YASS VALLEY COUNCIL
DEVELOPMENT CONTROL PLAN 2024

yass valley council
the country the people

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PART A - INTRODUCTION

The Yass Valley Local Government Aarea covers an area of 399,837 hectares and incorporates the towns of Yass and Murrumbateman together with the villages of Binalong, Bookham, Bowning, Gundaroo, Sutton, and Wee Jasper. Each of these areas has unique features that must be considered in new developments. In particular new development must not detract from the historic and/or village character.

Three major river systems flow through the Yass Valley which are the Murrumbidgee, Yass and Goodradigbee, all of which flow into Burrinjuck Dam. The Brindabella National Park is situated within the Yass Valley, along with Bango, Black Andrew, Burrinjuck, Goorooyaroo, Hatton's Corner, McLeods, Mundoonen, Oak Creek and Wee Jasper Nature Reserves.

NSW South East Local Land Services has included the Yass Valley within the 'Slopes Landscape' having "rolling undulating hills, scattered woody areas and extensively cleared grazing lands". It is also noted as having fragile erodible soils.

The proximity to ACT and good road networks has resulted in pressure for additional housing supply. Council is seeking to facilitate subdivision for residential land to meet the objectives of the Yass Settlement Strategy. However, access to a secure water supply does limit the amount of growth that can occur at this time. Council is actively seeking alternate arrangements for additional potable water.

A.1 Name of this Plan

This Plan is called the Yass Valley Comprehensive Development Control Plan 2023. This Plan has been prepared in accordance with section 3.43 of the Environmental Planning and Assessment Act 1979 and part 2 of the Environmental Planning and Assessment Regulation 2000.

A.2 Purpose of this Plan

The purpose of this Plan is to give effect to the aims and objectives of Yass Valley Local Environmental Plan 2013 and to guide and facilitate permissible development accordingly. This Plan outlines Council's standards for new development and seeks to achieve the objectives of the land use zones as prescribed in Yass Valley Local Environmental Plan 2013.

A.3 Aims and objectives

This Plan aims to:

- provide guidance on acceptable and appropriate development control standards for new development within the Yass Valley Local Government Area;
- ensure that development occurs in a manner that is consistent and sustainable;
- promote high standards of development that provide positive planning outcomes on individual sites to the benefit of the wider community by encouraging new development that is sympathetic to the existing streetscape and neighbourhood character in which it is located;
- minimise the potential impact of development on aesthetic, recreational and ecological values;
- increase public awareness of hazards and to ensure that essential services and land uses are planned in recognition of the potential hazards;
- ensure that only appropriate development occurs in areas affected by hazards to ensure that risk to life and property is minimised by providing early, safe evacuation routes, buildings that are designed to withstand the hazard impacts.

A.4 Where does this Plan apply?

This Plan applies to all land within the Yass Valley Local Government Area, except to that land to which the Parkwood Local Environmental Plan 2020 applies.

A.5 Date of commencement

This Plan was adopted by Yass Valley Council on xx and came into operation on xx

A.6 Relationship to other Plans

This Plan must be read in conjunction with the Yass Valley Local Environmental Plan 2013, Flood Studies and Maps prepared for Yass Valley Council and adopted by Council, other environmental planning instruments, Australian Standards, Yass Valley Council policies and Works and Subdivision Engineering Standards (as amended) and specifications as relevant to the specific aspect of the proposed development.

A.7 Variation to controls

There may be situations where strict adherence to the controls of this Plan are not achievable. Should such a situation arise the non-compliance with the standard contained within this Plan must be justified in writing and submitted to Council with a development application. The justification must address:
the standard or control being varied;

- the extent of the variation and the circumstances why the variation is being sought;
- why strict compliance is unachievable, unreasonable or unnecessary in this unique instance,
- how the objectives of the control are met or an acceptable solution achieved by the variation,
- there will be no adverse impacts as a result of the variation.

A.8 State Significant Development

This Plan does not apply to State and Regional Development in accordance with Chapter 2 of State Environmental Planning Policy (Planning Systems) 2021.

A.9 Structure of the Plan

This Plan is divided into Parts with colour coding as detailed below. Each Part has a set of overall objectives with sub parts containing specific objectives and controls. The sub parts are to be read and applied in addition to the overall objectives of the Part.

Part A – Administration

Provides an introduction and information relating to the operation of the plan and development within Yass Valley Local Government Area

Part B – Principles for all development

This part provides guidance applicable to all development and is to be considered when designing and planning for development in the Yass Valley Local Government Area

Part C – Subdivision

Controls relating to all types of subdivision with Yass Valley Council area are contained in this part

Part D – Residential Development

In this part controls relating to all types of housing and ancillary development are divided into sections by dwelling development type

Part E – Rural Development
This part contains controls for development and buildings in the rural areas of Yass Valley

Part F - Commercial and Industrial Development
This part applies to all types of commercial and industrial development in the Yass Valley area

Part G – Area Specific Controls
This part contains controls that apply to areas within the Yass Valley Local Government Areas that require additional consideration due to their characteristics or location.

Part H – Development in hazard affected areas
This part contains the controls that apply to land that is impacted by flood, bushfire, and potential contamination

Part I – Carparking and Access
Controls for carparking and access for all new development within Yass Valley Local Government Area are contained within this part

Part J – Heritage
This part applies standards and controls relating to nominated heritage items and conservation areas

Part K – Natural Resources
This part applies to all development in the Yass Valley Local Government area that may impact biodiversity, water and soil. It also contains controls around tree preservation and removal.

Part L – Miscellaneous Land Uses
This part contains controls in relation to land uses not covered by other parts of this document.

Part M – Dictionary
Only those Parts relevant to a particular development need to be taken into consideration in its design and application to the proposed development. However, more than one Part may be applicable to developments, use the Land Use Matrix as a quick reference for applicable parts.

Part N – Appendix

A.10 Disclaimer
This Plan has been prepared in good faith by Yass Valley Council to outline its policy positions and to guide development by complementing the Yass Valley Local Environmental Plan 2013. It should not be relied upon as the basis for purchasing or investing in a property or business. You are advised to seek independent advice to inform your decision.

Table 1 - Table of Amendments

Amendment No	Description	Date of Council Resolution	Effective Date

A.11 Land Use Matrix

KEY:

- ● ***relevant part for consideration***
- ○ ***consider part if necessary***

	Relevant Part										
Land Use	**A**	**B**	**C**	**D**	**E**	**F**	**H**	**I**	**J**	**K**	**L**
advertisement	●	●	Only relevant to subdivision			●			Only relevant to Heritage items and heritage conservation areas		
affordable housing	●	●		●	○		○	●		○	○
aquaculture	●	●			●		○	●		○	○
agricultural produce industry	●	●			●		○	●		○	○
agriculture	●	●			●		○	●		○	○
air transport facility	●	●					○	●		○	○
airstrip	●	●					○	●		○	○
amusement centre	●	●				●	○	●		○	○
intensive agriculture	●	●			●		○	●		○	○
animal boarding and training establishment	●	●			●	●	○	●		○	○
artisan food and drink industry	●	●				●	○	●		○	○
attached dwelling	●	●		●	○		○	●		○	○
backpackers accommodation	●	●			○	○	○	●		○	○
bed and breakfast accommodation	●	●			○	○	○	●		○	○
bee keeping	●	●			●		○	●		○	○
bio solids treatment facility	●	●					○	●		○	○
boarding house	●	●		●	○	○	○	●		○	○
boat building and repair facility	●	●					○	●		○	○
boat shed	●	●					○			○	○
brothel	●	●				●	○	●		○	○
building identification sign	●	●				●	○			○	○
business identification sign	●	●				●	○			○	○

	Relevant Part										
Land Use	**A**	**B**	**C**	**D**	**E**	**F**	**H**	**I**	**J**	**K**	**L**
business premises	●	●	Only relevant to subdivision			●	○	●	Only relevant to Heritage items and heritage conservation areas	○	○
camping ground	●	●			○	●	○	●		○	○
canal estate development	●	●		○	○		○	●		○	○
car park	●	●				●	○	●		○	○
caravan park	●	●			○	●	○	●		○	○
cellar door premises	●	●				●	○	●		○	○
centre-based child care facility	●	●			○	●	○	●		○	○
charter and tourism boating facility	●	●				●	○	●		○	○
commercial premises	●	●				●	○	●		○	○
community facility	●	●			○	●	○	●		○	○
correctional centre	●	●			○	●	○	●		○	○
crematorium	●	●			○	●	○	●		○	○
dairy (pasture-based)	●	●			●		○	●		○	○
dairy (restricted)	●	●			●		○	●		○	○
depot	●	●					○	●		○	○
dual occupancy	●	●		●	○		○	●		○	○
dual occupancy (attached)	●	●		●	○		○	●		○	○
dual occupancy (detached)	●	●		●	○		○	●		○	○
dwelling	●	●		●	○		○	●		○	○
early education and care facility	●	●			○	●	○	●		○	○
eco-tourist facility	●	●				●	○	●		○	○
educational establishment	●	●				●	○	●		○	○
electricity generating works	●	●					○	●		○	○
emergency services facility	●	●				●	○	●		○	○
entertainment facility	●	●				●	○	●		○	○
exhibition home	●	●		●	○		○	●		○	○
exhibition village	●	●		●	○		○	●		○	○
extractive industry	●	●					○	●		○	○
farm building	●	●			●		○	●		○	○
farm stay accommodation	●	●			●		○	●		○	○
feedlot	●	●					○	●		○	○
food and drink premises	●	●				●	○	●		○	○
freight transport facility	●	●					○	●		○	○
function centre	●	●				●	○	●		○	○
funeral home	●	●				●	○	●		○	○
garden centre	●	●			○	○	○	●		○	○
general industry	●	●					○	●		○	○

A

	Relevant Part										
Land Use	**A**	**B**	**C**	**D**	**E**	**F**	**H**	**I**	**J**	**K**	**L**
group home	●	●	Only relevant to subdivision	●	○		○	●	Only relevant to Heritage items and heritage conservation areas	○	○
hardware and building supplies	●	●				●	○	●		○	○
hazardous industry	●	●					○	●		○	○
hazardous storage establishment	●	●					○	●		○	○
health consulting rooms	●	●				●	○	●		○	○
health services facility	●	●				●	○	●		○	○
heavy industrial storage establishment	●	●					○	●		○	○
heavy industry	●	●					○	●		○	○
helipad	●	●					○	●		○	○
heliport	●	●					○	●		○	○
high technology industry	●	●				●	○	●		○	○
highway service centre	●	●				●	○	●		○	○
home-based child care	●	●			○	●	○	●		○	○
home business	●	●					○	●		○	○
home industry	●	●					○	●		○	○
home occupation	●	●					○	●		○	○
home occupation (sex services)	●	●					○	●		○	○
horticulture	●	●			○		○	●		○	○
hospital	●	●				●	○	●		○	○
hostel	●	●		●	○	●	○	●		○	○
hotel or motel accommodation	●	●			○	●	○	●		○	○
industrial retail outlet	●	●					○	●		○	○
industrial training facility	●	●					○	●		○	○
industry	●	●					○	●		○	○
information and education facility	●	●				●	○	●		○	○
intensive livestock agriculture	●	●					○	●		○	○
intensive plant agriculture	●	●					○	●		○	○
kiosk	●	●				●	○			○	○
landscaping material supplies	●	●				●	○	●		○	○
light industry	●	●					○	●		○	○
liquid fuel depot	●	●					○	●		○	○
livestock processing industry	●	●					○	●		○	○
local distribution premises	●	●					○	●		○	○
marina	●	●					○	●		○	○
market	●	●				●	○	●		○	○
medical centre	●	●				●	○	●		○	○
mine	●	●					○	●		○	○

	Relevant Part										
Land Use	**A**	**B**	**C**	**D**	**E**	**F**	**H**	**I**	**J**	**K**	**L**
mixed use development	●	●	Only relevant to subdivision	●		○	○	●	Only relevant to Heritage items and heritage conservation areas	○	○
mortuary	●	●				●	○	●		○	○
multi-dwelling housing	●	●		●			○	●		○	○
neighbourhood shop	●	●				●	○	●		○	○
neighbourhood supermarket	●	●				●	○	●		○	○
offensive industry	●	●					○	●		○	○
offensive storage establishment	●	●					○	●		○	○
office premises	●	●				●	○	●		○	○
pig farm	●	●			●		○	●		○	○
place of public worship	●	●			○	○	○	●		○	○
plant nursery	●	●			●	●	○	●		○	○
pond-based aquaculture	●	●			●		○	●		○	○
port facilities	●	●					○	●		○	○
poultry farm	●	●			●		○	●		○	○
pub	●	●			○	○	○	●		○	○
public administration building	●	●				●	○	●		○	○
public utility infrastructure	●	●					○	●		○	○
recreation facility (indoor)	●	●					○	●		○	○
recreation facility (major)	●	●					○	●		○	○
recreation facility (outdoor)	●	●					○	●		○	○
registered club	●	●				●	○	●		○	○
research station	●	●				●	○	●		○	○
residential care facility	●	●			○	○	○	●		○	○
residential flat building	●	●		●			○	●		○	○
resource recovery facility	●	●					○	●		○	○
respite day care centre	●	●			○	○	○	●		○	○
restaurant or café	●	●				●	○	●		○	○
restricted premises	●	●				●	○	●		○	○
restriction facilities	●	●				●	○	●		○	○
retail premises	●	●				●	○	●		○	○
roadside stall	●	●				●	○	●		○	○
rural industry	●	●			○		○	●		○	○
rural supplies	●	●			○		○	●		○	○
rural worker's dwelling	●	●		○	●		○	●		○	○
sawmill or log processing works	●	●					○	●		○	○
school	●	●					○	●		○	○
school-based child care	●	●					○	●		○	○

A

	Relevant Part										
Land Use	**A**	**B**	**C**	**D**	**E**	**F**	**H**	**I**	**J**	**K**	**L**
secondary dwelling	●	●	Only relevant to subdivision	●	○		○	●	Only relevant to Heritage items and heritage conservation areas	○	○
self-storage units	●	●				●	○	●		○	○
semi-detached dwelling	●	●		●	○		○	●		○	○
seniors housing	●	●		●	○		○	●		○	○
service station	●	●				●	○	●		○	○
serviced apartment	●	●				●	○	●		○	○
sex services premises	●	●				●	○	●		○	○
shop	●	●				●	○	●		○	○
shop top housing	●	●		●		●	○	●		○	○
signage	●	●				●	○				
small bar	●	●				●	○	●		○	○
specialised retail premises	●	●				●	○	●		○	○
stock and sale yard	●	●					○	●		○	○
storage premises	●	●				●	○	●		○	○
take away food and drink premises	●	●				●	○	●		○	○
tank-based aquaculture	●	●					○	●		○	○
timber yard	●	●					○	●		○	○
tourist and visitor accommodation	●	●				●	○	●		○	○
transport depot	●	●					○	●		○	○
truck depot	●	●					○	●		○	○
vehicle body repair workshop	●	●				●	○	●		○	○
vehicle repair station	●	●				●	○	●		○	○
vehicle sales or hire premises	●	●				●	○	●		○	○
veterinary hospital	●	●				●	○	●		○	○
viticulture	●	●			○		○	●		○	○
warehouse or distribution centre	●	●				●	○	●		○	○
waste disposal facility	●	●					○	●		○	○
waste or resource management facility	●	●					○	●		○	○
waste or resource transfer station	●	●					○	●		○	○
water recreation structure	●	●					○	●		○	○
water recycling facility	●	●					○	●		○	○
water storage facility	●	●					○	●		○	○
water treatment facility	●	●					○	●		○	○
wharf or boating facilities	●	●					○	●		○	○

A

PART B - PRINCIPLES FOR ALL DEVELOPMENT

All development applications are assessed on their individual merits and take account of, amongst other things, the suitability of the site for the proposed development.

B1 Site Suitability

In determining whether a site is suitable for the proposed development the following need to be considered:

a. Physical constraints such as topography, flooding, heritage, bushfire and biodiversity;
b. Adjoining land uses, this is particularly important for intensive agricultural and industrial uses which may require physical separation from residential areas and existing dwellings;
c. The availability and location of all-weather access, electricity, reticulated water and sewer or other means of obtaining water and disposing of sewage;
d. Zoning restrictions, easements and covenants;
e. Site aspect, lot configuration to enable setbacks and restrict overshadowing.

B2 Site Analysis Plan

All applications must be accompanied by a site analysis plan. A site analysis plan shall display, where relevant:

a. Site topography;
b. Bushfire hazard of the site, including across roads, waterways, etc;
c. Existing vegetation and mature trees, including hollow bearing trees;
d. Heritage items in the vicinity;
e. Views to and from the site;
f. Impact of vegetation and buildings on adjoining land including privacy, shading, lighting and visual amenity;
g. Location of access points relative to pedestrian facilities and roadway structures;
h. Solar access and predominant breeze;
i. Flooding, including overland, riverine and on-site drainage;
j. Proximity to community and social facilities.

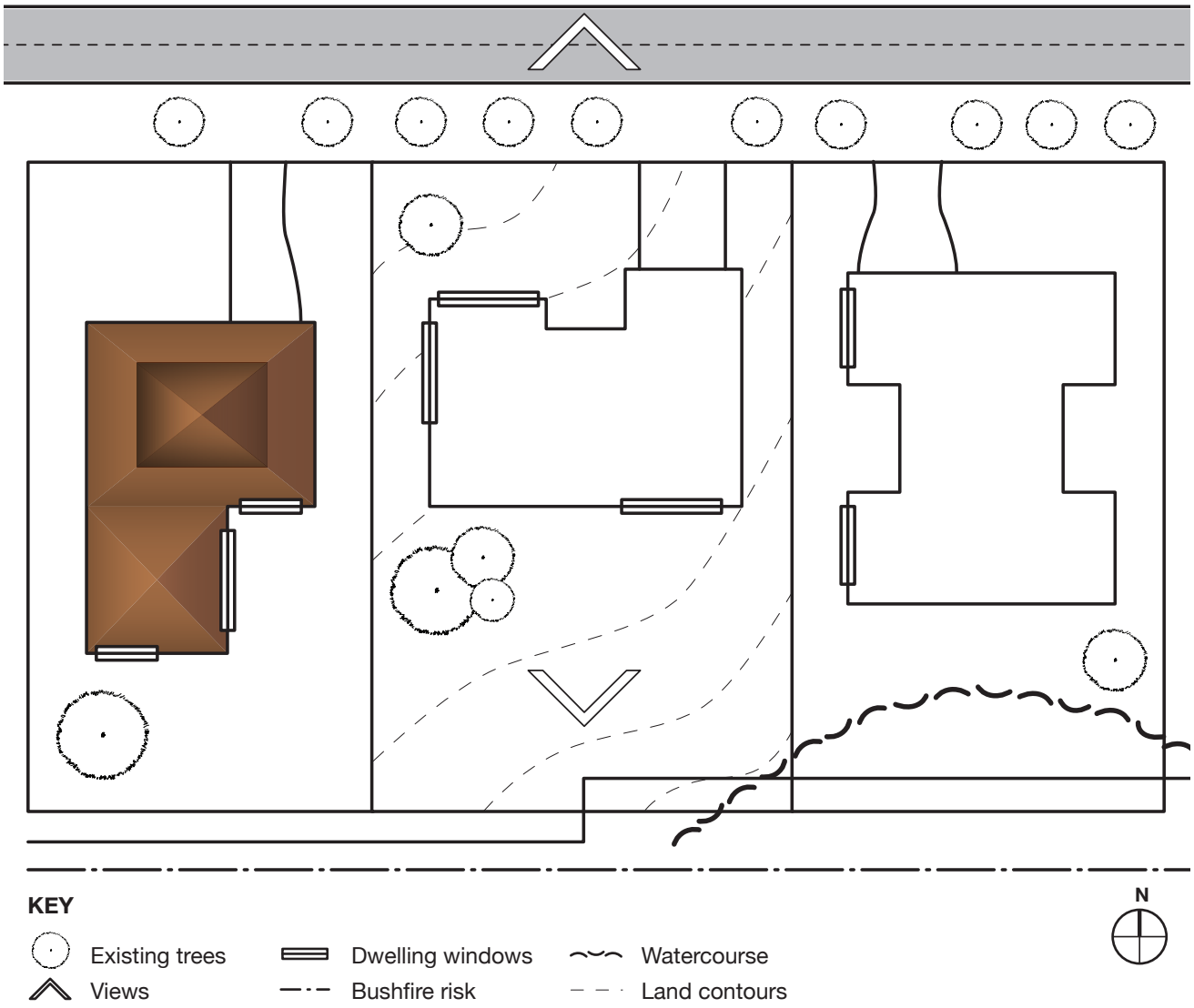


Figure 1 - Example Site Analysis Plan

B3 Crime Prevention and Safety

Good design optimises safety in development which can lead to a reduction in crime and improve overall safety and livability. The principles of crime prevention through design seek to minimise preventable crime by considering crime opportunities in the development design phase. Design that encourages effective surveillance, controls access and maintains a high standard in the public realm has positive cumulative effect in crime prevention and reduction.

Objective: To ensure that development considers the principles of crime prevention and safety in the design phase and opportunities for crime occurrences are not increased by the development but opportunities for passive surveillance are improved

Controls:

All development shall consider the crime prevention measures contained in this part in the design phase of development

B3.1 Passive surveillance

People generally feel safer when they can see and be seen by other users of the space. Criminal activity is also less likely to occur when an offender knows they are being watched, and if it does occur, is more likely to be intervened or reported.

a. Windows should be located to allow surveillance of internal driveway and carparking areas for commercial, industrial and multi dwelling development;

b. Sensor or solar lighting should be provided adjacent to entries for commercial, industrial and multi dwelling development;

c. Windows, balconies, fencing and the like should be designed and constructed to allow views and passive surveillance of any adjacent public reserve; or recreational area. Where necessary, fencing may be required to be transparent, rather than of solid construction;

d. Security fittings, shutters and doors, where fitted should be at least 50% transparent at street level to allow adequate surveillance in commercial, industrial and multi dwelling development;

e. Mature heights and widths of vegetation plantings should be considered so as not to visually obscure entries/exits signage, lighting or present a security risk;

f. Pedestrian areas should be visible from nearby dwellings, buildings, parking areas or the street, and adequately lit if used after dark;

g. For commercial and industrial development toilets should be integrated into a development with their entries highly visible and well lit, and not be in an isolated location;

h. Landscaping should minimise spaces where intruders can hide;

i. Security lighting is to be provided to public accessways and parking areas and conform to AS1158.1 'Vehicular Traffic Lighting' in commercial and industrial developments,

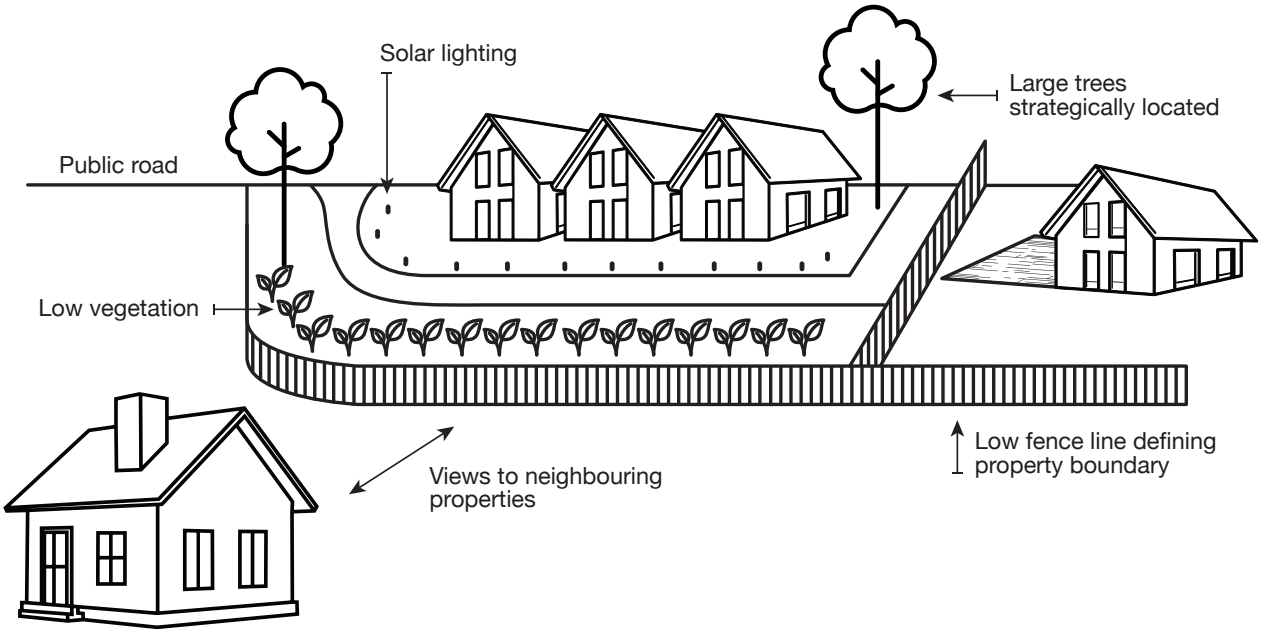


Figure 2 - Passive Surveillance Principles

B3.2 Access and space management

Confusion between public and private spaces makes it easy for criminals to make excuses for trespassing onto private property. By making the distinction between public and private clearer, it increases the perception of risk and effort for offenders to commit a crime.

a. Buildings should provide clear and direct lines of sight between the street and building entrances;
b. Pedestrian laneways should have more than one entrance to avoid “dead-ends” and entrapment spots;
c. The main entry and building number should be clearly visible from the street for pedestrians, motorists and emergency services;
d. In commercial and industrial development staff and customer entries should be identified appropriately by signage and lighting;
e. The building and site layout should ensure there are no entrapment spots - small, confined areas that may be used for hiding or to trap potential victims;
f. Where buildings are set back from the street, the area should be designed to minimise hiding and entrapment spots;
g. For uses which will operate after dark, clear sightlines should be provided from the building entrance to parking areas and/or public streets;
h. Sharp corners or deep recesses in the length of walls or fences that reduce visibility should be avoided;
i. Machinery and plant, down pipes, bin storage, balconies and fences should be located in such a way that they prevent access to windows;
j. Landscaping (e.g. creepers, low hedges) should be incorporated to limit the opportunity for graffiti on solid fences and walls which face parks, streets or laneways;
k. Building materials and finishes which have abuttal to parks, streets or laneways, should reduce opportunities for graffiti and vandalism and allow for ease of cleaning.

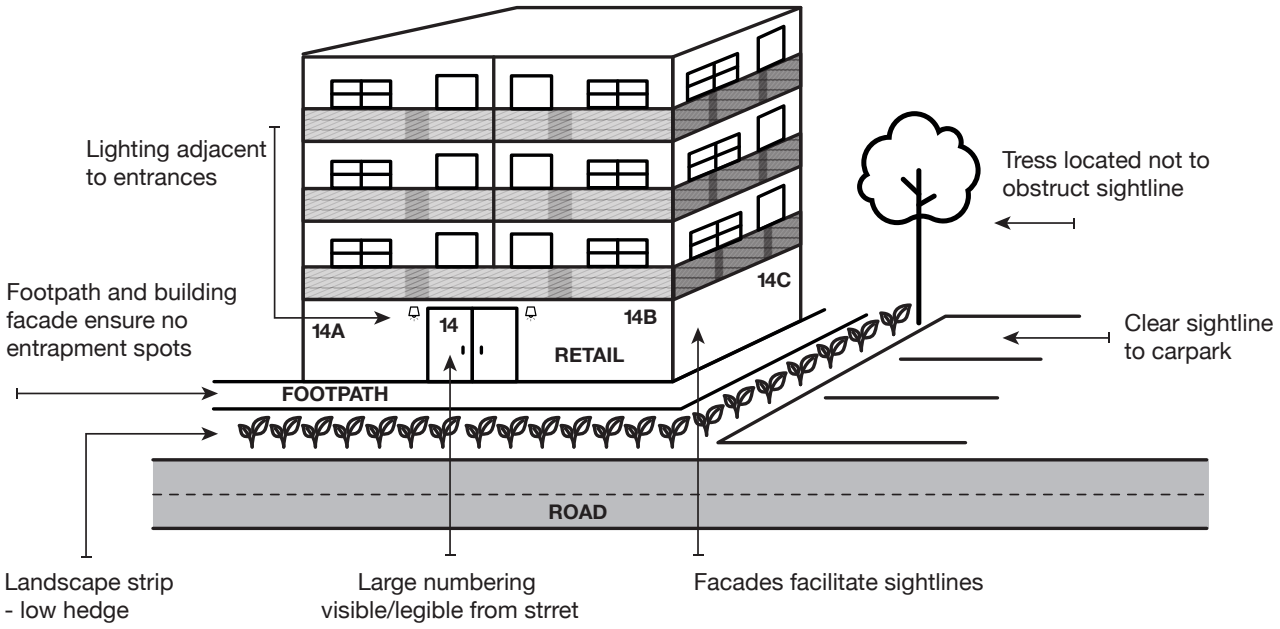


Figure 3 - Passive Surveillance of Accesses and Spaces

B4 NEIGHBOURHOOD CHARACTER

Each neighbourhood is unique and its characteristics assist people in finding their way and contribute to a sense of community and belonging. It is important that development is respectful of, and responsive to, the individual character of each neighbourhood.

Objective:

a. To encourage development which responds to and contributes positively to the character and topography of the existing streetscape whilst maintaining and enhancing the character and amenity of the neighbourhood and ensure that new subdivisions establish a high quality of neighbourhood character and amenity

Controls:

a. Development should reinforce the scale, patterns and predominant building characteristics within a streetscape.
b. 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.
c. New development should not dominate the streetscape.
d. Building materials and finishes should reinforce or complement the dominant pattern within the streetscape.
e. Buildings, driveways, fencing and landscaping should be designed to respond to the topography of the site by following contours or stepping down steeper sites

PART C - SUBDIVISION CONTROLS

This part applies to all subdivisions in the area covered by Yass Valley Local Environmental Plan 2013.

Subdivision of land which could enable the erection of a dwelling may not be supported if the land is identified below the 1% AEP level or is low lying and poorly drained, unless a site-specific flood study is provided demonstrating a building envelope and access can be achieved above the 1% AEP flood level.

The objectives of this part are:

- To provide a range of lot sizes whose design responds to site characteristics and maximizes solar access opportunities;
- To ensure that subdivision drainage design provides for public safety and asset protection during major storm events;
- To ensure that each lot created has access to all available essential services;
- To encourage high quality, secure, accessible multi-function public open spaces that meets the needs of the community;
- To enhance local street character and reinforce road hierarchy;
- To ensure liveable, aesthetically pleasing neighbourhoods;
- To provide safer routes for pedestrians, cyclists and motorists and connections to existing foot and cycle ways;
- To encourage increased physical movement and healthier lifestyles within neighbourhoods, including those people who are vision or mobility impaired;
- To ensure subdivision of rural land protects the existing and future agriculture base of the Yass Valley;
- To minimise potential rural land use conflict through subdivision design.

C.1 Layout

Objective: To ensure that the layout of subdivisions considers landform, topography with all necessary services considered at design stage

Controls:

a. Subdivision layout should reflect the adjacent settlement patterns, land uses and character taking account of the topography to minimize the need for earthworks/retaining walls and vegetation removal;

b. 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;

c. Lot dimensions should protect existing vegetation to be retained and allow for a sufficient building envelope of at least 10m x 15m clear of easements, drainage lines and vegetation. The positioning of building envelopes is to take into consideration site access, topography, existing and proposed easements and building setbacks;

d. Roads shall be designed to follow land contours;

e. Subdivision layout for residential development shall allow for footpath, street lighting, street planting and underground services in the road verge as appropriate; overhead street lighting shall not be installed along new streets in Gundaroo or Sutton. bollard or low intensity lighting may be considered.

f. 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;

g. Solar orientation of lots should be maximized by positioning roads east-west and north-south where possible;

h. Lots within cul-de-sacs must have a minimum site frontage to enable one car to be parked on street;

i. Lot layout shall have regard to the location and type of surrounding uses;

j. 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;
k. Subdivision associated with commercial uses may require indented carparking;
l. The location and circumference of tree canopies are to be shown on the proposed plan of subdivision;
m. Any trees identified for removal shall be details on the proposed plan of subdivision.
n. Street design and layout shall provide a hierarchy of interconnected streets that provides safe, convenient and clear access within neghbouhoods including access for emergency vehicles.
o. Smaller lots should be located on unconstrained land and avoid drainage, salinity or erosion issues, and minimise vegetation removal and cut and fill on site.
p. A 10 metre wide landscape 'easement' is to be provided and registered on title via a Section 88B restriction, for any new lots created in Sutton and Gundaroo which front the main road. No building or vehicular access will be permitted within the landscape 'easement'.

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.*

Note: *Where subdivision for three or more allotments involves land that is subject to flooding a report detailing pre and post development flood impacts shall be submitted with the application. If the land is not covered by a Council adopted flood study, a flood study is to be prepared that also includes the 1% flood level for each lot based on the proposed modified ground levels. This flood study is to be updated once work is complete and actual modified ground levels have been measured . This shall be at no cost to Council.*

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

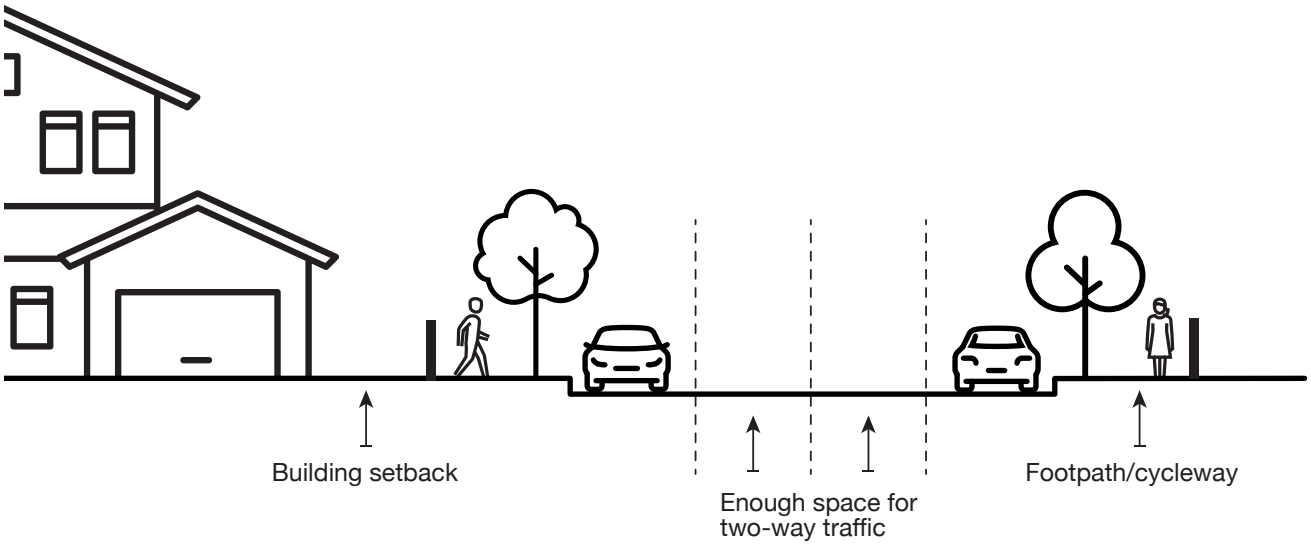


Figure 4 - Subdivision Design Makes Provision for Tree Plantings, Footpath, Building Setback and Traffic

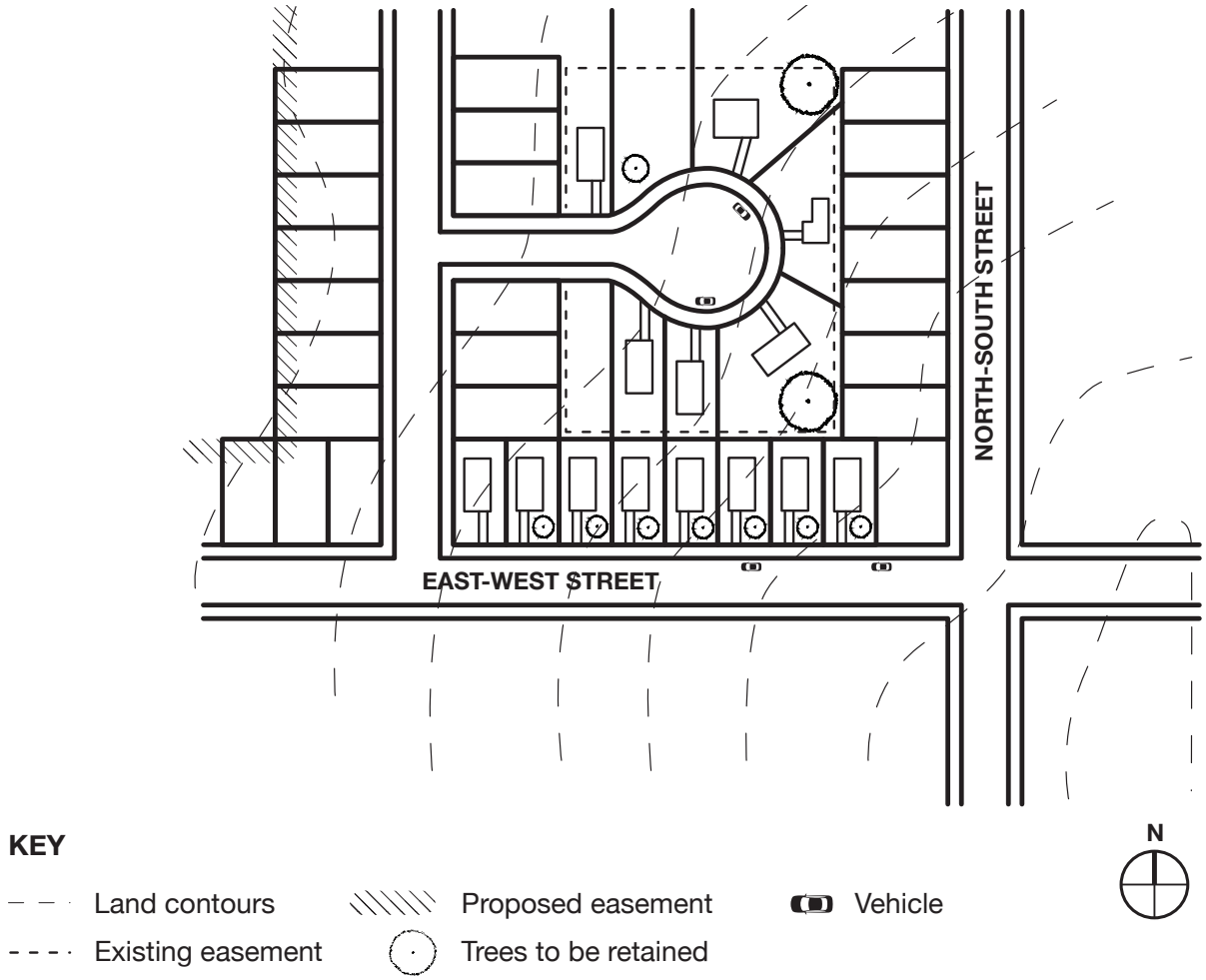


Figure 5 - Sample Subdivision Plan - Orientation north-south

C.2 Staging

Objective: To ensure that each stage in a progressive subdivision takes account of subsequent stages and development potential of adjoining land

Controls:

a. Where a subdivision application propose staging, each individual stage should integrate with adjoining stages to ensure multi modal connectivity through the course of construction;

b. Pedestrian, cycling and vehicular connections to existing and proposed commercial areas, open space and community facilities should be provided at each stage;

c. Road design should control the speed of traffic to appropriate residential type limits; consideration should be given to street length, intersection construction and spacing;

d. Roads in residential subdivisions shall provide street trees, streetlights, footpaths and adequate pedestrian lighting;

e. For greenfield subdivisions, an overall transport movement hierarchy showing each type of road proposed, connections for public transport, private vehicles, pedestrians and cyclists;

f. Temporary cul-de-sac are to be provided for roads that will continue into future stages.

C1 Residential Subdivision Controls

This part applies to land that is zoned R1 General Residential, R2 Low Density Residential R3 Medium Density Residential and RU5 Village under the provisions of Yass Valley Local Environmental Plan 2013.

C1.1 Crime prevention and safety

Objective: To ensure that residential subdivision considers opportunities for passive surveillance of open space areas and public spaces

Controls:

a. 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;
b. Playgrounds or parks should be carefully located to allow for passive surveillance and be accessible from a public road;
c. Provision of pedestrian and cycle accessways should be encouraged through public spaces, and past private properties to encourage activity and surveillance link into existing facilities where possible.

C1.2 Drainage

Objective: To ensure that residential subdivisions are provided with appropriate drainage in the design phase

Controls:

a. The subdivision layout is to ensure that drainage of each lot is directed to the street drainage system or legal point of discharge at a rate of discharge no greater than predevelopment. Stormwater systems should be routed along streets and areas of public open space;
b. The design and construction of the stormwater drainage system, including interallotment drainage, is to be in accordance with the requirements of Australian Rainfall and Runoff (2016) 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;
c. Overland flow paths are to be identified at the design stage to ensure that a path of uninterrupted flow can be provided to cater for a 1% AEP storm event;
d. Where interallotment drainage is required to convey stormwater across land, other than the subject site, written consent from all relevant landowners is required for an easement of 2.5 metres in width to be created and shown on the registered subdivision plans;
e. For all new roads on land zoned RU5 Village an underground stormwater drainage system to collect water from swale drains in required. The system shall be designed to cater for a 20% AEP event. Subdivisions on land zoned RU5 Village that do not create roads shall provide grass swales to redirect stormwater;
f. 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;
g. Post development flows are not to exceed predevelopment flow using 2D analysis;
h. If the land being developed is not covered by a Council adopted flood study, a flood study shall be prepared that includes the 1% AEP for each lot based on the proposed modified ground levels. The study is to be updated upon completion of the work and actual levels have been measured with the 1% level provide at each of a lot's property boundaries. This shall be provided at no cost to Council.
i. Hydraulic design calculations must demonstrate adequate capacity of the stormwater drainage network to accept the design flows

C1.3 Essential services

Objective: To ensure that residential subdivisions are provided with appropriate services suitable for residents to commence building and occupation

Controls:

a. The telecommunications, electricity and gas (where available) supply system must be provided to the boundary of all lots in the subdivision at the full cost of the developer;

b. Subdivision within any of the defined Yass, Bowning or Binalong water supply areas is to be connected to Council's reticulated system at full cost to the developer.;

c. Subdivision within the defined Yass or Murrumbateman sewerage supply areas is to be connected to Council's reticulated system at full cost to the developer;

d. Compatible public utility services should be located in common trenching in order to minimise the land required and the costs for underground services;

e. Where Council reticulated sewer services are unavailable, a geotechnical report prepared by a suitably qualified wastewater consultant or geotechnical engineer is to be provided. The report must demonstrate that the proposed lots are of sufficient land area to accommodate a dwelling, likely outbuildings and an on site sewage management system that complies with the necessary buffer requirements of the Environmental Health Protection Guidelines On Site Sewage Management for Single Households (latest version);

f. Where an on site sewage management system is proposed and the site is mapped in Yass Valley Local Environmental Plan 2013 as being impacted by vulnerable groundwater, the Geotechnical report shall include an assessment of the potential impacts of the development on the groundwater system and dependent ecosystems;

g. The deposited plan shall provide easements within lots in favour of Council where drainage, sewer and water infrastructure is required,

C1.4 Public open space

Objective: To ensure that adequate open space is provided in suitable locations for the benefits of residents

Controls:

a. 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 Development Contribution towards embellishment of existing parks or playgrounds will be required;

b. 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 Open Space Strategy;

c. New areas of public open space should be located so as to incorporate habitat corridors, special drainage functions, retained significant vegetation, water bodies or Aboriginal or European heritage artefacts. These areas are to be flexible, multipurpose areas which avoid duplication of facilities in close proximity;

d. All areas of public open space shall be accessible and visible from a public road to enable passive surveillance. The frontages of surrounding lots should face the open space for surveillance;

e. Pedestrian and cycle connections should be provided within the subdivision to open space for access and incidental physical activity;

f. Continual lengths of solid fencing along open space areas should be avoided for security, surveillance, aesthetic and maintenance reasons.

g. Open space is to provided in accordance with the provisions set out in Appendix 5 and the adopted Yass Valley Open Space Strategy (as amended) or subsequent adopted plan.

C1.5 Street trees

Objective: To ensure that appropriate street trees are planted to assist with visual appeal and shade provision

Controls:

a. Street trees shall be provided at a rate of one tree per allotment;
b. Street trees shall be planted no closer than 900mm to the kerb, clear of driveways and underground services;
c. Species shall have a single trunk, no thorns or spikes, have low leaf, flower and fruit drop; trees known to produce allergens shall not be planted;
d. Advanced trees shall be planted and maintained by the developer for at least 12 months, any trees that fail to thrive shall be replanted immediately;
e. Species should be selected that are drought, frost and disease tolerant with minimum maintenance requirements upon maturity;
f. Where trees are planted under power lines they shall reach a mature height that is 2 metre clear of electricity network and not require pruning, trimming or crowning to maintain the integrity and safety of the electricity network;
g. Spacing and size should be appropriate for the scale of the neighbourhood, building setbacks and width of road pavement. Generally the following spacing shall apply:
   - Small trees – 5-7 metres;
   - Medium trees – 7-10 metres; or
   - Large trees – 10-15 metres;
h. Streets trees within the heritage conservation areas of Bowning, Binalong and Yass should generally be exotic species;
i. Street trees in Gundaroo and Sutton should be a mix of exotic and native endemic species and should be informal style planting (see figure) within village streets;
j. Entrance avenue trees may be more formal and adopt patterned planting configurations;
k. 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.

Note: *Options for planting configurations in new streets are shown in Appendix 4.*
Gundaroo and Sutton should adopt the information planting configuration within village streets to reinforce the informal character of the villages as shown in Figure 2 of Appendix 4.
Entrance Avenues to new subdivision developments may be more formal and adopt landmark or patterned planting configurations as shown in Appendix 4.

C1.6 Pedestrian and cycle connections

Objective: To ensure that connective accessible pathways are provided in suitable locations for residential subdivisions

Controls:

a. Road layouts should provide for traffic calming measures where applicable to ensure safe pedestrian and cyclist crossings;
b. Pedestrian ways shall be provided at a minimum width of 1800 mm (3000mm for a shared accessway) in accordance with Council's Works and Subdivision Engineering Standards;
c. 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) or subsequent documents;
d. Pedestrian ways shall be provided at a minimum width of 1800 mm (3000mm for a shared accessway) and be of durable slip, resistant materials. Concrete or asphalt is preferred, crushed granite may be suitable for

village areas taking account of drainage, flooding and crossfall. Where pavers or bricks are incorporated, they shall have a matte finish and the range of colours used should be limited to avoid confusion for sight impaired pedestrians;

e. New cul de sacs and no through roads shall, wherever possible, provide pedestrian and cycle linkages to other roads within the development as well as to existing roads;

f. All pedestrian and cycleways must be designed and located to ensure suitable passive surveillance and shall not be 'enclosed' by solid fencing;

g. Adequate pedestrian scale lighting should be provided to paths likely to be frequented afterhours;

h. 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'.

i. Provision of pedestrian and cycle accessways should augment and link into existing facilities where possible, as outlined in the adopted Pedestrian and Mobility Plan (PAMP) or subsequent adopted plans.

j. The alignment of accessways should accommodate the retention of existing trees.

C1.7 Road design

Objective: To ensure that streets in residential subdivisions are adequate with design parameters that meet their intended use

Controls:

a. All new lots created by a subdivision must have a legal access and be constructed in accordance with Council standards. Legal access includes:
- 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;

b. All road pavements shall be designed in accordance with the requirements of Austroads and Council's Engineering Standards;

c. Intersections of multiple roads in the subdivision should be staggered, as a passive means of speed control;

d. Road widths and design should make provision for the safety of road users by using passive means to control speed; consideration should be given to narrow street widths, blisters, paving types, landscaping, etc to provide visual cues to the use of the space and appropriate traffic speed;

e. Greenfields subdivisions should have the main access road clearly designed to designate entry to the neighbourhood;

f. Cul-de-sac length should not exceed 100m, alternatives to cul-de-sacs will be considered where the road length is less than 50m;

g. Cul-de-sacs and no through roads shall be provided with turning areas for heavy rigid service vehicles in accordance with Austroads and be provided with a cul-de-sac head of at least 12 metre radius from the nominal kerb line. The road reserve is to be increased to accommodate the cul-de-sac and to maintain a consistent road verge; the road pavement is to AC40;

h. New roads (except in areas zoned RU5 Village) shall be provided as follows:

Table 2 - Road Widths for Residential Subdivisions

Type	Width (metres)	Kerb Type	Road Reserve Width (metres)	Design Traffic ESA	Design Speed (km/h)
Cul de Sac	7	Layback	16	1 x 10	50
Local	9	Layback or Upright	18	2 x 10	50
Collector	11	Upright	20	1 x 10	50

i. New roads in areas zoned RU5 Village shall be provided as follows:

Table 3 - Road Widths for Subdivisions in Villages

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

j. Road verges in areas zoned RU5 Village shall provide swale drains to cater for stormwater runoff. Verges shall be graded to allow access to private property without the provision of culverts under accesses.

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

C1.8 Road naming

Objective: To provide guidelines for the consistent naming of new streets within Yass Valley Local Government Area

Controls:

a. Where a subdivision involves the dedication of a public road suggested road names along with reasoning for their suggestion are to accompany the application;

b. Suggested road names are to be consistent with the NSW Geographical Names Board Guidelines for the Naming of Roads;

c. Duplicated, double barreled or inappropriate names will not be accepted, and Council reserves the right to reject a suggested road name;

d. The developer shall install of street name signs upon approval of the street name at no cost to Council.

C1.8.1 Name Selection Guidance

Matters considered appropriate in the naming/renaming of roads and streets:

- Names of citizens who have made a significant contribution to the community. The names of living persons generally should not be assigned, this honour being reserved for persons of great eminence;
- Thematic names such as flora and fauna species/breeds;
- Names of historical, geographical or cultural significance;
- Names derived from Aboriginal culture;
- That duplication and phonetically similar sounding names are to be avoided.

C2 Large Lot Residential, Rural and Environmental Subdivision Controls

C2.1 Buffers

Objective: To minimise potential land use conflict and protect the right to farm and enjoyment of individual properties

Controls:

a. Lots which enable the erection of a dwelling must have sufficient area and dimensions to allow buffers and setbacks from existing agricultural and rural uses;

b. Lots created on land in RU1 and RU2 zones must enable the site of a dwelling with a separation of at least 100m from another dwelling not on the same title.

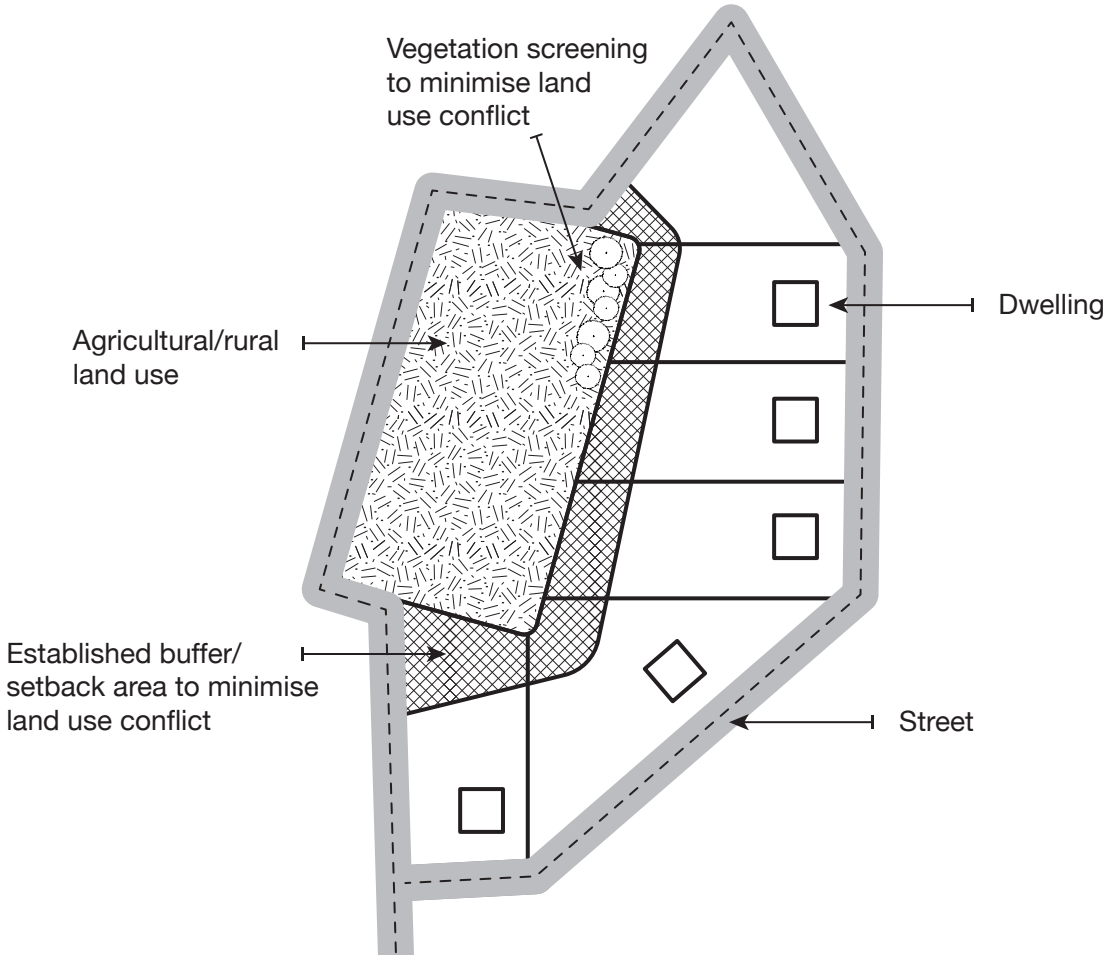


Figure 6 - Non-Urban Subdivision Allows for Separation of Dwellings

C2.2 Fences

Objective: To ensure that fences are provided in accordance with the existing landscape and suitable for the location in which they are located

Controls:

a. Lot boundaries and fences should extend across ridgelines or vertically on the slope; fencing across slopes may divert water and exacerbate erosion;

b. Fencing must be no less than 1.2 metres in height of stockproof style fencing to protect the rural vistas;

c. To accommodate the largest vehicle likely to visit the site all gates shall have a minimum setback from the edge of the road formation as follows:

- 15 metres for local roads;
- 20 metres for classified roads.

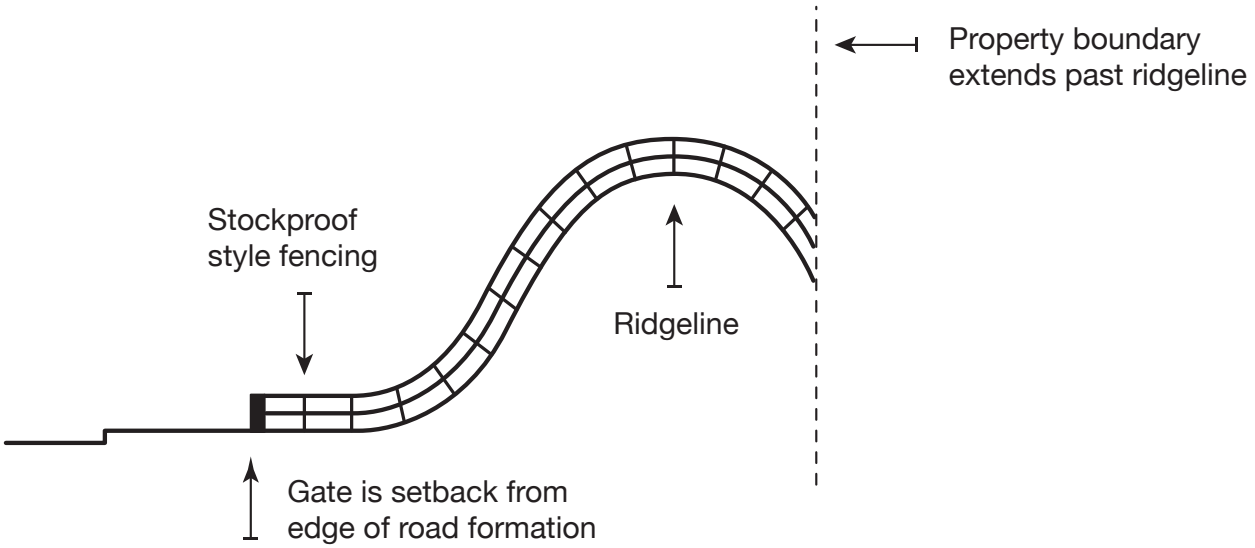


Figure 7 - Rural Fences Follow Contours and Gate is Setback from Road Formation

C2.3 Access

Objective: To ensure that each allotment is provided with a legal, adequately designed and located access

Controls:

a. Lots created upon which a dwelling is able to be situated must have legal direct frontage or right of carriageway to a public road;

b. All property access shall be constructed to a rural property access as in figure 8 below;

c. Where access is from a sealed road, the entrance shall be constructed of two coat bitumen seal from the edge of the road formation to the gate;

d. Where access if from an unsealed road, the entrance shall be constructed of a minimum thickness 100mm approved compacted gravel from the edge of the road formation to the gate;

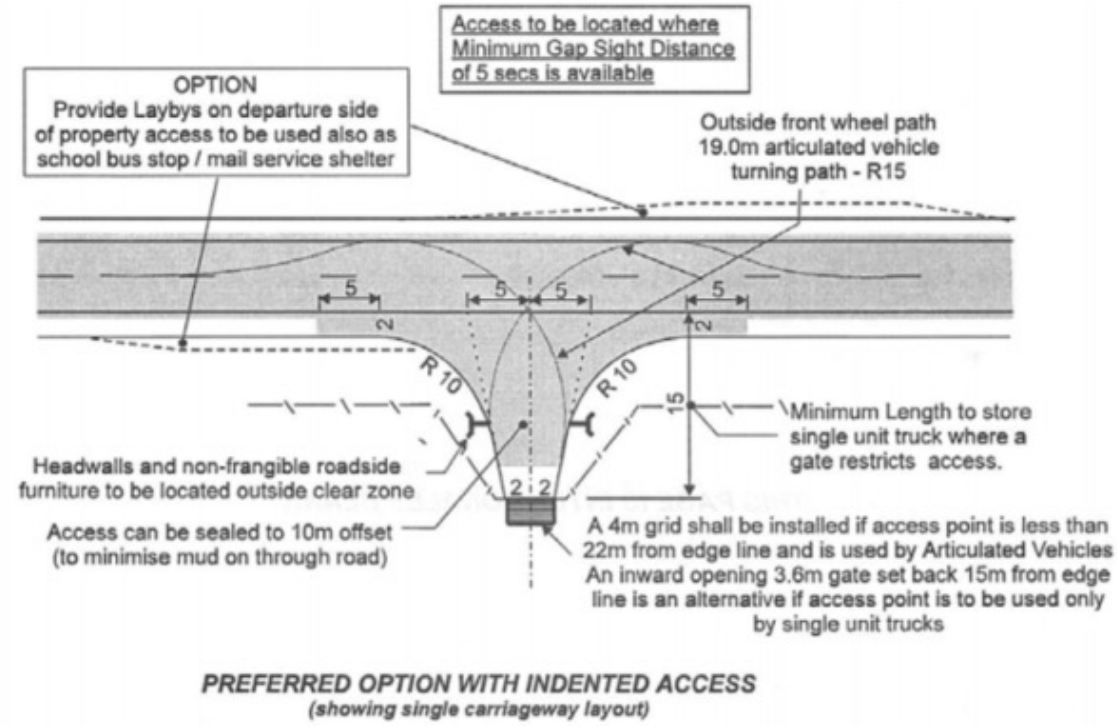


Figure 8 - Access Treatment

e. Reinforced minimum diameter 300mm concrete pipes and headwalls are to be installed in table drains and setback a minimum of 2 metres from the edge of the road formation and provided with permanent erosion protection;
f. Where topography does not permit the installation of pipes, a reinforced concrete dish drain may be constructed in the table drain;
g. The finished surface of any earthworks required for driveway construction shall be graded to a maximum 1:4 cut and 1:2 fill;
h. Entrances are to be located so that a Safe Intersection Sight Distance is achieved appropriate for the prevailing speed conditions as follows:

Table 4 - Safe Intersection Sight Distance

Road Type/Location	Sight Distance Category	Normal Posted Speed	Sight Distance Required
Rural - Residential	ASD*	70km/h	92 metres
Local Rural Roads	ASD*	100km/h	165 metres
Regional Roads	SISD#	100km/h	262 metres
State Roads/Highways	SISD#	100/110km/h	262/300 metres or as specified by Transport for NSW

i. Consideration may be given to Approach Site Distance on difficult sites, subject to the provision of additional treatment as appropriate;
j. Accesses onto Regional Roads and State Highways may require additional treatment, subject to the requirements of Transport for NSW as specified in their concurrence documents;
k. All property accesses must ensure the roadside water can continue to flow downstream without ponding or forcing water onto the road or into adjacent lands.

C2.4 Road design

Objective: To ensure that the design and placement of roads minimises environmental impact and is suitable for the landscape and topography

Controls:

a. The road system that is required to service the proposed subdivision is appropriately designed to respond to geotechnical, topographical and specific site features;
b. Road pavement shall be designed in accordance with Austroads Pavement Design Guides; the minimum depth of approved road base shall be 150mm and in accordance with Council's Engineering Standards;
c. Road reserve widths may be required to be increased to provide adequate space between batters and the property boundary to allow for drainage, services and vegetation retention;
d. Any bridges or major structures shall be designed to withstand a 1% AEP flood event and shall not change upstream flood levels by more than as specified in AustRoads. A lesser design standard may be acceptable by agreement with Council;

Table 5 - Pavement Design Details

Category	Local Road Hierarchy	AADT*	Design Traffic ESA #	Pavement Width (metres)	Seal width (metres)	Road Reserve Width (metres)	Drainage Design (in years)@	Design Speed
Access	4	<50	5 x 10	5.5 (minimum 6 in R5 zone)	In all other zones? (Sealed for full pavement width in R5 zone)	20	5 / 20	Rural residential roads = 70km/h Rural roads = 80km/h
Local-Minor	3	51-200	1 x 10	7	6	20	5 / 20	
Local-Secondary	2	201-500	2 x 10	8	6.5	25	20 / 50	80
Local-Primary	1	501-1000	5 x 10	9	7	25	20 / 50	80
Regional	-	1001-2000	1 x 10	10	8	30	20 / 50	100

State Roads are to be designed and constructed to the standard as specified by Transport for NSW.

e. Any road created or utilised as part of the subdivision shall be constructed or upgraded to that specified in Council's Engineering Standards and registered or gazetted as a Council Road.

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

C2.4.1 Construction – Right of Carriageway

a. Where a lawful right of carriageway exists on land zoned rural or environmental, construction is to be10m wide with constructed pavement width of 4.5 metres and depth of 150mm;
b. For land zoned large lot residential where a lawful right of carriageway exists constructed pavement shall be 50mm thick dgb and 100mm thick concrete (25mpa with SL72 mesh) or similar approved all weather standard.

C2.5 Stormwater

Objective: To ensure that subdivisions in non-urban areas are provided with adequate drainage in an appropriate manner

Controls:

a. Subdivisions are to take into account the stormwater management requirements of the whole site, including stormwater from upslope areas in the catchment;
b. Subdivisions are designed to accommodate all stormwater from the 100-year ARI through the road and drainage reserve networks;
c. Subdivisions are provided with the necessary stormwater infrastructure required to address the determined stormwater discharge;

d. Subdivisions that cannot drain stormwater to a legal point of discharge via gravity must be supported by a stormwater management plan designed by a suitably qualified person;
e. All stormwater works are to be designed and constructed in accordance with Council's Engineering Standards.

C2.6 Essential services

Objective: To ensure that non-urban subdivisions are provided with adequate essential services having regard to their location and intended use

Controls:

a. Power is to be made available to each allotment in the subdivision upon which it is possible to erect a dwelling;
b. Alternate arrangements to mains power may be acceptable where exceptional circumstances can be demonstrated;
c. Where Council reticulated sewer services are unavailable, a geotechnical report prepared by a suitably qualified wastewater consultant or geotechnical engineer is to be provided. The report must demonstrate that the proposed lots are of sufficient land area to accommodate a dwelling, likely outbuildings and an on site sewage management system that complies with the necessary buffer requirements of the Environmental Health Protection Guidelines On Site Sewage Management for Single Households (latest version).
d. Where an on site sewage management system is proposed and the site is mapped in Yass Valley Local Environmental Plan 2013 as being impacted by vulnerable groundwater, the Geotechnical report shall include an assessment of the potential impacts of the development on the groundwater system and dependent ecosystems;
e. Allotments in RU1 and RU2 zones must have a legally available supply of water catchment for rural purposes.

C2.7 Bushfire prone land

Objective: To protect life and property in the event of a bushfire by appropriate design of non-urban subdivisions

Controls:

a. Subdivision on land classified as bushfire prone on the Rural Fire Service (RFS) Bushfire Prone Land Map must comply with the RFS Planning for Bushfire Protection 2019;
b. The subdivision must provide for an Inner Protection Area bounded by a road or reserve and a building line consistent with the incorporation of an Asset Protection Zone within the property boundary;
c. The subdivision must provide for an Outer Protection Area managed or hazard reduction and location on the bushland side of a perimeter road;
d. A Bushfire Risk Assessment Report is to be lodged with the Statement of Environmental Effects in support of the Development Application. The Bushfire Risk Assessment Report is to be prepared by a suitably qualified and experienced bushfire consultant and addresses the proposed development's consistency with Planning for Bushfire Protection 2019;
e. The development must demonstrate that there are provisions for adequate water supply for fire fighting purposes;
f. The subdivision is designed so that any bushfire protection measures necessary in accordance with Planning for Bushfire Protection 2019 are able to be implemented wholly within the development site, and not on neighbouring property (including Council reserves);
g. Any clearing of native vegetation is kept to minimum levels in accordance with the recommendations of the Bushfire Risk Assessment Report and the requirements of Planning for Bushfire Protection 2019.

C3 Industrial and Commercial Subdivision Controls

C3.1 Earthworks

Objective: To ensure that industrial subdivisions are designed to suit the topography of the site and minimise the use of cut and fill

Controls:

a. Subdivision design shall avoid the need for extensive cut and fill; where earthworks are proposed they shall be suitably protected from erosion, soil movement;

b. Maximum cut and fill shall not exceed 2 metre when measured from existing natural ground level;

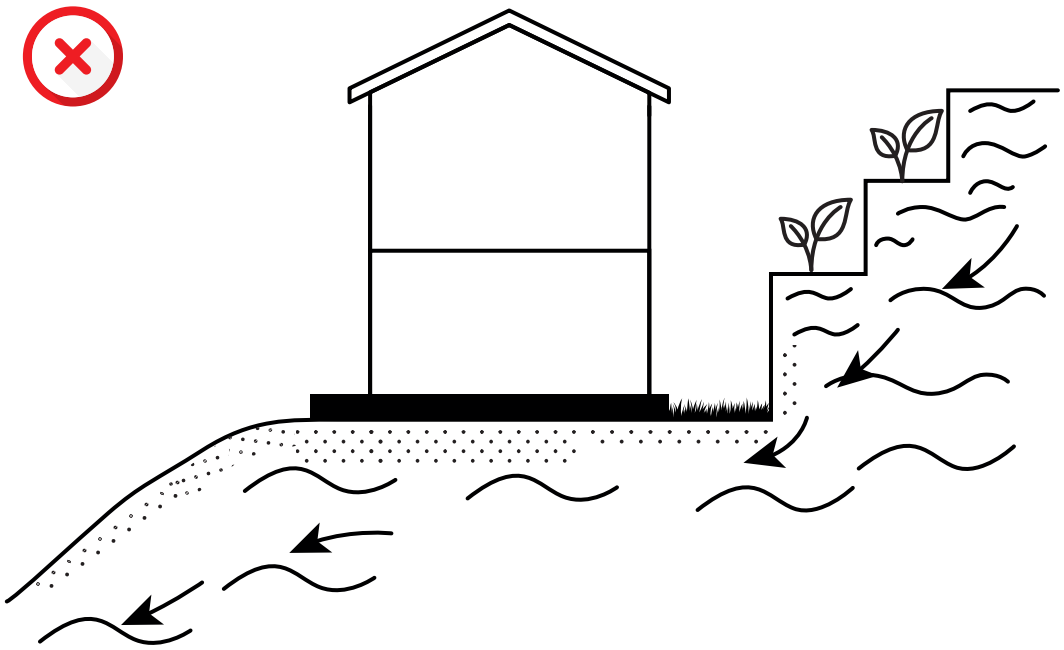
c. Earthworks within 1 metre of the boundary shall not exceed 1 metre in depth;

d. Any fill imported to site must be certified Virgin Excavated Material or Natural Excavated Material;

e. Any retaining walls or support structures must be located wholly within the property boundary;

f. Stormwater must be drained to a legal point of discharge with finished ground levels at a minimum grade of 2% to allow for drainage;

g. Earthworks, retaining walls and the like shall be designed to accommodate overland stormwater flow.



Typical slab on ground construction requires earthworks to establish a level site for the house. Retaining walls may affect natural groundwater flow. Terraced areas may be made of saline soils. The house slab prevents evaporation from the soil surface while increasing the opportunity for salty water to enter the structure

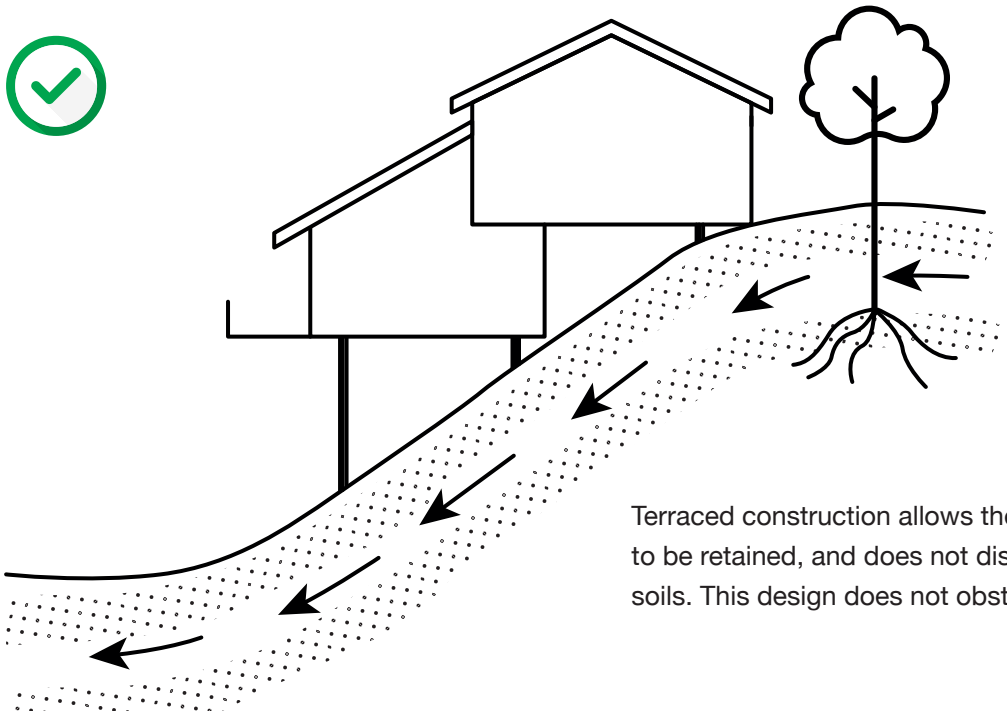


Figure 9 - Development Design Takes Account of Topography to Limit Earthworks

C3.2 Lot design

Objective: To ensure that the design of industrial subdivision is consistent with their intended and minimise traffic and landuse conflict

Controls:

a. Lots are to be generally consistent with the predominant lot size, shape and configurations within the immediate vicinity;
b. Lots are to be a regular shape with sufficient area to enable the siting of future industrial buildings, ancillary structures and bins, on site parking, landscaping; heavy vehicle access and maneuvering;
c. Lots should have a minimum width of 40m; except where demonstrated exceptional circumstances exist;
d. Cul-de-sacs and battle axe allotments should be avoided;
e. Subdivision associated with commercial uses may require indented carparking.

C3.3 Road design

Objective: To ensure that the provision of road in industrial subdivisions are adequate for the intended use of the allotments providing suitable width and design for the vehicles likely to visit

Controls:

a. Practical, legal and safe access is to be provided to each lot;
a. As far as practicable roads should run along contours and be appropriate designed to respond to site specific, geographical and geotechnical features;
b. Lots should be serviced by an internal road and not gain access directly from a classified road, unless approved by, and compliant with the requirements of, Transport for NSW;
c. Where practicable allotment access should be combined to limit the number of new access points to the road network;
d. The road system shall be designed to recognize the road hierarchy of Yass Valley Council to facilitate the efficient and safe movement of all road users;
e. Kerb and gutter shall be provided to the subdivision;

f. Street signs, lights, trees and other road furniture shall be accommodated within the road reserves;
g. Roads shall be of sufficient width to accommodate the movement of the largest vehicle likely to enter the subdivision, taking account of the prevailing speed limit;
h. Where existing road pavement/design, kerb and gutter, footpaths adjoining the subdivision are not sufficient they are to be upgraded in accordance with Council's engineering guidelines;
i. All roads are to be designed and constructed in accordance with Council's Engineering Standards.

C3.4 Landscaping

Objective: To ensure that adequate and appropriate landscaping is provided for shade, visual amenity in a consistent manner

Controls:

a. Street trees are to be provided to give shade and aesthetic appeal and shall be provided at a rate of one per 10m of street frontage;
b. Street trees shall be planted no closer than 900mm to the kerb, clear of driveways and underground services;
c. Species shall have a single trunk, no thorns or spikes, have low leaf, flower and fruit drop; trees known to produce allergens shall not be planted;
d. Advanced trees shall be planted and maintained by the developer for at least 12 months, any trees that do not survive shall be replanted immediately;
e. Species should be selected that are drought, frost and disease tolerant with minimum maintenance requirements upon maturity;
f. Large tress shall not be planted under power lines;
g. Spacing and size should be appropriate for the scale of the neighbourhood, building setbacks and width of road pavement. Generally the following spacing shall apply:
   - Small trees – 5-7 metres;
   - Medium trees – 7-10 metres; or
   - Large trees – 10-15 metres;
h. Footpaths in the road reserves shall be graded towards the top of the concrete kerb at a minimum grade of 2%;
i. Surfaces of drainage reserves must be graded away from buildings and fencelines to a legal point of discharge.

C3.5 Essential services

Objective: To ensure that industrial subdivisions are provided with appropriate services for the needs of likely future development

Controls:

a. All new industrial lots are to be connected to the centralised electricity supply network in accordance with the requirements of Essential Energy;
b. Subdivisions are provided with street lighting in accordance with AS/NZS 1158: 2010 Lighting for roads and public spaces;
c. All new industrial lots are to be provided with telecommunications;
d. All new industrial lots are to be connected to natural gas (where available) in accordance with the requirements of Jemena;
e. All new industrial lots are to be connected to the reticulated water main via a minimum 20mm service and provided with a water meter;
f. All new industrial lots are to be connect to the reticulated sewage system or an appropriately designed and constructed on site sewage management system;
g. Common trenching should be used for compatible services and infrastructure.

C4 Strata & Community Title Subdivision Controls

Strata title subdivision permits the horizontal subdivision of land into separate titles for separate "strata" lots and is commonly associated with units. Each lot or unit is essentially a separate allotment with the owner having a title to the area insider the boundary walls, ceiling, and floor. Common property is shared amongst all owners in the complex and generally consists of driveways, gardens, etc., which is used by all owners and managed by a Body Corporate.

Community title subdivision is a mix of both Torrens title and Strata title. In this type of development each owner has a title to their allotment of land and also has responsibility for common community areas which generally contain facilities such as a shared swimming pool, BBQ area, etc. A Neighbourhood Association is established to manage the common community feature of the complex.

Objective: To provide guidance on the requirements for community and strata title subdivision so that residents enjoy a high quality of amenity

Controls:

a. All lots are to be connected to a centralised electricity supply network in accordance with the requirements of Essential Energy;
b. Pedestrian and street lighting are to be provided in accordance with AS/NZS 1158:2020 Lighting for roads and public spaces;
c. All lots are to be provided with a separate water meter and connection to the reticulated supply; all water meters are to be located at the front of the property in an accessible location to facilitate meter reading;
d. A single master meter is to be provided to the common and community property;
e. All lots are to be provided individual connections to Council's reticulated sewer system or an approved on site sewage management system;
f. All lots are to be provided with gas (where available) to the requirements of Jemena;
g. All lots are to be provided with telecommunications;
h. Easements are to be created over services.

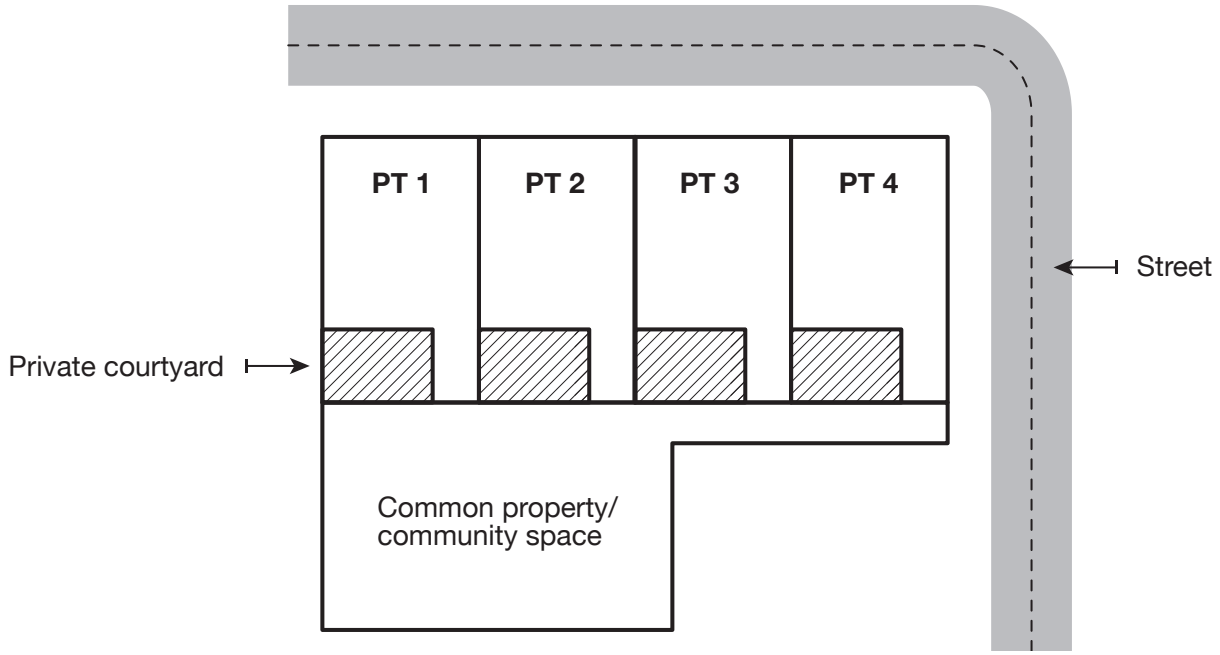


Figure 10 - Common Areas are Centrally Located and Accessible to all Occupants in Strata/Community Title Subdivision

PART D - RESIDENTIAL DEVELOPMENT CONTROLS

This part applies to residential development within the R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential and RU5 Village, E1 Local Centre and E3 Productivity Support Zones

The objectives of this part are to:

- Achieve the objectives of the land use zones to which the chapter applies;
- Provide diversity of housing choice, opportunities and residential lifestyles;
- Optimise opportunities for residential development to meet the housing needs of the community of Yass Valley;
- Ensure that buildings respect the topography and neighbourhood in which they are located;
- Provide appropriate development controls for residential development;
- Ensure high quality residential development opportunities which provide for a diversity of housing and lifestyle choices;
- Encourage new and infill residential development that is sympathetic to the existing streetscape and neighbourhood character;
- Give effect to Yass Valley Settlement Strategy.

Figure 11 - Types of Residential Development

D.1 Fences and retaining walls

Fences provide a sense of safety and security for residents. They provide clear differentiation between public and private spaces. Front fences also contribute to the amenity of the public domain and streetscape. Design and scale of fences are important considerations in residential areas so as not to have a negative visual impact. It is important that fences in residential areas do not impact upon perceived or real crime opportunities, allow passive surveillance of public areas and have a visual appeal.

Objective: To ensure that fences and retaining walls are appropriately designed and placed in a manner that is compatible with safer by design principles so as not to detract from visual amenity and do not obstruct, concentrate or direct the natural overland flow of water.

Controls:

a. A front fence and any associated retaining wall located within the setback area from a street should:

i. not be more than 1.5 metres including the height of any retaining wall (see controls for heritage areas) or 1.2 metres in a Heritage Conservation Area) above ground level (existing), and

ii. be open for at least 50% of the upper ⅔ of the area of the fence, and

iii. in relation to any brick or other solid portion of the fence above 600mm, be not more than 250mm wide, and

iv. be constructed of masonry, stone, timber pickets/railings, woven wire or steel posts rather than solid Colorbond® steel or timber panels;

b. Boundary fences up to 1.8 metres high are only permitted behind the front building line to ensure vehicle sight distances are retained;

c. A fence and any associated retaining wall located behind the setback area from a street or any side or rear boundary fence should not be more than 1.8 metres above ground level (existing);

d. Any retaining wall should be separated from any driveway by a landscaped area at least 500m wide, to prevent impact damage from vehicles;

e. The side or rear fence or the fence and associated retaining wall on a sloping lot may be stepped, provided the height of each step is not more than 2.2 metres above ground level (existing);

f. Metal used in the construction of a side boundary fence should have low reflectivity (Zincalume® and Surfmist® finishes are not permitted);

g. A fence should not be constructed so as to redirect the overland flow of surface water onto adjoining properties;

h. Boundary fences in residential areas must not incorporate barbed wire or be electrified.

A retaining wall or embankment should not be higher than:

i. 600mm above ground level (existing) within 1 metre of a side or rear boundary, or

ii. 1 metre above ground level (existing) at any distance more than 1 metre from a side or rear boundary.

Note: *If the slope of the land exceeds 5% an increased retaining wall height may be considered.*

D.2 Stormwater

Objective: To ensure that stormwater is appropriately designed to minimise harm to the environment or buildings

Controls:

For new dwelling proposals, stormwater from the building(s), driveway(s) and other hardstand areas must be managed in accordance with the following requirements:

a. All stormwater must be discharged to a legal point of discharge:

i. where a new kerb adaptor connection is to be installed it shall be at no cost to Council and the gutter restored to Council's satisfaction;

ii. where there is no kerb and gutter and stormwater is discharged to the roadside the discharge pipe is to be protected via a concrete surround install flush to the table drain profile;

iii. where stormwater is to be discharged to an interallotment drainage reserve it is to be conveyed to a single discharge pit;

iv. where stormwater cannot be legally discharged via gravity, a stormwater management plan is required to be designed by a suitably qualified person.

b. Residential development is not to change the overall overflow of stormwater so that it has any adverse impact downstream;

c. If onsite detention is proposal it must drain to the legal discharge point;

d. All stormwater systems shall be designed and constructed in accordance with Council's Engineering Standards.

D.3 Services

Objective: To ensure that services essential for residential development are considered in the design phase

Controls:

a. Each dwelling is to be provided with a letterbox and shall be located wholly within the property boundary;
b. Each dwelling is to be provided with a house number that is clearly visible from the street;
c. Provision is to be made for the storage of waste bins in a manner to ensure they are within the property boundary and not visible from the street;
d. Where rainwater tanks are to be installed, they must be behind the building line, must not exceed 3 metres in height and must be fully enclosed with screened inlets;
e. Where rainwater tanks are to be connected to Council's reticulated water system, a non-return valve is to be installed;
f. Where reticulated sewer is available all dwellings must be connected, where there is no reticulated sewer a geotechnical report prepared by a suitably qualified wastewater consultant or geotechnical engineer is to accompany the application demonstrating the site's suitability for an on site sewage management system.

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 2019 need to be provided in addition to the requirements above.

D.4 Solar access

Solar access refers to the potential of the dwelling to receive adequate sunlight into living and open space areas. Good solar access reduces energy consumption.

Objective: To ensure that living and private open space areas are provided with adequate solar access

Controls:

a. Solar access must be available to any living area between 9 am and 5 pm for a minimum duration of 3 hours on winter solstice (21 June);
b. internal living areas of dwellings such as kitchens and family rooms should be located on the northern side of dwellings and wherever possible to maximise solar access - service areas such as laundries and bathrooms to the south or west;
c. Windows should be located and shaded so as to reduce summer heat load and to permit entry of winter sunlight;
d. Outdoor clothes drying areas with access to sunlight and breezes should be provided;

OPTIMAL NORTH FACING LOT

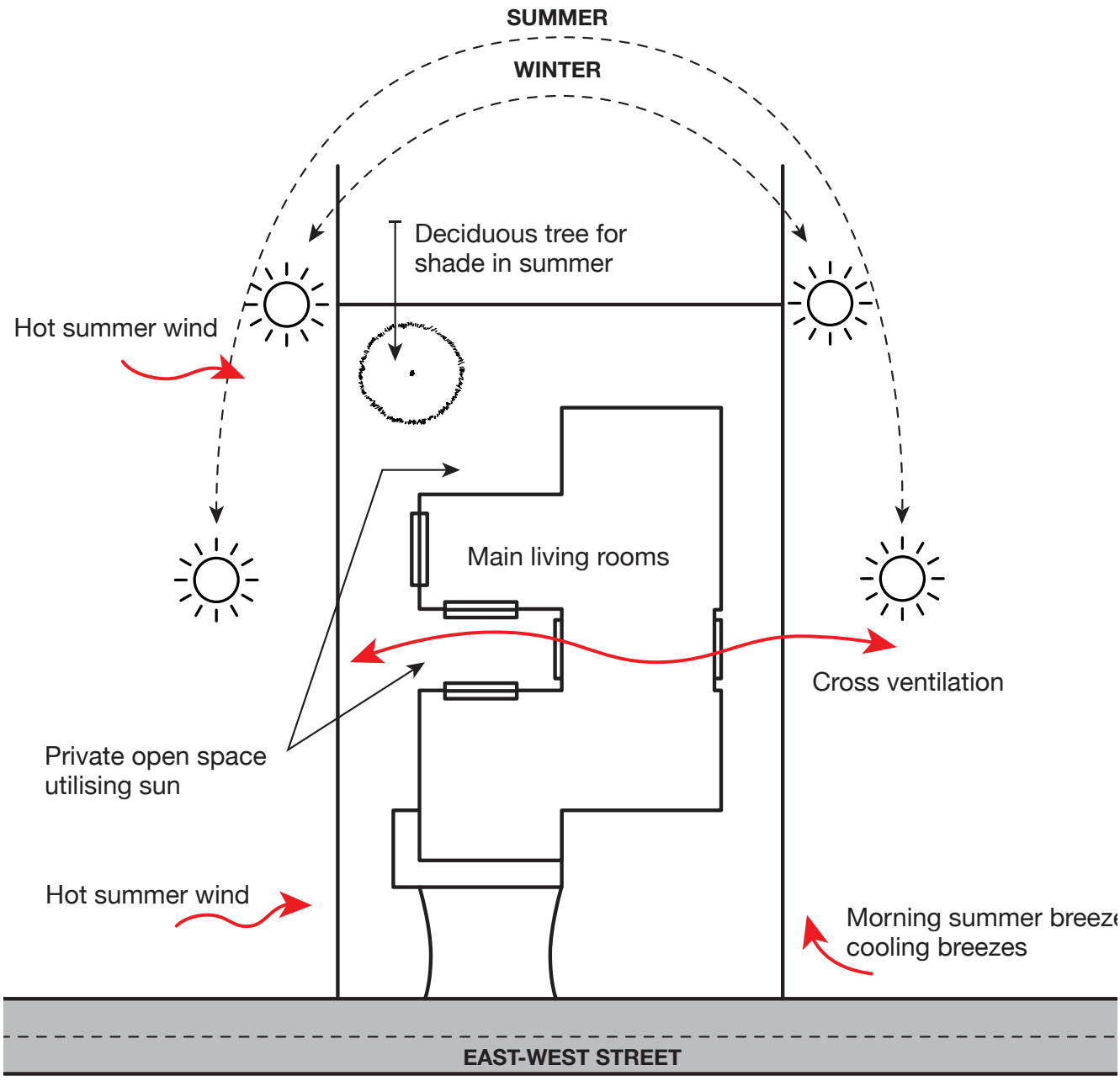


Figure 12 - Designing for Solar Access

e. buildings must be sited to avoid overshadowing of adjoining habitable rooms and open spaces to ensure that these areas receive at least 3hours sunlight between 9am and 3pm at the winter solstice (21 June);

f. Shadow diagrams must be provided for two storey buildings and for all other development where there is a reasonable likelihood of the development causing overshadowing impacts on adjoining property. The shadow diagram must include the following;

- North point (true solar north);
- Scale (show ratio and bar scale);
- Position of existing and proposed buildings and private open space on the site;
- Position of existing buildings and private open space on adjoining land; and
- Shadows cast by existing and proposed buildings at the winter solstice (21 June) for 9.00 am, 12 noon and 3.00 pm.

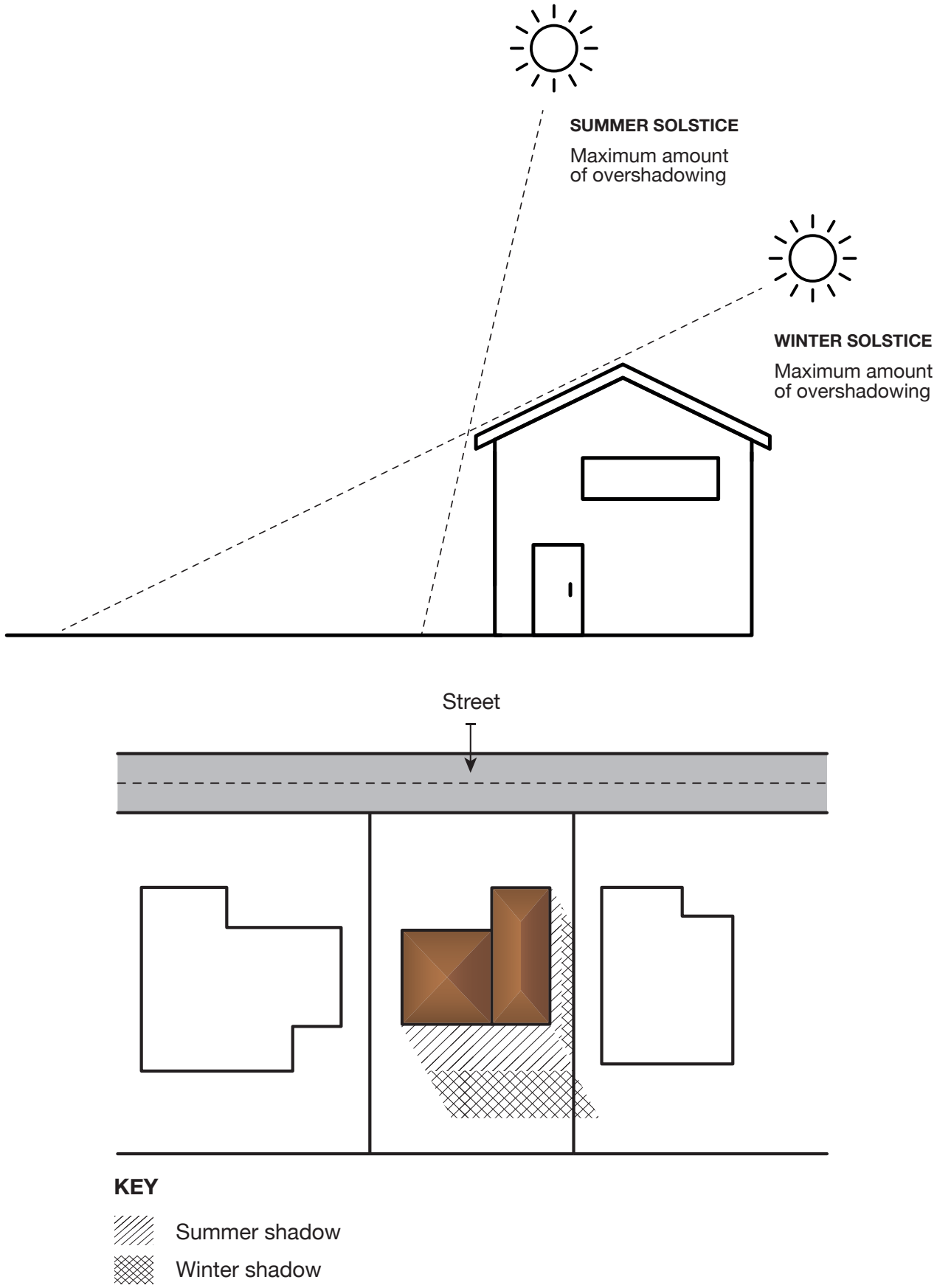


Figure 13 - Shadows Cast

D.5 Privacy

Good dwelling design and siting promotes good neighbor relations. In considering visual and acoustic privacy when deciding where to place certain features of a dwelling conflict with existing and future neighbours can be avoided

Objective: To ensure that new residential development has adequate privacy and does not impede on the privacy of existing or future development.

Controls:

a. Any habitable room windows within the development (other than bedrooms) setback 3 metres or less (ground floor) or 10 metres or less (first floor) from a side or rear boundary, with a floor level of more than 1 metre above ground level (existing) should either:
   i. Have a sill height of 1.5 metres above floor level, or
   ii. Have fixed obscure glazing to a height of 1.5 metres above floor level, or
   iii. Have a permanent, fixed, durable, privacy screen which faces the boundary.

b. Any new balcony, deck, patio, pergola, terrace or verandah setback 3 metres or less (ground floor) or 10 metres or less (first floor) from a side or rear boundary, with a floor area more than 3 m^2 with a floor level or more than 1 metre above ground level (existing) should have a permanent, fixed, durable, privacy screen which faces the boundary;

c. A privacy screen should:
   i. Extend to 1.5 metres high above floor level, and
   ii. Have no individual opening more than 30mm wide, and
   iii. Have a total area of all openings that is less than 30% of the surface area of the screen.

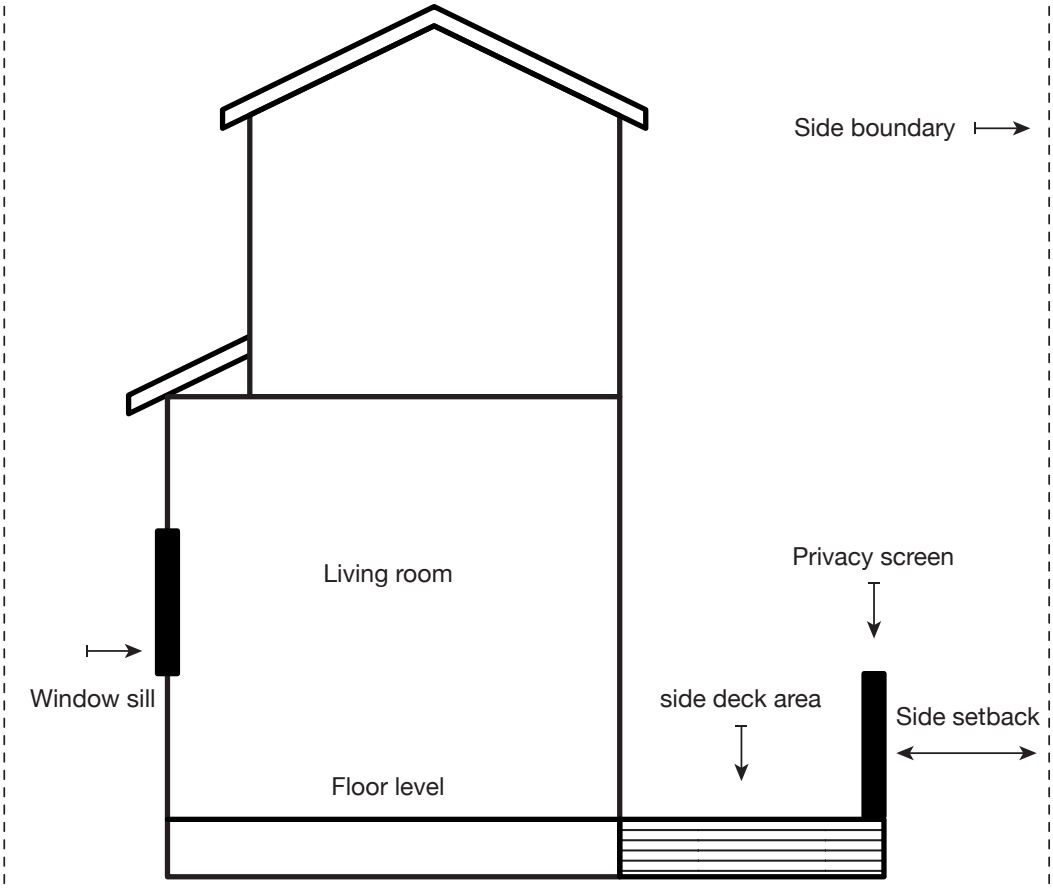


Figure 14 - Privacy Treatment for Residential Development

D1 - Single Dwellings

This section applies to new dwellings or alterations and additions to existing dwellings.

D1.1 Siting of dwellings

Objective: To ensure that dwellings are sited taking account of site constraints and adjoining development and an adequate site plan is provided in support of any application.

In planning for the construction of a dwelling it is important to consider the constraints and opportunities or each site, the vicinity in which it is located and the wider environment by preparing a Site Analysis Plan. The *Environmental Planning and Assessment Act, 1979* requires that each development application is accompanied by a Site Analysis Plan. In the general the Plan is to include details of:

> The site

- Site dimensions;
- Topography – north point, contours, water flow paths;
- Services – location and connection points of all services (water, gas, sewer, electricity, communications);
- Existing vegetation – location and size of trees and significant shrubs;
- Location of vehicle and pedestrian access points.

> The locality

- Privacy – adjoining open space areas, windows that potentially overlook the development
- Location of trees on adjoining properties;
- Features of the street frontage;
- Natural hazard areas (if any) such as flood prone land, land subject to slip or bushfire;
- Nearby public open spaces;
- Adjoining and nearby buildings – their location and number of storeys.

D1. 2 Streetscape character (front setbacks)

The streetscape includes all buildings, landscape and fencing, traffic treatment, paths, driveways and street surfaces. Attractive and visually appealing streetscapes are places where complementary visual variation exists, and visual homogenous features are avoided. The street setback may be varied to enable retention of existing vegetation.

Objective: To provide aesthetically pleasing and consistent streetscapes.

Controls:

a. Dwellings shall be setback in accordance with the distances as below:

Table 7 - Dwelling Front Setbacks

Existing dwellings on both adjacent lots fronting the same street	
R1 – General Residential	Whichever is the lesser of: at least the average of the setbacks of existing dwellings on adjacent lots; or 6 metres
R2 – Low Density Residential	Whichever is the lesser of: at least the average of the setbacks of existing dwellings on adjacent lots; or 8 metres
R3 – Medium Density Residential	Whichever is the lesser of: at least the average of the setbacks of existing dwellings on adjacent lots; or 6 metres
RU5 – Village	Whichever is the lesser of: at least the average of the setbacks of existing dwellings on adjacent lots; or 8 metres
E1 – Local Centre	Whichever is the lesser of: at least the average of the setbacks of existing buildings on adjacent lots; or 6 metres
E3 – Productivity Support	Whichever is the lesser of: at least the average of the setbacks of existing buildings on adjacent lots; or 6 metres

Existing dwellings on only one adjacent lot fronting the same street	
R1 – General Residential	Whichever is the lesser of: the same setback as the front wall of the adjacent dwelling; or 6 metres
R2 – Low Density Residential	Whichever is the lesser of: the same setback as the front wall of the adjacent dwelling; or 8 metres
R3 – Medium Density Residential	Whichever is the lesser of: the same setback as the front wall of the adjacent dwelling; or 6 metres
RU5 – Village	Whichever is the lesser of: the same setback as the front wall of the adjacent dwelling; or 8 metres
E1 – Local Centre	Whichever is the lesser of: the same setback as the front wall of the adjacent building; or 6 metres

Existing dwellings on only one adjacent lot fronting the same street	
E3 – Productivity Support	Whichever is the lesser of: the same setback as the front wall of the adjacent building; or 6 metres

No dwellings on adjacent lots fronting the same street	
R1 – General Residential	6 metres
R2 – Low Density Residential	8 metres
R3 – Medium Density Residential	6 metres
RU5 – Village	8 metres
E1 – Local Centre	6 metres
E4 – Productivity Support	6 metres

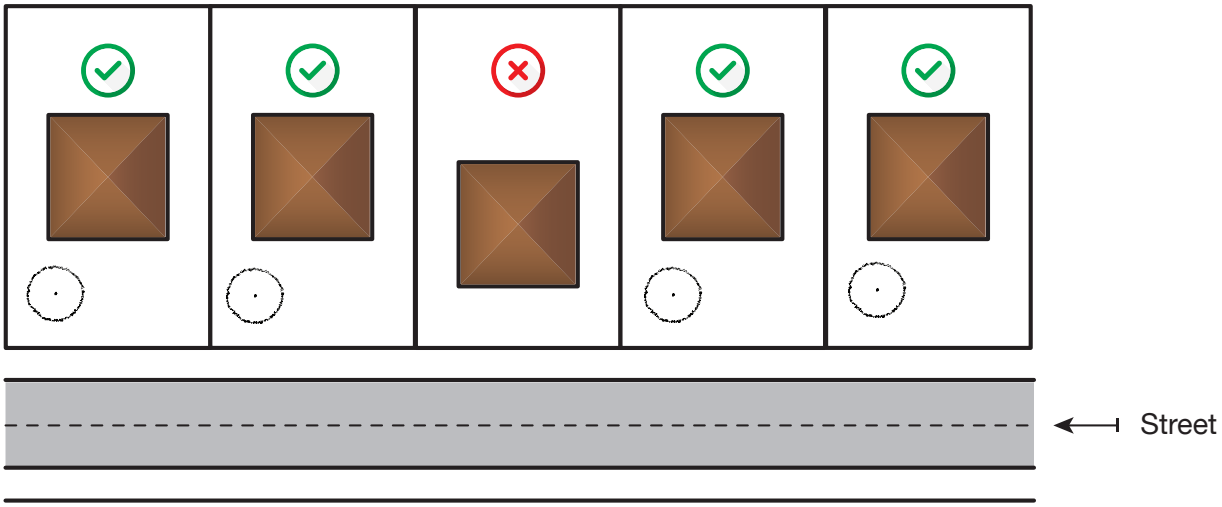
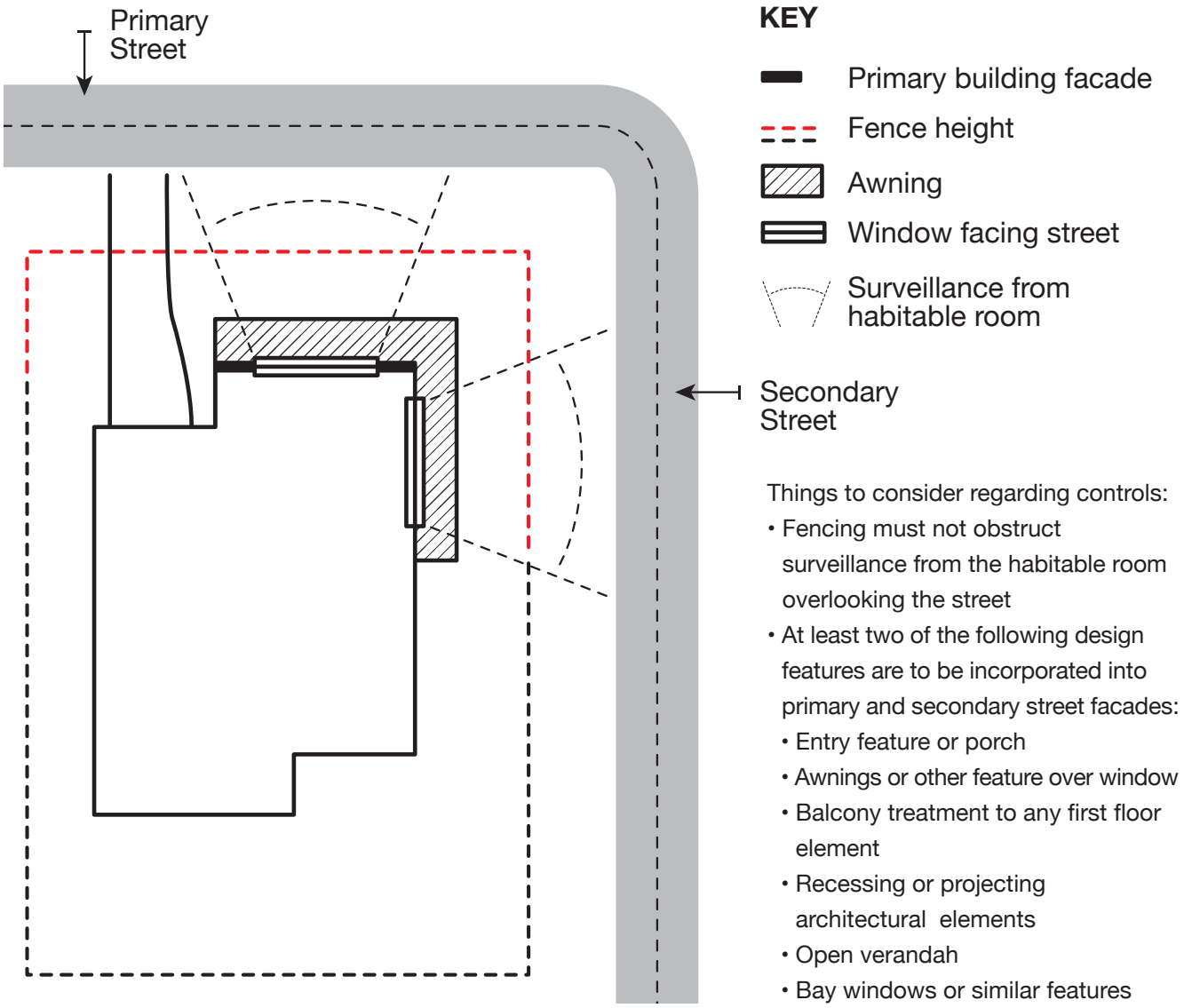


Figure 15 - Example of Acceptable Front Setbacks

b. Dwellings on corner allotments shall have a setback to the secondary street of at least the existing building line, or where no buildings exist 6 metres in R2 Low Density Residential and RU5 Village areas, the setback to the secondary street is to be a minimum of 3 metres;
c. Verandah, porch, pergola, deck, terrace, bay window, or window awning should project no more than 1.5 metres into setbacks;
d. Where the street setback is reduced, a garage shall be a minimum 5.5 metres from the front boundary;
e. The street setback may be required to be varied to enable the retention of existing vegetation;
f. Dwellings on corner allotments must be designed to address both street frontages.



Things to consider regarding controls:

- Fencing must not obstruct surveillance from the habitable room overlooking the street
- At least two of the following design features are to be incorporated into primary and secondary street facades:
  - Entry feature or porch
  - Awnings or other feature over window
  - Balcony treatment to any first floor element
  - Recessing or projecting architectural elements
  - Open verandah
  - Bay windows or similar features

D

Figure 16 - Corner Setbacks and Street Frontage Details

D1.3 Side setbacks

Siting a building back from the boundary allows for maintenance and separation from buildings on adjoining lots. Buildings with greater bulk and height are to have greater setbacks to protect scale and amenity. The street setback may be varied to enable retention of existing vegetation.

Objective: To minimise landuse conflict, comply with the requirements of the National Construction Code and provide aesthetically pleasing development

Controls:

a. Buildings shall be setback at least 900mm from the side boundary. Buildings may be located closer than 900mm to the boundary only where:
   i. the wall has a maximum height of 3.3 metres (or if built to a boundary wall on an adjoining property, no higher than the existing wall); and
   ii. the wall is masonry and has no openings facing the boundary;
b. The total length of wall within 900mm of a side boundary shall not exceed 10 metres (or if adjoining an existing boundary wall, no longer than that wall);

c. Where an allotment adjoins an existing or proposed public reserve, buildings shall be setback at least 3 metres for the common boundary;
d. Where a laneway adjoins a property, a building may be erected within 900mm of that boundary for a maximum of 50% of the length of that boundary;
e. Buildings that adjoin a heritage item, shall be setback so as not to detract from, or obstruct public views of, the architectural or heritage value or the item. A varied side setback may be required (see Part I Heritage of this Plan);
f. Any point of a building on a lot should have a setback from the side or rear boundary nearest to that point of at least the following:
   i. for any part of the building with a height of up to 4.5 metres: 1.5 metres,
   ii. for any part of the building with a height of more than 4.5 metres: 1.5 metres plus one-quarter of the height of the building above 4.5 metres,
   iii. for any part of the first floor of the building which contains a habitable room window or balcony facing a side boundary - 6 metres.

D1.4 Site coverage

It is important that site coverage responds to the characteristics of the site and adjacent development and minimises hardstand areas to ensure maximum stormwater infiltration.

Objective: To allow for adequate area on site for water infiltration

Controls:

a. The maximum site coverage for all development (including ancillary buildings) is to be as shown on the Floor Space Ratio Map of Yass Valley Local Environmental Plan 2013 or where not shown on the Map, is not to exceed:

Table 8 - Site Coverage

Zone	FSR
R1 General Residential	0.5:1
R2 Low Density Residential	0.3:1
R3 Medium Density Residential	0.5:1
RU5 Village	No maximum

For the purposes of calculating the area of a lot, the area of the access laneway is excluded if it is a battle-axe lot

D1.5 Building height

Visually attractive streetscapes have buildings with heights that complement rather than contradict their surrounding development. It is important that buildings respect the slopes of the site and provide a transition between the development and the adjacent properties. It is also important that buildings do not overshadow habitable rooms or open spaces of adjoining developments. To manage the bulk and scale of new dwellings, height shall be limited to that predominant in the locality.

Objective: To provide guidance on the appropriate measures for managing bulk and scale of residential development for visual appeal, solar access, and privacy

Controls:

a. the maximum height of new dwellings shall not exceed 8 metres (or as otherwise shown on the Height of Buildings Map of the Yass Valley Local Environmental Plan 2013) above the natural ground level when measured to the ridge of the roof;

b. the height of the dwelling shall suit the streetscape, maintain view corridors and not unreasonably restrict sunlight;
c. plans for two storey dwellings must show the RL taken from a fixed datum point for the maximum roof height and natural ground level.

D1.6 Building design

New development shall complement the existing streetscape and be respectful of the dominant character and themes of the locality. Visual interest via a mix of dwelling sizes and styles provides housing choice for the community.

Objective: To ensure that dwellings address public areas in a visually pleasing manner

Controls:

a. Dwelling design must have regard for the character of the locality and any controls contained with Part I (village statements);
b. Dwellings should be of similar scale and character to existing dwellings in the general locality;
c. Garages must not dominate the street frontage and not exceed 50% of the front elevation;
d. Garage doors facing the street shall not exceed a total width of 6 metres;
e. Dwellings should have a major window to a habitable room facing the street; bathroom and laundry windows should not face the street;
g. The primary street façade of a dwelling must address the street and incorporate at least two of the following:
- Entry feature;
- Recessing or projecting architectural elements;
- Open verandah;
- Awnings over windows;
- Bay windows or similar;

f. Windows and doors in street frontages should provide balance and respond to the aspect of the site;
g. The entry to each dwelling should be visible/ have a line of sight from the street and internal accessway;
h. The use of zincalume as cladding and roof material is not supported, architectural features containing minor areas of zincalume material may be considered.

D1.7 Private open space

Private open space allows for outdoor relaxation and recreation. In designing a dwelling private open space should be of a size, location and shape that encourages use.

Objective: To ensure that dwelling occupants have adequate access to private open space for the quiet enjoyment of their property and recreational opportunities

Controls:

a. Each dwelling shall have a total area of at least 40 m^2 private open space which is directly accessible from, and adjacent to, a habitable room, (other than a bedroom) the principal part of the area being at least 24 m^2 with minimum dimensions of at least 4 x 4 metres, and not have a slope steeper than 5%;
b. Principal Private open space should be located on the north side of the lot where practical;
c. The southern boundary of principal private open space should be setback from any wall on the north of the space at least (2 + 0.9h) metres, (where 'h' is the height of the wall);
d. Open space calculations are not to include areas utilised for driveways, utility/service areas or rainwater tanks.

D2 Medium Density Housing

Medium density housing can take many forms and offers alterative accommodation and lifestyle opportunities for the community. Designing medium density housing to be adaptable and liveable can be challenging and

extra care needs to be taken to ensure that the occupants of such development enjoy good access to private open space, quality housing, adequate solar access, and energy efficiency.

This section applies to medium density housing in the following zones:

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- RU5 Village
- C3 Environmental Management
- C4 Environmental Living
- E1 Local Centre

The following housing types are considered to be medium density housing

- Attached dwellings
- Dual occupancy (attached and detached)
- Multi dwelling housing
- Residential flat buildings
- Secondary dwellings
- Semi detached housing

A Design Statement and Streetscape Analysis will be required for Multi Dwelling Housing (3 or more) development applications which details through plans and/or photographs:

- *Street elevation/s of the proposed development in the context of adjoining buildings, including existing street trees, powerlines, driveways etc. (minimum one site either side of the development)*
- *Statement on how the development responds to the neighbourhood character (i.e. height, scale, roof form, architectural style, external materials, front fencing, landscaping)*

D2.1 Site frontage and area

Objective: To ensure that dwelling occupants have adequate access to private open space for the quiet enjoyment of their property and recreational opportunities

Controls:

a. The site shall have street frontage of at least 18 metres when measured at the building line;

b. For development involving attached dwellings, dual occupancies, multi dwelling housing; secondary dwellings and semi detached dwellings, each unit shall be provided with a minimum site area in accordance with Clause 4.1D of Yass Valley Local Environmental Plan 2013;

c. Where it can be demonstrated that the objectives of this part are met, a smaller minimum site area may be considered.

D2.2 Setback

D2.2.1 Front Setbacks

Front setbacks maintain street character and visual appeal. The street setback may be varied to enable retention of existing vegetation.

Objective: To ensure that medium density developments retain a pedestrian scale and address the public domain

Controls:

Multi Dwelling Development should have the following setbacks from street frontages:

Table 9 - Front Setbacks – Medium Density

Existing dwellings on adjacent lots fronting the same street	
R1 – General Residential	Whichever is the lesser of: at least the average of the setbacks of existing dwellings on adjacent lots; or 6 metres
R2 – Low Density Residential	Whichever is the lesser of: at least the average of the setbacks of existing dwellings on adjacent lots; or 8 metres
R3 – Medium Density Residential	Whichever is the lesser of: at least the average of the setbacks of existing dwellings on adjacent lots; or 6 metres
RU5 – Village	Whichever is the lesser of: at least the average of the setbacks of existing dwellings on adjacent lots; or 8 metres
E1 – Local Centre	Whichever is the lesser of: at least the average of the setbacks of existing buildings on adjacent lots; or 6 metres
E3 – Productivity Support	Whichever is the lesser of: at least the average of the setbacks of existing buildings on adjacent lots; or 6 metres

Existing dwellings on only one adjacent lot fronting the same street	
R1 – General Residential	Whichever is the lesser of: the same setback as the front wall of the adjacent dwelling; or 6 metres
R2 – Low Density Residential	Whichever is the lesser of: the same setback as the front wall of the adjacent dwelling; or 8 metres
R3 – Medium Density Residential	Whichever is the lesser of: the same setback as the front wall of the adjacent dwelling; or 6 metres
RU5 – Village	Whichever is the lesser of: the same setback as the front wall of the adjacent dwelling; or 8 metres

Existing dwellings on only one adjacent lot fronting the same street	
E1 – Local Centre	Whichever is the lesser of: the same setback as the front wall of the adjacent building; or 6 metres
E3 – Productivity Support	Whichever is the lesser of: the same setback as the front wall of the adjacent building; or 6 metres

No dwellings on adjacent lots fronting the same street	
R1 – General Residential	6 metres
R2 – Low Density Residential	8 metres
R3 – Medium Density Residential	6 metres
RU5 – Village	8 metres
E1 – Local Centre	6 metres
E3 – Productivity Support	6 metres

Note: *A lesser setback may be considered where it can be demonstrated that the objectives of this Part and subpart are met*

D2.2.2 Side and rear setbacks

Setbacks from side boundaries are required to comply with the provisions of the National Construction Code, maintain solar amenity of adjoining properties and provide privacy.

Rear setbacks are required for the adequate provision of private open space, maintenance of solar amenity and privacy of adjoining properties.

Objective: To ensure that multi dwelling development does not impact on solar access, privacy, or overshadowing

Controls:

a. Multi Dwelling developments should have the minimum side and boundary setback as per the table below (taking account of solar access and privacy):

Table 10 - Side and Rear Setbacks – Medium Density

Boundary	Height	Setback
Side boundary	Single Storey	900mm or to National Construction Code
	>Single Storey	900mm for single storey elements 2m for second storey elements 6m if a habitable room window or balcony faces the boundary
Rear boundary	Single Storey	3m
	>Single Storey	3m for single storey element 6m for second storey element

b. Single storey buildings may be located closer than 900mm to the boundary only where:

i. the wall has a maximum height of 3.3 metres (or if built to a boundary wall on an adjoining property, no higher than the existing wall); and

ii. the wall is masonry and has no openings facing the boundary;

c. The total length of wall within 900mm of a side boundary shall not exceed 10 metres (or if adjoining an existing boundary wall, no longer than that wall);

d. Where an allotment adjoins an existing or proposed public reserve, buildings shall be setback at least 3 metres for the common boundary;

e. Where a laneway adjoins a property, a building may be erected within 900mm of that boundary for a maximum of 50% of the length of that boundary;

f. Buildings that adjoin a heritage item, shall be setback so as not to detract from, or obstruct public views of, the architectural or heritage value or the item. A varied side setback may be required (see Part I - Heritage of this Plan).

D2.3 Site coverage

Objective: To allow sufficient area on site for water infiltration

Controls:

a. The maximum floor space ratio for medium density development, including all ancillary buildings, is not to exceed those indicated below or as otherwise shown on the Yass Valley Local Environmental Plan 2013 Floor Space Ratio Map:

Table 11 - Site Coverage Medium Density

Zone	Applicable FSR
R1 General Residential	0.5:1
R2 Low Density Residential	0.3:1
R3 Medium Density Residential	0.5:1
E1 Local Centre	1:1

b. Multi residential development in all other zones where such development is permissible will have site area assessed on merit.

Note: *For the purposes of calculating floor space ratio (FSR)*
Floor Space Ratio means the ratio of the site area to the gross floor area of all units including all habitable and non-habitable rooms and garages or car parking necessary to meet any requirements of Council.
Site Area means the area of the lot on which the development is proposed to be carried out. If more than one lot, the area of the combined lots

D2.4 Building height

Objective: To provide guidance on the bulk and scale of multi dwelling development

Controls:

a. The maximum height of a building is not to exceed 8 metres, or as otherwise shown for the land on the Yass Valley Local Environmental Plan 2013 Height of Buildings Map;

b. Shadow diagrams are to be submitted for 9 am, 12 midday and 3 pm on the June 21 Solstice for all medium density housing, detailing overshadowing cast by the proposed development in addition to any existing buildings and fences. Shadows shall include internal and external the proposed development site;

c. At least 50% of the neighbouring existing principal open space or windows to internal habitable rooms should receive a minimum of 3 hours sunlight between 9am and 3pm on 21 June. If it is already less than this, it should not be further reduced.

D2.5 Character and built form

Objective: To ensure that multi dwelling development respects the streetscape and visual amenity

Controls:

a. The front dwelling in each development shall face the street and feature at least 1 main entry door and 1 major window to a living or bedroom;
b. Where the development involves 3 or more dwellings facing the street; the building design shall incorporate physical changes in mass, form and material on the street elevation;
c. Garages shall not dominant and shall be recessed from the building line;
d. The use of zincalume as cladding and roof material is not supported, architectural features containing minor areas of zincalume material may be considered;
e. For development on corner lots, the above controls apply to both street frontages;
f. Removal of existing street trees is to be avoided;
g. Existing street trees shall be protected from impact, including root compaction;
h. Landscaping is to be provided which clearly differentiates the public and private domain in accordance with the principles outlined in Part B (safety);
i. The building alignment along common internal driveways shall be varied to provide visual relief and landscaped;
j. Windows, balconies, fencing and the like should be designed and constructed to allow views and passive surveillance of any adjacent public reserve or recreational area as well as internal driveways and carparking areas;
k. Stepped building form on sloping sites is encouraged to avoid mass excavation;
l. Windows should not be located directly opposite the windows of primary living areas of adjoining dwellings;
m. Privacy screens should be installed where there is a chance of overlooking from balconies, open space areas, windows on adjoining buildings (within or external the proposed development) and the like;
n. Noise sources such as driveways, service areas, plant rooms, mechanical equipment and communal open space areas should be located at least 3 metres from bedrooms;
o. Windows should be located to allow surveillance of internal driveway and carparking areas;
p. Sensor or solar lighting should be provided adjacent to entries for multi dwelling development;
q. Security fittings, shutters and doors, where fitted should be at least 50% transparent at street level to allow adequate surveillance;
r. The use of long straight driveways should be avoided, driveways should not be more than 20 metres without traffic calming devices.

D2.6 Private open space

Private open space for multi dwelling house is open space that is for the sole enjoyment of the occupants of the dwelling to which it adjoins, and is separate from any communal open space that may be provided. Private open space allows occupants to enjoy recreational activities and solar access. In designing a dwelling private open space should be of a size, location and shape that encourages use.

Objective: To ensure that residents of multi dwelling developments have access to appropriately designed and located private open space for private recreation and enjoyment

Controls:

a. Each dwelling shall have a total area of at least 40m^2 private open space which is directly accessible from, and adjacent to, a habitable room, (other than a bedroom) the principal part of the area being at least 24m^2 with minimum dimensions of at least 4 x 4 metres, and not have a slope steeper than 5%;
b. Principal Private open space should be located on the north side of the lot where practical;
c. The southern boundary of principal private open space should be setback from any wall on the north of the space at least (2 + 0.9h) metres, (where 'h' is the height of the wall);

d. Open space calculations are not to include areas utilised for driveways, on site parking, circulation, communal open space, utility/service areas or rainwater tanks;
e. Private open space areas are to clearly defined and separated from communal areas;
f. Private open space area are not to be located within the setback unless it can be demonstrated that negative impact on the streetscape and use of open is avoided;
g. Open space for residential flat buildings may be provided at balcony level;
h. Shop top housing shall be provided with a balcony of at least 8m^2 with a minimum width of 1.6 metres having direct access from a habitable (other than a bedroom).

Note: *A reduction in private open space may be considered for residential flat buildings where it can be demonstrated that the recreation and privacy needs of residents are met.*

D2.7 Landscaping

Landscaping has the effect of minimising the bulk and scale of development and softening the visual appearance. This is particularly important for multi dwelling development where bulk and visual impact has the potential to significantly alter the appearance of a street.

Objective: To ensure that landscaping is provided for multi dwelling developments complements and softens the visual

Controls:

a. At least 25% of the area in front of the building line is to be landscaped;
b. A minimum landscape area of 40% of the total lot area must be provided;
c. For terrace and multi dwelling housing at least 30% of the total lot area must be provided as landscaping with each dwelling having at least 54m^2 of allocated landscaping;
d. The landscaped width of the landscaped area shall be 1.5 metres;
e. Mature trees are to be retained wherever possible;
f. At least 50% of the trees and shrubs used in the landscaping should be native to the region;
g. Landscape design should allow for passive surveillance, not obscure dwelling entrances and not create hiding places;
h. A preliminary Landscape Plan must be submitted with a development application for a multi dwelling development which includes:
   i. the nature strip and a combination of tree planting, for shade, mid height shrubs, lawn and ground covers, species should be selected for low maintenance and suited to the climate with endemic species encouraged;
   ii. a reticulated sprinkler system should be provided; and
   iii. an ongoing maintenance plan.

Note: *Terrace and Multi Dwelling Housing in R3 zone may have a reduced landscaping area of 20% of the total lot area with at 36m^2 allocated to each dwelling.*

D2.8 Facilities

The provision of facilities for multi dwelling development must be considered in the design stage so as to integrate seamlessly into the liveability for residents.

Objective: To ensure that occupants of multi dwelling development has accessible facilities in a suitable location

Controls:

a. An outdoor clothes drying area should be provided for each dwellings, located in the rear or side yard not visible from public areas. Alternate areas for shop top housing and residential flat buildings may be

considered where it can be demonstrated that such areas do not detract from the visual amenity of the area;

b. Garbage bins associated with multi dwelling development should be stored in the rear yard or side setback, not visible from public areas. Where shared bin arrangements are provided, the storage area shall be screened from public areas, designed and located in accordance with safer by design principals;
c. Machinery and plant, down pipes, bin storage, balconies and fences should be located in such a way that they prevent climbable access to windows;
d. Mailboxes are to be incorporated into the design of the development and provided in accordance with the relevant Australian Standards.

D2.9 Adaptable and accessible housing

Adaptable and accessible housing allows residents to remain in their homes by ensuring dwellings are able to be adapted for their changing needs.

Objective: To provide opportunities for adaptable and accessible housing suitable to the needs of the community

Controls:

a. At least one dwelling within a multi dwelling housing development should have a continuous, step free, slip resistant path of travel from the street or parking area to an entrance. The entrance should be weather sheltered with a minimum width of 1000mm;
b. Multi dwelling housing development should be designed to incorporate or provide for essential features to achieve a minimum 'Adaptable house class C' Classification in accordance with AS4299 – 1995, at the following rate:

Table 12 - Ratio of Adaptable and Accessible Housing

Total No. of Dwellings on the Site	No. of Adaptable dwellings required
4-10	1
11-20	2

The Liveable Housing Design Guidelines outline practical design ideas to achieve adaptable and accessible housing and avoid retrofitting costs in the future.

D3 Ancillary Development

Ancillary development and structures are facilities that are generally associated with the use of a residential dwelling and include as carports, pergolas, outbuildings (such as cubby houses, garden sheds,) and garages and the like. They are an important part of residential development and contribute to the overall character and feel of an area. It is important that such structures are sited and designed to positively contribute to the overall appeal of the area and not detract from its character. Ancillary development is considered to be ancillary to the use of the dwelling on the site. Ancillary development will not be permitted on an allotment where there is no dwelling.

D3.1 Outbuildings

Objective: To ensure that provision is made for outbuildings in the design of the development

Controls:

a. Outbuildings must not be used as a dwelling; a toilet, wash basin and/or shower may be installed in an outbuilding with development consent;
b. Development visible from a public place should be designed to integrate with the dwelling, factory pre-coloured finishes are required to used;
c. Garages must be setback a minimum of 5.5 metres from the front boundary and 3.5 metres from a secondary street frontage;

d. Outbuildings are to be located behind the building line set by the dwelling;
e. Garage doors must not be more than 6 metres in width;
f. Carport materials must be sympathetic to the character of the street and must be constructed behind the building line;
g. Generally outbuildings should be setback a minimum of 900mm from the side and rear boundaries;
h. The total area of outbuildings should not be greater than 10% of the lot area;
i. Outbuildings should not exceed 4.5 metres in ridge height or 3.5 metres to the eaves;
j. Materials, colours and finishes of outbuildings are to be compatible with the principle dwelling;
k. The use of zincalume as cladding and roof material is not supported;
l. Outbuildings shall be located so that key living spaces / private open spaces of the adjoining dwellings receive at least 3 hours of solar access at the winter solstice (21 June) between 9am and 3pm;
m. No new accesses are to be constructed for outbuildings.

D3.2 Swimming pools

Objective: To provide guidance on the installation of swimming pools

Controls:

a. Swimming pools must be for private use only and associated with an existing dwelling;
b. Pools and spas are to be located in the rear yard away from mature trees where roots could impact the integrity of the pool;
c. Pools must be located away from Council's infrastructure to avoid the zone of influence and electricity infrastructure in accordance with the guidelines of the energy provider such as the document "Developments near Essential Energy's infrastructure" or successive documents or guidelines;
d. Pool pumps and equipment must be designed so that the noise levels do not exceed LAeq of 5dB(A) above background;
e. Coping height around the pool should not be more than 1.4 metres above existing ground level;
f. Coping should be 300mm wide where it is higher than 600mm from existing ground level;
g. Any decking around the pool must not be more than 1.5 metres above existing ground level;
h. The pool water line must have a setback of at least 1 metres from any side and rear boundary;
i. Swimming pool fences must comply with the current swimming pool legislation and most current Australian Standards;
j. Resuscitation signs must be installed within 3 metres of the pool area;
k. Inflatable pools that are capable of being filled with more than 30cm of water are required to be fenced and registered;
l. Water from swimming pools must be discharged in accordance with an approval issued under the Local Government Act, 1993 where reticulated sewer is not available;
m. Swimming pools are to be registered on the NSW Swimming Pool Register which can be accessed online.

D3.3 Rainwater Tanks

Objective: To ensure that rainwater tanks are appropriately located

Controls:

a. Overflow from rainwater tanks is to be directed to a legal discharge point, or where not possible, at least 3 metres clear of any building in a manner that does not result in erosion nor nuisance to adjoining landholders;
b. Where reticulated water is available water from rainwater tanks is only to be used for garden watering, toilet flushing and laundry, it shall not be plumbed for kitchen or bathroom use;
c. Rainwater tanks shall not be forward of the building line;
d. Rainwater tanks should, as far as possible, be screened from public view or behind fencing and located in the rear or side yard.

PART E - RURAL, LARGE LOT AND ENVIRONMENTAL ZONE DEVELOPMENT

This part applies to development within the R5 Large Lot Residential, RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots, C3 Environmental Management, C4 Environmental Living.

This part seeks to ensure that:

- the siting of new development in the following zones maintain the low density, dispersed character, rural amenity and vistas of the Yass Valley;
- ridgelines and scenic vistas are protected where buildings respect topography, use neutral non reflective materials and do not dominate the landscape;
- separation distances are to be provided to ensure rural amenity and right to farm is maintained by limiting the potential for land use conflict.

E.1 Siting of Buildings

Objective: To ensure that developments are sited in a manner to not dominant the rural landscape and minimise landuse conflict potential

Controls:

a. All buildings shall be located at least 40metres from the bank of any water course;

b. All buildings must be located at clear of electricity transmission lines, structures or supporting ropes, wires, etc in accordance with the provisions of the energy provider such as the document “Developments near Essential Energy’s infrastructure” or successive documents;

c. All buildings shall have a setback of no less than 250 metres from the boundary of a property where the following activities exist:
   - forestry;
   - intensive plant agriculture (including vineyards and orchards);
   - mines and extractive industries;
   - railway lines;

d. The highest point of a building must be at least 5 metres below the highest ridgeline of any hill within 100 metres;

e. Development on sloping sites should be designed to minimize cut and fill, allowing the building to respond to the slope of the land via use of split levels, or detached portions stepped down the slope.

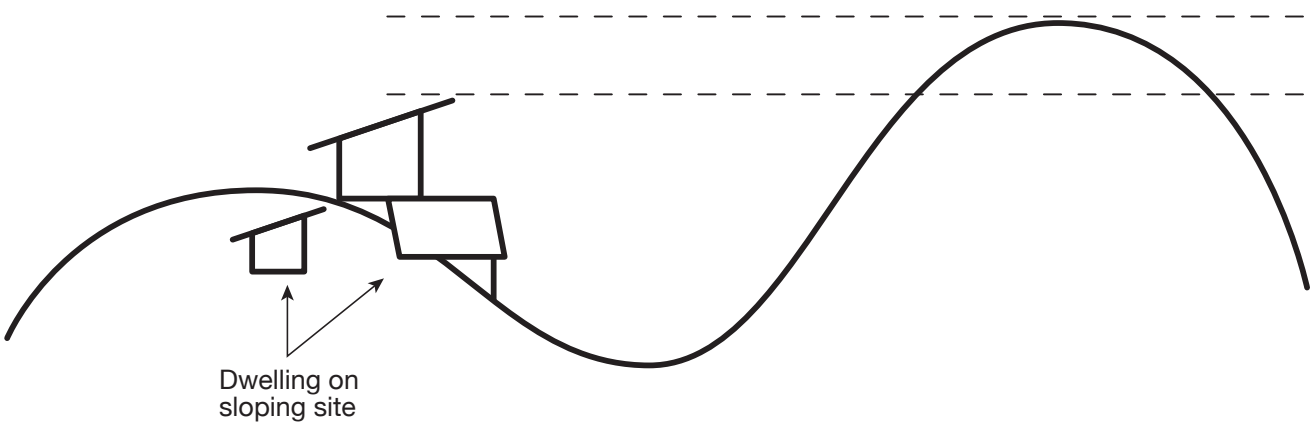


Figure 17 - Dwelling Located 5m Below Ridgeline

E.2 Access

Objective: To ensure that all developments are provided with safe and legal access that does not impede traffic movement

Controls:

a. Lots created upon which a dwelling is able to be situated must have legal direct frontage or right of carriageway to a public road;

b. All property access shall be constructed to a rural property access as in figure 8 below;

c. Where access is from a sealed road, the entrance shall be constructed of two coat bitumen seal from the edge of the road formation to the gate;

d. Where access if from an unsealed road, the entrance shall be constructed of a minimum thickness 100mm approved compacted gravel from the edge of the road formation to the gate;

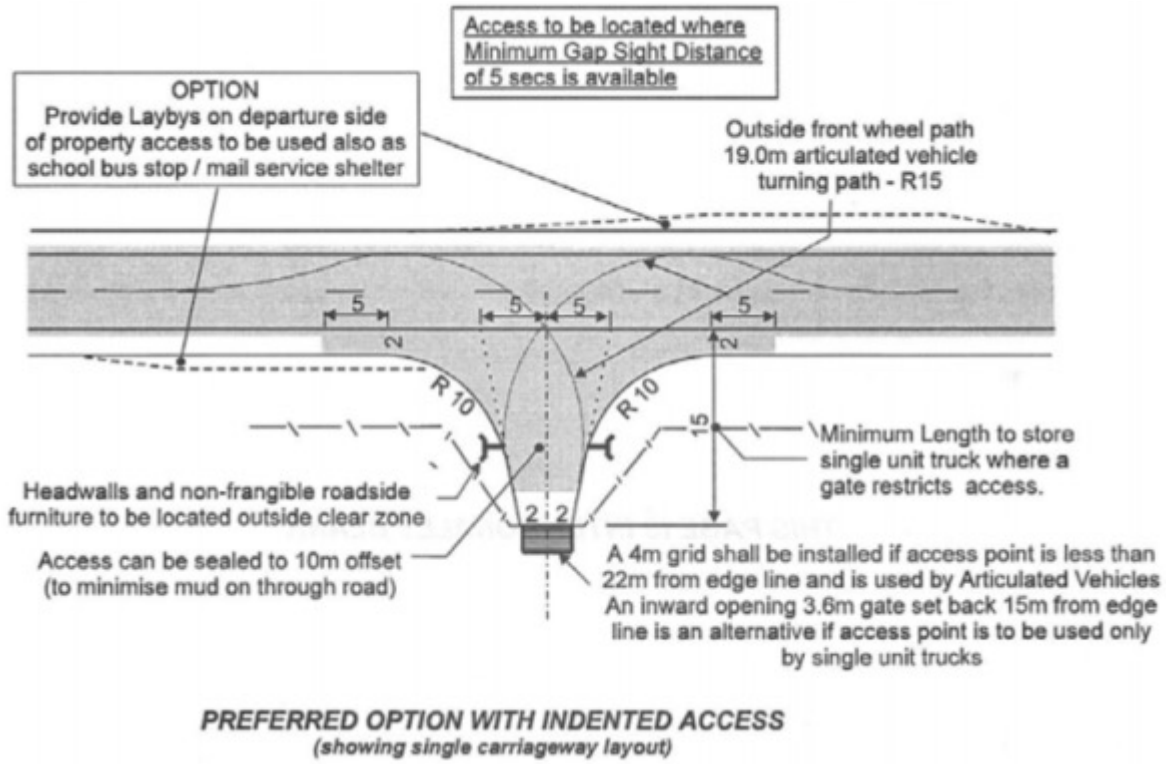


Figure 18 - Access Treatment

e. Reinforced minimum diameter 300mm concrete pipes and headwalls are to be installed in table drains and setback a minimum of 2 metres from the edge of the road formation and provided with permanent erosion protection;

f. Where topography does not permit the installation of pipes, a reinforced concrete dish drain may be constructed in the table drain;

g. The finished surface of any earthworks required for driveway construction shall be graded to a maximum 1:4 cut and 1:2 fill;

h. Entrances are to be located so that a Safe Intersection Sight Distance is achieved appropriate for the prevailing speed conditions as follows:

Table 13 - Safe Intersection Sight Distance

Road Type/Location	Sight Distance Category	Normal Posted Speed	Sight Distance Required
Rural - Residential	ASD*	70km/h	92 metres
Local Rural Roads	ASD*	100km/h	165 metres
Regional Roads	SISD#	100km/h	262 metres
State Roads/ Highways	SISD#	100/110km/h	262/300 metres or as specified by Transport for NSW

i. Consideration may be given to Approach Site Distance on difficult sites, subject to the provision of additional treatment as appropriate;
j. Accesses onto Regional Roads and State Highways may require additional treatment, subject to the requirements of Transport for NSW as specified in their concurrence documents;
k. All property accesses must ensure the roadside water can continue to flow downstream without ponding or forcing water onto the road or into adjacent lands.

E1 Dwellings

This section applies to new dwellings, ancillary development, as well as alterations and additions to existing dwellings.

E1.1 Siting of dwellings and setbacks

In rural areas it is particularly important that consideration is given to the siting of dwellings and outbuildings to minimise land use conflicts. Dust, chemical use, spray drift, noise and odour are part of the existing agricultural landscape and new development should be located so as not to be impacted by normal agricultural activities.

Objective: To minimise landuse conflict potential and respect the rights of adjoining properties to use the land for rural

Controls:

a. Dwelling houses and ancillary structures shall have the following minimum setbacks from a road frontage, except where frontage is to Barton, Federal or Hume Highway in which case a minimum setback of 50 metres applies:

Table 14 - Setbacks for Rural Areas

Zone	Lot Size	Setback from Road Frontages	Setback from Side and Rear Boundaries
R5 Large Lot Resident, C4 Environmental Living	0.2 – 0.49ha	10 metres	5 metres
R5 Large Lot Resident, C4 Environmental Living	0.5 – 1ha	20 metres	10 metres
R5 Large Lot Resident, C4 Environmental Living	1.1 – 2ha	30 metres	10 metres
R5 Large Lot Resident, C4 Environmental Living	2.1- 5 ha	30 metres	30 metres
R5 Large Lot Resident, C4 Environmental Living	Above 5 ha	50 metres	50 metres
RU4 Primary Production Small Holding	All	50 metres	50 metres
RU1 Primary Production, RU2 Rural Landscape, C3 Environmental Management	All	50 metres	50 metres

b. Dwellings in zones RU1 Primary Production and RU2 Rural Landscape zones shall located at least 100m from another dwelling not in the same ownership;
c. All areas used for the management and disposal of effluent shall be located at least 250metres from stock and domestic bores.

E1.2 Building height

Objective: To ensure that dwelling do not dominate the rural landscape and have respect for rural vistas
Controls:
A maximum building height is applicable as per the table below:

Table 15 - Maximum Building Height - Rural Areas

Zone	Development Type	Maximum Height above ground level (existing)
R5 Large Lot Residential and C4 Environmental Living	Dwelling (including alterations and additions)	8.5 metres
RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Holding Lots, C2 Environmental Management	Dwelling (including alterations and additions)	10 metres
All applicable zones	Outbuilding (not a farm building/shed) (including alterations/additions to outbuilding)	5 metres

E1.3 Character and built form

Objective: To ensure that buildings blend into the rural landscape and are respectful of the rural character of the area
Controls:
a. Reflective material should be used sparingly;
b. Only non-reflective material shall be used for the construction of outbuildings;
c. Large areas of glazing should be designed to minimise glare to nearby residents and road users;
d. Outbuildings should be located so as to be visible from the principle dwelling for security reasons.

E1.4 Facilities and essential services

Objective: To ensure that water and on site sewage management systems are adequately sized, designed and located to service the needs of the dwellings without resulting in negative environmental impacts
Controls:
a. Where reticulated potable water is not supplied, each dwelling shall have a rainwater tank installed with the minimum capacity set out below and connected to entire roof catchment area:

Table 16 - Rainwater Tank Sizing – Rural Dwellings

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

b. Additional water supply may be required to be held in reserve for firefighting purposes. Any water supply requirements under Planning for Bushfire Protection 2019 are in addition to the above requirements;
c. Rainwater tank overflow shall be piped at least 3 metres clear of any building and discharged in a manner so as not cause erosion, ponding or nuisance to adjoining landholders or a legal discharge point where one exists;
d. On site sewage management systems in areas mapped in Yass Valley Local Environmental Plan 2013 as being impacted by vulnerable groundwater shall be accompanied by a Geotechnical report prepared by a suitably qualified wastewater consultant or geotechnical engineer which shall include an assessment of the potential impacts of the development on the groundwater system and dependent ecosystems.

E2 Farm Buildings and Outbuildings

Objective: To provide guidance on the placement of rural buildings

Controls:

a. Farm buildings and sheds are not to be used for residential purposes without prior consent of Council;
b. Farm buildings and sheds shall not exceed 7 metres in height where the site has an area of less than 10ha or 10 metres if greater than hat;
c. Wherever possible farms building should be co located with other buildings on the land holding to minimise visual impact;
d. Farm buildings should be provided with internal access suitable for the nature of the traffic likely to be generated by the development;
e. Where practicable, access to farm buildings from the public road network should be via an existing legal access point;
f. Stormwater from farm buildings must be disposed of in a manner that does not case erosion or nuisance, 3 metres clear of the building and away from adjoining properties;
g. Development must not alter the drainage patterns or increase stormwater velocities, sediment or nutrient loads;
h. No building shall be forward of the building line set by the dwelling house;
i. Setbacks from side boundaries shall be no less than 5 metres for allotments less than 5ha or 50 metres for allotments with an area of greater than 5ha.

E3 Rural Based Activities

This section applies to common rural based activities likely to occur in the applicable zones and provides on acceptable development design, siting and operation.

E3.1 Intensive agriculture and rural industry

Objective: To ensure that agricultural activities limit off site nuisance as much as practicable

Controls:

a. All potential stationary noise, odour, dust or spray drift sources are to be sited as far away as possible from common property boundaries and sensitive uses such as dwellings (not in the same ownership) and having regard to prevailing winds;
b. Development applications should detail what noise attenuation or abatement measures are proposed to ensure that constant noise does not exceed 5dB(A) above background noise levels when measured at the boundary with any adjoining property or public road;
c. All outdoor lighting fixtures should be designed, installed, located and maintained to avoid light spill or glare on to adjacent properties;
d. Wastewater will be required to be managed or treated on-site to ensure that there is no runoff into natural waterways or adjacent properties;

e. Details should be provided in relation to weed management, vermin control; biosecurity issues, crop residues, unsaleable produce, mass mortality incidents or used growing media as relevant;
f. Consideration should be given to transport to and from the site including whether there are appropriate roads and load bearing bridges or whether access is via a residential area;
g. Consideration should be given to surrounding uses, particularly whether other rural uses generate similar impacts and any possible cumulative effects;
h. Proposals should be landscaped and visually screened to all public roads and adjacent sensitive uses;
i. Land uses which pose a fire hazard may not be supported if the land is mapped as Bushfire Prone. This includes Depots with any bulk fuel storage, Sawmills, or other Rural Industries which involve the bulk manufacture or storage of flammable goods;
j. Carparking is to be provided in accordance with the provisions of Part H;
k. Minimum separation distances from dwellings for building, structure or operational area associated with a rural industry shall provide the separation distances as shown below:

Table 17 - Minimum Separation Distances

Land use activity	Minimum setback distance
Agricultural produce industries	500m
Intensive livestock industries	500m
Livestock processing industries	1000m
Rural industry (mechanical repair, etc)	150m
Stock and sale yards	500m

Note: *Council may require the preparation of an Acoustic Report or Odour Modelling Report by a suitably qualified consultant, if additional supporting information or measures are deemed required.*

E3.2 Cellar doors

A cellar door facility is only permissible on a lawfully established commercial vineyard.

Objective: To provide guidance on cellar door developments
Controls:
a. Cellar door facilities should not be located on land that is subject to flooding or bushfire;
b. Consideration should be given to the separation of cellar premises from offensive and hazardous activities, rural industries, intensive agriculture and other land uses that may give rise to odour, noise or light impacts;
c. Where practicable cellar door premises shall be co-located with existing buildings;
d. Existing access from a primary road via an all-weather constructed internal road shall be used to access cellar premises;
e. Proposals must demonstrate compliance with fire safety, building design, access to premises, food safety and public health legislation;
f. Where a private drinking water supply is required (ie not connected to Council reticulated supply) demonstrated compliance with NSW Public Health Act and Private Water Supplies Guidelines is required;
g. A maximum of 2 identification signs affixed to the building, front fence of the property on which the cellar door is located. Sign are to be of a size that is reasonable to provide the details necessary to identify the establishment, proprietor and contact details;

h. The premises is to be provided with appropriate effluent disposal. Where the establishment is not able to be connected to Council's reticulated sewer system an on site sewage management plan prepared by a suitably qualified wastewater consultant or geotechnical expert is to be provided with the development application;
i. No lighting shall spill onto adjoining roadway or properties, nor impact residential amenity or road users;
j. Carparking is to be provided in accordance with Part H;
k. A waste management plan is to be submitted with the development application demonstrating the type and volume of waste generated and the disposal methods of the waste;
l. Cellar door shall be setback from property boundaries, building and features as below:

Table 18 - Setbacks for Cellar Door Premises

Feature	Minimum setback distance
Property boundary	15m
Primary road	50m
Dwelling on neighbouring property	100m
Ridgeline	100m
Watercourse, drainage line	40m from top of bank

Note: *Setbacks do not apply where the cellar door is proposed in an existing building, such proposals are assessed on merit.*

E3.3 Roadside stalls

Roadside stalls are to be used exclusively for the sale of primary produce that has been grown on the property on which the roadside stall is located.

Objective: To ensure that roadside stalls are appropriately located and operated so as not to cause road safety or environmental

Controls:

a. Any building associated with a roadside stall shall be located wholly within the property and not encroach onto the road reserve or public land;
b. The location of any building associated with a roadside stall shall comply with the requirements of the National Construction Code;
c. Any building associated with a roadside stall shall be constructed of non-reflective material. Where metal is to be used it shall be factory pre coloured neutral tones;
d. No lighting is to be installed in association with a roadside stall;
e. Any signage associated with the roadside shall be static and attached to the stall, not protruding above the roof line of the building;
f. The roadside stall is to be connected to the public road network with carparking provided in accordance with the requirements contained in Part H;
g. Internal access and carparking must ensure that vehicles enter and leave the site in a forward direction;
h. Stormwater must be disposed of at least 3 metres clear of any building in a manner that does not result in erosion or nuisance.

E3.4 Tourist and visitor accommodation

Using an existing dwelling as a bed and breakfast or farm stay accommodation will result in a change of building class under the National Construction Code. There will be new fire safety and access requirements.

The class of building will determine the building standards, and may require buildings to be upgraded to comply with current standards. Bed and breakfast accommodation is permissible when associated with a lawfully erected dwelling. Farm stay accommodation is permissible where the proposal is associated with a working farm that is used for a primary production purpose.

Objective: To provide guidance for tourist and visitor accommodation development

Controls:

a. Tourist and visitor accommodation should not be located on land that is subject to flooding or bushfire;
b. Consideration should be given to the separation of tourist and visitor accommodation from offensive and hazardous activities, rural industries, intensive agriculture and other land uses that may give rise to odour, noise or light impacts;
c. Where practicable tourist and visitor accommodation shall be co-located with existing buildings;
d. Existing access from a primary road via an all-weather constructed internal road shall be used to access the tourist and visitor accommodation;
e. Proposals must demonstrate compliance with fire safety, building design, access to premises, food safety and public health legislation;
f. Where a private drinking water supply is required (ie not connected to Council reticulated supply) demonstrated compliance with NSW Public Health Act and Private Water Supplies Guidelines is required;
g. A maximum of 2 identification signs affixed to the building, front fence of the property on which the accommodation is located. Sign are to be of a size that is reasonable to provide the details necessary to identify the accommodation, proprietor and contact details;
h. Carparking is to be provided in accordance with the requirements of Part H;
i. Tourist and visitor accommodation shall be setback from property boundaries, building and features as below:

Table 19 - Setbacks for Tourist and Visitor Accommodation Premises

Feature	Minimum setback distance
Property boundary	10m
Primary road	50m
Dwelling on neighbouring property	100m
Ridgeline	100m
Watercourse, drainage line	40m from top of bank

Note: *Setbacks do not apply where the accommodation is proposed in an existing building, such proposals are assessed on merit.*

E3.5 Agritourism

Development for agritourism land uses including farm experience premises and farm gate premises can only be undertaken on a commercial farm and must be ancillary (secondary) to the agriculture being undertaken on the farm. These requirements are important to ensure agricultural land is retained in NSW. Any development application for these land uses should contain supporting information to demonstrate that the proposal is ancillary to the farm and will not adversely affect the existing farm operations on the landholding.

Objective: To ensure agritourism land uses are ancillary to the agricultural land use and enhance and protect amenity and environmental features in the area

Controls:

a. Agritourism land uses should not be located on land that is subject to flooding, bushfire or contaminated land;

b. The gross floor area of a building (or part of a building) for farm gate premises or farm experience premises is:
- not to be more than 220 square metres where the landholding is no more than 10ha, or
- not to be more than 300 square metres where the landholding is greater than 10ha;

c. The total footprint of all buildings used for farm gate premises and farm experience premises on the landholding is:
- not to exceed 550 square metres where the landholding is no more than 10ha, or
- not to exceed 650 square metres where the landholding is greater than 10ha;

d. Where Council reticulated sewer services are unavailable, a geotechnical report prepared by a geotechnical engineer or suitable qualified wastewater consultant is to be provided. The report must demonstrate that the proposed agritourism use is located on sufficient land area to accommodate a farm gate premises or farm experience premises and an on site sewage management system that complies with the necessary buffer requirements;

e. Where on site sewage management system is proposed and the site is mapped in Yass Valley Local Environmental Plan 2013 as being impacted by vulnerable groundwater, the Geotechnical report shall include an assessment of the potential impacts of the development on the groundwater system and dependent ecosystems;

f. Where the site is not connected to reticulated water, a water supply and management plan is to demonstrate adequate potable water supply, both quality and quantity, is available. This water supply is to be in addition to water required for firefighting purposes;

g. Carparking is to be provided in accordance with the provisions of Part H

h. The hours of operation for farm gate premises are:
- 8am – 5pm Sunday to Friday and public holidays, and
- 8am – 5pm on Saturday;

i. The hours of operation for farm experience premises are:
- 8am – 5pm Sunday to Thursdays and public holidays,
- 8am – 10pm Friday, and
- 8am – midnight on Saturday;

j. The maximum number of visitors to farm gate premises is not to exceed 120 on a landholding at any one time;

k. The maximum number of visitors to farm experience premises is not to exceed 150 on a landholding at any one time.;

l. Farm experience premises are limited to 55 events per year, including a maximum of 5 events per year after 6pm that have amplified noise;

m. Adequate toilet facilities are to be provided. At least one toilet must be a unisex accessible toilet;

n. Amplified noise for farm gate premises and farm experience premises must not exceed a maximum of 35dB(A) at the property boundary of the closest residential dwelling.

PART F - INDUSTRIAL AND COMMERCIAL DEVELOPMENT

This part applies to non-residential development within the E1 Local Centre, E4 Productivity Support and E4 General Industrial. This part also applies to commercial and industrial Development in area zoned RU5 Village, however development in Binalong, Bowning and Gundaroo must have regard to the conservation area and controls outlined in Part I.

The objectives of this part are to ensure that:

a. Commercial and industrial development is of a high standard that positively contributes to the gateways of Yass township and villages;
b. the dominant pattern of commercial buildings in commercial areas is retained with attractive street elevation that contribute positively to the streetscape;
c. infill development is respectful of the existing streetscape and is compatible in scale, character, height and form;
d. heritage items and significant buildings retain their prominence;
e. all potential operational impacts such as dust, odour, noise, waste, traffic, light spill are incorporated into the design phase of the proposal to minimize the potential for landuse conflicts;
f. sufficient landscaping is provided to provide visual relief to building bulk;
g. commercial areas have active vibrant street frontages.

F1 Streetscape and Character

Objective: To ensure that commercial and industrial development does not detract for the visual amenity of the area

Controls:

a. street elevations should feature customer service areas, merchandise displays and advertising facing the primary street frontage;
b. where infill development is proposed to adjacent buildings with awnings, the development shall also feature an awning to provide continuous weather protection for pedestrians;
c. where adjoining buildings feature parapets, infill development should also feature parapets;
d. long blank walls facing the street are to be avoided by means of wall projections, change of material, windows, and the like to add visual appeal;
e. development on corner lots and with two street frontages shall address both street frontages, this may include windows, building articulation or materials;
f. development should be consistent with the adopted masterplans for the area (where applicable);
g. Building elevations visible from the Barton or Hume Highway or Sydney-Melbourne Rail Line should incorporate walls of varied colours or materials, or alternative treatments for visual interest;
h. Staff and customer entries should be identified appropriately by signage and lighting;
   i. The customer entry to the building should provide continuous, barrier free access to the ground floor and be clearly differentiated from staff, trade and vehicle entrances;
j. Approaches and entrances to ATMs should be highly visible and well lit;
k. Bollards or landscaping should be used outside ATMs to limit the risk of vehicle ‘smash and grab’ raids.

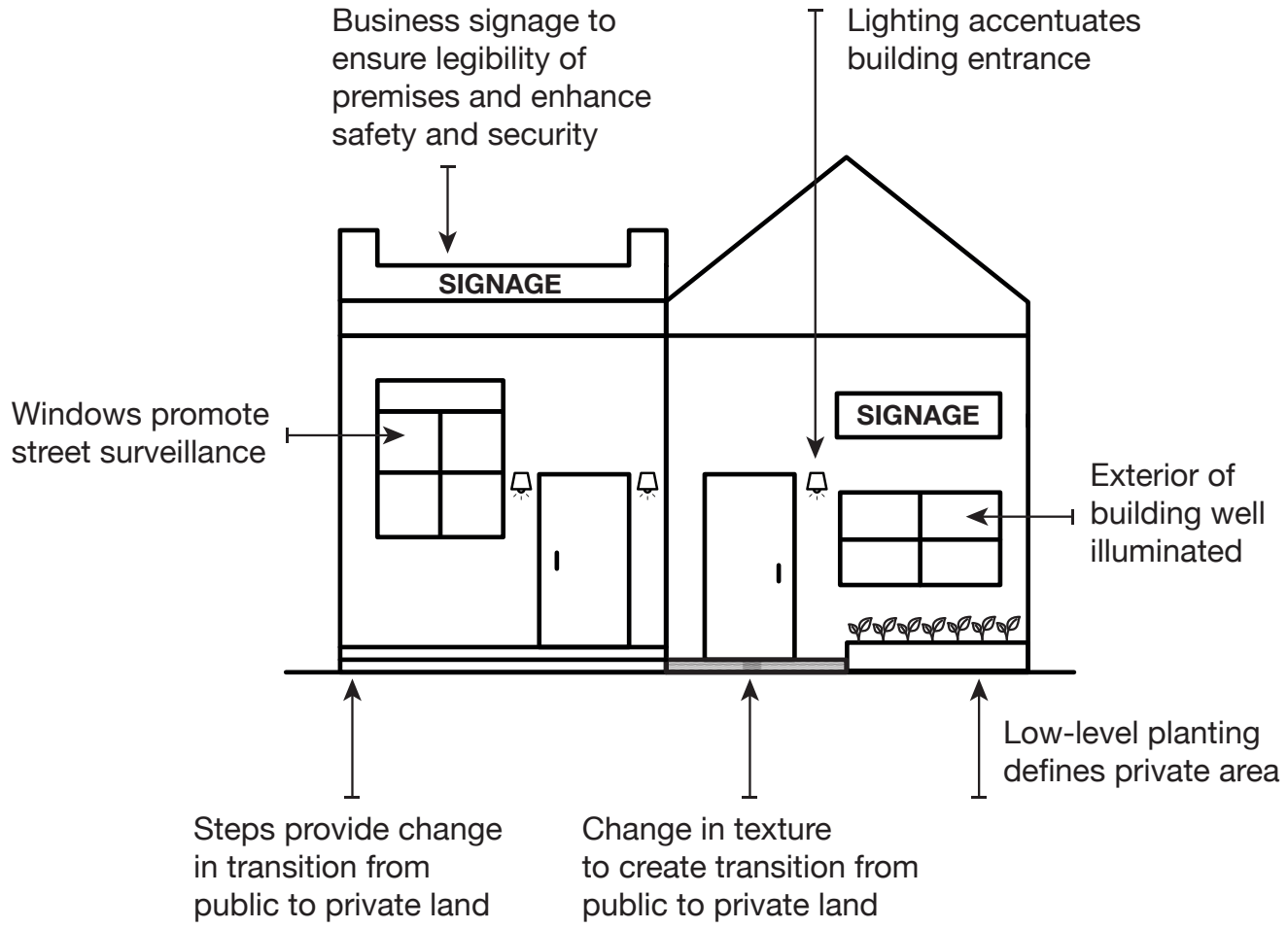


Figure 19 - Principles of Safer by Design - Commercial Buildings

F2 Setbacks

Objective: To ensure that setbacks for commercial and industrial development allow for good design, public access, landscaping, and streetscape appeal

Controls:

a. New commercial or industrial buildings as well as additions and alterations to existing buildings should have the setbacks as outlined below to maintain a pedestrian scale and complement the existing character and streetscape:

Table 20 - Setbacks for Industrial and Commercial Development

Zone	Building Setback from Road Boundaries
E4 General Industrial	The front wall of the development should have a setback from the front boundary of at least 10 metres; Side setback of at least 5 metres (if on a corner); The Side or Rear setback to Yass Valley Way, Hume Highway (on ramp) and Sydney-Melbourne Railway Line should be at least 50 metres; *(car parking can be provided within this 50 metres)*

Zone	Building Setback from Road Boundaries
E1 Local Centre	The front wall of the development on major roads should have a setback from the front boundary of the average distance of the setbacks of existing buildings on adjacent lots or 10 metres whichever is lesser; On minor roads/side streets the development should have a setback from the front boundary of the average distance of the setbacks to existing buildings on adjacent lots or 6 metres whichever is lesser; Zero Building line is permitted to Comur Street; Side setback of at least 5 metres *(if on a corner)*
E3 Productivity Support	The average distance of the setbacks of the front walls of the existing buildings on the adjacent lots or *10 metres* -whichever is the lesser;
RU5 Village (General)	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 existing buildings on the adjacent lots or 8 metres whichever is lesser;
RU5 Village (Murrumbateman)	The average distance of the setbacks of the existing buildings on the adjacent lots or 6 metres whichever is lesser: All buildings should be setback a minimum of 10 metres from a boundary of the Barton Highway. Corner allotments shall have a secondary street frontage setback of a minimum of 3 metres.
All Zones	Development with a height greater than one storey higher than an adjacent residence or motel building shall have a side setback of half the height of the proposed building plus 1.5 metres.

Note: *Awnings, entrance features, blade walls, emergency exits and pedestrian/wheelchair access ramps and footpaths, are permitted to encroach on side, rear, and road setbacks. Greater setbacks may be required for bulky, hazardous, and excessive noise or odour generating activities*

b. Where development abuts a heritage item, the setback should not detract from or obstruct public views of the architectural or heritage value of the item;
c. Setbacks on corner allotments are to enable sufficient sightlines for traffic in accordance with Australian Standard AS-2890.1.

F3 Site Coverage

Objective: To allow commercial and industrial development greater flexibility in building size and site coverage

Controls:

Site coverage allows a development to respond to the topography and characteristics of the site and adjacent properties. It also allows design for stormwater disposal and landscaping to be incorporated on site.

a. The maximum floor space ratio, including all ancillary buildings is not to exceed 1:1, or as prescribed on the Yass Valley Local Environmental Plan 2013 (YLEP) Floor Space Ration Map.

Note: *Where there is a conflict between these controls and those contained in the YLEP, the YLEP takes precedence.*

F4 Character and Built Form

Objective: To ensure that the visual impact of commercial and industrial development is suitable for the area in which is it located

Controls:

a. With the exception of buildings in heritage conservation areas, new buildings should incorporate attractive contemporary design with a mix of materials and/or finishes on the façade. New buildings should not seek to replicate historic styles;

b. Industrial or bulky goods development should locate office or showroom areas at the front of the building

c. Office and/or showroom areas should be constructed primarily of glass or masonry materials, and the main pedestrian entry should be prominent and easily identifiable from the both the road and visitor car parking area;

d. Metal used as external cladding should be low reflective and factory pre-coloured (Zincalume® and Surfmist® are not permitted);

e. All glazing on the façade or facing sensitive uses should be low reflective glass;

f. The building and site layout should ensure there are no entrapment spots (i.e. in loading areas, ATM alcoves) - small, confined areas, which may be used for hiding or to trap potential victims;

g. All services and plant including fire booster assemblies should be integrated into the building or screened from view;

h. Windows and openings on the western walls of the building should be minimal, or screened with permanent awnings or window shading devices;

i. Windows should be located to allow surveillance of internal driveway and carparking areas;

j. Blank or poorly articulated walls should be confined to the side or rear of the building;

k. Bulk storage, waste disposal areas and plant should be located behind the front wall of the building, and screened from public view through walls, fencing or landscaping. They should also be located to prevent access to windows;

l. In E1 Local Centre and RU5 Village Zones where security fittings, shutters and doors are fitted they should be at least 50% transparent at street level to allow adequate surveillance;

m. If an electricity sub-station is required within the front setback of a building, it should be located and/or landscaped so it is not a dominant feature on the site;

n. New businesses/commercial buildings with more than 10 Fulltime Equivalent (FTE) staff should provide an external paved and landscaped area for employee meal and rest breaks. This should be located conveniently to the staff tearoom;

o. Buildings should be designed to promote safety and security by providing a high level of vibrancy and activation to the street, employing clear and direct lines of sight between the street and building entries;

p. Staff and customer entries should be identified appropriately by signage and lighting;

q. Lighting shall be designed and located so as to direct light into the property and not into adjoining properties or roadways, sensor lighting for internal carparking and pedestrian areas is preferred;

r. Sensor or solar lighting should be provided adjacent to entries for commercial, industrial and multi dwelling development;

s. Security fittings, shutters and doors, where fitted, should be at least 50% transparent at street level to allow adequate surveillance in commercial industrial and multi dwelling development;

t. For cafe/dining uses openable window areas should be provided in association with seating overlooking the street, to create the effect of outdoor dining (having regard to any heritage provisions or footpath requirements).

F5 Access

Objective: To ensure that commercial and industrial developments are provided suitably designed and located vehicle access to accommodate the largest vehicle likely to enter the site

a. Accesses shall be designed and located in accordance with Council's Engineering Standards;
b. Accesses shall allow for two way vehicle movement or where possible separate entry and exit points;
c. Accesses shall allow for vehicles to enter and exit the site in a safe manner without impeding traffic flow.

F6 Landscaping

Landscaping can soften a building's bulk, scale and appearance and add to the cohesion and aesthetic appeal of an area. Good landscaping can direct the public to customer areas and restrict access to operational areas whilst minimising maintenance, water use and potential crime opportunities.

Objective: To ensure that landscaping is provided to soften the appearance of commercial and industrial development

Controls:

a. Landscaping should be provided along rear and side boundaries which form an interface with a more sensitive uses (such as a creek, dwelling, motel or open space areas);
b. Wherever possible existing significant vegetation is to be retained on site to ensure continued environmental benefits, shading and visual softening;
c. At least 20% of the area in front of the building should be landscaped with low maintenance plantings that allow surveillance of public areas from inside the building;
d. The following standards should be incorporated into the landscaping design:

Table 21 - Landscaping Setbacks - Commercial and Industrial Development

Zone	Landscaping Setback from Road Boundaries
E4 General Industrial	The front wall of the development should have a setback from the front boundary of at least 10 metres; Side setback of at least 5 metres (if on a corner); The Side or Rear setback to Yass Valley Way, Hume Highway (on ramp) and Sydney-Melbourne Railway Line should be at least 50 metres; *(car parking can be provided within this 50 metres)*
E4 General Industrial fronting Yass Valley Way, Hume Highway (on ramp) and Sydney-Melbourne Railway Line	The front wall of the development on major roads should have a setback from the front boundary of the average distance of the setbacks of existing buildings on adjacent lots or 10 metres whichever is lesser; On minor roads/side streets the development should have a setback from the front boundary of the average distance of the setbacks to existing buildings on adjacent lots or 6 metres whichever is lesser; Zero Building line is permitted to Comur Street; Side setback of at least 5 metres *(if on a corner)*
E3 Productivity Support	The average distance of the setbacks of the front walls of the existing buildings on the adjacent lots or *10 metres* -whichever is the lesser;
E1 Local Centre	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 existing buildings on the adjacent lots or 8 metres whichever is lesser;

Zone	Landscaping Setback from Road Boundaries
All Zones	Development with a height greater than one storey higher than an adjacent residence or motel building shall have a side setback of half the height of the proposed building plus 1.5 metres.

e. Landscaping should incorporate plantings of large canopy tree species, in scale with the height of the building, and strategically planted to visually soften bulky roof lines or corners of buildings. Canopy trees should be planted a minimum of 3 metres away from any existing or proposed building or easement/underground services;

Note: *Trees that regularly drop fruit, limbs or sap are not suitable for carparking areas.*

f. Species selected should be drought and frost tolerant, and where possible, indigenous to the Yass;
g. Mature heights and widths of plantings should be considered so as not to obscure entries/exits, business signage, vehicle sight distances, present a crime opportunity or security risk or impede any fire egress paths;
h. Mature height of any plantings within or adjacent to Transgrid's electricity easements are to be no higher than 4 metres
i. Grassed swales, vegetated filter strips or constructed wetlands should be used to filter stormwater runoff from streets, car parks or other extensive paved areas;
j. A landscaping plan shall be submitted with industrial and commercial development proposals which incorporates fencing, plant types, location and maintenance as well as shade trees in carparking areas as described in Part H.

F

F7 Amenity

Being a considerate neighbour who is mindful of nearby more sensitive land uses goes a long way in reducing complaints and land use conflict. However, operational and management techniques do not negate the need for a good designed development.

Objective: To ensure that landuse conflicts from commercial and industrial development are minimised through good design

Controls:

a. Plant and equipment, including air conditioning units, should be insulated and located to minimise noise impacts on the surrounding area. Noise attenuating materials or devices may be required such as silencers, enclosures, louvres or panels;
b. Machinery and plant, down pipes, bin storage, balconies and fences should be located in such a way that they prevent access to windows;
c. Delivery areas or loading bays should be located away from sensitive uses or living areas of dwellings;
d. Storage and waste areas should be appropriately screened from residential uses and streets, where possible they should be located behind the building and away from the boundaries of sensitive land uses;
e. For commercial and industrial development toilets should be integrated into a development with their entries highly visible and well lit, and not be in an isolated location;
f. A designated screened enclosure for recyclable and non-recyclable material is to be provided on site in a site that is accessible by collection vehicles;
g. Separate waste storage areas for residential and business uses must be provided in mixed use developments;
h. Hours of operation are to be such that the development is compliant with the requirements of The Protection of the Environment Operations Act 1997;

i. For uses which will operate after dark, clear sightlines should be provided from the building entrance to parking areas and/or public streets;
j. Lights or illuminated signage adjacent to, or facing sensitive uses should be suitably baffled and timer operated to prevent glare or light spill to nearby dwellings or motels at night;

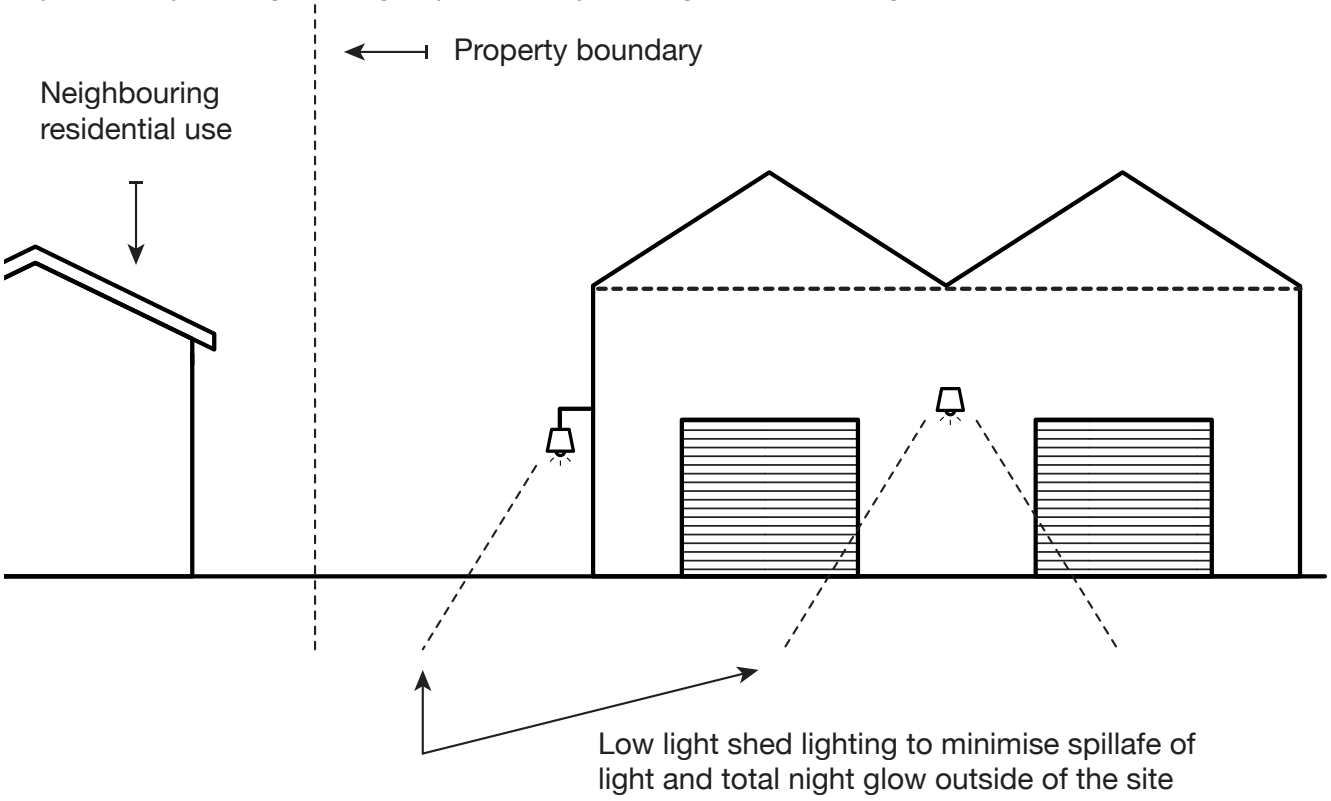


Figure 20 - Lighting Strategically Placed to Limit Nuisance

F8 Footpath Dining and Trading

Outdoor dining and trade is encouraged as it contributes to a sense of vibrancy and activity to the street. This part provides guidance on the use of furniture and material on the footpath to ensure that access, safety and amenity of the public footpath is maintained.

Objective: To provide guidance on footpath and trading for commercial and industrial development
Controls:
a. Outdoor furniture, goods and signs must not obstruct the passage of pedestrians and a clear unobstructed area of footpath with a minimum width of 2 metres is to be provided at all times;
b. Outdoor dining areas must have a minimum depth of 1 metre for patrons;
c. A minimum setback of 600mm is to be provided from the top of the kerb to all 'A frame' signs and outdoor trading areas. If there is no kerb or is located in a non urban area a greater setback may be required;
d. Outdoor trading areas are not supported directly adjacent to a driveway, disabled parking space or bus stop/taxi rank;
e. Outdoor trading areas are to be setback a minimum of 1 metre from fire hydrants, rubbish bins, fixed street furniture or bollards/hitching posts;
f. Only that part of the footpath or public place directly in front of a shop/café etc. may be used for footpath trading. The area may not extend to the area in front of neighbouring shops/properties;

g. Outdoor dining areas should have barriers or planter boxes enclosing the area for patrons and to assist sight or mobility impaired people navigate safely around the enclosure;
h. Hours of operation for the approved outdoor dining or trading area are to be the same (or less) than the hours of operation of the associated premises;
i. All chairs, tables, umbrellas, storage / display structures, planter boxes, heaters and other fixtures are to be contained within the boundaries of the designated outdoor trading area. They are to be of a high quality, durable, and not present any trip hazards, they must be removed and stored securely within the premises at the cease of trade;
j. All chairs, tables, umbrellas, storage / display structures, planter boxes, heaters and other fixtures must stable and secured where necessary to prevent blowing over, rolling away or being pushed;
k. Food preparation or sales must not occur in the outdoor trading area without the prior approval in writing from Council;
l. The business operator must obtain approval from Council under section 125 the Roads Act 1993. The application form can be downloaded from Council's website and a fee is payable as set out in Council's Fees and Charges. Note that approval shall not be granted for more than 7 years.

Note: *If both an 'A Frame' sign and footpath dining area are proposed, they will only be approved if a clear unobstructed area of footpath with a minimum width of 2 metres is to be provided. For controls relating to A frame signs see Part F9*

Note: *Banners, flags, streamers, bunting or any other temporary decorative device erected over the footpath or road will require approval under section 68 of the Local Government Act 1993.*

F

F9 Fences and Retaining Walls

Fences provide a sense of security and differentiate private spaces from the public domain, they provide a sense of ownership and can add to street appeal.

Objective: To ensure that earthworks are minimised and fences do not increase opportunistic crime nor dominate the streetscape

Controls:

a. If a front fence is required for security reasons, it should be a minimum of 50% transparent;
b. Front fences should be setback in line with the front wall of the building, leaving the front landscaped area open and dominant to the street;
c. Cyclone mesh fencing facing any road should be black poly coated. Solid metal panel fences of any height are not permitted along a road frontage or forward of the front wall of the;

Note: *This does not apply in Heritage Conservation Areas. For guidance on fencing in these areas refer to Part I.*

d. Vehicle access gates should swing inward and be setback from the boundary for at least the length of the longest vehicle accessing the site;
e. Any retaining wall is to be contained wholly within the property boundaries.

Note: *A retaining wall above 600mm in height or within 900mm of a site boundary will be required to be designed by a Structural Engineer.*

F10 Signage

This part provides guidance on signage in zones where commercial and industrial uses are permissible and seeks to ensure that signage is appropriate for the building and the area in which it situated and does not contribute accumulatively to visual pollution. For signage in heritage conservation areas and for heritage items, refer to Part I.

Objective: To regulate the provision of signage in Yass Valley Local Government Area

Controls:

a. Signage should directly relate to the name and type of business undertaken on the site; Business identification signage should not exceed 2.5m^2 in area;

b. Signage is to be constructed of new material only, old and redundant signage must be removed as part of the installation of new signage;

c. Signage should not reduce road safety by distracting or confusing the operation of traffic lights or authorised road signs, through excessive size, flashing or moving images;

d. Signs within 50 metres of, or facing towards a dwelling or residential, rural or environmental zone, should not be illuminated, unless suitably baffled and timer operated to switch off between 10pm and 7am to prevent glare or light spill to nearby dwellings at night;

e. Signs which advertise products sold or serviced on the site may form part of the signage, but should not dominate the business name;

f. Signage should avoid repetition of names, logos, pictures, street and phone numbers, and use legible, uncluttered fonts and graphics;

g. Signage should not be duplicated- particularly above verandah level, with the exception of sites with more than one frontage;

h. Signage should not visually dominate the building or site;

i. Signs should be fixed, non-rotating, with no moving parts;

j. Signs should not comprise LED, neon, animated, scrolling, flashing or running lights, and must comply with AS 4282—1997 'Control of the obtrusive effects of outdoor lighting';

k. Proposed signage will be considered in the context of all existing signage on the building/site. Existing redundant or inappropriately located signage is to be removed prior to installation of new signage;

l. Signage for multiple occupancies within a building should be co-located and consistently sized;

m. Directory/index boards should be located near the site entrance and not contain advertising signage, however, may contain the logo, site/street number and colours relating to a respective business.

F10.1 'A' Frame signs

Objective: To ensure 'A' frame signs are placed in an appropriate manner

Controls:

a. 'A' frame signs must only contain information directly relating to the identification, goods and services sold or promotion of the adjacent business, and are restricted to a maximum of one per business frontage;

b. 'A' frame signs are to be durable, professionally presented and have maximum dimensions of 1.2 metres (high) x 1 metre (wide). They are to be constructed or weighed down so as not to tip over or become airborne;

c. A business operator who places goods, an 'A' frame sign, or provides a dining area on the footpath must obtain and continue to hold public liability insurance to the minimum value of $20 million dollars indemnifying Council against damage to third parties. The insurance policy should relate directly to the subject business or profession;

F10.2 Wall signs

Objective: To control the placement and size of wall signs

Controls:

a. A wall sign should not exceed 16m^2, and is limited to one per elevation;
b. Architectural features, including windows and verandahs should dominate the façade and not be obscured by signage. Signage should not cover mechanical ventilation inlet or outlet vents;
c. Signage should not extend beyond the height of a fence, roofline, parapet or fascia of a building, to which it is attached;
d. Signage located above the awning/verandah should be attached flush to the parapet, and limited to one sign per premises. Projecting wall signs are generally not supported above the awning/parapet;
e. Signage on shop front windows should ensure a high level of visibility and not dominate or obscure the windows. It should not cover more than 20% of the area of the window, or 6m^2 whichever is the lesser.

F10.3 Pole signs

Objective: To ensure that pole signs are appropriate for the area in which they are located

Controls:

a. A freestanding pole or pylon sign should not exceed 9 metres in height (measured from ground level to top of sign), is limited to one per site, and must not extend over the boundary onto public land;
b. Signs within building setback areas should be limited to a single pole sign which should not exceed 6 metres in height.

F10.4 Under awning signs

Objective: To ensure that under awning signs do not result in visual pollution

Controls:

a. Under awning signs should have maximum dimensions of 1000mm x 250mm and must have a minimum clearance above the footpath of 2.6 metres. They should be suspended at right angles to the building and not project beyond the awning fascia;
b. Under awning signs should have a minimum separation of 3 metres between each sign.

F10.5 Signs for home business, home occupation or home industry

Objective: To ensure that signs for home business, home occupation and home industry do not dominate the residential landscape

Controls:

a. Business identification signage for a home business, home industry or home occupation should be limited to a single sign and not exceed 1m^2 in area;
b. Sign location should be either attached to the wall of the building or adjacent to the front boundary/fence and parallel or perpendicular to the street. It should not cover any window, door or architectural feature.

F10.6 Community signs

Objective: To provide guidance on community signage

Controls:

a. Community notice and information signs are to be limited to one sign per street frontage of a site used for public or community purposes and should not exceed 3.5m^2 in area.

F10.7 Signs in non-commercial/industrial areas

Objective: To provide guidance on other signage not covered elsewhere in this Part

Controls:

a. Freestanding signs should not exceed 1.5 metres in height (measured from ground level to top of sign);
b. Wall signs should not exceed 3 metres in height (measured from ground level to top of sign) and not project above the top or lateral edge of the wall;
c. Signs should not be illuminated, unless suitably baffled and timer operated to switch off between 10pm and 7am to prevent glare or light spill to nearby dwellings at night;
d. 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.

F10.8 Tourism signs

Objective: To control the number, size and location of advertising relating to the tourism industry and provide information and guidance for appropriate design and placement of tourism signs.

F10.8.1 Tourism entry sign

Controls:

a. Only one sign per main road entry into Yass Valley Local Government Area;
b. The sign shall be no more the 40m^2 in area and no higher than 8 metres;
c. Sign must not dominant the skyline when viewed from the ground within a visual catchment of 1km;
d. An analysis of the proposal shall accompany the application and shall include and examination of the existing character of the area along with the matters specified in appendix 1 of Council's adopted Tourism Signage Policy.

F10.8.2 Tourism directional sign

Controls:

a. One per main road in the vicinity of the intersection closest the business;
b. Multiple business are to be incorporated into a single sign;
c. Have an area less than 5m^2
d. To be located within 250 metres of the road reserve;
e. The business to which the sign relates must be located within the Yass Valley Local Government Area.

F10.8.3 Finger board sign

Controls:

a. Maximum of 5 fingerboards (including street name) to a sign;
b. Shall be located as part of a street signpost;
c. Shall be white lettering on a blue background.

PART G – AREA SPECIFIC CONTROLS

These controls apply to the areas as specified in this part. These controls are in addition general development type controls as contained within this DCP.

G1 Town Centre Entrances

Town centre entrances for the purposes of this plan mean the area of Laidlaw Street from Castor Street to Yass River bridge, and Comur Street from Pettit Street to Adele Street, both sides of road as shown in the figure 21 & 22 below.

Figure 21 - Area of North Yass subject to controls in this section

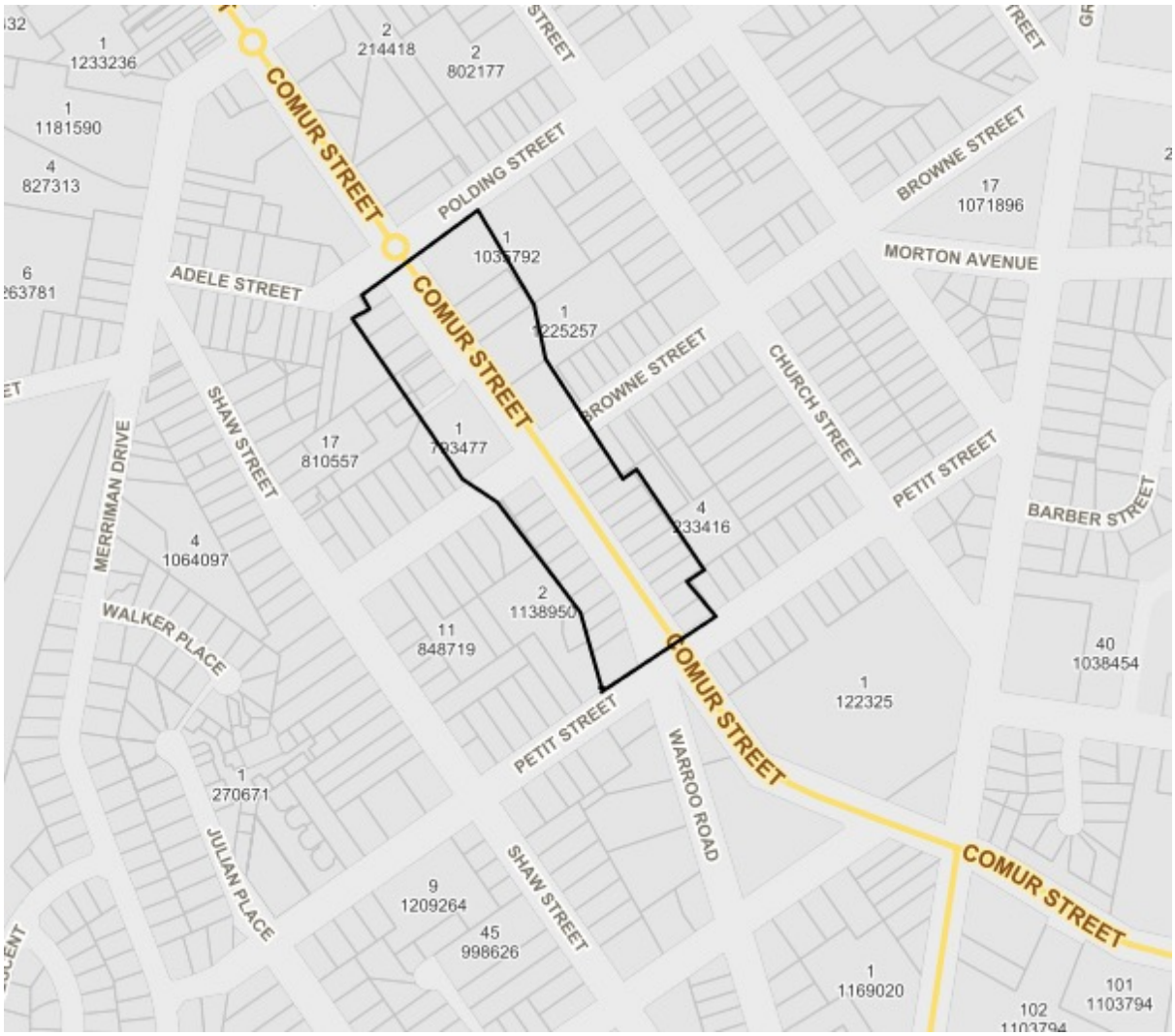


Figure 22 - Area of East Yass subject to controls in this section

Objective: To ensure that the character of the streetscapes identified in this section provide an attractive transition zone between more intensive and large-scale development located at the extremities of the town. The transition zone aim to provide a buffer on either side of Yass town centre in recognition of its high degree of historic value and strengthen the town's unique character.

Controls:

a) Street trees are to be retained and a grassed verge and cement footpath provided
b) Only one driveway crossing per property.
c) Buildings fronting the street are to be of a domestic scale and character, with landscaping to front and sides.
d) Front building setback to be minimum of 3 metres.
e) One side boundary setback to be a minimum of 1.5 m, and the other 3m.
f) Carparking is to be provided to the side and rear of the structure. No parking on site is permitted immediately in front of the building or forward of the building setback.
g) Signage shall not be a dominant feature of the development and is to respect the streetscape. rooftop signage is permitted
h) Front buildings to have pitched roofs of between 25 and 40 degrees to the horizontal. Skillion roofs are to be secondary elements, such as over verandahs and lower sections of the building.

i) Larger buildings are to be behind the street-front building and partly screened by vegetation on the oblique view from the street.
j) Maximum height of any building is not to be more than 8.5m above natural ground level.
k) Buildings facing the street longer than 15m shall have articulated walls and roof to break up scale.

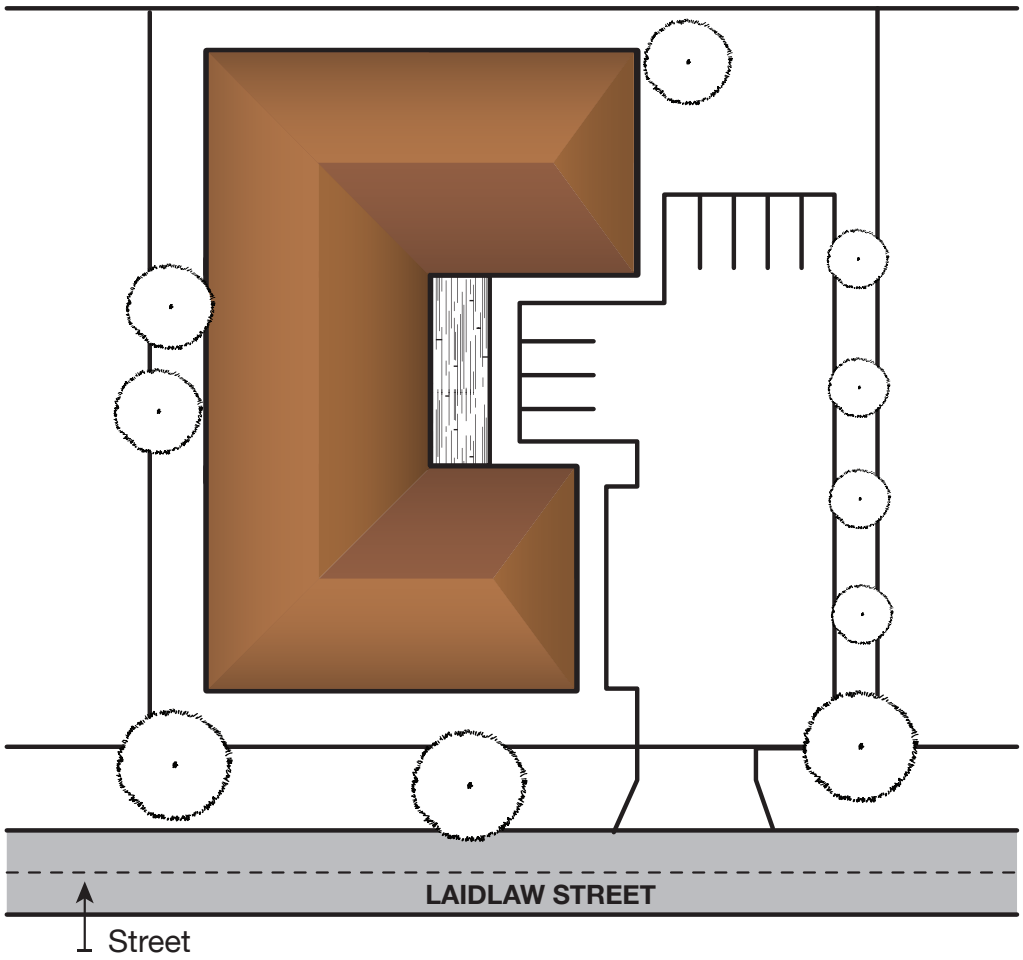


Figure 23 - All development fronting Laidlaw and Comur Street is to be of a residential scale

PART H - DEVELOPMENT IN HAZARD AFFECTED AREAS

The objectives of this Part are to:

a. Require developments with high sensitivity to flood risk to be designed so that they are subject to minimal risk;
b. Allow development with a lower sensitivity to the flood hazard to be located within the floodplain, provided the risk of harm and damage to property is minimized;
c. Minimise the intensification of the high flood risk areas, and if possible, allow for their conversion to natural waterway corridors;
d. Ensure design and siting controls required to address the flood hazard do not result in unreasonable social, economic or environmental impacts;
e. Minimise the risk to life by ensuring the provision of reliable access from areas affected by flooding;
f. Ensure that the subdivision of land on which a dwelling is able to be erected is suitable for such development;
g. Minimise the damage to property arising from flooding;
h. Ensure the proposed development does not expose existing development to increased risks associated with flooding;
i. Ensure that fencing does not result in the undesirable obstruction of free flow of floodwater;
j. Ensure that fencing does not become unsafe during floods so as to threaten the integrity of structures or the safety of people;
k. Ensure that fencing is constructed in a manner which does not significantly increase flood damage or risk on surrounding land;
l. Protect life and property in the event of an emergency;
m. Ensure that buildings are suitable designed and located for the hazard applicable to the site;
n. Ensure that any potentially contaminated land is suitably remediated for its intended purpose.

H1 Flooding

Flooding and the natural watercycle processes can at times detrimentally affect property, livestock and human health and safety, especially within areas subject to periodic inundation by flood waters. The NSW Government issued a flood-prone land policy and Floodplain Development Manual that is applicable to New South Wales.

Objective: To ensure that development is appropriately located and constructed having account of the risk of flood impact
Controls are contained within Tables 22-25.

The Floodplain Development Manual provides guidelines for the implementation of the NSW Government's flood-prone land policy by providing advice on the preparation of flood studies and floodplain risk management studies and plans. The primary objective of the policy is:
"to reduce the impact of flooding and flood liability on individual owners and occupiers of flood-prone property, and to reduce private and public losses resulting from floods, utilising ecologically positive methods wherever possible."

The Floodplain Development Manual describes floodplain risk modification measures in three categories:

Table 22 - Typical Floodplain Risk Management Measures

Property Modification Measures	Response Modification Measures	Flood Modification Measures
Zoning	Community Awareness	Flood Control Dams
Voluntary Purchase	Community Readiness	Retarding Basins
Voluntary House Raising	Flood Prediction and Warning	Levees
Building and Development Control	Local Flood Plans	Bypass Floodways
Flood Proofing Buildings	Evacuation Arrangements	Channel Improvements
Flood Access	Recovery Plans	Flood Gates

Prevention of flood risk, through property and response modification measures is the option most feasible with the least impact on natural flood flows and is reliant on land use planning and development controls for implementation. Flood modification measures are the least preferred option, being costly, prone to failure and most likely to adversely affect the natural environment.

In response to the NSW Government's objective, Yass Council has undertaken a number of flood studies and floodplain risk management studies to distinguish the extent of flooding and identify mitigation measures for flood risks. These studies facilitate the management of development and other activities within the floodplain and are listed below:

- Yass Flood Study
- Yass Floodplain Risk Management Study and Plan
- Gundaroo Floodplain Risk Management Study and Plan
- Sutton Floodplain Risk Management Study and Plan
- Murrumbateman, Bowning, Bookham and Binalong Flood Study

The planning framework in this chapter reflects the NSW Government's flood-prone land policy and Floodplain Development Manual while also being representative of local circumstances as identified through the applicable flood studies and floodplain risk management studies and plans. This chapter of the Plan applies to all flood-prone land within Yass Valley Council.

Council's Flood Planning Map illustrates which land is flood prone in Yass and the six villages (i.e. Murrumbateman, Bowning, Bookham, Binalong, Gundaroo and Sutton).

The Yass Valley council area is subject to two types of flooding, which can be identified using the Flood Planning Map and are listed below:

1. **Main Stream Flooding** – this occurs when floodwater surcharges the inbank area of the existing river and creek systems. Main Stream flooding is typically characterised by relatively deep and fast flowing floodwater, but may be shallower and slower moving in flood fringe areas.
2. **Major Overland Flow** – this occurs during storms resulting in the surcharge of the existing piped drainage system. It is also present in the upper reaches of the study catchments.

In addition, each floodplain in the local government area has primarily been divided into the following four categories, which can be identified using the Flood Planning Constraint Category Map:

1. **Flood Planning Constraint Category 1 (FPCC 1)** – Comprises areas where factors such as the depth and velocity of flow, time of rise, and evacuation problems mean that the land is unsuitable for most types of development. The majority of new development types are excluded from this zone due to its potential impact on flood behaviour and the hazardous nature of flooding.
2. **Flood Planning Constraint Category 2 (FPCC 2)** – Comprises areas which lie below the Flood Planning Level where the existing flood risk warrants careful consideration and the application of significant flood related controls on future development.
3. **Flood Planning Constraint Category 3 (FPCC 3)** – Comprises areas which lie below the Flood Planning Level but outside areas designated FPCC1 and FPCC2. Areas designated FPCC3 are more suitable for new development and expansion of existing development provided it is carried out in accordance with the controls set out in this document.
4. **Flood Planning Constraint Category 4 (FPCC 4)** – Comprises the area which lies above the Flood Planning Level but within the extent of the Probable Maximum Flood. Flood related controls in areas designated FPCC 4 are typically limited to flood evacuation and emergency response, although additional controls apply to 'critical uses and facilities' which are critical for response and recovery.

A **Special Flood Consideration Zone** also applies to land in the local government area and relates to areas where the flood risk is considered to be high enough to require additional controls to be applied to future development that is located on land lying between the Main Stream Flooding FPA and the Probable Maximum Flood.

This Plan uses a matrix to determine the relevant flood controls for specific development. The matrix combines flooding information in order to determine relevant controls for any given proposal. The four matrices are:

1. Table 22: Yass Floodplain – Main Stream Flooding – Controls
2. Table 23: Yass Floodplain – Major Overland Flow – Controls
3. Table 24: Six Village Floodplain – Main Stream Flooding – Controls
4. Table 25: Six Village Floodplain – Major Overland Flow – Controls

The references in each matrix relate to the associated index of prescriptive controls set out in Table 26.

Note in circumstances where both Main Stream and Major Overland Flow affect the land, the more onerous controls apply

- Appendices 1,2 and 3 contains instructions on how to use the matrices and associated controls that apply to a development, as follows:
- Appendix 1: Flooding assessment and documentation for a development application
- Appendix 2: Land use categories
- Appendix 3: Guide to general building matters and flood compatible materials

Table 23 - Yass Floodplain – Main Stream Flooding – Controls

Planning considerations	Flood Planning Constraint Category 1 (FPCC 1)							Flood Planning Constraint Category 2 (FPCC 2)							Flood Planning Constraint Category 3 (FPCC 3)							Flood Planning Constraint Category 4 (FPCC 4)						
	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions
Minimum Habitable Floor Level						A1	A2 A5		A3		A2	A6	A1	A2 A5		A3		A2	A6	A1	A2 A5		A3					
Building Components						B2	B2		B3		B2	B2	B2	B2		B3		B2	B2	B2	B2		B3					
Structural Soundness						C3	C2		C4		C2	C2	C3	C2		C4		C2	C2	C3	C2		C4					
Flood Affectation						D1	D1		D1	D1	D1	D1	D1	D2		D1	D1	D1	D1	D1	D2							
Emergency Response						E4	E2 or E3		E2 E4	E4 E5	E3 E4	E3 E4	E4	E2 or E3		E2 E4	E4 E5	E2 E4	E2 E4	E4	E2 or E3		E2 E4	E4 E5	E2 E4	E2 E4	E2 E4	E2 E4
Management and Design						F2 F3	F2 F3		F2 F3 F4	F1	F2	F2 F3 F4	F2 F3	F2 F3		F2 F3 F4	F1	F2	F2 F3 F4	F2 F3	F2 F3		F2 F3 F4	F1	F2	F2 F3 F4	F2	F2
Stormwater							G2		G1 G2	G1 G2	G1 G2	G1 G2		G2		G1 G2	G1 G2	G1 G2	G1 G2		G2		G1	G1	G1	G1		
Parking and Driveway Access						H2 H4 H6 H7	H6 H7 H8		H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H2 H4 H6 H7	H6 H7 H8		H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H2 H4 H6 H7	H6 H7 H8		H3					

Not Relevant

Unsuitable Land Use

Control only applies to development that is proposed on land which lies within the extent of the "Special Flood Considerations Zone" as defined on the Flood Planning and Flood Planning Constraint Category Maps

Table 24 - Yass Floodplain – Major Overland Flow – Controls

Planning considerations	Flood Planning Constraint Category 1 (FPCC 1)							Flood Planning Constraint Category 2 (FPCC 2)							Flood Planning Constraint Category 3 (FPCC 3)							Flood Planning Constraint Category 4 (FPCC 4)						
	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions
Minimum Habitable Floor Level						A1	A2 A5				A2	A6	A1	A2 A5	A4	A3		A2	A6	A1	A2 A5	A4	A3					
Building Components						B1	B1				B1	B1	B1	B1	B4	B3		B1	B1	B1	B1	B4	B3					
Structural Soundness						C1	C1				C1	C1	C1	C1	C5	C4		C1	C1	C1	C1	C5	C4					
Flood Affectation						D1	D1			D1	D1	D1	D1	D2														
Emergency Response						E1	E1			E5					E2 orE 3	E2 E4	E5					E2 or E3	E2 E4	E5		E2 E4	E2 E4	E2 E4
Management and Design						F2	F2			F1 F3	F2	F2 F4	F2	F2	F2 F3	F2 F3 F4	F1 F3	F2	F4			F2 F3	F2 F3 F4	F1	F2	F2 F3 F4	F2	F2
Stormwater										G1	G1	G1			G1	G1	G1	G1	G1			G1	G1	G1				
Parking and Driveway Access						H2 H4 H6 H7	H6 H7 H8			H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H2 H4 H6 H7	H6 H7 H8			H1 H3 H5 H6	H1 H3 H5 H6	H1 H3 H5 H6	H2 H4 H6	H6 H8	H3	H3					

Not Relevant

Unsuitable Land Use

Control only applies to development that is proposed on land which lies within the extent of the "Special Flood Considerations Zone" as defined on the Flood Planning and Flood Planning Constraint Category Maps

Table 25 - Six Village Floodplain – Main Stream Flooding – Controls

Planning considerations	Flood Planning Constraint Category 1 (FPCC 1)						
	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions
Minimum Habitable Floor Level						A1	A2 A4
Building Components						B2	B2
Structural Soundness						C2	C2
Flood Affectation						D1	D1
Emergency Response						E4	E2 or E3
Management and Design						F2 F3	F2 F3
Stormwater							G2
Parking and Driveway Access						H2 H4 H6 H7	H6 H7 H8

Planning considerations	Flood Planning Constraint Category 2 (FPCC 2)						
	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions
Minimum Habitable Floor Level				A2	A5	A1	A2 A4
Building Components				B2	B2	B2	B2
Structural Soundness				C2	C2	C3	C2
Flood Affectation			D1	D1	D1	D1	D2
Emergency Response			E4 E5	E3 E4	E3 E4	E4	E2 or E3
Management and Design			F1	F2	F2 F3 F4	F2 F3	F2 F3
Stormwater			G1 G2	G1 G2	G1 G2		G2
Parking and Driveway Access			H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H2 H4 H6 H7	H6 H7 H8

Planning considerations	Flood Planning Constraint Category 3 (FPCC 3)						
	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions
Minimum Habitable Floor Level				A2	A5	A1	A2 A4
Building Components				B2	B2	B2	B2
Structural Soundness				C2	C2	C3	C2
Flood Affectation			D1	D1	D1	D1	D2
Emergency Response			E4 E5	E2 E4	E2 E4	E4	E2 or E3
Management and Design			F1	F2	F2 F3 F4	F2	F2 F3
Stormwater			G1 G2	G1 G2	G1 G2		G2
Parking and Driveway Access			H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H2 H4 H6 H7	H6 H7 H8

Planning considerations	Flood Planning Constraint Category 4 (FPCC 4)						
	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions
Minimum Habitable Floor Level	A3	A3					
Building Components	B3	B3					
Structural Soundness	C4	C4					
Flood Affectation							
Emergency Response	E2 or E3	E2 E4	E4 E5	E2 E4	E2 E4		E2 E4
Management and Design	F2 F3	F2 F3 F4	F1	F2	F2 F3 F4	F2	F2
Stormwater	G1	G1	G1		G1		
Parking and Driveway Access	H3	H3					

Legend	
(green)	Not Relevant
(purple)	Unsuitable Land Use
(yellow)	Control only applies to development that is proposed on land which lies within the extent of the "Special Flood Considerations Zone" as defined on the Flood Planning and Flood Planning Constraint Category Maps

Table 26 - Six Villages Floodplain/s – Major Overland Flow – Controls

Planning considerations	Flood Planning Constraint Category 1 (FPCC 1)						
	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions
Minimum Habitable Floor Level						A1	A2 A4
Building Components						B1	B1
Structural Soundness						C1	C1
Flood Affectation						D1	D1
Emergency Response						E1	E1
Management and Design						F2	F2
Stormwater							
Parking and Driveway Access						H2 H4 H6 H7	H6 H7 H8

Planning considerations	Flood Planning Constraint Category 2 (FPCC 2)						
	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions
Minimum Habitable Floor Level				A2	A5	A1	A2 A4
Building Components				B1	B1	B1	B1
Structural Soundness				C1	C1	C1	C1
Flood Affectation			D1	D1	D1	D1	D2
Emergency Response			E5				
Management and Design			F1 F3	F2	F2 F4	F2	F2
Stormwater			G1	G1	G1		
Parking and Driveway Access			H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H1 H3 H5 H6 H7	H2 H4 H6 H7	H6 H7 H8

Planning considerations	Flood Planning Constraint Category 3 (FPCC 3)						
	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions
Minimum Habitable Floor Level	A3	A3		A2	A5	A1	A2 A4
Building Components	B3	B3		B1	B1	B1	B1
Structural Soundness	C4	C4		C1	C1	C1	C1
Flood Affectation							
Emergency Response	E2 orE 3	E2 E4	E5				
Management and Design	F2 F3	F2 F3 F4	F1 F3		F4		
Stormwater	G1	G1	G1	G1	G1		
Parking and Driveway Access			H1 H3 H5 H6	H1 H3 H5 H6	H1 H3 H5 H6	H2 H4 H6	H6 H8

Planning considerations	Flood Planning Constraint Category 4 (FPCC 4)						
	Critical Uses and Facilities	Sensitive Uses and Facilities	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions
Minimum Habitable Floor Level	A3	A3					
Building Components	B3	B3					
Structural Soundness	C4	C4					
Flood Affectation							
Emergency Response	E2 or E3	E2 E4	E5				
Management and Design	F2 F3	F2 F3 F4	F1 F3				
Stormwater	G1	G1	G1				
Parking and Driveway Access	H3	H3					

Not Relevant

Unsuitable Land Use

H

Table 27 - Index of Prescriptive Controls

Minimum Habitable Floor Level	
A1	Habitable floor levels to be set no lower than the 5% AEP flood level plus freeboard[1] unless justified by site specific assessment.
A2	Habitable floor levels to be set no lower than the 1% AEP flood level plus freeboard[1].
A3	Habitable floor levels to be set no lower than the PMF envelope level[2].
A4	Habitable floor levels to be as close to the Minimum Habitable Floor Level as practical and no lower than the existing floor level when undertaking concessional development.
A5	Habitable floor levels to be as close to the 1% AEP flood level plus freeboard as practical, but no lower than the 5% AEP flood level plus freeboard. In situations where the habitable floor level is set below the 1% AEP flood level plus freeboard, a mezzanine area equal to 30% of the total habitable floor area is to be provided the elevation of which is to be set no lower than the 1% AEP flood level plus freeboard[1].
A6	Habitable floor levels to be set no lower than the 1% AEP flood level plus freeboard1 or the PMF level associated with Major Overland Flow, whichever is the highest.

Building Components & Method	
B1	All structures to have flood compatible building components below the 1% AEP flood level plus freeboard[1] (refer to Appendix 3).
B2	All structures to have flood compatible building components below the 1% AEP flood level plus freeboard[1] or the 0.2% AEP flood level, whichever is the highest (refer to Appendix 3).
B3	All structures to have flood compatible building components below the 1% AEP flood plus freeboard[1] or the PMF envelope level[2], whichever is the highest (refer to Appendix 3).
B4	All structures to have flood compatible building components below the 1% AEP flood plus freeboard[1] or the PMF level associated with Major Overland Flow, whichever is the highest (refer to Appendix 3).

Structural Soundness	
C1	Engineers report to certify that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus freeboard1.
C2	Engineers reports to certify that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus freeboard1 or a 0.2% AEP flood, whichever is the greatest.
C3	Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus freeboard1 or a 0.2% AEP flood, whichever is the greatest, alternatively PMF if required to satisfy emergency response criteria (see emergency response section below).
C4	Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus freeboard1 or the PMF envelope2, whichever is the greatest.
C5	Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus freeboard1 or the PMF associated with Major Overland Flow, whichever is the greatest.

Flood Affectation	
D1	Engineers' reports required to certify that the development will not increase flood affectation elsewhere.
D2	The impact of the development on flooding elsewhere to be considered.
Note: *When assessing flood affectation the following must be considered:* *1. Loss of storage in the floodplain (Only for development being assessed under Schedule 2A).* *2. Changes in flood levels and flow velocities caused by alteration of conveyance of flood waters.* *3. Impacts of urbanization on peak flood flows and volumes.*	

Emergency Response	
E1	Reliable egress for pedestrians and vehicles required during a 1% AEP flood.
E2	Reliable egress for pedestrians and vehicles required during a PMF.
E3	Reliable egress for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest habitable floor level to an area of refuge above the PMF level, or a minimum of 20m2 of the dwelling to be above the PMF level.
E4	The development is to be consistent with any relevant flood evacuation strategy or similar plan.
E5	Applicant to demonstrate that there is rising road egress/access from all allotments internal to the subdivision to land which lies above the PMF.

Management and Design	
F1	Applicant to demonstrate that potential development as a consequence of a subdivision or development proposal can be undertaken in accord with this Plan.
F2	Flood Safe Plan (home or business or farm houses) to address safety and property damage issues (including goods storage and stock management) considering the full range of flood risk.
F3	Site Emergency Response Flood Plan required considering the full range of flood risk.
F4	No external storage of materials below the Minimum Habitable Floor Level which may cause pollution or be potentially hazardous during any flood.

Stormwater	
G1	Engineers report required to certify that the development will not affect stormwater drainage.
G2	The impact of the development on local overland flooding to be considered.

Parking and Driveway Access	
H1	The minimum surface level of open car parking spaces or carports shall be as high as practical, but no lower than the 5% AEP flood or the level of the crest of the road at the location where the site has access. In the case of garages, minimum surface level shall be as high as practical but no lower than the 5% AEP flood.
H2	The minimum surface level of open car parking spaces, carports or garages shall be as high as practical.

Parking and Driveway Access	
H3	Garages capable of accommodating more than three motor vehicles on land zoned for urban purposes, or enclosed car parking, must be protected from inundation by floods up to the 1% AEP flood plus freeboard1.
H4	The driveway providing access between the road and parking space shall be as high as practical and generally rising in the egress direction.
H5	The level of the driveway providing access between the road and parking space shall be no lower than 0.3m below the 1% AEP flood or such that the depth of inundation during a 1% AEP flood is not greater than either the depth at the road or the depth at the car parking space. A lesser standard may be accepted for single detached dwelling houses where it can be demonstrated that risk to human life would not be compromised.
H6	Enclosed car parking and car parking areas accommodating more than three vehicles (other than on Rural zoned land), with a floor level below the 5% AEP flood or more than 0.8m below the 1% AEP flood level, shall have adequate warning systems, signage and exits.
H7	Restraints or vehicle barriers to be provided to prevent floating vehicles leaving the site during a 1% AEP flood.
H8	Driveway and parking space levels to be no lower than the design ground/floor levels. Where this is not practical, a lower level may be considered. In these circumstances, the level is to be as high as practical, and, when undertaking concessional development, no lower than existing levels.
H9	Flood related parking and access requirements to be advised by Council if necessary. Contact Council for advice as early as possible.

H1.1 Specific fencing controls

The following controls apply to any fencing on land designated “Flood Planning Constraint Categories 1, 2 and/or 3

Objective: To provide specific guidance for fencing on flood impacted land

Controls:

a. An applicant will need to demonstrate that the fence (new or replacement fence) would create no impediment to the flow of floodwater. Appropriate fences must satisfy the following:

- An open collapsible hinged fence structure or pool type fence, or louvre fencing;
- Must be constructed of non-permeable materials; or
- Must allow floodwaters to equalized on both sides and minimum entrapment of flood debris.

Note: *Fencing may need to be certified by an engineer specializing in hydraulic engineering, that the proposed fencing is adequately constructed so as to withstand the force of floodwater, or collapse in a controlled manner to prevent the undesirable impediment of floodwater.*

H1.2 Controls for subdivision

Objective: To ensure that all lots have unencumbered flood access in a 1% AEP

Controls:

Subdivision of land which could enable the erection of a dwelling may not be supported if the land is identified below the 1% AEP level or is low lying and poorly drained - unless a site specific flood study is provided demonstrating a building envelope and access can be achieved above the 1% AEP flood level.

H2 Bushfire Prone

All information provided should be read in conjunction with the Yass Valley Local Environmental Plan 2013, Planning for Bushfire Protection, and Australian Standard AS 3959.

The objectives of this part are to

a. Prevent the loss of life and property by providing development that is compatible with the identified bushfire hazard;
b. Ensure that the risks associated with bushfire are appropriately and effectively managed;
c. Ensure that bushfire risk is managed in conjunction with the ecological values of the site and neighbouring lands.

H2.1 Water storage facilities

Objective: To ensure that adequate firefighting water is available in an accessible manner to emergency services

Controls:

a. In addition to any water requirements of BASIX a minimum 15,000 litre tanked water storage, or an amount required in accordance with the NSW Rural Fire Service document 'Planning for Bushfire Protection', whichever is the greater, should be dedicated for firefighting purposes;
b. The water storage for bushfire fighting purposes shall be
   i. Easily identifiable from the street frontage appropriately directing emergency services to the storage facility; and
   ii. Not located within 90 metres of a dwelling.

NOTE: *Where the storage facility is underground it should have a 200mm access hole. Where the facility is via above ground tanks, they should be metal or concrete and have any stands protected.*

Bores and creeks should not be used for substitute firefighting water storage facilities.

H2.2 Location of buildings

Objective: To ensure that buildings are located in areas on site less susceptible to a running bushfire

Controls:

a. Buildings on Bushfire Prone Land should be located away from ridge tops and steep slopes- particularly up slopes, avoiding saddles and narrow ridge crests;
b. Outbuildings are to be located at least 6 metres away from the existing dwelling.

H2.3 Bushfire report

Objective: To ensure that development on bushfire prone land is designed and supported by the appropriate reports having regard to the hazard posed

Controls:

A Bushfire Risk Assessment Report is to be lodged with the Statement of Environmental Effects in support of the Development Application. The Bushfire Risk Assessment Report is to address the proposed development's consistency with Planning for Bushfire Protection 2019.

H2.4 Asset protection areas

Objective: To ensure that development on bushfire prone land has adequate asset protection areas provided and measures in place to manage these areas

Controls:

a. Measures to control the placement of combustible materials in Inner Protection Areas are to be included as part of the development application;

b. Asset Protection Areas are to be contained wholly within the property boundary and must not rely on adjacent land as part of the APZ, apart from roadways and road reserves.

H3 Contaminated Land

Objective: To ensure that potentially contaminated land is suitable for the proposed development

Controls:

a. A landowner should undertake a search of the existing property file held by Council to assist in determining whether a potentially contaminating use has ever been approved or undertaken on the subject land;

b. Applicants should refer to Council's adopted Contaminated Land Management Policy;

c. Land which was formerly used or suspected of being used for any of the following uses shown in Table 27 below, should be investigated for potential contamination. It may require remediation in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and the Contaminated Land Management Act 1997.

Table 28 - Potentially Contaminating Activities

acid/alkali plant and formulation	metal treatment
agricultural/horticultural activities	mining and extractive industries
airports	oil production and storage
asbestos production and disposal	paint formulation and manufacture
chemicals manufacture and formulation	pesticide manufacture and formulation
defence works	power stations
drum re-conditioning works	railway yards
dry cleaning establishments	scrap yards
electrical manufacturing (transformers)	service stations
electroplating and heat treatment premises	sheep and cattle dips
engine works	smelting and refining
explosives industry	tanning and associated trades
gas works	waste storage and treatment
iron and steel works	wood preservation
landfill sites	

Source: ANZECC & NHMRC (1992) The Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites.

***Note:** It is not sufficient to rely solely on the contents of this Table to determine whether a site is likely to be contaminated or not. The Table is a guide only. A conclusive status can only be determined after a review of the site history and, if necessary, a Preliminary Site Investigation and/or Detailed Site Investigation, sampling and analysis.*

PART I - CARPARKING AND ACCESS

This part ensures that development provides carparking that is consistent with the demands of that development. It provides guidance to ensure that carparking requirements are considered in a consistent and transparent manner. This part also provides guidance on all types of vehicular access to ensure that access construction, placement and design are adequate for the development and the vehicles likely to visit and service that development. It ensures that accesses are safe and appropriate for all users.

The objectives of the part are to:

a. provide off street parking that is consistent with the demands of the development;
b. provide landscaping and quality materials in the construction of parking areas to improve amenity;
c. ensure that parking and accessways for all modes of transport are safe, convenient and functional to meet anticipated needs;
d. ensure access for people with disabilities is equitable, functional and safe;
e. protect the occupational health and safety of employees and visitors to the site;
f. ensure adequate areas are set aside for loading and maneuvering service vehicles;
g. provide accesses are designed, placed and constructed safely to meet the needs of the public and the development.

I1 Carpark Design

Off street parking is important to ensure equitable access to the development and to maintain the flow of traffic. Off street parking also ensures that the development which creates the demand for carparking does not negatively impact upon the streetscape and other developments.

Objective: To ensure that carpark design facilitates the safe and efficient movement of pedestrian and vehicles

Controls:

a. Off street parking should be provided on the same site as the development, parking on adjoining land may be considered where there are legal mechanisms in place to ensure the use for carparking associated with the development;
b. All parking areas must be designed to avoid concentration of water run off;
c. Carpark design shall be in accordance with AS/NZS 2890.1 Parking facilities – Off Street Carparking and consider the location of pedestrian and vehicle entry points, load areas and the like, to minimise conflict between users;
d. Pedestrians should be physically separated from vehicle traffic, through the use of pathways and landscaping
e. Heavy vehicles should not conflict with passenger vehicle maneuvering in carparks, where heavy vehicles need to access loading docks and the like via carparks additional aisle width of carparks may be required;
f. Carpark design should take account of the size, type and frequency of vehicles (including service and delivery vehicles) likely to enter and use the site;
g. Tandem car parking arrangements should be avoided except in very low turnover uses, such as vehicle sales or repairs;
h. Vehicle turning areas must be provided in carparks to allow vehicles to enter and leave the site safely in a forward direction;
i. Loading docks are not to be used for parking, nor relied upon for vehicle turning or maneuvering;
j. For every twenty (20) car parking spaces, one bicycle parking rack should be provided located next closest the access point of the development, after the required disabled parking space(s);
k. Parking for disabled persons must maintain a clear height of 2.5 metres and shall be the closest parking space to the access point of the development;
l. Off street carparking is to be provided for staff and customers;

m. Security lighting is to be provided to public accessways and parking areas and conform to AS1158.1 'Vehicular Traffic Lighting' in commercial and industrial developments;
n. Where developments incorporate night time operations illumination must be in accordance with Australian Standard 4282, control of obtrusive effects of outdoor lighting;
o. Any lighting provided must be directional internal the site and not cause nuisance to road users or nearby dwellings;
p. Shade trees are to be provided in carparks at a rate of 1 per 6 spaces or part thereof;
q. Carparking spaces are to have the flowing dimensions (AS2890.1 Off Street Parking):

Table 29 - Carparking Space Dimensions

Use	Car Space width (metres)
Low Turnover- All day parking	2.4
Medium Turnover - Long stay >2hrs	2.5
High Turnover Short stay- children & goods frequently loaded	2.6
People with disabilities	3.2

Type	Car Space length (metres)
Bay	5.4
Parallel	6.0

Note: *spaces adjacent to fences, walls and the like require an additional 300mm to allow for doors to open*

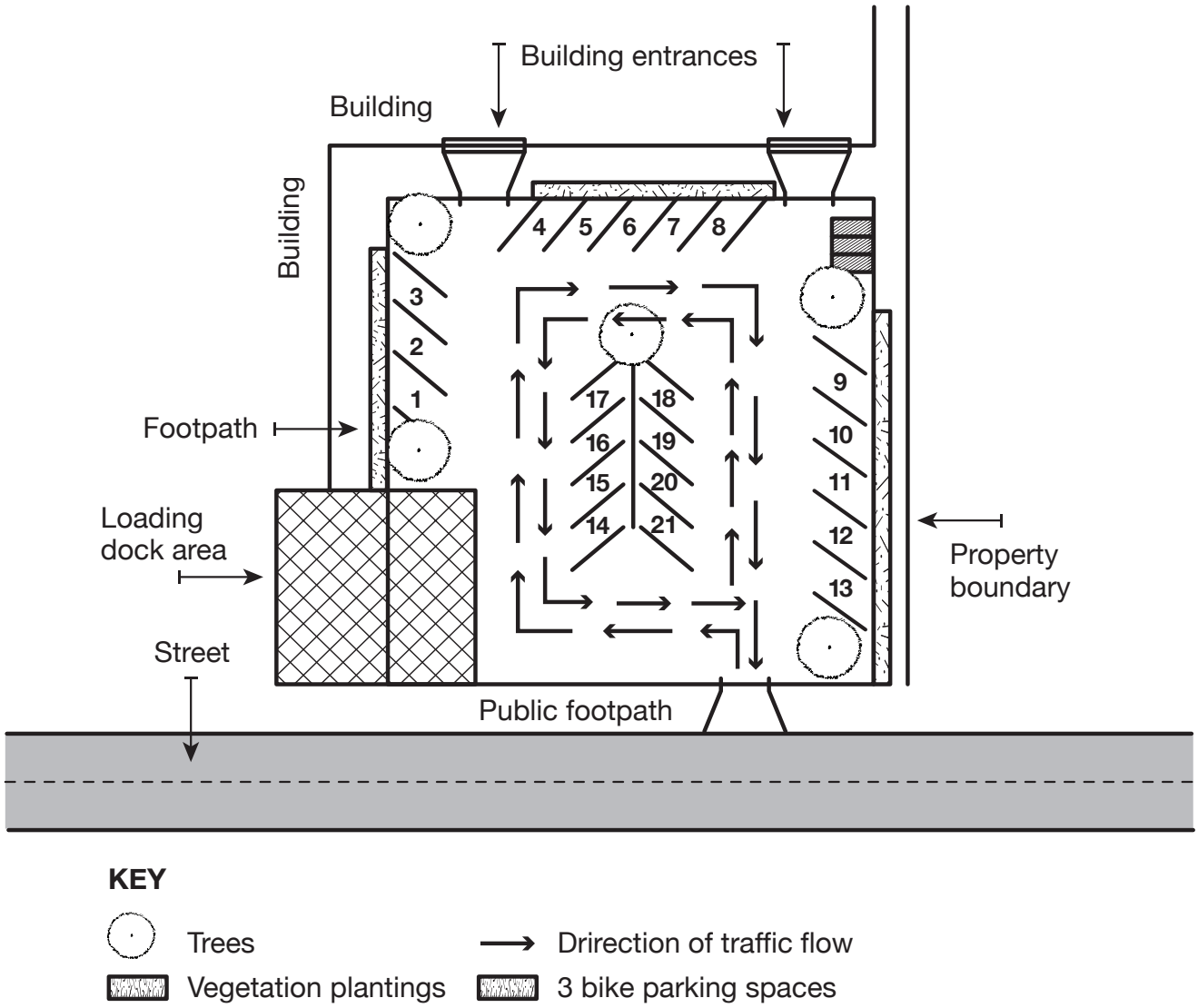


Figure 24 - Example Carpark Design

I2 Loading Docks

All loading and unloading of vehicles is to take place on site so as not to block traffic, obscure pedestrian movement or consume on street parking where available.

Objective: To ensure that loading docks are located and designed in a manner that facilities ease of truck usage and does not increase crime opportunities

Controls:

a. All vehicles shall enter and leave the site in a forward direction;

b. Loading dock area should be located toward the rear of the development and provided with surveillance equipment for safety;

c. Loading docks shall not be used for parking or as part of vehicle turning/maneuvering areas, nor for the storage of waste;

d. The maximum grade for a loading ramp is 1 in 12.5 to allow for truck reversing.

I3 Carpark Construction

Properly constructed carparks improve the functionality and appearance of developments.

Objective: To ensure that carpark construction is suitable for the type and number of vehicles likely to visit the site

Controls:

a. Carparking for commercial and industrial developments is to be constructed in accordance with AusSpec specifications and the design as approved by Council;

b. All commercial and industrial carparking areas are to be graded and drained to Council's stormwater system or alternative as approved by Council;

c. Pavements are required to be designed and constructed in accordance with the Austroads Pavement Design Guide to the following standards:

Table 30 - Carparking Construction Details

Use	Minimum Gravel Thickness	Surface Treatment
Urban/Village – Commercial Recreation – Tourist and Visitor Accommodation - Light passenger vehicles only	150mm	Two coat bitumen seal
Commercial Premises Light vehicle use Heavy vehicle Use	150mm	Two coat bitumen seal **or** Asphalt or concrete
Industry	150mm	Asphalt or concrete
All other areas (e.g. Rural)	100mm	Gravel

d. Commercial carparks or other uses which are limited to light vehicle traffic areas and internal driveways should be sealed with a minimum of a 2 coat 14mm/7mm bitumen seal;

e. Large developments where significant heavy vehicle and/or passenger vehicle movements are expected, may be required to provide a higher standard of wearing surface such as concrete or asphalt as determined by Council;

f. Temporary 'overflow' parking areas will only be considered to address parking demands for a nominated event or only expected to occur rarely, where such parking can be provided without compromising public safety or amenity, site functionality and accessibility.

I4 Carparking Credits and Contributions

Developments involving a change of use or additions/alterations may attract parking credits. Parking credits will be determined by length of street frontage, type of existing parking (parallel or angled), the existing use and the number of existing carparking spaces on site and the demand for on site parking from the proposed development.

Where a development can demonstrate its peak parking is outside 9am to 5pm Monday to Friday and 9am to 12noon Saturday and is located in close proximity to alternate parking facilities, reduced carparking may be considered.

Where sufficient carparking cannot be provided on site for developments within the area of Yass identified on the map below, a contribution to the provision of off site car parking spaces may be required.

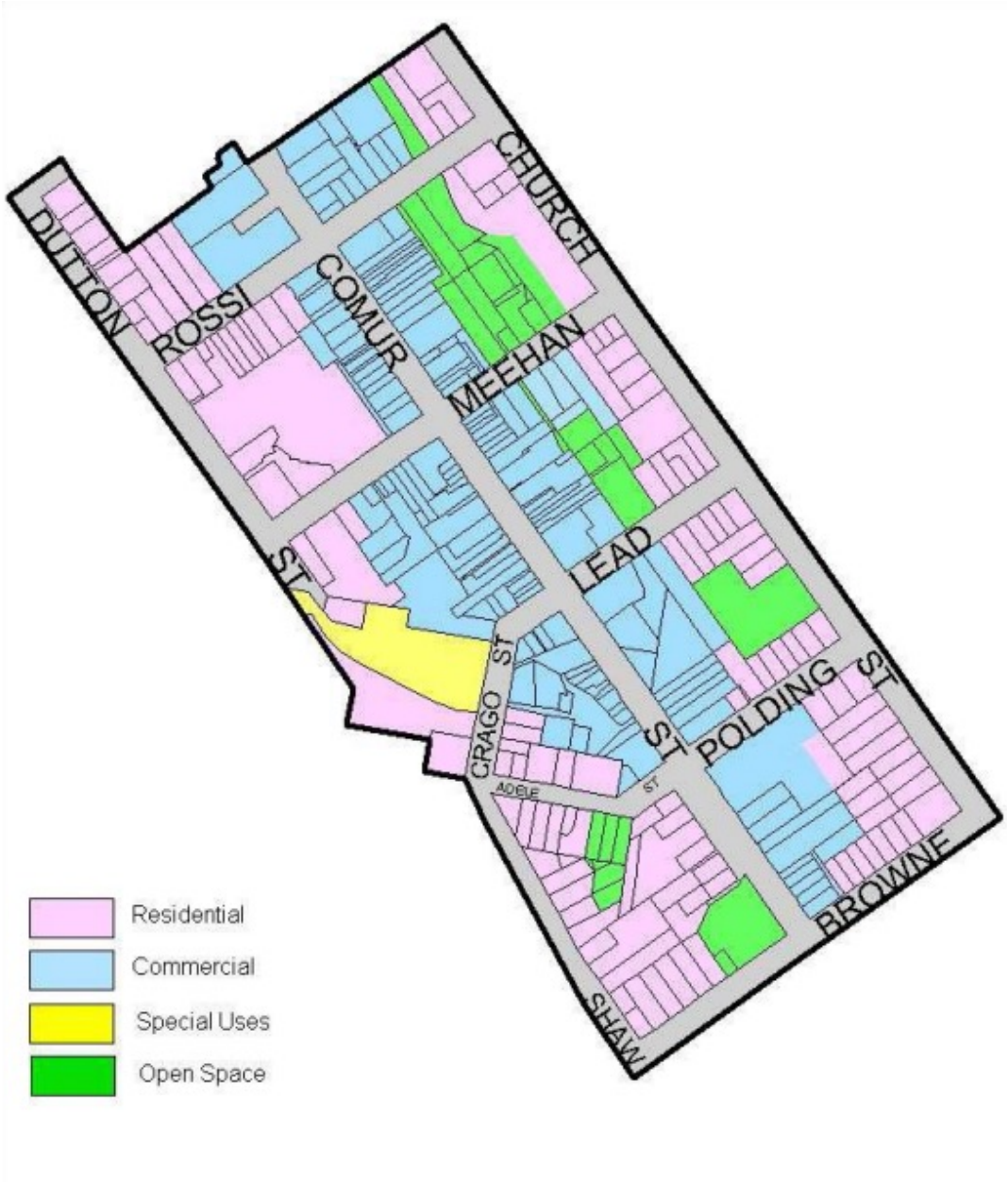


Figure 25 - Area subject to carparking contributions

I5 Carparking Ratios

Table 31 - Carparking Ratios by Development Type

Land Use Type	Minimum Car Parking Requirement
Agriculture	
Agricultural Industries, Agricultural produce industry, Livestock produce industry, Rural industry	Traffic study required to justify carparking spaces. Smaller developments may use comparative sites and businesses to calculate required spaces.
Rural Supplies	1 space per 80m^2 GFA plus 1 space per 2 FTE employees
Amusement Centre	1 space per 40m^2 GFA or 1 space per ten seats whichever is greater
Animal boarding or training establishment	Spaces may be calculated by using comparative sites and businesses taking account of employee and visitor numbers.
Agritourism	1 space for 25m2 GFA of a building or structure for farm gate premises or farm experience premises, plus 1 space per 2 employees, plus 1 space per 3 visitors for any outdoor farm gate premises or farm experience premises activity
Roadside Stall	4 spaces
Accommodation	
Bed and breakfast	1 space per room plus 2 spaces for owner/operator
Caravan parks and Camp Grounds	1 space per site plus 1 space for owner/operator
Farm stay accommodation	1 space per room plus 2 spaces for owner/operator
Backpacker accommodation	1 space per four beds plus 1 for owner/operator
Hotel or motel accommodation	1 space per hotel suites + 1 space per 2 FTE employees If any function room or food and drink premises is included, then add the greater of 1 space per 10m2 GFA or 1 space per 3 seats
Service Apartment	1 space per room plus 2 spaces for owner/operator
Business Premises	
Bulky goods premises	1 space per 80m2 GFA plus 1 space per 2 FTE employees
Industrial retail premises	1 space per 35m2 GFA plus 1 space per 180m2 outdoor display
Neighbourhood shops	1 space per 40 m2 GFA
Office premises	1 space per 40m2 GFA
Retail premises	1 space per 55 m2 GFA
Supermarkets	1 space per 35 m2 GFA
Wholesale Supplies	1 space per 80m2 GFA plus 1 space per 2 FTE employees
Business Premises	
Plant Nurseries & Garden Centres	1 space per 80m2 GFA plus 1 space per 2 FTE employees
Business Premises	1 space per 40 m2 GFA
Cellar door premises	1 space per 20m2

Land Use Type	Minimum Car Parking Requirement	
Child care facility	1 space per 4 children	
Residential Development		
Affordable rental housing	As per SEPP (Housing) 2021	
Dwellings (including dual occupancies)	1 Bedroom	1 space
	2 Bedrooms	1.5 spaces
	3 bedrooms	2 spaces
Group homes	1 space per 4 beds plus 1 space per 2 staff	
Boarding house	1 space per 4 beds plus 1 space per 2 staff	
Attached dwelling, Multi Dwelling Housing, Residential Flat Buildings	1 space per 2 bedroom dwelling or 2 spaces per 3+ bedroom dwelling plus 1 visitor space per 3 units	
Shop top housing	1 space per 2 bedrooms in the dwelling	
Seniors Housing, residential care facility or hostel	As per SEPP (Housing) 2021	
Educational Establishment		
Primary school	1 space per EFT employee plus student set down/pick up areas, bus turning areas plus parking for auditorium and recreation facilities	
Secondary school	1 space per EFT employee plus 1 space per students in year 12 plus student set down/pick up areas, bus turning areas plus parking for auditorium and recreation facilities	
Tertiary	1 space per 5 students plus 1 space per staff member plus 1 space per 5 live in students (where provided) plus parking for auditorium and sports grounds	
Entertainment facilities	1 space per 3 seats and plus a space per FTE employee	
Exhibition home	Standard spaces for dwelling plus 3 spaces	
Food and drink premises		
Pubs	1 space per 5m2 of public access space plus 1 space per 3 staff (peak time level)	
Restaurants	1 space per 10m2 GFA or 1 space per 3 seats whichever is the greater *Any drive through must provide a queuing area for a minimum of 5 spaces*	
Artisan food & drink premises	1 space per 3 seats (internal and external)	
Take away food & drink premises	1 space per 10m2 GFA or 1 space per 3 seats whichever is the greater	
Function centre	1 space per 3 seats and plus a space per FTE employee	
Health Services Facility		
Medical centre	3 spaces per consultation room plus 1 space for each FTE employee (plus ambulance access)	
Health consulting rooms	3 spaces per consultation room plus 1 space for each FTE employee (plus ambulance access)	
Hospital	1 space per 10 beds plus 1 space per resident or staff doctor plus 1 space per staff member on duty at any one time plus ambulance parking	

Land Use Type	Minimum Car Parking Requirement
Home-based development	
Home based child care	1 space per 4 children plus dwelling requirements
Home business or industry	1 space per dwelling plus 1 space per 2 staff
Home occupation & Home occupation (sex services)	1 space per dwelling plus 1 visitor space
Industry	
Freight transport facilities	Traffic Impact Assessment including parking analysis required
Industry	Traffic Impact Assessment including parking analysis required
Industrial retail outlet	1 space per 35m2 GFA plus 1 space per 180m2 outdoor display
Market	2.5 spaces per stall
Passenger transport facility	Traffic Impact Assessment including parking analysis required
Place of public worship	1 space per 10 seats or 1 space per 20m2 GFA whichever is greater
Funeral Home	1 space per 10 seats or 1 space per 20m2 GFA whichever is greater plus space for hearse
Recreation facility	
Indoor (Bowling alley, Dance studio, Gymnasium, Squash courts)	1 space per 100m2 GFA or 3 spaces per court/alley whichever is greater
Outdoor a) Bowling green b) Golf course	a) 30 spaces per green plus 15 per additional green b) 3 spaces per hole
Major	Sportsgrounds – 1 space per 10 seats (where provided) minimum of 40 spaces
Registered Club	1 space per 5m2 of public access space plus one space per 3 staff (staff level at peak time)
Sex service premises	
Brothels	2 spaces per client room
Storage Premises	
Depot	Traffic Impact Assessment including parking analysis required
Transport (incl. truck) depot	Traffic Impact Assessment including parking analysis required
Self-storage units	1 space per 10 storage units
Trade Supplies	
Landscape and garden supplies	1 space per 80m2 GFA plus 1 space per 2 FTE employees
Hardware and building supplies	1 space per 80m2 GFA plus 1 space per 2 FTE employees
Timber Yards	1 space per 80m2 GFA plus 1 space per 2 FTE employees
Bulky Goods	1 space per 80m2 GFA plus 1 space per 2 FTE employees
Vehicle related development	
Car wash facilities	2 spaces per wash bay
Service stations	1 space per 6 fuel bowsers plus one space for oil and air plus 1 space per employee and 6 spaces per work bay (for any vehicle servicing)

Land Use Type	Minimum Car Parking Requirement
Highway Service Centre	Service station requirements plus food and drink premises requirements as applicable
Vehicle body repair workshop	6 spaces per work bay
Vehicle repair station	6 spaces per work bay
Vehicle sales or hire premises	3 spaces per 100 m2 of site area plus 6 spaces per work bay for any vehicle servicing
Veterinary hospital	3 spaces per consulting plus 1 space per employee
Warehouse or distribution centre	1 space per 40m2 GFA of any office component plus 1 space per 300m2 remaining GFA

Note: *Car Parking Requirements should be rounded up to the nearest number where necessary*

Note: *Where a development contains more than one land use the total parking requirement will be calculated by adding together the number of spaces required for each separate use*

I6 Residential Carparking

Getting vehicles to, and parking them on, house sites is an important consideration in the design of dwellings.

Objective: To ensure that adequate carparking facilities are provided for residential development

Controls:

a. The minimum number of carparking spaces for each dwelling is as contained in H5 Carparking Ratios;
b. Each dwelling shall have at least one covered space;
c. Each carport or garage should have internal dimensions of:

Table 32 - Carport Dimensions

Single	Double
3 metres wide x 6 metres long	5.5 metres wide x 6 metres long

d. A hard stand space should measure at least 2.6 metres wide and 5.4 metres long;
e. One visitor space should be provided for each 3 dwellings in a single development;
f. Hard stand car parking spaces should not be located within the setback of the front dwelling and the street frontage;
g. Car parks, garages and carports should be separated from adjacent habitable rooms or provided with noise insulation in accordance with National Construction Code;
h. Car parking should be provided adjacent or otherwise convenient to each respective dwelling;
i. For medium density development vehicle swept paths should be provided to demonstrate that a vehicle can move in and out of the spaces in no more than 2 movements;
j. Any connecting door from a garage to the dwelling must swing inwards into the dwelling, not into the garage, and any door knob being at least 1500mm above floor level. A grade 2 or better self-closer is to be placed on any connecting door.

I7 Property Access Crossings

For safety reasons, all vehicles should enter and leave the site in a forward direction. Turning areas should be incorporated into access and parking design. An access is the area or driveway between the road and the property boundary.

Objective: To ensure that access to site is provided in a location and manner that facilitates safety, efficient traffic movement and minimise negative environmental impact

Controls:

a. Accesses shall be located clear of power poles, any existing services, the dripline of existing street trees, and maximise the available area for on street footpaths and parking;
b. Accesses must be located to provide adequate site distances in both directions for the prevailing speed limit of the area;
c. Accesses shall be cross the footpath at right angles to the centerline of the road;
d. Industrial development shall not be granted direct vehicle access to lots from Yass Valley Way or Black Range Road;
e. Where an access is located over Council's water, sewer or stormwater infrastructure a minimum of 450mm cover is required;
f. Accesses should be designed to avoid headlight glare into habitable rooms of adjacent dwellings;
g. No more than one third of the width of the frontage of a property should be used for access;
h. Accesses should be located at least 6 metres from the kerb tangent point of any intersection;
i. Access to a development should be limited to a single driveway;
j. The grade of the driveway from the kerb or edge of seal to the lot boundary shall be +2.5% (i.e. 2.5% sloping upwards from the kerb to the property boundary);
k. The maximum allowable longitudinal change in grade is 12%.;
l. Cut and fill batters within the road verge shall be graded to a maximum of 1 in 8;
m. All areas of common vehicle access, parking and associated landscaping should be well defined to facilitate easy maintenance;
n. Driveways should comprise an all-weather pavement, such as a minimum 50mm thick gravel base with 100mm thick concrete layer (25 MPA with SL72 mesh), or similar.

I7.1 Residential access

An access is the area of driveway between the road and the property boundary.

Objective: To provide controls for the installation of accesses to single dwelling development

Controls:

a. Residential accesses shall be a minimum of 3 metres wide, and a maximum 5 metres wide at the kerb. The paved width may be reduced to 2.6 metres provided 200mm either side remains unobstructed (e.g. by low landscaping);
b. Residential accesses shall be constructed of 100mm reinforced concrete.

Note: *New driveways within the Bowning, Binalong and Gundaroo Heritage Conservation Areas may be constructed of decomposed granite or other approved material in lieu of sealing.*

H7.1.1 Access for dual occupancies and medium density housing

Objective: To provide controls for the installation of accesses to multi dwelling development

Controls:

a. A single point of entry and egress is preferred; this should be at least 6 metres in width;

b. The edge of driveways should be at least 1.5 metres away from habitable rooms of all dwellings within the site, or a minimum of 1 metre where the floor level of the habitable room is at least 1 metre above the driveway at the window opening;

c. Where a driveway is longer than 30 metres, provision should be made for a passing bay;

d. Driveway width should be a minimum of 3.0 metres;

e. Driveways should be designed to avoid a stark “gun barrel” effect, by incorporating variations in width or materials (brick edging, stamped concrete, aggregate), with provision of a strip at least 300mm wide for landscaping between the driveway pavement and side boundary.

PART J - HERITAGE

Historical buildings and culturally significance places are important in telling the stories of an area's past and forming of its identity.

This part applies to land identified as a Heritage Item, Archaeological site, or within a Heritage Conservation Area as set out within Schedule 5 of Yass Valley Local Environmental Plan 2013 as well as providing guidance on Aboriginal cultural areas and items.

Several place names in the Yass Valley LGA are believed to be of Aboriginal origin. In the 1830s Surveyor-General Thomas Mitchell adopted a policy of using Aboriginal place names wherever possible, and many place names adopted post 1830 are likely to be of Aboriginal derivation (Maher 2003:5). Clause 5.10 of Yass Valley Local Environmental Plan 2013 applies to any development that will, or is likely to, affect heritage places, objects or items. The National Parks and Wildlife Act, 1974 provides that due diligence must be practiced when development is proposed that may impact upon the conservation of Aboriginal objects and places of heritage significance. 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 is required.

Aboriginal objects are often associated with particular landscape features such as rock shelters, waterways, waterholes, and wetlands. Aboriginal objects likely to occur in the Yass Valley LGA include:

- *Stone artefacts,*
- *Burials*
- *Stone arrangements*
- *Grinding grooves*
- *Hearths*
- *Stone quarries*
- *Scarred trees*

The objectives of this Part are to:

a. Retain the rich diversity of building stock and strong sense of historic character;
b. Preserve the scale of buildings and setting of heritage buildings;
c. Retain trees and views that contribute to the heritage value;
d. Avoid incremental changes that could degrade the significance of heritage items;
e. Ensure that new development does not detract from the established heritage character of conservation areas;
f. Ensure that alterations and additions respect the architectural character and style of the building and/or conservation area;
g. Ensure that streets trees within the heritage conservation areas of Bowning, Binalong and Yass should generally be exotic species.

J0.1 Character

The character of a place is a function of its style, siting, form, materials, detailing, colour, scale, and setting. When these attributes of a proposal are in keeping with the original building then its historic or significant character is reinforced. Unsympathetic alterations may inadvertently result in the degradation of an item's significant attributes. A designer or applicant should be able to describe the significant characteristics of a place and be able to demonstrate how the proposal is in sympathy with those characteristics.

Objective: To provide guidance on the character of development on heritage items and in heritage conservation areas to maintain their heritage significance

Controls:

a. Alterations and additions should have a style and character similar to the existing. This should include materials, proportions and details;

b. Proposed work that is not consistent with prevailing character should be confined to parts of the building that are not significant or will not have an impact on the appearance of the place when viewed from the street or other public place;

c. Building additions that have a different character from the existing should be done as a separate "pavilion" that may be linked or sensitively connected to the significant structure;

d. Verandahs on the primary face of the building or visible from the public domain should not be enclosed;

e. Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables;

f. Distinctive elements that contribute to a place's character should be retained.

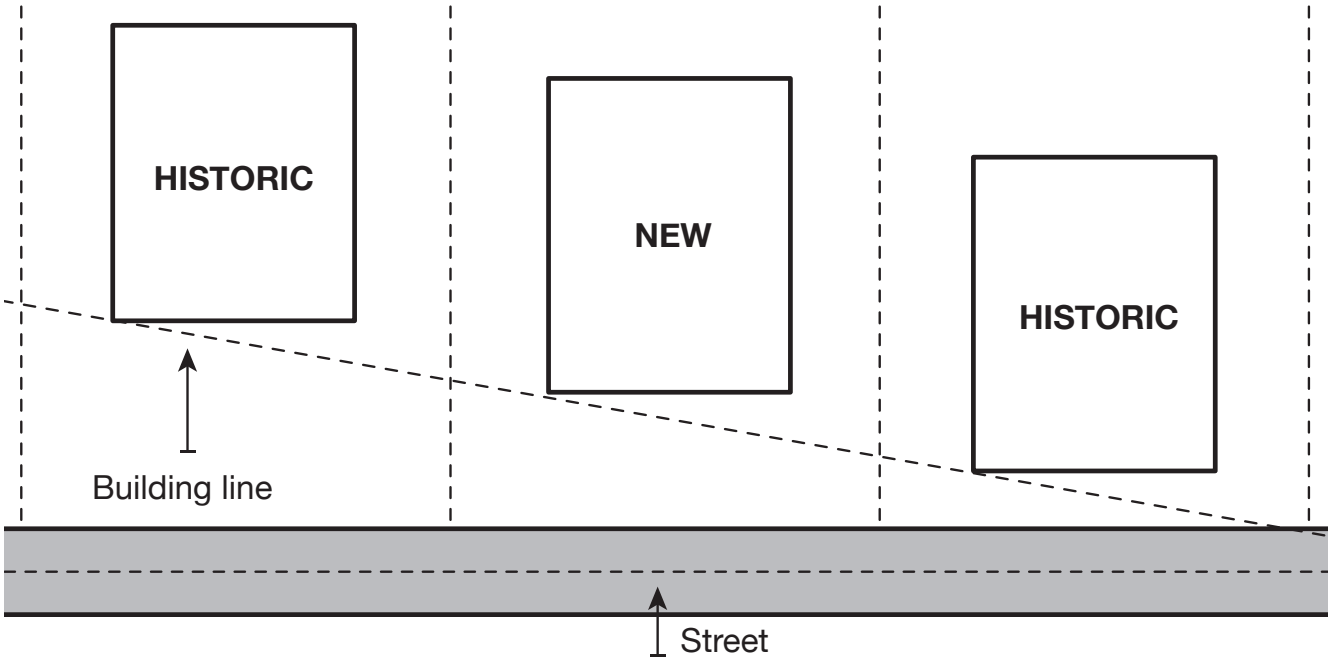


Figure 26 - Example of Setback for Heritage Items – New development should not dominate the streetscape

I0.2 Scale, Height and Bulk

Many historic dwellings in the Yass Valley LGA were single storey and of a relatively small scale and bulk. Commercial buildings rarely exceeded two storeys. As a consequence the residential and commercial areas historically had a very 'human' scale that differs markedly from modern denser development. Visual impact of buildings can be affected by alterations and additions, it is important to consider bulk, scale, and height in the design of development of heritage items or within conservation areas.

Objective: To ensure that bulk, scale, and height of development does not negatively impact upon the heritage values or significance of heritage items and conservation areas

Controls:

a. Alterations and additions should not have an adverse heritage impact by virtue of their scale, height, or bulk;

b. The ridgeline of additions should generally be no higher than the existing ridgeline;

c. Minor increases in ridge height (to a maximum of 750mm) may be acceptable if designed to harmonise with the main roof and not have an adverse impact on the building's aesthetic proportions when viewed from the street;
d. Proposed additions with roof heights higher than the existing should be designed as a separate structure that may be linked or connected to the parent building;
e. Development that may increase the scale or bulk of a building should be articulated through the use of varied materials, change of colour and tone, use of string-courses, rebates and the like. This is especially important where new work connects to the existing building.

J0.3 Form

The overall form or shape of a building is part of its heritage characteristic and includes the form of the roof as well as the walls. In some instances the relationship between the land form and building form can be an important aspect of a place's heritage value. New work may also need to address consistency of form where it occurs across several structures or items such as in a row of similar houses or shops. It is important that the form of the original item is not lost or compromised by new additions and that the form of any additions are sympathetic to the original.

Objective: To ensure that form of new development is appropriate for heritage items and conservation areas
Controls:
a. The form of the original building should remain evident or "legible" after the additions have been completed;
b. The form of additions should draw on that of the parent structure so that the new work is in harmony with the original;
c. New work should have similar overall proportions and a similar roof pitch to the original. (e.g. extensions to a dwelling with a 25 degree roof pitch should be designed with the same pitch);
d. Where the form of the addition is not similar to the original, it should be designed as a separate entity that is linked back to the heritage item. New forms that are at odds with the original should be behind or setback from the primary façade and of a reduced scale so that they do not dominate the historic item.

J0.4 Siting and Orientation

Most historic buildings in Yass and the Villages are square to their boundaries and designed to face the street. For such places, the additions and new structures should be aligned orthogonally (i.e. using straight lines and right angles rather than oblique angles and curves). Front and side boundary setbacks can impact on the character and significance of a heritage item or heritage conservation area. As a general guideline, heritage items should remain prominent in the streetscape and not be overwhelmed by development.

The front or streetscape elevation usually has the most architectural merit and makes the major contribution to the streetscape. As a consequence alterations and additions to the front or primary elevation of a building have the potential to compromise the historic façade and weaken its overall streetscape character.

Objective: To ensure that additions, alterations, and new development are sited in a manner that does not negatively impact upon the heritage values or significance of heritage items and conservation areas
Controls:
a. Additions and alterations should be sited and aligned in a manner that is consistent with the original;
b. Setbacks (including side setbacks) of new development should be increased if there is likely to be an adverse impact on adjacent items or on the streetscape;
c. Additions should not be made to the front of individually listed heritage items and/or contributory buildings, other than in exceptional circumstances such as the reinstatement of the building's original form;

d. Additions to the street frontage of non-listed buildings should be consistent with adjacent buildings in the street in terms of setback and streetscape impact;
e. Additions to the sides of buildings should be set back from the front façade so that it remains the primary face of the building;
f. As a general guide new walls should be set back 900mm or more behind the adjacent front wall and sit behind a line drawn at 45 degrees from the front corner of the dwelling (not including the verandah).

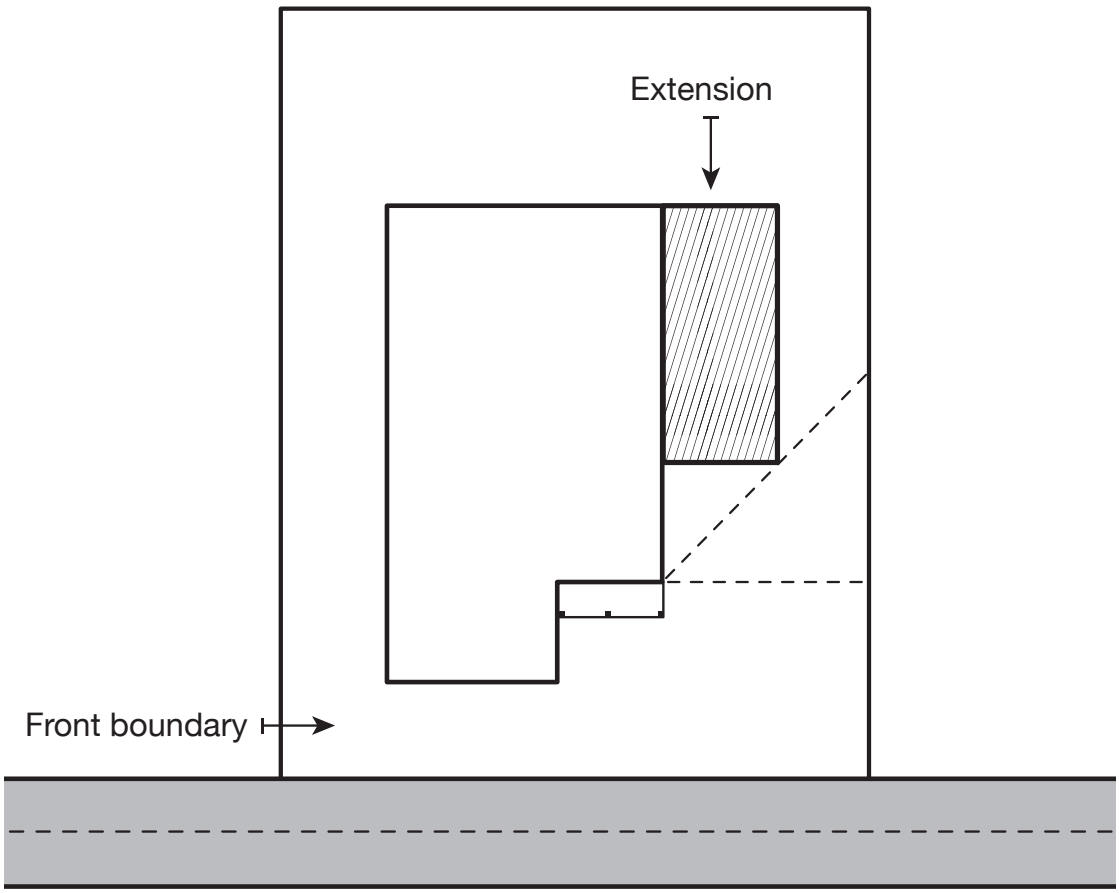


Figure 27 - Side Addition Setback - Heritage Item

J0.5 Site Coverage

Much historic housing within the Yass Valley was freestanding on the allotment with opportunities for landscaping at the front, sides, and rear of the property. Many dwellings within the conservation areas have relatively low site-coverage and enjoy the benefit of attractive front and rear gardens. It is important to retain opportunity for vegetation and landscaping around heritage buildings to allow for domestic gardens to continue to contribute to the attractive streetscapes in conservation areas.

Objective: To ensure that the site coverage of new development is respectful of the existing site coverage precedent of the area

Controls:

a. Hard paving between the dwelling and front boundary should be limited to a pedestrian path and a driveway;
b. The front garden area should not be hard surfaced for any purpose including car parking or vehicle turning areas;
c. An exception to the above may be circular driveways that are part of a place's significance.

J0.6 Building Materials

The materials that were used to construct a heritage building are usually an important part of its overall character and significance as they can provide a valuable insight into society and the availability of building materials at the time of construction. In some instances the construction materials may be the primary reason for a place being heritage listed. Building materials are important in the conservation of significant fabric of buildings.

Objective: To ensure that building materials do not detract from the heritage values or significance of heritage items and conservation areas

Controls:

a. Significant fabric should be retained or restored wherever feasible;
b. Materials used for alterations should be very similar to the existing. Where materials have been replaced over time, new materials should be consistent with what was likely to have been used historically;
c. Materials should be chosen so that alterations blend seamlessly with the original. For example, decayed timber windows should be replaced with new timber windows, not aluminium. Similarly, asbestos fibro sheeting should be replaced with modern fibre cement sheeting, also with battens over the joints if previously existing;
d. False brick, HardiPlank® and metal or vinyl weatherboards are unlikely to be original fabric and can be removed and replaced with a more sympathetic material;

Note: *Some versions of false brick are bonded onto an asbestos-rich substrate and should only be removed by a licensed asbestos contractor.*

e. In the case of linked additions there is more latitude in the selection of new materials. However, they should be sympathetic to building materials used in the original structure or those typically used on the same type of building (for example a weatherboard extension to an existing brick house can be considered appropriate);
f. Full brick extensions to timber-framed dwellings are unlikely to be considered "sympathetic" to the original and are unlikely to meet the intentions of these guidelines unless built as a "linked pavilion" not readily visible from the public domain;
g. Materials should not be altered unnecessarily. For example, historic face-brick walls should not be rendered with cement.

J0.7 Roofs

A dwelling's roof is a major part of its appearance and is a strong indicator of a place's age, style, design intent etc. In some instances the roof cladding itself is significant e.g. shingles, slate, imported pan tiles or original corrugated iron. Former details evident in historic photographs should be researched and where possible reinstated.

Objective: To ensure that roof forms do not negatively impact upon the heritage values or significance of heritage items and conservation areas

Controls:

a. New roofs should match the original in profile, material, pitch and details;
b. Where short sheets were used historically, replacement roofs should continue to use short sheets, particularly where the roof is a significant attribute of the building or streetscape;
c. Extensions to galvanised iron roofs should continue to use galvanised iron;

Note: *The continued use of galvanised iron (in preference to Zincalume®) enables existing lead flashing to be re-used and is the preferred heritage conservation product. Zincalume® can cause lead to decay and galvanised iron to rust.*

d. Unpainted galvanised iron should not be replaced with unpainted Zincalume® as the latter does not dull down over time or 'patinate' to the same degree as galvanised iron;
e. Barge boards, barge capping, finials etc. should follow details that were used at the time of construction;
f. Decorative details such as acroteria (metal scrolls, brackets etc.) should be reinstated or replicated as part of roof replacement;
g. Gutter profiles (half round, ogee or quad) and downpipes (round or rectangular) are important parts of the building's detailing and should closely match those used at the time of construction;
h. Round plastic down-pipes should be painted and of a profile that is indistinguishable from traditional round soldered-metal downpipes once installed. PVC stormwater pipe is not considered to be appropriate as a downpipe because joints, flanges and bend angles are distinctly different from traditional metal products;
i. Roofs of Items or contributory items which are visible within Conservation Areas or other prominent locations should be re-roofed using galvanised corrugated iron;
j. Colorbond® colours need to be carefully selected to ensure that they are appropriate to the building's period and style. Roofs on new buildings (excluding outbuildings) and in some cases contributory buildings can be Shale GreyTM or similar in colour.

Figure 28 - Gutter Profile - Heritage Item
'Ogee' profile gutter shown above on the left and traditional 'Quad' profile gutter on the right. 'Ogee' gutter was used up to about 1915 – 1920 and is appropriate for Victorian and Federation period houses.
"Quad" or "D" gutter profile was used from about 1920 and is suitable for Inter War bungalows typically found in the Yass Valley.

J0.8 Windows and Doors

The scale, proportion and materials used in windows and doors can have a major impact on the success of new work in terms of its impact on the heritage significance of the property and the streetscape. Historic window sashes often used fine glazing bars and mullions that should, if possible, be restored rather than replaced. Some historic buildings from the Inter-War period used steel-framed windows that are considered to be significant.

Objective: To ensure that windows and doors are appropriate for the heritage values or significance of heritage items and conservation areas
Controls:
a. Where relevant, timber windows should be replaced with new timber windows of similar proportions and design. Dwellings that have timber windows in need of replacement should use new timber windows on the front and visible sides of the house;
b. Where visible from the street, the original window and door arrangements within the wall should be retained or reinstated, especially on the front elevation. There is more latitude for variation further back on side elevations;
c. On prominent elevations where additional windows are desired to obtain extra light in a room, two windows of the original proportion should be installed rather than one large window of modern proportion;

d. Windows and doors on prominent elevations of extensions should reflect the same proportion and relationship to the wall as the original and be appropriate to the style of the house (usually vertical proportions);
e. Windows and doors on linked pavilions may be in a contemporary (modern) style if otherwise compatible;
f. Contemporary materials, such as aluminium framing to windows, are not appropriate for heritage items unless in a contemporary styled extension, and preferably to the rear of the listed dwelling;
g. Windows and doors on new buildings in a conservation area should be constructed from timber, or if aluminum, have a widened, traditional moulded profile.

J0.9 Paint and Colour

Colour schemes should be sympathetic to a building's heritage which contribute positively to the streetscape. Colour schemes that are dominating distract from the heritage significance and impact of the streetscape.

Objective: To ensure that paints and colours are compatible to the heritage values or significance of heritage items and conservation areas

Controls:

a. External colour schemes should be sympathetic to the heritage characteristics of the building. This includes both the colours chosen and the parts of the building to which they are applied;
b. Previously painted fabric should be repainted in a colour that is appropriate to the period of the building. Painting options include:
   - Repaint the building based on its original colour scheme following investigation;
   - Repaint the building based on a colour scheme that was typical of the period;
   - Repaint the building in a colour scheme that harmonises with its context and is consistent with its character;
c. Highly reflective, overly bright colour schemes are not appropriate;
d. On commercial buildings the use of corporate colour schemes needs to be sensitively tailored to the architectural character of the building. Broad-scaled application of bright or corporate colours is not appropriate above the awning or on the parapet;
e. Historic building fabric that has not previously been painted should not be painted. Face brick and stone, in particular, should not be painted. Timber that has been oiled and/or shellacked should be treated with a clear finish.

Figure 29 - External materials contribute to streetscape appeal

J0.10 Detailing

Details are important to contributing to the building's significance.

Objective: To ensure that detailing for the heritage values or significance of heritage items and conservation areas

Controls:

a. Significant details such as mouldings, finials, barges, fasciae, construction methods etc. should be retained;
b. Details removed as part of the restoration and conservation process should be reinstated;
c. Details removed previously should be reconstructed based on the evidence of historic documentation;
d. Details that are inconsistent with the style or period of the building or its context should not be used.

J0.11 Ancillary Development to Heritage Items

Ancillary development includes garages and carports, sheds, bird aviaries and the like, post boxes, decks and patios, pergolas, trellises and gazebos, driveways, fences, skylights, solar panels, satellite dishes, air conditioning units and signage. Some ancillary development may be assessed by Council as being of a minor nature for which development consent is not required.

J0.11.1 Garages

Objective: To ensure that garages are appropriately design and located to negatively impact upon the heritage values or significance of heritage items and conservation areas

Controls:

Existing Garages

a. An existing "period" garage is generally considered to be part of the site's historic fabric to be retained where possible. Demolition is only appropriate where the garage has decayed to the extent that its conservation is no longer prudent or feasible;
b. Reconstructed garages should adopt a similar form, size, material and location etc. as the historic garage they replace;
c. Existing and reconstructed garages may be extended by constructing a skillion off the side, or by constructing a carport in front that has the same roof pitch as the existing;
d. Extensions to existing garages should be compatible with the existing garage in terms of materials, façade treatment etc.

New Garages

a. The style, size and location of a new garage must complement the heritage characteristics of the significant building and its context. In most instances the materials and details of the garage should match those of the main dwelling;
b. New garages should be freestanding and set back behind the rear wall of the building. Garages built into the front (i.e. continuous) façade of a building are not appropriate;
c. In some instances new garages may be integrated with extensions to the rear of the building or in a separate structure linked to the main building.
d. As a garage is a "lesser" structure, the height of side walls and roof pitching points should be lower than the adjacent dwelling;
e. The pitch of a new garage roof should match or be close to that of the house. The pitch of double garage roofs may be shallower to reduce overall height. Note that roof pitches of 11 degrees or less, are usually not appropriate. A pitch of 25 degrees is usually acceptable;
f. Garages visible from the public domain should be limited to two enclosed car spaces. Additional garaging may be achieved by means of attached skillions or separate structures;

g. Colour of the garage shall be appropriate for its heritage context. If using Colorbond® then different colours should be chosen for roof, wall and/or trim;
h. Pre-manufactured metal garages shall be located at the rear of the property and not be readily visible from the public domain. Modern ribbed metal cladding (e.g. Klip_Lok®, Trimdek®) is generally not appropriate; however traditional corrugated iron profile (e.g. Custom Orb®) is usually acceptable;
i. If a garage is approved forward of the dwelling, it should be of a similar design, quality, material and detail of the main dwelling.

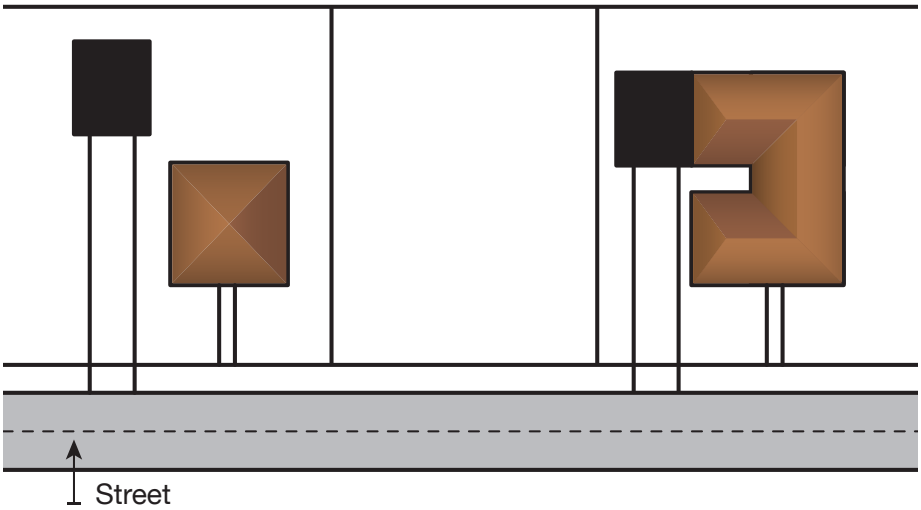


Figure 30 - Garage Placement - Heritage Item
Garage in left image is freestanding and behind the dwelling.
The garage on the right-hand image is connected to the rear extension of the dwelling. Both solutions may be acceptable if suitably designed.

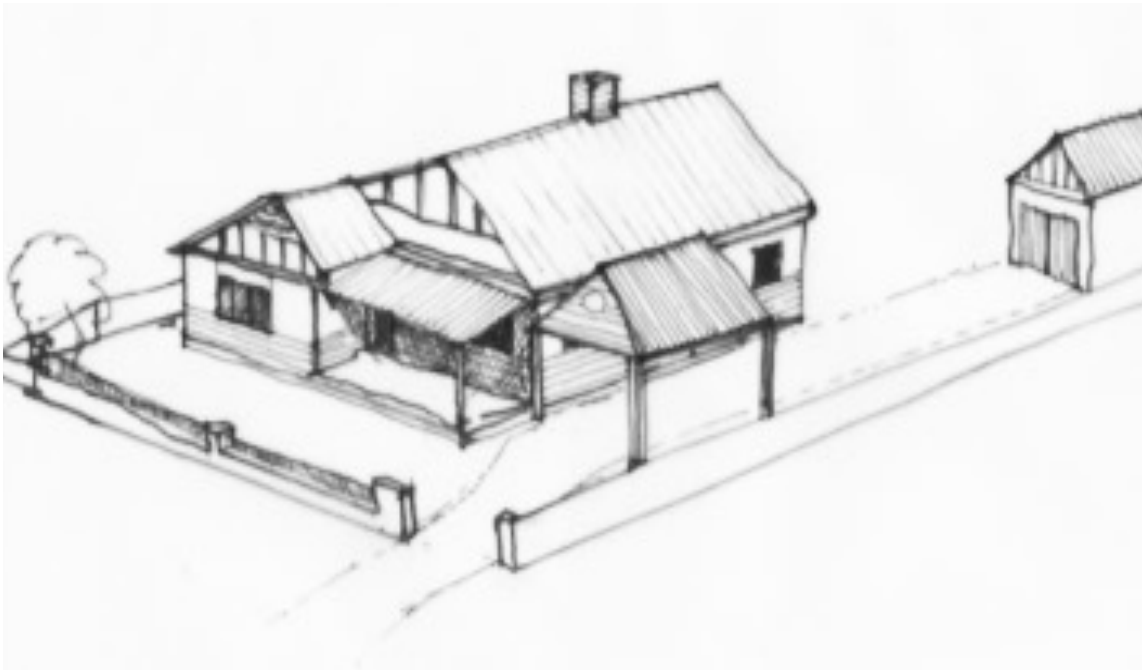


Figure 31 - Carport Placement - Heritage Building
Because it is possible to see through a carport, they have a relatively lower visual impact if suitably designed, compared to a garage.

J0.11.2 Driveways

Driveways are important elements and contribute to harmonising the historic character of the dwelling and the streetscape.

Objective: To ensure that driveway placement, number and construction are appropriate for the heritage values or significance of heritage items and conservation areas

Controls:

a. The size, material and/or appearance of a driveway should not adversely impact on the significance or visual character of a heritage place;
b. The retention of traditional driveways of gravel, paired concrete strips, recycled brick and similar materials is encouraged;
c. Existing single-width driveways should be retained, with widening only occurring behind the building line;
d. Driveway turning areas should not be installed in the front of the building (between the building and road);
e. Driveways should not extend the full width between the dwelling and the boundary; rather they should be set back from either side to allow for landscaping;
f. Plain concrete is highly reflective. Large expanses of concrete used for driveways and turning circles should be avoided;
g. Suitable driveway surfaces include gravel, paired concrete strips, recycled or new bricks, clay or other pavers and bitumen (tarmac). Tinted concrete, exposed aggregate and surfaces using several materials, for example brick or paver edging with bitumen infill may meet the objectives if suitably designed. Patterned and stamped concrete is not a traditional process and is generally not appropriate in the Conservation Area;
h. The retention of circular carriageways in front of historic rural dwellings is encouraged.

J0.11.3 Sheds and Outbuildings

Sheds and outbuildings are common elements associated with dwellings. Sheds, outbuildings and their heritage significance varies considerably, with some outbuildings being of exceptional heritage value whereas others may even detract from the site. New structures should have an adverse impact on the item. In some instances the relationship between structures may be more important than the actual form or fabric of the individual structure.

Objective: To ensure that sheds, outbuildings, and ancillary development does not negatively impact upon the heritage values or significance of heritage items and conservation areas

Controls:

a. An ancillary structure's design, size and/or location should not have an adverse impact on the heritage value of the place or its streetscape, context or other places within its vicinity;
b. New structures should generally be located behind the main dwelling or away from the public domain;
c. New structures do not need to replicate the features of the significant building/item but should be sympathetic with it;
d. The height of any new structure should be less than the heritage item unless located well away from it;
e. Site coverage and bulk of new structures should be less than the heritage item;
f. In exceptional circumstances where the design and material of a new structure is not able to be sympathetic to the original, it should be suitably screened with lattice, hedging, trellis etc;
g. Structures that have a similar proportion, form and roof pitch as the heritage item, but with smaller scale and bulk, are more likely to meet the intentions of this guideline than poorly designed, large-scaled, bulky buildings;
h. Pergolas and trellises over footpaths and driveway between the front boundary and dwelling may be acceptable if designed to suit the style and character of the dwelling. In most instances this will imply the use of similar materials and dimensions as the dwelling, as if it were designed and built at the same time as the dwelling;
i. Gazebos should not be erected between the house and the front boundary, unless on large or rural-sized allotments.

J0.11.4 Landscaping and Fences

Landscaping and fencing for heritage items and heritage areas is an important element and must be considered in the design phase of any works, this includes trees and vegetation on adjoining or adjacent sites.

Objective: To ensure that landscaping respects the heritage values and significance of heritage items and conservation areas

Controls:

a. The structure of significant gardens, including the important features and layout, should be maintained;
b. Development should not have an adverse impact on a significant garden or landscape, nor on an important pattern of landscaping within a streetscape;
c. Landscaping, including tree removal, should have due regard to the impact that such work may have on the backdrop, setting or cultural landscape value of a conservation area or rural setting;
d. Trees and vegetation screens on land adjacent to heritage items should be retained to provide a visual filter between the old and new;
e. Significant fences should be retained and restored;
f. Significant fences demolished for structural or Work Health and Safety reasons should be reconstructed in a style and detail similar to the original;
g. New front fence design, detail and material can be based on historic documentation or good local examples, and should be of a style and character appropriate to the building;
h. Many modern look-alike fences such as powder-coated metal pickets and tubular steel products lack authenticity. If selected, they should be a simple, non-decorative style, in a muted or charcoal/black colour;
i. Corrugated or ribbed sheet metal fence cladding (e.g. Colorbond®) is a modern material that is not appropriate for the front fences of heritage buildings or within a conservation area;
j. Front fences should be no higher than 1.2 metres above ground and should generally not be of solid/opaque construction;
k. Side and rear fences on corner allotments that are visible from the public domain should be timber palings or similar traditional material to a maximum height of 1.8 metres;
l. If Colorbond® is utilised on side or rear fences, it should be in dark or muted colours to reduce visual impact. Zincalume® finishes are not permitted;
m. Fences that are integrated with hedges, vines and similar vegetation may meet the guidelines.

J0.11.5 Miscellaneous Fixtures on Heritage Items

At times fixtures and other items are required on heritage items and items in heritage conservation areas to increase their usability, level of comfortable and compliance with legislation. The following controls guide how such matters are to be incorporated into heritage items and conservation areas.

Objective: To ensure that miscellaneous fixtures do not negatively impact upon the heritage values or significance of heritage items and conservation areas

Controls:

a. Air Conditioning units and similar fixtures (oil tanks, gas heaters, gas tanks, solar power inverter units etc.) should not be located on primary or publicly visible facades;
b. Where location on a primary façade is unavoidable and may have an adverse visual impact, the fixture should be enclosed in, or behind, a suitably designed screen;
c. Rainwater tanks are to be located at the rear or side of the development. Modern plastic tanks should be suitably screened and not obvious from the street;
d. Skylights, solar panels, solar hot water heaters, satellite dishes and the like should be designed, selected

and located to have a minimal impact on the fabric and appearance of the building;

e. The fixtures should be located on a non-prominent elevation or roof plane, or on a free-standing structure or garage roof;

f. An alternative location (e.g. ground mounting) should be found in those circumstances where the structure would adversely impact on a roof that is considered to be of exceptional significance such as a prominent church or a historic slate roof;

g. Where there is no feasible alternative to installing solar panels in a prominent location, the items should sit flush with the roof surface, from ridges, gutters, valleys and barges.

J0.12 New Buildings in Heritage Conservation Areas

New buildings in heritage areas and near heritage buildings can significantly impact upon the character of the conservation area and should sit seamlessly in the streetscape. New buildings may borrow architectural elements or design attributes from their historic neighbours, such as roof pitch, corrugated iron roofing and weatherboard walls. However in some instances it may be acceptable to interpret traditional design concepts in a modern way rather than copying existing buildings. New development should be of the time and architectural style in which it is designed and built. It is not necessary to replicate the style of the adjacent heritage items providing that the new building style, character, scale, and bulk does not adversely impact that of the heritage item.

Objective: To ensure that new development is respectful of, and appropriate for, the heritage values or significance of heritage items and conservation areas

Controls:

a. The design of a new building in a conservation area should have regard to its context and be sympathetic in terms of character, scale, height, form, siting, materials, colour and detailing;

b. Where a new building is replacing a listed item or a contributory place then the new building is to be designed so that its appearance from the street is very similar to the significant parts of the listed or contributory item. The new building may be larger than the original, as if the previous building had been extended in accordance with the controls in this Plan;

c. New development should be sympathetic to any adjacent heritage item in terms of character, scale, height, form, siting, materials, colour and detailing;

d. New buildings in the vicinity of a heritage item must not dominate by virtue of their height, scale, bulk or proximity and in general will be of a similar height or less than the neighbouring heritage item;

e. New development should not obstruct important views or vistas to buildings and places of historic and aesthetic significance;

f. Where a new building is on vacant land, or replaces a non-significant building, then two approaches may be adopted in the design:

   i. the building style and appearance draws strongly on its neighbours so that it fits seamlessly into its context and is not readily obvious as recent or modern development, or

   ii. the building adopts a modern style but in a manner that compliments its neighbours. Typically such buildings adopt a form, scale and roof pitch that is similar to its neighbours, but may interpret and detail these in a more contemporary manner. With this approach buildings will usually need to be specifically designed for their allotment. As a consequence, many project and kit homes fail to meet this guideline;

g. Transportable buildings are generally not appropriate as they are unlikely to reflect the character of the conservation area. If a kit home is proposed, particular consideration should be given to roof pitch, window/door proportions and external cladding materials;

h. Siting and setback are to be consistent with the predominant patterns in the street. In some instances it may be appropriate to set the new building back further from the street so that the historic buildings remain prominent;

i. The height of new development that is within proximity of the boundary to the listed item should be scaled down to be approximately the same as the heritage item;
j. Windows and doors visible from the street should have eference those of nearby dwellings, and generally be constructed from timber, or if aluminum, have a widened, traditional moulded profile;
k. Side, front and rear setbacks of new development shall be increased where new development is higher than the heritage place or likely to have an adverse impact on its character, amenity or setting by virtue of its height, scale or bulk.

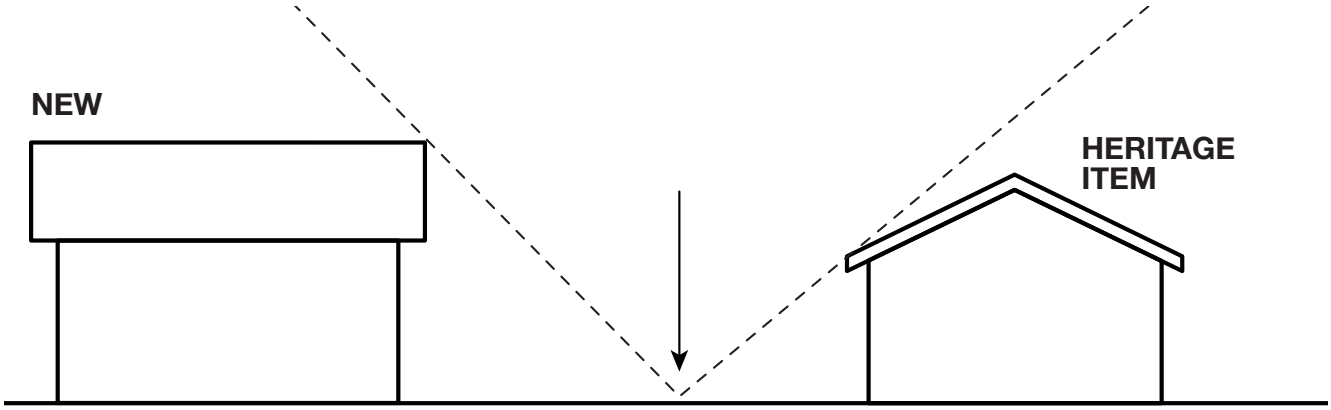


Figure 32 - Height – Heritage Item
Taller new buildings should be located further from the boundary than lower heritage item

New development in residential areas may use similar roof pitch and form, or in commercial areas extend primary design lines from the existing to the new development and/or incorporate a modern parapet. For more detail see the publication 'Design in Context – Guidelines for Infill Development in the Historic Environment'.

J0.12.1 Additional Dwellings in or Near Heritage Areas and Items

Where additional dwellings are proposed the construction should not compromise the heritage values of an individual place, its landscape or streetscape setting.

Objective: To ensure that additional dwellings do not negatively impact upon the heritage values or significance of heritage items and conservation areas

Controls:

a. Dual occupancy, multi dwelling or secondary dwelling development should not have an adverse impact on a heritage item, its curtilage or setting including significant trees, gardens, outbuildings and other elements that may contribute to a place's overall heritage value;
b. Attached dwellings should be designed as a 'pavilion' that is linked back to the main building. It should be suitably articulated to avoid a monolithic appearance by using stepped or rebated connections, compound roof forms etc;
c. The form and style of any new dwelling should be derived from the primary dwelling or structure;
d. The scale and bulk of new dwellings should not be greater than the primary dwelling;
e. Garages and carports should be located to avoid a long and visually dominant driveway. If this is unavoidable, the driveway should be landscaped and/or constructed of alternative materials to soften the visual impact.

J0.13 Non-Significant Heritage Items and Conservation Areas

Alterations and additions to non-significant buildings in conservation areas should have regard to the predominant heritage values within the immediate surroundings and the wider conservation area so as not to detract or adversely impact the heritage values of the conservation area.

Objective: To ensure that the bulk, scale, and height of contributory items do not detract from the heritage values or significance of heritage items and conservation areas

Controls:

a. Works to non-significant buildings should consider the height, scale, bulk, setbacks, character and any other relevant attributes that affect the relationship between the building and historic streetscape.

J0.14 Demolition

Demolition of all or part of a heritage place has the potential to cause irreversible impact. At the same time, demolition of an unsympathetic part of a listed place can lead to an enhancement of heritage value. Demolition of a contributory item within a conservation area also has the potential to cause negative impacts on the streetscape. Full demolition of heritage listed, or contributory items is generally not supported, however demolition of non-significant parts of a place or item may be considered. Prior to any approved demolition it is important that items are recorded and any adverse impacts arising from the demolition are minimised.

Objective: To ensure that any demolition of heritage items or in heritage conservation areas is sympathetic to the significance of the surrounding area

Controls:

a. Full demolition of an item listed in Schedule 5 of the Yass Valley Local Environmental Plan 2103 or contributory item within a Conservation Area is only appropriate where, in the opinion of Council, the building is damaged or has decayed to such an extent that its restoration is not feasible;
b. Elements of a building that do not contribute to its heritage significance may be considered for demolition. Proponents must demonstrate that partial demolition does not affect the heritage significance of the building;
c. The demolition of ancillary structures that detract from the significance of a place is likely to be supported;
d. The demolition of structures, including habitable dwellings, which are in a conservation area and do not contribute to the area's significance are likely to be supported;
e. Significant fabric (for example period windows or historic bricks) that is removed in the process of permissible demolition should be set aside for use in future repairs or possible reinstatement;
f. Buildings that replace listed and contributory structures should adopt a similar external form and appearance as the significant part of the building that is being demolished. The replacement building may be extended in accordance with this Plan as if it were the existing building;
g. Applications to demolish significant places should include a building condition report from a suitably qualified specialist. Council may also require submission of a Heritage Impact Statement (HIS).

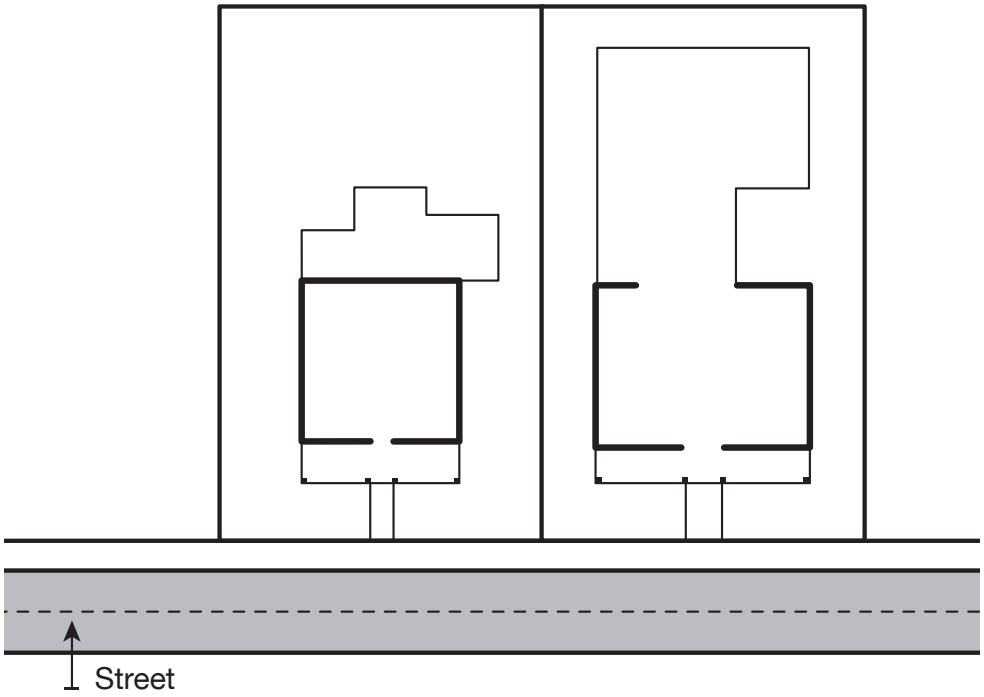


Figure 33 - Demolition and Reconstruction - Heritage Item

The original building footprint is shown on the left, with the verandah towards the street and some unsympathetic additions to the rear. The reconstructed building on the right adopts the same form as the original when seen from the street. However it has been built slightly wider to allow for larger rooms, and has been extended to the rear in accordance with other guidelines in this Plan.

J0.15 Change of Use

Sometimes it is appropriate for the conservation of a heritage item for its use to change, in doing so it is important that the change in use will not have an adverse impact on the significance of the heritage item or conservation area. Changing the use of a building (e.g. from residential to commercial) may require an assessment of the existing building under the National Construction Code. This assessment may include the need for amenities, disabled access or fire rating of walls/ceilings between commercial and residential uses. It is recommended that you discuss your proposal with Council.

Objective: To provide controls for the change of use of heritage items and items in a heritage conservation area

Controls:

a. A new use should not require substantial and irreversible modification of significant fabric or setting;
b. New uses should require minimal change to the external fabric of the building;
c. Changes to landscaping or carparking should not have an adverse impact on the heritage value of the item;
d. A new use should not increase the risk or likelihood of cumulative changes that could reduce the heritage significance of the item over time.

J0.16 Subdivision

Many heritage places were constructed on generous allotments and subsequently developed attractive gardens or settings that contribute to the place's heritage significance. Subdivision has the potential to destroy the garden or rural setting and encourage infill buildings that encroach upon the heritage item in a manner that can weaken its special values. Subdivision can increase the number of driveways and crossovers and, as a consequence, have a significant adverse impact on a traditional streetscape. It important in considering a

subdivision that it does not compromise the setting, curtilage, future development potential and is consistent with the existing heritage subdivision pattern.

Objective: To ensure that any subdivision in heritage conservation areas does not negatively impact upon the heritage values or significance of heritage items and conservation areas

Controls:

a. Subdivision boundaries should be designed so that they will not have an adverse impact on a heritage item, its curtilage or setting including gardens, trees, outbuildings and other elements that may contribute to a place's overall heritage value;
b. Subdivision should be consistent with the predominant historic subdivision pattern in the locality or street;
c. Battle-axe subdivision is not appropriate for listed items or place within a conservation area where it leads to a concentration of driveways that is inconsistent with the historic subdivision pattern;
d. Proposed subdivision should be preceded by a heritage and context analysis that identifies all heritage and landscape attributes and shows how the proposal will respect the significance of the heritage item.
e. Drainage 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.

J1 Binalong Conservation Area

The early history of Binalong was somewhat unruly and lawless. The 'nineteen counties' declared by Governor Sir Ralph Darling in 1829 were the 'limits of location'. As such, governance ceased at Port Phillip Road at Bowning Hill, and Binalong sat beyond the limits. Illegal squatters grazed their cattle until the late 1830's when they were able to legally apply for licenses and settle.

The village was surveyed in 1850, and the arrival of the railway in 1876, largely influenced the pattern of development within the village. Fitzroy Street became the focus for commercial development at this time, given the close proximity to the railway station. The heart of the village is centred on the intersection of Fitzroy and Wellington Streets. The original Railway Station was later closed and the 1915 Station opened on a ridge further to the northwest with the rail line also relocated to accord with this change. The original 1876 line was removed, and that alignment formed the present extension of Fitzroy Street to the south.

Binalong has a vibrant history due to its location on the route to the 1860's Lambing Flat Goldfields, and later due to the prominence of rail - acting as a terminal for coaches and trains. The closure of the rail terminal in 1989 ended a long and crucial association for Binalong with the railways and the associated transport, employment, and recreational opportunities that it had brought to the village. The bypassing of the Hume Highway, and the closure of the railway in 1989, although having immense economic and social impacts on the village, has conversely ensured the preservation of its rural character and heritage.

Substantial growth and development of Binalong is unlikely, largely due to its close equidistant location between Harden, Boorowa and Yass, and the availability of services within those towns. Instead it has evolved into a thriving artistic community, which is attracting new residents to the close-knit village. Binalong's heritage buildings and conservation area is important to the unique character and amenity of the village. Fitzroy Street is an important rare example of a highly intact commercially active historic streetscape that has been maintained in good condition. It is important that when development occurs in this area it is respectful of the heritage significance. To this end new development should not dominate the streetscape and reflect materials and forms that are apparent in the existing structures. Building shall maintain the low scale development of the village and shall reinforce the civic and commercial focus of Fitzroy Street.

The key role the village played in the area is reflected in the Inns and Hotels that catered for the early pastoral community and those people traveling and working on the railway. The junction of Queen and Stephens Streets is particularly significant as an early stopping place for travellers on the main road leading west, particularly following the discovery of gold at Lambing Flat (Young) in the early 1860s. Buildings associated with this time are the Black Swan Inn and the Golden Fleece Inn (c1850) and the Courthouse. Fitzroy Street is important as a rare example of a highly intact, commercially active historic streetscape that has been maintained in good condition. Historic gems of Fitzroy Street are Old Paterson's Pub (1840's), Hotel Binalong (1929) and Binalong Railway Station (1883). The informal 'village square' at the intersection of Wellington and Fitzroy Streets is complemented by the war memorial and the angled siting of the General Store towards the Post Office.

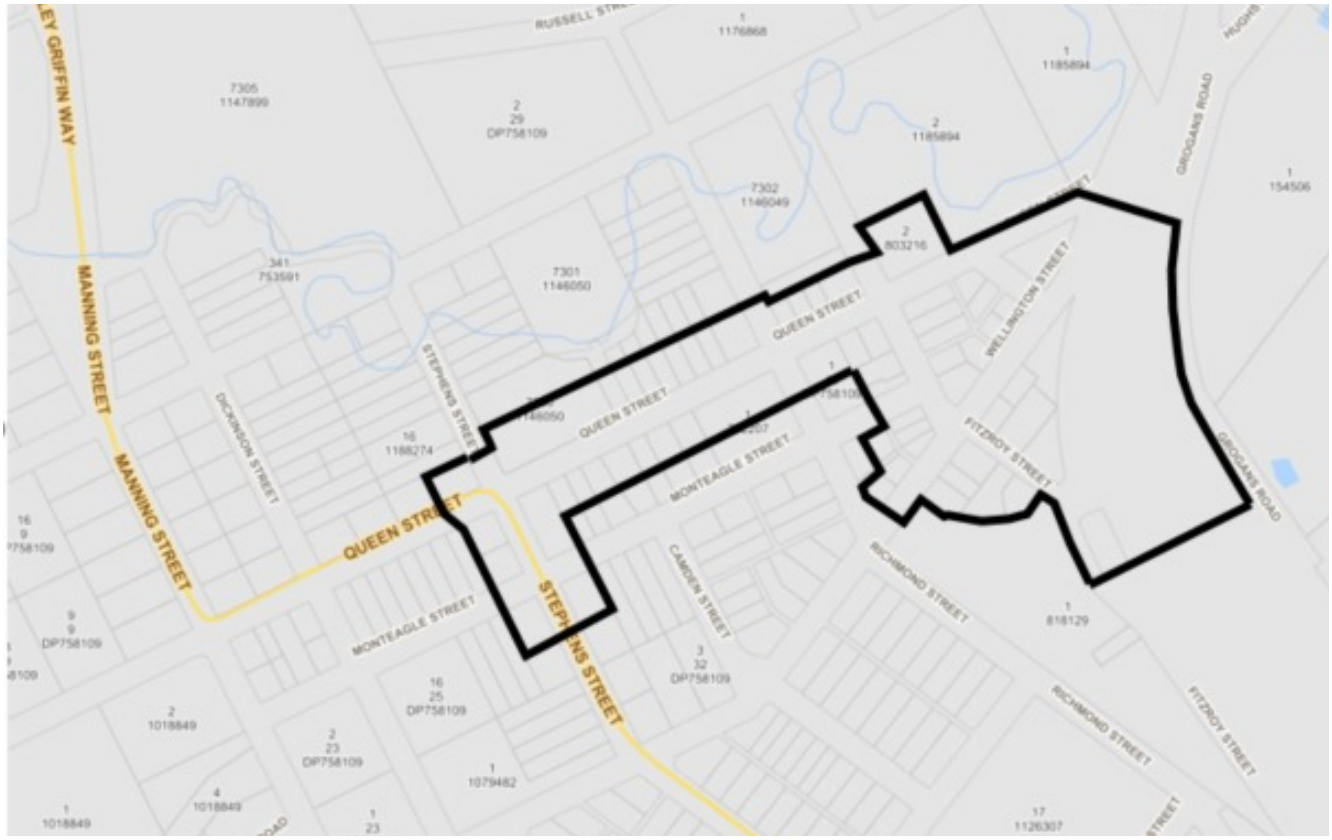


Figure 34 - Binalong Heritage Conservation Area

Strategies to achieve the heritage objectives for Binalong Conservation area include:

a. Conserve items listed in the Yass Valley Local Environmental Plan 2013 and contributory buildings within the conservation area in accordance with this Plan guidelines;
b. Infill development should be derived from the forms and materials that are apparent in historic structures;
c. Maintaining the low scale of development within the village;
d. Maintaining the civic and commercial focus around Fitzroy Street.

The following guidelines apply in addition to the general guidelines of this Plan:

a. Building set-back should have regard to the imperative for new buildings not to dominate the streetscape or block views of historic buildings. New structures should be set further back on the allotment and, as a guide, be behind a line drawn between the fronts of the adjacent buildings;

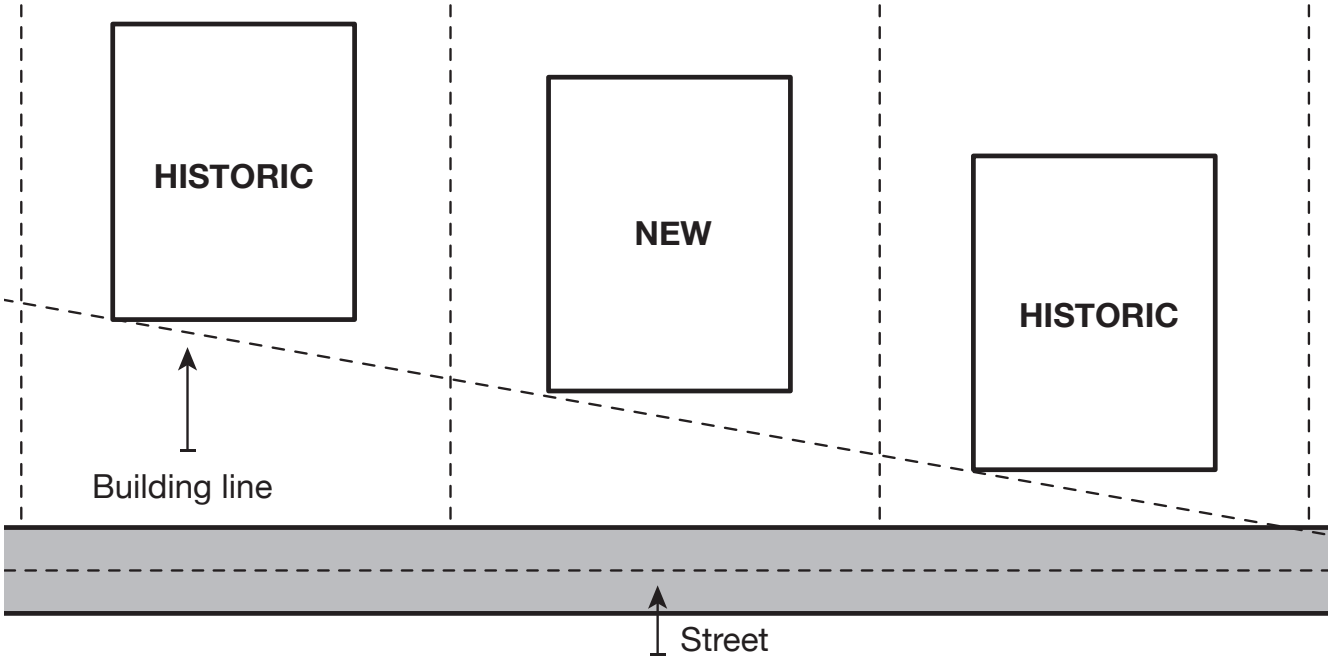


Figure 35 - Preferred setback for new infill buildings - heritage item

b. Buildings should be set out parallel to or at right angles to the street and side boundary;
c. Buildings should address the street;
d. Scale and height of new buildings should be similar to those on either side of the proposed building;
e. Buildings should be single storey unless it can be clearly demonstrated that a taller building will not adversely impact on the streetscape;
f. Roof pitch should be similar to existing historic buildings (typically 35 – 40 degrees);
g. Ancillary structures, garages, driveways and fences should also be derived from traditional examples in the village;
h. Signage and advertising on new and existing buildings is to be minimized;
i. In general, buildings should have corrugated galvanised iron roofs. Colorbond® roofs are not considered to be appropriate within the Fitzroy Street area, however elsewhere, new or non-significant buildings may use Shale GreyTM or similar corrugated Colorbond®;
j. Walls should be weatherboard, fibre cement sheet, brick, local stone or a combination of such materials. Exposed face brick should be a dark or reddish hue. Buildings with modern materials should be set further back on the block so that historic structures remain prominent;
k. New buildings within the conservation area should use a building form and palette of materials derived from the existing historic building stock;
l. Modern profile (e.g. Klip-lok®) metal cladding should be avoided;
m. Weatherboards should be timber or (approved profile) fibre cement boards not plastic or vinyl.

J2 Bowning Conservation Area

Bowning began as a creek crossing on Port Phillip Road, and as such was settled quite early. It was designed with a rectangular curtilage and the street layout has developed into a mix of rectilinear and orthogonal patterns. In 1876 the railway was extended across the northern portion of the village, which altered the focus to the northeast of the village. Prior to this occurring, many of the early land sales had been to the west and south. Bowning also historically had close ties with Bookham providing both rail and postal services.

Development in Bowning has occurred randomly and sporadically, with the older dwellings and commercial buildings centred around Leake Street, mainly due to the historical location of the Railway Station. The alignment of Bowning Road was based on the turning ability of bullock and horse drays, and this alignment remains today (Three Villages Study, 1996).

The most notable examples of historic buildings within the village are the Bowning Railway Station, Steer's General Store, St James Church, Mayfield Cottage, Cobb & Co Inn, Bowning Hotel, Bowning Catholic Church, and the Advance Hall. The significant number of buildings from the nineteenth and early twentieth century demonstrate its growth from a small settlement through major growth spurts associated with the Great Western Railway.

The village is a compact cluster around Leake Street which forms the core of the village ends abruptly at the lower (western) end of Leake Street, and stops at open land to the railway station at the top (eastern) end of Leake Street. Bowning played a large role as a trans-shipment point for wool and wheat, respectively. Demonstrated enthusiasm and confidence at the time of the arrival of the railway to the settlement through the presence of an imposing double storey railway station building, and the collection of railway cottages remains significant for Bowning. This short period of growth is evident in the built form within the conservation area. It ended fairly suddenly, when the railway was extended and the link from rail to road was no longer the vital link for freight and passengers. As a result, the commercial centre quickly dissipates into empty road along surrounding streets, preserving views through open land.

Figure 36 - Bowning Conservation Area

Strategies to achieve the heritage objectives for Bowning Conservation area include:

a. Conserve items listed in the Yass Valley Local Environmental Plan 2013 and contributory buildings within the conservation area in accordance with the Plan guidelines;

b. Retaining the commercial and civic focus of the village around Leake Street;

c. Maintaining the low scale of development within the village;
d. Infill development should be derived from the forms and materials that are apparent in historic structures;

The following guidelines apply in addition to the general guidelines of this Plan:
a. Buildings in Leake Street should be set out parallel to or at right angles to the street and side boundary;
b. Building set-back from Leake Street should have regard to the existing pattern of older buildings that were erected on the street boundary (zero building line) versus the imperative for new buildings not to dominate the streetscape or block views of historic buildings. Buildings using modern materials should be set further back on the allotment;
c. Scale and height of new buildings should be similar to those on either side;
d. Buildings should be single storey in scale, other than within the vicinity of the hotel where two-storey buildings may be appropriate if suitably designed;
e. Roof pitch should be similar to existing historic buildings (typically 35 – 40 degrees);
f. Modern skillion, curved and flat roofs are not appropriate in the conservation area. Bullnose verandahs- where they are the reinstatement of original building detail- are appropriate;
g. New buildings should not seek to replicate historic styles, but rather be a contemporary interpretation of them;
h. Signage and advertising on new and existing buildings is to be minimized;
i. New buildings with the conservation area should use a building form and palette of materials derived from the existing historic building stock. Walls should be weatherboard, fibre cement sheet, brick or a combination of such materials. Exposed face brick should be a dark or reddish hue similar to historic structures. Buildings constructed from modern materials should be set further back on the block. Metal clad walls (including corrugated Colorbond®) are not appropriate facing the street;
j. Colorbond® roofs may be considered on new or in some cases non-prominent contributory buildings, and can be Shale Grey® or similar in colour;
k. Modern profile (e.g. Klip-lok®) metal cladding should be avoided;
l. Weatherboards should be timber or (approved profile) fibre cement boards not plastic or vinyl;
m. Windows and doors on new buildings should be constructed from timber, or if aluminum, have a widened, traditional moulded profile with a black finish;
n. Colourbond® fences should not be used along the front boundary or on a side boundary forward of a dwelling. Similarly, Colorbond® fences should not be used between a dwelling and a side boundary. (Refer to general fencing guidelines earlier in this Plan).

J3 Gundaroo Conservation Area

The built character of Gundaroo is comprised of a cluster of 19th century commercial and former administrative buildings on Cork Street in the vicinity of Harp St. There is a diversity of form, scale, material, style, and character although there is a consistency in their 19th century origins and hence use of materials from that time, and while there is some variation in front setbacks most of the historic buildings are close to the road. They are clearly recognisable as an historic group and create a node in that part of the town.

Elsewhere the buildings tend to be set back to some degree or are masked by vegetation. Residential development is predominantly single storey which, coupled with the large allotment size, creates an overriding sense of lower density settlement. The historic (and most of the subsequent) buildings follow the alignment of the roads and so the development pattern is described as “orthogonal’, which is in distinct contrast to ‘greenfields’ development that has occurred in nearby towns and villages since the mid-20th century. Cork Street connects Sutton through to Gunning and carries considerable traffic especially during commuting times in the morning and evening.

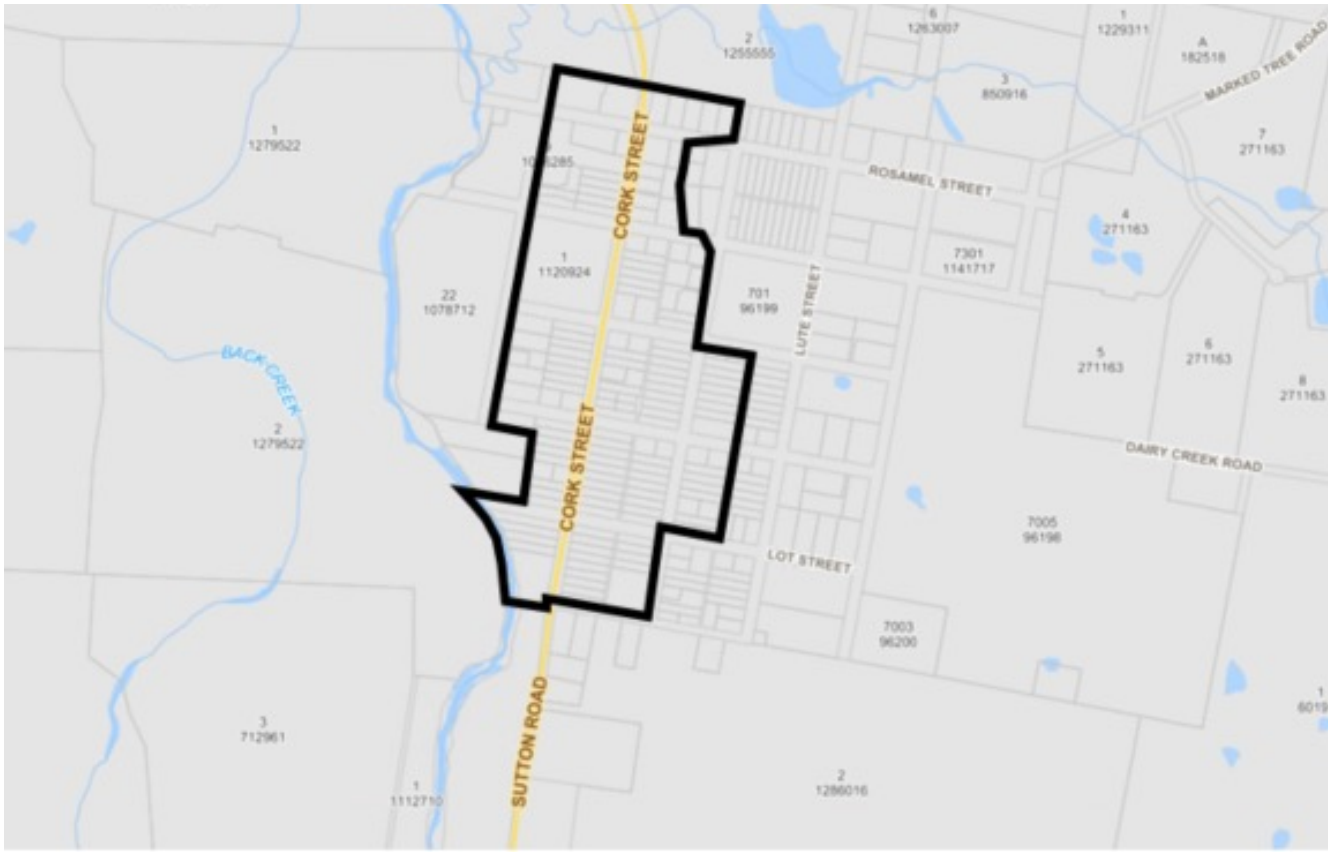


Figure 37 - Gundaroo Conservation Area

Strategies to achieve the heritage objectives for Gundaroo Conservation area include:

a. Conserve items listed in the Yass Valley Local Environmental Plan 2013 and contributory buildings within the conservation area in accordance with this Plan guidelines;
b. Maintain the existing structure of the town plan including lot sizes and laneways;
c. Retain the commercial and civic focus of the village on Cork Street;
d. Retain gravel or grassed verges to the roads. Concrete kerbs and gutters should not be incorporated;
e. Laneways should only be sealed where necessary and should avoid use of concrete kerbs;
f. 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;
g. Gundaroo Park should be retained and conserved;
h. Infill development should be derived from the forms and materials that are apparent in historic structures;
i. Ancillary structures, garages, driveways and fences should also be derived from traditional examples in the village.

The following guidelines apply in addition to the general guidelines of this Plan:

a. 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;
b. 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);
c. 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;
d. Double storey buildings are generally not appropriate where visible from the public domain;
e. Attics with dormer windows may be appropriate where they can be accommodated within the main roof space and do not otherwise distort the building’s appearance;

f. 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);
g. 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;
h. Curved roofs were not used other than for verandahs and should be avoided;
i. Modern bull-nosed verandahs usually look false and should also be avoided;
j. Modern skillion roofs should be set well back on the allotment (e.g. 30 metres or more);
k. New buildings should not seek to replicate historic styles, but rather be a contemporary interpretation of them;
l. Unnecessary adornment and false gables etc. should be avoided;
m. External materials and detailing should draw on historic examples used in the village;
n. Modern profile (e.g. Klip-lok®) metal cladding should be avoided;
o. 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;
p. Weatherboards should be timber or (approved profile) fibre cement boards - not plastic or vinyl;
q. Windows and doors on new buildings should be constructed from timber, or if aluminum, have a widened, traditional moulded profile;
r. The use of Colorbond® front or side fencing is not appropriate;
s. 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;
t. 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 integration vegetation with the fence.

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.

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.

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

J4 Yass Conservation Area

Yass played an important role in the early development of the colony. Its settlement was triggered by the explorations of Hamilton Hume's party of the Yass Plains in 1821. The settlement flourished as inns and stores established providing for travellers between Sydney and Melbourne and later law enforcement for the gold rushes at nearby Lambing Flat and Kiandra. The township was gazetted in 1837 and land was set aside for some religious and education purposes on the north side of the Yass River, which contained higher ground. The early settlers however preferred land to the south mainly for its more accessible topography. In 1840, an extension was made to the eastern side of Yass called O'Connelltown, which extended the existing street pattern.

The 1852 floods washed away much of the original settlement around Warrambulah Street (now Riverbank Park) and as a result future development relocated to higher ground in Comur, Dutton and Rossi Streets. The first permanent bridge to cross the Yass River and alleviate the isolation between North and South Yass in times of flood was constructed in 1854 (Freeman, 2001).

Yass's role within the region and New South Wales was consolidated through Flour Milling (1840's - 1920's) and the early establishment of the Fine Wool Industry by Hamilton Hume, George Merriman and Arthur Triggs. The town grew substantially in the late 1850's although development on the western side of Comur Street was constrained by large property holdings – one of which was 'Marchmont' part of which the Yass Town tram station was later built on.

During the 1870's the decision was made to locate the railway station at Yass Junction, by-passing Yass, as it was seen as too difficult to take the line through the town. A 'dead end' tram line was later extended to link Yass Town to Yass Junction which ceased use in 1958. No railway connection was ever established directly to Canberra, which has ensured a continuing reliance on motor vehicles for passengers and freight between Yass and the ACT.

With the death of Henry O'Brien in 1892 moves were made to sell off the remaining residential land in O'Connelltown (south east towards the showground) and during the 1940s 'Fifield' and part of 'Marchmont' to the west of Dutton Street were also subdivided. From the 1950s to the 1980s the Housing Commission built approximately 120 houses in north and south Yass. Over the same period larger allotments were subdivided, allowing for more modern infill development adjacent to historic houses.

Yass's location on the early Port Phillip Road from Sydney to Melbourne became the Hume Highway during the 1920's. The highway continued to pass through the town, with the proliferation of petrol stations earning the strip the name 'Gasoline Alley'. Yass was bypassed by the current alignment of the Hume Highway in 1994, and while there has been some business adjustment, overall there has been a positive impact on the town by taking the majority of travelling and freight vehicle traffic out of the main street.

Although Yass (amongst several other locations) was considered for the location of the Nation's capital - the current Canberra site was selected in 1908. Yass' proximity to Canberra (and Sydney) has been a large determinant of the town's survival and in more recent years, its growth.

Flooding of the early town led to development moving south to higher ground where some of Yass' more substantially buildings from the 1870s and 1880's can still be seen. Photos and drawings of Comur street in 1890 show that many of the buildings in the main street today had already been built. Yass boasts a remarkable collection of historic buildings and structures spanning from the late 1830's through to the Second World War.

The number of extant inns and hotels are evidence of the role Yass had as a stopover for travellers on the Great Southern Road. Its historic housing is generally single-storey and set within attractive landscaped gardens. While the style of buildings varies, they are generally consistent in the richness of material and 'fine grained' character that is evident in attractive brickwork, decorative gables, timber windows and period features. Streetscape character is enhanced by the individual front fences, timber-paling side fences and single width driveways to a rear garage.

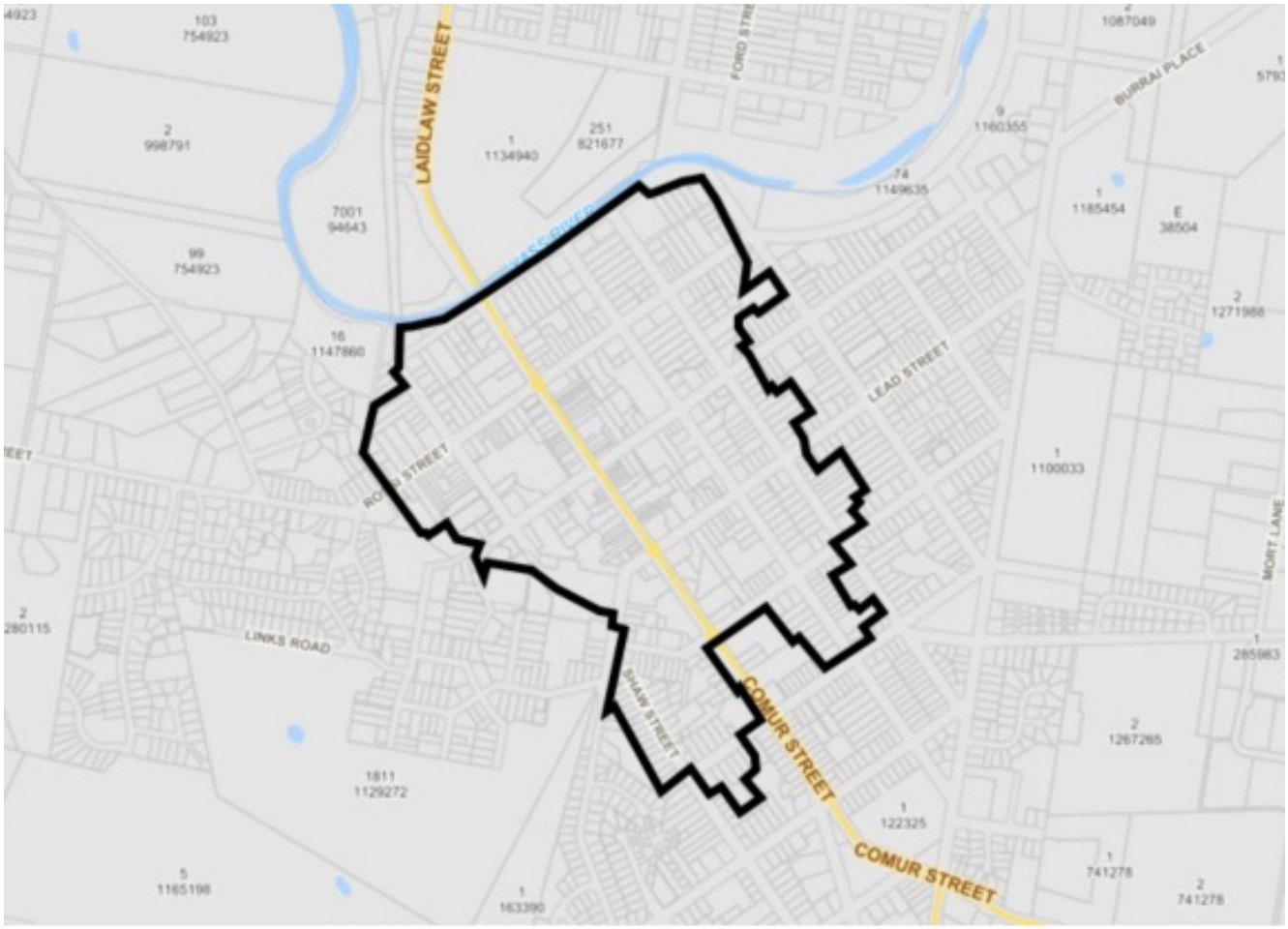


Figure 38 - Yass Conservation Area

Strategies to achieve the heritage objectives for Yass Conservation area include:

a. Conserving items listed in the Yass Valley Local Environmental Plan 2013 and contributory buildings within the conservation area in accordance with this Plan guidelines;
b. Retaining the historic commercial focus and scale of Comur Street by ensuring buildings open directly to the footpath;
c. Retaining or reinstating historic shopfront forms and proportions;
d. Encouraging the reconstruction of balconies and verandahs which were removed in the 1950's-60's;
e. Encouraging the removal of non-sympathetic modifications to heritage items – particularly in Comur Street;
f. Infill development within Comur Street should not seek to copy or reproduce heritage styles, but instead be a modern interpretation derived from the scale, form and materials dominant within the streetscape;
g. Facilitating the upgrade or change of use of heritage items in Comur Street by encouraging the assessment of the level of fire risk and the significance of the building as part of an overall fire safety package;
h. Avoiding duplication and repetition of advertising signage, and encouraging removal of redundant signage.

The following guidelines apply in addition to the general guidelines of this Plan:

a. Businesses in the commercial areas should open directly off the main street;
b. Where rear lane access or rear carparking is provided there should also be a direct pedestrian link between shop and main street;
c. Residences and businesses in the commercial areas should have an active frontage. New uses that deny an active interface with the street are not appropriate;
d. Existing historic verandahs should be retained as part the heritage fabric of the conservation area;

e. The design of verandahs and porticos that are being reconstructed or reinstated should be closely based on historic evidence;
f. Verandahs reconstructed with a reduced depth should be historically consistent in other regards;
g. Awnings that are part of a building's initial design shall be retained through on-going maintenance and repair, as necessary. New fabric should be consistent with historic detail and sympathetic to the character of the building;
h. Awnings that are not part of a building's heritage attributes, or are on a building that has no heritage value, may be removed and/or reconstructed;
i. Replacement awnings and new verandahs should be in sympathy with the character of the streetscape and have due regard to scale, proportion setback, design lines etc. of their context;
j. Historic shopfronts are to be retained including form, fabric and detail;
k. New material (glass, glazing bars, stall boards, tiles, doors etc.) shall closely match that which it is replacing;
l. Security screens and the like should be designed to have minimal impact on significant fabric or appearance;
m. The design of new shopfronts should have due regard to the historic design of the shopfront, and to the streetscape generally;
n. Existing parapets should be maintained and conserved;
o. Modified parapets should be reconstructed to historic detail;
p. Parapets on new buildings should be designed to fit harmoniously into the streetscape;
q. Where possible ramped access should occur within the footprint of the building;
r. Whether within the building or on the pavement, surfaces and handrails should be consistent with, and stylistically appropriate to the building.

Photograph 1 - Ramps to be internal of boundary
Shops and businesses in traditional country towns such as Yass usually opened directly off the main street. This creates a strong and active social space that differs considerably from modern shopping complexes.

PART K - NATURAL RESOURCES

This Part applies to development on land that is mapped as being subject to *'Dryland Salinity'*, *'High Soil Erodibility'*, *'Biodiversity'*, *'Watercourse'* and *'Groundwater Vulnerability'* on the Natural Resource Maps of the Yass Valley Local Environmental Plan 2013. It may also apply if, after a site inspection, land is identified as having any of these attributes. If works are proposed within an affected area, justification will be required to demonstrate that there is no other areas on the property that are more suitable for the proposed development. The proposal must detail all measures to avoid, minimize or mitigate likely impacts on the land.

The information that informed the mapping was provided by NSW State Agencies at various scales and as such the actual physical location of these attributes should always be checked on site.

The objectives of this part are to:
a. Minimise acceleration or exacerbation on salinity, sedimentation and erosion;
b. Avoid salt damage to buildings, infrastructure, vegetation and land capability;
c. Minimize the disturbance of natural landforms to reduce erosion and runoff;
d. Maintain and improve the biological diversity within the landscape;
e. Encourage the conservation and recovery of threatened species, communities and their habitats;
f. Prescribe the vegetation to which Section 9, Chapter 2, Vegetation in Non Rural Areas of *State Environmental Planning (Biodiversity and Conservation) 2021* applies;
g. Maintain and improve the vegetation and urban canopy cover;
h. Protect and conserve vegetation and minimize unnecessary removal of trees or vegetation;
i. Minimize potential for the contamination and depletion of vulnerable aquifers;
j. Protect groundwater sources which supply towns or villages;
k. Protect the quality and supply of water for downstream users;
l. Protect waterways that have habitat values for fish, waterbirds, aquatic fauna and flora and encourage the recovery of any threatened species.

K1 Vulnerable Land

The land maps include a range of attributes, including:
- any land with slopes greater than 18-degrees;
- any land with a high proportion of rock outcropping;
- any land subject to high erosion potential,
- any land subject to salinity or impeded drainage.

The disturbance of soil in areas that are highly susceptible to erosion, sedimentation, waterlogging, and salinity require particular development standards to ensure that impacts from development do not affect areas adjacent or outside the subject site. Some types of development can have an impact on accelerating erosion and sedimentation on steep land, or on land with particularly fragile and dispersible soils. Developments in areas subject to impeded drainage, waterlogging or salinity should also be carefully examined to ensure expensive intervention mechanisms are not required in the future, to avoid damage to the infrastructure developed.

K1.1 Salinity

Objective: To ensure that any development does not exacerbate salinity on site or offsite or negatively impact upon buildings

Controls:

a. All subdivision, buildings and accessways should be designed to suit the topography of the site. Earthworks on land prone to salinity should be minimised, to avoid exposing or compacting saline soils. Any fill introduced to the site should be non-saline and porous, being able to improve drainage;

b. Existing native vegetation assists in the management of the water table and associated salinity. Removal of existing vegetation should be avoided, however if it cannot be, should be replaced at a ratio of 3 trees for every 1 tree elsewhere on the site;

c. Development on land prone to salinity should incorporate salt resistant materials and damp proof membranes, carried out in accordance with the National Construction Code and "Building in a Saline Environment" (DIPNR 2003)

d. Drainage of the site should redirect water away from existing and proposed buildings and infrastructure, to minimise excess infiltration;

e. Landscaping around buildings should incorporate plants with low water requirements and be salt tolerant. Garden bed placement should be avoided against walls;

f. Greywater application or on site sewage management system areas including evapotranspiration beds, should be located in a well-drained area away from any salt scalded areas, and planted out with salt tolerant species.

K1.2 Erodible soils

Objective: To ensure that any development does not exacerbate erosion on site or sedimentation offsite

Controls:

a. Subdivision lot layouts and the footprint of buildings, pools, landscaping, infrastructure and other associated rural structures should be planned to minimise vegetation clearance and areas of cut and fill required;

b. Development should avoid areas which are low lying or poorly drained;

c. Lot boundaries and fencing should extend across ridge lines, or alternatively vertically or horizontally on the slope. Fencing extending at an angle across the slope may divert water and exacerbate erosion;

d. Development on sloping land should be designed to minimise cut and fill and allow the building to respond to the slope through split levels or detached garaging to 'step' down the slope;

e. Development in close proximity to dams, riparian areas and creeks should be sited to provide for a vegetation buffer to control sediment entering the waterbodies;

f. Roads and accessways should be located where possible along ridge lines or on contours to allow good drainage;

g. The camber or cross slope of roads and accessways should be sufficient to allow drainage and prevent ponding, while minimising the grade and therefore speed of water and sediment runoff.;

h. The road or accessway surface should be at or slightly above the surrounding natural ground level to avoid it becoming a drainage path;

i. The width of any unsealed accessway should not be increased beyond that required, in order to limit damage to roadside vegetation and the soil surface area exposed to erosion.

*A **Soil and Water Management Plan** is required for all applications involving substantial earthworks. The Murrumbidgee Catchment Management Authority's Gully Erosion Assessment and Control Guide (2013) and Salinity Glove Box Guide (2005), will provide a useful reference when assessing the proposed development. The land and soil capability assessment scheme: second approximation (OEH, 2012) can also be used to assess the potential of the land to support a range of sustainable land uses and land management practices.*

K2 Terrestrial Biodiversity

Biodiversity is the variety and variability of all life forms on earth. It encompasses multiple levels of classification, including genes, species, and ecosystems. Due in part to millions of years of geographic

isolation, the biodiversity of Australia is unique, and many species of plant and animals are found only in Australia and nowhere else in the world. Despite this rich and unique biodiversity, since European colonisation Australia has experienced the largest documented decline in biodiversity of any continent.

The biodiversity maps contain attributes that represent the high conservation values of Yass Valley, including:

- significant native vegetation (including vegetation which has been cleared from >70% of its former range, or is located in a landscape that has been >70% cleared);
- under reserved vegetation (vegetation community is considered under-represented where less than 15% occur in conservation reserves);
- habitat for threatened species, and endangered ecological communities, both listed under the NSW Threatened Species Conservation Act 1995 and Commonwealth Environment Protection and Biodiversity Conservation Act 1999;
- habitat for species under Migratory Agreements (e.g. JAMBA, CAMBA, Bonn);
- wetlands (Ramsar, Wetlands of National Significance, or State significant wetlands);
- wildlife corridors, including roadsides and stock routes of High Conservation Value.

K2.1 Mapped biodiversity

Areas of high biodiversity can function as connective corridors for foraging and migration as well enhance the rural scenic values of the Yass Valley, protection of these areas is important. 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. An area may be mapped on the maps under Yass Valley Local Environmental Plan 2013 or the Biodiversity Values Map. Land mapped under the Biodiversity Values Map may be subject to the Biodiversity Offset Scheme and these provisions need to be considered in addition to those contained with this Plan.

Objective: To ensure that any development does not negatively impact upon the biodiversity of the site or the regional overall

Controls:

a. Development should avoid impacting on the biodiversity attributes of the site, including those attributes that contribute to local and regional connectivity;

b. 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;

c. Applications must include evidence that their proposed development does not trigger the Biodiversity Offset Scheme.

K2.2 Tree preservation

This part applies to any application to ringbark, cut down, top, lop, remove, injure, or wilfully destroy a tree or native vegetation (including native groundcover) on any lot in the Yass Valley Local Government Area. State Environmental Planning Policy (Biodiversity and Conservation) 2021 outlines additional provisions in relation to tree removal.

Objective: To ensure that tree cover is maintained and enhanced within the Yass Valley Local Government Area

K2.2.1 When is a permit for removal required

A permit or development consent is required to ringbark, cut down, top, lop, prune, remove, injure, or wilfully destroy vegetation in non-rural areas that:

- Is a tree that has a height of 4 metres or more; or
- Is a tree that has a Diameter at Breast Height (DBH) of 300mm or more; or

- Is a tree that has a crown of over 5 metres; and
- is a tree that is included in a Significant Tree Register; or
- is a tree which forms part of a heritage item, Aboriginal object, or a tree within the Yass, Bowning, Binalong or Gundaroo heritage conservation areas, or
- Is native vegetation (including groundcover) identified on the Terrestrial Biodiversity Map in the Yass Valley Local Environmental Plan 2013, or
- Is vegetation within 50 metres of the Yass or Murrumbidgee Rivers or other named watercourses.

A permit is not required for the following exemptions:
- clearing vegetation, where Council is satisfied, that it is,
- an imminent risk to human life or property (see Exempt and Dangerous Trees below); or
- dying or dead and is not required as the habitat of native animals (see Exempt and Dangerous Trees below); or
- for traditional Aboriginal cultural activity, other than a commercial activity;
- tree pruning that does not exceed 10% of the canopy every three years and in accordance with the Australian Standard – Pruning of Amenity Trees (AS 4373-2007);
- clearing of non-native fruit or nut producing trees, except for those within heritage conservation areas or associated with heritage items (refer to Part H);
- mowing or slashing native grass for maintenance only, provided that the grass is:
  - located within a landscaped area associated with a dwelling; and
  - maintained at a height of at least 10 centimetres above ground level;
  - clearing of vegetation authorised under other legislation, for example:
  - allowable activities for agricultural uses permitted with consent on land in zones R5, C2, C3, and C4 under Schedule 5A or in rural areas Part 5A of the Local Land Services Act 2013;
  - Land Management Native Vegetation Code 2018;
  - 10/50 clearing Rural Fires Act 1997;
  - Electricity Supply Act 1995.

Note
- *Prior to clearing under the above provisions confirmation from Council is required to verify that proposed clearing meets the above exemption*
- *Owner's consent or an order under the Trees (Disputes Between Neighbours) Act 2006 must be obtained to clear vegetation on an adjoining property.*
- *Encroachments outside of the Structural Root Zone (SRZ) that are less than 10% of the Tree Protection Zone (TPZ) are generally considered minor. Encroachments into the TPZ require approval and decisions will be made in accordance with Australian Standard 4970 – Protection of trees on development sites.*

To maintain tree cover, shade, and aesthetic appeal, when a permit to remove a tree is granted, the applicant may be required to replace the vegetation with an advanced approved species which is to be maintained until maturity. Where there is insufficient space on site for vegetation replacement, Council may consider offset planting on public land.

K2.2.2 Planning for tree retention

It is important when designing a development that the retention of trees is given due consideration, avoiding damage to tree roots is vital to tree survival as well as minimising damage to the canopy and structure of the tree. In considering potential damage to existing trees the following should be considered:
- provide adequate root space to sustain tree health, aesthetics and stability;
- minimise physical damage and loss to the tree's root system, crown and trunk;

- avoid soil compaction from pedestrian and machinery;
- avoid open trenching or changes in site levels;
- prevent building materials, debris or soil being stockpiled within the Root Zone.

Objective: To ensure that any tree cover is maintained and enhanced within the Yass Valley Local Government Area

Controls:

a. Any construction works should not encroach within the Tree Protection Zone (TPZ) of an existing tree to be retained on the lot or adjoining lot, as calculated by AS4970-2009 – 'Protection of Trees on Development Sites'. Protective fencing should be erected around the TPZ prior to construction commencing;

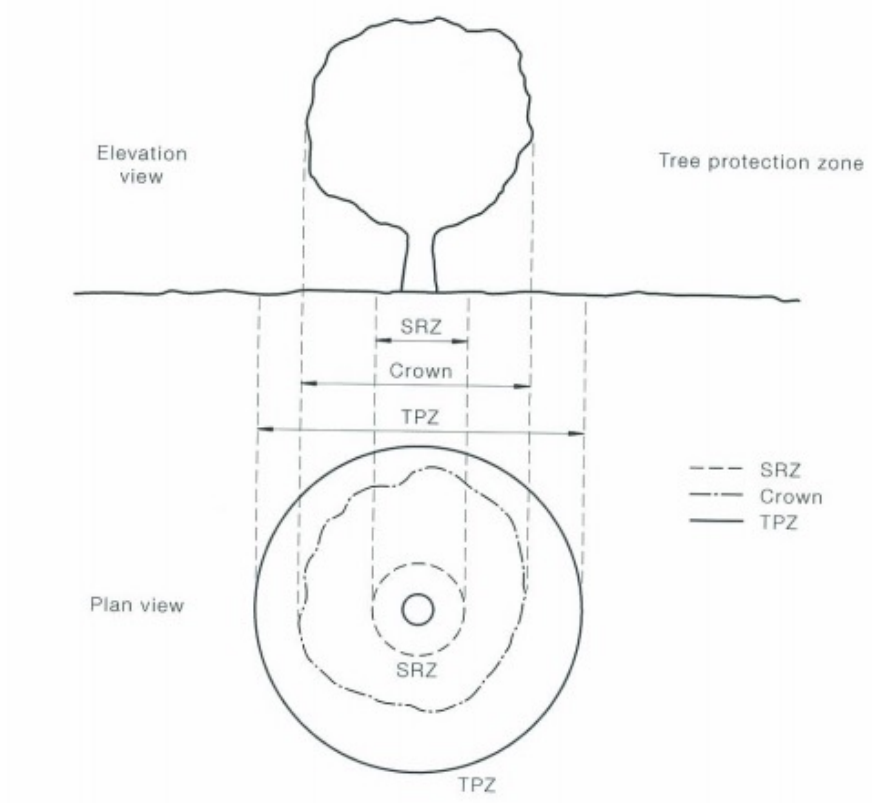


Figure 39 - Tree Protection Zone (TPZ) (Australian Standard - AS4970-2009)

TPZ = DBH x 12 (where DBH = trunk diameter measured at 1.4 metres above ground)

b. Construction should consider use of suspended walls, using pier and beam construction; hand digging footings for piers or use of cantilevered slabs to minimise disturbance. AS4970-2009 can provide alternatives where it is not possible to avoid encroachment into the TPZ.

c. Where removal of hollow bearing trees is unavoidable, the tree hollow is to be salvaged and relocated elsewhere on site.

K2.2.3 Relationship to 10/50 Vegetation Clearing Code of Practice

The 10/50 Vegetation Clearing Scheme allows people to clear certain vegetation near their homes to improve protection from bush fires.

The 10/50 Code permits landowners in the 10/50 Vegetation Clearing Entitlement Area to clear, on their own land, vegetation that is adjacent to an external wall of a building:

a. containing habitable rooms that comprises or is part of residential accommodation or a high risk facility;

b. that comprises or is part of a farm shed.

To determine whether a property is located within a Vegetation Clearing Entitlement Area, reference should be made to the online assessment tool available on the NSW RFS website. Vegetation clearing that is carried out in accordance with the 10/50 Code is considered to be authorised clearing under NSW Legislation.

For the purposes of determining whether development exceeds the Biodiversity Offsets Scheme threshold, the 10/50 clearing entitlement should not and will not be excluded from the calculation of the development footprint.

K3 Groundwater Vulnerability, Riparian Lands and Watercourses

The **Groundwater Vulnerability, Riparian Lands and Watercourses** maps include information on a range of attributes. These include:

- Prescribed Streams;
- Key Fish Habitat maps produced by the NSW Department of Primary Industries. Key fish habitat includes marine waters, estuaries, lakes, lagoons, impoundments, billabongs, permanently and intermittently flowing rivers and creeks. It excludes small ephemeral streams and gullies (first-order and second-order streams) and many artificial waterways such as irrigation channels and drains, urban ponds, farm dams, etc. However, some of these may have been included where they are known to provide important habitat for threatened species;
- The groundwater vulnerability mapping was based on the DRASTIC methodology. DRASTIC is an acronym for the most important mappable features within the hydrogeologic setting which control groundwater pollution. These features are: D – Depth to watertable, R – (Net) Recharge, A – Aquifer media, S – Soil media, T – Topography (slope), I – Impact of Vadose Zone Media, C – Conductivity (Hydraulic) of Aquifer.

K3.1 Groundwater

Groundwater provides useful water for stock and domestic purposes and in some cases supplies drinking water for communities. It is important that these water resources are protected from contamination and over use. Areas that are mapped as being subject to vulnerable ground water should not be used for land based solid or liquid waste disposal or potentially contaminating activities, including:

- Aquaculture;
- intensive livestock agriculture;
- industries;
- liquid fuel depots;
- mines;
- rural industries;
- service stations;
- sewage treatment plants;
- turf farming;
- waste or resource management facilities;
- water supply systems;
- works comprising waterbodies (artificial).

Objective: To ensure that any development does not negatively impact upon groundwater quality, quantity, or ecosystem dependent species

Controls:

a. The development should not have a detrimental impact on the water quality within the aquifer by salts or nutrients leaching into aquifer;

b. The development should not increase the volume of effluent moving through the soil profile and recharging the aquifer;

c. Commercial development should be designed to intercept wastewater and removal of gross pollutants and nutrients;

Note: *If solid or liquid waste disposal is proposed for any of the above uses, a hydrogeological and soil assessment of the site will be required. This should include:*

- *the soil lithology beneath the site through drillers logs;*
- *the depth to the shallowest aquifer (water bearing zone) through water level measurements and survey plan of the water level in surveyed to the Australian Height Datum (AHD);*
- *the flow gradient of the aquifer which can be derived from the survey plan and an appropriate level of drilling;*
- *the location of transmissive alluvial aquifers, through calibrated EM 31 or 38 surveys;*
- *the quality of the aquifer in terms of water chemistry;*
- *potential interaction with deeper aquifers;*
- *proposed groundwater monitoring program;*
- *proposed remedial actions should contamination be detected.*

K3.2 Riparian land and waterways

Stream bank stability assists in protecting water quality for all dependent ecosystems, including people. Limiting some development within proximity to waterways can also assist in water quality protection.

Objective: To ensure that any development does not exacerbate streambank erosion, water pollution or ecosystem function

Controls:

a. 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);

b. 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';

c. Aquatic and riparian habitats and ecosystems should be protected and improved and avoid removal of bank or aquatic vegetation, 'snags', or sand;

d. 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;

e. 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;

f. 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 can be found via a Threatened biodiversity profile search.

In addition the following also apply to any development on land identified as, or abutting, a watercourse as mapped within the Yass Valley Local Environmental Plan 2013, or within 40 metres of the top of the bank of the watercourse. Impacts during construct and operation need to be considered and contained within a development application, including:

a. construction methods including site establishment and temporary structures;

b. proposals for water quality protection generally and erosion and sediment control in particular;

c. any works which are ancillary to the development (e.g. fences, access roads);

d. rehabilitation of disturbed areas at the completion of construction;

e. 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).

PART L - MISCELLANEOUS LAND USES

This part applies to development not covered elsewhere in this document that has the potential, if not provided with adequate guidelines and controls, to negatively impact upon the scenic, environmental and/or social values of the Yass Valley Local Government Area.

The objectives of this part are to:
a. Ensure that development does not detract from the visual amenity of the surrounding environment;
b. To ensure that the reuse of items and structures do not present any safety risk or structural hazard;
c. Minimize landuse conflicts.

L1 Shipping Containers

Reusing shipping containers has become a popular means of providing on site storage, however without due regard for visual amenity and structural integrity such can become both a nuisance and a hazard. These controls do not apply to land that is used commercially for the storage of shipping containers for sale or hire.

Objective: To provide guidance on the placement and use of shipping containers
Controls:
a. The number of permanent shipping containers should be limited to one per residential, village or rural property. A variation to this will only be considered if the shipping containers are co-located, landscaped, and painted or clad with a finish to the satisfaction of Yass Valley Council;
b. Shipping containers should not be located within the front (and side for a corner lot) setback of a dwelling, commercial or industrial building;
c. Setbacks from all other boundaries must comply with those applicable to out/buildings set out elsewhere in this Plan;
d. Shipping containers should not be located or encroach on areas required under a development consent for carparking or landscaping;
e. Shipping containers should not be stacked;
f. Shipping containers should not be sited so as to obscure or detract from views to vistas with heritage or rural landscape values;
g. External materials should be in good condition, non-reflective and finished in a colour which is sympathetic to the surrounding area;
h. Landscaping should be provided around the perimeter of the container to soften/screen views from a road or other public place;
i. Shipping containers should not be located over drainage, sewerage, power or telecommunications infrastructure, effluent disposal areas, or any other easements;
j. Shipping containers should not be located within the curtilage of a heritage item or heritage conservation area, unless development consent is granted for short term storage use, or Yass Valley Council is satisfied that the location and finish will not adversely affect the heritage significance;
k. Shipping containers must be placed securely on a level site, and not located in areas subject to flooding or high wind conditions;
l. Shipping containers should only be used for domestic or agricultural storage. Those which are modified for an alternative use still have to satisfy the requirements under the National Construction Code for the respective building classification;
m. For safety reasons shipping containers are to have an alarm fitted that can be operated inside and provides an external alert.

L2 Secondhand Dwellings

The placement of secondhand manufactured homes and relocated secondhand homes can provide a form of affordable accommodation, however it is important that such are placed appropriately on land and able to connect to all services to reduce environmental and negative visual impact.

Objective: To provide guidance on the placement and use of second-hand dwellings

Controls:

a. A security bond or bank guarantee in the amount detailed in Council's Annual Fees and Charges must be paid with any development application lodged for the relocation of a secondhand dwelling to cover any potential damage caused to Council infrastructure in the relocation of the building;
b. The second hand dwelling is to be inspected by a structural engineer at its current location, prior to it being placed within the Yass Valley Local Government area. A copy of the structural engineer's report is to be submitted to Council prior to the approval of any development application;
c. The dwelling will be required to satisfy all other design standards applicable to the respective zone and site characteristics outlined in this Plan.
d. The dwelling will be required to connect to all required essential services, including water, electricity, drainage and effluent disposal prior to Council's release of the bond/bank guarantee.

Notes: *The second-hand dwelling must be fit for occupation within twelve (12) months of its relocation to the new site.*

The bond or guarantee shall be forfeited to Council if the programme of works to reinstate the dwelling, as set out in the Second-hand Transportable Dwelling Agreement, is not maintained.

Yass Valley Council reserves the right to apply any part or all of the security bond or bank guarantee to complete any necessary works to comply with the agreement.

L3 Junk Yards

The accumulation of material on land can have a negative impact on the amenity of a neighbourhood as well as become an environmental and health issue. Some material and items that can retain water may result in health concerns regarding water borne illness and mosquito spread viruses. Other materials may contain substances that can leak into the soil and water causing contamination and pollution. While active reuse and recycling of materials it is not always appropriate that this occur on every site.

Objective: To provide guidance on the placement and operation of sites with accumulated materials to minimise landuse conflict, protect public and environmental health

Controls:

a. No more than three unregistered motor vehicles (whole bodies or body parts) should be kept on any residential land at any one time;
b. Open vessels and items that can retain rainwater are not to be stored, except in an approved shed, garage or the like;
c. Any vessel that contains oil, fuel, liquid paint or other liquid material (except water) can only be stored in an approved shed, garage or the like;
d. Accumulation of any material that is likely to become a harbourage for vermin is not permitted to be stored in the open;
e. Stored material should be screened from public view behind the building line.

L4 Security Lighting

Lighting of premises and public access areas is important for pedestrian and public safety. Lighting also acts as wayfinding and identification. However there are instances where light shed can become a nuisance or dangerous.

Objective: To ensure that security lighting does not result in negative offsite impacts

Controls:

a. Wherever possible security lighting should be sensor active with a limited time that the light is on;
b. For pedestrian areas, lighting should be directed downward to the footpath area and adequately spaced to prevent dark areas on the path and immediate surrounds;
c. Bollard lighting should be used at the front of commercial and industrial buildings for night time illumination;
d. Flashing lights or illuminated signage should not be used in residential areas;
e. Lighting should not spill outside of the property boundary and cause nuisance to neighbours and drivers.

L5 Public Art

Public art is creative and original works that are placed in public spaces with aim of enhancing cultural, environmental or social appreciation. Public art can take many forms including sculptures, interpretive components, lighting, walk through installations, paintings and façade treatments. Public art creates visual interest and provides a creative outlet for local artists.

Objective: To support local artists in the provision of public art that is designed, constructed and placed in an appropriate manner

Controls:

a. Must not contain references, images or graphics that are discriminatory, offensive or of a political nature;
b. Artworks are to be durable, easy to maintain and safe;
c. Public artworks shall not contain sharp edges, trap hazards nor be able to be scaled or climbed;
d. Public artworks should, as much as is possible, contain sustainable materials;
e. Heritage themed public should reflect contemporary values.

L6 Renewable Energy Development Projects

It is recognised that renewable energy is an important sustainability measure to address the negative impacts of climate change and reduce reliance on fossil fuel energy generation. Renewable energy projects do consume large portions of land and Council considers that the maximum number of industrial turbines within the Yass Valley Local Government Area has been reached. However, additional wind farms will be considered on individual merits.

Objective: To provide guidance to developers of renewable energy projects on the local matters to be taken into consideration in addition to those in any state or national guidelines

Controls:

a. The location of any renewable energy development project shall be consistent with the Yass Valley Settlement Strategy (or subsequent document);
b. The 5km buffer area along the NSW/ACT border identified in the Yass Valley Settlement Strategy is designed to protect and retain the existing environmental values and rural character of the area and is not suitable for renewable energy infrastructure;
c. The infrastructure (e.g. turbines, panels, substations) not being within view lines of villages and towns or clusters of rural dwellings;

d. The infrastructure not having an adverse impact on the amenity of any dwellings;
e. The impact of infrastructure (e.g. turbines, panels) on the rural landscape and tourism values of the Yass Valley is to be minimized;
f. A sharing the benefits scheme(s) with the host landowners, immediate neighbours and a Community Enhancement Fund (as per Council policy) shall be identified in any development application;
g. Noise impacts at adjoining dwellings is to not exceed with the applicable standards;
h. The project to commence within 5 years of a Consent being issued and completed within 5 years of commencement;
i. The proposal and associated infrastructure (e.g. panels, turbines) shall not have a negative impact on the heritage values of the site and Yass Valley;
j. The economic and social impacts on local communities and Yass Valley shall be clearly articulated in the proposal;
k. Any community and Rural Fire Service concerns in relation to the bushfire risks and any impediments to firefighting operations shall be examined, minimized and achievable mitigation measures clearly explained;
l. An assessment is to be included of any impacts in regards to potential land contamination as a consequence of a grass or bushfire and appropriate mitigation and rehabilitation measures outlines;
m. The project to include the development of housing solutions for their workforce.

PART M - DICTIONARY

M1 Definitions in relation to flooding

Annual Exceedance Probability (AEP): The chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. For Example, for a flood magnitude having five per cent Annual Exceedance Probability, there is a five per cent probability that there would be floods of greater magnitude each year.

Australian Height Datum (AHD): A common national surface level datum corresponding approximately to mean sea level.

Floodplain: Area of land which is subject to inundation by floods up to and including the Probable Maximum Flood event, that is, flood prone land.

Flood Planning Area: The area of land that is shown to be in the Flood Planning Area on the Flood Planning Map and is below the Flood Planning Level.

Flood Planning Map: The Flood Planning Map shows the extent of land on which flood related development controls apply in a given area, noting that other areas may exist which are not mapped but where flood related development controls apply.

Flood Planning Level: Flood levels selected for planning purposes, as determined by the relevant adopted floodplain risk management study and plan, or as part of a site-specific study. In the absence of an adopted floodplain risk management study and plan for a particular location, the Flood Planning Level is defined as the peak 1% Annual Exceedance Probability flood level plus the addition of a 0.5m freeboard.

Flood Prone/Flood Liable Land: Land susceptible to flooding by the Probable Maximum Flood. Flood Prone Land is synonymous with Flood Liable Land.

Floodway: Those areas of the floodplain where a significant discharge of water occurs during floods. They are often aligned with naturally defined channels. Floodways are areas that, even if only partially blocked, would cause a significant redistribution of flood flow, or a significant increase in flood levels.

Flood Storage Area: Those parts of the floodplain that may be important for the temporary storage of floodwaters during the passage of a flood. Loss of flood storage can increase the severity of flood impacts by reducing natural flood attenuation.

Freeboard: Provide reasonable certainty that the risk exposure selected in deciding a particular flood chosen as the basis for the Flood Planning Level is actually provided. It is a factor of safety typically used in relation to the setting of floor levels, levee crest levels, etc. Freeboard is included in the Flood Planning Level.

Habitable Room: In a residential situation: a living or working area, such as a lounge room, dining room, kitchen, bedroom, or workroom. In an industrial or commercial situation: an area used for offices or to store valuable possessions susceptible to flood damage in the event of a flood.

Local Drainage: Land on an overland flow path where the depth of inundation during the 1% AEP storm event is less than 0.1m.

Main Stream Flooding: Inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake, or dam.
Major Overland Flow: Where the depth of overland flow during the 1% AEP storm event is greater than 0.1m.

Probable Maximum Flood (PMF): The largest flood that could conceivably occur at a particular location. Generally, it is not physically or economically possible to provide complete protection against this event. The PMF defines the extent of flood prone land, that is, the floodplain.

Note: *for expanded list of definitions, refer to Glossary contained within the NSW Government Floodplain Development Manual 2005.*

PART N - APPENDIX

APPENDIX 1: Flooding assessment and documentation for a development application

This appendix provides guidance on how to assess and prepare documentation for a development application by addressing the following matters:

1. Applying matrix and flood planning controls to a development application
2. Survey plan requirements for flooding
3. Modifying Flood Planning Constraint Categories
4. When a flood study may need to be prepared as part of a development application
5. Assessment of structural soundness

1. Applying matrix and flood planning controls to a development application

There are broadly three steps involved to understand which flood planning controls apply to a development application. Each step is described below.

1. Applying matrix and flood planning controls to a development application
There are broadly three steps involved to understand which flood planning controls apply to a development application. Each step is described below.

Step 1: Establishing which matrix to apply

To determine which matrix is to be applied to a development application, you need to:

- assess whether the development is flood affected, as defined on the Flood Planning Map, by:
  - the Yass Floodplain; or
  - one of the six villages' floodplains (i.e. Murrumbateman, Bowning, Bookham, Binalong, Gundaroo or Sutton)
- determine if the subject site is affected by Main Stream Flooding or Major Overland Flow using the Flood Planning Map.

Note: *If land is affected by both Main Stream Flooding and Major Overland Flow, then the more onerous controls apply to the development application.*

Step 2: Determining the applicable Flood Planning Constraint Category and Land Use Category

Once it has been established the matrix(ces) that apply to a development application, you need to:

- determine which Flood Planning Constraint Category (FPCC) applies to the developable portion of your property by reference to the Flood Planning Constraint Category Map. Enquire with Council regarding existing flood risk mapping or whether a site-specific assessment may be warranted. A property may be located in more than one FPCC and the assessment must consider the controls that apply in each.
- determine the land use category relevant to the development proposal, by firstly confirming how it is defined by the relevant environmental planning instrument and secondly by ascertaining the land use category from Appendix 2 Land Use Categories.

Step 3: Applying the Prescriptive Controls

Once steps 1 and 2 have been completed, the relevant flood planning controls can be applied to a development application by:

- using the applicable matrix/ces to note the relevant codes (e.g. A1, B1, C1 etc) and cross reference them against the index of prescriptive controls listed in Table 26; and
- checking to see if the specific fencing controls apply to the land.

The development application must include an assessment of how the proposal will achieve the objectives and relevant flooding controls. The assistance of Council staff or an experienced engineer or planner may be required at various steps in the process to ensure that the flood risk management related requirements in this section of this Plan are adequately addressed.

Note: *Compliance with all the requirements of this plan does not guarantee that an application will be approved.*

2. Survey plan requirements for flooding

A survey plan showing natural surface levels over the site will be required as part of the development application documentation. Provision of this plan by the applicant at the initial enquiry stage will assist Council in providing flood related information.

The survey plan is to show:

- The position of the existing building/s or proposed building/s;
- The existing ground levels to Australian Height Datum around the perimeter of the building and contours of the site; and
- The existing or proposed floor levels to Australian Height Datum.

Note: *Applications for earthworks, filling of land and subdivision shall be accompanied by a survey plan with a contour interval of 0.25m showing relative levels to Australian Height Datum.*

3. Modifying Flood Planning Constraint Categories

In certain situations it may be feasible to modify existing flood behavior through engineering works, which in turn would enable the extent of the Flood Planning Constraint Categories to be modified at a particular location. Proposals to modify a Flood Planning Constraint Category at a particular location would need to be supported by a detailed flooding investigation. Proposals would also need to demonstrate consistency with the flood related objectives and performance criteria of both the Yass Local Environmental Plan and the Yass Valley Development Control Plan.

4. When a flood study may need to be prepared as part of a development application

A flood study may be required:

- for large scale developments, or developments where an existing catchment based flood study is not available. The flood study may require a fully dynamic one or two dimensional computer model.
- for smaller development, if the existing flood study is not available or the existing local flood study does not contain sufficient local detail. The flood study is to be prepared in a manner consistent with the latest edition of Australian Rainfall and Runoff and the Floodplain Development Manual. Additionally, the following information shall be submitted in plan form:
  - Water surface contours;
  - Velocity vectors;
  - Velocity and depth product contours;
  - Delineation of flood risk precincts relevant to individual floodplains; and
  - Show both existing and proposed flood profiles for the full range of events for total development including all structures and works (such as revegetation/enhancements).

It is recommended advice is sought from Council if a flood study is required to be prepared as part of your development application.

5. Assessment of structural soundness

Where the controls for a particular development proposal require an assessment of structural soundness during potential floods, the following impacts must be addressed:

- Hydrostatic pressure;
- Hydrodynamic pressure;
- Impact of debris; and
- Buoyancy forces.

Foundations also need to be included in the structural analysis.

APPENDIX 2: Land use categories flood controls

Land Use Category	Subdivision	Local Environmental Plan Land Uses
Critical Uses and Facilities	Community facilities which may provide an important contribution to the notification or evacuation of the community during flood events.	Health services facility; Electricity generating works; Emergency services facility.
Sensitive Uses and Facilities	Uses which involve vulnerable members of the community; Uses which may cause pollution of a watercourse or town water supply; Uses which if affected, would significantly affect the ability of community to return to normal after flood event;	Bio-solids treatment facility; Cemeteries; Child care centre; Correctional centre; Heavy industrial storage establishment; Heavy industries; Highway service centre; Group home; Passenger transport facilities; Respite day care centre; Schools; Senior's housing; Service Stations; Sewage treatment plant; Veterinary hospital; Waste or resource management facility; Water treatment facility.
Subdivision	Subdivision of land which involves the creation of new allotments, with potential for further development.	Camping ground; Caravan parks; Eco-tourist facilities; Home business/child care/occupations; Residential accommodation (excluding Group Home and Seniors Housing); Tourist and visitor accommodation.
Residential		Residential accommodation

Land Use Category	Subdivision	Local Environmental Plan Land Uses
Commercial and Industrial		Amusement centre; Commercial premises (excluding Market); Crematorium; Depots; Entertainment facility; Freight transport facilities; Function centre; General industries; Industrial retail outlet; Industrial training facility; Light industries; Mortuaries; Place of public worship; Public administration building; Recreation facility (indoor & major); Registered club; Research station; Restricted premises; Sex services premises; Storage premises; Transport depots; Truck depots; Warehouse or distribution centre; Wholesale suppliers; Vehicle body repair workshops; Vehicle repair stations.
Recreation and Non-Urban		Agriculture (excluding intensive livestock agriculture); Animal boarding and training establishment; Boat sheds; Charter and tourism boating facilities; Car park; Community facility; Extractive industry; Forestry; Jetties; Market; Open cut mining; Recreation area; Recreation facility (outdoor).

Land Use Category	Subdivision	Local Environmental Plan Land Uses
Alterations and additions		Residential development: a. An addition or alteration to an existing dwelling of not more than 50m2 to the habitable floor area which existed at the date of commencement of this Plan; b. The construction of an outbuilding with a maximum flood area of 30m2 or Rebuilt dwellings which substantially reduce flood risk having regard to property damage and personal safety; or c. A change of use which does not increase flood risk having regard to property damage and personal safety. d. Alterations and additions: i. An addition to existing premises of not more than 10% of the floor area which existed at the date of commencement of this Plan; ii. Rebuilding of a development which substantially reduces the extent of flood effects to the existing development; iii. A change of use which does not increase flood risk having regard to property damage and personal safety; or iv. Subdivision which does not involve the creation of new allotments with potential for further development.

APPENDIX 3: Guide to general building matters and flood compatible materials

The table below contains guidance on general building matters relating to development affected by flooding.

Electrical and Mechanical Equipment

For dwellings constructed on land to which this policy applies, the electrical and mechanical materials, equipment and installation should conform to the following requirements.

Main Power Supply

Subject to the approval of the relevant authority the incoming main commercial power service equipment, including all metering equipment, shall be located above the relevant elevation referred to in control B1 or B2 of Table 26. Means shall be available to easily isolate the dwelling from the main power supply

Wiring

All wiring, power outlets, switches, etc, should be, to the maximum extent possible, located above the relevant elevation referred to in control B1 or B2 of Table 26. All electrical wiring installed below this level should be suitable for continuous underwater immersion and should contain no fibrous components. Earth leakage circuit breakers (core balance relays) must be installed. Only submersible type splices should be used below the relevant elevation referred to in control B1 or B2 of Table 26. All conduits located below the relevant designated flood level should be so installed that they will be self-draining if subjected to flooding.

Equipment

All equipment installed below or partially below the relevant elevation referred to in control B1 or B2 of Table 26 should be capable of disconnection by a single plug and socket assembly.

Reconnection

Should any electrical device and/or part of the wiring be flooded it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.

Heating and Air Conditioning Systems

Where viable, heating and air conditioning systems should be installed in areas and spaces of the house above the relevant elevation referred to in control B1 or B2 of Table 26. When this is not feasible, every precaution should be taken to minimise the damage caused by submersion according to the following guidelines:

i) Fuel

Heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.

ii) Installation

The heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. All storage tanks should be vented to the relevant elevation referred to in control B1 or B2 of Table 26.

iii) Ducting

All ductwork located below the relevant elevation referred to in control B1 or B2 of Table 26 should be provided with openings for drainage and cleaning. Self-draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a watertight wall or floor below the relevant flood level, a closure assembly operated from above the relevant elevation set out under B1 or B2 of Table 26 should protect the ductwork.

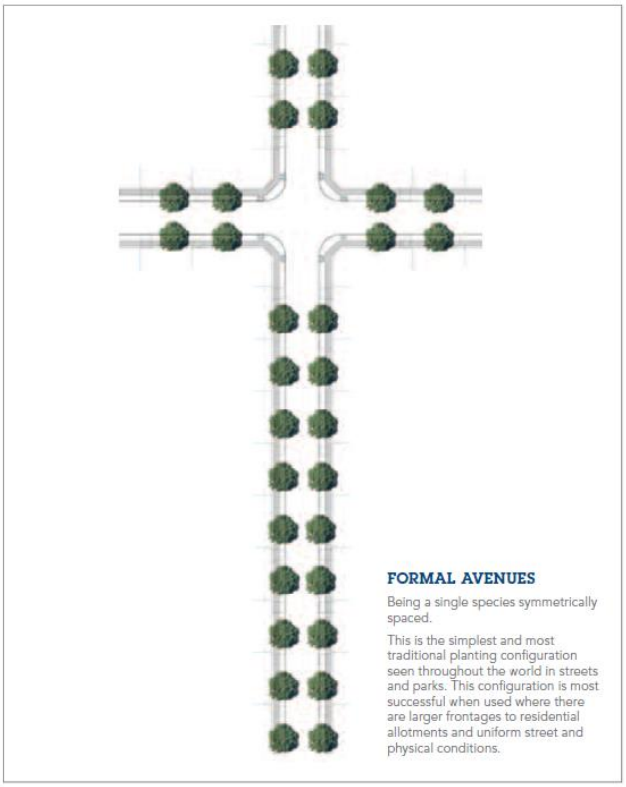
Sewer

All sewer connections to properties in flood prone areas are to be fitted with reflux valves.

Table 33 - Flood Compatible Materials

Building Component	Flood Compatible Material
Flooring and Sub Floor Structure	• Concrete slab-onground monolith construction. Note: clay filling is not permitted beneath slab-on-ground construction which could be inundated. • Pier and beam construction or • Suspended reinforced concrete slab
Doors	• Solid panel with waterproof adhesives • Flush door with marine ply filled with closed cell foam • Painted material construction • Aluminium or galvanised steel frame
Floor covering	• Clay tiles • Concrete, precast or in situ • Concrete tiles • Epoxy formed-in-place • Mastic flooring, formed-in-place • Rubber sheets or tiles with chemical set adhesive • Silicone floors formed in-place • Vinyl sheets or tiles with chemical-set adhesive • Ceramic tiles, fixed with mortar or chemical set adhesive • Asphalt tiles, fixed with water resistant adhesive • Removable rubberbacked carpet
Wall and Ceiling Linings	• Brick, face or glazed • Clay tile glazed in waterproof mortar • Concrete • Concrete block • Steel with waterproof applications • Stone natural solid or veneer, waterproof grout • Glass blocks • Glass • Plastic sheeting or wall with waterproof adhesive
Wall Structure	Solid brickwork, blockwork, reinforced, concrete or mass concrete
Insulation	Foam or closed cell types
Windows	Aluminium frame with stainless steel or brass rollers
Nails, Bolts, Hinges and Fittings	• Galvanised • Removable pin hinges

APPENDIX 4: Tree Planting Guide



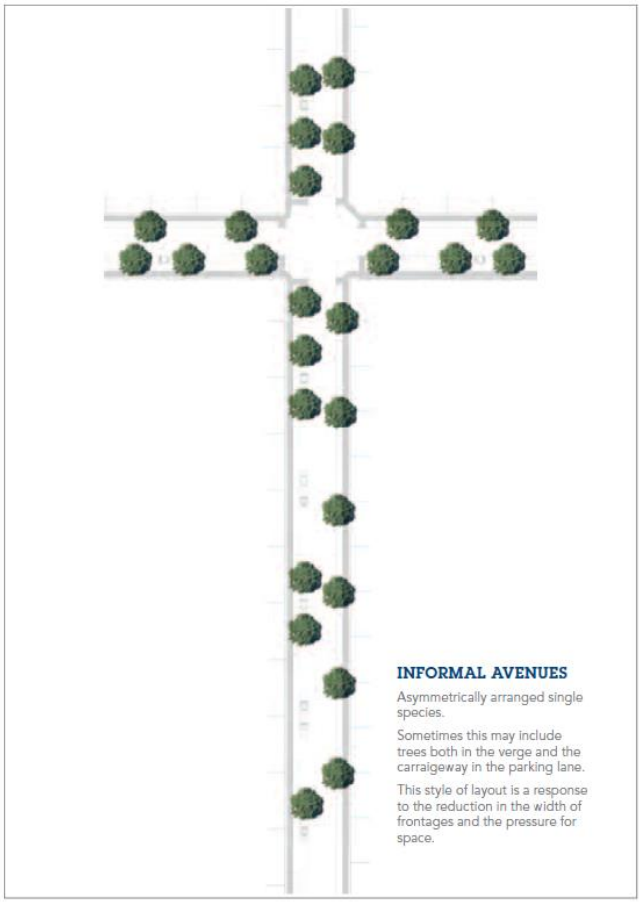
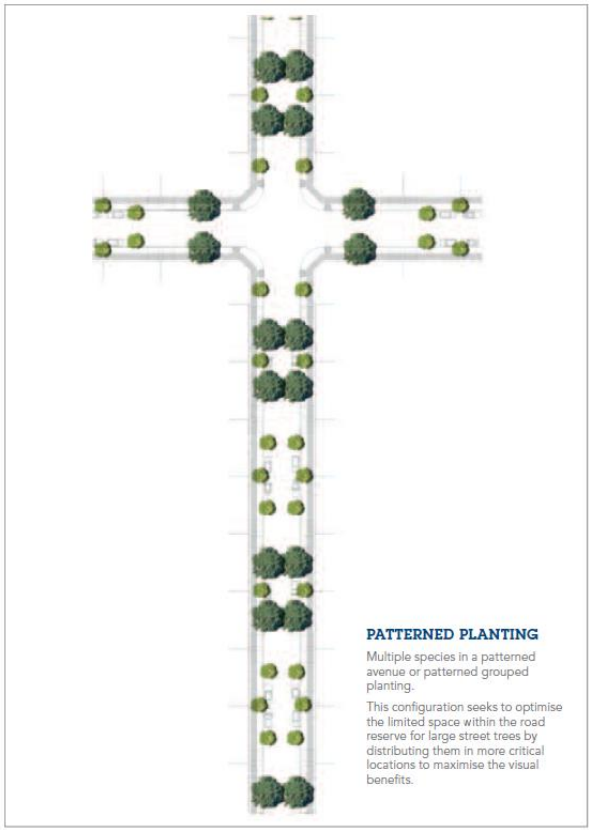


Figure #: Street tree planting options

(Source: Landcom, 2008)



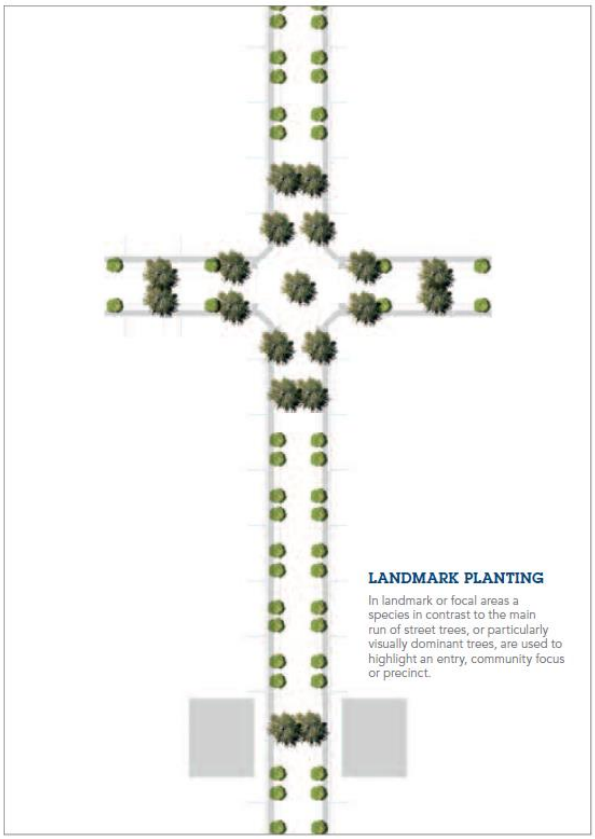


Figure #: Street tree planting options

(Source: Landcom, 2008)

APPENDIX 2: Open Space Implementation Requirements
5.8 Desired Recreation Opportunity Outcomes

Public open space planning and provision aims to deliver the following Recreation Opportunity Outcomes for residents of Yass Valley. These have been modelled on the Draft Greener Places Design Guide (Open Space for Recreation) and adapted for Yass Valley.

Table 34 - Recreation opportunity outcomes for Yass Valley

Recreation Opportunity	Outcomes
Local open spaces for informal recreation	Local or community level parks should be within safe walking distance in urban areas. For rural villages, access is desirable within the village.
Play spaces for young children	For urban areas and townships, places to play should be within safe walking distance of residences. For rural villages a centrally located playspace within a park area should be provided. Play space design should be inclusive. A diversity of play opportunities should be provided in townships and should include formal spaces, unstructured space and nature play.
Play for older children	Within each township or rural village, a centrally located space should be provided that provides play or outdoor recreation activity for older children. This can include nature play, adventure play and multi-game spaces.
Connection with Nature	Opportunities for connection with nature should be provided through use of reserves and conservation areas. In townships and urban areas this access is more important. Solutions can include access to naturally vegetated waterway corridors with paths and trails. Larger open space areas and sporting precincts including areas of local bushland or other natural landscapes to maximise access to nature.
Connection with Culture and Heritage	All townships and villages should have opportunities for connection to and celebration of heritage and culture. Public open spaces can reference the history and heritage of an area, feature heritage items and connect with first nations culture through on site interpretation and partnerships with traditional owners in the planning of spaces.
Youth Recreation Spaces	Within each township or rural village, a centrally located space should be provided that provides young people somewhere to socialise and be active. This can be focused on an activity hub providing active recreation and social/ gathering spaces. Emerging contemporary models include spaces with active components (such as pump tracks, parkour, outdoor table tennis, skate plazas and social sport spaces) and social and engagement elements (such as shelters, water, WiFi, performance spaces and graffiti walls). The spaces are designed to be attractive to young people, have a sense of safety and be welcoming as part of larger community parklands. The site should be accessible by riding or walking for a majority of households. In rural villages it is anticipated that a youth space would be incorporated into a multi-purpose sport and recreation park that supports multi-generational play and recreation.

Recreation Opportunity	Outcomes
Active Recreation, Fitness and Exercise	All townships and villages should have access to local opportunities to be physically active outdoors. Opportunities can include trail and path networks for walking, cycling and running, as well as larger open space areas with space for social sport and activity. If possible, a dedicated outdoor fitness space should be provided.
Organised Sport	Townships and villages should have access to a range of sporting spaces including field sports and court sports. For rural villages a single multi-purpose sport and recreation precinct is preferred. Across the LGA, opportunities for participation in equestrian, golf, cycle sport and other sports should be provided where community clubs exist to support these activities. Generally, it is expected that residents will need to drive to sporting precincts and spaces supporting competitive sports. Where sporting spaces are provided in townships, consideration of active transport connection is recommended.
Larger community recreation and gathering spaces	Townships and villages should have access to spaces that support picnicking, barbecues, larger social gatherings and community events.
Dog Off-Leash Areas	In townships and urban areas residents should have access to dedicated off-leash areas provided as fenced areas or specific zones within a linear open space area.

5.9 Open space planning and provision framework for Yass Valley

5.9.1 Introduction

The following planning and provision framework has been based on:

- State government guidance on open space planning such as the Draft Greener Places Guide
- Analysis of existing open space supply and public park and sporting area outcomes
- Consideration of community and stakeholder feedback.

The framework consists of:

1. Public Open Space Function and Hierarchy
2. Performance Criteria
3. High Level Outcomes for Greenfield Sites
4. Embellishment Guidelines

5.9.2 Public Open Space Function and Hierarchy

Yass Valley Council will plan and manage public open space according to the following open space function and hierarchy.

Table 35 - Open Space Function and Hierarchy for Yass Valley

Public open space Type-Function	Description	Townships and Urban	Rural Villages
Recreation Parks	Dedicated park spaces that have been embellished for public recreation use.	Local Parks Township/ District Parks	Local - Village
	Large destination parks servicing the whole LGA	Council Wide- Regional Destination	
Sporting Parks	Dedicated sporting areas and precincts supporting organised sport and events.	Township- District Sports Areas	Village Sport and Event Precinct
		Major sport and event precinct serving whole LGA or LGA wide sport facility (e.g. shooting, motor-sport)	
Multiple Use Open Space	Open spaces with non-recreation or sport primary function. Where suitable these can have a secondary use for recreation (e.g. linear open space along waterways)	No hierarchy- provided opportunistically and where possible leverage for recreation with addition of paths or other activation.	
Environmentally and Culturally Significant Open Space	Natural areas and culturally significant spaces. Recreation maybe enabled as a secondary function.	No hierarchy- provided opportunistically and where possible leverage for recreation with addition of paths or other activation.	
Special Purpose Open Space	Areas providing for special purposes such as camping reserves.	No hierarchy- provided opportunistically and where possible leverage for recreation with addition of paths or other activation.	

N

5.9.3 New Hierarchy vs Old Hierarchy

This Open Space Strategy is recommending a new park hierarchy be adopted which updates the 2017 Parks and Playground Strategy. The following table summarises the updated terminology.

Table 36 - New Open Space Hierarchy

New Hierarchy	Old Terminology	Description/ Comment
Regional Park	Category 1	Larger and destination parks that service the wider community. Provide for longer stays, and large groups and usually have key elements such as destination play spaces and special features. Can also refer to nature based recreation areas managed by other agencies that service the LGA and beyond.
Township or District Park	Category 2	Larger parks servicing a larger catchment such as a suburb, small township or large village. Drive to and walk to park providing a wider diversity of activities and intended for longer stays, typically providing toilets, picnic/barbecue and several activations.

New Hierarchy	Old Terminology	Description/ Comment
Local Park/ Village Park	Category 3	Small parks servicing an immediate neighbourhood within a walking catchment , intended for short stays. Also includes a central park servicing small villages.
District or Township Sporting Park	NA	Land developed for competitive sport servicing a village, small township or part of a network of sporting areas servicing larger towns. Characterised by developed fields, courts or other sports facilities. Providing for club or community level sport. In villages/ rural areas may be part of a combined/ mixed use area such as a showgrounds or recreation reserve.
Major Sport and Event Precinct	NA	Large well developed sporting and event areas that are the top facility in the LGA for one or more sports. Usually service the whole LGA and are important for key events in the region.

5.9.4 Open Space Planning Performance Criteria

The Performance Criteria articulate the preferred planning outcomes for provision of Public Open Space in Yass Valley. They provide key measures that ensure parks and sporting areas are “fit for purpose” and that they have sufficient capacity to meet community needs and the recreation opportunity outcomes.

Land for parks, sporting fields and recreation facilities is usually secured through “planned provision” where specific park and facility outcomes are identified as part of a planning scheme (Developer Contributions Plans) or planning strategy such as an Open Space Plan or a Sport and Recreation Plan. In addition, this planned provision is complemented by “opportunistic provision” where land acquired for other purposes such as stormwater management, bushland protection or open space buffers can also provide some additional recreation benefit such as recreational trails.

The Performance Criteria are mainly concerned with the planned provision of parks and sporting lands. However, where opportunistic provision is proposed on land acquired for other open space purposes the standards can be used to inform requirements to ensure that secondary recreation values can be realised.

Table 37 - Performance Criteria Overview

Criteria	Purpose	Rationale for Performance Elements
Capacity- Size and Shape	The capacity of the Public Open Space Network to meet recreation and sporting needs relies on Ensures a parcel of land is able to be used for the intended purpose and is not too small to efficiently provide the desired range of opportunities	Size is important to enable formal uses such as sport as there are minimum dimensions which must be met. Size also ensures a given site can accommodate the level of demand (no of users). Shape impacts on what can be accommodated as well as the potential for access, and development as a public space.

Criteria	Purpose	Rationale for Performance Elements
Capacity-Quantity	Capacity also relies on having enough opportunities and enough spaces to meet the range of needs	Supply ratios provide guidance to the number of opportunities needed for a given population.
Distribution and Diversity	Ensures that residents have access to a range of opportunities within their community.	Service levels for recreation opportunities can be defined to ensure that a minimum or preferred range of sport and recreation opportunities are provided for urban or rural communities. Diversity of settings encourages a range of landscape settings to complement outdoor recreation opportunities. Diversity of needs provides for difference in age, ethnicity, culture, language and ability in planning and design.
Access and Connectivity	Ensures that residents and users can access opportunities safely and within acceptable distances. Access and visibility also refer to inclusive site design and ensuring safe public spaces.	Proximity to residences is a key factor in encouraging use and ensuring equitable provision of opportunities. Current guidelines suggest that safe walking distances (to local open space) of 400-500 metres are appropriate for urban areas. Visible Access ensures the park is open and visible to the community, contributing to a sense of safety, encouraging use and discouraging negative behaviour. A common measure is the % of park boundary fronting roads or other public areas. Greener Places suggests 50% public frontage. Access Equity refers to the physical access into and around the site. In provision planning terms this means site quality is important, and that there is an absence of access barriers such as high-volume roads, rail or drainage channels. Design and development of the site should also include appropriate parking, pathways, lighting and facilities. Connectivity contributes to access outcomes by ensuring active transport linkages to and between open space areas. Connectivity is also important to help environmental outcomes.

Criteria	Purpose	Rationale for Performance Elements
Land Quality	Ensures that public open space is fit for purpose and provides a resilient and adaptable resource that can meet changing needs over time.	Flood immunity. While generally parks do not require 100% flood immunity, different levels of immunity are needed for different uses. For example, sports fields require a reasonable level of immunity, or they would be too expensive to remediate every year. Similarly, built facilities, amenities and major play spaces should be generally located to be immune from most flooding. Hazards such as contamination, steep slope, utility corridors (such as high voltage lines), major transport corridors and incompatible adjacent uses can create unsafe environments for public use or act to discourage use. Constraints such as dense vegetation, extreme slopes, wetlands, unsuitable topography, inappropriate adjacent land uses or other impacts should be minimised. Providing poor quality land for future open space increases the cost for the community to make the site functional and often places a high maintenance burden on the council for a sub-optimal recreation benefit.

Table 38 - Recommended Performance Measures

Criteria	Recreation Parks	Sporting Parks	Other Open Space/ Multiple Use Open Space
Home-based development			
Size	Local parks (township and Urban) > 0.5 Ha **Local Parks (Village)** >1 Ha or if part of multi-use space at least 4,000m2 for recreation park uses Township/District Parks>2 Ha **LGA wide/ Regional**- no minimum but generally >5 Ha	Township and District > 5 Ha Village Sports/ multi-use area> 3 Ha	No-minimum sizes
Shape	Regular shapes preferred. No boundary to be less than 25m	Must be regular shape with no boundary less than 150m	Linear open space intended for multiple use and recreation must have minimum widths of 20m

Criteria	Recreation Parks	Sporting Parks	Other Open Space/ Multiple Use Open Space
Supply Ratios Current supply rates are 2.56ha/1,000 people averaged across the whole Yass Valley LGA for recreation parks and 2.66 Ha/1,000 people for sport. There is also around 12 ha/1,000 people of other open space (much of which is not functional for recreation use).	2.5 Ha per 1,000 residents	2 Ha per 1,000 residents	N/A

Criteria	Recreation Parks	Sporting Parks	Other Open Space/ Multiple Use Open Space
Distribution and Diversity			
Service levels	**Townships and Urban areas - access to:** • Local and destination play • Active spaces and exercise areas • Youth recreation space • Larger destination parkland for picnic, play and gatherings • Dog off leash area • Natural areas **Rural Villages – access to:** Village level park area incorporating play and picnic facilities Community gathering space as part of village park or multi-use sport and recreation precinct Youth activity feature within park, sporting precinct or multi-use area Extended trails/ path networks or larger open space area accommodating active recreation and fitness	**Townships and Urban areas - access to:** • Single or multiple use areas providing for field sport and court sport • Provision for both rectangular and oval sports • Tennis courts • Outdoor courts for Netball and Basketball **Rural Villages – access to:** At least 1 multiuse field At least 2 outdoor courts Space to support other sports LGA wide- access to: Competition level facilities for outdoor sports Land for difficult to locate and special purpose sports.	
Diversity of settings	**Townships and Urban areas** Formal “developed” parks Informal open areas Natural landscapes Civic spaces **Rural Villages** Developed parkland catering to play and social gathering Natural Landscapes	Sporting areas should be large enough and of suitable quality to enable adaption to changing needs and reconfiguring to accommodate emerging sport needs	NA

N

Criteria	Recreation Parks	Sporting Parks	Other Open Space/ Multiple Use Open Space
Diversity of needs	Location and design should consider needs of: • Parents with young children • Elderly residents • Youth • Visitors/tourists • Specific cultural needs • People with mobility challenges or disabilities • LGBTQI+ • All gender/non-	Providing sporting spaces and facilities should consider: • Increasing participation of women and girls in field sports • Equal provision for different sports reflecting participation levels • Accessible amenities and spectator areas • Flexible and	Where possible path networks should be accessible.
Proximity	**Townships and Urban areas:** Local park and play opportunities to be within 400- 500 m safe walking for 80% of homes and 800m for 90% **Rural Villages** Local park and play to be centrally located in the village and within 800 m for 75% or more homes in the village area.	**Townships and Urban areas:** Access to a sporting space within 2 km for 90% of homes **Rural Villages** Access within 5 km of 100% of homes in the village area.	NA
Visible Access	All recreation parks to have at least 50% frontage to a public road or other public space	**Townships and Urban areas** At least 50 % road frontage **Rural Villages** At least 25% road frontage	inear open space to have minimum 25% road frontage where it is proposed as multiple use for recreation and road or public space frontage lengths to be no less than 20 metres.
Access Equity	Boundary access to include ramps and footpaths Larger parks to have on site parking and dedicated access bays. Internal path networks linking to main facilities.	All sporting areas to have off-street parking and access bays. Boundary access to includes ramps and paths	Linear open space with accessible path networks to be slopes less than 1:10

Criteria	Recreation Parks	Sporting Parks	Other Open Space/ Multiple Use Open Space
Connectivity	**Townships and Urban areas** Parks to be connected to the local bikeway/active transport network **Rural Villages** The village park should connect with surrounding walking and cycling opportunities Access into parks should not be constrained by barriers such as drains or railways.	Sporting areas to connect with active transport networks in Townships and Urban areas and where possible in Rural Villages. Include and of trip facilities such as bike racks.	Other open space and linear open space offer opportunities to increase connectivity to developed parks and sporting areas.
Flood immunity	All parks to be free of regular flooding (i.e.: above ARI 5) with the main use area or 10% (whichever is the greater) of total area above ARI 50.	All built facilities above ARI 100 At least 50% of park to be above ARI 50	Any multiple use areas proposed for recreation use to meet recreation park standards. Linear open space proposed for recreation use must have at least 20 m from top of bank available for use and above ARI 5. Retention/detention basins generally not acceptable for recreation use.

Criteria	Recreation Parks	Sporting Parks	Other Open Space/ Multiple Use Open Space
Hazards and Constraints	Slope: Majority of area to be 1:20 slope or better. Slope for remainder not exceed 1:6 Free of Hazards: No closer than 150 m to high voltage power lines Not on contaminated land Not adjacent to noxious and noisy industry or incompatible land use Not constrained by easements that would impede recreation activity No constructed drainage channels that impede access or use	Slope: Majority to be better than 1:20 slope and sporting fields to be 1:50 Free of Hazards: No closer than 150 m to high voltage power lines Not on contaminated land Not adjacent to noxious and noisy industry or incompatible land use Not constrained by easements that would impede recreation activity No constructed drainage channels that impede access or use	Slope: Linear open space with accessible path networks to be slopes less than 1:10

5.9.5 High level outcomes for greenfield developments

Providing guidance for greenfield development area should combine high level outcomes to allow for initial master planning and be further informed by the performance criteria when the planning when detailed subdivision /development planning is being undertaken.

At the initial stage, the high-level provision guidance can be used to ensure that sufficient land of suitable quality is set aside from residential and other uses, to deliver a functional and accessible public open space network. Once planning moves to the detail phase then issues such as final shape, land quality, road frontage, connection to active transport networks etc. of open spaces can be considered. The following phase of master planning should then consider the need for parks and other open space areas to complement the local character, protect ecological values and provide the diversity of recreation opportunities required for the development.

The aim of the following guidance is to ensure that a sufficient supply of suitable land is provided and distributed to meet the emerging community needs and that the supply has the capacity to accommodate the ultimate demand anticipated.

The following High Level Outcomes are recommended to inform initial planning for greenfield residential areas.

High Level Outcomes for Initial Greenfield Residential Planning

Overall Quantum

- Parks for Recreation at least 2.5 hectares per 1,000 residents
- Land for Sport at least 2.0 hectares per 1,000 residents
- Additional Open Space areas provided for environmental and other purposes (waterways, linear connections, buffers etc)

Supply Capacity

- Land for local park not to be less than 0.5 hectares per 1,000 people
- Land for district/ township level parks not to be less than 2 hectares per 5,000 people
- Land for sport to be 5 hectares per 2,500 people or greater

Park Hierarchy, Minimum size and Distribution

- Centrally located local parks servicing residents within 400-500 m safe walking and if less than 1 ha must be 100% functional land and no smaller than 0.5 Ha.
- Larger district parks provided in central locations to the development of at least 2 Ha or more. District parks should be within 2 km of all residents.
- Land for sport provided as part of large central park and at least 5 Ha, unless sufficient sporting parkland is provided adjacent to the development and Council has determined there is enough capacity for the proposed population. In this case a 3 Ha sport and active recreation park should be provided with a configuration to be advised by Council.

Land Quality

- All land to comply with the performance criteria for Land Quality and Capacity
- Where multiple use open space is proposed, the area of land associated with drainage, detention basins, waterways, habitat protection and other non-recreation uses, should be excluded from calculations of park or sporting land. However co-location/ multiple use is encouraged, as are design solutions that represent efficient use of space.

5.9.6 Embellishment (minimum level of development)

All parks and sporting areas should be developed to a minimum level to enable the community to use the park for the intended purpose. The development of features and facilities within parks is often termed “embellishment”. A minimum level of embellishment is defined to allow for better forward capital works planning and to ensure that recreation and sport parks are fit for purpose.

Defining a minimum level of or “standards” for embellishment also enables council to negotiate with developers who may wish to provide parklands in a developed state, ready for use by new residents. It is important that the level of development resulting from this external investment is consistent with council standards, ensures equity of provision across the community and prevents unsustainable maintenance costs inherited from parks and playgrounds that have been “over- developed”.

The timing of embellishment should be based on:

- Local Parks- embellished at the same time as land sales and building commence within any given stage. Preference is for the developer to provide and embellish local parks as part of staged development.
- District parks at or before the overall estate/ subdivision reaches 75% of lots occupied.
- Sporting Parks at 75% of lots sold. Unless sporting parks and district parkland are combined as a multi-use park then 50% of lots sold is the threshold.
- Normally District parks and Sporting parks are developed by Council (funded by developer contributions and other sources). Developers are required to ensure the land is provided "fit for purpose" with services to the boundary and land that is of suitable quality and quantum for the purpose intended.

For Other Open Space such as environmental open space and waterways, embellishment guidelines are provided for those occasions when multiple use solutions are delivering recreation outcomes as a secondary purpose.

The following table provides a summary of the preferred embellishment standards. These outcomes represent a minimum level of development (or embellishment) for each park type. The information in this table is a summary only and should be further informed by any current or future park planning and design guidelines adopted by Yass Valley Council.

Table 39 - Minimum Level of Development (embellishments)

Park / Facility Type Features	Local Recreation Park / Village Recreation Park	District / Township Recreation Park	Sporting Parks	Regional Parks and Sports and Event Precincts	Linear/ Riparian- Dual Purpose Open Space	Natural Area Parks
Boundary fencing	Bollards to prevent car access are to be installed prior to dedication to Council.	Bollards to prevent car access are to be installed prior to dedication to Council.	Range of fencing/ boundary definition styles as appropriate to location. May also include chain wire to restrict access. Bollards separating vehicle manoeuvring and carpark areas from fields.	Fencing/ bollards to control access into site as well as limiting internal traffic access to field and facilities.	Boundary fencing/ bollards on road frontage	As needed at public access points.
Water taps Irrigation	Drinking taps/ fountains provided where active facilities are provided. Water connection to be provided prior to dedication to Council.	In ground irrigation. 2+ drinking fountains. Taps for picnic areas. Taps at active recreation nodes. Water connection to be provided prior to dedication to Council.	Irrigation of grass playing areas. Drinking fountains and taps provided	In ground irrigation. Taps located on built facilities and 1 per field.	Taps provided at Recreation nodes or trail heads. Water connection provided before dedication to Council.	Not normally provided. May be provided at some picnic areas and trail heads.
Toilets	Not generally provided Provided where it is the main Village Park	Usually Provided	Provided if not being provided as part of club facilities	Provided by clubs as part of facilities or public facilities provided if major event precinct	Not provided	Not usually provided. Possibly if park is major long stay destination
Bike/ pedestrian paths and facilities	Footpath providing access to boundary.	Paths and links to park and within park Bike racks provided	Bikeway links to park. Internal links to facilities. Bike racks provided	Bikeway links to park. Internal links to facilities. Bike racks provided	Shared paths/ bikeways provided.	Walking tracks and board walks provided.

Park / Facility Type Features	Local Recreation Park / Village Recreation Park	District / Township Recreation Park	Sporting Parks	Regional Parks and Sports and Event Precincts	Linear/ Riparian- Dual Purpose Open Space	Natural Area Parks
Playgrounds[1]	1-3 play events[2] provided	Large multiple play events provided.	Not provided except as part of recreation nodes.	Not provided except as part of recreation nodes.	Not provided	Not provided
Power and lighting	Safety lighting provided by street lights where available. Solar lighting could be considered in villages	For carpark, toilets, youth space and picnic area. Provision for charging of mobility aids and electronic devices.	For carpark, toilets, security lighting for buildings. Field lighting responsibility of clubs. Provision for charging of mobility aids and electronic devices.	For carpark, toilets, security lighting for buildings. Field lighting responsibility of clubs. Provision for charging of mobility aids and electronic devices.	Lighting at road/ path entry points to bikeways	Not normally provided.
Youth facilities- Informal Active facilities	If the only park in a small community then a facility for older youth e.g.: half court or open area for kickabout should be provided.	Youth “active” facilities provided- ½ court, Bike tracks, youth space etc.	Not provided except as public access to sporting fields or as dedicated facility (e.g. skate park)	Not provided except as public access to sporting fields or as dedicated facility (e.g. skate park)	Not provided	Not provided
Active Recreation Elements	Pathways Exercise space if the only Village Park	Fitness stations, exercise equipment, activity spaces	Pathways and sporting facilities. Community access to fields and practice elements such as cricket nets	Pathways and sporting facilities. Community access to fields and practice elements such as cricket nets	Pathways	Trails

[1] Playgrounds provided according to Council standard which includes soft fall and shade.

[2] Play event is defined as a single unit or structure that provides a play activity (e.g. a single swing = one play event or a single small climbing play structure is a single event)

Park / Facility Type Features	Local Recreation Park / Village Recreation Park	District / Township Recreation Park	Sporting Parks	Regional Parks and Sports and Event Precincts	Linear/ Riparian- Dual Purpose Open Space	Natural Area Parks
Sporting Fields/ Courts	NA	Informal space provided if space permits	Fields developed to playing standard.	Fields developed to playing standard.	n/a	n/a
Picnic tables, seats, barbecues	1- table, 2 + seats No BBQ normally provided unless the main Village Park	2+ tables 4+ seats BBQs usually provided. Sheltered tables.	Not provided except as recreation nodes. 2 perimeter seats per field.	Not provided except as recreation nodes. 2 perimeter seats per field.	Seats provided every 1000 metres, associated with paths.	Picnic facilities may be provided if park is a major destination and longer stay
Shade	Shade from trees or structures provided for play events and picnic node. Advanced trees to be planted prior to dedication to Council.	Built shade for play and picnic facilities if natural shade unavailable	Perimeter shade for fields from trees.	Perimeter shade for fields from trees.	Shade planting as part of general landscape works along corridor.	n/a
Landscape works	Shade species. Buffer plantings with other use nodes. Planting and irrigation to trees and garden beds is to be completed prior to dedication to Council.	Enhancement plantings and shade plantings along with screening and buffers. Planting and irrigation to trees and garden beds is to be completed prior to dedication to Council.	Planted buffer areas adjacent to residential. Screening/buffer plantings for recreation	Planted buffer areas adjacent to residential. Screening/buffer plantings for recreation	Minor works at entry points and plantings as appropriate to constraints of corridor (eg. flooding)	Hardening of access points, regeneration and enhancement plantings.

Park / Facility Type Features	Local Recreation Park / Village Recreation Park	District / Township Recreation Park	Sporting Parks	Regional Parks and Sports and Event Precincts	Linear/ Riparian- Dual Purpose Open Space	Natural Area Parks
Car parks and internal roads.	On street. Mainly a walk to park	Off- street parking provided unless sufficient on-street available	Off street parking provided as central hubs to facilities/ filed areas- linked by internal road network	Off street parking provided as central hubs to facilities/ filed areas- linked by internal road network	No dedicated parking.	Off street or on street parking at access points and use areas.
Special elements	Footpath kerbing and entry to park should allow for people with mobility challenges. Signage indicating access points and park name	Location and directional signage. Open areas for community events. Public art and expressions of local culture and heritage.	Location and directional signage.	Location and directional signage. Branding signage such as for Aquatic Centres. For Memorial Parks large space for community gatherings and commemorations should be provided.	Directional signage.	Location, interpretive and directional signage and displays.

yass valley council

the country the people

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