2017

SUTTON VILLAGE
MASTER PLAN

Sutton Village Master Plan Implementation

For inclusion as Appendix to Yass Valley Comprehensive DCP

Master Plan Features

Legend

- Village Extents
- Existing Public Open Space
- Place of Community Focus
- Yass River and Village Creeks
- Pedestrian Link
- Public Domain Strategy
- Sutton Entrance Avenue
- Landscape Buffers
- Potential Yass River Monitoring Point
- Crown Reserve including 'Sutton Common'
- Encourage Commercial Development
- Indicative alignment of Bypass (subject to further investigation)
- Link to existing Village
- Potential Rezoning to R2 (5000m^2)
- Potential Rezoning to E4 (2.5ha)
- Potential Rezoning to E3 (40ha)

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SUTTON VILLAGE HEART						
NO	**ELEMENT**	**ACTION**	**DESIRED OUTCOME**	**MEASURE**	**ADDITIONAL ACTIONS/ REQUIREMENTS**	**RESPONSIBILITY/ STAKEHOLDERS**
1.1	Camp Street and Victoria Street	Develop a public domain strategy for the two main streets in Sutton Village that reflects their civic function	A high quality streetscape that prioritises pedestrians and promotes community interactions and increased amenity	Delivery of high quality public domain and associated infrastructure e.g. street trees and street furniture etc	Inclusion in future CSP Delivery Program Inclusion in YVC budget Streetscape plan	▪ YVC ▪ Sutton community
1.2	Strengthen community and commercial focus on Camp Street and Victoria Street	Attract & promote business and non-residential uses close to the existing Village Heart	A vibrant and attractive Village Heart that supports the needs of residents and visitors to the Village	New business are established	Encourage commercial development of key vacant site on Victoria Street	▪ YVC ▪ Sutton community ▪ Local landowners
1.3	Provide pedestrian link extending Quartz Street south through Crown Land	Construct a new pedestrian link within Quartz Street road reserve	Provision of decomposed granite (or similar) pedestrian path	Public access and connectivity achieved	Inclusion in future CSP Delivery Program Inclusion in YVC budget Design study	▪ YVC
1.4	Parking and kiss-and-go area outside Sutton Primary School	Formalise parking and pedestrian areas around the school drop-off area on Victoria Street	Creation of a safe and accessible pedestrian environment around Sutton Primary School	Improved amenity and safety	Source grant funding for project Assess suitability/ demand for on-street parking provision on Guise Street Adjacent to School/Crown Land.	▪ YVC ▪ Local School Board ▪ Local stakeholders
1.5	Advise visitors of attractions in and around Sutton Village	Install interactive Tourism Board/ Kiosk in the vicinity of recreation ground-bakery-store featuring nearby attractions such as: *Blue Frog Truffles, Tulip Top Gardens, Mulligan's Flat Woodland Sanctuary/ Goorooyaroo Reserve, Horse/ Equestrian businesses, The Bicentennial National Horse Trail (passes through) etc*	To strengthen community identity and tourism opportunities	Delivery of Tourism Board/Kiosk Village identity is improved Tourism to the area increases	Inclusion in future CSP Delivery Program Inclusion in YVC budget Prepare signage content	▪ YVC ▪ Sutton community
1.6	Sutton Hall and recreation ground	Plan for and design a new amenities building	Provision of recreational amenities for the community	New amenities building constructed	Source grant funding for project Inclusion in future CSP Delivery Program Inclusion in YVC budget Landscape design plan	▪ YVC ▪ Sutton District Community Association

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1.7	Joint use projects with Sutton School	Investigate opportunities for Joint Use projects between Council and the Department of Education which relate to Sutton Primary School that demonstrate a broader community use		Facilities are provided to jointly benefit both the school and wider community	Review Sutton School Concept Masterplan Joint Use Advisory group to consider potential projects.	▪ YVC ▪ Department of Education

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SUTTON VILLAGE DOMAIN						
NO	**ELEMENT**	**ACTION**	**DESIRED OUTCOME**	**MEASURE**	**ADDITIONAL ACTIONS/ REQUIREMENTS**	**RESPONSIBILITY/** STAKEHOLDERS
2.1	Sutton Village entrance avenue	Create a sense of arrival through north and south landscaped avenues	A 5 metre wide avenue planting of canopy trees at the two major village arrival points within the road reserve	Plantings established	Inclusion in future CSP Delivery Program Inclusion in YVC budget Develop landscape plan	▪ YVC ▪ Sutton District Community Association
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 Consolidate existing Village character	High level of accessibility and connectivity between new and existing streets.	Review street designs against Council standards	▪ YVC ▪ Local landowners
2.3	Pedestrian/cycle/ equestrian paths	Creation of an active and passive pedestrian/cycle/equestrian path around the village that links key places and destinations	Enhanced safety and accessibility – especially along Camp and Victoria Streets Increased activity and recreation opportunities within Sutton Village	Construction of path	Inclusion in future CSP Delivery Program Inclusion in YVC budget Confirm pedestrian/cycle/equestrian route Develop landscape plan	▪ YVC ▪ Sutton District Community Association
2.4	Landscape buffers to major roads	Inclusion of 10 metre wide landscape ‘easement’ within lots whose side or rear boundary abut Sutton Road or future bypass	To prevent direct vehicle access to Sutton Road from abutting lots To screen rear or side yards from main road	Landscape ‘easements’ included in plans of subdivision Buffer planted out with canopy trees	Develop standard condition to be included on Development Consent for Subdivision	▪ YVC ▪ Local landowners
2.5	Bywong Street	Investigate construction of north-south road connection within Bywong Street	Improved access for traffic and emergency vehicles.	Vehicles can traverse the entire length of Bywong Street	Inclusion in future CSP Delivery Program Inclusion in YVC budget	▪ YVC ▪ Local landowners
2.6	Sutton Road	Investigate options for straightening/ bypassing current alignment of Sutton Road	Road alignment that reduces through traffic - in particular heavy vehicles; Increased pedestrian safety and amenity in the Village, particularly at Camp-Victoria Street intersection	Delivery of a bypass or straightened alignment of Sutton Road	Discussion with the community Feasibility study If positive - Inclusion of detailed design in future CSP Delivery Program Inclusion in YVC budget	▪ YVC ▪ NSW Roads and Maritime Services ▪ Local landowners

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SUTTON VILLAGE ENVIRONMENT						
NO	**ELEMENT**	**ACTION**	**DESIRED OUTCOME**	**MEASURE**	**ADDITIONAL ACTIONS/ REQUIREMENTS**	**RESPONSIBILITY/ STAKEHOLDERS**
3.1	Riparian restoration	Restore and enhance the banks and areas adjacent to Yass River and McLaughlins Creek	Healthy waterways and riparian areas	Improved water quality Increased biodiversity Weed reduction Improved bank stability	Source grant funding	▪ Sutton Landcare ▪ NSW Local Land Services ▪ Volunteer groups e.g. Greening Australia ▪ YVC ▪ Local land owners
3.2	Flood management	Implement measures recommended in Sutton Flood Risk Management Study and Plan	Flood risk is reduced to people and property	Modification of public drainage system undertaken New development is flood proofed Flood warning and emergency response systems in place	Inclusion in future CSP Delivery Program Source funding from OEH	▪ YVC ▪ OEH ▪ SES ▪ Local land owners ▪ Sutton District Community Association
3.3	Management of Sutton “Common”	Review the ownership and management of Crown Land	Land accessible to the community for passive recreation Manage land to improve biodiversity and reduce weeds	Sutton “Common” Plan of Management prepared	Consultation regarding Crown Land Reforms and possible ownership transfer to YVC Review previous NPWS report (2001)	▪ YVC ▪ NSW Department of Industry –Lands ▪ Sutton Landcare
3.4	Interpretive signage for Sutton “Common”	Installation of signage	Educate community and visitors about Yellow Box - Blakely’s Red Gum - Grassy woodland	Increased community awareness of ecological values of Sutton “Common”	Inclusion in future CSP Delivery Program Inclusion in YVC budget and/or Source grant funding Prepare sign content	▪ YVC ▪ NSW Department of Industry –Lands ▪ Sutton Landcare ▪ Sutton Community

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FUTURE SUTTON GROWTH – PROPOSED CHANGES TO YASS VALLEY LEP 2013						
NO	**ELEMENT**	**ACTION**	**DESIRED OUTCOME**	**MEASURE**	**ADDITIONAL ACTIONS/ REQUIREMENTS**	**RESPONSIBILITY/ STAKEHOLDERS**
4.1	New R2 Low Density Residential areas for village growth	Identify areas adjacent to existing village in Masterplan Apply a minimum lot size of 5000 sqm	Provide opportunities for limited growth (up to 150 lots) of Sutton Village consistent with Yass Valley Settlement Strategy.	Land rezoned Consistent with DP&E (2017) recommendation for Gundaroo for non-serviced lots	Confirm site specific land capability e.g. Flooding, Groundwater, Flora and Fauna, Aboriginal Heritage Assessments Co-ordinate draft Planning Proposal/s	▪ YVC ▪ NSW Planning & Environment ▪ Local landowners
4.2	New E4 Environmental Living Zone	Apply environmental zone to reflect site characteristics and allow lot averaging to accommodate ecological values of land to southeast of village. Apply a minimum lot size of 2.5 ha (Note: YVLEP 2013 E4 Provisions allow lot averaging - MLS of 4000 sqm in community title subdivisions)	Ensure moderate-high condition Endangered Ecological Community Box-Gum Woodland is retained and conserved	EEC vegetation protected in large /Environmental Stewardship lots Flood prone land can be included within larger lots	Additional flora and fauna assessment by qualified consultant; Additional soil and site capability required for lots subject to flooding	▪ Local landowners ▪ YVC ▪ NSW Office of Environment and Heritage ▪ NSW Planning & Environment ▪ Commonwealth Department of Environment

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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 Aborist 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.
- Battle-axe allotments will only be approved in exceptional circumstances where it can be demonstrated that the proposed layout provides a positive heritage or environmental solution.
- 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 building or vehicular access 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 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)
- 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 pitchers 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 Gundaroo: 30	1 x 10	50
Collector/Arterial	9	Flush	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.
- 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 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 one or two - 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 adopte 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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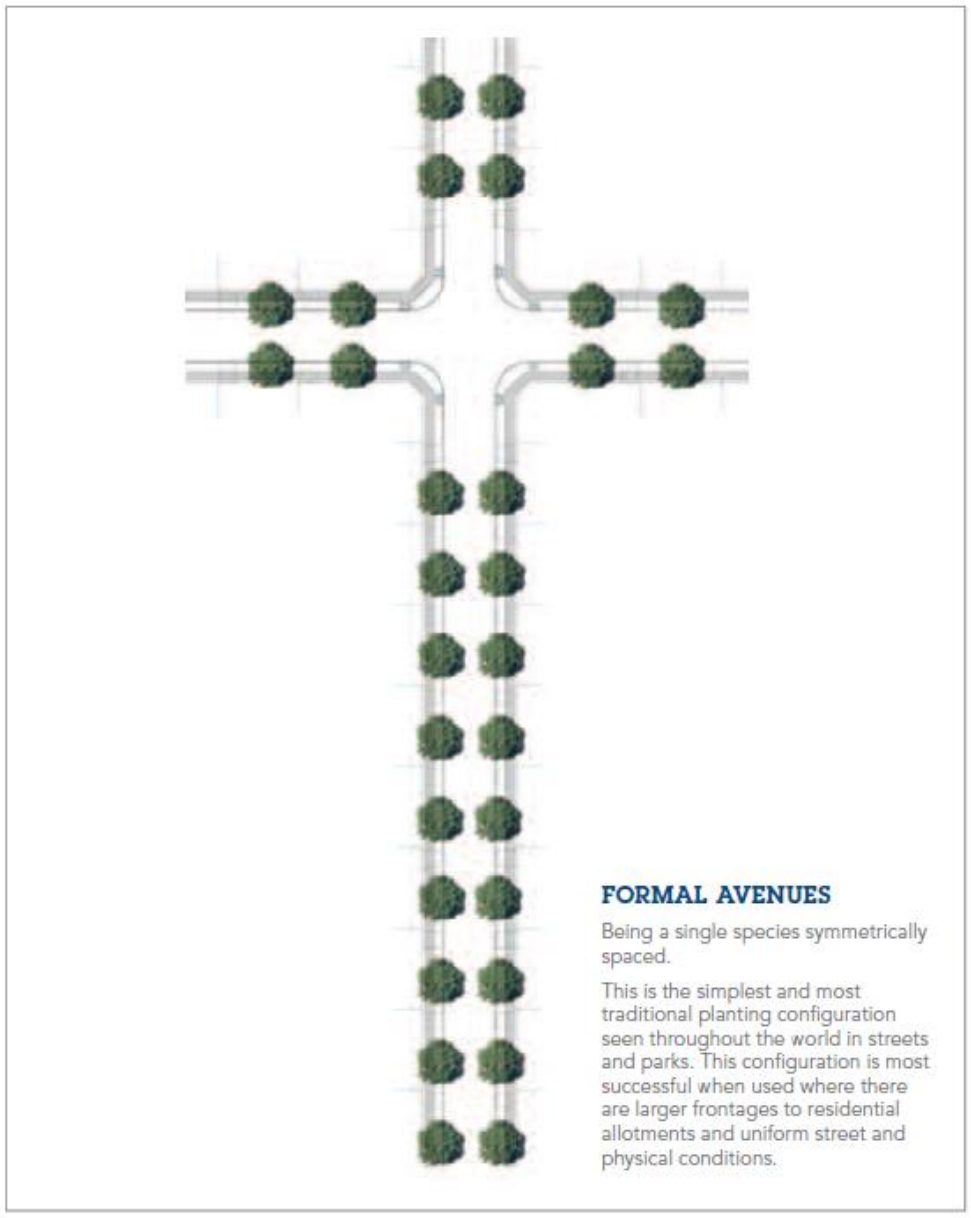

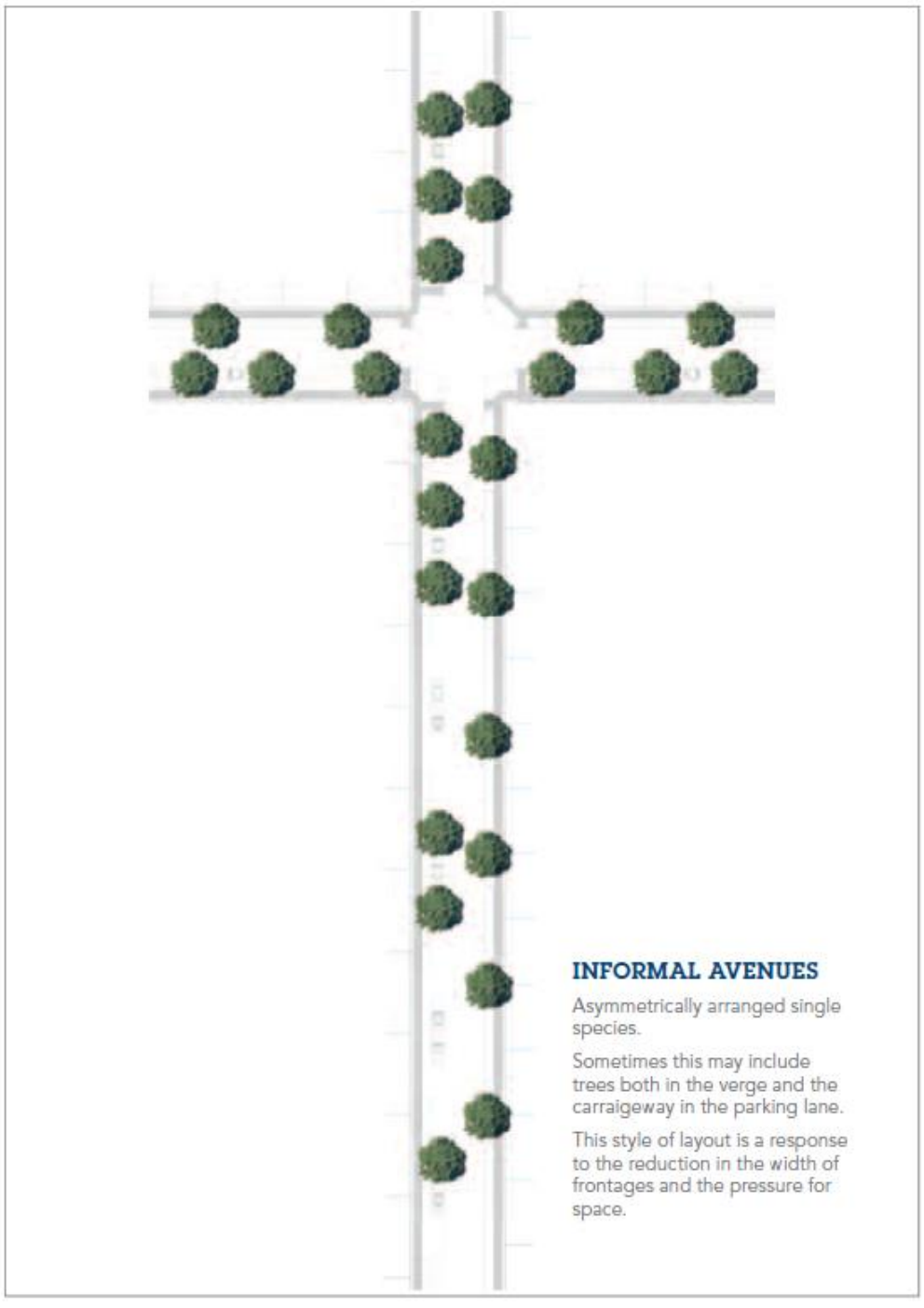

Figure #: Street tree planting options

(Source: Landcom, 2008)

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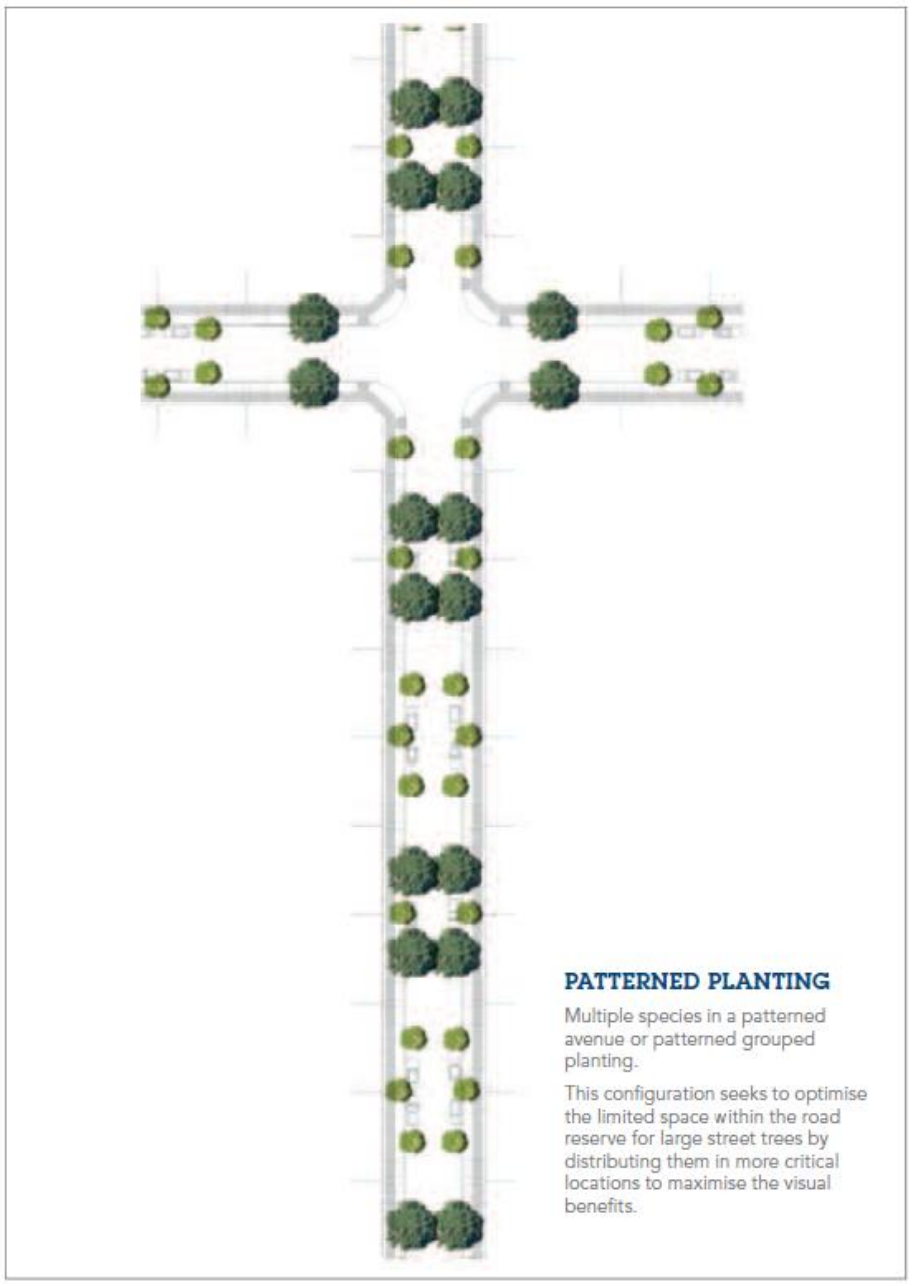
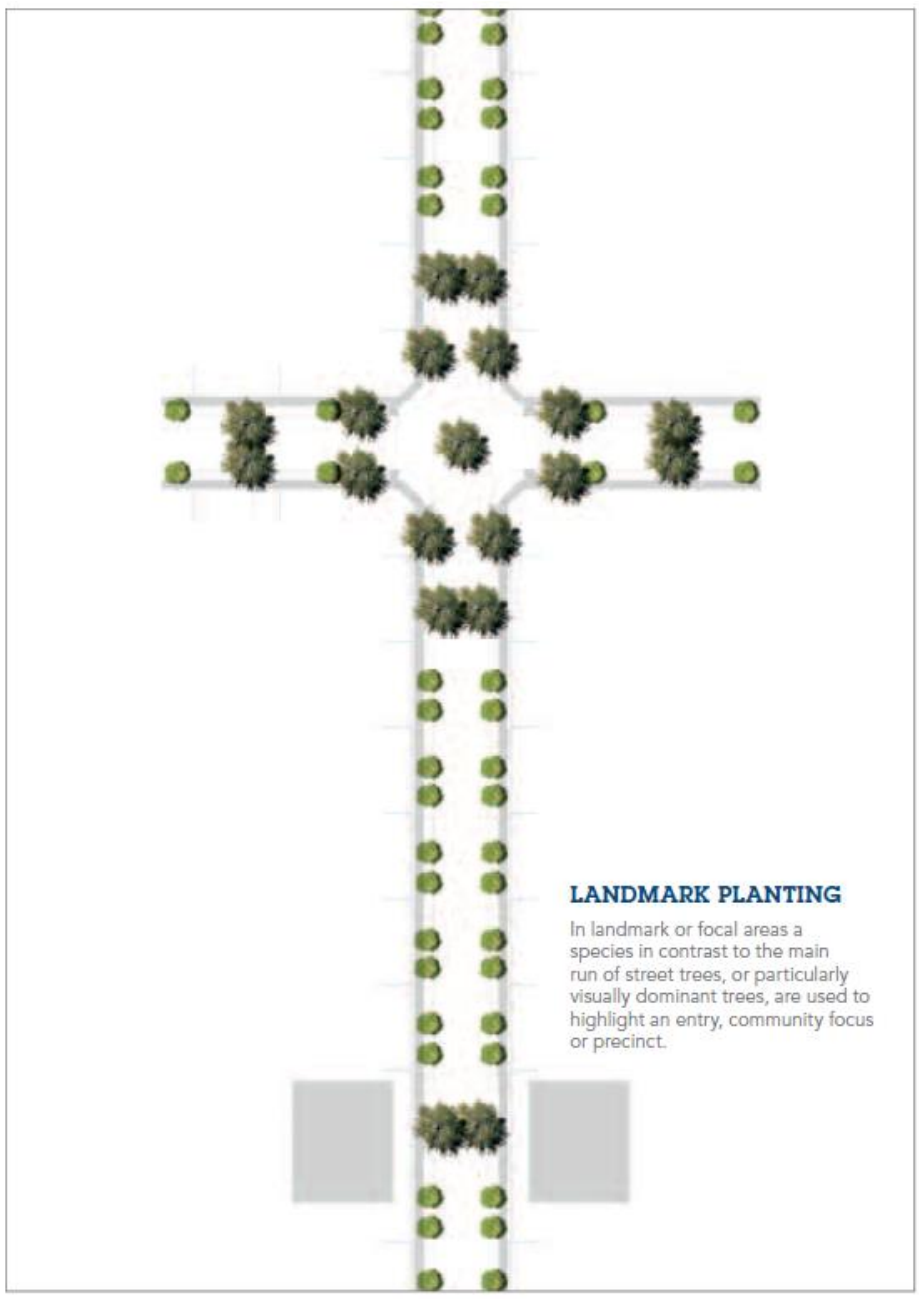


PATTERNED PLANTING

Multiple species in a patterned avenue or patterned grouped planting.

This configuration seeks to optimise the limited space within the road reserve for large street trees by distributing them in more critical locations to maximise the visual benefits.



LANDMARK PLANTING

In landmark or focal areas a species in contrast to the main run of street trees, or particularly visually dominant trees, are used to highlight an entry, community focus or precinct.

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:	**RU5 & R2 zones** The front wall of the development should have a setback from the front boundary of at least: The average distance of the setbacks of the front walls of the existing dwellings on the adjacent lots or - 8 metres whichever is the lesser.
Only one existing dwelling on an adjacent lot fronting the same street or No existing buildings on adjacent allotments:	**RU5 & R2 zones** The front wall of the development should have a setback from the front boundary of at least: The same distance of the setback of the front wall of the adjacent existing dwelling or - 8 metres whichever is the lesser.
The secondary frontage of a corner allotment:	**R2 & RU5 zones** 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.

- 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 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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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 of the 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 of the 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

Sutton Village Master Plan Implementation

For inclusion in Yass Valley Comprehensive DCP (will apply to all RU5/R2/E4 zoned land across the LGA)

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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Biodiversity

Objectives

- To maintain and improve the biological diversity within the landscape
- To maintain and improve the ecological processes necessary for ecosystem health
- Encourage the conservation and recovery of threatened species, communities, and their habitats

Design standards

- The habitat of any threatened animal, plant or ecological community should not be impacted (e.g. vegetation removal, changes to soil or water, introduction of weeds etc.). For details of threatened flora likely to occur in this region: www.environment.nsw.gov.au/threatenedSpeciesApp
- Development should avoid impacting on the biodiversity attributes of the site, including those attributes that contribute to local and regional connectivity.
- If the removal of native vegetation (or other impacts to biodiversity) cannot be avoided, the amount of vegetation removal is to be minimised through appropriate consideration in planning processes and expert input to project design or management.
- Removal of hollow bearing trees is strongly discouraged, however where it cannot be avoided (i.e. for the establishment of an APZ), the tree hollow is to be salvaged and relocated elsewhere on the site.

Under the NSW Biodiversity Offsets Scheme, an accredited person is required to assess impacts of development which is likely to affect threatened species or trigger the Biodiversity Offsets Scheme threshold using the Biodiversity Assessment Method (BAM). Potential stewardship sites are also assessed using the same method. A copy of the Biodiversity Development Assessment Report (BDAR), must be provided to Council with any development application as required.

Note: All proposed developments should apply AS 4970-2009 (Protection of trees on development sites) in order to protect the biodiversity values of trees on land subject to development.

abiat Trees

Land clearing and degradation are the single biggest threats to biodiversity. The clearing of vegetation destroys, fragments or otherwise modifies habitats. Such activities contribute to further loss of biodiversity through accelerated land and water degradation. Conserving biodiversity relies heavily on the protection of native vegetation across the whole landscape. Guidance on how to identify if a tree or vegetation is required as habitat of native fauna can be found on the OEH website:

http://www.environment.nsw.gov.au/resources/cpp/AssessHabitat.pdf

The loss of hollow-bearing trees is a key threatening process under the Biodiversity Conservation Act 2016.

Further information can be found on the Office of Environmental and Heritage (OEH) website: http://www.environment.nsw.gov.au/determinations/lossofhollowtreesktp.htm and

http://www.environment.nsw.gov.au/resources/pnf/07353hollowtrees.pdf

Scattered paddock trees are keystone structures in agricultural landscapes and perform many valuable ecological roles. Paddock trees represent the original woodland or forest vegetation that was cleared to establish residential areas and farming land. Paddock trees are usually widely spaced, over 100 years old and provide nesting hollows used by native birds and other animals, fulfilling valuable ecological roles.