Chapter C – General Planning Considerations

Contents

C1 Subdivision

1. Background

Subdivision is the division of land into two or more parts that are adapted for separate use, occupation or disposition. As with other developments, subdivision may be permissible without the need for development consent, or may require development consent depending on the requirements of the Snowy River LEP 2013.

Subdivision also may or may not involve 'subdivision work' including any physical activity authorised to be carried out under the conditions of the development consent such as roads and drainage. Essentially, the subdivision process is a two-stage process encompassing subdivision application assessment (Stage 1) and subdivision certification (Stage 2) as described below.

1.1. Subdivision Application Process

Stage 1 – Subdivision Application Assessment

The Subdivision Application Assessment involves obtaining development consent and if necessary, a construction certificate and compliance certificates under the provision of the Environmental Planning & Assessment Act 1979.

Clause 2.6 of the Snowy River LEP 2013 requires development consent for subdivision including:

- ***Torrens Title Subdivision*** best described as a 'single' or 'ground surface' subdivision of land. The vast majority of residential properties in NSW are under this system.

- ***Strata Title Subdivision*** refers to the system of ownership of land conferred by the provision of the Strata Title (Freehold) or the Strata Titles Act. Strata Titles enables the ownership (or title) to the land to be identified in terms of 3 dimensional spaces (i.e. air space).

  Strata Title also allows for the identification of layers (or strata) such as occurs when a multi-storey building is subdivided to create individual strata lots that are stacked upon each other. The majority of strata subdivisions relate to the subdivisions of developments involving the erection of a building or several buildings on one parcel of land. (e.g. residential flat buildings, commercial or industrial developments). The strata subdivision allows individual units within the development or parts of a building to be separately owned.

  All strata subdivisions involve the partial joint ownership of land. It also necessitates the creation of a body corporate. Under this system, each strata lot owner has separate ownership of their unit or part of the building, while they hold joint ownership of any common property and specified administrative and maintenance responsibilities.

- ***Community Title Subdivision*** is a system of land arrangement and ownership prescribed within the Community Titles Act. Many of its provisions are similar to those applying for staged strata developments. However, the provisions of the Community Titles Act allow for greater flexibility in that they include the ability to:
  - develop multi-tiered management and ownership structures.
  - incorporate a broad range of controls over the future management and development of the land (i.e. By-laws).
  - on-sell different components of the development to individual developers, each with separate title to their land, whilst maintaining the overall integrity of the development (i.e. central management).

  The creation of a Community Title requires the preparation of a management statement for the proposed development. The provisions also allow for the preparation of sundry plans of management for individual parties within the development.

The Snowy River LEP 2013 contains detailed requirements for all forms of subdivision including:

Clause 4.1 Minimum subdivision lot size and accompanying Lot Size Maps identify the minimum lot size for Torrens Title subdivision for particular sites. Detailed objectives of the clause should be addressed in all development applications for subdivision. **Clause 4.1AA Minimum subdivision lot size for community and strata title schemes** applies to land zoned RU1 Primary Production, R5 Large Lot Residential and E3 Environmental Management and states that the minimum lot size for community title or strata title subdivision is the same as Torrens Title subdivision (i.e. Clause 4.1). An exception is made for the community title subdivision of eco tourist facilities (refer clause 4.1AA (5)).

Clause 4.1AB Lot averaging subdivision in Zone R5 Large Lot Residential allows for flexibility in minimum lot sizes (where lots are not less than 5 hectares) to ensure that lot sizes and subdivision patterns for residential accommodation conserve and provide protection for the environmental values of the land by encouraging buildings to be appropriately sited. The clause has specific requirements in relation to lot averaging.

Clause 4.1B Minimum lot size for dual occupancies, multi dwelling housing and residential flat buildings in residential and village zones states the minimum lot size for types of residential accommodation permissible in the R1 General Residential, R2 Low Density Residential, R5 Large Lot Residential and RU5 Village zones.

Other subdivision related clause in the Snowy River LEP 2013 include:

- Clause 4.1C Exceptions to minimum lot sizes for certain residential development
- Clause 4.2 Rural subdivision
- Clause 4.2A Lot size exceptions for certain rural subdivisions

If a subdivision is specified as **exempt development** in the Snowy River LEP 2013 or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the Act enables it to be carried out without development consent. The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that the strata subdivision of a building in certain circumstances is **complying development**.

To obtain development consent, an applicant will need to lodge a development application (subdivision application) with Council. The information requirements for development applications are listed in Chapter A2 Development Application Requirements. Applications to Council for subdivision approval generally fall into two categories:

Minor Subdivisions, which generally comprise:

- Five (5) allotments or less;
- 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 created;
- 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.

Stage 2 – Subdivision Certificate

A subdivision certificate certifies that all matters relating to the subdivision application, including the linen plans & Section 88B instruments comply with the development consent, all construction works are completed, payment of contributions has been made and all services provided to the land have been met and the 'linen plan' can be released for registration by the Lands Title Office.

To obtain a subdivision certificate, an applicant will need to make an application to Council (refer Chapter A2 Development Application Requirements for information needed).

1.2. Design Considerations

In preparing designs for subdivision, due regard must be had for a number of factors including environmental impact, residential amenity and safety. Every subdivision application lodged with Council will need to demonstrate that the following matters have been taken into consideration in the design of the subdivision:

- Solar access to and from site
- Views to and from site
- Privacy (acoustic and visual)
- Overshadowing
- Vegetation removal required
- Excavation and fill required
- Effluent disposal techniques
- Access to water
- Stormwater disposal, including impacts on upstream and downstream properties, waterways and lakes
- Easements, rights of carriageway and access arrangements
- Prevailing winds
- Pedestrian and vehicle access

- Significant noise sources on or around the site
- Contaminated soils
- Location and height of neighbouring buildings
- Heritage features of the site and adjoining sites
- Surface levels of the land and adjoining sites
- Levels of existing road pavement, gutter and footpath
- Bushfire hazard potential
- Accessibility to services

2. General Subdivision Requirements

This Section applies to all development applications for subdivision. Additional requirements for large lot residential, tourist development (tourist & visitor accommodation and eco-tourist facilities) and intensive agriculture are contained in separate Sections below.

2.1. Objectives

The objectives for the subdivision of land are:

- To ensure that subdivision patterns do not lead to unsustainable or undesirable environmental, economic or social outcomes that become an impediment to future growth of the Shire.
- To encourage environmentally acceptable residential subdivision and dwelling construction that supports the diversity of housing choices required by new and existing Shire residents.
- To ensure that dwelling construction provides quality outcomes for the built environment of the Shire
- To ensure that development of lots does not adversely impact on landscape features and amenity.

2.2. Controls

The following controls must be taken into consideration for all development applications for subdivision.

C1.2-1 Minimum Subdivision Lot Sizes

The minimum subdivision lot sizes are identified in the Snowy River LEP 2013 and the accompanying Lot Size Maps.

C1.2-2 Subdivision Design

(a) The subdivision design must consider the physical characteristics of the land including bushfire hazard and ensure the protection of key environmental features including significant vegetation, natural landforms including rocky outcrops,

topographic features and watercourses (refer Chapter C7 – Natural Hazard Management).

(b) Subdivision design must consider the orientation of future dwellings on the site to encourage north facing dwellings.

(c) Council may consent to the creation of a hatchet shaped allotment of land. Where this is proposed within Zone R1 General Residential, R2 Low Density Residential or RU5 Village the subdivision must not involve a lot being developed that is already a hatchet shaped allotment.

(d) All hatchet-shaped allotments in Residential or Village zones must have a minimum access handle width of 6 metres.

(e) The minimum area requirements for all hatchet-shaped allotments are to be measured excluding the access handle.

(f) All allotments are to be of a regular shape.

(g) The allotments to be created must be designed to minimise any bushfire hazard and are to be designed in accordance with Planning for Bushfire Protection 2006 (refer Chapter C7 – Natural Hazard Management). Perimeter roads should be used to assist in minimising fire risk rather than clearing the site.

C1.2-3 Agricultural Land

(a) If the subdivision includes any Class III agricultural land, and the land was taken out of agricultural production not less than 5 years prior to the date of gazettal of the Snowy River LEP 2013 (appointed day), a report prepared by a qualified agronomist demonstrating that the land comprising the subdivision is not well suited to grazing and pasture improvement is to be submitted with the development application.

C1.2-4 Flora and Fauna Protection

(a) If the subdivision includes any land significant for flora and fauna protection a targeted survey for threatened species must be carried out and an assessment of significance prepared by a suitably qualified person demonstrating that the subdivision will not have an adverse effect on flora and fauna.

(b) The aquatic environment must not be detrimentally affected by subdivision and the proposed future use of the land.

C1.2-5 Visual Protection

(a) A visual impact assessment is to be undertaken for all proposed subdivision in the Lake Eucumbene or Lake Jindabyne Scenic Protection Area and Eastern Approaches to Kosciuszko National Park Scenic Protection Area.

(b) The visual impact assessment is to be undertaken by a suitably qualified professional and is to demonstrate that:

- any proposed or future buildings within the subdivision will not be visible from Lake Eucumbene; or

- any proposed or future buildings within the subdivision will not have a negative visual impact on Lake Jindabyne or Eastern Approaches to Kosciuszko National Park Scenic Protection Area.

Note: the Snowy River LEP 2013 includes specific clauses for the Scenic Protection Areas (refer clauses 7.7 and 7.8).

C1.2-6 Building Exclusion Areas

The location of building exclusion areas is to be shown on the development application plans to identify areas that have development constraints (i.e. bushfire prone land, slope, significant vegetation, areas of heritage significance) and would not be suitable to subdivide for future building and development. Consequently areas not included in the building exclusion areas would be investigated as being suitable for future building and development.

(a) The site plans are to identify building exclusion areas which are based on an analysis of site design and environmental constraints including (but not limited to): bushfire prone land, flooding, flora and fauna protection, slope and landslip, land contamination, impact on views, ridgelines and areas of heritage significance;

(b) If the building and development sites identified outside the building exclusion areas are visible from an arterial road, a visual impact assessment undertaken by a suitably qualified professional is to be provide to demonstrate how the visual impact of the development can be minimised when viewed from the arterial road.

C1.2-7 Provision of Services

(a) An electricity supply must be provided to each allotment in accordance with the requirements of the relevant electricity authority.

(b) The applicant must demonstrate that telecommunications (whether fixed line or mobile) can be provided to the site.

C1.2-8 Access

(a) The subdivision must not create additional riparian access rights to streams, creeks, rivers or other waterways.

(b) All allotments created by subdivision (including boundary adjustments) must have coinciding legal and practical (properly constructed) access in accordance with Councils development design and construction specifications.

Note: detailed requirements for access are contained in Chapter C3 Car Parking, Traffic and Access.

Note: A 'Riparian access right' is a water right held by rural landowners for domestic, on-farm purposes. Riparian rights allow landowners whose property is adjoining to a body of water to make reasonable use of it, for purposes such as drinking water, domestic use and fishing. It does not relate to pedestrian access or recreation.

3. Large Lot Residential Subdivision

3.1. Background

The General Subdivision Requirements (above) are to be used in conjunction with the specific controls for large lot residential subdivision in the R5 Large Lot Residential Zone in this section.

3.2. Objectives

The key objectives for the subdivision of land for the purpose of 'large lot residential' development are:

- To ensure the development of rural living/large lot residential subdivisions are appropriately designed and implemented.
- To ensure that the visual integrity of the rural landscape is maintained and new development is sufficiently separated from agricultural activities.
- To ensure that new lots resulting from a subdivision are of sufficient size to ensure that water supply, recreation space and waste treatment is suitably catered for.
- To maximize opportunities for improving land degradation.

3.3. Controls

C1.3-1 Integrating Subdivision with Landscape Character

(a) New subdivisions are to be designed to respond to landscape form and existing features.

(b) Subdivision is to be designed to:

- Consider existing natural features of the site and surrounding area including landscape features, vegetation, waterbodies or rock outcrops and use these features to form natural boundaries of the subdivision;
- link vegetation or waterbodies within the site with adjoining natural areas to form links and habitat corridors to support biodiversity;
- incorporate natural features of the site into public or common areas; and
- utilise views to and from the site or to common areas to provide privacy and amenity for adjoining lots in the subdivision.

C1.3-2 Cumulative Impact

(a) New subdivisions are to be designed to minimise visual impact and maintain the character of the locality.

(b) Subdivision must be designed to prevent ribbon development where the site fronts an arterial road or is highly visible. Ribbon development may be avoided by clustering development, using natural topography or site features to minimise visibility and alternation of the landscape character.

(c) Subdivision is to be designed to use the natural topography and features to position the development so that it is screened from public areas and minimises intrusion into important views.

C1.3-3 Efficient Servicing and Staging of Development

(a) Where the land to be subdivided is contiguous with existing urban or rural residential estate land it is to have regard to the adjoining subdivision pattern and connect with the established servicing and road networks.

(b) Where not immediately adjoining existing urban or rural residential land, the development application must provide an assessment of the locality prepared by a suitably qualified professional which demonstrates that the proposed subdivision will not lead to ad hoc development or inefficient use of existing or new infrastructure.

C1.3-4 Provision of Adequate Vehicular Access

(a) The subdivision is to provide vehicular access suitable for the scale of the proposed development.

Note: detailed requirements for access are contained in Chapter C3 Car Parking, Traffic and Access.

C1.3-5 Improving Land Degradation

(a) Degraded areas are to be restored and rehabilitated through the subdivision process to ensure the land can be managed in the future.

(b) Where development is proposed on any 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.

(c) The responsibility for degraded land is not to be passed onto new landowners.

(d) 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.

4. Tourist Development Subdivision

1.1. Background

The subdivision of tourist developments will only be considered where the applicant can demonstrate that the subdivision is essential to the operation and management of the development and will not result in the creation or encouragement of permanent residential occupation.

The Snowy River LEP 2013 provides for residential uses in and around the Shire's towns and villages, with access to appropriate community services and infrastructure. Given that residential uses are provided for, it is the intention of this Chapter to ensure that subdivision of *tourist and visitor accommodation* and *eco-tourist facilities* does not create residential uses inconsistent with the aims of the Snowy River LEP 2013.

The Snowy River LEP 2013 (clause 4.1AA Minimum subdivision lot size for community and strata title schemes) provides that Council may grant consent for a Community Title subdivision for the purpose of an *eco tourist facility* that will create more than one allotment of less than the minimum shown on the Lot Size Map (in zones RU1 Primary Production, R5 Large Lot Residential and E3 Environmental Management) if all lots created by the subdivision are in the same community, precinct or neighbourhood scheme within the meaning of the Community Land Development Act 1989.

This Chapter applies to development proposals for subdivision relating to tourist and visitor accommodation or eco tourist facilities.

1.2. Objectives

The key objectives for the subdivision *tourist and visitor accommodation* or *eco-tourist facilities* are:

- To ensure that tourist and visitor accommodation and eco-tourist facilities are not changed to residential use as a result of subdivision.
- To avoid demand or expectation for Council services and facilities which are not typically provided in the rural tourist environment.
- To ensure that the subdivision will be secondary to the tourist development and will only be considered following successful construction, establishment and operation of the tourist development.

1.3. Controls

C1.4-1 Subdivision of Existing Development

(a) The development proposal is to demonstrate that the subdivision of the development is essential to the operation and management of the development.

C1.4-2 Type of SubdivisionProposed

(a) Subdivision is by 'community title' pursuant to the Community Land Development Act 1989 and Community Land Management Act 1989, with appropriate provision for a central management facility and shared infrastructure and services to be provided within the community property.

(b) All lots created as a result of the subdivision will each contain the whole or part of one or more accommodation buildings and their curtilage, but any lot containing access and other common facilities, infrastructure or landscaping will be held in common ownership by all owners of the other lots created by the subdivision.

C1.4-3 Community Management Statement

(a) A community management statement is to be prepared to ensure ongoing compliancewith the requirements of Council.

(b) Subdivision of tourist and visitor accommodation or eco-tourist facilities must not result in permanent or semi-permanent occupation of the accommodation.

(c) All components of the facility must be centrally managed.

(d) A community management statement is to accompany the developmentapplication and demonstrates:

- Compliance with the relevant Chapters of this DCP
- That guests occupying a unit or dwelling within the development(whether they are the owner or the dwelling or lessee) do not occupy the dwelling for a continuous period of more than three (3) months.
- Management plans do not allow for the lease of buildings or bedrooms for a continuous period of more than three (3) months.

2. Subdivision for Intensive Agricultural Use

The Snowy River LEP 2013 defines two forms of intensive agriculture:

> ***Intensive livestock agriculture*** *means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses or other livestock that are fed wholly or substantially on externally-sourced feed, and includes any of the following:*
>
> *(a) Dairies (restricted)*
>
> *(b) Feedlots*
>
> *(c) Piggeries*
>
> *(d) Poultry farms*
>
> *But does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.*

Intensive plant agriculture *means any of the following:*

(a) The cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops)

(b) Horticulture

(c) Turf farming

(d) Viticulture

This section of the DCP applies to subdivision for the purposes of intensive livestock agriculture or intensive plant agriculture.

2.1. Objectives

The key objectives for the subdivision of land for *intensive livestock agriculture* and *intensive plant agriculture* are:

- To provide a coordinated and sustainable approach to the subdivision of land used for intensive agricultural activities to ensure that environmental impacts are mitigated and adjoining land uses are fully considered.
- To ensure that subdivision is consistent with the rural character of the area and able to sustain future agricultural uses should they arise.
- To ensure that future agricultural uses will not have a detrimental impact on existing residential or other uses.

2.2. Controls

C1.5-1 Lot Size

(a) The lot to be used for intensive agriculture is to be greater than 10 hectares in size.

(b) The residue lot is to be greater than the minimum lot size required for a dwelling house on the site in which the subdivision is to take place.

(c) If the land contains an existing dwelling, the dwelling is to be included on the residue lot.

C1.5-2 Suitability

(a) The proposed new lot and residue lot resulting from a new subdivision are to be suitable for their nominated uses and compatible with adjoining lands uses.

(b) A site analysis must be submitted with a development application that demonstrates that the constraints and opportunities of the site have been considered and that the site is suitable for the proposed use.

(c) The proposed use of land is to be compatible with other land uses in the locality, with potential land use conflicts identified and suitable mitigation measures proposed.

C1.5-3 Buffers

(a) The new lot is capable of sustaining intensive agriculture, including any necessary buffers.

(b) Where there are adjoining existing agricultural uses, a buffer is to be provided on the subject site in accordance with the following:

Where the use includes chemical spray applications	250m if no vegetation provided 50m with purpose designed vegetated buffer
Where the use is likely to emit noise such as frost fans or pumping equipment	500m of lesser amount where supported and substantiated by acoustic testing undertaken by a suitably qualified professional.
Where the use involves a cropping enterprise that involves soil cultivation	300m if no vegetation provided 50m with purpose designed vegetated buffer
Where adjoining use involves the aerial application of chemicals	500m minimum

(c) A buffer area less than the one specified in the table above may be provided where it is supported by a report prepared by a suitably qualified professional that addresses:

- likely intensity, sensitivity and duration of the potential or actual impact; and
- local topography, climate and vegetation; and
- typical management practices being undertaken or likely to be implemented on the adjoining lands.

C2 Design

1. Visual & Scenic Impact

1.1. Background

The condition of scenic landscapes is important for the residents and visitors to the Shire. There are strong cultural ties to landscape and feelings for the visual beauty of treeless plains, mountains and lakes. The landscape values of the Shire remain a major draw card for the local tourism industry and these landscapes should be managed as a key component of the tourism infrastructure. The landscape is characterised by open grassland plains in the east, rugged alpine ranges in the west, as well as river valleys and lakes. Poor management of landscapes and the intrusion of development may lead to a deterioration of landscape values. This will have consequences for the sense of place and quality of experience enjoyed by visitors.

It is considered that new development on skylines is an important landscape issue because it can be more prominent and noticeable. It can visually dominate an area and it may not reflect the settlement pattern and characteristics of an area. However, it is accepted that there are a range of situations where development may breach a skyline but is only visible to a very local and non-sensitive receptors.

Depending on the sensitivity of a situation e.g. a key travel route, the Eastern Approaches to the National Park or the visual catchment to the lakes, development may be acceptable.

The Snowy River LEP 2013 contains detailed provisions and mapping for Lake Jindabyne and Lake Eucumbene Scenic Protection Areas (refer Clause 7.7 and associated mapping) that aim to protect the visual qualities and scenery, sense of isolation, recreational and water storage functions of the lakes. The Snowy River LEP 2013 also contains provisions relating to development within the Eastern Approaches to Kosciuszko National Park (refer Clause 7.8 and associated mapping) which aim to protect and maintain the environmental, scenic and natural attributes, ensure development complements the areas scenic and natural resources and protect an improve the water quality and supply and catchment hydrology.

The Snowy River LEP 2013 also includes a clause relating to development on ridgelines (clause 7.6) which aims to prevent the unnecessary intrusion of buildings into skylines and preserve the rural aspect of landscape.

1.2. Objectives

The objectives for the protection of scenic landscape values and landscape views within the Shire are to:

- Minimise the impact of development on the visual qualities and scenery of the natural and rural landscape.
- Preserve the amenity and rural character of a locality and maintain the visual integrity of rural skylines.
- Encourage building and design that protects sensitive landscapes and important views.
- Prevent the unnecessary intrusion of buildings into skylines
- Integrate development with the landscape by building on existing landscape character and managing the effects of change.
- Ensure that visual character and quality of the landscape are assessed before consent is granted for development.
- To ensure that the visual impacts of proposed development are minimised.
- To ensure that development does not unreasonably intrude or otherwise impact upon the natural landscape, particularly on ridge top locations, sloping sites and adjoining public reserves or bushland.

1.3. Visual Character Controls

C2.1-1 Visual Landscape Character Assessment

(a) Before granting development consent for development involving the carrying out of any works or building construction, the consent authority must have regard to the likely visual impacts of carrying out the development, including the visual impacts of

ancillary uses like driveways and fencing and of the provision of electricity and other services to the site of the development.

(b) When assessing visual impacts of the proposed development consideration must be given to:

- Important visual features and the landscape character of the site and surrounding land;
- Minimising the visual impact of the development on views from public areas, including public roads;
- Reducing the visual impact of driveways and of the provision of services to the development;
- Reducing the visual impact of proposed buildings by ensuring that external finishes are non-reflective and of a colour that blends in with the surroundings; and
- Ensuring fencing and building styles are compatible with the visual character of the area.

C2.1-2 Building on Ridgelines

(a) A building must not be erected on a ridgeline if the building would be visible from a public place such as an arterial road and appear as a skyline structure from that place or road. However, Council may consent to the erection of a building on a ridge line where:

- The proposed location of the building comprises the only part of the land on which it is proposed to be erected which has reasonable vehicular access to a public road;
- The whole of the land on which it is proposed to be erected is within the ridge line;
- The function and architecture of the building has such significance to the community that, in the Council's opinion, it should stand out as a landmark.

(b) Development shall take into account the topography of the area avoiding significant skylines.

C2.1-3 Development in Lake Eucumbene and Lake Jindabyne Scenic Protection Areas

In addition to the objectives (above) the following also apply for sites within the Lake Eucumbene and Lake Jindabyne Scenic Protection Areas:

- Protect the sense of isolation which can be enjoyed in many areas on and adjacent to Lake Eucumbene.
- Protect the environmental attractions and recreational functions of Lake Eucumbene and Lake Jindabyne including its attraction as a prime fishing destination.
- Ensure that the Lakes and adjacent urban settlements continue to have a clear rural setting.
- Protect the water quality, water storage functions and groundwater of Lake Eucumbene and Lake Jindabyne Scenic Protection Areas.
- Protect the flora and fauna, including aquatic habitats.

(a) Consideration must be given to the visual impact of the development when viewed from Lake Jindabyne, and Lake Eucumbene at its full supply level.

(b) Consideration must be given to whether the design and construction of any new buildings (including fencing) prevent any intrusion into the view from the Lake and surrounding areas

(c) Consideration must be given to whether provision has been made for the planting of appropriate native species where the planting would visually screen the development
(d) Development consent must not be granted to development where the development will have an unacceptable visual impact on the scenic quality of the area
(e) The development has been designed to prevent any visual intrusion in to the view from Lake Jindabyne and Lake Eucumbene (at its full supply level).
(f) A visual impact analysis must be provided 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 proposed development on the views from the Lake.

C2.1-4 Development within the Eastern Approaches to Kosciuszko National Park

(a) Development consent must not be granted to development of land in the Eastern Approaches unless the consent authority has considered a visual impact analysis 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 proposed development on the views from the Alpine Way and Kosciuszko Road.
(b) Development is to be designed and located so it causes no detriment to the scenic and rural character of land within the Eastern Approaches to Kosciuszko National Park, particularly when viewed from the Alpine Way or the Kosciuszko Road.

C2.1-5 Building Design

(a) The design and site coverage of the development should reflect the slope of the site and it may be desirable to leave steeply sloping parts of sites in their natural state.
(b) All structures are designed and sited in order to minimise the need for excavation or fill for foundations and associated hardstand areas.
(c) Buildings should utilise suspended slab construction, pole or steel frame, or brick and/or steel piers in order to minimise the disturbance to the natural grade caused by the building. Where areas on a site are already disturbed, those areas should be used for siting of buildings.
(d) On steeply sloping sites and treed hillsides, building height and bulk, particularly on the downhill side is to be minimised and the need for cut and fill is to be reduced by designs which minimise the building footprint and allow the building mass to step down the slope.
(e) Sub-floor areas must be enclosed or otherwise treated so that they do not look untidy when viewed from a public place.
(f) Building heights are similar to those in the surrounding landscape with taller buildings sited so as to minimise impacts on the landscape.
(g) New structures are designed to blend rather than contrast with the existing environment and the use of external reflective finishes is restricted.
(h) The building design is not to include highly reflective surfaces such as ‘zincalume’ or tinted glass panels. External finishes may be natural or untreated, or where colours are used, these should have a light reflectivity index of 12% or below.

C2.1-6 Landscaping

(a) The design of any new development must integrate with the landscape, by building on and incorporating existing landscape features such as vegetation and rocky outcrops.
(b) Development must not involve the removal of bush rock or significant areas of vegetation.
(c) Planting is to be located to soften the view of the development from any existing public roads and public vantage points.

1.4. View Sharing Controls

The concept of view sharing relates to the equitable distribution of views between development and neighbouring dwellings and the public domain. The view sharing objectives and controls aims to achieve a balance between facilitating quality development and preserving an equitable amount of views for the surrounding properties as far as is practical and reasonable.

The NSW Land and Environment Court has developed a planning principle relating to view sharing. Where view loss impact is likely to occur, development proposals must address this section of the DCP as well as the above planning principle.

Objectives

- To acknowledge the value of views to significant scenic features.
- To protect and enhance views from the public domain including streets, parks and reserves.
- To ensure that development is sensitively and skillfully designed to maintain a reasonable amount of views from the development, neighbouring dwellings and public domain.

Controls

C2.1-7 View Sharing

a) All property owners should be able to develop their property within existing planning controls however views should not be substantially affected where it is possible to design to share views.
b) The location and design of dwellings and outbuildings must reasonably maintain existing developed view corridors or vistas from the neighbouring dwellings, streets and public open space areas.
c) In assessing potential view loss impacts on neighbouring dwellings, retaining existing views from the living areas (living room, dining room, lounge and kitchen) should be given a priority over those obtained from the bedrooms and non-habitable rooms.
d) The design of fences and selection of plant species must minimise obstruction of views from the neighbouring dwellings and the public domain.

2. Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design (CPTED) seeks to encourage the design and management of the built environment to reduce the opportunity for crime. Safety and crime prevention should be considered in the design of multi dwelling housing, residential flat buildings, commercial premises, industrial development and tourist and visitor accommodation and other land uses identified by Council specifically by:

- Enhancing safety by reducing opportunities for crime to occur;
- Improving observation of public and private spaces;
- Optimising the use of public spaces and facilities by the community; and
- Promoting the design of safe, accessible and well-maintained buildings and spaces.

The following key principles should be applied to the design and management of development to reduce opportunities for crime:

- **Surveillance** – encourage opportunities for casual surveillance
- **Accessibility and Target Hardening** – restrict access and maximise the use of appropriate security measures
- **Reinforce Territory / Space Management** – encourage ownership of communal areas and the sense of community and formally supervise and care for property
- **Defensible Space** – ensure that areas have the appearance of being cared for and protected

This Chapter sets out the objectives and controls in relation to crime prevention through environmental design and applies to development applications for the following land uses:

- Residential accommodation (multi dwelling housing & residential flat buildings only);
- Commercial premises (business premises, office premises and retail premises);
- Industries;
- Tourist and visitor accommodation;
- Car parks; and
- Other types of development identified by Council.

2.1. Site and Building Layout

Objectives

- To ensure that site and building layout enhances security and feelings of safety.
- To ensure that private and public spaces are clearly delineated.

Controls

C2.2-1 Site and Building Layout

(a) The design of new development should allow for natural surveillance to and from the street and between individual dwellings, accommodation units or commercial units within the site.
(b) All entries within the site are to be clearly visible to avoid confusion.
(c) Blank walls fronting the street, blind corners in pathways, stairwells, hallways and car parks are to be avoided.
(d) Windows, doorways and balconies are to be offset to allow for natural surveillance while at the same time protecting privacy.
(e) Natural surveillance from communal and public areas and car parks is to be demonstrated, while ensuring that the design also provides for suitable streetscape appearance.
(f) Public services (e.g. ATMs, telephones, bicycle storage) are to be located in high activity areas.
(g) Access to dwellings or other uses above commercial or retail development should not be from rear lanes.
(h) Entrances should be located in prominent positions, be easily recognisable through design features and directional signage and should allow users to see into the building before entering.
(i) Pathways within and to the development should be direct and all barriers along the pathways should be permeable including landscaping and fencing.
(j) The installation of mirrors, glass or stainless steel panels to allow users to see ahead and around corners in corridors and stairwells is to be considered in the design of the development.
(k) Active uses or habitable rooms are to be located with windows adjacent to the main communal and public areas e.g. playgrounds, gardens and car parks.
(l) Communal areas and utilities (e.g. garbage bays) should be easily seen and lit.
(m) Ensure surveillance between the shopfront and the street by retaining clear sight lines and limiting promotional materials on windows.
(n) In industrial developments, administration and office areas should be located at the front of the building.
(o) Pedestrian corridors/routes should be clearly identified in car parks serving large developments.
(p) Where staff parking is provided it should be separate and secured from the public car park.
(q) Areas of open space should be clearly delineated and situated at locations easily observed by people. Parks and playgrounds should be located in the front of buildings and should face the street rather than back lanes.
(r) Facilities (e.g. toilets and telephones) should be located close to areas of active uses and access to facilities should be direct and free of obstruction.

2.2. Lighting

Objectives

- To ensure that lighting enhances the amenity and safety of a site after dark by increasing opportunities for casual surveillance, deterring unauthorized access and reducing feelings of fear and vulnerability of legitimate site users.

Controls

C2.2-2 Lighting

(a) Lighting is to be provided to enable natural surveillance, particularly in entrances and exits, service areas, pathways and car parks.
(b) All entrances and exits must be well lit and clearly identifiable after dark by appropriate lighting.
(c) Service areas such as garbage areas and loading bays must be well lit.
(d) Lighting should be designed so that it doesn't produce areas of glare and shadow.
(e) All lighting must be vandal resistant and easy to maintain.

2.3. Landscaping and Fencing

Objectives

- To ensure that landscaping does not reduce the security of a site.
- To ensure that fencing, which is used to delineate private space, is used in a way which enhances safety.

Controls

C2.2-3 Landscaping

(a) Avoid landscaping which obstructs casual surveillance and allows intruders to hide.
(b) Use vegetation as barriers to deter unauthorized access.
(c) Avoid large trees and shrubs and building works that could enable an intruder to gain access
(d) Front fences should be predominantly open in design to allow sight through the fences.
(e) Fences are not to inhibit surveillance of the communal areas, pathways and footpath by occupants of the building.

2.4. Security and Operational Management

Objectives

- To ensure an appropriate level of security is achieved.

Controls

C2.2-4 Security and Operational Management

(a) Provide an appropriate level of security for individual buildings and communal areas to reduce opportunity for unauthorized access.
(b) Security devices such as grills on door and window openings should be ‘permeable’ to allow causal surveillance. Solid shutters are not permitted on the window and door openings that have frontage to the street or are adjacent to open space.
(c) Entry doors should be self-closing and signs displayed requesting building occupants not to leave doors wedged open.

2.5. Building Identification and Ownership

Objectives

- To ensure buildings and areas within the site are clearly identifiable at all times to prevent unintended access and assist persons trying to locate the premises, especially in times of emergency.
- To ensure that building design promotes ownership and connection with both private and public spaces.

Controls

C2.2-5 Building Identification and Ownership

(a) Ensure buildings are clearly identified by street number (and apartment number) to prevent unintended access and to assist persons tyring to find the address.
(b) Each individual dwelling or commercial unit should be clearly numbered and unit numbers and directions should be provided on each level of the development.

2.6. Building Ownership and Maintenance

Objectives

- To ensure the development has the appearance of being well looked after and cared for.

Controls

C2.2-6 Building Ownership and Maintenance

(a) Design dwellings, commercial premises and communal areas to promote a sense of site ownership and to encourage responsibility in making sure the site is well maintained.
(b) Ensure the repair or cleaning of damaged or vandalized property and the swift removal of graffiti.
(c) Strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints will reduce the opportunity for vandalism. Flat or porous finishes should be avoided in areas where graffiti is likely to be a problem.
(d) External lighting should be vandal resistant including high mounted and/or protected lights.

1. Background

This Chapter contains planning objectives and controls for car parking and traffic, pedestrian and cycle access throughout the Shire. The Chapter applies to all development that requires a development application under the Snowy River LEP 2013 other than alterations to or rebuilding of an existing building provided that the use and floor area of the original building remains the same.

This Chapter will also apply to any proposed extension of an existing building as if it were an independent structure. Parking for multiple land uses shall be assessed to determine the cumulative impact of all proposed or existing landuses.

This Chapter is to be read in conjunction with Australian Standard 2890.1 Off -street parking Part 1 - car-parking facilities. Development generating high amounts of traffic, as defined by State Environmental Planning Policy (Infrastructure), or on State and regional roads, may be referred to Council, Local or Regional Traffic Committee for consideration.

It is important that parking facilities have a positive influence on the quality of our environment through their design, operation and landscaping. A correct and well designed parking facility will improve the appearance, function and value of the property it serves.

2. Aims

The aims of this Chapter are to:

- To preserve the transportation role of arterial roads and ensure the safe and efficient flow of traffic.
- To ensure car parking facilities, service and delivery areas and access are designed to enhance streetscape character and protect pedestrian amenity and safety.
- Ensure parking areas relate to site conditions.
- To reduce traffic congestion and minimise vehicle and pedestrian conflict.

3. Vehicle Access

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

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

In many parts of the Shire the situation has developed where properties do not have "coinciding legal and practical access". Inadequate legal and practical access causes difficulties by 'landlocking' parcels of land and sterilising development opportunities. Where multiple lots are accessed via a vehicular right of way or some other form of 'private road' conflicts may arise over appropriate maintenance and access standards and liability. The point of development provides an opportunity to rectify and improve access arrangements in many cases. At subdivision stage there is also an opportunity to provide an adequate standard of access to ensure that conflicts over maintenance, amenity and liability do not arise in the future.

Objectives

- To provide permanent legal access within the defined access corridor, constructed to a standard which adequately provides for the vehicular traffic likely to be generated by the development;
- To ensure compliance for new access arrangements with the safety standards of the NSW Roads and Maritime Services and Council, including standards relating to sight distances and horizontal and vertical road alignment.
- To provide adequate and convenient access for the development without compromising street character, landscape character, visual amenity, environmental features, pedestrian amenity and safety.
- To provide a minimum of all weather access for two wheel drive vehicles which can be adequately maintained to this standard over time;
- To ensure that access arrangements utilise the most cost effective and efficient route, subject to considering the above objectives.

Controls

C3.1-1 Permanent and Practical Legal Access

a) All development, including all allotments created by subdivision (including boundary adjustments) must have coinciding legal and practical (properly constructed) access in accordance with Councils development design and construction specifications.

b) Access roads are to be designed to minimise road infrastructure by utilising the most direct, and where possible the existing, legal routes.

c) 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.

d) 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 (eg. 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.

e) Where the development requires a second bushfire access/egress route, this is to be a permanent legal and practical access.

f) Where the existing road alignment does not match the dedicated or legally recognised road alignment, the road alignment should be rectified through re-alignment, closure, road construction or dedication.

g) Any additional length of public road created as part of the development and proposed to be transferred to the control of Council is to be minimised.

h) Direct access from either the Alpine Way or Kosciuszko Road is not to be provided to a development unless the site has no other practical alternatives that exist or can be created.

i) Consideration must be given to whether traffic associated with the proposed development will cause the condition of the roads to deteriorate and whether funds are or will be available for road maintenance and whether any financial contributions from the proposed development are sufficient to upgrade the roads likely to be affected.

C3.1-2 Rights of Carriageway for Subdivision

a) Where access to the allotment is via an existing right of carriageway, the subdivision will only be permitted in exceptional circumstances as follows, where:
   - the subdivision is for large rural property where the cost of providing public road access would be prohibitive; or
   - the subdivision is in remote rural localities of the Shire.

b) Access may be provided by a vehicular right of carriageway for development involving subdivision of land into up to five (5) additional residential lots (or development where traffic generation has a similar or greater impact) if:
   - the right of carriageway is constructed to a standard approved by the Council; and
   - where relevant, the consent of all adjoining land owners, whose land is burdened by the vehicular right of way, has been gained.

c) Access may be provided by a vehicular right of carriageway for new development (other than that referred to in sub-clauses a) and b) above) where traffic will have a minimal impact if:
   - the right of way is constructed to a standard agreed to by Council; and
   - where relevant, the consent of all adjoining land owners, whose land is burdened by the vehicular right of way, has been gained.

d) If further subdivision takes place utilising the right of carriageway and increasing the number of lots utilising the right of carriageway to more than six (6) allotments, the right of carriageway is to be replaced with a public road (refer below).

e) The right of carriageway in non-urban areas is to be a minimum of twenty (20) metres wide.
f) Construction and maintenance of the right of carriageway is the responsibility of the landowner and is to be in accordance with Councils development design and construction specifications.
g) Council may require a Deed of Agreement for the operation, management and maintenance of the right of carriageway.

C3.1-3 Public Roads

(a) Where subdivision results in six (6) or more additional allotments, the access shall be by way of a public road.

(b) Where a new road is to be constructed or an existing road is to be utilised for addition allotment access, it shall be constructed in accordance with Councils development design and construction specifications for access and subdivision on the following basis:

- *Two Lane Gravel Road* – any road likely to be extended or form part of a through road and "no through roads" servicing six (6) to ten (10) allotments and not in a R5 Large Lot Residential Zone.
- *Two Lane Bitumen Road* – any road servicing more than ten (10) allotments. Council may also require this type of road for short lengths of road which connect with an existing sealed road or which are over a gradient of 10%.

(c) If the subdivision will result in six (6) or more lots in the R5 Large Lot Residential Zone, each lot is to be linked by a 2 lane bitumen sealed road to the nearest urban centre, constructed to Council's approved standards.

(d) If the subdivision will result in six (6) or less lots in the R5 large Lot Residential Zone, each lot is to be linked to the nearest public road by a two lane road suitable for two wheel drive vehicles, constructed to Council's development design and construction specifications.

(e) Where development (including subdivision) front existing public roads, and where the existing public road is unconstructed or is not constructed to a satisfactory standard for the proposed development (e.g. not presently maintained by Council), the full cost of upgrading that road is to be borne by the developer. This requirement may also apply to subdivision's that require the construction or upgrading of existing public roads to give access to the subdivision.

(f) Each lot is to be provided with an adequate all weather access to enable satisfactory vehicular passage from the public road into the individual allotment. This will generally require gravelling from the road shoulder to the boundary and in most cases will require the provision of a piped gutter crossing in accordance with Council's specification for property accesses.

(g) Each lot to be created must include vehicular access that will be flood free in the event of a 1:50 year probability flood occurring.

(h) The location of the individual access points are to be nominated by the developer and subject to approval of, and meeting the standards established by the Director Technical Services and Operations, having regard to road drainage requirements and sight distance.

C3.1-4 Development Fronting Main or Arterial Roads

a) Where development is proposed land which: fronts a classified or arterial road; or relies solely on a classified or arterial road for it access; or has access to a road which intersects with a classified or arterial road, where the point of access is within 90 metres of the intersection of the road and the classified or arterial road, the following must be considered:
   - whether the traffic likely to be generated by the development will cause a traffic hazard or reduce the capacity and efficiency of the classified or arterial road;
   - access points and on-site management plans for vehicle movement and parking;
   - the effect the development will have on future improvements or realignment of the classified or arterial road.

C3.1-5 Adequacy of Access

a) The standard of all weather access roads to the development is to adequately cater for existing and potential traffic.
b) The road reserve width is to be sufficient to cater for all functions that the road is expected to fulfill, including the safe and efficient movement of all users and acting as a buffer from traffic nuisance for residents.
c) The carriageway width is to allow vehicles to proceed safely at the operating speed intended for that road.
d) The design of intersections is to allow all movement to occur safely and projected traffic volumes are to be used in designing all intersections.
e) All intersections and vehicular entrances are to satisfy the relevant design standards published by the Roads and Maritime Authority.
f) Access is designed in accordance with the design criteria set out in the Aust Roads Guide to Road Design and the Council's Development Design and Construction Specifications.

Note: Access to the site and design for turning circles for garbage and recycling vehicles is to be in accordance with the provisions of Chapter C10 Waste Management and Recycling.

C3.1-6 Minimising Impacts

a) Consideration is to be given to the impact the traffic associated with the proposed development will have on existing roads, road safety and other road users.
b) Physical impact on the environment and on the visual landscape are to be minimised through site planning and design.
c) Car parking areas and access roads to be designed, surfaced and sloped to facilitate stormwater infiltration on-site.
d) Access roads are not to exceed 12% slope and are to be designed to work with the contours of the land (minimising cut and fill).
e) Access roads are not to proceed through rock outcrops, natural features or existing vegetation stands and are not to be located on prominent hill faces or ridgelines.

Note: Refer to Planning for Bush Fire Protection 2006 (PBP) at www.rfs.nsw.gov.au for any special access requirements related to developments within Bush Fire Prone Land (Refer Chapter C7 – Natural Hazard Management).

4. Pedestrian and Cycle Access

Design for pedestrian access focuses on delivering high quality, safe and pleasant walking environments where development is integrated into the locality and encourages ground level activity. Pedestrian access should also be equitable access, which provides a barrier-free environment for people who live in or visit the development.

Objectives

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

Controls

C3.2-1 Pedestrian and Cycle Access

a) All development is to provide high quality accessible routes to public and semi-public areas, including major entries, communal open space, site facilities, parking areas and pedestrian pathways.
b) All pedestrian links are to have appropriate levels of illumination.
c) All entrances to buildings are to be accessible from the street and are to integrate ramps into the overall building and landscape design to promote equity of access.
d) The design of *commercial premises* or other non-residential forms of development shall consider staff change rooms and shower facilities to encourage bike riding as a form of transport.
e) Potential pedestrian and vehicle conflict is to be minimised by ensuring clear sight lines at pedestrian and vehicle crossings, utilising traffic calming devices and separating and clearly distinguishing pedestrian and vehicular accessways (eg using bollards or changes in pavement treatment).
f) All vehicle access points to a development are to provide a minimum 1.5 metres landscaped setback to neighbouring properties.

5. Car Parking Design

The location of parking on site has a significant impact on the site layout, landscape design and stormwater management. Development applications requiring car parking will need to consider the following documents:

- Australian Standards (AS): AS1428 Design for access and mobility & AS2890 Parking facilities series

- State Environmental Planning Policy (Infrastructure) 2007
- RMS Guide to Traffic Generating Development 2002
- Austroads guides

Objectives

- To integrate the location and design of car parking in the design of the development.
- To ensure that car parking and service vehicle areas are pleasant and safe areas to park.
- To minimise vehicle and pedestrian conflict and improve pedestrian safety.
- To ensure that the location and design of car parking does not result in detrimental affects on the streetscape and adjoining or nearby properties.

Controls

C3.3-1 Design

a) The design of all car parking is to be in accordance with Council's car parking design specifications.
b) The design of car parking areas, including entry and exit points, is not to create traffic conflicts or impact on pedestrian and cyclists movements.
c) All car parking spaces are to be sited behind the front building line.
d) All car parking spaces must be designed to enable vehicles to enter and exit a site in a forward direction. This may be modified for single dwelling houses provided safe manoeuvring can be demonstrated.
e) The appearance of car parking and service vehicle entries located within a development are to be improved by:
    - screening and locating garbage collection, loading and servicing areas within the development; and
    - avoiding black holes in the façade by providing security doors to car park entries.
f) Where doors are not provided to a car park, the visible interior of the car park is to be incorporated into the façade design and material selection and the building services pipes and ducts are to be concealed.
g) The design and construction of driveways, roads and car parking areas must conform to the requirements of Council's Engineering Guidelines for Subdivision and Developments.
h) All development in residential, business, industrial and village zones must incorporate a concrete or bitumen sealed driveway apron that extends from 1.0m inside the property boundary to the edge of the road.
i) Parking spaces and areas are to be designed in accordance with the following diagrams: AS/NZS 2890.1 2004 Figure 2.2.

C3.3-2 Safety

a) Car parking is to be designed to providing clear, safe and easily accessible paths of travel for both cars and pedestrians.
b) Safe and secure access is to be provided for building users, including direct access for residential apartments.
c) Parking and storage of bicycles (both resident and visitor) is to be provided at convenient and secure locations.

C3.3-3 Landscaping

a) Landscaping of car parking areas to improve the appearance of the car park and provide shade and shelter from weather is to be provided in all development.
b) Proposals for car parking areas are to be accompanied by a landscape plan, prepared by a qualified landscape architect or designer, illustrating means to soften the visual impact of parked care and any associated structures.
c) Significant environmental features within the land such as rock outcrops, benches and trees are to be retained as a landscaped feature of the car parking area.
d) Landscaping is to be included car park design, within and on the perimeter of the car parking area. Accordingly, the following is required:
    - Planting beds fronting a street or public place are to have a minimum width of one (1) metre;
    - Shade trees are to be provided in open car parking areas at the ratio of one (1) shade tree for every six (6) car parking spaces; and
    - Plants to avoid are those that have a short life, drop branches, gum or fruit or those that interfere with underground pipes.
e) Parking areas are to incorporate a 150mm concrete kerb or edge treatment to reduce the likelihood of vehicles damaging adjoining landscaped areas. The use of bollards should also be considered.
f) The choice of landscaping species and design for the car parking area is to create a safe environment through selecting plants that do not provide the opportunity for concealment. Refer to Chapter C5 Appendix C5-01 Recommended Species for Landscaping.

6. Car Parking Provision

The amount of parking provided is related to the type and size of the development, however parking provision should also be considered in relation to the local context and the availability of public car parking areas.

Objectives

- To provide sufficient, safe and convenient parking facilities to meet user requirements and ensure that development is self sufficient in the provision of off-street parking.
- To reduce the need for kerbside parking and encourage the use of roadways for the free flow and movement of vehicles.

Controls

C3.4-1 Car Parking

a) Sufficient on site car parking is to be provided to accommodate the parking demands of the development.
b) The amount of on-site car parking for specific types of development is to be in accordance with the *Table of Parking Requirements* (below).
c) In calculating the number of car spaces required, Council takes into consideration the:

- type of development (or land use) proposed;
- size and scale of the development;
- intensity of the development, and
- street hierarchy and existing traffic situation.

d) Car parking requirements may be reduced where it can be demonstrated that separate uses can share a single parking facility or where there are different and complementary demands for car parking space on a site.

e) Council does not encourage, but may consider stacked parking for parked spaces in a controlled parking situation which:
   - allow no more than two cars in the stacked parking arrangement;
   - is likely to maintain a very low turnover; or
   - is able to function easily within the management of the site's future operation.

f) Where a development involves a change of use between any of the following uses within an existing premises, where:
   - a change of use is proposed from one type of *food and drink premises* (restaurant, café, take away food and drink premises or pub) to another *food and drink premises*, no additional parking is required;
   - a change of use is proposed from a *retail premises*, *office premises* or *business premises* to a *food and drink premises* (restaurants, cafe, take-away food and drink premise or pub), the following parking requirements will apply:
     - the public area in the proposed use is less than 100 sqm, no additional parking is required;
     - the public area in the proposed use is equal to or greater than 100 sqm the existing parking requirements in this Chapter will continue to apply.

g) Council will consider waving the increased parking requirements, where the gross leaseable floor area (GLFA) and gross floor area (GFA) is not being increased.

h) For certain *tourist and visitor accommodation* and *eco-tourist facilities* development (ie motels and resorts only), consideration will be given to a maximum 25% discount in the total provision of on-site car parking spaces provided that it can be demonstrated than any shortfall in on-site car spaces can be met by the provision of dedicated on-site bus bays. To demonstrate, an applicant will need to submit a traffic impact study prepared by a Traffic Engineer indicating that the design of the bus bays and all associated car parking and manoeuvring areas for the proposed development complies fully with Council's and the RMS's requirements.

i) Council will determine the minimum parking requirements, in consultation with the applicant, where a development application is received for a development type or use that is not listed in the Table of Parking Requirements (below).

Note: Where parking calculations produce a fraction, the requirement is to be rounded up eg. 3.2 spaces = 4 spaces.

Note: Parking requirements may also be contained in area specific DCP Chapters.

Note: In determining the prescriptive parking requirements for each type of land use, Council has adopted guidelines from the Aust Roads Guide to Traffic Management Part 12 Traffic Impacts of Development 2002. Council uses this guide on a discretionary basis only, and may be flexible in establishing parking conditions according to an expert Traffic Impact Assessment which takes into account existing parking and traffic conditions in the vicinity of the subject site and surveys of similar sites to justify an appropriate parking rate for any development.

Note: In addition to the parking requirements set out in this DCP Chapter, applicants may have other obligations and requirements for disabled parking under other legislation.

C3.4-2 Table of Parking Requirements

Development Types	Parking Spaces Required (on site)
AGRICULTURE	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
RESIDENTIAL ACCOMMODATION	
Dwelling house Rural workers dwelling	2 spaces per dwelling house Parking spaces are to be located behind the building line or a side setback between the dwelling and the side boundary of 3 metres to permit vehicular access.
Other forms of Residential Accommodation including: Attached dwellings Dual occupancy (attached) Dual occupancy (detached) Multi dwelling housing Residential flat buildings Semi-detached dwellings	Resident parking: 1 parking space per 1 or 2 bedroom dwelling 2 parking spaces per 3 bedroom dwelling 1 parking space for each bedroom where a dwelling has more than 3 bedrooms Visitor parking (for multi dwelling housing and residential flat buildings): 1 designated visitor parking space per 3-5 dwellings; or 2 designated visitor parking spaces per 6 or more dwellings or part thereof.
Secondary dwellings	No additional parking spaces are to be provided on the site.
Group homes (transitional and permanent)	2 parking spaces per group home. Parking spaces are to be located behind the building line or a side setback between the dwelling and the side boundary of 3 metres to permit vehicular access.
Shop top housing	Resident parking: 1 parking space per 1 or 2 bedroom dwelling 2 parking spaces per 3 or more bedroom dwelling

Development Types	Parking Spaces Required (on site)
	Shared resident and commercial/retail parking spaces may be considered where it can be demonstrated there will be in adverse impact on on-street or public parking spaces.
Boarding houses	0.2 parking space for each boarding room (where boarding house is located in an accessible area) 0.4 parking space for each boarding room (where boarding house is located in non-accessible area) 1 parking space for each employee.
Hostels	1 parking space for each 5 dwellings in the hostel; 1 parking space for each 2 persons employed in connection with the development and on duty at any one time; and 1 parking space suitable for an ambulance.
Seniors housing	Refer to specific requirements for 'hostels' and 'residential care facilities'. For 'in-fill self-care housing': 0.5 parking space for each bedroom (where the development application is made by a person other than a social housing provider) 1 parking space for each 5 dwellings (where the development application is made by, or is made by a person jointly with, a social housing provider).
Residential care facilities	1 parking space for each 10 beds in a residential care facility (or 1 parking space for each 15 beds if the facility provides care only for persons with dementia); 1 parking space for each 2 persons employed in connection with the development and on duty at any one time; and 1 parking space suitable for an ambulance.
TOURIST AND VISITOR ACCOMMODATION	
Backpackers' accommodation	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Bed and breakfast accommodation	1 parking space per bedroom; and 1 parking space for owner
Farm stay accommodation	1 parking space per guest room

Development Types	Parking Spaces Required (on site)
Hotel or motel accommodation	1 parking space per unit/room; and 2 parking spaces per managers residence; and 1 parking space per 2 employees
Serviced apartments	1 parking space per 1 bedroom serviced apartment unit; or 2 parking spaces per 2 or more bedroom serviced apartment; and 1 parking space per 2 employees
Caravan parks	1 parking space per caravan site; and 1 space per 10 long term sites; and 1 space per 10 short term sites.
Camping grounds	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Eco-tourist facilities	1 parking space per accommodation unit; and 1 parking space per 2 employees. The development application is supported by a traffic assessment prepared by a suitably qualified traffic specialist demonstrating that adequate parking is provided for the peak use of the facility.
COMMERCIAL PREMISES	
Business premises	2.5 parking spaces per 100sqm Gross Floor Area
Office premises	2.5 parking spaces per 100sqm Gross Floor Area
Retail premises	4 parking spaces per 100sqm Gross Floor Area Ski Hire Premises: 6.7 parking spaces per 100sqm Gross Floor Area
Bulky good premises	1 parking space per 50sqm Gross Floor Area
Cellar door premises	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Food & drink premises – pubs	5 parking spaces per 100sqm Gross Floor Area 1 parking space per 3.5sqm of licensed floor area (i.e. bar, lounge, beer garden and games room); 1 parking space per 40sqm Gross Floor Area of office space;

Development Types	Parking Spaces Required (on site)
	1 parking space per 6.5sqm of public dining area for refreshment room; 1 parking space per employee; and 2 parking spaces per managers residence Whilst no additional car parking is required for beer gardens and un-roofed areas in hotel/clubs, any enclosing of these areas by roofing will render them liable for additional on-site car parking at a rate of 1 space per 2.5sqm licensed floor area.
Food & drink premises – restaurants or cafes	5 parking spaces per 100sqm Gross Floor Area. 1 parking space per 6.5m^2 of public dining area 1 parking space per employee
Food & drink premises – take-away food & drink premises	Where no on-site seating is provided: 1 parking space per 8.5m^2 Gross Floor Area 1 parking space per employee Where on-site seating and no drive through facility: 1 parking space per 10sqm Gross Floor Area; and 1 parking space per 5 seats (internal or external) or 1 parking space per 5 seats (internal) whichever is greater. 1 parking space per employee Where on-site seating and drive through facilities are proposed: 1 parking space per 2 seats(internal) or 1 parking space per 3 seats (internal or external); and Queuing area of 10-12 cars within the drive-through as measured from the pick up point 1 parking space per employee
Garden centres Hardware & building supplies Landscaping material supplies Rural supplies Timber yards	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Kiosks	No parking requirements.
Markets	2 parking spaces per market stall

Development Types	Parking Spaces Required (on site)
Plant nurseries	1 parking space per 100sqm of site display and retail area with a minimum of 5 spaces
Roadside stalls	4 parking spaces per stall
Shops Neighbourhood shops	1 parking space per 20sqm Gross Leasable Floor Area
Vehicle sales or hire premises	1 parking space per 2 employees; 1.5 parking spaces per 200sqm sale yards/showroom; and 6 parking spaces per service bay
Entertainment facilities	1 parking space per 7 seats; or 1 parking space per 4sqm of Gross Floor Area (whichever is greater).
Function centres	1 parking space per 6.5sqm gross floor area
Industrial retail outlets	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Service stations	1 parking space per 20sqm GFA of convenience store; and 1 parking space per 200sqm site area. (Where a workbay is proposed, additional parking will be required at the rate of 4 spaces per service bay.)
Veterinary hospitals	3 parking spaces per veterinary surgery
Wholesale supplies	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
RURAL INDUSTRIES	
Agricultural produce industries Livestock processing industries Sawmill or log processing industries Stock & sale yards	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
INDUSTRIES	
Heavy industries	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.

Development Types	Parking Spaces Required (on site)
Light industries	1 parking space per 80sqm Gross Floor Area or part there of.
General industries	1 parking space per 80sqm Gross Floor Area or part there of.
Boat building & repair facilities	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Vehicle body repair workshops	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Vehicle repair stations	5 parking spaces per service bay
HEAVY INDUSTRIAL STORAGE ESTABLISHMENTS	
Hazardous storage establishments Liquid fuel depots	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
STORAGE PREMISES	
Storage premises and Self storage units	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Depots	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Warehouse or distribution centres	1 parking space per 300sqm Gross Floor Area
WASTE OR RESOURCE MANAGEMENT FACILITIES	
Resource recovery facilities Waste disposal facilities Waste or resource transfer stations	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
AIR TRANSPORT FACILITIES	
Airport Heliport	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
OTHER LANDUSES	
Freight transport facilities	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified

Development Types	Parking Spaces Required (on site)
Passenger transport facilities Wharf or boating facilities	traffic specialist.
Truck depots	Off street parking for large vehicles on the basis of 1 parking space per large vehicle
EDUCATIONAL ESTABLISHMENTS	
Schools Tertiary Institutions Adult Education Other Educational Institutions.	Schools: 1 parking space per employee; 1 parking space per 10 students in Year 12 (where applicable); and 1 bus parking space per 100 enrolled students. Tertiary Institutions or Adult Education: 1 parking space per employee; 1 parking space per 3 students; and 1 bus parking space per 100 enrolled students. Other educational institution: Parking spaces required will be based on merit of individual case.
HUMAN SERVICES FACILITIES	
Hospitals	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Medical centres	1 parking space per 25sqm Gross Floor Area
Health consulting rooms	1 parking space per employee
COMMUNITY INFRASTRUCTURE	
Child care centres	1 parking space for every 4 licensed children; and 1 parking space per employee
Community facilities Emergency services facilities Information and education facilities Public administration building Research stations	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Places of public worship	1 parking space per 5 seats; or

Development Types	Parking Spaces Required (on site)
	1 parking space per 4sqm of Gross Floor Area; whichever is greater.
Respite day care centres	1 parking space for every 4 client; and 1 parking space per employee
RECREATION	
Boat launching ramps Charter & tourism boating facilities Environmental facilities	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Marinas	0.6 parking space per wet berth; 0.2 parking space per dry storage berth; 0.2 parking space per swing mooring; and 0.5 parking space per employee
Recreation areas	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Recreational facilities (indoor)	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Recreational facilities (outdoor)	Lawn Bowls: 30 parking spaces for the first bowling green; and 15 parking spaces for each additional bowling green Playing Field: 125 parking spaces per playing field for regional complexes; or 30 parking spaces per playing field for local playing fields Swimming Pools: Off - street parking assessed on merit. Traffic study required Horse Riding Facility: 1 parking space per 2 horses; and 1 bus parking space per 40 horses Sailing Clubs:

Development Types	Parking Spaces Required (on site)
	1 parking space per 3 members with 75% of parking spaces for the provision of trailers Rowing Clubs: 1 parking space per 3 members
Recreation facilities (major)	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
Water recreation structures	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.
OTHER LAND USES	
Cemetery Crematorium Mortuaries Exhibition homes Exhibition villages	Off street parking requirements assessed on merit. Traffic/parking assessment prepared by a qualified traffic specialist.

C4 Heritage

1 Background

The Snowy River Shire contains many artifacts and buildings of the early pioneers, miners and settlers who opened up the area to grazing, forestry and (later) alpine recreation. Understanding and respecting the principles of conservation, such as maintaining original fabric, repair rather the replace; doing as much as necessary but as little as possible and working with the original character of the place will assist to protect the heritage significance of a place. The original fabric, that may show wear and tear helps to tell the story of the place and should be respected and maintained.

This Chapter of the DCP applies to development of Heritage Items and within Conservation Areas listed in the Snowy River LEP 2013 (Schedule 5 Environmental Heritage). The requirements, objectives and controls in this Chapter apply in addition to the heritage conservation requirements of the Clause 5.10 and development requirements of other relevant parts of this DCP.

In many situations where a development proposes to alter a heritage item it will be necessary for the applicant to seek qualified professional advice as to the heritage impact of the proposal.

Unlike many other development application drawings, heritage-related ones require a detailed landscape plan and all typical materials, profiles, finishes and colours to be noted on the principal elevation.

Heritage-related subdivision proposals usually require pre-planning of house, outbuilding and driveway footprints, as well as a covenant to maintain an architectural and landscape standard (88B Instrument).

The National Parks and Wildlife Act 1974 protects Aboriginal objects and Aboriginal places in NSW. Aboriginal sites are widespread throughout NSW with considerable regional variation in the types of sites, their age, their contents and how they are situated in the landscape. Information on Aboriginal sites can be obtained from the Office of Environment and Heritage (www.environment.nsw.gov.au).

An Aboriginal Heritage Due Diligence Assessment undertaken by a qualified archaeologist may be required for places likely to contain Aboriginal heritage (e.g. rural or “green field” land subdivisions). The application may also need to be referred to relevant agencies and Aboriginal Land Councils. The Due Diligence Assessment is to Comply with NSW Office of Environment and Heritage (OEH) requirements under the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (2011).

Note: Council employs a Heritage Advisor who periodically visits the Shire to meet with applicants and provide advice on development proposals. To use the free heritage advisory service, contact council.

Aims

The aims in relation to the recognition and preservation of Aboriginal and European heritage within the Shire are:

- To retain the physical evidence of the Shire's rural past and actively conserve a balanced selection of evidence representing the history of development of the area, and its historical association with events and people.
- To present and interpret the historical evidence for the enjoyment of the local community as well as visitors to the region.
- To protect, conserve and manage sites in an appropriate manner to guarantee the heritage character of the community is perpetuated.

2 Consent Requirements

2.1 Development Not Requiring Consent

Maintenance & Repair Works

Maintenance and repair works are encouraged for heritage items and properties in heritage conservation areas and generally do not require development consent from Council if they are of a minor nature and would not adversely affect the heritage significance of the item or heritage conservation area.

Maintenance and repairs can include non-structural external works such as:

- replacing broken windows, flyscreens etc
- minor repairs to roofing, brickwork, timberwork and metal work
- repainting, in the original colour, surfaces which are already painted including timberwork and metalwork.

Maintenance and repairs can also include non-structural internal works such as:

- patching, painting and decoration to the interior of the house and installation of joinery items
- repairing timber floors
- plumbing or gas fitting work
- electrical work and communications cabling
- installation of insulation

The Snowy River LEP 2013 (Clause 5.10(3)) includes some exceptions where development consent is not required if in the opinion of Council the proposed development is of a minor nature or consists of maintenance and would not adversely affect heritage significance.

Applicants must notify Council prior to undertaking any maintenance or repair work to determine whether development consent is required. A written response must be received from Council prior to the commencement of works.

2.2 Exempt Development

Under State Environmental Planning Policy Exempt and Complying Development Codes 2008 (Codes SEPP) some categories of minor internal works are permitted as Exempt Development for buildings within heritage conservation areas, but not for heritage items. The classification of Exempt Development refers to works that have minimal environmental impact and therefore do not require Council's consent. The Codes SEPP does not permit external building alterations to heritage items or properties located within heritage conservation areas.

2.3 Development Requiring Consent

A development application is required for the carrying out of development that relates to a heritage item or development within a heritage conservation area (unless it falls into the minor development categories outlined above). Council consent is required for work that alters external appearance (e.g. new colours, replacing timber windows with aluminium, replacing a galvanized roof with Colorbond). The Snowy River LEP 2013 (Clause 5.10(2)) identifies those instances where development consent is required.

Demolition

Demolition of a heritage item or contributory building in a heritage conservation area is generally **not** supported. The demolition of a non-contributory building (one that does not add to the historic character of the heritage conservation area) and replacement by an appropriately designed new building is generally supported.

In the assessment of a development application for the demolition of a heritage item or a contributory building, Council will consider:

- heritage significance
- structural condition
- options for retention
- contribution to the streetscape

Council may require the submission of a report by a structural engineer with heritage experience to determine whether the building is, or is not, structurally capable of reasonable and economic use can be retained.

Demolition of a heritage item or a contributory building within a heritage conservation area will be conditional on the submission of a photographic archival record. A key plan should show location and direction of all photographs and the sequence in which they were taken. Provide 1 electronic copy on CD for council file and 1 hard copy in an acid free album for local history collection. Demolition of a heritage item or building in a heritage conservation area will not be approved unless a suitable replacement building is proposed.

New Buildings

A new building within a heritage conservation area, whether the style is traditional or contemporary, referred to as an (infill building) must respect density, form, scale, architectural and streetscape character of the conservation area. New buildings do not necessarily have to replicate original architecture. If they do copy historic details, they should on close examination be able to be interpreted as later buildings.

Development in the Vicinity of Heritage Items and Heritage Conservation Areas

All new development adjacent to or in the vicinity of a heritage item or heritage conservation area needs to consider its likely effect on heritage significance and setting.

Applicants should address in the Statement of Environmental Effects any potential impacts of the development on a heritage item or heritage conservation area and measures to minimise this impact.

3 Heritage Management Documents

3.1 Heritage Impact Statement

Council may require Heritage Impact Statement if your proposal involves demolition of a heritage listed item, or building in a conservation area, or is in close proximity to a heritage item, or involves partial demolition, or structural changes to a heritage item.

A Heritage Impact Statement should evaluate and explain how the proposed development, rehabilitation or land use change will affect heritage values. The Statement should explain how the heritage value of the item/place can be conserved or maintained, or preferably enhanced by the proposed works.

If the proposal cannot be designed other than to have a negative impact on the heritage values, then the Statement can set out measures to mitigate (trade-off) impact on heritage values (e.g. generate income for the economic viability of a heritage item, improve appearance from the street, provide historical research).

In some cases, council may agree to a short negotiation with a designer, confirmed by letter (instead of a report).

3.2 Heritage Conservation Management Plan

Council may require a Heritage Conservation Management Plan if Council considers significance of the heritage item or changes proposed warrant more detailed and rigorous assessment (refer Snowy River LEP 2013 (Clause 5.10(6) Heritage Conservation Management Plan).

A Heritage Conservation Management Plan should contain a detailed schedule of conservation works to heritage buildings and heritage landscapes. A specialist heritage consultant should prepare the Plan.

4 Conservation Incentives

Council recognises the need to be flexible with heritage items to assist with their long term conservation. The Snowy River LEP 2013 (Clause 5.10(10) Conservation Incentives) enables Council to consider development of a heritage item that would otherwise be prohibited, if it benefits conservation of the heritage item. A detailed schedule of conservation works is usually required if an applicant seeks approval under the conservation incentive clause.

5 Controls

This section contains objectives and controls to protect and enhance Snowy River's heritage items and heritage conservation areas. It aims to ensure that development affecting heritage items or properties within heritage conservation areas is sympathetic to the heritage values while achieving a reasonable balance between contemporary design expectations, environmental sustainability and protecting heritage significance.

All new development in a heritage conservation area should respect the design of its neighbours and the key values of the heritage conservation area.

Alterations and additions to heritage items and contributory buildings within a heritage conservation area are to be designed and sited to ensure the retention of any contributory features or characteristics of the building and the streetscape of the heritage conservation area in which they are located.

Note: The document "*Design in Context: Guidelines for Infill Development in the Historic Environment*" jointly produced by the Heritage Council of NSW and the Royal Australian Institute of Architects (NSW Chapter) provides illustrated guidelines.

5.1 Design & Character

The design of development should ensure a sympathetic blend of old and new. This may be achieved by maintaining consistency with the street's established scale and form, siting and setbacks, and material and finishes without being overly imitative.

Objectives

- To ensure that additions or changes to the external appearance of heritage items and contributory buildings within heritage conservation areas respect the original built form, architectural system and character.
- To ensure that new development does not adversely impact on the setting, streetscape or views associated with any heritage item or heritage conservation area.

Controls

C4.1-1 Design and Character

(a) Development must not adversely impact on the significance of the European cultural heritage of the site. This includes the seven heritage values; historic, associational, architectural, social, technical/research, rarity and representativeness.

(b) The evolution of a place should be appreciated and retained.

(c) Street elevations and visible side elevations must not be significantly changed. Additions must be located to the rear or to one side of the building to minimise the impact on the streetscape.

(d) The design of any proposed additions or alterations must complement the existing building in its scale, form and detailing. However, it should be possible on close inspection to distinguish the new work from the old.

(e) All new work and additions must respect the proportions of major elements of significant existing fabric including doors, windows, openings and verandahs.

(f) Designs, materials, techniques and finishes of alterations and extensions should be traditional and harmonise with the original architecture, although new building work should not be an exact replication of an earlier era.

5.2 Scale & Form

Bulk and scale refer to the height and size of a building. Form and massing are terms which refer to the arrangement of the component parts of a building.

Objectives

- To ensure that alterations and additions to heritage items and contributory buildings are consistent with the scale and form of these items or buildings, and do not dominate or compete with the existing significant heritage fabric.
- To ensure that the scale and form of development is consistent with the predominant scale and form of the heritage conservation area, and of adjacent heritage items or contributory buildings.

Controls

C4.1-2 Scale & Form

(a) New building work should have minimal impact on the place's heritage significance and not overwhelm in bulk, mass or scale.

(b) Additions to heritage items must not visually dominate, compete with or conceal the original form and massing of the existing buildings.

(c) Additions to heritage items must not contain any major or prominent design elements that complete with the architectural features or detailing of the existing building.

(d) Where single storey rear additions are proposed to dwelling houses, the addition must not compromise the integrity of the main roof and is to be lower in scale and secondary to it.

(e) Upper floor additions to the main roof of any single storey dwelling house may be acceptable if contained wholly within the existing roof space without change to the roof pitch or eaves height.

5.3 Siting & Setbacks

Front and side boundary setbacks are a major contributor to the character and significance of a heritage item or heritage conservation area. Existing patterns should be maintained in new development to continue the established rhythm of buildings and spaces.

Objectives

- To conserve and maintain established setbacks to streets.
- To ensure adequate curtilage and landscape setting for the building.

- To ensure the integrity of the heritage item and its setting, or the heritage conservation area is retained by the careful siting of new buildings and alterations and additions to existing buildings.

Controls

C4.1-3 Siting & Setbacks

(a) Development must confirm to the predominant front setbacks in the streetscape.

(b) Development must respect side setbacks and rear alignments or setbacks of surrounding development.

(c) Front and rear setbacks should be adequate to ensure the retention of the existing landscape character of the heritage item or conservation area and important landscape features.

5.4 Detailing

The significant features and elements of a heritage item or heritage conservation area are often reflected in details such as windows, doors and decorative woodwork, metalwork, brickwork, stonework and cement render.

Objectives

- To ensure that original detailing is retained and kept in good repair.
- To encourage the reinstatement of original elements and detail.
- To ensure that alterations and additions and new development have a level of detail that is appropriate to the architectural character and style of the heritage item or heritage conservation area setting.
- To ensure that the pattern of door and window openings is clearly related to the placement, proportions and scale of existing fenestration of the heritage fabric.

Controls

C4.1-4 Detailing

(a) Retain and repair original doors, windows, original sunhoods, awnings, gable detailing and other decorative elements to principal elevations. Original leadlight and coloured glass panes should be retained where possible.

(b) Where original windows, doors and façade detailing have been removed and replaced with modern materials, consideration should be given to reconstructing original features.

(c) Authentic reconstruction is encouraged. Decorative elements must not be introduced unless documentary or physical evidence indicates the decorative elements previously existed.

(d) Alterations and additions should incorporate new doors and windows that are compatible with the position, size, proportions (“vertically proportioned”) and detailing of original windows and doors. Traditional windows for example, were timber framed, double-hung or casement sashes, commonly made up of 2’ (600mm) or 2’6” (750mm) wide frames, with a height of 3’ (900mm) or 4’ (1,200mm).

(e) Alterations and additions should adopt a level of detailing that complements the heritage fabric and should (in general) be less elaborate than the original.

5.5 Materials, Finishes & Colour Schemes

Often it is not possible, or desirable, to replicate original materials due to cost constraints and lack of availability. The principle should be to use materials and colour schemes that visually relate to or approximate the building elements of the earlier work in size, style and type of finish. The painting of heritage items in appropriate colours can draw attention to the building and reinforce the historic character.

Original face brickwork should not be rendered, bagged or painted, as this will detract from the building's heritage significance.

Objectives

- To ensure that the selection of materials and colours is based on the original finishes and matches those used in the heritage item or heritage conservation area.
- To ensure that the visual quality of the heritage conservation area is maintained and upgraded by encouraging the use of appropriate colour schemes in all development.
- To ensure that external colours provide consistency and harmony in conservation areas and for heritage items.

Controls

C4.1-5 Materials, Finishes & Colour Schemes

(a) Changes to materials (including roofs and walls) on elevations visible from a public place are not favoured. Original face brickwork must not be rendered, bagged or painted.

(b) Matching materials must be used in repairing the fabric of external surfaces. In the case of new face brickwork or stonework, the colour and texture, type of jointing and mortar colour should be carefully matched.

(c) New or replacement roof materials should restore original historic finishes. Alternative materials may be considered appropriate to the architectural style of the building and the streetscape context, and must be submitted for approval.

(d) Alterations and additions must use materials and colours similar to, or compatible with, the original material or colours.

(e) Materials for pathways and driveways must be consistent with the character of the heritage item or heritage conservation area.

(f) External painting in colours that complies with the heritage colour palette above should not require a development application, provided that Council is notified of the proposal and considers that the scheme does not reduce heritage values. Council can assist with suggesting sympathetic colour schemes. Other colour proposals may require a referral to the Council Heritage Adviser.

Note:

Pastel colours to be used for walls.

Dark colours for timber joinery only.

Close equivalents from other manufacturer's colour ranges may be considered.

French Grey was an interior colour only.

Art Deco requires a different historical colour palette.

Colours are required to be specified by manufacturer (e.g. Haymes, Dulux) and colour name (e.g. Buff). Colours can be matched by other manufacturers.

This advice is not an endorsement of any one paint manufacturer.

5.6 Roofs & Chimneys

Roof forms and details to heritage buildings vary according to building type and architectural style, and this variety makes an important contribution to the aesthetic significance and visual complexity of heritage items and heritage conservation areas. Fireplaces and chimneys were an important element in buildings, contributing to the character of the building and the skyline.

Objectives

- To retain the characteristic roof forms of heritage items and heritage conservation areas.

Controls

C4.1-6 Roofs & Chimneys

(a) Roofs must not be re-pitched or have their eaves line raised to allow for the provision of attic rooms.

(b) Chimneys must be retained.

(c) Roofs of all new development are to be consistent with the type of roof (ie. gabled, hipped), pitch, eaves and ridge height that are predominant in the heritage conservation area.

(d) Attic rooms are to be contained within roof forms and should not dominate the street and visible side elevations.

(e) Metal roofs and roof drainage (gutters, downpipes) to be galvanised finish.

5.7 Verandahs & Balconies

Verandahs and balconies on the street frontage are important design features that provide an interface between the building and the street. They also provide shading and a sense of depth to the front façade.

Objectives

- To ensure the retention and encourage re-instatement of early verandah and balcony forms.
- To ensure that alterations and additions do not detract from or reduce the importance of original verandahs and balconies.

Controls

C4.1-7 Verandahs & Balconies

(a) Consider the provision of front verandahs and balconies at a compatible scale where these are a characteristic feature of the heritage conservation area.

(b) Original front verandahs and balconies must be retained and conserved. Consider opening up verandah enclosures or infill to reinstate an original open verandah.

(c) Infilling or enclosure of front verandahs and balconies is not supported.

(d) Additional verandahs must not complete with the importance of the original and should be simple in design and based on existing detail or an understanding of appropriate designs for each period or style.

5.8 Garages, Carports, Carspaces & Driveways

Most early buildings were designed without garages or carports, the building itself was usually the only structure visible from the street. Later garages were commonly located as a separate structure to the rear of the property.

Objectives

- To minimise the visual impact of car parking on heritage streetscapes.
- To ensure parking structures and paved areas are visually discreet and do not dominate or compete with original character buildings.

Controls

C4.1-8 Garages, Carports, Carspaces & Driveways

(a) Existing rear lane access or side street access (where available) must be utilised for car parking in preference to front access.

(b) Car parking structures are to be located to the side, or preferably to the rear of the building. Garages and carports must not be located forward of the building line.

(c) Open hard stand car spaces may be provided forward of the building line, but must be located adjacent to a side boundary and generally not be greater than a single car width.

(d) Existing building fabric, including verandahs and balconies, must not be altered to allow for the provision of a car parking structure or an open stand car space.

(e) Car parking structures are to be unobtrusive and must be of materials, form and details that harmonise with and do not obscure views of the building. They must not be made larger by the provision of a bulky pitched roof.

(f) Large areas of concrete should be avoided and alternative materials such as pavers, gravel or permeable paving must be considered.

5.9 Fences

Front fences are an extremely important streetscape element with each architectural style having an individual characteristic style of fencing.

Objectives

- To encourage the retention, repair or reconstruction of original fencing.
- To encourage fencing in character with original buildings.
- To encourage side and rear boundary fencing which is consistent with height and materials of original fencing.

Controls

C4.1-9 Fences

(a) New and replacement front fences must not obscure building facades. High solid front fences are not appropriate.

(b) New fence heights and form must be appropriate to the character of the heritage item or to the heritage conservation area. Front fences must be see-through (min 50% transparent) and maximum height of 1200mm.

(c) Side fencing forward of the building line must be simple with a level of detail and materials and height compatible with the heritage item or heritage conservation area. It should taper from full height at building line to front fence height.

(d) Retain, repair and reconstruct original fences and retaining walls where possible.

(e) Where an original fence has been removed, new fencing should try to match the original style.

5.10 Gardens and Garden Elements

Gardens enhance the relationship of the house to its setting, softening and enhancing views of the house and screening out unsympathetic buildings or alterations and additions.

Objectives

- To retain or reinstate landscaped settings and elements (particularly pathway location and materials) for heritage items or buildings within the heritage conservation area.
- To provide attractive garden areas in keeping with those of the original houses.
- To improve the streetscape setting of all buildings in the heritage conservation area.

Controls

C4.1-10 Gardens and Garden Elements

(a) Significant trees and landscape elements such as pathways, garden beds and structures must be retained.

(b) Large areas of hard paving are to be minimised.

(c) Driveways and paths may be paved with black asphalt, 8% black oxide concrete to match asphalt, gravel, stone or clay brick pavers. Stamped, stencilled, exposed aggregate, or bright coloured paving, shall not be permitted.

(d) Gardens and ancillary structures must be appropriate to the main buildings in terms of scale, style and materials.

5.11 Access & Mobility

Heritage places should be accessible to everyone including people with disabilities, the elderly and families with small children. Owners and managers of heritage properties that

have public access should commit to creating a situation in which this can be achieved. Access solutions will be unique to each historic building.

Objectives

- To ensure that development to facilitate access does not adversely affect the heritage fabric of the heritage item or heritage conservation area.

Controls

C4.1-11 Access & Mobility

(a) Modifications and alterations to facilitate access and mobility must be sympathetic to the heritage values and heritage fabric of the original building.

(b) Alterations and additions to facilitate access and mobility must be reversible.

5.12 Commercial & Retail Properties

There are a number of commercial properties listed as heritage items or within heritage conservation areas, representing a traditional land use mix and contributing to a diversity of built form.

Objectives

- To ensure that original characteristics of traditional buildings are retained and enhanced.

Controls

C4.1-12 Commercial & Retail Premises

(a) Original forms, details, materials and finishes must be retained, including original shopfronts, original suspended awnings and open balconies.

(b) Where the property is part of a single larger building, changes to ground level shopfronts and upper level facades must not detract from the integrity and group value.

(c) Heritage buildings may be adapted to a new use if the new use is compatible with the heritage character of the place and the adaption has minimal impact on heritage significance.

(d) The heritage character of buildings and sites should be complemented by the style, design, materials and location of any signage erected. The number and size of signs should be kept to a minimum.

(e) Signs should be appropriate for the visual amenity of the site by ensuring that:

- Signs should not obstruct views and vistas to and from the site.
- Colour schemes for signs should enhance the heritage buildings.
- Traditional materials and locations should be used for heritage signs.
- Corporate signs should be avoided.

5.13 Services & New Technologies

The improvement of water conservation and energy efficiency may involve installation of new devices (such as solar energy systems). Visual impact of these devices on heritage items and heritage conservation areas needs to be considered. These additions should not be prominent from a public place nor intrude on any significant views or vistas gained from neighbouring properties. The siting and appearance of such devices should be discrete and non-intrusive.

Objectives

- To minimise the prominence of new building services and technical equipment on heritage items and in heritage conservation areas.

Controls

C4.1-13 Services & New Technologies

(f) Air exhaust or ventilation systems, skylights, air conditioning systems, solar energy panels, TV antennae and satellite dishes should not be visible on the main elevation of the building or attached to chimneys where they will be obvious. Services and equipment should be installed at the rear, within the roof space or flush with the roof cladding and at the same pitch.

(g) Rainwater tanks, unless they complement the historical style of the building, are to be located at the rear or side of the dwelling and be suitably screened. They should not be obvious from the street.

C5 Tree Preservation & Landscaping

Contents

Appendix C5-1 Recommended Species for Landscaping

1. 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.

1.1 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.

1.2 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.

1.3 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 197*9. This clearing is regulated by the *Biodiversity*

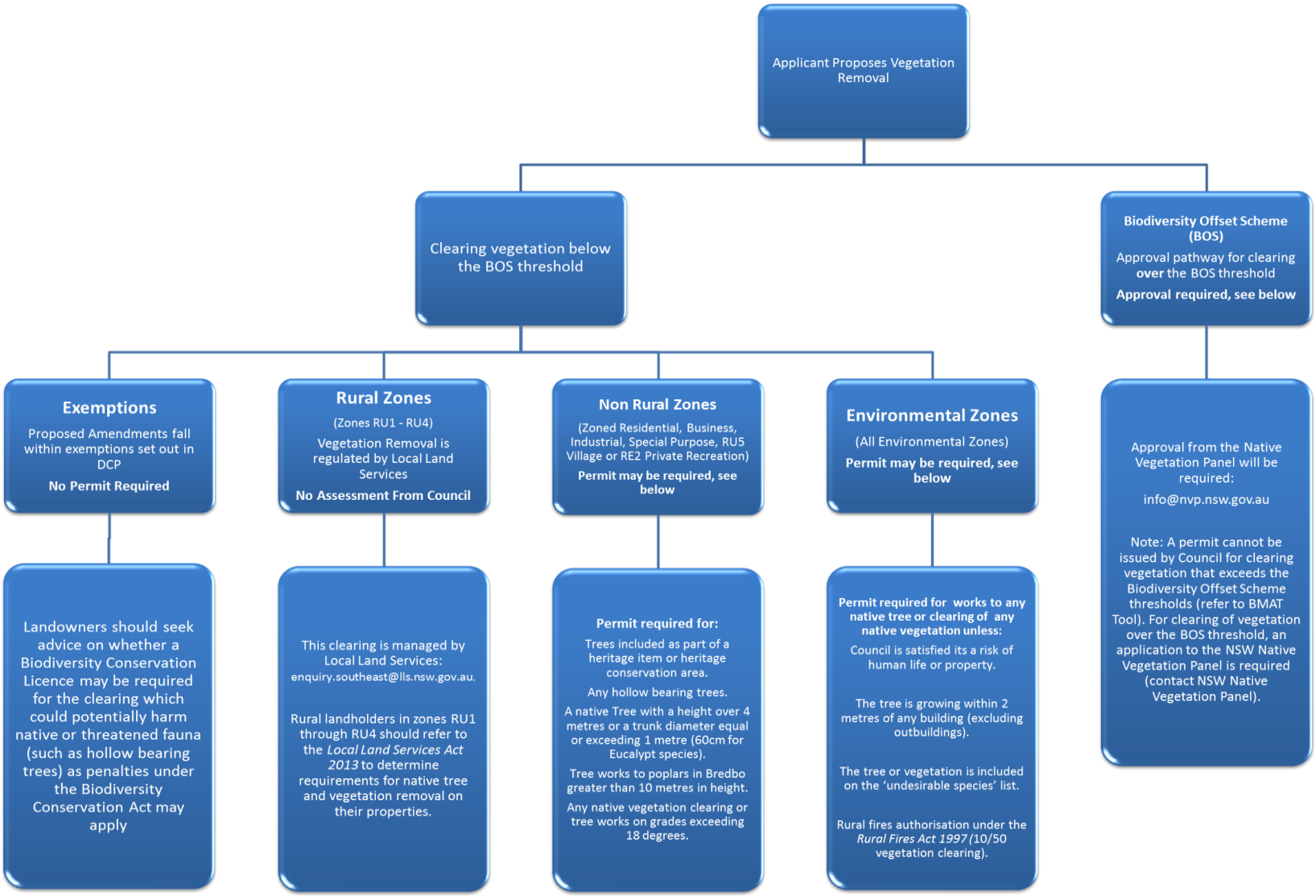
Conservation Act 2016.

- 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 – 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 – Summary Chart - Vegetation Removal Procedure



1.4 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.

1.5 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*.

1.6 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.

1.7 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).

1.8 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.

1.9 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.

1.10 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.

1.11 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*.

1.12 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)

1.13 Undesirable Species

Table A: Undesirable Species List

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

Common Name	Botanic Name
Browntop Bent (grass)	*Agrostis capillaris*

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.

1.14 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. Landscaping

2.1 Background

Snowy River Shire forms part of the unique landscape of the Monaro Region. Vegetation in the region is influenced heavily by climatic conditions and successful landscape design depends on the right choice of plants and the ability to successfully establish and maintain those plants.

Categories of development

Council requires different levels of landscape detail and has set specific landscaping requirements depending on the category of development proposed.The information required to be submitted with a development application is listed in Chapter A2 Development Application Requirements.

The following categories are used to determine the landscape requirements for development.

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 100m^2 is also included in this category.

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 is Category 1 above), residential subdivisions, rural residential subdivisions, industrial and commercial developments.

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.

Category 4: includes proposals that are located in environmentally sensitive areas, 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.

Council's requirements for revegetation, erosion control and soil conservation are to be read in conjunction with these landscaping requirements. Appendix C5-1 identifies recommended species for landscaping.

APPENDIX C5 – 1

Recommended Species for Landscaping

Common Name	Botanic Name	Height (m) Approx	Evergreen	Deciduous
Native				
Silver Wattle	*Acacia dealbata*	6-15	✓	
Black Cypress Pine	*Callitrisenlicheri*	5-10	✓	
Wolgan Snow Gum	*Eucalyptus gregsoniana*	2-4	✓	
Paddys river gum	*Eucalyptus macarthurii*	15-25	✓	
Narrow leaved Sallee	*Eucalyptus moorei*	3-6	✓	
Omeo Gum	*Eucalyptus neglecta*	6-10	✓	
Willow Peppermint	*Eucalyptus nicholii*	12-16	✓	
Small leaf Gum	*Eucalyptus parvula*	6-10	✓	
White Sally	*Eucalyptus pauciflora*	8-10	✓	
Silver leaved Mountain Gum	*Eucalyptus pulverulenta*	6-10	✓	
Candlebark	*Eucalyptus rubida*	10-20	✓	
Black Sally	*Eucalyptus stellulata*	6-15	✓	
Ribbon Gum	Eucalyptus viminalis	6-30	✓	
Snowy River Wattle	*Acacia boormanii*	3-5	✓	
Knife Leaf Wattle	*Acacia cultriformis*	2-4	✓	
Silver Wattle	*Acacia dealbata*	10	✓	
Buffalo Wattle	*Acacia kettlewelliae*	4-7	✓	
Blackwood Wattle	*Acacia melanoxylon*	2-6	✓	
Red stemmed wattle	*Acacia rubida*	3-5	✓	
Dagger Wattle	*Acacia siculiformis*	1-3	✓	
Varnish Wattle	*Acacia verniciflua*	1-3	✓	
Hairy Wattle	*Acacia vestita*	3.0	✓	
Heath Banksia	*Banksiaericifolia*	1.5-3	✓	
Silver Banksia	*Banksiamarginata*	1-7	✓	
Lemon Bottlebrush	*Callistemon pallidus*	1-2	✓	
Alpine Bottlebrush	*Callistemon pityoides*	1-2	✓	
Dwarf Bottlebrush	*Callistemon subulatus*	2.0	✓	
Mountain Correa	*Correa lawrenciana*	1-3	✓	

Common Name	Botanic Name	Height (m) Approx	Evergreen	Deciduous
Mountain Grevillea	*Grevilleaaustralis*	1-1.5	✓	
Canberra Gem Grevillea	*Grevillea*	2.0	✓	
Pink Lady	*GrevilleaJunipera*	0.8	✓	
Canterbury Gold Grevillea	*Grevillea Canterbury Gold*	0.5-2	✓	
Woolly Grevillea	*Grevillealanigera*	2.0	✓	
Constance Grevillea	*GrevilleaPoorinda*	2-3	✓	
Rosemary Grevillea	*Grevillearosmarinifolia*	1-2	✓	
Royal Grevillea	*Grevilleavictorae*	2-4	✓	
Small Fruit Hakea	*Hakeamicrocarpa*	1-2	✓	
Burgan Tea Tree	*Kunzeaericiodes*	2-4	✓	
Woolly Tea Tree	*Leptospermum lanigerum*	2-6	✓	
Mountain Mirbelia	*Mirbeliaoxyloboides*	1-3	✓	
Daisy Bush	*Oleariaphlogopappa*	1.5-2	✓	
Alpine Mint	*Prostrantheracuneata*	1.0	✓	
Jindabyne Mint	*Prostrantheraphylicifolia*	1.0	✓	
Victorian Xmas Bush	*Prostrantheralasianthros*	1-4	✓	
Hill Daisy	*Brachyscomeaculeata*	0.3	✓	
Native Daisy	*Brachyscomemultifida*	0.3	✓	
	Bulbinebulbosa	0.3	perennial	
Flax Lily	*Chrysocephalumapiculatum*	0.3	✓	
Carnation	*Dianellasp*	1.0	✓	
Bronze Rambler	*Grevillea*	0.4	✓	
Gaudi ChaudiGrevillea	*Grevillea Gaudi Chaudi*	0.3	✓	
	Grevilleajunipera	1.0	✓	
Molonglo Hybrid	*Grevilleajunipera*	0.8	✓	
Honey Reed	*Lomandralonifolia*	1.0	✓	
Native buttercups	*Rannunculussp*	0.3	perennial	
Exotic				
Atlas Cedar	*Cedrusatlantica*	10-20	✓	
Deodar Cedar	*Cedrusdeodara*	6-10	✓	
Nettle tree	*Celtisaustralis*	12-15		✓
Judas Tree	*Cercissiliquestrum*	6-8		✓
Pencil Pine	*CupressussempervirensStri*	5-10	✓	

Common Name	Botanic Name	Height (m) Approx	Evergreen	Deciduous
	cta			
Bhutan Cypress	*Cupressustorulosa*	6-20	✓	
Butterfly Bush	*Buddleadavidii*	2-3.5		✓
English Box	*Buxussempervirens*	to 9m	✓	
Japonica Camellia	*Camellia japonica*	various	✓	
Sasanqua Camellia	*Camellia sasanqua*	0.6-6	✓	
California lilac	*Ceonothus Pacific Blue*	1-1.8	✓	
Japanese Quince	*Chanaemoles japonica*	1-2		✓
Mexican Orange Blossom	*Choysiaternata*	1-1.5	✓	
Dwarf Diosma	*Coleonemacompacta*	0.5-1	✓	
Diosma	*Coleonemapulchrum*	1-1.5	✓	
Golden Diosma	*ColeonemapulchrumAurea*	1-1.5	✓	
Wedding bell plant	*Deutzia sp*	1-1.5		✓
Heath	*Erica darleyenis*	.5.6	✓	
	EscalloniaSp	to 2m	✓	
Winged spindle	*Euonymus alatus*	1-2		✓
Japenese spindle tree	*Euonymus japonicus*	1-3	✓	
	Forsythia suspense	2-3		✓
Scarlet Oak	*Quercuscoccinea*	18-25		✓
Pin Oak	*Quercuspalustris*	18-22		✓
Red Oak	*Quercusrubra*	20-25		✓
Rowan Tree	*Sorbusaucuparia*	8-10		✓
Western Red Cedar	*Thujaplicata*	10-20	✓	
Veronica	*Hebe sp*	to 1.5	✓	
Blue hibiscus	*Hibiscus syriacus*	1.2-2		✓
Japenese Holly	*Ilex crenata*	1.2-4	✓	
English Lavender	*Lavendulaaugustifolia*	0.5-1.5	✓	
French Lavender	*Lavendula dentate*	0.5-1.2	✓	
Spanish Lavender	*Lavendulastoechas*	0.5-1	✓	
Sacred Bamboo	*Nandinadomestica*	1.5-2	✓	
	Nandinadomestica Nana	1	✓	
Mock Orange Bush	*Philadelphusmexicanus*	2-3		✓
	Photiniaglabrarubens	to 3m	✓	

Common Name	Botanic Name	Height (m) Approx	Evergreen	Deciduous
Common Rosemary	*Rosmarinusofficionalis*	1.5-1.8	✓	
Spirea	*Spireathunbergeii*	1-1.5		✓
Viburnum	*Viburnunburkwoodii*	2-2.5		✓
Snowball Tree	*Viburnunopulus Sterile*	To 4m		✓
Laurustinus	*Viburnuntinus*	2-4	✓	
	Weigela japonica	1-1.5		✓
Agapanthus	*Agapanthus Sp*	to 1m	✓	
Sedge	*Carexsp*	various	✓	
Snow in Summer	*Cerastiumtormentosum*	0.2	✓	
Carnation	*Dianthus sp*	0.6	✓	
Bleeding Heart	*Dicentrasp*	0.2	perennial	
Seaside daisy	*Erigeron karvinskianus*	0.3	✓	
Bluegrass	*Festucaglauca*	0.2	✓	
Winter Rose	*Helloborusorientalis*	0.5	perennial	
Dwarf Mondo Grass	*Ophiopogon japonica*	0.1	✓	
Alpine Phlox	*Phlox subulata*	0	✓	
Native buttercups	*Ranunculussp*	0.3	perennial	
Creeping Thyme	*Thymus sp*	0.1	✓	
	Vinca minor	0.3	✓	
Red Ash	*Fraxinuspennsylvanica*	12-15		✓

C6 Signage & Advertising

1. Background

This Chapter provides objectives and controls for the design and siting of outdoor advertising and signage. These provisions intend to protect the street and landscape quality from visual clutter whilerecognising the use of signage in business, retail and tourist operations. The controls contained in this Chapter complement the provision of State EnvironmentalPlanningPolicy No.64 – Advertising and Signage, State Environmental Planning Policy (Exempt &ComplyingDevelopment Codes) 2008 and the Snowy River LEP 2013, including Schedule 2 Exempt Development.

The Snowy River LEP 2013 includes the following definitions relating to advertising and signage:

Signage is a group term which means "*any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:*

(e) an advertising structure,
(f) a building identification sign,
(g) a business identification sign,

but does not include a traffic sign or traffic control facilities".

Other land use terms within the "signage" group term include:

Building identification sign means "*a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services*".

Business identification sign means "*a sign:*

(h) that indicates:
  (i) the name of the person or business, and
  (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
(i) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place".

Advertising structure means a "structure used or to be used principally for the display of an advertisement".

The design and location of signage and advertising can have a significant effect on the environment and needs to consider the architectural detailing of the building, existing advertising, amenity of the street and landscape and the heritage significance (where relevant). Where possible, details of signage and advertising should be included in the

development application for the development to which the signage relates. The information requirements for development signage and advertising (including major alterations and additions) are contained in Chapter A2Development Application Requirements.

2. Objectives

The objectives for signage and advertising are:

- To ensure well designed and suitably located signage that allows for the identification of a business, land use or activity which the signage relates.
- To ensure that signage and advertising is in keeping with the scale, character and architectural style or features of a building or location.
- To ensure that signage and advertising does not adversely impact on the locality or cause any distraction to road users.
- To ensure that a coordinated approach to signage and advertising is taken where there is multiple occupancy of sites.
- To minimise visual clutter while contributing to the identity of the area and streetscape.
- To protect environmental and scenic qualities of the landscape from inappropriate signage.

3. Controls

C6.1-1 All Signage & Advertising

(a) Signage should recognise the legitimate needs for directional advice, business identification and promotion.
(b) Signage must complement and be compatible with the development on which it is situated, adjoining development and the character of the area.
(c) Signage should not obscure architecturally decorative details or features of buildings or dominate building facades. It should be placed on the undecorated wall surfaces or designed sign panels provided.
(d) Entire building facades and/or walls must not be painted or covered with cladding or other material to act as a large billboard sign.
(e) Where a building or site contains multiple tenancies or uses, a coordinated approach for all signs is required.
(f) Signage erected or displayed on heritage items or within heritage conservation areas must not detract from the architectural character and heritage significance of the buildings or areas.
(g) Signage must respect the viewing rights of other proprieties and must not obscure or dominate other signs on the site or adjacent land.
(h) Signage must not detrimentally impact on traffic safety by detracting driver attention at critical driving points, conflicting with traffic control information or tourist directional signage or providing visual obstruction to pedestrians and vehicles.
(i) Outdoor advertising attached to vehicles or trailers, which are parked for advertising purposes, will not be permitted.
(j) Signage must not be flashing or animated. Note: flashing or animated signs include mechanical moving signs, moving LED signs and other flashing, intermittently illuminated or sequenced lighting signs.

C6.1-2Signage in Residential Zones

Outdoor advertising or business identification signs should not impinge on the amenity of adjoining or nearby residential development, particularly in relation to noise, visual amenity and light spillage.

(a) Signage and advertising along boundaries common with residential development must be minimised.
(b) Business identification signs (including those for a home business) must not be more than two (2) square metres in area.

C6.1-3Signage in Business, Village and Tourist Zones

Demand and pressure for outdoor advertising and signage is greatest in the town and village centres and tourist zones. Businesses and activities compete for a limited amount of advertising space, each trying to ensure that their message has prominence over other activities, particularly those of a similar nature. These demands need to be carefully weighed up against the visual impact advertising and signage can have, particularly in relation to the proliferation of advertising that can occur when signs obscure building facades.

(a) The size and shape of any signage must relate to the size of the building or space to which it is to be attached. Larger building facades are capable of accommodating larger signs without detracting from the appearance of the building.
(b) Signage and advertising along boundaries common with residential development must be minimised.
(c) Signage must not dominate or obscure a building or its architectural features. Advertising and signage should highlight and reinforce architectural details.
(d) Signage is to be limited to no more than fifty (50) per cent of the frontage of the building.
(e) Roof signs and advertising structures must not project above the parapet of the building or that part of the building to which they area attached (including signs and bunting mounted on roof structures).
(f) Fin signs, projecting wall signs and above awning signs (sitting on the awning) are to be avoided.
(g) Under awning signs are to be limited to one sign per premises or for larger premises one sign per six (6) metres of shop frontage.
(h) Under awning signs must be at least 2.6 metres above footpath level.
(i) Pole or pylon signs must not exceed the height of adjoining or adjacent buildings, or six (6) metres, whichever is lower.

C6.1-4Signage in Industrial Zones

Individual development in the industrial zone varies greatly in terms of architectural styles and quality, scale of buildings, siting of buildings, landscaping and the type of land uses. Careful design and location of signage can enhance the visual quality of the area while at the same time improving marketing and communication.

(a) Where possible, signage should be integrated with on-site landscaping.
(b) Signage should not visually dominate the area of building walls, parapets or landscaped areas.

(c) Multiple occupancy industrial developments should be identified by one or two signs or directory boards at the entrance that identify the names and activities of the occupants.
(d) Signage for each unit in a multiple occupancy development should be a uniform size, shape and general presentation.
(e) Signage is not to protrude above, or be painted on, the surface of the roof of the building.
(f) Signage must relate to the use of the building or land.

C6.1-5Signage in Rural, Environmental and Recreation Zones

Recreation zoned areas can accommodate a variety of activities and land uses including public and private recreation facilities. There is a need for adequate directional and identification signage in these areas. Rural and environmental zoned areas are visually and environmentally sensitive and therefore the design and location of signage and its affect on landscape character is an important consideration.

(a) The location, number and size of signs and the use of shapes, colours and construction materials should ensure that signage and advertising is low key in appearance.

C6.1-6Signs within the Eastern Approaches to Kosciuszko National Park Scenic Protection Area

The Eastern Approaches Area is a unique and significant landscape and its visual quality is part of the mountain experience for many visitors. Additional controls for this area are listed below.

(a) All signage must be constructed of non-reflective materials.
(b) Signage should have a background colour that suits the surrounding environment and the character of the scenic protection area. Bright and fluorescent colours are not suitable.

Signage Types

The following controls relate to specific types of signage and advertising :

C6.2-1 A-Frame Signs or Sandwich Boards

(a) Sandwich board signs are not be higher than 1.2 metres or wider than 0.9 metres and are to be securely weighted.
(b) Sandwich board signs must not obstruct pedestrian movement and only be displayed when the business they relate to is open.
(c) A maximum of one (1) sandwich board sign is permitted per premises.

C6.2-2Pole or Pylon Signs

(a) One (1) pole sign is permitted for each separate shopping centre or one commercial pole sign on land with not less than 30 metres frontage.
(b) Pole signs are to be less than 5.5 metres in height and the sign is not to be less than 2.6 metres from the ground. A clear pole and sign area must be evident.

C7 Natural Hazard Management

1. Bush Fire Prone Land

1.1. Background

Applicants must determine whether their land is classified as Bush Fire Prone Land. This determination can be made by viewing the Bush Fire Prone Land Maps held at the Snowy River Shire Council offices. The provisions of the Environmental Planning & Assessment Act 1979 and the Rural Fires Act 1997 govern the assessment of development on Bush Fire Prone Land.

Section 63 of the Rural Fires Act 1997 places a 'duty of care' on all land managers/owners to prevent a fire spreading on or from their land. This duty is related to future developments in that the provision and maintenance of appropriate setbacks and landscaping must be addressed at the development application stage.

Planning for Bush Fire Protection 2006 in assessing a development application on Bush Fire Prone Land for the Rural Fire Service relies in part on the publication 'Planning for Bush Fire Protection 2006'. This publication provides the necessary planning considerations when developing areas for residential use in residential, rural residential, rural and village areas where development sites are in close proximity to areas likely to be affected by bush fire events.Planning for Bush Fire Protection 2006 (PBP) applies to all development on bush fire prone land. Specifically PBP provides detailed requirements for residential subdivisions, Special Fire Protection Purposes and infill development.

Section 79BA of the **Environmental Planning & Assessment Act 1979** requires that a consent authority not grant approval to a development application for any purpose on Bush Fire Prone Land unless the consent authority:

(a) Is satisfied that the development conforms to the specifications and requirements of the document Planning for Bush Fire Protection 2006; or

(b) Consults with the Rural Fire Service concerning measures to be taken to protect persons, property and the environment from danger that may arise from a bush fire.

Section 79BA of the **Environmental Planning and Assessment Act 1979** only applies to development on bush fire prone land that is not residential subdivision or considered to be a Special Fire Protection Purpose. Where development is not proposed on bush fire prone land but is considered by the applicant or Council that there is a bush fire hazard, this hazard may be assessed and/or referred to the NSW Rural Fire Service in accordance with s79C of the Environmental Planning and Assessment Act 1979.

Section 100B of the **Rural Fires Act 1997** outlines where a Bush Fire Safety Authority may be issued. This includes the subdivision of bush fire prone land or the development of bush fire prone land for a Special Fire Protection Purpose (SFPP). A SFPP includes the following types of development:

a) a school
b) a child care centre

c) a hospital (including a hospital for the mentally ill or mentally disordered)
d) a hotel, motel or other tourist accommodation
e) abuilding wholly or principally used as a home or other establishment for mentally incapacitated persons
f) seniors housing
g) a group home
h) a retirement village
i) any other purpose prescribed by the regulations.

Section 44 of the **Rural Fires Regulation 2013** outlines requirements that must be submitted when making an application for a Bush Fire Safety Authority. Generally the application is received by Council in the first instance as part of the development application and is forwarded to the NSW Rural Fire Service.

1.2. Criteria for Development in Bush Fire Prone Areas

New development on Bush Fire Prone Land must comply with the provisions of Planning for Bush Fire Protection 2006 (PBP).

All development applications on Bush Fire Prone Land must be accompanied by a Bush Fire Assessment Report (BFAR)and the outcomes and recommendations of this report must be considered within the statement of environmental effects. Information requirements for development within Bush Fire Prone Areas are included on the NSW Rural Fire Service website www.rfs.nsw.gov.au.

Asset Protection Zones must be wholly located on the land/site on which the proposed development is located. Asset Protection Zones must not be located in E2 Environmental Conservation or E3 Environmental Management zoned land for dwellings that are proposed close to the boundaries of these lands.

Note: dual occupancies are required to be assessed against subdivision provisions of the PBP.

Note: home based child care and tourist developments are considered to be Special Fire Protection Purposes (SFPP) and are required to gain approval in accordance with Section 100B of the Rural Fires Act 1997. In particular, SFPP developments may require large Asset Protection Zones to comply with the requirements of PBP.

Note: Plans of Management may be required for areas that may pose a bush fire threat to existing or future development. The Plan of Management should clary identify how hazards will be managed to prevent the spread of fire towards residential or other types of development.

2. Flood Prone Land

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 *Snowy River Development Control Plan 2013* and this Plan aim to protect human life and

property. Council has undertaken flood Studies and flood risk management plans for Berridale and Jindabyne.

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.

2.1. 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.

2.2. 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.

2.2.1 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.

2.2.2 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.

2.2.3 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).

2.2.4 Design – other development

- Controls applicable to other forms of development other than contained in 2.2.2 and 2.2.3 above are set out in 2.5.2 – Flood Planning Control Matrix.

2.3 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.

2.4 Further information

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

2.5 Flood Planning Control Matrix

2.5.1 How to use this matrix

1 Determine what **flood event** your property is affected by reviewing the mapping in Appendix C7 - 1
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

2.5.2 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 USE	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		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
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

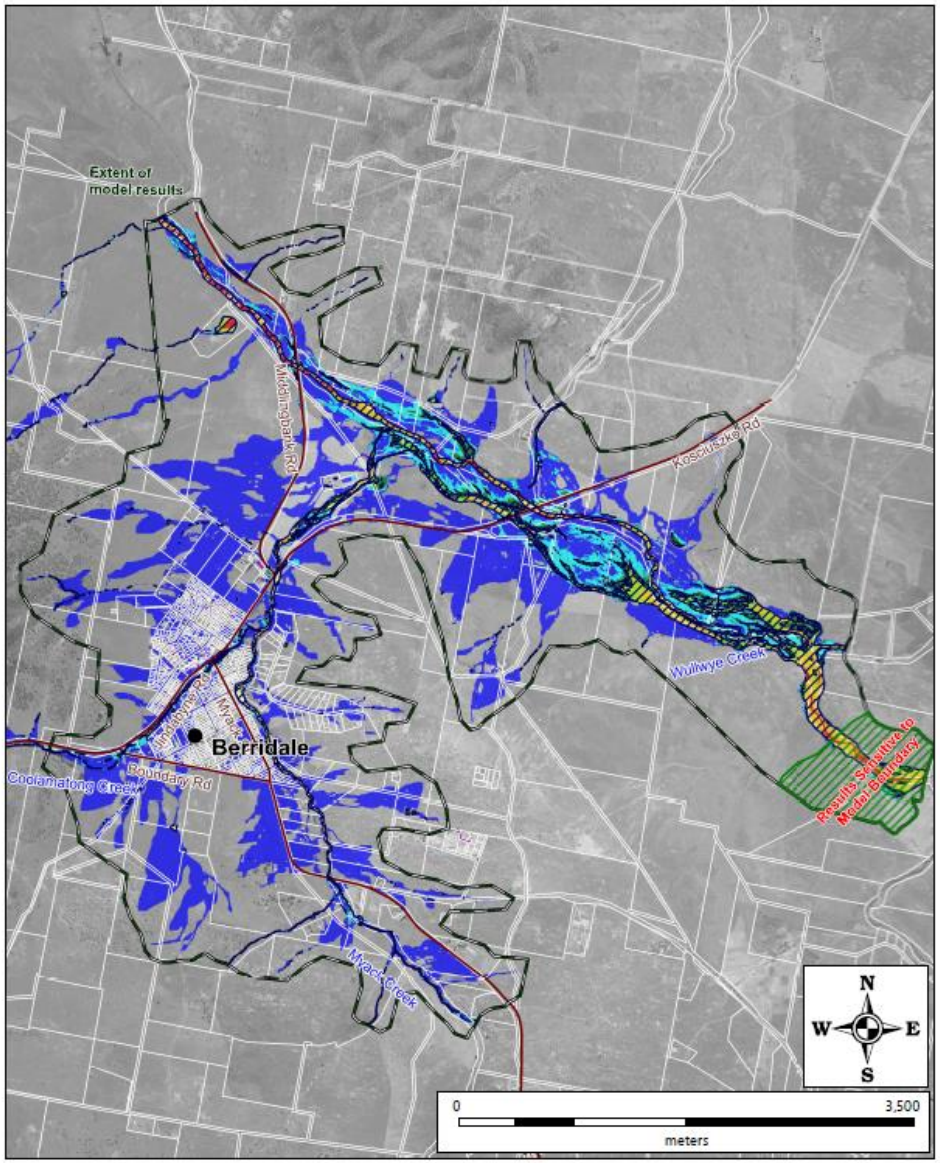
C Critical Utilities include water and sewer control buildings, electrical substation, telephone exchange, emergency centre

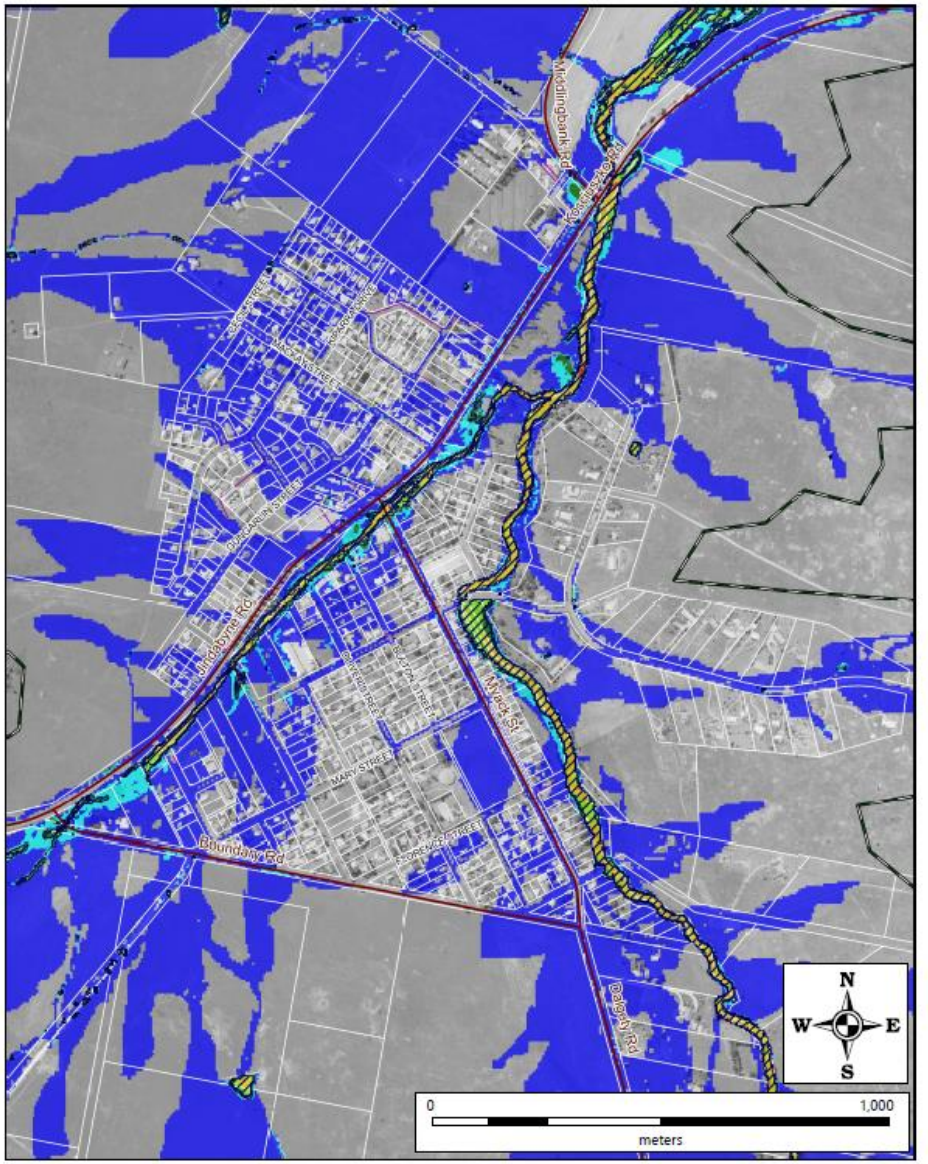
2.5.3 *Flood planning control matrix – Key*

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 affectation 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.				

APPENDIX C7 – 1

Flood Prone Land Maps





SNOWY MONARO REGIONAL COUNCIL

Stormwater pipes
Main Roads
Study Area
Cadastral Boundary

Hazard Classification (AEM Handbook)
H1 H2 H3 H4 H5 H6

Hazard Classification (NSW FDM)
High Hazard

All areas within the flood extent and outside the high hazard area are defined as Low Hazard

TITLE : **Berridale: 5% AEP Design Event - Flood Hazard Category**

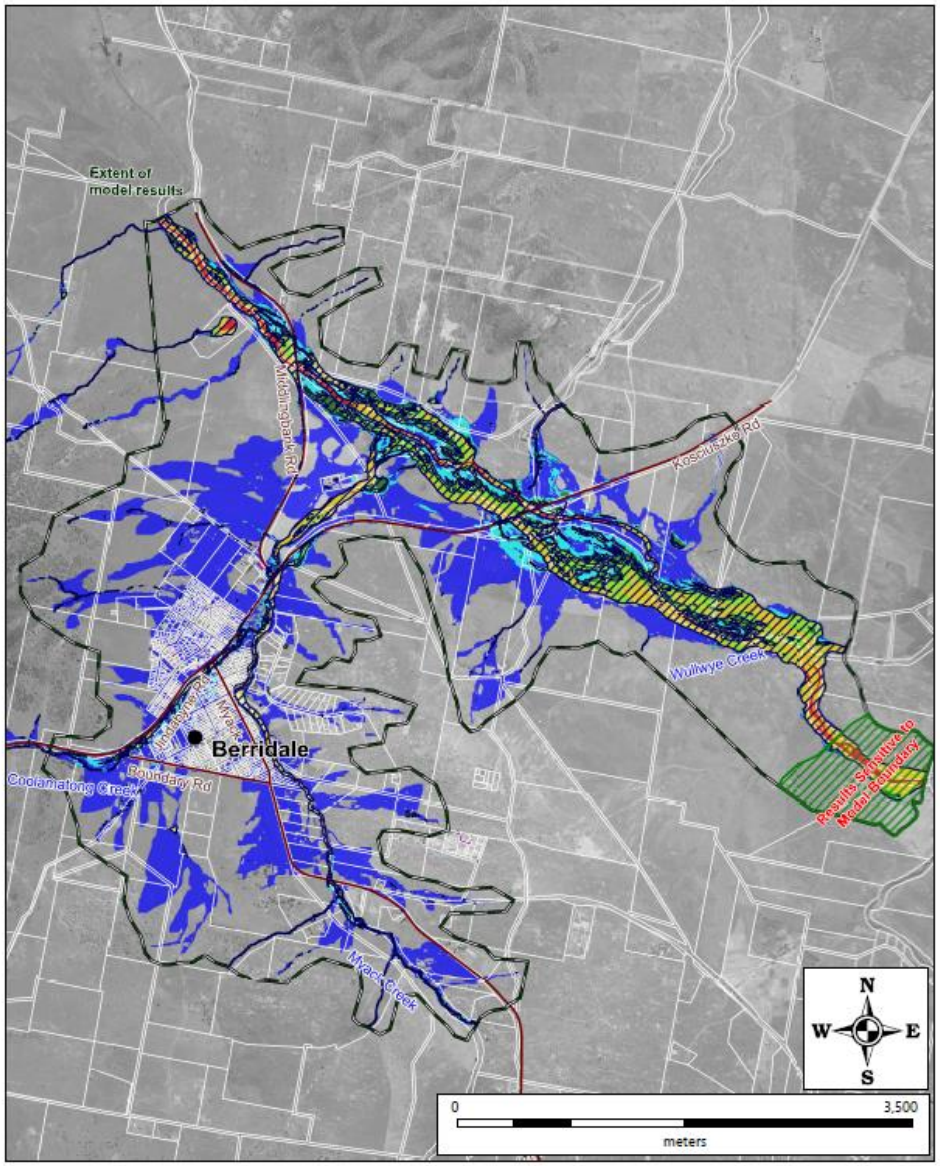
PROJECT: Snowy Monaro Regional Council - Flood Study

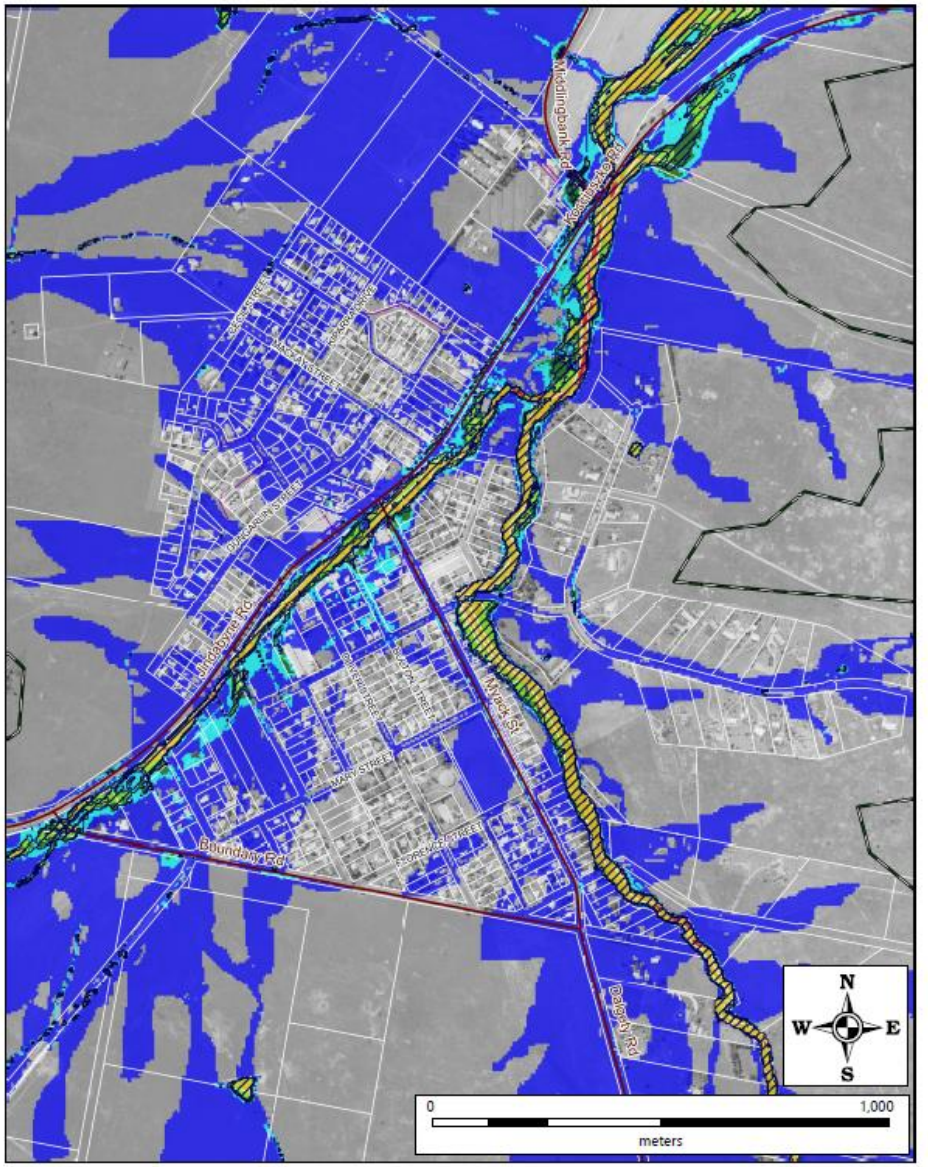
PROJECT No. 170037

DATE: February 2020 | SCALE: 1:35,000 / 1:10,000 | FIGURE NUMBER: **C03**

grc HYDRO

SMEC





SNOWY MONARO REGIONAL COUNCIL

Stormwater pipes
Main Roads
Study Area
Cadastral Boundary

Hazard Classification (AEM Handbook)

H1	H4
H2	H5
H3	H6

Hazard Classification (NSW FDM)

High Hazard

All areas within the flood extent and outside the high hazard area are defined as Low Hazard

TITLE : **Berridale: 1% AEP Design Event - Flood Hazard Category**

PROJECT: Snowy Monaro Regional Council - Flood Study

PROJECT No. 170037

DATE: February 2020 | SCALE: 1:35,000 / 1:10,000 | FIGURE NUMBER: **C04**

grc HYDRO

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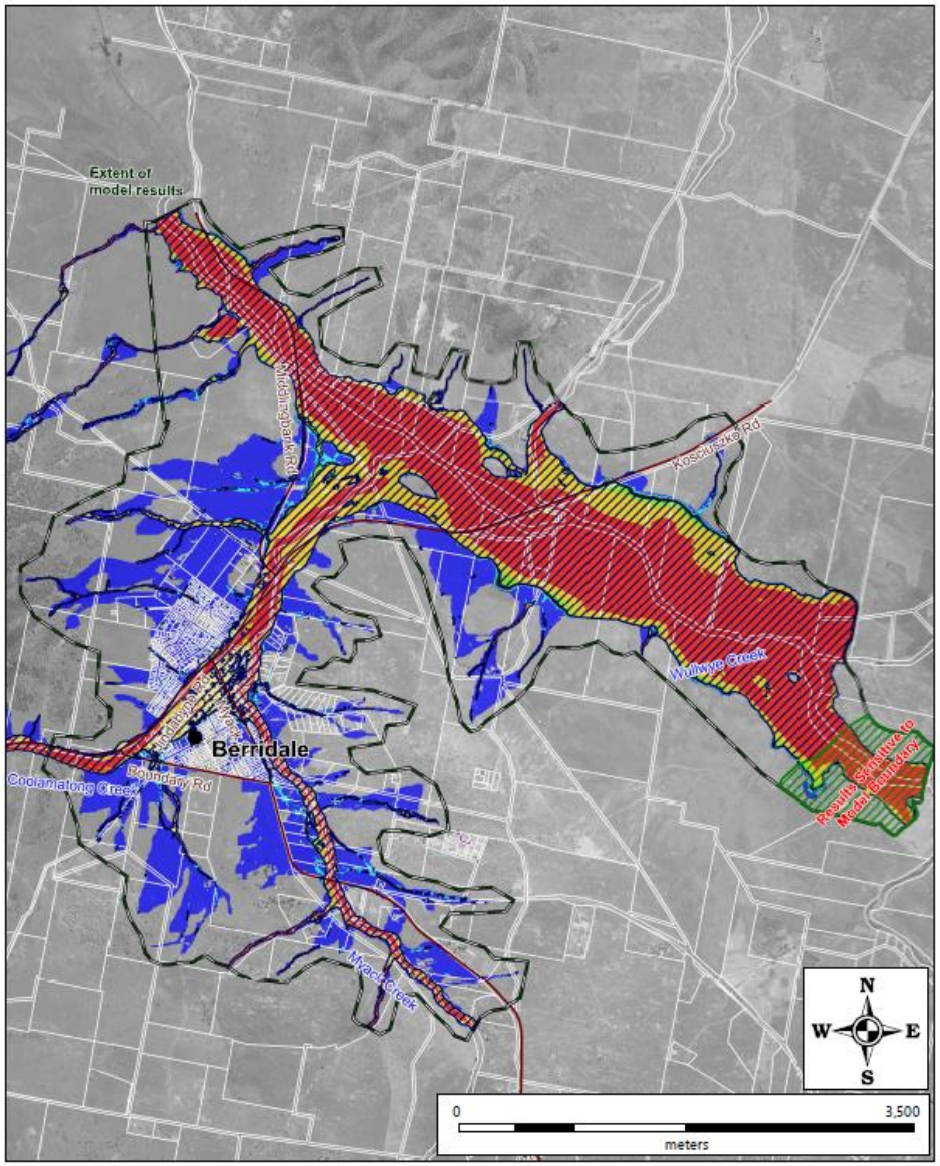

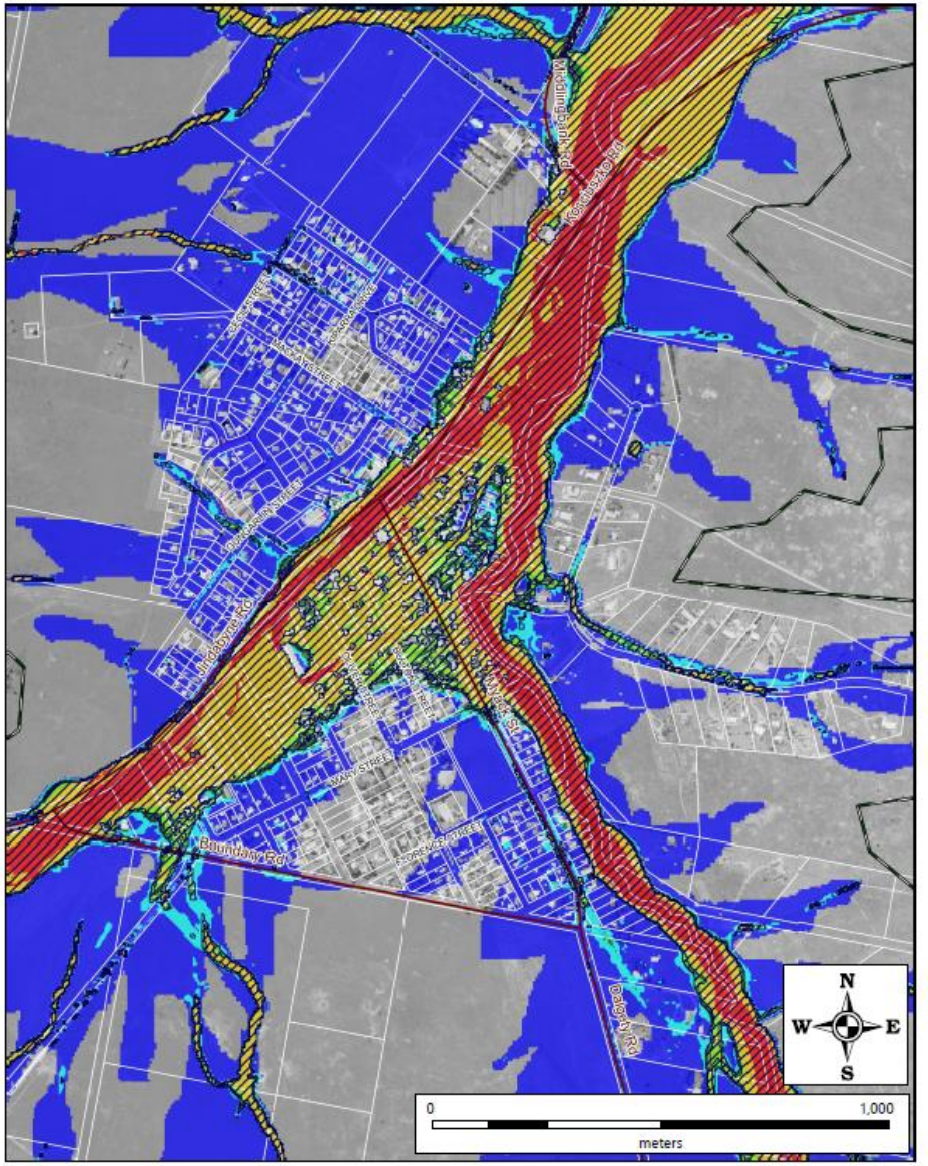

SNOWY MONARO REGIONAL COUNCIL

Stormwater pipes
Main Roads
Study Area
Cadastral Boundary

Hazard Classification (AEM Handbook)

H1	H4
H2	H5
H3	H6

Hazard Classification (NSW FDM)

High Hazard

All areas within the flood extent and outside the high hazard area are defined as Low Hazard

TITLE : **Berridale: PMF Design Event - Flood Hazard Category**

PROJECT: Snowy Monaro Regional Council - Flood Study

PROJECT No. 170037

DATE: February 2020 | SCALE: 1:35,000 / 1:10,000 | FIGURE NUMBER: **C06**

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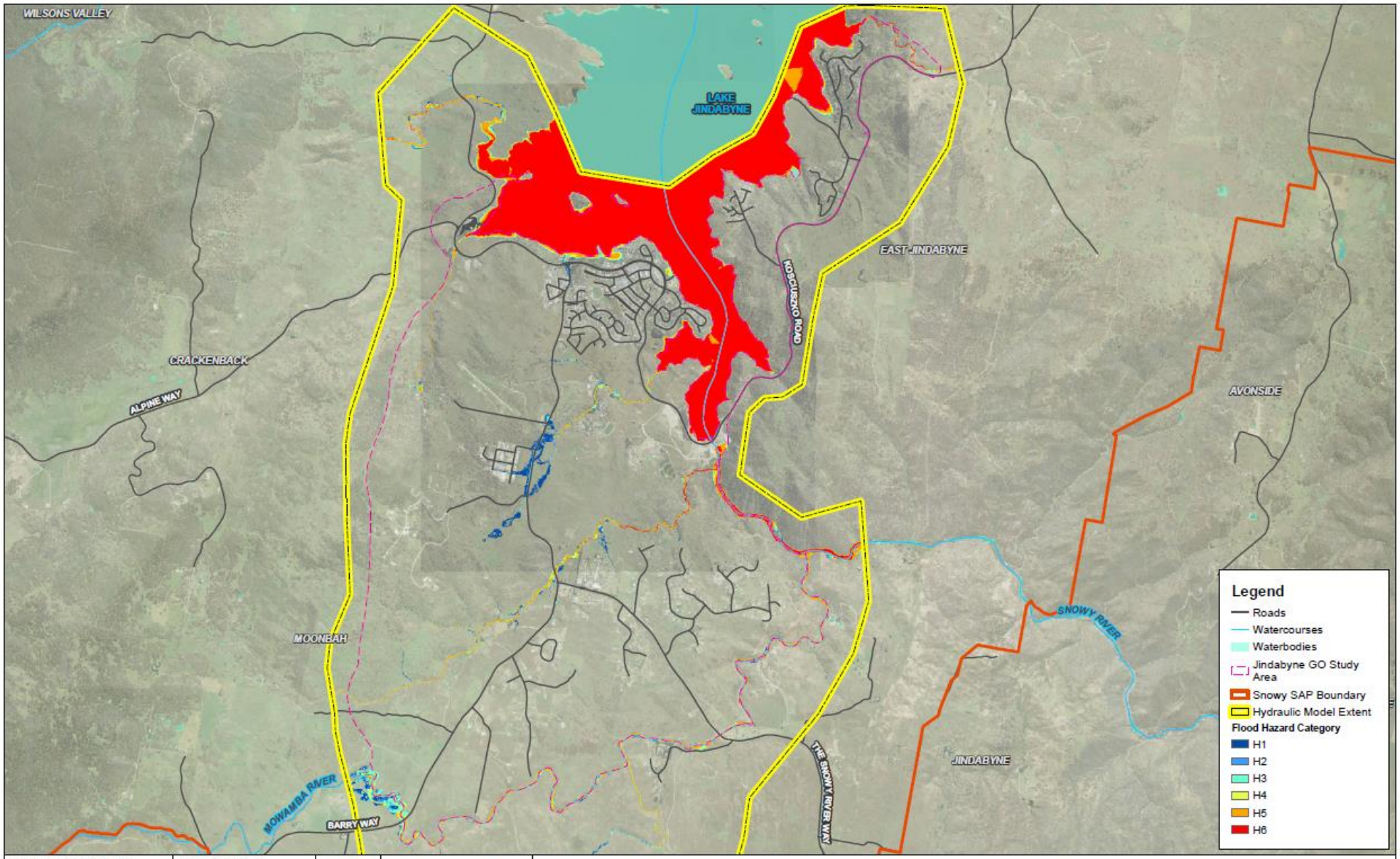

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Date: 15.06.2021	Approved by: Joel.Sercombe		Coordinate System: GDA 1994 MGA Zone 55 Scale ratio correct when printed at A3

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Department of Planning, Industry and Environment

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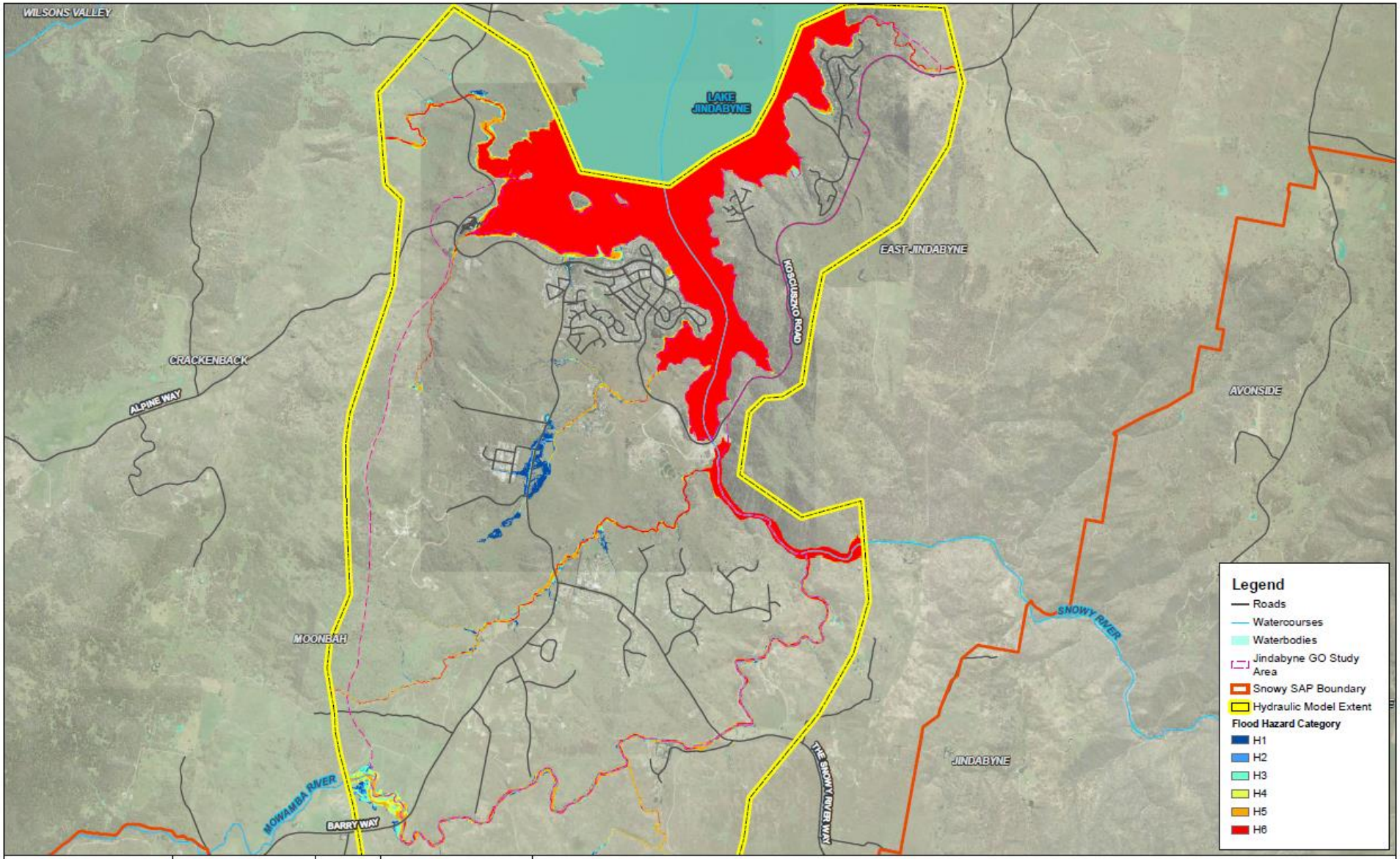
Snowy SAP - Flood Mapping

Figure 26: 10% AEP Flood - Peak Flood Hazard - Jindabyne



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Date: 15.06.2021	Approved by: Joel.Sercombe		

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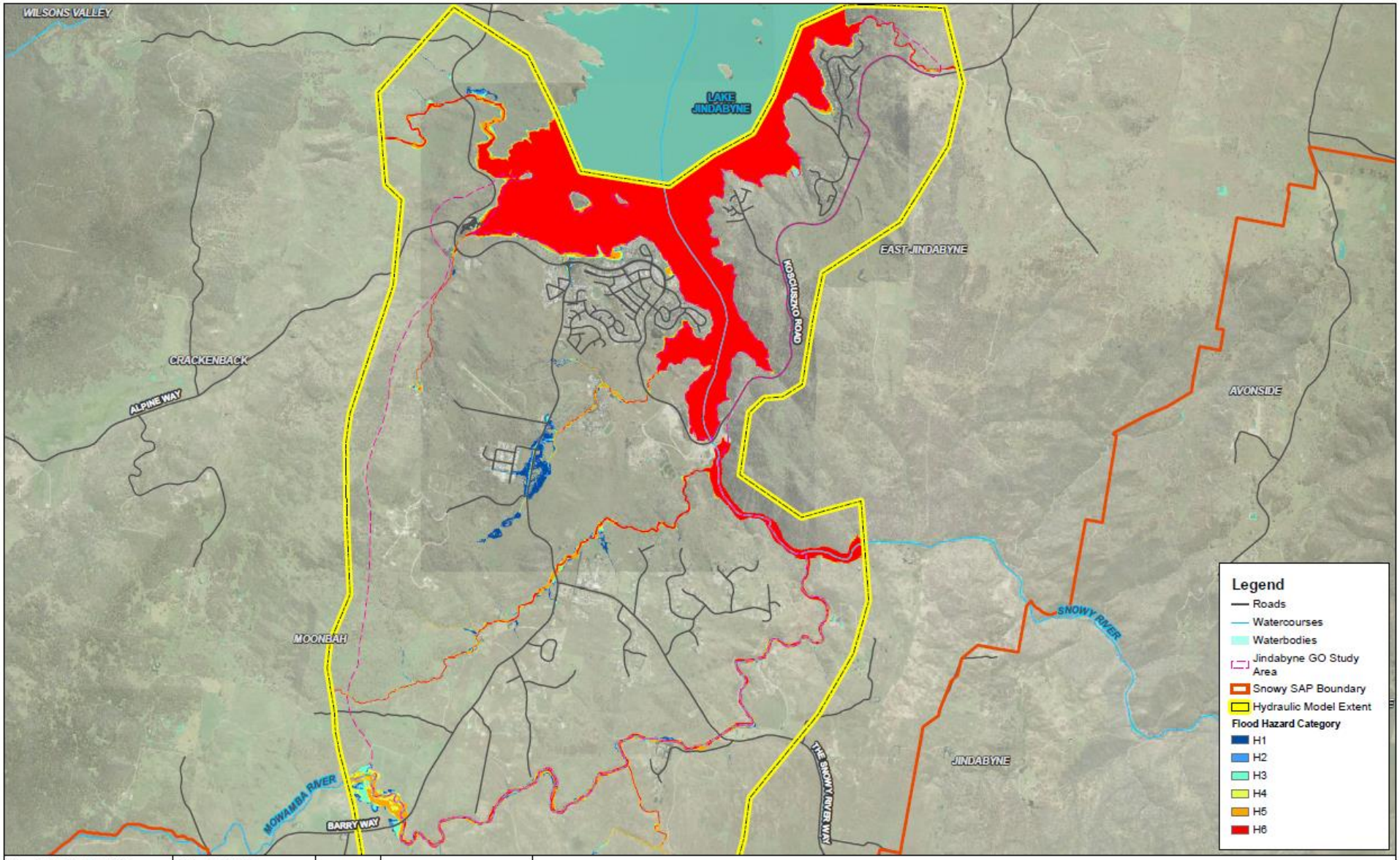
Snowy SAP - Flood Mapping

Figure 30: 1% AEP Flood - Peak Flood Hazard - Jindabyne



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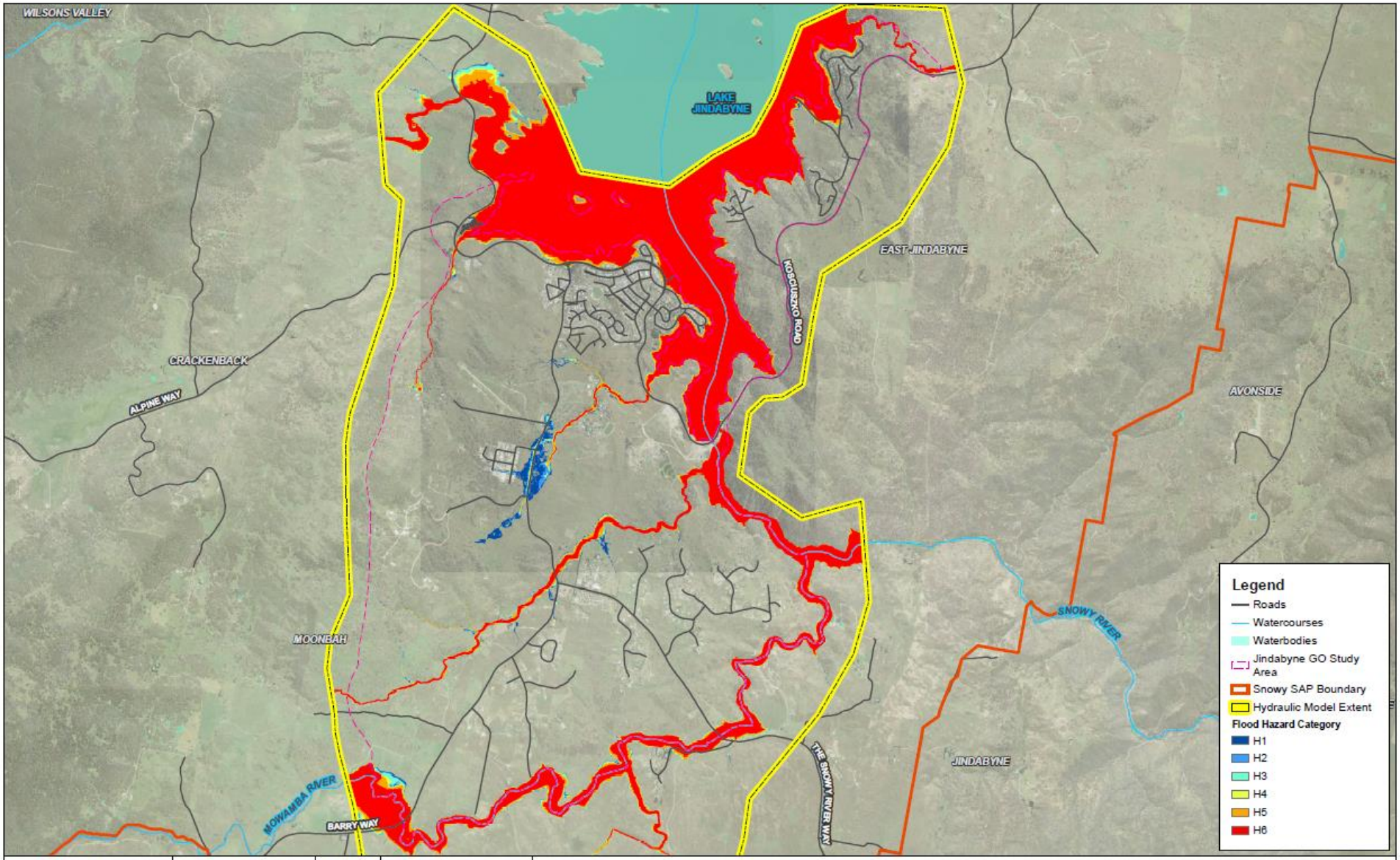
Snowy SAP - Flood Mapping

Figure 34: 1% AEP Climate Change 2090 Flood - Peak Flood Hazard - Jindabyne



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Snowy SAP - Flood Mapping

Figure 46: PMF Flood - Peak Flood Hazard - Jindabyne

C8 Environmental Management

1. Minimising Conflicts

1.1. Background

Conflict can arise in rural areas between agriculture, rural industry and some residential and tourism uses. Anecdotal evidence suggests the potential for conflict where tourism uses have been permitted along rights of carriageway across adjoining farm land, or on dirt roads not property designed for commercial uses. In small rural holding subdivisions the close proximity of tourist uses to residential uses can also be a cause of conflict related to the increased vehicle movements and noise associated with holiday makers. This is an issue that needs to be addressed with the location of future *tourist and visitor accommodation*, *eco-tourist facilities* and *residential accommodation*.

1.2. Objectives

The objectives in relation to avoiding conflict between uses within rural areas are

- To avoid development where it will limit or jeopardize the future use of adjoining land for preferred existing rural uses.
- To locate tourist and visitor accommodation, eco-tourist facilities and residential development an appropriate distance from agricultural (primary production) uses so as to minimise any impacts caused by odour, noise or dust.
- To provide adequate water supply to new development without resulting in an over exploitation of the surface or groundwater in the locality to the detriment of existing agricultural uses.

1.3. Controls

C8.1-1 Minimising Conflicts

(a) Locate residential, eco-tourist facilities and tourist and visitor accommodation to minimise land use conflicts between other land uses in rural areas including agriculture, intensive agriculture and extractive industries.

(b) Where proposed residential or tourist based development adjoins or is in the vicinity of existing agriculture, intensive agriculture or extractive uses, the development application must be accompanied by an assessment demonstrating how land use conflicts have been considered and addressed.

(c) In assessing development adjoining the existing uses, the Council must:

- Consider whether or not the development is likely to have a significant impact on the use that, in the opinion of the Council having regard to land use trends, is likely to be the preferred use of the land in the vicinity of the development.
- Evaluate any measures proposed by the applicant to avoid or minimise any incompatibility.

- Design and site the development in a way to minimise land use conflicts between other uses including existing residential development.

(g) Where proposed tourist and visitor accommodation or eco-tourist facility development adjoins or is in the vicinity of existing residential development, the development application is to be accompanied by an assessment demonstrating how land use conflicts have been considered and addressed.

(h) In assessing development adjoining the existing residential uses, the Council must consider whether or not the development is likely to have a significant impact on the residential uses including increased vehicle movement and noise.

2. Land Contamination

2.1. Background

Land contamination is usually the result of previous land uses. It can arise from activities that took place on or adjacent to a site. When carrying out planning functions, Council must consider the possibility that a previous land use has caused contamination of a site.

To reduce this risk, Council has sought to integrate planning and land contamination management by adopting the following key principles:

(a) To consider the likelihood of contamination as early as possible in the planning process.

(b) To identify an appropriate approach to remediation of contaminated land.

(c) Adopt a cautionary approach to land contamination.

(d) Link the information available to Council about land contamination with the possible future development of land.

To achieve these key principles relies upon the document titled – *Managing Land Contamination – Planning Guidelines* prepared by the Environment Protection Authority and the Department of Urban Affairs and Planning (1998). The guidelines are underpinned by State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55), and the Contaminated Lands Management Act 1987.

2.2. Objectives

The objectives in relation to contaminated lands within the Shire are:

- To provide for the effective management and remediation of contaminated land where new land use or development is proposed.
- To ensure that a best practice approach to contamination land management is utilized during the development and construction process.
- To ensure that the past use of the land is considered in the development process where such previous uses may result in the possibility of land contamination.

2.3. Controls

C8.2-1 Land Contamination

A consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and the requirements of State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) are met.

3. Land Management – Erosion, Sediment & Stormwater Control

3.1. Background

A lack of adequate erosion and sediment control can impact the natural environment (both terrestrial and aquatic) and visual amenity of the Shire. Appropriate revegetation utilizing native species not only assists in stabilising the land, but also provides for greater biodiversity and ecosystems for native fauna to inhabit. Erosion and sediment control measures also play an important role in protecting water quality in streams and lakes downstream from the development site.

An effective land management regime to reduce erosion and to introduce sediment control and revegetation is part of good site management and can save money by reducing long-term management needs. The following are ways to achieve effective land and waterway management:

- Design buildings with consideration of minimising the need for clearing and grading of land, including reducing cut and fill areas and exposed slopes.
- Revegetate disturbed areas immediately, or use temporary vegetation or mulch to limit the time unprotected areas are exposed to rain and wind.
- Maintain vegetated riparian buffers to waterways.
- Consider installing permanent stormwater drainage systems on land as part of the first stage of building or development.
- Reduce runoff velocities by minimising the length of flow paths, constructing channels with gentle gradients and providing rough linings to steeper channels.
- Cover exposed stockpiles and use sediment traps or filters to keep sediment as close to the source as possible, with extra sediment filters used above environmentally sensitive areas such as creeks, streams, lakes and steep slopes.
- Utilise various sediment controls suitable to the size of the catchment, or subdivide larger drainage catchments into smaller units for more effective control.
- Ensure waterway crossings are designed to allow for the passage of fish.
- Locate multiple sediment basins or major sediment traps so that they drain in parallel, not in series, to reduce the risk of total failure.

Erosion and sediment control is a two stage process:

Stage 1: the application of erosion control measures within the site to minimise erosion and sediment loss.

Stage 2: acknowledging that some erosion will occur and to implement measures to intercept sediment and retain it on site.

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.

3.2. Objectives

The objectives in relation to erosion and sediment control within the Shire are:

- To reduce pollution and sedimentation to the waterways in the Shire caused by new development or degraded land.
- To provide simple and practical methods of erosion control on building and development sites that can effectively reduce erosion and improve the local environment.
- To ensure that effective erosion and sediment controls are in place by requiring the preparation of appropriate plans as part of a development application.

3.3. Controls

C8.3-1 Erosion & Sediment Control

(a) Measures are to be implemented during development construction to ensure that the land form is stabilised and erosion is controlled and that water quality in streams and lakes downstream of the development site is protected.

(b) Systems are designed to optimise the interception, detention and removal of water-borne pollutants prior to discharge to receiving waters.

(c) Vegetated riparian buffers to waterways are to be maintained.

(d) A development application is to be accompanied by a stormwater and soil management plan demonstrating:

- how sedimentation and erosion of fill and soil is to be managed on the site; and
- development adjacent to the bank or the bed of a watercourse, addressed the environmental impact on the receiving waters.

(e) Stormwater or surface water runoff is not to be redirected or concentrated onto adjoining properties or to create worsening effect on adjoining properties.

(f) All disturbed areas are to be re-stabilised and re-vegetated as soon as practicable.

(g) Landscaping is to use native species suitable to the locality and with consideration of bush fire requirements (Refer Recommended Landscaping Species – Appendix C5-1).

C8.3-2Slopes & Batters

(a) Cut and fill within sites are to be sensitively treated through gentle slopes and adequate stability to avoid erosion and slippage.

(b) Where the foundation strata of the area permits slopes in excess of 1:3, and where supported by technical documentation prepared by a suitably qualified professional, steeper slopes will be considered.

4. Weed Management

4.1 Background

Weed management is a high priority issue that affects agriculture, tourism, water quality and land values. Weed management requires a continuous commitment that may be impossible for less aware, less mobile or absentee land owners. The spread of weeds leads to the risk of loss of pasture productivity and biodiversity across the Shire. It has been shown that land values can be severely affected by weeds with consequent loss of owner's equity and rateable value.

4.2 Objectives

The objectives in relation to the control of weeds within the Shire are:

- To avoid the establishment and spread of weeds as a result of development.
- To reduce existing instances of weed infestation as a result of previous poor land management practices.

4.3 Controls

C8.4-1 Weed Management

(a) Development should occur in a manner that does not increase the potential for, or result in, the spread of noxious weeds.

(b) 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.

5. Ecological Impacts

5.1 Background

The ecological environment of the Shire provides a unique range of ecosystems. The careful planning and implementation of development projects can ensure the protection of these systems. In areas where threatened species, populations or ecological communities have been identified in both terrestrial and aquatic environments, the design and siting of development is particularly crucial. In certain circumstances, development applications may be refused on the basis of protecting those threatened species, populations or communities.

5.2 Objectives

The objective in relation to controlling ecological impacts within the Shire is:

- To protect threatened species, populations and ecological communities, and other sensitive ecological environments from adverse development impacts;
- To protect water quality, aquatic habitats and fish passage.

5.3 Controls

C8.5-1 Ecological Impacts

(a) The development is to minimise any impact on the local ecology including water quality, aquatic habitats and fish passage.

(b) Where development may have an impact on threatened species, populations or ecological communities (including development on land significant for flora and fauna), an Assessment of Significance (AOS) is to be undertaken. Where it is found that there would be a significant impact on threatened species, their habitats or endangered ecological communities a Species Impact Statement (SIS) would be required.

Note: if a Species Impact Statement is required, the Office of Environment and Heritage will have a statutory role in concurrence of the development.

Council will review an AOS as part of its determination of a development application and use the information provided to determine if the applicant has justified the level of impact by:

- Avoiding the impact where possible;
- Minimising the impact where it can not be avoided;
- Offsetting the remaining impact after it has been minimised to the greatest extent possible.

C9 Energy & Water Efficiency, Water Supply & Effluent Disposal

1. 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.

1.1 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:

1.2 Controls

Performance Criteria	**Acceptable Solutions** **(Council may accept other solutions where the performance criteria are satisfied)**
P1 Enable cross flow ventilation of air throughout the dwelling in summer. Air should	**A1** Development applicants will include an airflow

flow freely from the shady side of an occupied building to the sun-exposed side throughout the day during summer.	diagram within submitted drawings.
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 below.	**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.
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 below. 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.	**A3** Submitted plans and elevations will indicate the location of window glazing and skylights. At least 50% of glazing to the dwelling is to be installed to north-facing façades. ○ 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). Fit double glazing to all skylights.
P4 Specify and locate materials to make use of thermal mass 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.	**A4** Fit all new dwellings with insulation with 'R' value of 3.5 or more for ceilings, 2.5 or more for walls and 2 or more for raised or lightweight-type floors. 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.
P5 Where possible improve the energy efficiency of dwellings through the provision of shade via landscaping and tree planting.	**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.
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.	**A6** Submitted building drawings should show detail of such ventilation.
P7 Avoid building designs incorporating fully	**A7** Locate all habitable rooms in locations where natural ventilation can be provided. Submitted

enclosed habitable rooms which require regular mechanical ventilation.	building drawings should show detail of natural ventilation (e.g. windows).
P8 Utilise household-scale renewable energy generation or energy efficient in new dwellings to reduce demand for off-site electricity generation.	**A8** Utilise one of the following methods for hot water supply: ○ 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 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. Provide all new dwellings with a clothes line for clothes drying. This will be located in an area with access to direct sunlight.
P9 Reduce water consumption through the use of water saving technologies and on site water catchment. Minimise storm water impact of the development.	**A9** Provide a rainwater collection tank of no less than: • 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 – outlines good and ideal building orientation to achieve the 'north facing' requirements

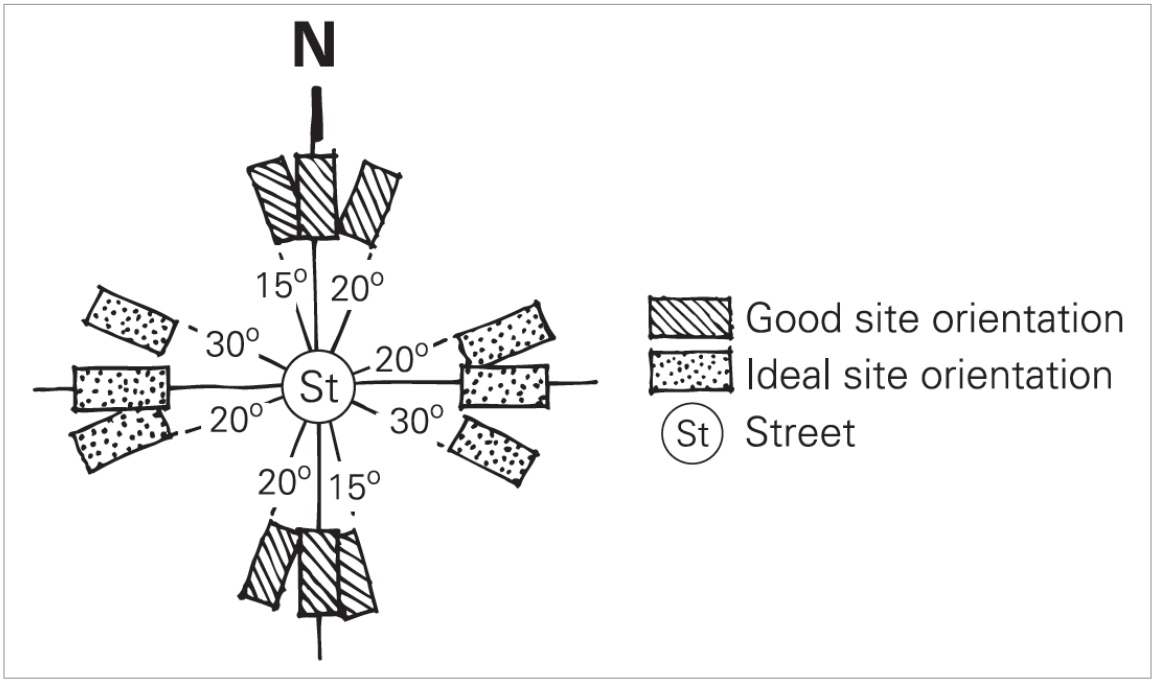
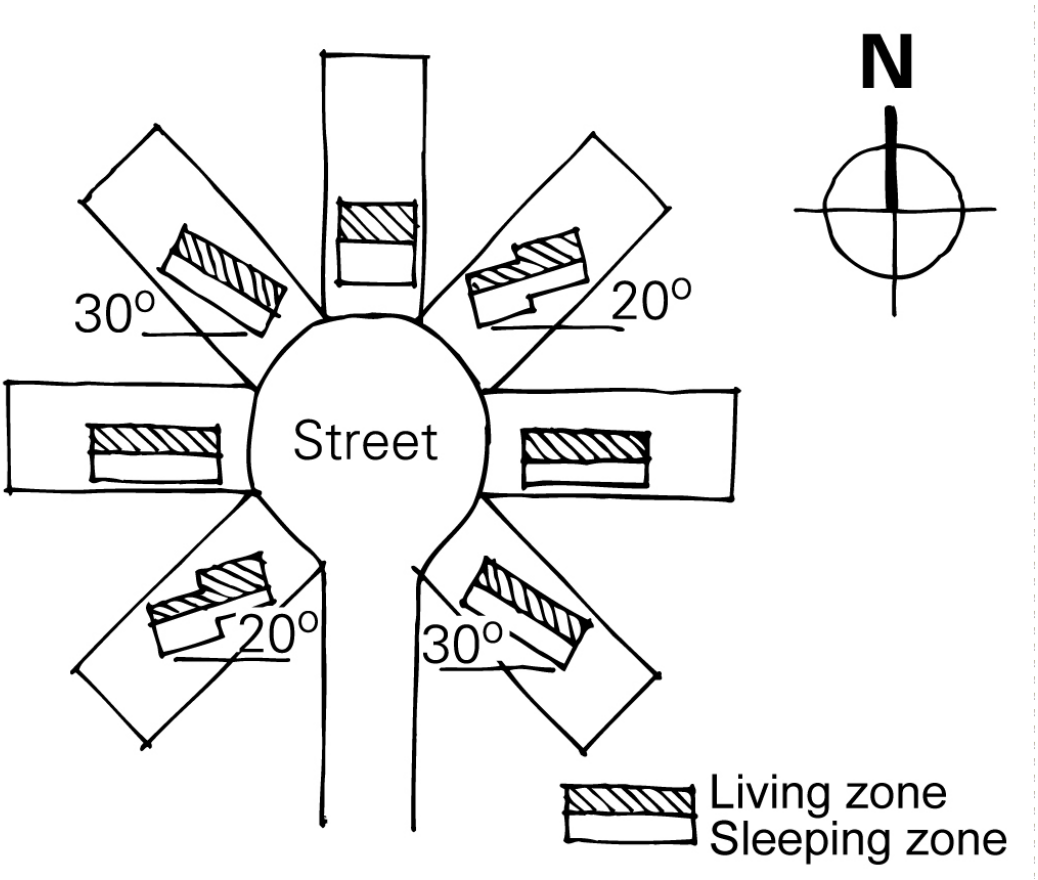


Figure – acceptable orientation of dwellings to solar north



2. Water Supply

There is continuing pressure on the supply of water resources in the Shire and the natural supply of surface and ground water is not consistently reliable. Council is endeavouring to maintain a balance between natural supply of water and its use. There are many areas of water use and building design that can be applied to developments to ensure that securing an adequate supply of potable, non-potable and fire fighting water is possible in most areas.

This Chapter acknowledges these issues and aims to provide a series of controls for subdivision and development within the Shire in relation to water supply and use. These controls cover new development as well as changes to existing development.

Adequate water resource arrangements must be detailed at the time that the development application is submitted to Council for consideration. Developments that do not demonstrate satisfactory water resource provisions will not be approved.

Note: the onus is on the applicant to demonstrate that the provision of both potable and non-potable water is adequate for the development. An early discussion with Council and prior to lodgment of a development application is recommended.

2.1. Objectives

The objectives for the provision of water supply and use are:

- To ensure that new development connects to reticulated town water where available.
- To encourage self-sufficiency in the supply of water for household use in areas where a reticulated water supply is not available.
- To reduce the overall cumulative impact of new development on water resources through application of water re-use and water efficient design elements.
- To ensure sustainable development through the application of water saving devices and design elements.
- To protect the availability of existing water resources used in established agricultural and residential developments.
- To ensure an adequate supply and storage of water for the protection of buildings and persons during instances of fire.

2.2. Controls

C9.2-1 Reticulated Town Water

The following controls apply to development on sites where the connection to reticulated town water is available.

(a) The applicant is to consult with Council to determine if reticulated town water is available to the site and the development.
(b) All connections to reticulated town water must be to Council standards.

C9.2-2 Domestic or Potable Water Availability

The following controls apply to development on sites where the connection to reticulated town water supply is not available.

(a) Sufficient domestic or potable water for the proposed development is to be provided by rainfall collected in on-site rainwater tanks and stored.
(b) For domestic purposes in accordance with the National enHealth document titled 'Guidance on the use of Rainwater Tanks' (2004).

C6.2-3 Non Domestic Rural Potable Water

(a) Adequate provision of potable water is to be made for the peak occupancy or use of the development.
(b) Where the development includes accommodation, the development proposal is to demonstrate that the capacity for provision of at least 110 litres of potable water per person per day is available.
(c) Where the development does not include accommodation, the development proposal is to demonstrate that the capacity for provision of 90 litres of potable water per person per day is available.
(d) Sufficient storage of potable water is to be provided for a forward period of at least one week.
(e) A reduced rate of potable water storage may be proposed where the safe use of non-potable water is demonstrated for use in toilet flushing, laundry tubs, washing machines and other uses not involving human consumption. Where a reduced rate of storage is proposed, the reduced rate is to be supported by documentation prepared by a suitably qualified professional.
(f) The development proposal for eco-tourist facility is to demonstrate through documentation and management techniques a target for potable water use in the facility of 90 litres per person per day.
(g) The proposed development of an eco-tourist facility must demonstrate a target for grey water re-use within the facility of 100%.

C9.2-4 Non Domestic Rural Non-Potable Water Availability

(a) Adequate provision of non-potable water (40 litres per person per day) is made for the peak use or occupancy of the development and may be provided by means of a dam, bore and/or through treatment and recycling of grey water via a NSW Health accredited domestic grey water treatment system.
(b) Any development proposal including the use of bores is to be supported by documentation demonstrating compliance with licensing requirements by the NSW Government.
(c) Any development proposal involving the use of dams is to be supported by documentation demonstrating compliance with the 'Harvestable Right' and the Farm Dams Assessment Guide administered by the NSW Office of Water.

Note: the onus is on the applicant to demonstrate that the provision of non-potable water is adequate for the development.

C9.2-5 Bush Fire Fighting Water Availability

(a) Sufficient water is to be available for bush fire fighting purposes at all times.
(b) The proposed development is to provide a supply of water dedicated permanently to fire fighting, in accordance with the requirements of the NSW Rural Fire Service Planning for Bushfire Protection Manual 2006.

3. Effluent Disposal

The natural environment of the Snowy River Shire attracts many visitors and residents to the area. Development must be undertaken in a manner that protects and enhances the natural environment. It is important to protect creeks, streams, rivers and lakes from pollution and, and particular, potential pollution from effluent disposal.

Many waterways suffer environmental degradation as a result of incremental pollution from multiple sources, rather than from large individual point sources. A subdivision or development proposal need not be located adjacent to waterways for those waterways to be impacted upon by effluent. Physical features such as poor soils, steep slopes and fractured bedrock can aid the rapid transmission of effluent to a waterbody, even though the site may be quite distant.

This section relates to development relying on on-site effluent disposal. Where development proposes to connect to Council's sewerage system the relevant Council standards and guidelines will apply.

The use of on-site effluent disposal should achieve the following:

- **Prevention of public health risk**: sewage contains bacteria, viruses, parasites and other disease-causing organisms. Contact with effluent should be minimised or eliminated, particularly for children. Residuals, such as composted material, should be handled carefully. Treated sewage should not be used on edible crops that are consumed raw.
- **Protection of lands**: on site sewage management systems should not cause deterioration of land or vegetation quality through soil structure degradation, salinisation, waterlogging, chemical contamination or soil erosion.
- **Protection of surface waters**: on-site sewage management systems should be selected, sited, designed, constructed, operated and maintained so that surface waters are not contaminated by any flow treatment systems and land application areas (including effluent, rainfall run-off and contaminated groundwater flow).
- **Protection of groundwaters**: on-site sewage management systems should be selected, sited, designed, constructed, operated and maintained so that groundwaters are not contaminated by any flow from treatment systems and land application areas.
- **Conservation and reuse of resources**: the resources in domestic wastewater (including nutrients, organic matter and water) should be identified and utilized as much as possible within the constraints of other performance objectives, water conservation should be practiced and wastewater production should be minimised.
- **Protection of community amenity**: on-site sewage management systems should be selected, sited, designed, constructed, operated and maintained so that they do not unreasonably interfere with quality of life and, where possible, so that they add to the local amenity. Special consideration should be given to aesthetics, odours, dust, vectors and excessive noise.

3.1 Objectives

The objectives for the disposal of effluent on-site within the Shire are:

- To ensure that effluent application areas minimise adverse impacts on the environment and in particular on the quality of local watercourses and ground water systems through appropriate design and construction.
- To ensure that public health risks are minimised by designing, locating and constructing effluent application areas in an appropriate manner.

3.2 Controls

C9.3-1 General Controls

(a) New allotments smaller than 2 hectares in area and allotments within 2 kilometres of the reach of the Council's sewage treatment system are encouraged to be connected to the Council's sewerage system.

(b) Where connection to Council's reticulated sewerage system is not available and on-site effluent disposal is proposed, an analysis of soil suitability and topography demonstrating that the land is suitable for on-site effluent disposal is to be provided.

(c) New allotments for residential development which are not connected to Council's sewerage system must demonstrate that there are suitable dwelling sites which are not affected by flooding, or seasonal high water table.

Note: where development is connecting to Council's sewerage system, the relevant Council standards and guidelines will apply and consultation with Council is required.

3.3 Soil Assessment for On-Site Sewage Management Disposal

The following Table shows soil assessment for on-site sewage management system disposal areas:

Soil Assessment	**High Risk (Testing Required)**	**Minimal Risk (Testing Required)**
Depth of bedrock (m)	Yes	No
Depth to Highsoil or Watertable (m)	Yes	No
Soil Permeability	Yes	No
Course Fragments (%)	Yes	No
Bulk Density (g/cm^3)	Yes	No
PH $CaCl_2$	Yes	Yes
Electrical Conductivity	Yes	Yes
Sodicity	Yes	No
Cation Exchange Capacity	Yes	No
Phosphorus Sorption	Yes	If problem suspected
Modified Emerson Aggregate	Yes	Yes

3.4 Controls for On-Site Effluent Disposal

Refer to Councils Development Control Specification for Public Water Supply and Effluent Disposal.

C10 Waste Management & Recycling

1. Introduction

This Chapter of the DCP provides guidelines and requirements for sustainable and efficient recycling and waste management practices during the design, demolition, construction and on-going operation of the development. The following underlying principles apply:

Waste minimisation and resource recovery: encouraging improved environmental outcomes through increased source separation of materials and more efficient management of waste and recyclable materials.

Safety: ensuring safe practices for storage, handling and collection of waste and recyclables.

Pollution prevention: preventing air and stormwater pollution that could occur as a result of poor storage and management practices associated with waste and recyclables.

Ecologically sustainable development: promoting the principles of ESD through resource recovery and recycling leading to a reduction in the consumption of finite natural resources.

Hygiene: ensuring that waste management systems do not adversely affect the health of residents and workers.

Amenity: minimising inconvenience such as noise and traffic during the collection of waste and recyclables.

Access: ensuring that waste management systems are easy to use and that collection vehicles are able to access developments to remove waste and recyclables.

This Chapter must be read in conjunction with Council's Waste Management Guidelines, which detail and specify waste management requirements for various types of development.

The requirements for Recycling and Waste Management Plan and Waste Avoidance Plans, to be submitted with the development application, are detailed in Chapter A2 Development Application Requirements.

2. Objectives

The objectives for waste management, waste minimisation and recycling are:

- To encourage best practice in waste management that minimises waste generation, facilitates waste separation and maximises reuse and recycling.
- To ensure quality design of waste management facilities that complement the building design and minimise noise, odour and visual impacts on adjacent uses and the public domain.
- To ensure sufficient, accessible and efficient waste storage, recycling and collection areas in all development.

3. Recycling & Waste Management Plan

A Site Recycling and Waste Management Plan (referred to as a 'Waste Management Plan') estimates the volume and type of waste and recyclables generated by a development and outlines waste avoidance and resource recovery activities to be carried out during demolition, construction and operation of a proposed development.

Information requirements for Waste Management Plans that must be submitted with development applications are contained in Chapter A2 Development Application Requirements. In summary, the Waste Management Plan must identify:

- Estimated volume of general waste, recyclables, garden waste and bulky waste likely to be generated by the development.
- Required type, size and number of bins and location and dimensions of areas for the storage of bins and bulky waste.
- Details of on-going management arrangements, including responsibility for cleaning, transfer of bins between storage facilities and collection points and maintenance of storage facilities.

4. Controls

4.1 Design Stage

Careful consideration at the design stage of the development can reduce the use of materials and the generation of waste, both during construction and operation, and is the best stage in which to incorporate waste minimisation and management measures including identifying materials that can be reused in the new development.

When designing large development (including commercial, industrial, tourist & visitor accommodation and residential flat buildings) consultation with Council and waste service contractors is recommended to ensure that the development can be adequately serviced and all requirements, including vehicle access, are accommodated in the design.

Controls

(a) The development is to provide suitable and sufficient waste, recycling and green waste storage facilities, including Council approved containers, in accordance with Council's Guidelines. The space allocated must be sufficient to store, in separate bins and having regard to the prevailing environmental conditions, the volume or garbage and recycling likely to be generated between collections.

Note: indicative waste and recycling generation rates are listed in Appendix C10 – 2 (below).

(b) The development application plans and drawings must show:

- Storage space and layout for bins.
- Storage room for bulky waste.
- Waste collection point(s) for the site.
- Path of access for users and collection vehicles.
- Layout and dimensions required to accommodate collection vehicles when on-site collection is required.

(c) Dwelling houses, dual occupancies, attached dwellings, semi-detached dwellings and secondary dwellings do not require a separate waste, recycling and green waste storage area ("waste storage area") if there is a suitable storage area on site and away from public view. The storage area must have a clear path to the curbside or collection point with a maximum grade of 1:8.

(d) The waste storage area is to be:

- located on site and designed to complement the design of the development. Avoid locating waste storage areas between the front alignment of a building and the street (wherever possible).
- located to minimise odour and acoustic impacts on the habitable rooms of the proposed development, adjoining and neighbouring properties.
- Located having regarding to existing vegetation and slope.
- screened through fencing and/or landscaping (where possible) to minimise visual impacts on neighbouring properties and the public domain.

(e) The waste storage area must be located to be easily accessible for both site occupants (users) and waste collectors and must have step-free and unobstructed access to the collection points. The desirable maximum travel distances between the storage point and the collection point are: 50 metres for 240L bins; 10 metres for 360L bins and 1100L mobile skip bins.

(f) A suitable refuse collection point must be nominated on site where waste and recycling loading operations can occur on a safe and convenient surface away from excessive gradients and vehicle ramps.

(g) Where collection vehicles are required to drive on-site or into a building to collect waste or recycling, adequate vehicle clearance is required. A concrete apron is to be provided for skips to permit easy loading, Note: refer to Appendix C10 – 4 (below) for typical dimensions of collection vehicles.

Note: refer also to Chapter C3 Car Parking, Traffic and Access

(h) Where more than $10m^3$ of uncompacted waste and recycling is generated per day, the central waste and recycling room must be separate from the goods receivable dock and garbage must be collected in a compaction room.

(i) Sufficient storage space is to be provided within each individual dwelling to hold a single days waste and to enable source separation (recycling).

(j) A waste storage area must be provided for each separate retail premises and must be have the capacity to store at least one (1) days volume of garbage and recycling. Provision must also be made in the centralised waste storage area for the separation of cardboard for recycling.

(k) Where the development is a mixed use development (eg commercial and residential uses) separate waste storage facilities are to be provided for the residential and commercial uses.

(l) Any bin enclosures or rooms must be ventilated, fire protected, drained to the sewerage system (where serviced) and have lighting and water supply.

(m) For residential flat building and tourist and visitor accommodation (excluding small scale accommodation and bed and breakfast accommodation) a separate room or screened and coverage cages area (separate from the waste enclosure) must be allocated for the storage of discarded bulky items (second hand furniture or broken items) awaiting collection. The allocated space must be a minimum of $10m^2$ and be conveniently located, accessible and cleaned regularly.

(n) Waste storage areas located on sites above the snow-line (above 1500 metres) are to be designed to ensure that there is no contamination by snow.

(o) No waste incineration devices are permitted.

(p) Where the site of the proposed development is a heritage item or within a heritage conservation area, consideration may be given to varying the requirements to reduce the heritage impact.

Note: Council and the NSW Environment Protection Authority (EPA) should be consulted regarding any proposed storage and collection of special wastes (eg. medical waste, hazardous chemical wastes).

4.2 Demolition & Construction

The demolition stage of the development provides potential for waste minimisation and cost savings including the re-use of demolition materials in the new development. Efficient on-site sorting and storage and staging of work programs can assist in facilitating the reuse of materials.

Controls

(a) Identify in the Waste Management Plan (refer Chapter A2 Development Application Requirements), the type and estimated volume of waste to be generated during demolition and construction and respective recycling, reuse and disposal methods.

(b) The development application plans and drawings must show for the demolition and construction stage:

- The location and space allocated for the storage of demolition waste or materials.
- Waste collection points for the site during demolition and construction.
- Path of access for collection vehicles.

(c) Separate bins or storage areas are to be provided for materials to be reused, recycled or directed to landfill. The location of these storage areas must be indicated on the site plans.

(d) Storage areas must be easily accessible for collection vehicles, clearly signposted indicating purpose and content and managed appropriately to prevent stormwater pollution, drainage to vegetation and odour and health risks.

(e) The development is to use (wherever possible) second hand building materials and recycled building products during building design and construction.

Note: the Table in Appendix C10 – 1 (below) shows the reuse and recycling potential of different building materials.

Note: asbestos cement sheeting (commonly called 'fibro') may have been used in external and internal walls and roof construction. Asbestos can either be bonded (low risk) or friable (medium or high risk). Workcover NSW provides information on safe work procedures for the removal of asbestos. Refer *Workcover Guide – Working with Asbestos (2008)* and asbestos removal legislation and regulations.

4.3 On-going Operation

Controls

(f) The responsibility for cleaning waste storage areas, transfer of bins within the property and to and from the collection points must be detailed in the Waste Management Plan (refer Chapter A2 Development Application Requirements).

(g) All bins must be transferred from the collection point back to the waste storage area within 24 hours of the waste being collected.

(h) The waste storage area must be clearly identified by permanent signage. The communal waste collection and storage area must also include information signage on how to use the storage area and what materials are acceptable in each bin, including recycling and green waste.

APPENDIX C10 – 1

Reuse and Recycling Potential of Materials

Material	Reuse & Recycling
Concrete	Crushed fill, leveling materials, road base and drainage blankets.
Bricks	Cleaned and /or rendered over for reuse on site or off site, crushed for aggregate and road base or fill behind retaining walls or in drainage layers.
Roof tiles	Crushed and reuse on site for landscaping or drainage layers, or recycled off site into aggregates or road base.
Hardwood	On site for floors, roof framing or fencing. Consider selling for furniture or other reuses.
Other timber	On site for formwork, bridging, propping, blocking. Chip for reuse in landscaping.
Door, windows & fittings	Reuse or sell as second hand building materials.
Electrical cable, other non ferrous/ ferrous metals and plumbing	Sell for recycling.
PVC &uPVC plastic plumbing fittings	Sell to plastic recyclers.
Plasterboard	Crush and use in compost or as soil conditioner.
Carpet	Natural fibres can be used as landscape mulch or can be composted.
Green waste	Mulch or compost for reuse as landscaping material or fertilizer.
Overburden	Power screen for topsoil for landscaping material.

APPENDIX C10 – 2

Waste & Recycling Generation Rates – Construction

Construction Waste (rule of thumb for renovations and small home building)	
Product	% waste of material ordered
Timber	5-7%
Plasterboard	5-20%
Concrete	3-5%
Bricks	5-10%
Tiles	2-5%

Source: Waste Planning Guide for Development Application, Inner Sydney Waste Board, 1998 (referenced in EPA Guidelines)

Estimated Waste & Recyclable Material Generation – Operation

Premises Type	Waste Generation	Recyclable Generation
Backpackers' Hostel	40L/occupant space/week	20L/occupant space/week
Boarding House, Guest House	60L/occupant space/week	20L/occupant space/week
Food premises:		
Butcher, Deli, Fish Shop	80L/100m^2 floor area/day	Variable
Greengrocer	240L/100m^2 floor area/day	120L/100m^2 floor area/day
Restaurant, Cafe	10L/1.5m^2 floor area/day	2L/1.5m^2 floor area/day
Supermarket	240L/100m^2 floor area/day	240L/100m^2 floor area/day
Takeaway Food Shop	80L/100m^2 floor area/day	Variable
Hairdresser, Beauty Salon	60L/100m^2 floor area/week	Variable
Hotel, Licensed Club, Motel	5L/bed space/day 50L/100m^2 bar area/day 10L/1.5m^2 dining area/day	1L/bed space/day 50L/100m^2 bar area/day 50L/100m^2 dining area/day
Offices	10L/100m^2 floor area/day	10L/100m^2 floor area/day
Shop less than 100m^2 floor area	50L/100m^2 floor area/day	25L/100m^2 floor area/day
Shop greater than 100m^2 floor area	50L/100m^2 floor area/day	50L/100m^2 floor area/day
Showroom	40L/100m^2 floor area/day	10L/100m^2 floor area/day
Multi-Unit Dwellings	80L/unit/week	40L/unit/week

Sources: Adapted from Waverley Council Code for the Storage and Handling of Waste. 1 Appendix A, Better Practice Guide For Waste Management In Multi-Unit Dwellings 2007 (EPA Guidelines)

APPENDIX C10 – 3

Types and Number of Bins Required

It is noted that 240L and 360L bins are preferred for storage of waste and recyclable materials. Large waste skip bins are not preferred as they discourage source separation of recyclables, are unsightly and have the potential to create odour, fire and attract vermin and wildlife. The use of 3000L bins is not permitted due to Workplace, Health & Safety (WH&S) emptying issues.

Type of Development	General Waste Weekly Collection	Recycling Fortnightly Collection	Green Waste Fortnightly Collection
Single dwelling houses and semi-detached dwellings	1 x 240L/ dwelling	1 x 360L /dwelling	1 x 240L/dwelling (when available)
Dual occupancies and secondary dwellings	1 x 240L/dwelling	1 x 360L/dwelling	1 x 240L/dwelling (when available)
Multi dwelling housing, attached dwellings and residential flat buildings	If bins stored in each residence		
	1 x 240L/dwelling	1 x 360L/dwelling	1 x 240L/dwelling (when available)
	If bins stored in a communal storage area		
	1 x 1100L skip per 6 dwellings	1 x 360L/dwelling or 1 x 1100L skip per 6 dwellings	1 x 240L/dwelling or 1 x 1100L skip per 6 dwellings
Tourist and visitor accommodation, commercial premises, residential care facilities and other types of development.	To be discussed with Council	To be discussed with Council	To be discussed with Council

Indicative Bin Sizes

Bin Type	Height	Depth	Width
240L	1060mm	730mm	580mm
360L	1090mm	840mm	675mm
1100L	1370mm	980mm	1250mm

Note: these dimensions are a guide only.

APPENDIX C10 – 4

Dimensions and Turning Circles for Waste Vehicles

Extracts from Better Practice Guide for Waste Management – Multi Unit Dwellings (EPA, date)

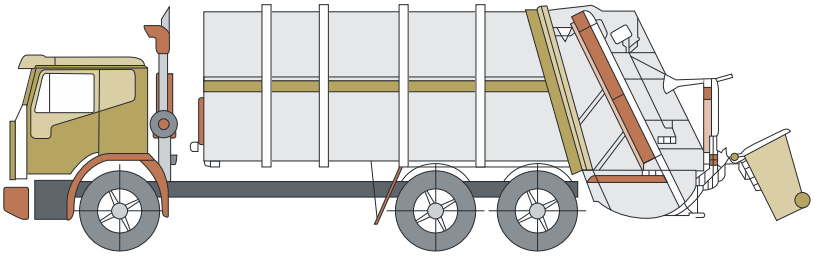
Appendix C

Collection vehicles

Waste collection vehicles may be side loading, rear-end loading, front-end loading or crane trucks. The size of vehicle varies according to the collection service. Thus it is impossible to specify what constitutes the definitive garbage vehicle. Developers should consult the local council and/or relevant contractors regarding the type of vehicle used in that area.

The following characteristics represent the typical collection vehicle, however, these are only for guidance.

It may be possible to engage a collection service provider to use smaller collection vehicles to service developments with narrow roadways and laneways, or for on-site collections. However, as the availability of smaller vehicles to make services varies between councils and private contractors, wherever possible the development should be designed to accommodate vehicles of a similar size to that reported below.



Rear loading collection vehicle

Rear loading collection vehicle	
Length overall	10.24m
Width overall	2.5m
Operational height	3.5m
Travel height	3.5m
Weight (vehicle only)	12.4 tonnes
Weight (payload)	9.5 tonnes
Turning circle	18.0m

This is commonly used for domestic garbage and recycling collections from MUDs. It can be used to collect waste stored in MGBs or bulk bins, particularly where bins are not presented on the kerbside.