

FAIRLEY COMMERCIAL CENTRE, MURRUMBATEMAN
NOVEMBER 2015

1. Citation

This plan may be cited as 'Yass Valley Council Development Control Plan, Fairley Commercial Centre, Murrumbateman'. It has been prepared in accordance with s74C *Environmental Planning & Assessment Act 1979* and Part 3 *Environmental Planning & Assessment Regulation 2000*.

2. Date of commencement

This plan shall be effective from the date when Council adopts the final plan and advertises the plan in accordance with the Regulation.

3. Land to which the plan applies

This plan applies to all land in proposed lots 1, 2 and 3, part Lot 2 DP 878859, 3489 Barton Highway, Murrumbateman.

4. Objectives

The objectives of this plan are:

- To provide an indication as to how the land may be developed for commercial purposes
- To indicate the type of commercial activities proposed for the area
- To provide an indicative layout of buildings, car parking, access and other site facilities and features
- To allow for future commercial uses and activities

5. Relationship to other plans

This Development Control Plan (DCP) must be read in conjunction with *Yass Valley Local Environmental Plan 2013* and will be considered by Council in assessing any Development Applications on the land to which this plan applies.

The range of commercial activities permitted are listed in the 'Village' zone of the *Yass Valley Local Environmental Plan 2013*. An indication of some of the potential uses is included in Figure 3.

Any request to vary the provisions of the DCP must be accompanied by an assessment as to why the requirements should not be met in the circumstances and how the proposal continues to meet objectives of the DCP.

6. Definitions

All matters described in this DCP shall have a meaning as described in the *Environmental Planning & Assessment Act 1979* and the *Yass Valley Local Environmental Plan 2013*.

7. Background

In August 2012 Council endorsed the Murrumbateman Structure Plan (refer Figure 1). In May 2014 Development Consent No 5.2013.205.1 was issued for a 109 lot subdivision at 3489 Barton Highway, Murrumbateman (refer Figure 2A & 2B). This subdivision provided for three lots (i.e. proposed lots 29, 30 and 31) to be development as a commercial centre to:

- Service the growing community of Murrumbateman
- Compliment and add to the developing tourism economy

8. Development requirements

Development Applications are required for commercial developments at the site. The design of any such development is to address the following matters:

8.1 Site Layout

The layout of the site shall be generally in accordance with Figure 3.

8.2 Building Design

Due to the location of the site at the entrance to Murrumbateman, the design of the buildings is to make a strong architectural statement reflective of the surrounding rural landscape.

To ensure the building appearance from public streets is attractive and visually compatible with attractive surrounding development, future character of the area and the landscape, building design should meet the following criteria:

- Buildings are designed to reflect relevant features of the prevailing character of the surrounding attractive built form, streetscapes and landscape
- The frontage of buildings and their entries being readily apparent from the street
- Building height at the street frontage maintaining a compatible scale with adjoining development
- Buildings designed to enhance the existing attractive built form and landscape character by translating the following characteristics found in the surrounding area into innovative design solutions:
 - Mass and proportion
 - Building materials, patterns, textures, colours and decorative elements
 - Ground floor height above natural ground level
 - Floor to ceiling heights
 - Roof form and pitch
 - Facade articulation, detailing, window and door proportions
 - Verandahs, eaves and parapets
 - Driveway crossings, fence styles and alignments
- New development complementing or enhancing any treed landscape character of the area by:
 - Providing sufficient open space for the planting of trees complimenting the landscape character of the area
 - Retaining and protecting existing vegetation where possible
 - Protecting neighbouring trees from damage to their root systems
 - Using building footing designs, where necessary, that allow root growth of large trees
- The building design, detailing and finish providing an appropriate scale to the street and adding visual interest when viewed from public streets
- Buildings are designed and sited to acknowledge the private open space of surrounding development by:
 - Keeping upper storey parts of the building away from neighbouring private open space so as to avoid unreasonable sense of visual enclosure
 - Using articulation, colour and detailing to reduce visual bulk
- Parking and loading areas being sited and designed so as not to dominate the street frontage

8.3 Car Parking

The number of car parking spaces shall be provided for in accordance with Council's *Off-Street Carparking Policy* (ENG-POL-08).

The car parking areas are to be designed in accordance with Council's *Off-Street Carparking Policy* (ENG-POL-08).

8.4 Traffic

There shall be no direct vehicle access off the Barton Highway.

There shall be no vehicle access off a public road within 50m of the intersection with the Barton Highway. Depending on the scale and nature of the development proposed and potential traffic generation this distance may need to be increased.

Any Development Application for development in the commercial precinct shall be supported by an appropriate traffic report for consideration.

8.5 Landscaping

Landscaping design shall be reflective of the plantings within the Fairley Subdivision and the village of Murrumbateman. Plants should be native to the Yass Valley region.

Landscaping throughout the commercial precinct are to be maintained in accordance with any approval issued.

8.6 Services

Satisfactory arrangements must be made for the buildings to be connected to utility services such as water, sewer, electricity and telecommunications.

8.7 Future Development

Indicative plans are required to be submitted for endorsement demonstrating compliance with the requirements of this Development Control Plan for those areas marked 'Future Uses TBA' in Figure 3. Pre-lodgement meetings with relevant Council staff are encouraged prior to the submission of any plans or Development Applications

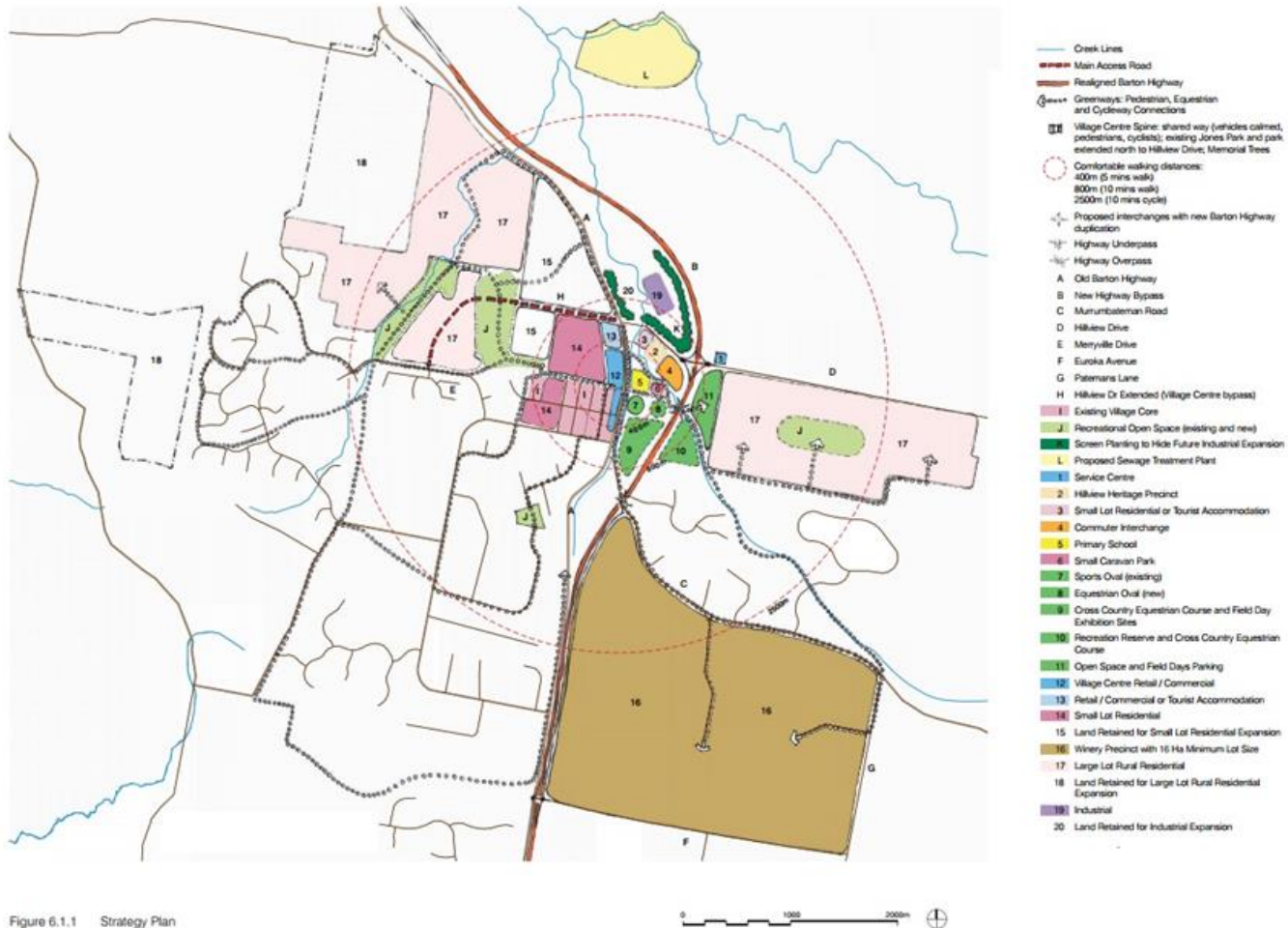


Figure 1 – Murrumbateman Structure Plan

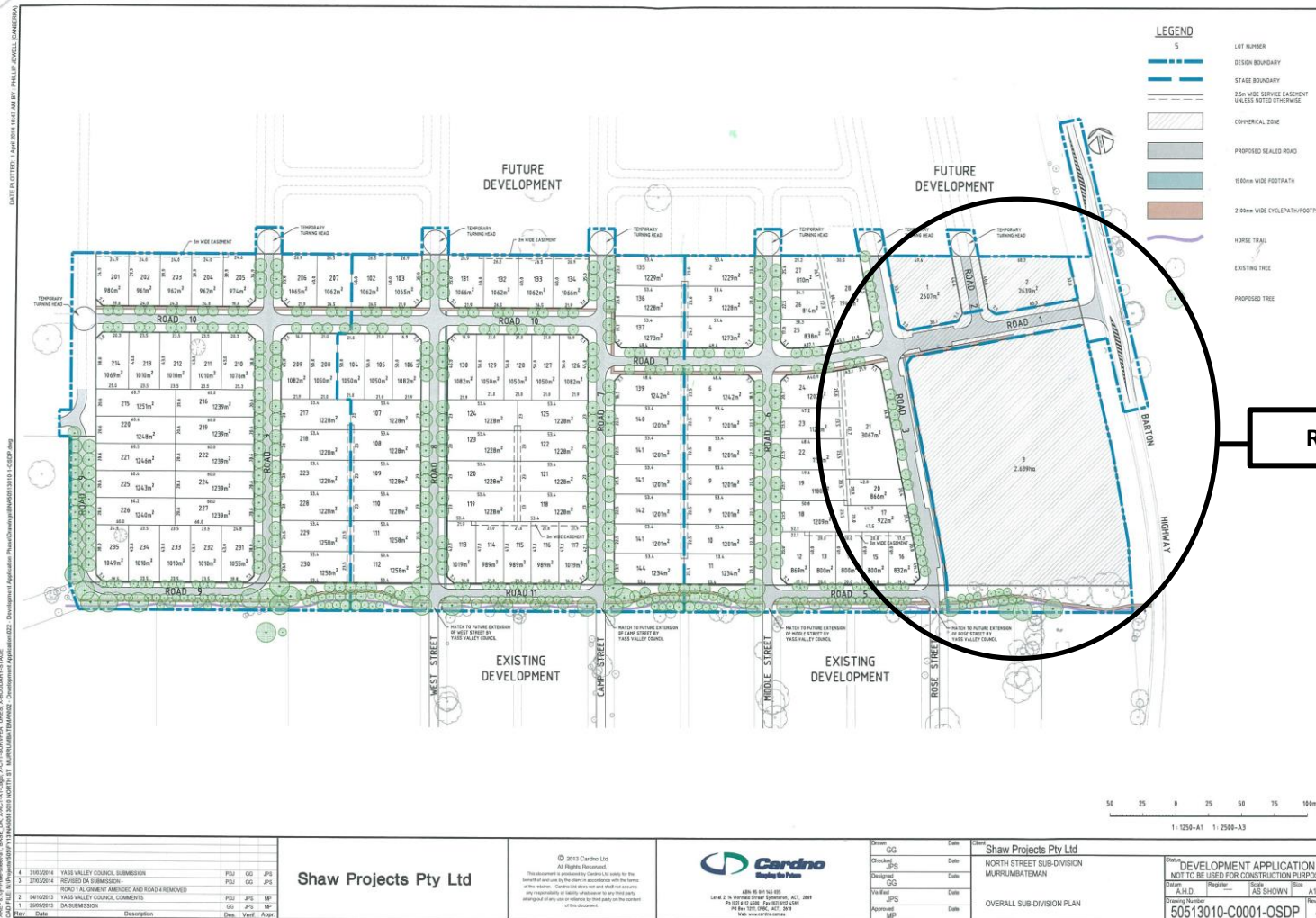


Figure 2A – Approved Fairley Subdivision, Barton Highway, Murrumbateman

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DP 878859



Figure 2B – Approved Fairley Subdivision (Stage 1), Barton Highway, Murrumbateman



Figure 3 – Indicative Site Layout