Part C General Planning Considerations	Part D Residential	Part E Non Residential						Part F Specific Sites & Localities
					E1	E2	E3	E4	E5	E6	
AGRICULTURE	✓	✓	✓			✓					?
Animal boarding or training establishments	✓	✓	✓								?
Farm buildings	✓	✓	✓			✓					?
RESIDENTIAL ACCOMMODATION	✓	✓	✓	✓							?
Home based child care	✓	✓	✓								?
Home business	✓	✓	✓								?
Home occupations	✓	✓	✓								?
TOURIST & VISITOR ACCOMMODATION	✓	✓	✓		✓						?

¹**Important** - refer to Snowy River LEP 2013 to see if a particular land use is permissible in the particular land use zone.

Key Land Use Types ¹	Snowy River DCP 2013										
	Part A Introduction	Part B Rural Localities, Towns & Villages	Part C General Planning Considerations	Part D Residential	Part E Non Residential						Part F Specific Sites & Localities
					E1	E2	E3	E4	E5	E6	
Camping grounds	✓	✓	✓		✓						?
Caravan parks	✓	✓	✓		✓						?
Eco-tourist facilities	✓	✓	✓		✓						?
BUSINESS PREMISES	✓	✓	✓				✓				?
OFFICE PREMISES	✓	✓	✓				✓				?
RETAIL PREMISES	✓	✓	✓				✓				?
RURAL INDUSTRIES	✓	✓	✓			✓					?
INDUSTRIES	✓	✓	✓					✓			?
Vehicle body repair workshops and stations	✓	✓	✓					✓			?
HEAVY INDUSTRIAL STORAGE ESTABLISHMENTS	✓	✓	✓					✓			?
STORAGE PREMISES	✓	✓	✓					✓			?

Key Land Use Types ¹	Snowy River DCP 2013										
	Part A Introduction	Part B Rural Localities, Towns & Villages	Part C General Planning Considerations	Part D Residential	Part E Non Residential						Part F Specific Sites & Localities
					E1	E2	E3	E4	E5	E6	
Depots	✓	✓	✓					✓			?
EDUCATIONAL ESTABLISHMENTS	✓	✓	✓							✓	?
SIGNAGE	✓	✓	✓								?
Other land use terms relating to recreation (eg. Recreation facilities)	✓	✓	✓						✓		?

Key:

✓? control or part of Chapter applies to proposed development;

? controls may apply if development in specific site or locality

A2 Development Application Requirements

1. Background

A Development Application (DA) is an application to Council to carry out various types of development. Development is defined in the Environmental Planning & Assessment Act, 1979 to include:

*the use of land, and
the subdivision of land, and
the erection of a building, and
the carrying out of a work, and
the demolition of a building or work, and
any other act, matter or thing referred to in section 26 that is controlled by an environmental planning instrument,*

but does not include any development of a class or description prescribed by the regulations for the purposes of this definition.

Different types of development include (but are not limited to):

- erecting a new building or structure (including outbuildings, swimming pools, retaining walls);
- altering or adding to an existing building or structure;
- demolishing a building or structure;
- subdividing land or a building;
- carry out earthworks, excavation or filling;
- changing the use of land or a building; or
- displaying or erecting an advertising sign.

2. Preparing a Development Application

The following provides an outline to the steps involved in preparing a development application.

- Step 1** Check the zoning of the land under the Snowy River LEP 2013 to determine whether the proposed development is allowed in the zone.
- Step 2** Check the exempt and complying provisions in the Snowy River LEP 2013 and State Environmental Planning Policy (Exempt and Complying Development Codes).

- Step 3** Determine which clauses of the Snowy River LEP 2013 apply to the site and/or type of development.
- Step 4** Determine which Chapters of this DCP applies to the site and/or type of development. Carefully work through the general (Part A and Part C) and specific (Parts B, D, E, F) objectives and controls that are relevant to the proposed development.
- Step 5** Meet with Council staff to discuss proposal and identify any likely issues of concern.

Development Application Form: with relevant supporting survey, drawings or plans and a written statement will need to be lodged with Council. To assist in preparing and lodging a DA, Council has prepared a Development Application Guide and a range of information checklists which are available on Council's website and in hard copy. The Development Application Guide and checklists are also useful references to ensure that relevant matters are addressed in the development proposal.

Development applications are assessed on their merits under s79C of the Environmental Planning & Assessment Act, 1979 which, among other things, requires consideration of environmental planning instruments (including the Snowy River LEP 2013) and development control plans (Snowy River DCP 2013).

Seeking relevant information is an important first step in preparing a DA. Council offers a pre-lodgement meeting to identify key issues at an early stage, this is encouraged for large or complex proposals. In addition a town planner is available to answer enquiries during business hours.

All DAs are expected to comply with the Building Code of Australia (BCA) and relevant Australian Standards (AS).

This Chapter of the DCP identifies the required information for particular types of development, additional information may also be identified in individual Chapters.

3. Site Analysis

The key design step prior to preparing a plan is undertaking a site analysis. This is principally expressed in a sketch drawing (site analysis plan) of the subject site and surrounding which accurately identifies and explains:

- key features of the site; and
- how the proposed development relates to those features and immediate surroundings.

The site analysis allows for constraints and opportunities that relate to the site and adjoining land to be recognised, and may include both natural and built environmental features on or around the site. A complete site analysis may include a plan (or series of plans), photos, elevations, perspectives and supporting texts.

A site analysis must be submitted for all development applications that involve external building work, except minor additions and outbuildings and must identify the following:

- scale and north point;
- site dimensions and site area;
- spot levels and contours;
- easements for drainage, services and rights of carriageway burdening or benefiting the subject property;
- location of existing vegetation on the site including species, height, spread of established trees and spot levels at their base;
- natural features such as rock outcrops, ledges or watercourse;
- major trees on adjacent properties and any area of overhang;
- surrounding land;
- location and height of buildings and other structures on the site and all other hard surfaces including paving and driveways;
- calculation of built-upon areas;
- heritage items and conservation areas on the site and in the vicinity;
- views to and from the site;
- visual character features including lot sizes, fencing, kerbs, setbacks, spatial separation, access arrangements, street tree planting, native vegetation and private gardens as well as the architecture of individual residences and buildings;
- fences and boundaries;
- street frontage features such as street trees;
- existing means of stormwater drainage and any existing stormwater detention systems;
- built form and character of adjacent and nearby development (streetscape);
- location, height and use of neighbouring buildings or structures;
- adjacent areas of private open space and any windows or doors facing the subject site;
- any difference in levels between adjacent properties boundaries;
- location and spot levels of street frontage features such as road pavement, gutter, footpath and trees;
- views and solar access enjoyed by adjacent residents;
- pedestrian and vehicular access to/from the site; and
- overshadowing of the site by neighbouring structures and/or vegetation.

Additional information may be required for certain types of development:

- soil type;
- rare or threatened species of flora or fauna;
- significant noise sources on or around the site, such as noisy roads;
- prevailing winds;
- identification of any contaminated soils on the site; and
- level of bushfire risk (refer Chapter C7 Natural Hazard Management).

A written statement is to be provided which demonstrates how the design of the development responds to the features identified in the site analysis.

4. Site Planning and Layout

The submission of a Statement of Environmental Effects and a detailed site development plan is to demonstrate how the proposed development meets the objectives and provisions of the Environmental Planning & Assessment Act, Snowy River LEP 2013 and this DCP.

The site layout and planning is to integrate the proposed development with the surrounding environment through careful consideration of the features of the site and its surrounds including:

- maintaining visual and scenic attributes viewed to and from the site;
- protecting view corridors and visually prominent sites;
- designing buildings to face the street and open space areas;
- ensuring the features identified in the site analysis are considered in the building, streetscape and landscape design;
- ensuring adequate pedestrian, cycle and vehicle links to the street and any open space networks;
- bushfire asset protection zones;
- maintaining streetscape and amenity;
- ensuring solar access to living areas;
- designing open space areas to contribute to the character of the development, which are cost-effective to maintain and where possible contribute to stormwater management; and
- reducing noise levels by minimising noise entry.

The proposed location of buildings on the site should:

- ensure the amenity of neighbouring properties is maintained or enhanced;
- facilitate solar access;
- protect significant vegetation and allow for the provision of landscaping and provide area for additional tree plantings to grow to maturity;
- ensure that the location of an Asset Protection Zone (APZ) is within the developable land area and does not require the clearing of land into adjoining properties or into land zoned E2 Environmental Conservation or E3 Environmental Management.
- facilitate efficient use of the site; and
- minimise bushfire hazard by preserving a 'fuel free' zone (where development is adjacent to high bushfire hazard areas).

This may be achieved by:

- carefully integrating development into the existing streetscape through the site analysis process
- choosing external colours and finishes that are sensitive to the site and locality
- retaining significant landscape and vegetation elements
- considering views to the sites as well as those from the site

5. What information is required?

5.1. Development Application (Subdivision)

The depth and scope of the information required to be submitted with a subdivision application will depend on the scale of the development and its likely impact.

Minor Subdivisions, which generally comprise five (5) allotments or less; and

- No road opening;
- Boundary adjustments (which don't fall within exempt development);
- Strata subdivision of existing buildings; or
- Three (3) agricultural allotments or less.

Major Subdivisions, which generally comprise six (6) or more allotments creates: and

- Road opening required;
- Community Title subdivisions;
- Staged subdivisions;
- Subdivisions with objections under cl.4.6 (Exceptions to development standards) of Snowy River LEP 2013;
- Residential subdivisions under cl.4.1C (Exceptions to minimum lot sizes for certain residential development); or
- Four (4) agricultural allotments or more.

All applications for subdivisions (both minor subdivisions and major subdivisions) must include:

- Fully completed Subdivision Application Form.
- Statement of Environmental Effects addressing the heads of consideration as outlined in Section 79c of the Environmental Planning & Assessment Act.
- A contour plan of the land (drawn to a suitable metric scale) indicating the location and dimensions of proposed subdivision boundaries:
 - Minor subdivisions: It is not necessary that a registered surveyor draw this plan for minor subdivisions, provided the plan is drawn accurately to scale and is clearly legible. The plan should include details of any existing buildings or significant features on the land.
 - Major subdivisions: The contour plan is required to be drawn by a registered surveyor and should include details of any existing buildings or significant features on the land.
- Details on the size, frontage and depth of each of the proposed allotments in the subdivision.
- A statement of the intended use of each of the proposed allotments.
- Details of the proposed means of obtaining access to the land and to each of the proposed lots. In some cases, it shall be necessary to submit documentary evidence confirming the availability of concurrent practical and legal access to the land.
- Details of the proposed means of providing services (e.g. water, drainage, sewerage, telephone, power etc.) to the subdivision. In some cases it may be necessary to include preliminary designs of the proposed water and sewerage reticulation for the subdivision. Detailed engineering plans are generally not required until lodgment of an application for a construction certificate.

- For subdivision of land not connected to town sewer it may be necessary to submit documentary evidence indicating the suitability of the land and the proposed means of effluent disposal for future development of the lots.
- The location of existing easements on the land.
- The approximate location of any existing and proposed buildings, including dwellings on the land.
- Details on the location of trees, streams or lakes on or adjacent to the land.
- If an Assessment of Significance' (AOS) has found that there would be a significant impact on threatened species, habitats or endangered ecological communities, a Species Impact Statement for subdivision of all land in rural, environment protection and large lot residential zones (refer Section 4.12 of the Environmental Planning & Assessment Act) should be provided.
- Details on matters that may deem the application to be "Integrated Development" (refer Environmental Planning & Assessment Act).
- Details on proposed methods of bushfire mitigation (if bush fire affected) including Asset Protection Zones (APZs) and any potential impact on areas significant for biodiversity (as identified in LEP 2013 Biodiversity Mapping).
- Where site is physically degraded land (for example land affected by gully erosion or salinity), the development application is to be accompanied by an investigation and report by a suitably qualified professional, that documents the rehabilitation actions and ongoing future management of the site to address such degradation.
- Where development is proposed on any land subject to significant infestation of noxious weeds or pest animals, the development application is to be accompanied by an investigation and report by a suitably qualified professional that documents the actions to reduce and/or remove such infestations and ongoing future management to address reinfestation.

Applications for subdivisions identified as **major subdivisions** (refer above) must include:

- Environmental Impact Statement (if designated development) prepared in consultation with the Director of the Department of Planning.
- A Social Impact Study is required for all commercial and residential subdivisions comprising twenty (20) or more allotments.
- Plans addressing the following matters: landscaping (both individual lots and whole site), soil and water management, erosion and sediment control, staging of the works and environmental protection plan.
- A community management statement (community title subdivision).

A **subdivision certificate** application to Council must be accompanied with the following:

- completed application form with owners consent;
- relevant application fees;
- relevant inspection fees;
- original linen plan of subdivision as prepared by a registered surveyor;
- five (5) full size copies of the linen plan of subdivision;
- two (2) copies of the Section 88B instrument as prepared by either a surveyor or solicitor;
- section 64 & 94 contributions payable; and
- compliance certificates for any construction works.

5.2. Development Application (Other Than Subdivision)

The depth and scope of the information required to be submitted with a development application will depend on the scale of the development and its likely impact. A development application submission will require the following information as a minimum to show what is being proposed and its impact (if any) on the natural environment, adjoining sites and surrounding neighbourhood:

- completed development application form;
- statement of environmental effects;
- context and site analysis (refer above);
- architectural drawings (elevations, plans and sections);
- details of proposed signage;
- survey plans;
- shadow diagrams, including elevations showing shadow impacts on any walls (and windows) of adjoining development and areas of open space must be submitted with the development application for all new buildings of two or more storeys; and
- waste management plan.

Depending on the type and scale of the proposed development, the following information may also be required:

- heritage impact statement and/or conservation management plan (refer Chapter C4 Heritage);
- landscape plans and planting schedule;
- landscape management plan (for development in the Scenic Protection Areas) of an appropriate scale clearly showing the potential of any buildings to intrude into the landscape sufficient to enable it to properly assess the visual impact of the proposal;
- drainage and stormwater management plans;
- transport and/or parking studies;
- acoustic/noise report;
- contamination and remediation report; and
- community management statement (refer Chapter E1 Tourist Development).

Industrial Development: in addition to the minimum requirements as outlined above and in the development application form, the following information must also be submitted with a development application for industrial development:

- proposed boundary fencing and security lighting;
- proposed waste disposal methods;
- proposed signage to be erected;
- methods of stormwater disposal;
- location and extent of storage areas; and
- details of external colours and finishes.

5.3. Development Application (Tree Works)

Any development application for consent to carry out tree works (refer Chapter C5 Tree Preservation and Landscaping) must contain, as a minimum, the following information:

- written consent of the owner of the land where the tree is growing;
- details of the reasons for the proposed tree works;
- description of the existing tree/s, including:
 - site plan showing the location of the tree/s to be removed or pruned, drainage and sewer pipes and mains, all buildings, paved areas and overhead power lines
 - species type (common name and botanical name if known)
 - approximate height, canopy spread and trunk diameter at one (1) metre above ground level of individual trees (or group of trees). Trees to be inspected should be identified on site with tape, spray paint or non-permanent marker.
- description of existing trees on adjoining land (information details as required above):
 - within three (3) metres of the site boundaries (including street and park trees)
 - where the canopy of a tree overhangs the site boundary.
- any proposed landscape treatments, identifying:
 - trees to be retained and protected;
 - methods of retention and/or protection during any works;
 - proposed new plantings (species, mature heights and canopy spreads);
 - altered soil levels, including cut and fill details;
 - site drainage, including siltation and erosion controls to be implemented where necessary; and
 - proposed horticultural details, including growing mediums, mulching and irrigation.
- an Arborist's Report may be required to be submitted with an application;
- details of replacement trees are to be provided with a development application. If a tree is to be removed, Council will require a suitable tree to be replanted in its place.

Note: tree works on a site which is identified as a heritage item or within a heritage conservation area must be in accordance with Clause 5.9(7) and 5.10(2) of the Snowy River LEP 2013 (also refer Chapter C4 Heritage).

5.4. Information Requirements for Landscaping

The following landscaping information is required to be submitted with a development application:

Category 1: includes small-scale proposals such as dwelling houses, dual occupancies and semi-detached dwellings (excluding relocatable dwellings) in urban or rural-residential areas and additions to dwellings. Minor commercial and industrial development with a floor space not exceeding 100m² is also included in this category.

- landscaping details including existing vegetation, trees to be removed, proposed methods of revegetation, location of existing site features are to be included in the Site Analysis Plan (refer above).

Category 2: includes proposals that are significant in their cumulative impact rather than individual sites. This category includes all types of residential accommodation (other than those in Category 1 above), residential subdivisions, rural residential subdivisions, industrial and commercial developments.

- written submission from a landscape designer that outlines:
 - objectives of the landscaping;
 - how existing vegetation and site features are to be retained;
 - impact of landscaping on adjoining properties;
 - types of soil on-site;
 - proposed water supply to service landscaped areas; and
 - proposed maintenance arrangements for the landscaping.
- detailed Landscape Plan drawn to scale that shows:
 - name (botanical and common) of all species of trees, shrubs and grasses proposed to be planted;
 - number, location and average height of each tree and shrub;
 - extent and location of grassed areas;
 - location and construction of artificial site features such as pools, retaining walls, garbage enclosures and terraces;
 - position of site boundaries, buildings, driveways, walkways, parking and turning areas; and
 - schedule of planting and treatment of landscaped areas.

Written details of the landscape design are to ensure species chosen are: frost hardy, suitable for the particular location, commercially available, and include plants that are indigenous to the region.

Category 3: includes proposals that are highly visible or are of such value that they require high quality landscape design and construction. These developments are likely to have a major impact on the visual environment. All types of development may fall into this category including dwelling houses in rural areas.

- written submission from a landscape designer that outlines:
 - objectives of the landscaping;
 - location and mature height of existing and proposed trees and shrubs;
 - how existing vegetation and site features are to be retained;
 - how landscaping will provide a setting to soften the starkness of buildings when viewed from a distance;
 - where perimeter planting will be carried out to screen the development;
 - proposed water supply to service landscaped areas; and
 - proposed maintenance arrangements for landscaping.
- detailed Landscape Plan drawn to scale that shows:
 - name (botanical and common) of all species of trees, shrubs and grasses proposed to be planted;
 - number, location and average height of each tree and shrub;
 - position of landscaping to site boundaries;
 - schedule of planting and treatment of landscaped areas.

Written details of the landscape design are to ensure species chosen are: frost hardy, suitable for the particular location, commercially available, and include plants that are indigenous to the region.

Category 4: includes proposals that are located in environmentally sensitive areas (as identified in the Snowy River LEP 2013), pose ecological or environmental impact and require specific skills in landscape design and construction. This category includes extractive industries (eg quarries), large industrial developments and development likely to have an impact on the ecological environment or rivers, streams, wildlife habitat or lake foreshores.

- detailed Landscape Management Plan prepared by a qualified landscape architect that outlines:
 - objectives of the landscaping;
 - details of proposed landscaping work;
 - information on how the plan will address site specific matters (eg staged revegetation);
 - details of the retention and improvement of soil and water quality;
 - details of retention and integration of remnant vegetation;
 - maintenance of existing vegetation; and
 - site rehabilitation and revegetation.

5.5. Other Information Requirements

Flood Prone Land

The detailed information requirements for development applications on flood prone land are contained in Chapter C7 Natural Hazard Management.

Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan is a plan showing how to minimise erosion and trap sediment occurring as a result of development or building activity. The complexity of the sediment and erosion control plan will vary on the nature and scale of development and the amount of ground disturbance.

Weed Management

Where development is to be located on a property with a current weed notice or history of weed notices, a weed management plan is to accompany the development application. The weed management plan must identify: weeds to be controlled and in what area they are to be controlled; and timeframe and method of control to be employed.

Flora and Fauna Report

Where the proposed development requires the removal of native vegetation or the disturbance of habitats to native bird and animals then a Flora and Fauna report will be required to be carried out by a suitably qualified person.

Crown Roads

An applicant wishing to construct a Crown public road is required to obtain Council's concurrence to the ownership of the road being transferred to Council. Where the applicant cannot obtain the concurrence of Council to the transfer of ownership, the application for road construction will not be accepted.

Access by undedicated roads (including undedicated Crown reserve roads, Forestry roads and Livestock Health and Pest Authority reserves) requires the consent of the public authority (e.g. Roads and Maritime Services) and will only be permitted in similar circumstances to those for rights of carriageway and subject to the same conditions applicable to rights of carriageway.

Waste Management Plan

A waste management plan details the type and estimated volume of waste to be generated during demolition and construction and respective recycling, reuse and disposal methods. The plan also identifies the type, size and number of bins and space for storage of bins and bulky waste (refer Chapter C10 Waste and Recycling). Information and forms for waste management plans are available from Council's planning department.

A3 Public 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.