

Chapter B – Rural Localities, Towns & Villages

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B1 Rural Locality Statements

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1. Rural Locality Statements

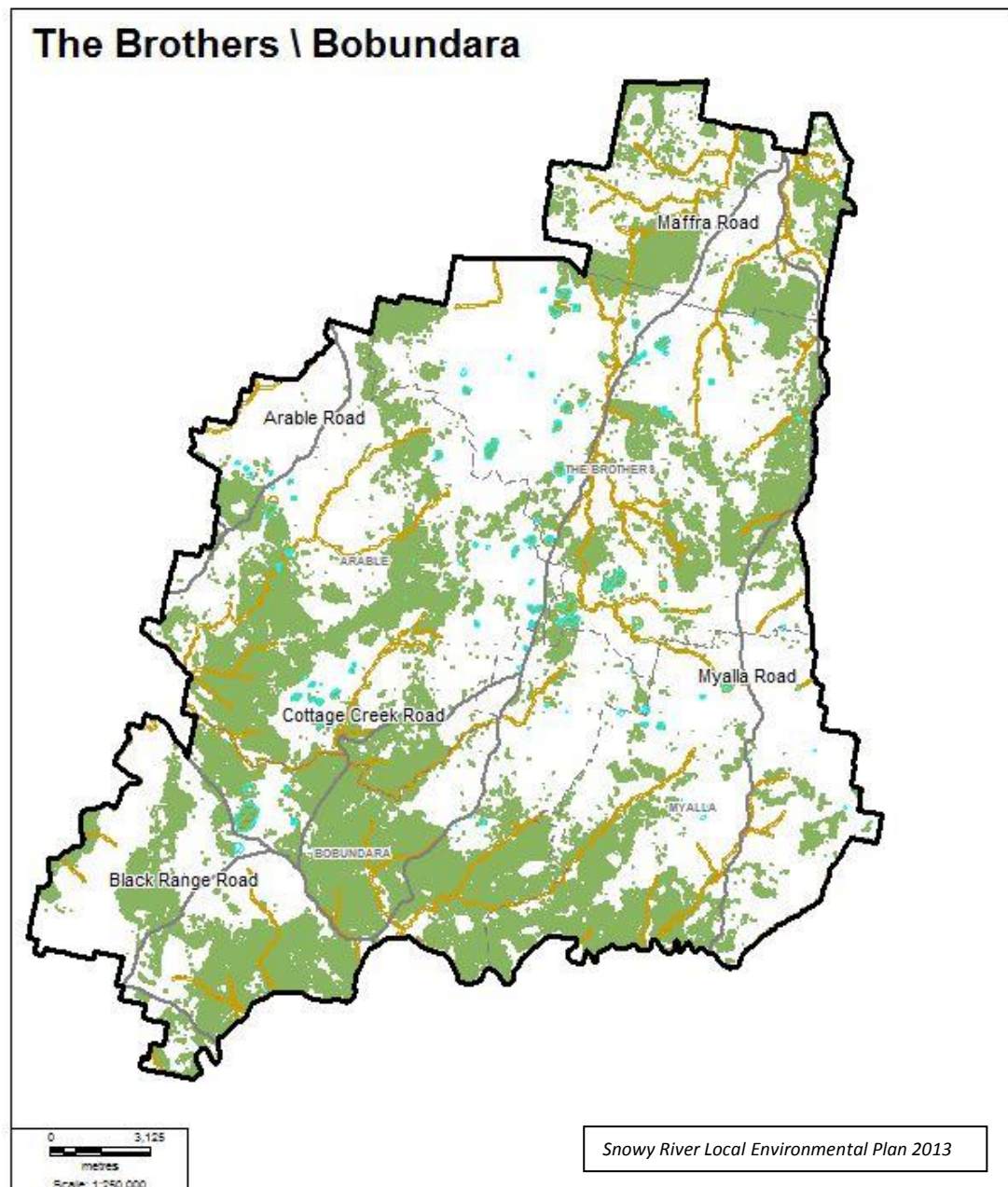
The Locality boundaries were established using Parish, County, bushfire brigade, Landcare group and Geographic Names Board boundaries. These localities acknowledge that settlement patterns, natural topography and water catchments and so on differ across the Shire. For example, the median size of farms and the type of vegetation is vastly different from one part of the Shire to another. The localities are therefore social and physical in their nature.

This Chapter documents the rationale behind the forming of the locality boundaries including comments on landscape, topography, vegetation, catchment, geology, architectural characteristics (including property size) and settlement patterns, and the Shire's specific planning response to each locality.

Development proposals will be assessed against the provisions of the Snowy River LEP 2013, locality planning response and other provisions provided in this DCP.


1.1. Brothers – Bobundara

Locality Map for Brothers – Bobundara



Terrestrial Biodiversity, Riparian Land and Watercourses, Wetlands

Legend

 Wetlands	 Riparian Land and Watercourses	 Terrestrial Biodiversity
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Rational for Brothers – Bobundara

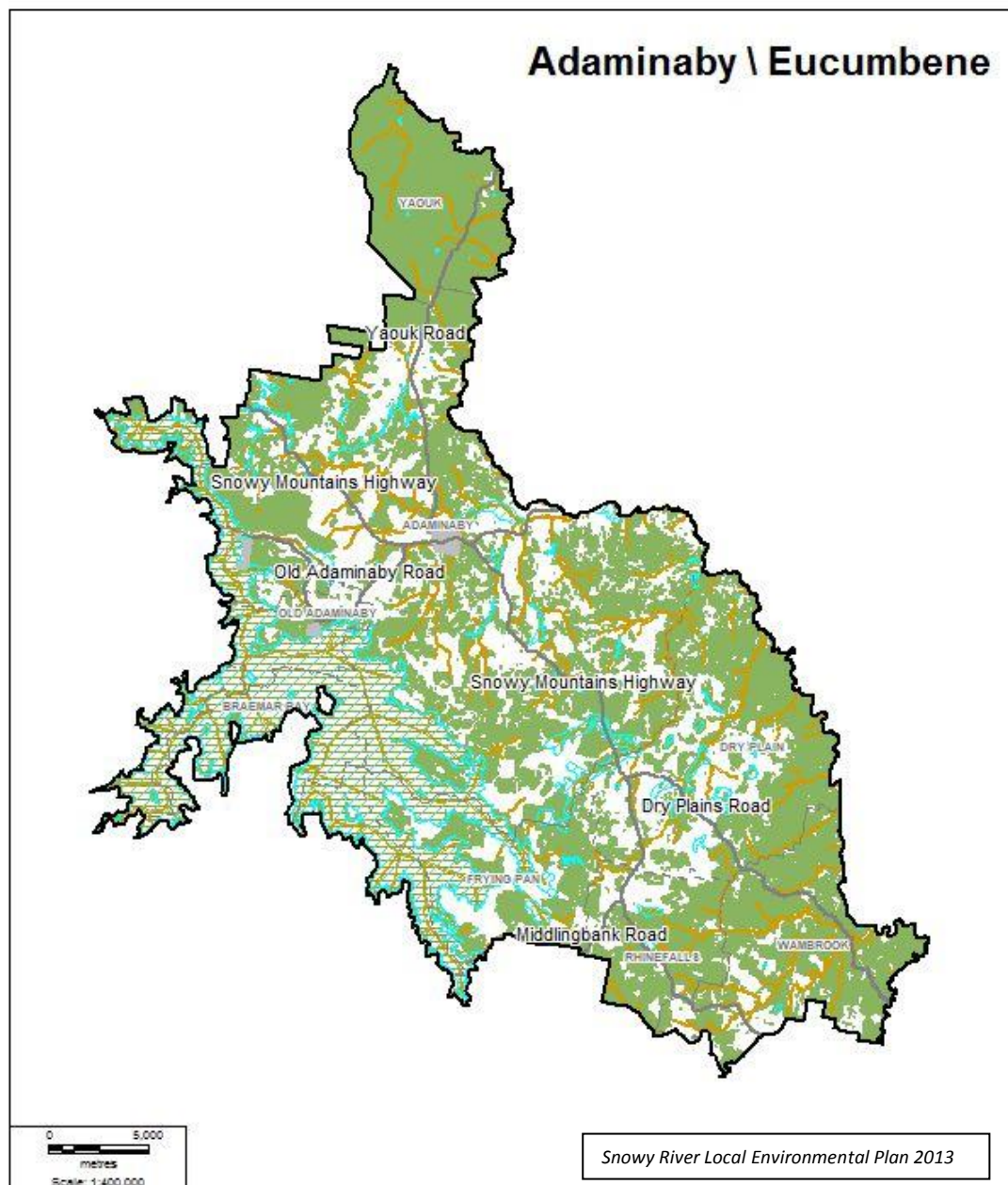
Characteristics	Comments
Landscape	Flat to rolling topography.
Vegetation	Naturally treeless plains dominated by dry tussock grasslands with some remnants of savanna woodland on hilltops.
Geology	Tertiary basalt with granites in the east of the area. Sediments are also present.
Land Use	Predominantly agriculture.
Resources	N/A
Significant flora, fauna, archaeological or heritage values	The biodiversity mapping layer model shows that the Ecological Endangered Communities (EECs) found with the Brothers Bobundra Locality include Snowgum Grassy Woodland, Natural Temperate Grassland and Upland Wetlands. These vegetation communities also provide habitat to rare and threatened fauna such as the Striped Legless Lizard (<i>Delmar impar</i>), Grassland Earless Dragon (<i>Tympanocryptis pinguicolla</i>), Little Whip Snake (<i>Suta flagellum</i>), Gang-gang cockatoo (<i>Callocephalon fimbriatum</i>),
Settlement pattern	Mostly medium to large farms. Most holdings in the 100-200 ha range. Majority are larger than 100 ha. Large farms (holdings greater than 800 ha) exist in this locality.

Key Planning Response for the Locality

- (a) Maintain and support the medium to larger sized farms.
- (b) Facilitate part time grazing or alternative rural enterprises by recognising that lot size can be variable.
- (c) Enable farm adjustment where possible.
- (d) Median holding size for the locality is 141 ha and average holding size is 379 ha. Minimum lot size for subdivision will not result in any greater fragmentation of the rural land.
- (e) Minimum lot size for dwelling consent (refer Snowy River LEP 2013) is based on the Department of Primary Industry's 'farm size' calculator.
- (f) Low pressure for residential development.
- (g) Locality has less attraction for tourist development compared to the localities with lakes and mountains.

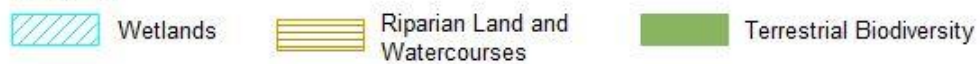
1.2. Adaminaby – Eucumbene

Locality Map for Adaminaby – Eucumbene



Terrestrial Biodiversity, Riparian Land and Watercourses, Wetlands

Legend



Rational for Aaminaby – Eucumbene

Characteristics	Comments
Landscape	The topography of the region is mostly rolling to undulating hills. Protected land is present in the eastern parts of the Yaouk locality.
Vegetation	Cut tail – Ribbon Gum communities constitute the majority of the vegetation. Some Red Stringy Bark – Snappy Gum and White Sally – Black Sally communities are present along with grasslands and grassy woodlands.
Geology	The geology consists of granites, sediments and tertiary basalt.
Land Use	Predominately agriculture. The areas around Lake Eucumbene foreshore have tourist developments and are attractive for recreational uses associated with the Lake.
Resources	N/A
Significant flora, fauna, archaeological or heritage values	Land significant for flora and fauna occurs predominantly in the Yaouk area and the eastern edge of the district along the Murrumbidgee corridor. The biodiversity mapping layer model shows that the EEC's found within this locality include the Snowgum Grassy Woodland, Natural Temperate grasslands, and also Montane Peatlands and Swamps which is predicted for the northern area of Aaminaby/Eucumbene.
Settlement pattern	There is one (Scenic Drive) rural residential estate in the Aaminaby area and some small lot subdivisions in the Wambrook, Rhine Falls and Dry Plains areas. Most holdings are between 42 ha and 200 ha in size.

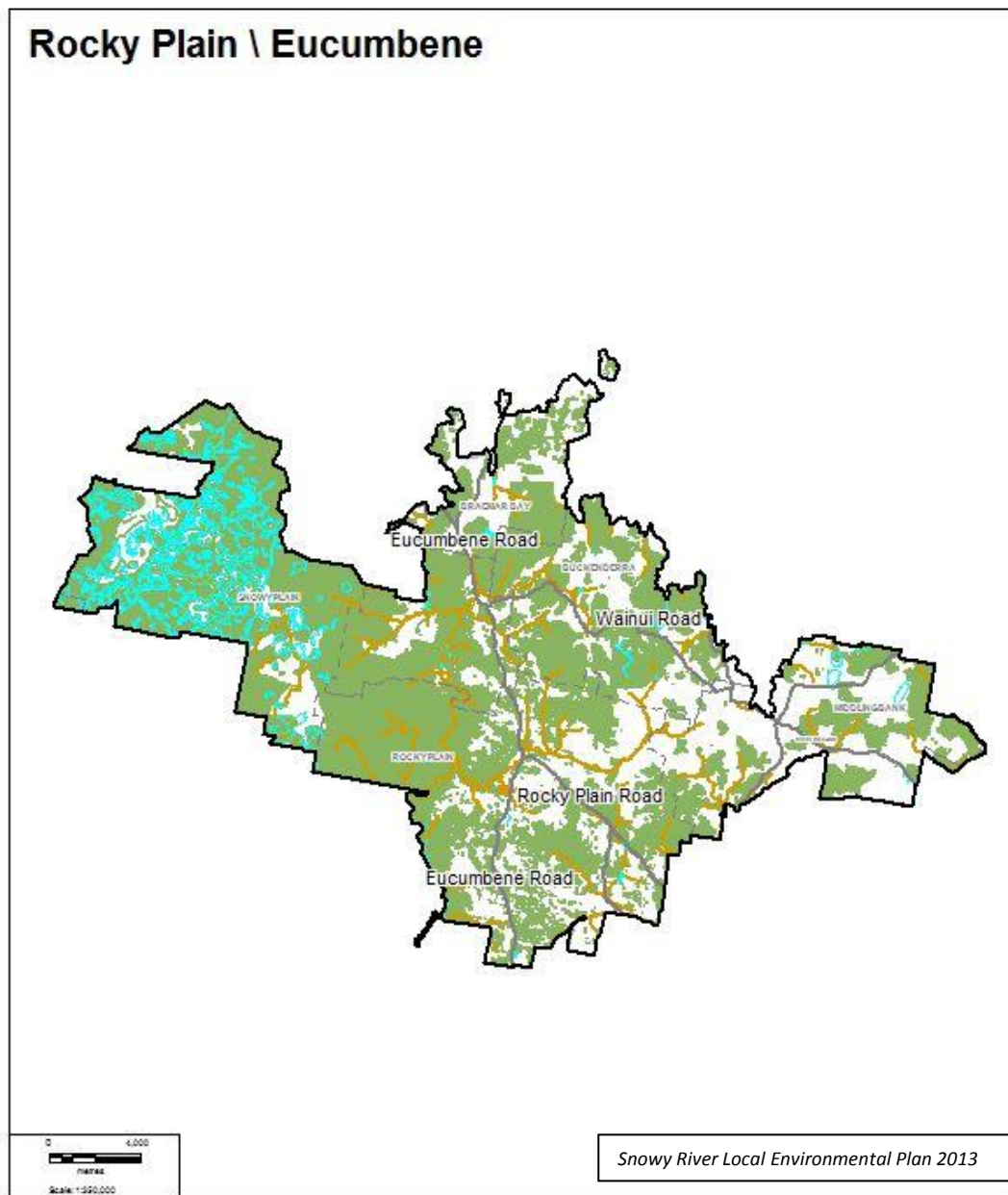
Key Planning Response for the Locality

- (a) Maintain and support the medium to larger sized farms.
- (b) Facilitate part-time grazing or alternative rural enterprises by recognising that lot size can be variable.
- (c) Enable farm adjustment.
- (d) Median holding size for the locality is 96 ha and average holding size is 181 ha. Subdivision will not result in any greater fragmentation of the rural land.
- (e) Minimum lot size for dwelling consent (refer Snowy River LEP 2013) is based on the Department of Primary Industry's farm size calculator.
- (f) Pressure from residential development is localised around existing settlements.
- (g) Landscape amenity is very high in areas adjacent to the Lake and within the visual catchment to the Lake.

- (h) Locality has high attraction for tourist developments associated with fishing and lake-based activities and in areas adjoining the National Park.

1.3. Rocky Plain – Eucumbene


Locality Map for Rocky Plain – Eucumbene



Terrestrial Biodiversity, Riparian Land and Watercourses, Wetlands

Legend

 Wetlands

 Riparian Land and Watercourses

 Terrestrial Biodiversity

Rational for Rocky Plain – Eucumbene

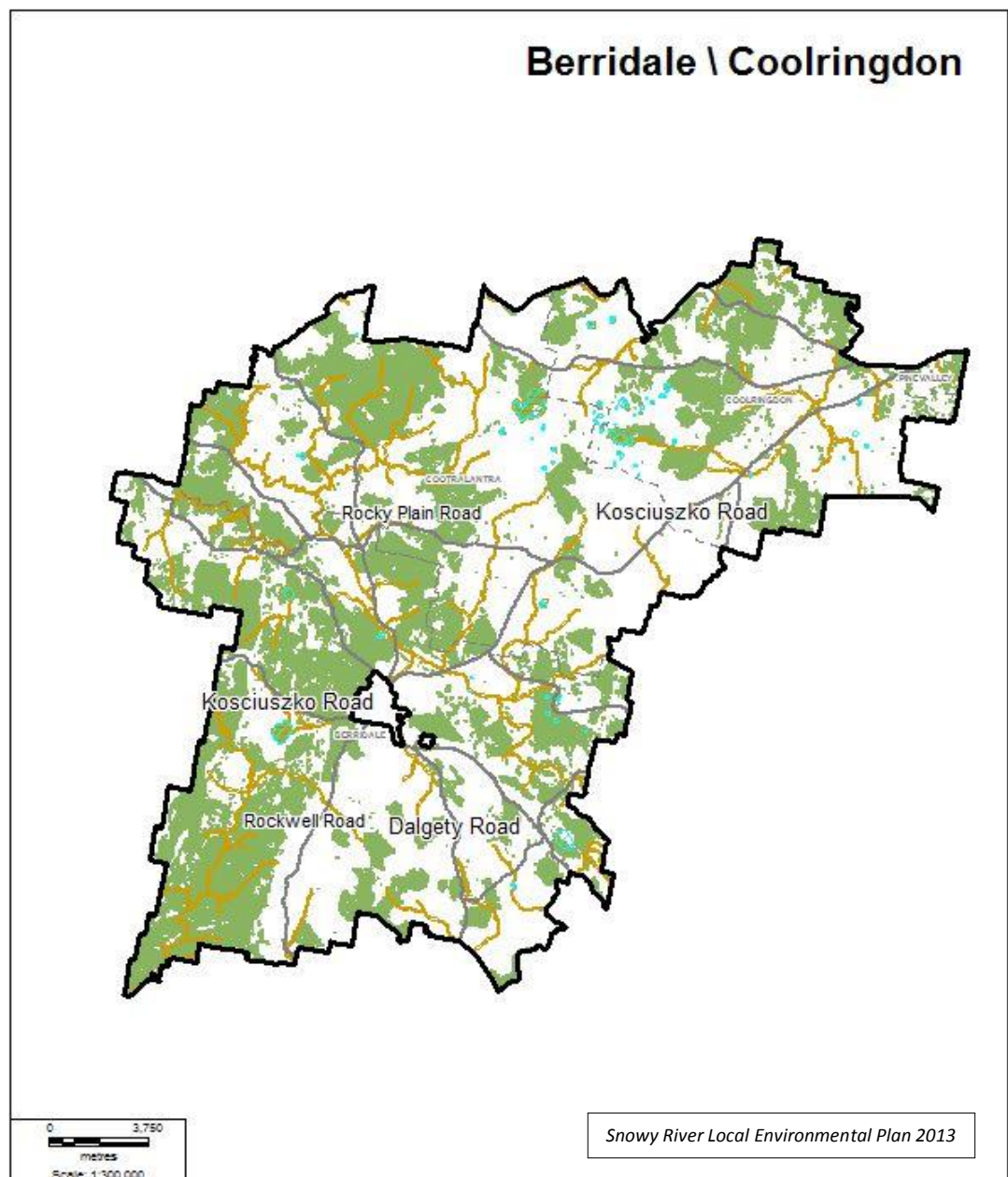
Characteristics	Comments
Landscape	The topography of the area ranges from undulating in the east to hilly and rugged in the west. Protected lands are present throughout the area.
Vegetation	White Sally – Black Sally communities are the major vegetation communities. Some open Snowgum forest to the west.
Geology	Predominately granite.
Land Use	Predominately agriculture.
Resources	N/A
Significant flora, fauna, archaeological or heritage values	The Snowy Plain and Nimmo localities have substantial areas identified as land significant for flora and fauna. Snowgum Grassy Woodland and Natural Temperate Grassland EEC's are located within the central and Eastern part of the Rocky Plain-Eucumbene locality. The Snowy River catchment EEC also runs through the central and western parts of this locality.
Settlement Pattern	The Eucumbene Cove settlement is found at the northern part of the district. There are no residential estates and limited small lot subdivisions. Most holdings are between 40 and 200 ha in size. Large farms (holdings greater than 800 ha) exist in this locality.

Key Planning Response for the Locality

- (a) Maintain and support the medium to larger sized farms.
- (b) Facilitate part-time grazing or alternative rural enterprises by recognising that lot size can be variable.
- (c) Enable farm adjustment.
- (d) Median holding size for the locality is 144 ha and average holding size is 223 ha. Subdivision will not result in any greater fragmentation of the rural land.
- (e) Minimum lot size for dwelling consent (refer Snowy River LEP 2013) which is based on the Department of Primary Industry's 'farm-size' calculator.
- (f) Locality has landscape amenity and is desirable for small rural lot subdivisions particularly in areas adjoining the Eucumbene River.
- (g) Locality is attractive for tourist developments, particularly around Lake Eucumbene and in the Snowy Plains area adjacent to the National Park

1.4. Berridale – Coolringdon

Locality Map for Berridale – Coolringdon



Terrestrial Biodiversity, Riparian Land and Watercourses, Wetlands

Legend

 Wetlands

 Riparian Land and Watercourses

 Terrestrial Biodiversity

Rational for Berridale – Coolringdon

Characteristics	Comments
Landscape	The topography of the area consists mainly of rolling hills increasing in steepness to hilly rugged areas. Granite outcrops are a visual feature of this landscape.
Vegetation	Grasslands and White sally – Black sally communities are the major vegetation types.
Geology	Granite is the main parent material with some tertiary basalt and sediments. Cainozoic sediments and intrusive igneous material is also present as isolated outcrops.
Land Use	Predominately agriculture.
Resources	Extractive resources present at Deegans Hill and Carwoola.
Significant flora, fauna, archaeological or heritage values	Limited areas of land significant for flora and fauna on the western boundary of the Berridale locality and through the Coolringdon locality. Snowgum Grassy Woodland is found along the Western Boundary along with Natural temperate grasslands scattered through the South West, Central and North Eastern parts of this Locality. These EECs also provide habitat to a range of threatened species including Brown Treecreeper (<i>Climacteris picumnus</i>), Speckled Warbler (<i>Pyrrholaemus sagittata</i>).
Settlement Pattern	This district contains the village of Berridale. Mostly small to medium farms 40 ha to 200 ha in area. There is one rural residential estate (Ivy Cottage) adjacent to Berridale and small lot residential subdivisions in the Mt Gladstone and Pine Valley areas. Some large farms (holdings greater than 800 ha) exist in this locality.

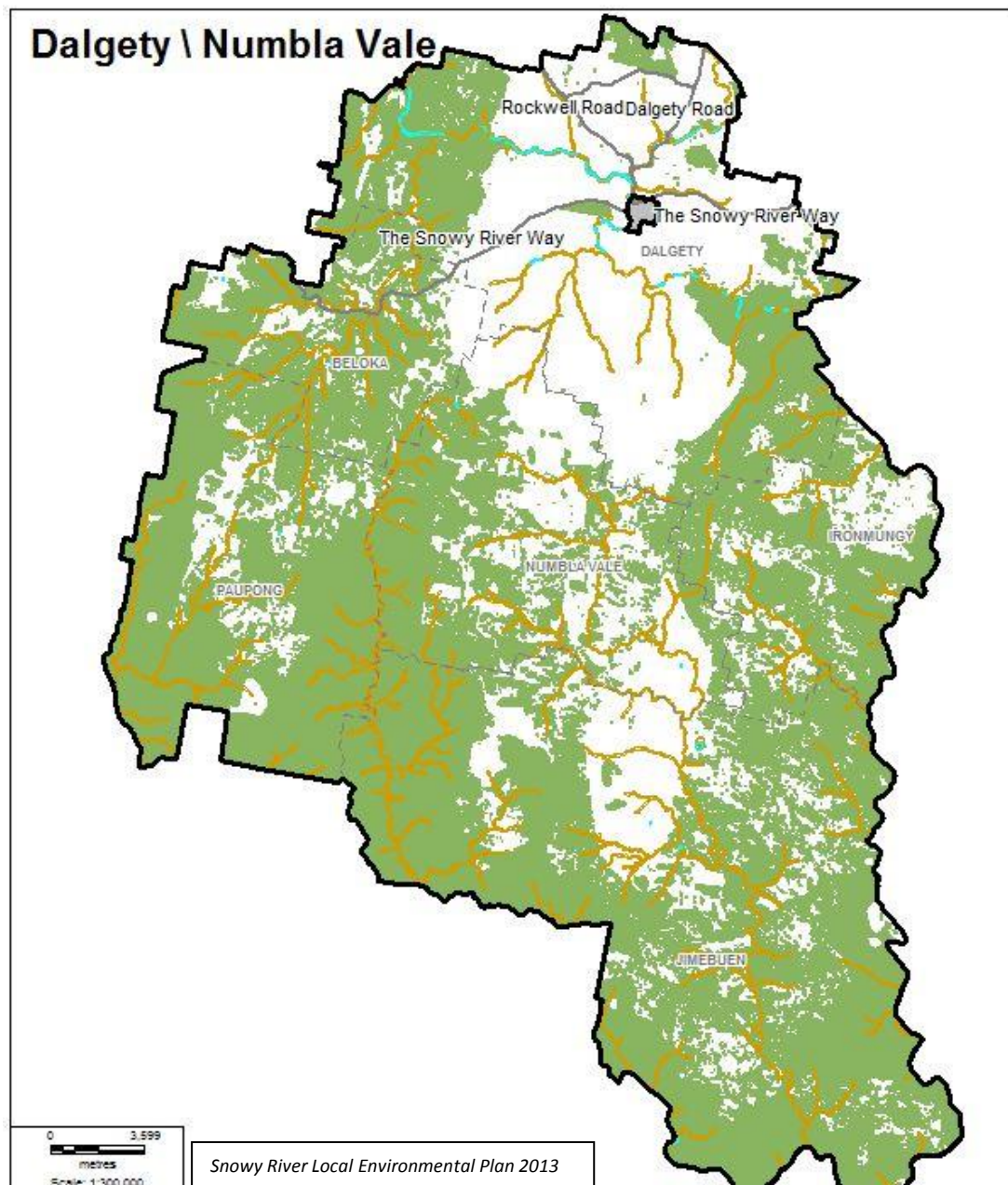
Key Planning Response for the Locality

- (a) Maintain and support small, medium and larger sized farms.
- (b) Facilitate part-time grazing or alternative rural enterprises by recognising that lot size can be variable.
- (c) Enable farm adjustment.
- (d) Median holding size for the locality is 79 ha and average holding size is 166 ha. Subdivision will not result in any greater fragmentation of the rural land.
- (e) Minimum lot size for a dwelling consent (refer Snowy River LEP 2013) is based on the Department of Primary Industry's 'farm-size' calculator.
- (f) Pressure for low-density residential development (small rural lots) – particularly along the Dalgety Road, and areas adjoining the Kosciuszko Road.
- (g) Parts of the locality have high landscape amenity (eg. Varneys Range).

- (h) Locality is attractive for tourist developments, due to proximity to Jindabyne, and traffic through the locality via the Kosciuszko Road.

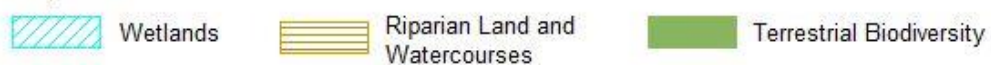
1.5. Dalgety – Numbla Vale

Locality Map for Dalgety – Numbla Vale



Terrestrial Biodiversity, Riparian Land and Watercourses, Wetlands

Legend



Rational for Dalgety – Numbla Vale

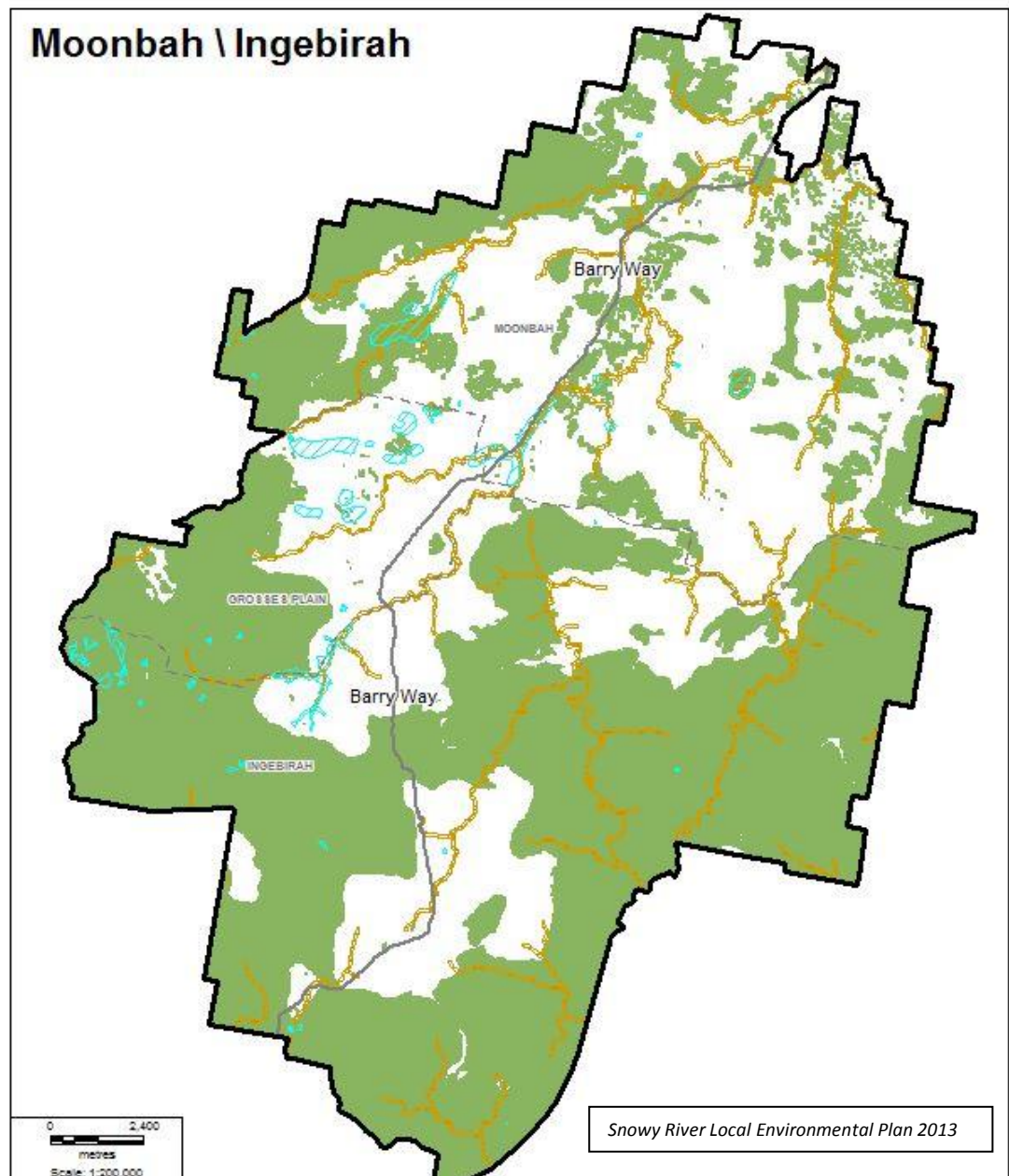
Characteristics	Comments
Landscape	Mix of open grassland, undulating and some steep valleys.
Vegetation	The native vegetation consists of yellow box – red gum communities, grasslands and montane eucalypt woodland.
Geology	The parent material of the region consists of granites and sediments.
Land Use	Predominantly agriculture. The south of the region is adjacent to the Kosciuszko National Park. The district contains some of the Shire's highest priority weed infestations.
Resources	Extractive resources present at Hickeys Crossing.
Significant flora, fauna, archaeological or heritage values	<p>The district contains land significant for flora and fauna along the Snowy River corridor.</p> <p>EEC's include Snowgum Grassy Woodland, Natural Temperate Grassland and Snowy River Catchment. The aquatic ecological community in the catchment of the Snowy River in NSW was listed as an EEC by the Fisheries Scientific Committee (FSC). The effect of the listing is to protect native fish including the Southern Pygmy Perch (<i>Nannoperca australis</i>) and River Blackfish (<i>Gadopsis marmoratus</i>) which are listed as threatened species.</p>
Settlement Pattern	Mostly small to medium sized farms. No residential estates. Small lot subdivisions around Dalgety. A couple of large farms (holdings greater than 800 ha) exist in the locality.

Key Planning Response for the Locality

- (a) Maintain and support medium to larger sized farms.
- (b) Facilitate part-time grazing or alternative rural enterprises by recognising that lot size can be variable.
- (c) Enable farm adjustment.
- (d) Median holding size for the locality is 104 ha and average holding size is 214 ha. Subdivision will not result in any greater fragmentation of the rural land.
- (e) Minimum lot size for dwelling consent (refer Snowy River LEP 2013) is based on the Department of Primary Industry's 'farm-size' calculator.
- (f) Pressure for small rural lot subdivision exists in areas of higher landscape amenity, such as adjoining the Snowy River and the National Park.
- (g) Areas of high landscape amenity adjoining the National Park.
- (h) Locality is attractive for tourist developments associated with the heritage of the area and the Snowy River.

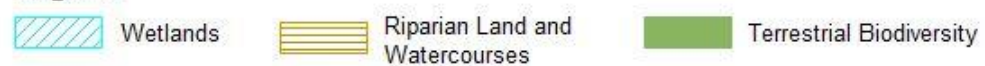
1.6. Moonbah – Ingebirah

Locality Map for Moonbah – Ingebirah



Terrestrial Biodiversity, Riparian Land and Watercourses, Wetlands

Legend



Rational for Moonbah – Ingebirah

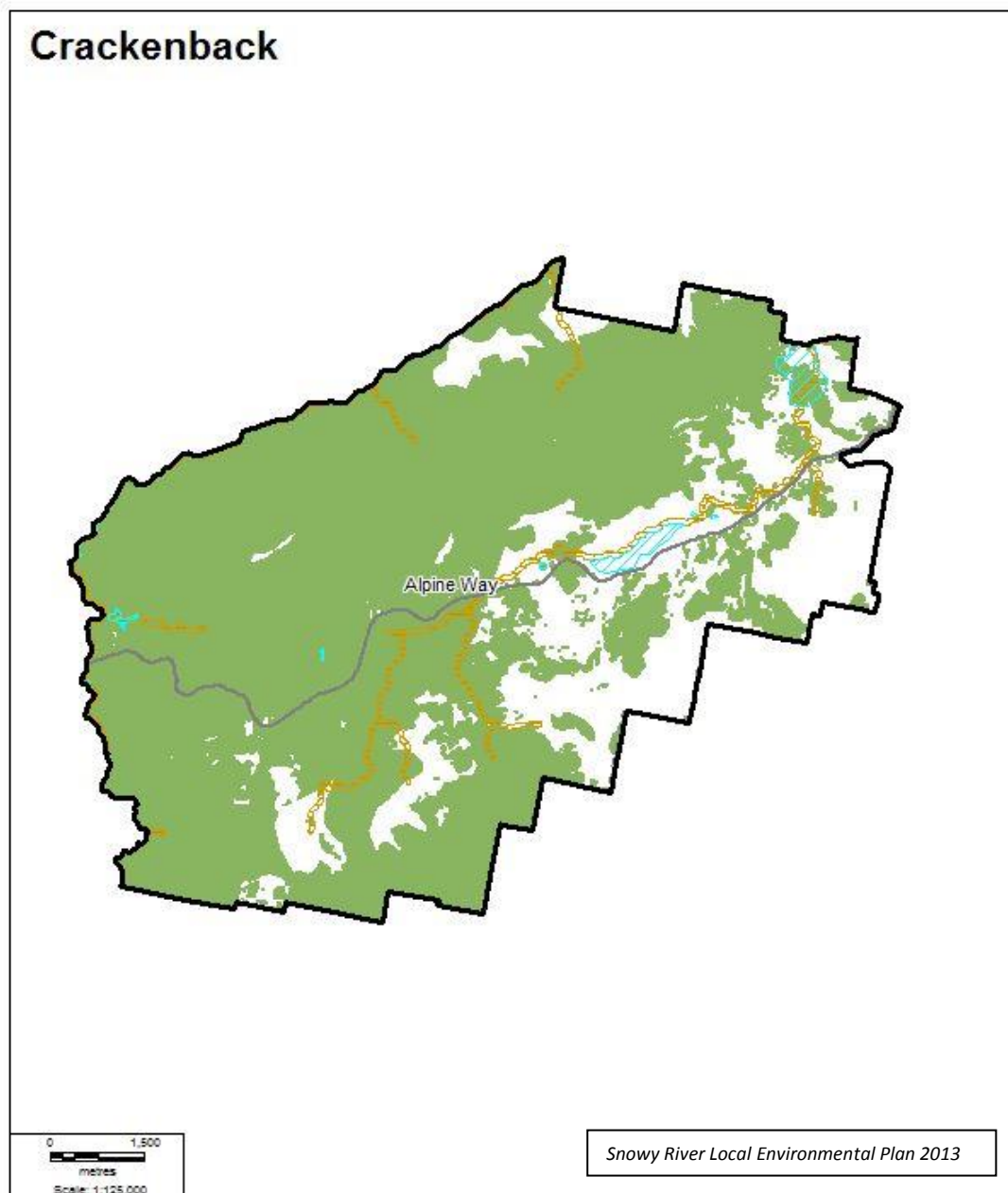
Characteristics	Comments
Landscape	Undulating hills to steeper mountain foothills along the northwest border of the area. Protected lands are scattered throughout Moonbah. Some broad alluvial flood plains and valley flats throughout the area.
Vegetation	Dominated by Snow Gum – Black Sally communities. Snowgum woodland to montane forest and some grassland and grassy woodlands.
Geology	The underlying geology is granite.
Land Use	The major landuse is agriculture. A large part of the area is adjacent to the Kosciuszko National Park. Limited tourism uses along the Dalgety Road and the Barry Way.
Resources	N/A
Significant flora, fauna, archaeological or heritage values	The Northern area Moonbah/Ingebirah locality contains land significant for flora and fauna. Significant EECs for this area include Snowgum Grassy Woodland and Snowy River Catchment.
Settlement Pattern	Mostly medium to small farms with some small lot subdivisions and rural residential estates (Abington Park and Cobbin Creek).

Key Planning Response for the Locality

- (a) Maintain and support medium to larger sized farms.
- (b) Facilitate part-time grazing or alternative rural enterprises by recognising that lot size can be variable.
- (c) Enable farm adjustment.
- (d) Median holding size for the locality is 26 ha and average holding size is 115 ha. Subdivision will not result in any greater fragmentation of the rural land.
- (e) Minimum lot size for dwelling consent (refer Snowy River LEP 2013) is based on the Department of Primary Industry's 'farm-size' calculator.
- (f) Locality has high landscape amenity and is attractive for small rural lot subdivisions.
- (g) Locality is attractive for tourist developments due to proximity to the National Park, Jindabyne and landscape amenity.

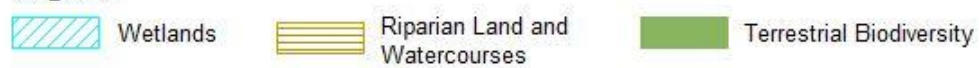
1.7. Crackenback

Locality Map for Crackenback



Terrestrial Biodiversity, Riparian Land and Watercourses, Wetlands

Legend



Rational for Crackenback

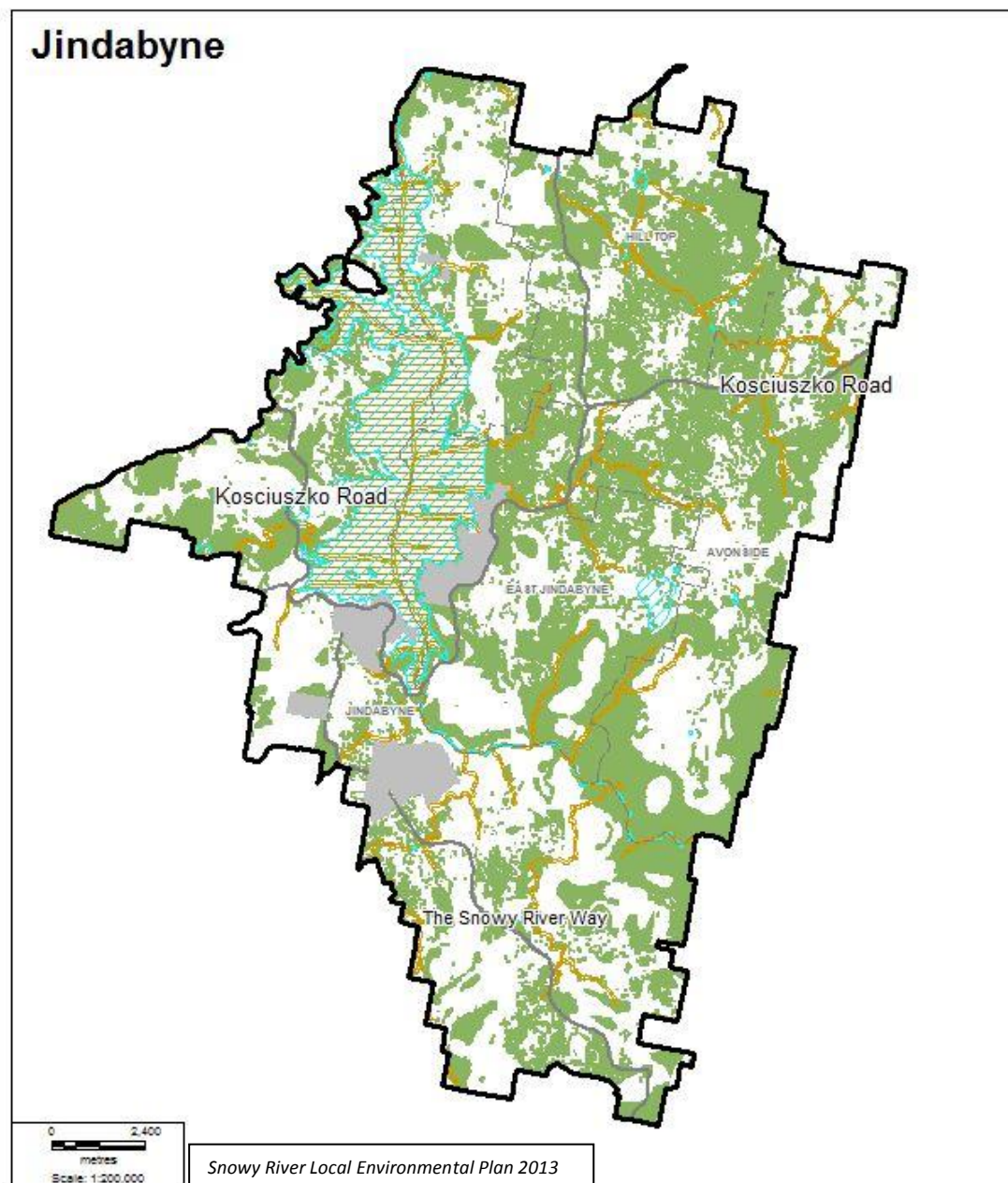
Characteristics	Comments
Landscape	Undulating to hilly and rugged.
Vegetation	Montane forest, alpine wetland heathland and snow gum woodland.
Geology	Underlying geology is granite.
Land Use	Small farms, tourism and residential land uses.
Resources	Extractive resources present at 'The Gap'.
Significant flora, fauna, archaeological or heritage values	<p>The Crackenback districts proximity to Kosciuszko National Park makes it an area of special significance.</p> <p>EECs located within this district include Snowgum Grassy Woodland, as well as Montane Peatlands and Swamps which are found within the South West and Central parts of the locality. This site supports a large area of threatened species habitat.</p>
Settlement Pattern	<p>No properties greater than 400 ha. Mostly small farms, with several small lot subdivisions and rural tourist and resort developments throughout the area.</p> <p>Pockets of small lot subdivisions exist in areas such as Penderlea, Wollondibby Road, Tigers Hill and Westons Road.</p>

Key Planning Response for the Locality

- (a) Lower value for agriculture in this locality.
- (b) Landscape protection is the paramount planning issue.
- (c) Infrastructure constraints related to the capacity of the Alpine Way.
- (d) Minimising opportunities for conflict between National Park and adjoining land uses is a major planning consideration in this locality.
- (e) High landscape amenity and high land values for residential and tourist developments.
- (f) Huge demand for tourist-related developments, particularly tourism products, activities and accommodation due to proximity to ski fields and Jindabyne.
- (g) Subdivision and dwelling entitlement (refer Snowy River LEP 2013). This is a holding pattern and is designed to manage landscape impacts as well as access and land use issues until such time as a further strategy is completed.


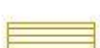

1.8. Jindabyne

Locality Map for Jindabyne



Terrestrial Biodiversity, Riparian Land and Watercourses, Wetlands

Legend

- | | | |
|--|--|--|
|  Wetlands |  Riparian Land and Watercourses |  Terrestrial Biodiversity |
|--|--|--|

Rational for Jindabyne

Characteristics	Comments
Landscape	Undulating hills to steep foot slopes. Scattered areas of protected land can be found throughout.
Vegetation	Snow Gum – Black Sally communities along with modified grasslands and sedge communities.
Geology	Predominantly granite.
Land Use	Some agriculture, residential and tourism. There are a small number of small farms operating in the area. Land use is predominantly residential.
Resources	N/A
Significant flora, fauna, archaeological or heritage values	Areas to the west of the lake and the eastern boundary of the district contain land significant for flora and fauna. The significant threatened species habitat consists of several EECs including; Snowgum Grassy woodland, Natural Temperate Grassland and Snowy River Catchment
Settlement Pattern	<p>The Jindabyne locality has the highest population and residential densities in the Shire.</p> <p>There are 3 rural residential estates and a significant amount of rural living areas or small lot subdivisions (Carinya, McGuffickes Hill, Eagles Range, Mt Gilead, West Lynne, Steele, Gullies Road, Parrots Run, Knellers, Copperfield, Geikle Hill, Top Hill, Brumbies Hill and Glenrowan).</p>

Key Planning Response for the Locality

- (a) Maintain pattern of smaller farms for part-time or hobby farming.
- (b) Enable farm adjustment.
- (c) Median holding size for the locality is 18 ha and average holding size 66 ha. Subdivision will not result in any greater fragmentation of the rural land.
- (d) Minimum lot size for dwelling consents (refer Snowy River LEP 2013) is reflective of the average size of a farm in the locality.
- (e) Locality has high landscape amenity, particularly areas around Lake Jindabyne and areas with a view to the mountains.
- (f) Whole locality is attractive for small rural lot subdivisions, due to proximity to town and ski fields.
- (g) Locality is attractive for tourist developments due to proximity to the ski fields, retail and services and due to landscape amenity.

B2 Town and Village Plans

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1. Jindabyne and Surrounds

The Jindabyne Planning Project commenced in early 2005 with the preparation of a series of technical papers and background studies and included several community information days and landowner meetings. The purpose was to prepare an overall strategic plan for the town of Jindabyne. This process led to the development of the Jindabyne Growth Structure Plan 2007 that gave direction to the growth of the town and the Jindabyne Action Plan 2010 that seeks to resolve planning and development issues within the town boundary itself.

Throughout the planning for Jindabyne the following vision and planning principles emerged as important for the community, and have shaped the direction and type of growth and the future character of the town.

Vision:

Recognition as a linked collection of uniquely different rural residential communities, small residential villages and a central township.

Recognition as a year-round eco-friendly destination in which residential amenity is protected from the impacts of short-term visitors.

Recognition as a holiday destination offering a diversity of year-round rural lifestyle and alpine recreational opportunities, where movement within and between localities is facilitated by cycleways, walkways, bridle tracks and public transport services.

Planning Principles:

Principle 1: The atmosphere of our 'mountain town' should be maintained by a good mix of tourists and permanent residents.

Principle 2: The growth of Jindabyne should be supported, but it needs to be well planned and based on population targets.

Principle 3: Tourism is the major economic driver within Jindabyne and this needs to be supported by the provision of a range of accommodation types.

Principle 4: The unique setting of the town, including the vistas that can be enjoyed from many locations and the vegetated backdrops to the Lake, need to be protected.

Principle 5: There needs to be integration of recreational facilities and open space areas with the township's commercial and accommodation centre.

Principle 6: The integrity of the rural residential communities, small villages and the township needs to be maintained, however there needs to be linkages.

Principle 7: The sense of community, place and quality of life Jindabyne offers needs to be supported and maintained.

As a result of the Jindabyne Action Planning process a Jindabyne Master Plan 2013 was developed and exhibited alongside the Snowy River Local Environmental Plan 2013 in March/April 2013. The Jindabyne Master Plan provides a framework to the future development and character of the Jindabyne Town. It informed the Snowy River LEP 2013 in relation to maximum building heights and floor space ratios as well as guides the future development structure in the town. The Master Plan also provides direction on important issues like access, view sharing, pedestrian connections, active street frontages and the look and feel of the public domain.

The Master Plan has been translated into controls in the Jindabyne Town Centre Chapter of the DCP to ensure the development of the town occurs in line with the community vision.

2. Berridale Village

Council adopted The Berridale Village Plan in 2007. The Plan provided a framework to guide decisions about the location of new land to provide choice in lifestyles and support the growth and viability of the village. The planning process provided a basis for balancing community aspirations and technical constraints so that decisions about the location of new residential land could be made. New village areas (urban release areas) are provided for in the Snowy River LEP 2013 and site specific DCP Chapters will be required for these areas before residential development and will provide the controls to assist in ensure new development maintains the character and essence of Berridale.

The Vision for Berridale was developed from previous consultation with the community undertaken since 2001 and as part of the work of the Berridale Community Reference Group. The Vision has been refined since 2001 and is a compilation of the most important themes and values that were raised during discussion with the reference group and with the broader community. It encapsulates the idea that Berridale is, and should continue to be, a home as well as support tourism by making it attractive and functional for visitors.

As a key feature the Vision recognises the role of open space, landscaping and a connected and attractive 'heart' as being central to both permanent residents and visitors.

The Vision is broad and attempts to incorporate the variety of views expressed by the community. The Vision to maintain Berridale as an attractive and vibrant place to live underpins the Berridale Village Plan.

"Berridale....

A place to call home

A place for a holiday

A place with heart

This means:

We will continue to create an attractive village with a vibrant commercial core enhanced by landscaping.

We will develop and enhance a network of trails and open spaces and connect the commercial core and precincts within our village.

We achieve this by fostering a cohesive community and celebrating our village.

These elements are key to the success of our village as a home, a destination and a workplace."

Community Values

There are a number of shared values that have shaped the development of the Berridale Village Plan. The values listed below have been distilled from previous consultation and research undertaken with the community. They reflect some of the values expressed by the community for Berridale and how land use should be managed into the future.

The rural setting of the town and its connection to the mountains.

This means we identify ourselves as a mountain town that is both an attractive place to live and to visit. We value our proximity to the mountains and what that provides for us. Planning should ensure that physical links to the mountains and the 'gateways' to the village are maintained and enhanced.

The town as a clean, healthy and safe place to live with good opportunities to grow.

We must look for opportunities for growth that do not compromise the clean, healthy and safe environment and provide for flexibility in housing choice. This may mean we keep the scale of development low and plan for safe communities with a range of housing options.

The village as the administrative centre of the Shire.

We recognize our role as an administrative centre with the Council building and headquarters being assets to our village. This means we continue to play an important role in providing services and support for the surrounding rural areas and other villages and towns.

Tourism as a major economic driver within Berridale and the need to provide a range of accommodation types.

We understand that tourism is a major economic driver of the town. Where possible, we should diversify our economic base while maintaining Berridale as an attractive place to live. We should plan for and provide a range of accommodation including a mix of motels, holiday dwellings, small scale boutique tourist accommodation, guesthouses and lodges. We will need to stay abreast of the nature of tourist demands and ensure that planning controls permit appropriately designed tourist development.

The village atmosphere and attractiveness of Berridale and the surrounding landscape.

This means enhancing both the visual and community 'heart' of the village. Planning is needed so that a visual town centre is created and enhanced which will support a sense of community spirit. The surrounding distinctive boulders are valuable natural features that should be maintained and promoted.

A network of natural and built heritage walking trails through the village.

This means we need to continue to promote and enhance the natural and heritage values of the village and surrounding areas. We recognize that the maintenance and enhancement of walking trails and open space within the village are important to both tourists and residents. This will mean encouraging development that promotes and preserves the natural and historical values of the town.

3. Adaminaby and Surrounding Villages

The Adaminaby and Surrounds Village Plan (2007) provides a framework to guide decisions about the supply of village style land to provide choice in lifestyles and support the growth and viability of the village. The Plan provides a basis for balancing community aspirations and technical constraints so that decisions about location of new residential land can be made. In this way the Plan seeks to remove barriers to the growth of the village by providing choice and opportunity whilst making sure growth is well located, reflects the constraints of the area and maintains the character of Adaminaby.

For Old Adaminaby and Anglers Reach the Plan provides a direction and will guide decisions about development so that they are consistent with the community vision and so that their unique characters are maintained.

Community Vision

“Growth of Adaminaby and its surrounding settled areas is desirable and needed.

Adaminaby is strongly connected to the magnificent mountains and lakes beyond.”

The Vision for Adaminaby and its surrounding settled areas was developed as part of the Land Use Planning Review in 2001. This Vision was reviewed with the community in 2005 to make sure it still reflects what is important for the future.

In consultation with the community it is clear that both the rural history and the Snowy Scheme have shaped the identity of the village and surrounding areas. There is also a strong link with the mountains and the lake that are central to the identity of the village. These things in particular make the village attractive for residents and visitors.

The Vision reflects the communities desire for growth and acknowledges that this growth may come from offering a greater variety of residential opportunities. Future growth will need to occur both within the existing village land and also on the rural lands surrounding Adaminaby Village.

“Old Adaminaby and Anglers Reach are unique villages located in a beautiful setting that needs to be protected”

The communities of Old Adaminaby and Anglers Reach have indicated during consultation that major changes to the current village character are not desirable. There is considerable land zoned and available for the expansion of both of these smaller villages should it be desirable in the future. If growth within the current village zone is to occur it is important to ensure that development in the visual catchments of Lake Eucumbene is managed considering the following key issues:

- Visual impacts as seen from the Lake
- Sense of isolation
- Sustainability of the fishing use of the lake
- Agricultural sustainability
- Flora and fauna protection and
- Pollution impacts on the lake.

4. Dalgety Village

During the development of the Dalgety Village Plan 2007 the community expressed that the village needed to remain a place that is vital, a place that retains its school, where a choice of housing is provided and where heritage and environmental values are fostered. In order for Dalgety to continue to be an attractive place to live and visit, the Dalgety Village Plan and its interpretation into the Snowy River LEP 2013 and this DCP assists to facilitate future growth and make sure new development and land use change does not detract from its character and unique values.

Community Vision

“That the character of the town is maintained and tourism based on heritage and the river, results in a thriving economy with community facilities and a focus on youth combined with a sustainable rural sector and a future that is built on past successes.”

The Vision for Dalgety was developed as part of the strategic planning process undertaken by the Dalgety and District Community Association and the community in 2002. During consultation in 2004 this Vision was reviewed with the community to make sure it still reflects what is important for Dalgety’s future.

The provision of a choice of village style land, which the Snowy River LEP 2013 and this DCP enables, seeks to attract people to maintain a viable village, one of the key aspects of the community Vision for Dalgety. This Vision is in part also achieved by the control in the DCP Chapters that aim to:

- Foster the character of the village.
- Maintain the values of heritage sites and the Heritage Conservation Area.
- Avoid large bulky buildings that detract from the open, small scale character of the village.
- Ensure appropriate front fencing and sensitive landscaping that enhance the unique character of the village.

The village has a mix of land uses predominately residential dwellings, with a shop/café, service station, school, hotel, halls, the show ground and churches.

Dalgety is proud of its history and is intimately linked with the flow of the Snowy River. Many of the heritage buildings and sites remain and form an important part of the village and its attraction as a destination for visitors. One of the objectives of the heritage controls in the Snowy River LEP 2013 and this DCP is to shape development so that the historic nature of Dalgety is maintained and enhanced into the future.