

2017




















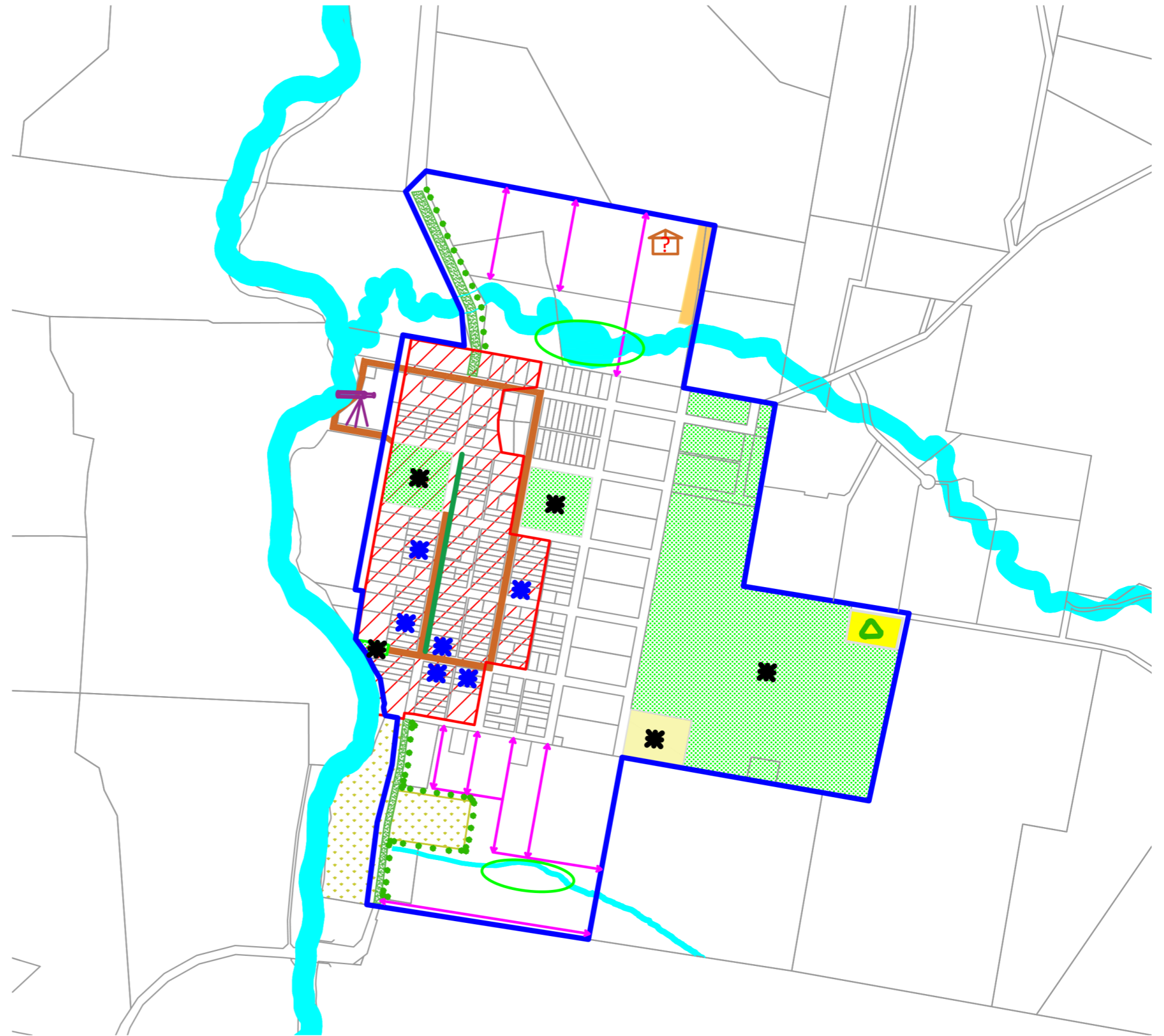
Gundaroo Village Master Plan Implementation

For inclusion as Appendix to Yass Valley Comprehensive DCP

Master Plan Features

Legend

-  Village Extents
-  Heritage Conservation Area (YVLEP 2013)
-  Existing Public Open Space
-  Existing Recreation Space
-  Place of Community Focus
-  Yass River and Village Creeks
-  Gundaroo Transfer Station
-  Existing Market garden
-  Village-River Pedestrian Loop
-  Cork Street Beautification Works
-  Gundaroo Entrance Avenue
-  Landscape Buffer
-  Potential Yass River Monitoring Point
-  Creek Environmental/ stabilisation works
-  Superb Parrot Buffer
-  Continuation of Village Grid Layout
-  Restricted Development on Ridgeline



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GUNDAROO VILLAGE HEART						
NO	ELEMENT	ACTION	DESIRED OUTCOME	MEASURE	ADDITIONAL ACTIONS/ REQUIREMENTS	RESPONSIBILITY/ STAKEHOLDERS
1.1	Cork Street	Continue to implement Cork Street beautification works and build upon existing works	A high quality streetscape that prioritises pedestrians and promotes community interactions and reflects the strong heritage character	Delivery of high quality public domain and associated infrastructure	<ul style="list-style-type: none"> ▪ Inclusion in future CSP Delivery Program ▪ Inclusion in YVC budget ▪ Encourage Cork Street building owners to apply for local heritage grants to conserve places and the streetscape 	<ul style="list-style-type: none"> ▪ YVC ▪ Gundaroo community ▪ Local landowners
1.2	Village –River Pedestrian Loop	Creation of an active and passive pedestrian/cycle circuit around village	Increased connectivity between Yass River - School -Police Paddock- Gundaroo Park - Supermarket	Construction of path	<ul style="list-style-type: none"> ▪ Inclusion in future CSP Delivery Program ▪ Inclusion in YVC budget ▪ Develop landscape plan ▪ Investigate use of non-slip materials 	<ul style="list-style-type: none"> ▪ YVC
1.3	Heritage walk	Continued development of the Heritage Walk as a visitor attraction and educational feature	To communicate village history and heritage values	Increased tourist visitation	<ul style="list-style-type: none"> ▪ Promote walk/brochure on Yass Valley Tourism website ▪ Investigate opportunity for interpretive signage 	<ul style="list-style-type: none"> ▪ Gundaroo Historical society
1.4	Butcher’s Shop Pise Ruin	Encourage stabilisation of ruin Ensure any future development of this key site integrates ruin	Butcher’s Shop Ruin given appropriate curtilage and remains prominent within Cork Street streetscape	Ruin is retained	<ul style="list-style-type: none"> ▪ Investigate opportunity for interpretive signage 	<ul style="list-style-type: none"> ▪ Local landowner
1.5	Weekend Parking	Undertake weekend visitor traffic/parking counts on Cork Street	Determine whether additional on-street parking or signs are required	Parking demand at peak times determined	<ul style="list-style-type: none"> ▪ Inclusion in future CSP Delivery Program ▪ Inclusion in YVC budget 	<ul style="list-style-type: none"> ▪ YVC
1.6	Management Plans for Gundaroo community/public spaces	Support and provide input for developing or updating Plans of Management (POM)	Plans are developed/updated for: <ul style="list-style-type: none"> ▪ Gundaroo Park ▪ Gundaroo Common ▪ Police Paddock ▪ Lot Street – Yass River Picnic Area ▪ Gundaroo Cemetery 	Each community/public space has a current management plan.	<ul style="list-style-type: none"> ▪ Inclusion in future CSP Delivery Program ▪ Inclusion in YVC budget ▪ Develop template based on POM guidelines produced by NSW government 	<ul style="list-style-type: none"> ▪ Gundaroo Park Trustees ▪ Gundaroo Common Trustees ▪ Gundaroo Community Association ▪ YVC

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GUNDAROO VILLAGE DOMAIN						
NO	ELEMENT	ACTION	DESIRED OUTCOME	MEASURE	ADDITIONAL ACTIONS/ REQUIREMENTS	RESPONSIBILITY/ STAKEHOLDERS
2.1	Gundaroo entrance avenues	Create a sense of arrival through north and south landscaped avenues	A 5 metre wide avenue planting of canopy trees on either side of the two major village arrival points within the road reserve	Plantings established	<ul style="list-style-type: none"> Explore community interest in establishing 'Avenue of Honour/ Peace' Inclusion in future CSP Delivery Program Inclusion in YVC budget Develop landscape plan 	<ul style="list-style-type: none"> YVC Gundaroo Community Roads and Maritime Services
2.2	New roads connect to existing village grid	Ensure new road location and design integrates well with existing village layout	New roads reflect the form and design of existing village grid taking into account site characteristics <ul style="list-style-type: none"> Consolidate existing Village character 	High level of accessibility and connectivity between new and existing streets.	Review street designs against Council standards	<ul style="list-style-type: none"> YVC Local landowners
2.3	New pedestrian links to north and south of the village core	Focus pedestrian links for new development on alignment of existing streets and laneways	Attractive and well designed pedestrian environment that links into the existing village grid	Public access and connectivity achieved	Incorporate into development applications	<ul style="list-style-type: none"> Local landowners YVC
2.4	Yass River – Gundaroo Park loop	Construction of pedestrian path from west end of Rosamel Street along Yass River to Lind Street connecting into rear of Gundaroo Park	Increased activity and recreation opportunities	Construction of path	<ul style="list-style-type: none"> Inclusion in future CSP Delivery Program Inclusion in YVC budget Develop landscape plan 	<ul style="list-style-type: none"> YVC
2.5	Landscape buffer to major roads	Inclusion of 10 metre wide landscape 'easement' within new lots whose side or rear boundary abut Gundaroo-Sutton Road	<ul style="list-style-type: none"> To prevent new vehicle access points to Gundaroo-Sutton Road from abutting lots To screen rear or side yards from main road 	<ul style="list-style-type: none"> Landscape 'easements' included in plans of subdivision Buffer planted out with canopy trees 	<p>Condition to be included on any Development Consent for Subdivision</p> <p>Include a condition on any Development Consent for Subdivision requiring a Section 88B instrument on title requiring a 10 metre wide landscape 'easement' within new lots whose side or rear boundary abut Gundaroo-Sutton Road. Solid fencing (e.g. paling or Colourbond) is also prohibited along Gundaroo- Sutton Road.</p>	<ul style="list-style-type: none"> YVC Local landowners
2.6	Ridgeline above McLeods Creek	Create Building Envelopes on each lot in E4 zone	Prevent development of the ridgeline above the village	Buildings limited to defined building envelope		<ul style="list-style-type: none"> YVC Local landowners

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2.7	Zucchini farm	Evergreen landscape buffer to screen adjacent agricultural use	Minimise visual land use conflict between future residential use and existing agricultural use	Plantings established	Include a condition on any Development Consent for Subdivision requiring a Landscape Plan.	<ul style="list-style-type: none"> ▪ YVC ▪ Local landowners
2.8	Gundaroo Park RV and Camping facilities	Review camping amenities available	Improve amenity for short stay tourists Increase tourism from Grey Nomad market	Suitability of facilities determined	<p>Survey recent campers/users of facilities</p> <p>Determine requirements for becoming RV Friendly Destination</p>	<ul style="list-style-type: none"> ▪ Gundaroo Park Trustees ▪ YVC

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GUNDAROO VILLAGE ENVIRONMENT						
NO	ELEMENT	ACTION	DESIRED OUTCOME	MEASURE	ADDITIONAL ACTIONS/ REQUIREMENTS	RESPONSIBILITY/ STAKEHOLDERS
3.1	Yass River Riparian restoration	Restore and revegetate the banks and areas adjacent to Yass River in public ownership	Healthy riparian ecology that improves water quality, supports native flora and fauna and enhances amenity of the landscape	<ul style="list-style-type: none"> Improved water quality Increased biodiversity Weed reduction Improved bank stability 	Source grant funding	<ul style="list-style-type: none"> Gundaroo Landcare Gundaroo Community NSW Local Land Services Volunteer groups e.g. Greening Australia YVC
3.2	Yass River water quality	Encourage Water Sensitive Urban Design Measures (WSUD) within new development	Healthy riparian systems and a high quality public domain	Improved water quality	Community establish Waterwatch monitoring point on Yass River-downstream from Gundaroo village	<ul style="list-style-type: none"> YVC Local landowners Gundaroo Community
3.3	McLeods and Harrow Creeks	Require environmental works/stabilisation to McLeods Creek and Harrow Creek	Improved inflows to Yass River	<ul style="list-style-type: none"> Improved bank stability Increased biodiversity Improved water quality 	<ul style="list-style-type: none"> Require works to be undertaken as a condition of any Development Consent on respective sites Works to be carried out in accordance with NSW guidelines for riparian corridors on waterfront land 	<ul style="list-style-type: none"> Landowners YVC
3.4	Flood management	Implement measures recommended in Gundaroo Flood Risk Management Study and Plan	Flood risk is reduced to people and property	<ul style="list-style-type: none"> Modification of public drainage system undertaken New development is flood proofed Flood warning and emergency response systems in place 	<ul style="list-style-type: none"> Inclusion in future CSP Delivery Program Source funding from OEH 	<ul style="list-style-type: none"> YVC OEH SES Local landowners Gundaroo Community Association
3.5	Lot Street – Yass River Picnic Area	Formalise and upgrade Picnic Area	Amenity and facilities within open space improved	Landscape plan prepared	<ul style="list-style-type: none"> Inclusion in future CSP Delivery Program Inclusion in YVC budget 	<ul style="list-style-type: none"> YVC Gundaroo Community
3.6	Effluent disposal	Monitor condition and operation of existing onsite sewage management systems	Reduce the risk of effluent contamination of groundwater and Yass River	Improved water quality	<ul style="list-style-type: none"> Ensure new systems are designed and/or located to reduce/remove pollution risk in flood events Undertake feasibility study into Village Sewerage Scheme 	<ul style="list-style-type: none"> Gundaroo Community YVC NSW Public Works NSW Office of Water
3.7	Renewable energy	Identify opportunities for retrofitting existing public buildings with renewable energy	Community buildings are more self-sufficient in their power needs	Reduced reliance on power grid	Community could investigate a 'renewable energy site' e.g. Farm the Sun, Canberra Community Solar	<ul style="list-style-type: none"> Gundaroo Community YVC Department of Education

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3.8	Waste reduction	Investigate increased recycling facilities at Transfer Station and village kerbside waste and recycling service	Improved access to recycling services	Waste to landfill is minimised	Survey undertaken of village residents	<ul style="list-style-type: none">▪ YVC▪ Gundaroo Community
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Gundaroo Village Master Plan Implementation

Changes required to Yass Valley LEP 2013

FUTURE GUNDAROO GROWTH						
NO	ELEMENT	ACTION	DESIRED OUTCOME	MEASURE	ADDITIONAL ACTIONS/ REQUIREMENTS	RESPONSIBILITY/ STAKEHOLDERS
4.1	New areas for village growth	<p>Rezone areas adjacent to existing village to R2 Low Density Residential as per DP&E Altered Gateway Determinations (2017)</p> <p>Insert a clause requiring a Minimum Lot Size in R2 of 5000sqm and 1 ha for dual occupancy development where reticulated sewerage and sustainable water supply not provided.</p>	Subdivisions designed, sited and managed to avoid contamination of groundwater	Yass Valley LEP 2013 amended	Confirm detailed site specific land capability	<ul style="list-style-type: none"> ▪ YVC ▪ NSW Planning & Environment ▪ Local landowners
4.2	E4 Environmental Living Zone	Apply environmental zone to reflect site characteristics of land on southern side of Harrow Creek and hill to north of McLeods Creek.	Land retained in large lots to reflect environmental and topographical features of the land	Yass Valley LEP 2013 amended	Confirm detailed site specific land capability	<ul style="list-style-type: none"> ▪ Local landowners ▪ YVC ▪ NSW Planning & Environment
4.3	Superb Parrot Nesting	Rezone the strip of land adjacent to nesting trees E2 Environmental Conservation Zone	Provide a buffer between residential development and the identified Superb Parrot Nesting Trees	Yass Valley LEP 2013 amended	<ul style="list-style-type: none"> ▪ Include a reference to these nesting trees within the Comprehensive DCP ▪ Include a condition on any Development Consent for Subdivision requiring a Section 88B instrument on title requiring the E2 area to be landscaped with indigenous Eucalyptus species (likely to bear hollows when mature) 	<ul style="list-style-type: none"> ▪ YVC ▪ NSW Planning & Environment ▪ NSW Office of Environment & Heritage ▪ Local landowners
4.4	Height of Buildings	Introduce a Height of Buildings (HOB) Map	<ul style="list-style-type: none"> ▪ Retain low scale built form and character ▪ Maximum building height of 6 metres 	Yass Valley LEP 2013 amended	Include within YVLEP 2013 Housekeeping amendment	<ul style="list-style-type: none"> ▪ YVC ▪ NSW Planning & Environment

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For inclusion in Yass Valley Comprehensive DCP (will apply to all RU5/R2 zoned land across the LGA)

Lot layout

Objectives

- To provide a range of lot sizes to increase development options and affordability
- To orientate lots to allow optimum solar access for future buildings
- To ensure that subdivision layouts are designed to respond to site characteristics including existing buildings, vegetation to be retained, drainage and topography

Design standards

- The subdivision layout should reflect the adjacent settlement patterns and character. This could be a traditional grid pattern to connect with an existing village layout, a more curvilinear layout to accommodate topography and vegetation, or a combination of both.
- Lot dimensions should protect existing vegetation to be retained. The location and circumference of tree canopies are to be shown on the proposed plan of subdivision.

Note: A report prepared by a qualified Arborist may be requested to demonstrate the structural integrity and expected life span for mature trees to be removed or retained.

- Smaller lots should be located on unconstrained land and avoid drainage, salinity or erosion issues, and minimise vegetation removal and cut and fill of the site.
- Lots which are not connected to a reticulated sewerage system should be able to accommodate sufficient effluent disposal areas dependent on soil capability testing for the site for the proposed use.
- Each lot created for residential purposes should be able to accommodate a rectangular building envelope of at least 10 x 15 metres, clear of any easements, drainage lines and trees to be retained.
- The positioning of building envelopes are to take site access, existing and proposed easements and building setbacks set out in the relevant chapters of this DCP into consideration.
- Lot sizes and dimensions should take into account the slope of the land and minimise the need for earthworks/retaining walls associated with dwelling construction.
- Solar orientation of lots should be maximised by extending road layouts east-west and north-south where possible.
- Where a subdivision incorporates or abuts Public Open Space or a natural feature (e.g. creek, stand of native vegetation), the road layout should orientate lots for passive surveillance, to increase amenity and security.
- A 10 metre wide landscape 'easement' provided and registered on title (section 88B Restriction) for any new lots created which share a rear or side boundary to the main road in Sutton or Gundaroo. (No new building, vehicular access or solid fencing will be permitted within the Landscape 'easement' of any new lot)

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Drainage

Objectives

- To ensure that subdivision drainage design provides for public safety and asset protection during major storm events

Design standards

- The subdivision layout is to ensure that drainage of each lot is directed to the street drainage system or legal point of discharge.
- The subdivision should be designed so that the rate of discharge will not increase as a result of the development.
- The design and construction of the stormwater drainage system is to be in accordance with the requirements of *Australian Rainfall and Runoff (1987) and Aus-Spec Development Specification Series – Design and Development Specification Series – Construction*.
- The design and construction of the inter-allotment drainage system is to be in accordance with the requirements of *Australian Rainfall and Runoff (1987) and Aus-Spec Development Specification Series – Design and Development Specification Series – Construction*.
- Hydraulic design calculations must demonstrate adequate capacity of the stormwater drainage network to accept the design flows.
- Overland flow paths should be identified at the design stage to ensure that a path of uninterrupted flow can be provided. This is to prevent hazardous situations arising on streets and footpaths, and to protect buildings from floodwaters.
- Drainage systems and stormwater runoff should be routed along streets and areas of public open space.
- Drainage within the villages – particularly within or adjacent to heritage conservation areas, is to be provided in the form of vegetated swales rather than concrete kerb and gutter consistent with their lower density rural character.
- The deposited plan should provide easements within lots in favour of Council where drainage infrastructure is required.
- An inter-allotment drainage easement is required to be created wherever it is necessary to convey stormwater across land, other than the subject site, in order to gain access to the public drainage system or a natural watercourse. If this approach is approved by Council, and written consent is provided from all relevant landowners, the easement over the drainage line is to be 2.5 metres wide.
- An underground stormwater drainage system to collect water from swale drains is to be provided for all new RU5 Village roads to cater for a 20% AEP event. Subdivisions which do not create roads, should incorporate vegetated swales to redirect stormwater.
- Water sensitive urban design or bio-retention in the form of swales or absorption trenches should be incorporated into the design of the road network for greenfield subdivisions.
- Any lots created within Gundaroo, Sutton or Yass must take into account the respective Flood Risk Management Studies and Plans.

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Public Open Space

Objectives

- To encourage high quality, secure, accessible public open spaces
- To ensure public open space meets the needs of the community
- To combine recreational, social and environmental functions of public open space areas

Design standards

- In established town and village areas, the priority is improving the connectivity between existing public open spaces and improving the quality of landscaping, facilities and infrastructure. In these instances, a monetary Section 94 contribution towards embellishment of existing parks or playgrounds will be required.
- In greenfield subdivisions, new public open space may be required to provide for the demand generated by future residents. It is to be provided in accordance with the hierarchy outlined in the 'Yass Valley Park and Playground Strategy 2014' or subsequent Strategy, and any adopted Masterplan for the Town or Village.
- New areas of public open space should incorporate habitat corridors, special drainage functions, significant vegetation to be retained, water bodies or Aboriginal or European heritage artefacts.
Note: In some instances, land which incorporates special features or values may be required to be transferred to Council or the Crown for ongoing management.
- New areas of public open space are to be flexible, multi-purpose areas which avoid duplication of facilities in close proximity.
- All areas of public open space should be accessible from a public road, and visible - to maximise security and enable passive surveillance. The frontages of surrounding lots should face the open space for surveillance.
- Pedestrian and cycle connections should be provided within the subdivision to open space for access and incidental physical activity.
- Continual lengths of solid fencing along open space areas should be avoided for security, surveillance, aesthetic and maintenance reasons.

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Pedestrian and Cycle network

Objectives

- To provide safer routes for pedestrians, cyclists and motorists
- To encourage increased physical movement and healthier lifestyles within neighbourhoods, including those people who are vision or mobility impaired
- To provide connections to existing foot and cycle paths

Design standards

- Pedestrian and Cycle facilities should be provided in accordance with *AUSTROADS Part 13- Guide to Traffic Engineering Practice 'Pedestrians' and Part 14 – Guide to Traffic Engineering Practice 'Bicycles'*.
- Road layouts should provide for traffic calming measures to ensure safe pedestrian and cyclist crossings.
- Provision of pedestrian and cycle accessways should augment and link into existing facilities where possible, as outlined in the Yass Valley Pedestrian and Mobility Plan (PAMP) Forward Works Plan.
- New cul de sacs and no through roads should provide pedestrian and cycle linkages to other roads within the development as well as to existing roads. (Note: cul de sacs are discouraged in Gundaroo and Sutton)
- Pedestrian accessways should be provided at a minimum width of 1500 mm (2100mm for a shared accessway)
- Construction should incorporate durable and slip resistant materials. Concrete or asphalt construction is preferred. Crushed/decomposed granite construction is encouraged within the villages, if sufficient cross fall and drainage is provided.
- If pavers or bricks are incorporated, they should have a matte finish and the range of colours used should be limited to avoid confusion for sight impaired pedestrians. Bluestone pavers do not provide an even surface and should be avoided.
- Loose surface materials should be avoided (i.e. gravel or tanbark) as it is difficult to traverse, particularly for wheelchairs.
- All accessways must be designed and located to ensure suitable passive surveillance and adequate lighting. Accessways should not be 'enclosed' by solid fencing.
- The alignment of accessways should accommodate the retention of existing trees where possible.
- Lighting should be provided to paths likely to be frequented after hours (e.g. travelling home from work).

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Road access

Objectives

- To provide a hierarchy of interconnected streets that gives safe, convenient and clear access within the neighbourhood, including access for emergency vehicles

Design standards

All new lots created by a subdivision must have legal and properly constructed access – either:

- via a Public Road as defined under the *Roads Act 1993* or
- through construction and dedication of a Crown Road as a Council public road.

New streets in the following zones:

R2 Low Density Residential

RU5 Village

shall be created in accordance with the following Table #:

Type	Width (metres)	Kerb Type	Road Reserve Width (metres)	Design Traffic ESA	Design Speed (km/h)
Village Street	7	Flush	19	1 x 10	50
Collector/Arterial	9	Flush	Gundaroo: 30 20	2 x 10	50

ESA- Equivalent Standard Axel

Note: Provision of flush kerb is only applicable to roads in new village subdivisions and is not applicable to upgrading of existing village streets.

- Road pavements shall be designed in accordance with Austroads. In greenfield subdivisions, the main access road should be designed to clearly designate the 'entry' to the neighbourhood.
- Subdivision layouts should ensure pedestrian and vehicle connectivity to adjacent streets or estates.
- All roads are required to be sealed with a two coat bitumen seal or approved asphalt wearing course.
- Cul-de-sacs and no through roads are to provide for turning areas required by emergency and waste collection vehicles in accordance with Austroads Guide to Road Design. All Cul-de-sac heads are to have a minimum 12 metre radius from the nominal kerb line.
- Alternatives to cul-de-sac treatments will be considered where the length of road is less than 50 metres.
- All cul-de-sac heads are to be provided with an asphaltic concrete wearing surface. Minimum standard 40 mm thick AC14.
- Verges for roads within the villages are to be designed to provide swale drains to cater from stormwater runoff. Grades of verges to be designed sufficient to allow access to private property without the need for culverts under property entrances.
- Where possible roads should be designed to follow the natural contours of the land to reduce removal of remnant native vegetation, site cut and fill, and minimise changes to natural drainage paths. Variation to the above standards may be considered if the design will result in a positive environmental or community outcome.
- The subdivision layout should incorporate road verges of a suitable width to allow the construction of footpaths, street lights, street tree planting and any planned underground drainage or servicing infrastructure.
- Subdivision associated with commercial uses may require indented carparking (which is to be surfaced in crushed/decomposed granite within the villages)
- The location and design of any (estate) signage, street furniture and street lighting is to be indicated on the Landscape Plan and on engineering construction drawings. It should be designed and located to minimise visual clutter and coordinated in colour and style.
- Overhead street lighting should not be installed along new streets within Gundaroo or Sutton. Bollard or low intensity lighting may be considered.

Note: A Traffic Impact Statement or Study will be required to accompany development applications for five or more allotments or the creation of a new road.

Note: Where lots will have frontage to an existing Public or Crown Road that is unconstructed or is not maintained by Council, the full cost of upgrading that road to Council's specification is to be borne by the applicant.

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Street trees

Objectives

- To enhance local street character and reinforce major roads or gateways
- To provide shade and habitat to urban and village areas
- To encourage tree plantings which are suited to the local environment

Design standards

- Street tree species must be disease resistant, drought and frost tolerant and able to tolerate a range of soil conditions. They should be able to grow to maturity and remain healthy for an extended period of time with a minimum of care and maintenance.
- Street Trees within Bowning, Binalong, and Yass Heritage Conservation areas should generally be exotic species. Street trees within Gundaroo and Sutton should be a mix of exotic and native endemic species.
- The number of street tree species in a street should be limited – preferably to two or three - to achieve visual uniformity.
- Tree locations and size at maturity, should have regard to proximity to driveways, light poles, overhead powerlines, kerb inlet pits and services.
- Species should be selected that will provide an appropriate level of solar access, particularly to residential dwellings on the southern side of streets during winter.
- Street tree species with large and vigorous root systems should be avoided due to potential damage to footpaths, roads and underground utilities.
- Street trees should have a single straight trunk to minimise conflicts with pedestrian and vehicular traffic and a stable branch structure to minimise hazards. Species with low horizontal branching habits are generally not suitable.
- Species selected should not have an unacceptable level of leaf, flower or fruit drop for a street environment. Trees that produce known allergens (e.g. oak, liquidambar, maple, ash, birch, plane, or poplar), spikes or thorns should also be avoided.
- Street trees should be planted at least 900mm from the kerb, to allow sufficient clearance for service vehicles (including garbage trucks), and the opening of car doors.
- The mature heights of street trees should have regard to the ultimate scale of the neighbourhood (i.e. single or double storey), building setback from the street, and the width of the road pavement. Generally spacing should be: Small trees at 5-7metres; Medium trees at 7-10 metres; Large trees at 10-15 metres.
- Options for planting configurations in new streets are shown in Figures # on the following pages. Gundaroo and Sutton should adopt the 'informal' planting configuration within village streets to reinforce the informal character of the villages. Entrance Avenues may be more formal and adopt landmark or patterned planting configurations.

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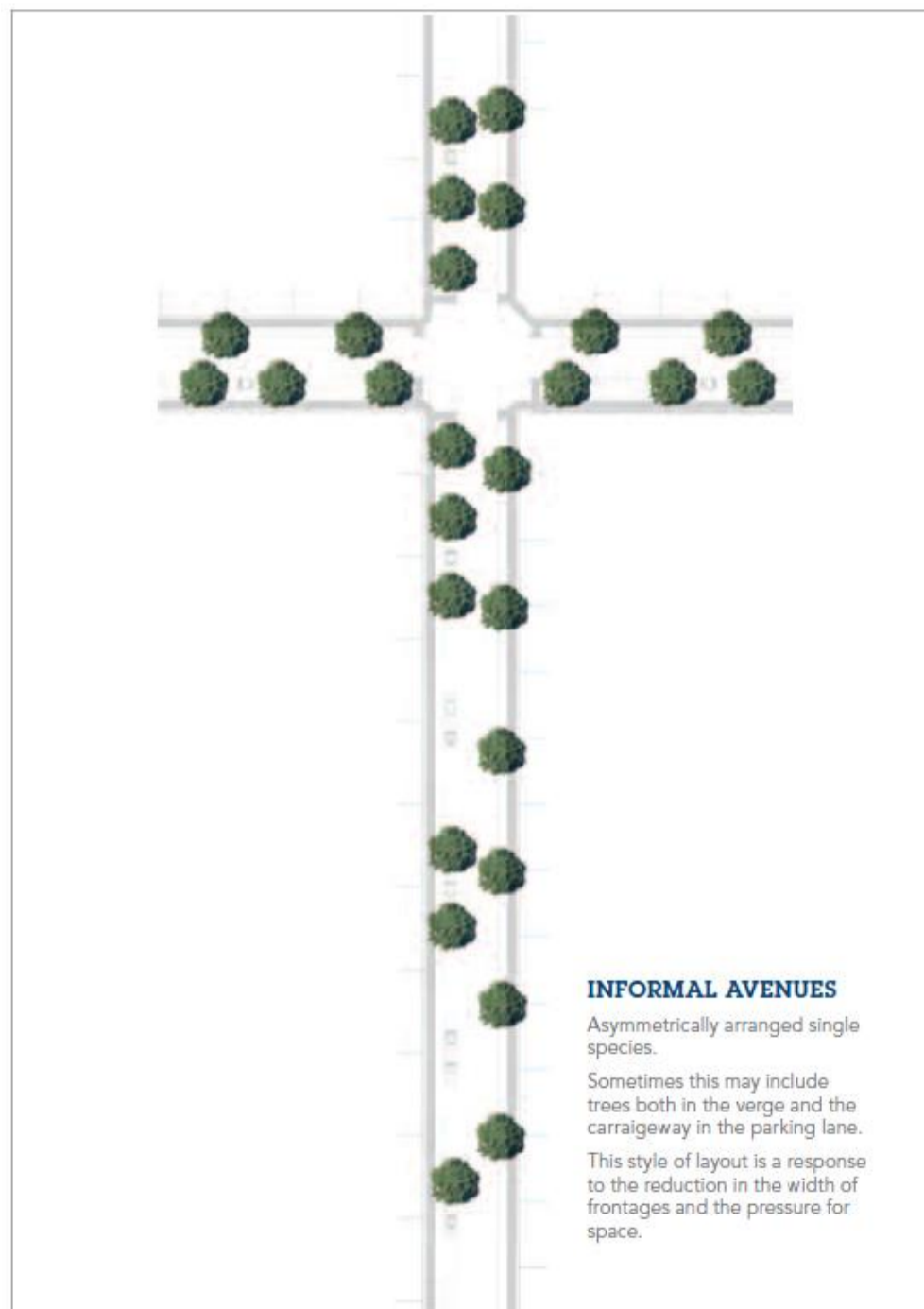
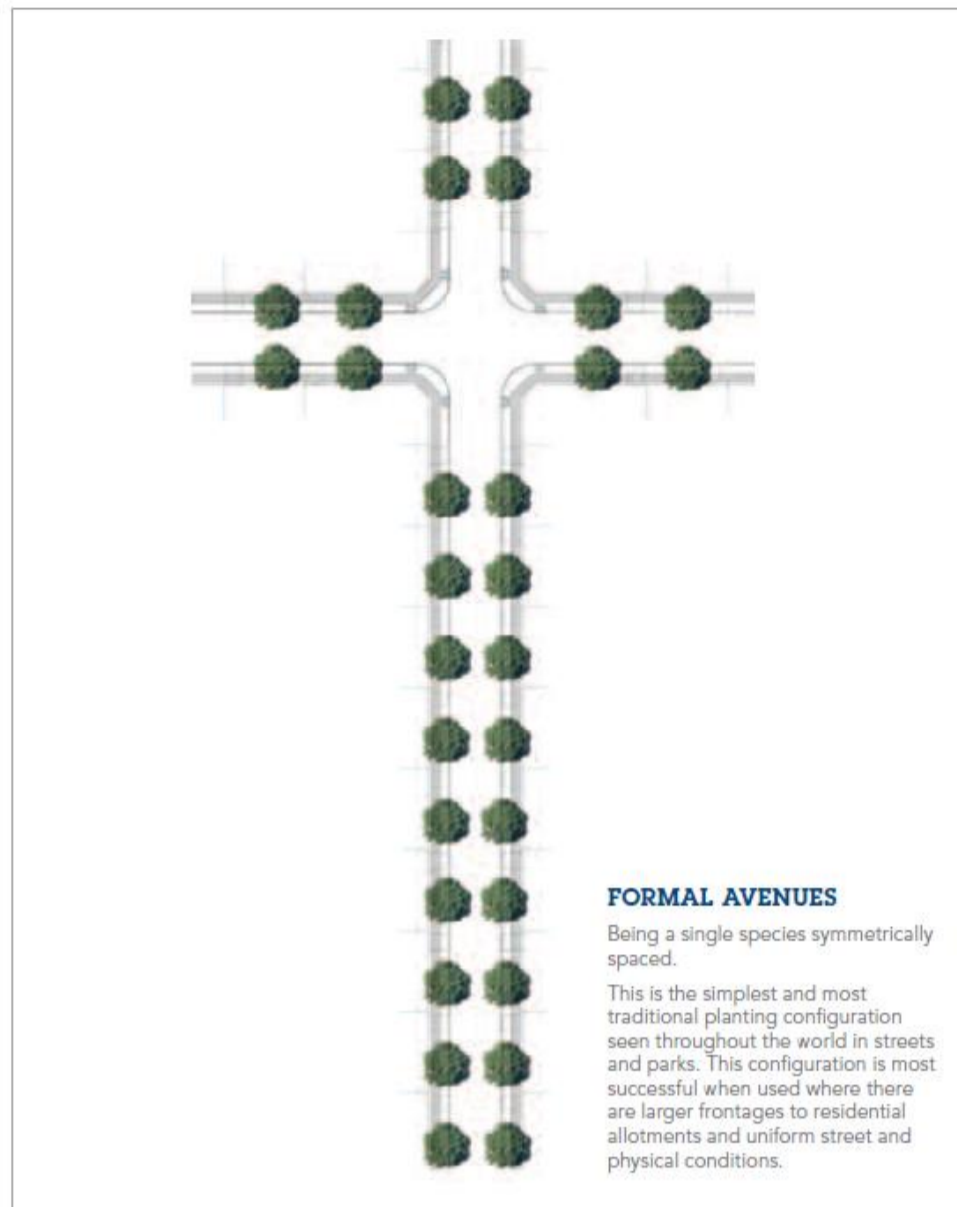


Figure #: Street tree planting options

(Source: Landcom, 2008)

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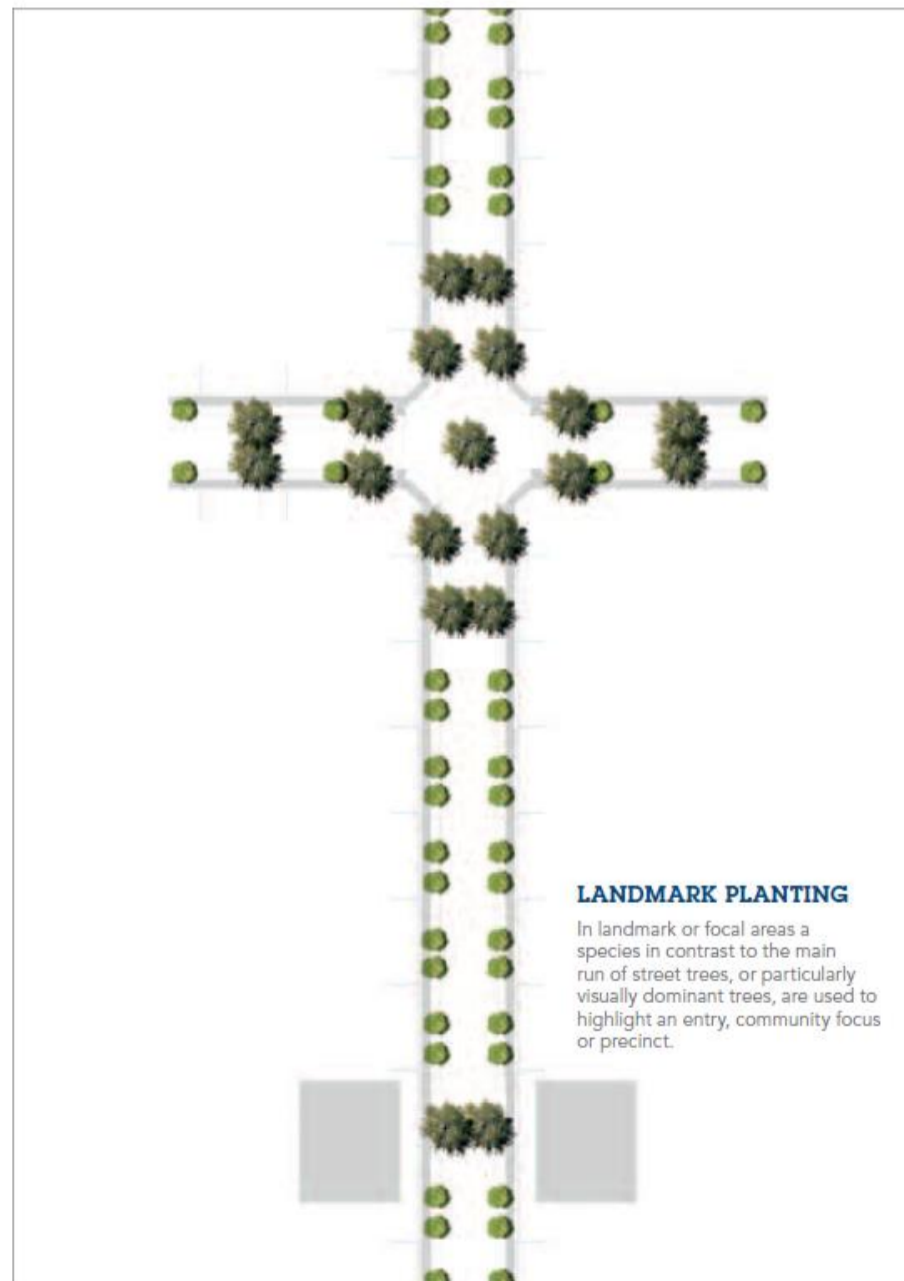
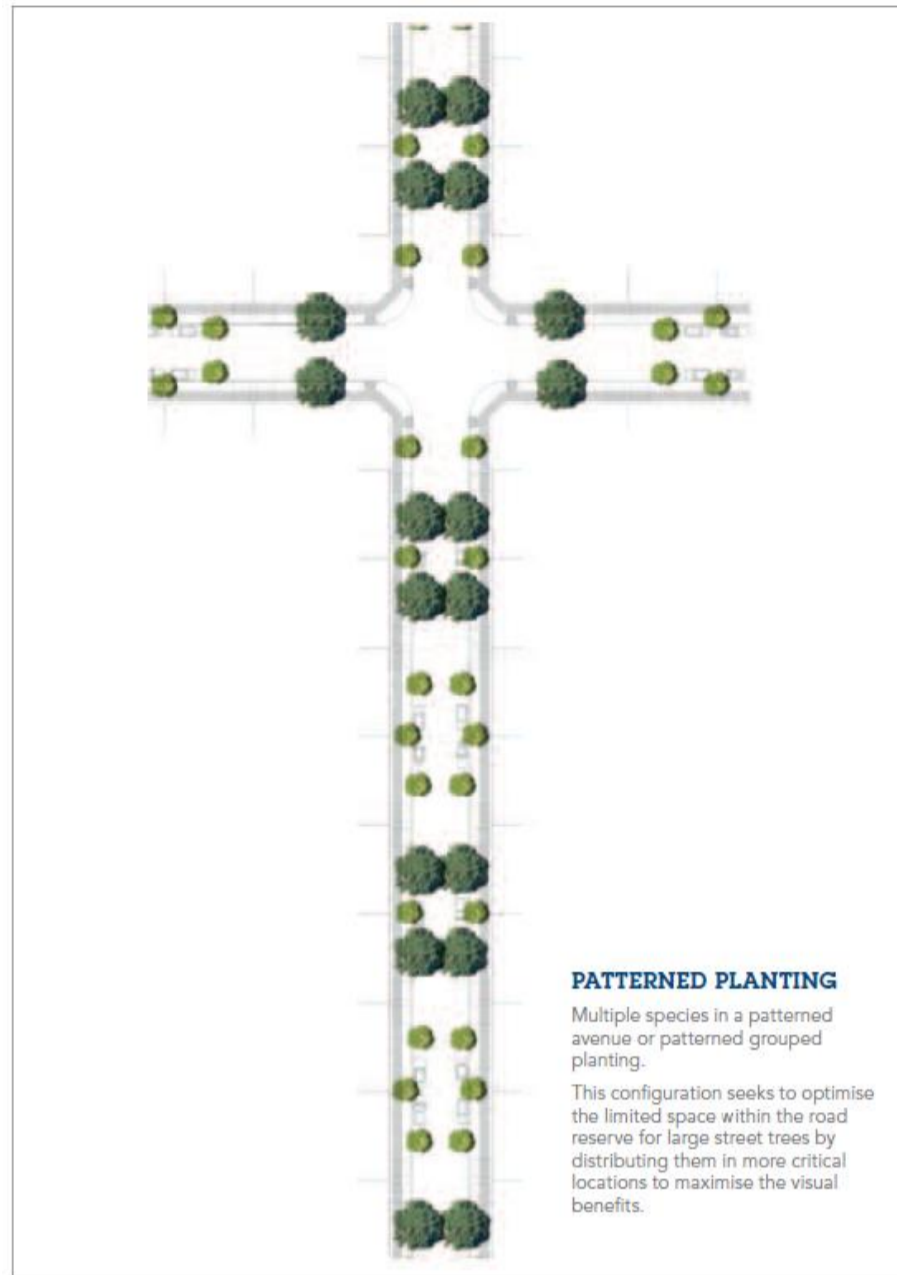


Figure #: Street tree planting options

(Source: Landcom, 2008)

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Neighbourhood character

Objectives

- To encourage development which responds to and contributes positively to the character and topography of the existing streetscape
- To maintain and enhance the character and amenity of residential areas within the Yass Valley
- To ensure that all new and infill development reflects the existing or preferred character of the surrounding neighbourhood
- To ensure that developments within new subdivisions and greenfield areas establish a high quality of neighbourhood character and amenity

Design standards

- Development should reinforce the scale, patterns and predominant building characteristics within a streetscape.
- The design should consider how the dwelling/s will incorporate predominant characteristics of the neighbourhood such as external wall and roof materials, roof pitch, eaves, location and proportion of windows and doors, verandahs, vehicle parking/garaging.
- New development should not dominate the streetscape.
- Building materials and finishes should reinforce or complement the dominant pattern within the streetscape.
- Buildings, driveways, fencing and landscaping should be designed to respond to the topography of the site by following contours or stepping down steeper sites.

Water supply

Objectives

- To ensure an adequate potable water supply to dwellings not connected to the reticulated system

Design standards

- Each habitable dwelling which is outside a defined Yass Valley Council Water Supply Area shall have a rainwater tank installed with the minimum capacity set out below and connected to entire roof catchment area and plumbed to toilets, washing machine and showers

Dwelling Size (Roof area)	Tank Size (minimum)
Less than or equal to 150m ²	45,000 litres
Greater than 150m ²	90,000 litres

Note: If a rainwater tank is required through a BASIX (Building Sustainability Index) assessment, it may be included in the above volume.

- Additional water supply may be required to be held in reserve for firefighting purposes. Any water supply requirements advised by the NSW RFS under Planning for Bushfire Protection 2006 need to be provided in addition to the requirements above.

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Street Setback

Objectives

- To ensure buildings respect the existing or establish a consistent character within the street
- To provide a transition between public and private areas within the street
- To reduce impact of road noise to habitable windows
- To provide sufficient area for the retention or planting of canopy trees
- To ensure that garages and carports do not dominate the street frontage

Design standards

A dwelling house or dual occupancy should have the following minimum setback from the front boundary as shown in Table #:

Development Pattern	Setback
Existing dwellings on both adjacent lots fronting the same street:	<p>RU5 & R2 zones</p> <p>The front wall of the development should have a setback from the front boundary of at least:</p> <p>The average distance of the setbacks of the front walls of the existing dwellings on the adjacent lots <u>or</u> - 8 metres whichever is the lesser.</p>
Only one existing dwelling on an adjacent lot fronting the same street <u>or</u> No existing buildings on adjacent allotments:	<p>RU5 & R2 zones</p> <p>The front wall of the development should have a setback from the front boundary of at least:</p> <p>The same distance of the setback of the front wall of the adjacent existing dwelling <u>or</u> - 8 metres whichever is the lesser.</p>
The secondary frontage of a corner allotment:	<p>R2 & RU5 zones</p> <p>Where the site is on a corner, any walls facing the side/secondary frontage should be setback a minimum of 3 metres from the boundary.</p>

- In R2 and RU5 zones a verandah, porch, pergola, deck, terrace, bay window, or window awning should project no more than 1.5 metres into these street setbacks.
- Where the street setback is reduced, a garage should be in line with front wall of the building or at least a minimum 5.5 metres from the front boundary.
- The street setback may be required to be varied to enable the retention of existing vegetation.

Note: For the purpose of calculating the setbacks of the nearest existing dwelling - ancillary or outbuilding development is not included.

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For inclusion in Yass Valley Comprehensive DCP (will apply to all RU5/R2 zoned land across the LGA)

Due diligence

Objectives

- To facilitate the conservation of Aboriginal objects and places of heritage significance
- Ensure due diligence is followed so that a development does not harm or desecrate an Aboriginal object or place of heritage significance

Design Standards

The 'Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales' (2010) provides a process to take reasonable and practicable steps to identify and protect Aboriginal objects and places of heritage significance. It also identifies whether the activity requires an Aboriginal Heritage Impact Permit (AHIP) application to be submitted to the NSW Office of Environment & Heritage.
<http://www.environment.nsw.gov.au/resources/cultureheritage/ddcop/10798ddcop.pdf>

The National Parks and Wildlife Act 1974 provides that a person who exercises due diligence in determining that their activity or development will not harm Aboriginal objects has a defence against prosecution for if they later unknowingly harm an object.

Council does not administer this Act, but may also require confirmation as part of the development application process to demonstrate that the due diligence process has been followed, for any development which will disturb the ground surface, particularly those which involve significant earthworks, such as greenfield subdivisions, or impact upon possible scarred trees.

This should include:

- A statement indicating whether the proposed development is likely to harm an Aboriginal place or object in accordance with the Due Diligence Code of Practice (see next page)
- A statement indicating the results of the AHIMS database search and any other sources of information considered, including Schedule 5 of the Yass Valley LEP 2013, whether an Aboriginal object has been recorded or an Aboriginal place declared on a parcel of land.

<http://www.environment.nsw.gov.au/licences/AboriginalHeritageInformationManagementSystem.htm>

Note: Section 91 Environmental Planning and Assessment Act, 1979 provides that a development is integrated development if it requires the grant of an Aboriginal Heritage Impact Permit under Section 90 National Parks and Wildlife Act, 1974 in order for it to be carried out.

If the due diligence process requires, the applicant will be required to provide an Aboriginal cultural heritage assessment report consistent with the 'Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW' (2011) that includes strategies to avoid or minimise harm to Aboriginal objects and places of cultural significance. It must also include evidence that the relevant Aboriginal community and stakeholders have been consulted in the decision making process.

<http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf>

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Riparian Land and Waterways

Objectives

- To protect the quality and supply of water for downstream users
- To protect waterways which have habitat values for fish, water birds and other aquatic flora and fauna
- To encourage the recovery of threatened species through improvement in habitat
- To reduce the risk of river and stream bank erosion

Design standards

- Any subdivision should not significantly increase the potential for water extraction through the number of allotments with frontage to the watercourse (i.e. increased Riparian/Landholder Rights)
- The development should not degrade water quality within the waterway through the disposal of waste or effluent, by disturbing soil on the banks and exposing it to erosion by streamflow or rainfall, or by doing works 'in the wet'.
- Aquatic and riparian habitats and ecosystems should be protected and improved and avoid removal of bank or aquatic vegetation, 'snags', or sand.
- The stability of the bed or banks of the waterway should not be compromised by the removal of vegetation, reshaping the bank, or by placing a structure in the water or on the bank,
- The free passage of fish and other aquatic organisms within or along the waterway should not be impeded by the construction of a weir, culvert, or road crossing.
- The habitat of any threatened animal or plant should not be destroyed or reduced in area. For details of threatened flora and fauna likely to occur in this region: www.environment.nsw.gov.au/threatenedSpeciesApp

The following applies to any development application on land identified as or abutting a 'Watercourse' on the Riparian Lands and Watercourses Map within the YVLEP 2013, or within 40 metres of the top of the bank of that watercourse.

The development application should consider what impacts may occur to the Watercourse or Riparian Area during both the 'construction' and 'operational' phases and detail:

- construction methods including site establishment and temporary structures
- proposals for water quality protection generally and erosion and sediment control in particular
- any works which are ancillary to the development (e.g. fences, access roads)
- rehabilitation of disturbed areas at the completion of construction.
- Any valuable habitat features (e.g. snags, stands of reed, native trees and shrubs), obvious problems (e.g. bank erosion, willow infestations) and existing developments (e.g. pump sheds, road crossings, weirs).

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For inclusion in Yass Valley Comprehensive DCP

(will apply to all land within the Gundaroo Heritage Conservation Area *Yass Valley LEP 2013 Heritage Map- HER_005EA*)

Gundaroo Conservation Area

Significance

Gundaroo is significant for:

- The remarkable collection and high integrity of surviving historic structures.
- Its historic Georgian town plan including street layout and block size.
- The relatively informal and often unformed nature of the streets and lanes that is typical of many Australian rural towns. This is evident in the gravel verges, gravel lanes, absence of concrete kerbs and gutters and the sense that the roads and lanes have evolved through local need rather than the application of external engineering standards.
- Strong surviving historic features that were established in the town's early planning including Gundaroo Park, the Common and the Police Paddock.
- Dwellings set within a treed urban landscape, which is a function of the large lot size.
- Fine specimens of mature trees, particularly those at the recreation ground.
- Its collection of typically Australian 'vernacular' buildings which have survived due to its historic isolation and bypassing of major roads
- Its distinctive character that appears to be a function of its rural setting, historic underpinnings and social values. This is evident in Gundaroo's popularity as a tourist destination, and its attraction as a village in which to settle.

Gundaroo Village Master Plan Implementation

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Strategies for managing Gundaroo's heritage character

Objectives

- The historic form and character of Gundaroo should predominate.
- Development on private and public land, including roads and verges, should be derived from and respectful of Gundaroo's historic origins
- To retain the high degree of integrity of Gundaroo's historic buildings
- To avoid a series of incremental changes that could degrade the significance of heritage items

Strategies

- Conserve items listed in the Yass Valley LEP 2013 and contributory buildings within the conservation area in accordance with these DCP guidelines.
- Maintain the existing structure of the town plan including lot sizes and laneways.
- Retain the commercial and civic focus of the village on Cork Street.
- Retain gravel or grassed verges to the roads. Concrete kerbs and gutters should not be incorporated .
- Laneways should only be sealed where necessary and should avoid use of concrete kerbs.
- Roads that have never been fully developed, or now serve as local driveways only, should remain as informally formed carriageways and upgraded only to the extent necessary to perform its likely use.
- Gundaroo Park should be retained and conserved.
- Infill development should be derived from the forms and materials that are apparent in historic structures.
- Ancillary structures, garages, driveways and fences should also be derived from traditional examples in the village.

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Setback

Objective

- To reduce the visual impact of new development in Gundaroo

Design Standards

- New buildings should be set back from the street boundary so that the historic buildings remain clearly prominent, and to provide opportunity for a front garden
- Buildings should be located in alignment with the rectangular street grid and have an appropriate presentation to the street (i.e. an attractive composition of windows, doors and verandah).
- Multiple buildings located down the depth of an allotment should be offset one from another to avoid the appearance of an extra-long 'gunbarrel' driveway.

Because of the very high level of significance of Gundaroo's historic buildings, alterations to front, sides and those parts of the building visible from the public domain should be conserved in a manner that is very faithful to the original.

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Building Form

Objective

- To retain the dominant historic character of the Gundaroo conservation area
- To retain the low-scaled character of Gundaroo's built form

Design Standards

- Double storey buildings are generally not appropriate where visible from the public domain.
- Attics with dormer windows may be appropriate where they can be accommodated within the main roof space and don't otherwise distort the building's appearance.
- One and a half height structures may be appropriate where the wall height above ground floor level does not exceed 4.2 metres and the depth is not exaggerated (i.e. there is not excessive ridge height)
- The form of new development should be derived from historic building forms evident in the town. In general this will mean rectangular planning, vertical walls and hipped and gabled roofs.
- Curved roofs were not used other than for verandahs and should be avoided.
- Modern bull-nosed verandahs usually look false and should also be avoided.
- Modern skillion roofs should be set well back on the allotment (e.g. 30 metres or more).

Although there is one double-storey commercial building, the predominant historic character is that of a low density village in which built form is also of a low scale.

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Character and style

Objectives

- To allow for new development within the Gundaroo conservation area
- To encourage new development that is both contemporary and sympathetic

Design Standards

- New buildings should not seek to replicate historic styles, but rather be a contemporary interpretation of them.
- Roof pitch should be similar to existing historic buildings (typically 35 – 40 degrees)
- Unnecessary adornment and false gables etc. should be avoided

Building materials

Objective

- To encourage external material that is sympathetic to historic buildings and to the Gundaroo streetscape

Design Standards

- External materials and detailing should draw on historic examples used in the village
- Modern profile (e.g. Klip-lok®) metal cladding should be avoided
- Use of Colorbond® as a wall cladding over the whole dwelling is not appropriate. Colourbond® should not be used for more than one third of the surface area of any wall.
- Weatherboards should be timber or (approved profile) fibre cement boards - not plastic or vinyl.
- Windows and doors on new buildings should be constructed from timber, or if aluminum, have a widened, traditional moulded profile with a black finish.

Fencing

Objective

- To retain the open rural character of front and boundary fencing in Gundaroo

Design Standards

- The use of Colorbond® front or side fencing is not appropriate
- Front fences and side fences forward of the dwelling should be: post and rail, post and wire, post and netting or timber pickets to a maximum height of 1.2 metres
- Side fences may be post and rail, post and wire, post and netting or timber pickets or timber palings. Visual screening may be achieved by integrating vegetation with the fence

Gundaroo's fencing is typical of simple rural villages - post and rail, post and wire, and occasional use of palings and pickets.