

COMPLIANCE TABLE – SNOWY RIVER DEVELOPMENT CONTROL PLAN 2013

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
CHAPTER A2: DEVELOPMENT APPLICATION REQUIREMENTS	4.2 Development application other than subdivision		
	<p>The depth and scope of the information required to be submitted with a development application will depend on the scale of the development and its likely impact. A development application submission will require the following information as a minimum to show what is being proposed and its impact (if any) on the natural environment, adjoining sites and surrounding neighbourhood:</p> <ul style="list-style-type: none"> • completed development application form; • statement of environmental effects; • context and site analysis (refer above); • architectural drawings (elevations, plans and sections); • details of proposed signage; • survey plans; • shadow diagrams, including elevations showing shadow impacts on any walls (and windows) of adjoining development and areas of open space must be submitted with the development application for all new buildings of two or more storeys; and • waste management plan. <p>Depending on the type and scale of the proposed development, the following information may also be required:</p> <ul style="list-style-type: none"> • heritage impact statement and/or conservation management plan (refer Chapter C4 Heritage); • landscape plans and planting schedule; • landscape management plan (for development in the Scenic Protection Areas) of an appropriate scale clearly showing the potential of any buildings to intrude into the landscape sufficient to enable it to properly assess the visual impact of the proposal; • drainage and stormwater management plans; • transport and/or parking studies; • acoustic/noise report; • contamination and remediation report; and • community management statement (refer Chapter E1 Tourist Development). 	All relevant information submitted (refer SEE and Appendices)	Complies
	4.4. Information Requirements for Landscaping		
	<p>Category 2: includes proposals that are significant in their cumulative impact rather than individual sites. This category includes all types of residential accommodation (other than those in Category 1 above), residential subdivisions, rural residential subdivisions, industrial and commercial developments.</p> <ul style="list-style-type: none"> • written submission from a landscape designer that outlines: <ul style="list-style-type: none"> ○ objectives of the landscaping; ○ how existing vegetation and site features are to be retained; o impact of 	Landscape plans provided at Appendix 5	Complies

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	<ul style="list-style-type: none"> landscaping on adjoining properties; types of soil on-site; proposed water supply to service landscaped areas; and proposed maintenance arrangements for the landscaping. detailed Landscape Plan drawn to scale that shows: <ul style="list-style-type: none"> name (botanical and common) of all species of trees, shrubs and grasses proposed to be planted; number, location and average height of each tree and shrub; extent and location of grassed areas; location and construction of artificial site features such as pools, retaining walls, garbage enclosures and terraces; position of site boundaries, buildings, driveways, walkways, parking and turning areas; and schedule of planting and treatment of landscaped areas. <p>Written details of the landscape design are to ensure species chosen are: frost hardy, suitable for the particular location, commercially available, and include plants that are indigenous to the region.</p>		
	4.5. Other Information Requirements		
	Erosion and Sediment Control Plan An Erosion and Sediment Control Plan is a plan showing how to minimise erosion and trap sediment occurring as a result of development or building activity. The complexity of the sediment and erosion control plan will vary on the nature and scale of development and the amount of ground disturbance.	Erosion and Sediment Control Plan provided at Appendix 17	Complies
	Waste Management Plan A waste management plan details the type and estimated volume of waste to be generated during demolition and construction and respective recycling, reuse and disposal methods. The plan also identifies the type, size and number of bins and space for storage of bins and bulky waste (refer Chapter C10 Waste and Recycling). Information and forms for waste management plans are available from Council's planning department.	Waste Management Plan provided at Appendix 7	Complies
CHAPTER A3 PUBLIC NOTIFICATION	Please refer to Snowy Monaro Regional Council's Community Participation Plan (CPP) for development application notification requirements in accordance with Division 2.6 of the Environment Planning and Assessment Act 1979.	Noted	N/A
CHAPTER B2 TOWN AND VILLAGE PLANS	1. Jindabyne and Surrounds		
	<ul style="list-style-type: none"> Principle 1: The atmosphere of our 'mountain town' should be maintained by a good mix of tourists and permanent residents. Principle 2: The growth of Jindabyne should be supported, but it needs to be well planned and based on population targets. Principle 3: Tourism is the major economic driver within Jindabyne and this needs to be supported by the provision of a range of accommodation types. Principle 4: The unique setting of the town, including the vistas that can be enjoyed from many locations and the vegetated backdrops to the Lake, need to be protected. 	The redevelopment of the Jindabyne Police Station and accommodation into a modern Station will enable the police assets to match demand, focused on accessibility, visibility and mobility of policing. This will serve the best interests of both permanent residents and tourists and will bring the station in to line with necessary standards which will ensure that the growth of the town and the area is well catered for into the future. It will also strengthen and support the quality of life of Jindabyne.	Complies

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	<ul style="list-style-type: none"> Principle 5: There needs to be integration of recreational facilities and open space areas with the township's commercial and accommodation centre. Principle 6: The integrity of the rural residential communities, small villages and the township needs to be maintained, however there needs to be linkages. Principle 7: The sense of community, place and quality of life Jindabyne offers needs to be supported and maintained. 		
CHAPTER C2 – GENERAL PLANNING CONSIDERATIONS	1.3. Visual Character Controls		
	C2.1-1 Visual Landscape Character Assessment (a) Before granting development consent for development involving the carrying out of any works or building construction, the consent authority must have regard to the likely visual impacts of carrying out the development, including the visual impacts of ancillary uses like driveways and fencing and of the provision of electricity and other services to the site of the development. (b) When assessing visual impacts of the proposed development consideration must be given to: <ul style="list-style-type: none"> Important visual features and the landscape character of the site and surrounding land; Minimising the visual impact of the development on views from public areas, including public roads; Reducing the visual impact of driveways and of the provision of services to the development; Reducing the visual impact of proposed buildings by ensuring that external finishes are non-reflective and of a colour that blends in with the surroundings; and Ensuring fencing and building styles are compatible with the visual character of the area. 	<p>The visual impacts of the proposed development have been considered during the design process. In particular the design process has had consideration for the important visual features and landscape character of the site and the surrounding land, minimised the visual impact on views from public spaces where appropriate, reduced the visual impact of driveways, hard surfaces and services and overriding visual character of this area.</p> <p>In regard to the above, the height, bulk and scale of the police building and associated buildings and structures has been minimised where possible. The proposed development represents a two storey development which would generally be able to be accommodated within a 9m maximum height limit however given the slope of the site, the desire to minimise cut and fill on site and the proposed Alpine character of the roof form, the proposal is not able to meet the 9m limit. However, the slope of the land has enabled the building to be set into the topography which reduces its visual impact when viewed from public places. The alpine character of the roof form coupled with the exterior materials and finishes palette ensure that the main building respects the surrounding character of the area.</p>	Complies
	C2.1-6 Landscaping (a) The design of any new development must integrate with the landscape, by building on and incorporating existing landscape features such as vegetation and rocky outcrops. (b) Development must not involve the removal of bush rock or significant areas of vegetation. (c) Planting is to be located to soften the view of the development from any existing public roads and public vantage points.	Appropriate landscaping is proposed as part of the proposal at outlined at Appendix 5	Complies

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	1.4. View Sharing Controls		
	C2.1-7 View Sharing a) All property owners should be able to develop their property within existing planning controls however views should not be substantially affected where it is possible to design to share views. b) The location and design of dwellings and outbuildings must reasonably maintain existing developed view corridors or vistas from the neighbouring dwellings, streets and public open space areas. c) In assessing potential view loss impacts on neighbouring dwellings, retaining existing views from the living areas (living room, dining room, lounge and kitchen) should be given a priority over those obtained from the bedrooms and non-habitable rooms. d) The design of fences and selection of plant species must minimise obstruction of views from the neighbouring dwellings and the public domain.	No view impacts relevant	N/A
	2. Crime Prevention Through Environmental Design		
	<p>Crime Prevention Through Environmental Design (CPTED) seeks to encourage the design and management of the built environment to reduce the opportunity for crime. Safety and crime prevention should be considered in the design of multi dwelling housing, residential flat buildings, commercial premises, industrial development and tourist and visitor accommodation and other land uses identified by Council specifically by:</p> <ul style="list-style-type: none"> • Enhancing safety by reducing opportunities for crime to occur; • Improving observation of public and private spaces; • Optimising the use of public spaces and facilities by the community; and • Promoting the design of safe, accessible and well-maintained buildings and spaces. <p>The following key principles should be applied to the design and management of development to reduce opportunities for crime:</p> <ul style="list-style-type: none"> • Surveillance – encourage opportunities for casual surveillance • Accessibility and Target Hardening – restrict access and maximise the use of appropriate security measures • Reinforce Territory / Space Management – encourage ownership of communal areas and the sense of community and formally supervise and care for property • Defensible Space – ensure that areas have the appearance of being cared for and protected <p>This Chapter sets out the objectives and controls in relation to crime prevention through environmental design and applies to development applications for the following land uses:</p> <ul style="list-style-type: none"> • Residential accommodation (multi dwelling housing & residential flat buildings only); • Commercial premises (business premises, office premises and retail premises); • Industries; • Tourist and visitor accommodation; • Car parks; and 	Proposal has been design in accordance with CPTED principles – refer CPTED report at Appendix 3	Complies

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	<ul style="list-style-type: none"> Other types of development identified by Council. 		
CHAPTER C3 – CAR PARKING, TRAFFIC AND ACCESS	C3.1-1 Permanent and Practical Legal Access		
	a) All development, including all allotments created by subdivision (including boundary adjustments) must have coinciding legal and practical (properly constructed) access in accordance with Councils development design and construction specifications. b) Access roads are to be designed to minimise road infrastructure by utilising the most direct, and where possible the existing, legal routes. c) An applicant wishing to construct a Crown public road is required to obtain Council's concurrence to the ownership of the road being transferred to Council. Where the applicant cannot obtain the concurrence of Council to the transfer of ownership, the application for road construction will not be accepted. d) Access by undedicated roads (including undedicated Crown reserve roads, Forestry roads and Livestock Health and Pest Authority reserves) requires the consent of the public authority (e.g. Roads and Maritime Services) and will only be permitted in similar circumstances to those for rights of carriageway and subject to the same conditions applicable to rights of carriageway. e) Where the development requires a second bushfire access/egress route, this is to be a permanent legal and practical access. f) Where the existing road alignment does not match the dedicated or legally recognised road alignment, the road alignment should be rectified through re-alignment, closure, road construction or dedication. g) Any additional length of public road created as part of the development and proposed to be transferred to the control of Council is to be minimised. h) Direct access from either the Alpine Way or Kosciuszko Road is not to be provided to a development unless the site has no other practical alternatives that exist or can be created. i) Consideration must be given to whether traffic associated with the proposed development will cause the condition of the roads to deteriorate and whether funds are or will be available for road maintenance and whether any financial contributions from the proposed development are sufficient to upgrade the roads likely to be affected.	Appropriate access provided – refer Traffic Impact Statement at Appendix 13	Complies
	C3.1-6 Minimising Impacts		
	a) Consideration is to be given to the impact the traffic associated with the proposed development will have on existing roads, road safety and other road users. b) Physical impact on the environment and on the visual landscape are to be minimised through site planning and design. c) Car parking areas and access roads to be designed, surfaced and sloped to facilitate stormwater infiltration on-site. d) Access roads are not to exceed 12% slope and are to be designed to work with the contours of the land (minimising cut and fill). e) Access roads are not to proceed through rock outcrops, natural features or existing vegetation stands and are not to be located on prominent hill faces or ridgelines. Note: Refer to Planning for Bush Fire Protection 2006 (PBP) at www.rfs.nsw.gov.au for any special access requirements related to developments within Bush Fire	The proposal will not result in any adverse traffic impacts – refer Traffic Impact Statement at Appendix 13	Complies

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	Prone Land (Refer Chapter C7 – Natural Hazard Management).		
	C3.2-1 Pedestrian and Cycle Access		
	<p>a) All development is to provide high quality accessible routes to public and semi-public areas, including major entries, communal open space, site facilities, parking areas and pedestrian pathways.</p> <p>b) All pedestrian links are to have appropriate levels of illumination.</p> <p>c) All entrances to buildings are to be accessible from the street and are to integrate ramps into the overall building and landscape design to promote equity of access.</p> <p>d) The design of commercial premises or other non-residential forms of development shall consider staff change rooms and shower facilities to encourage bike riding as a form of transport.</p> <p>e) Potential pedestrian and vehicle conflict is to be minimised by ensuring clear sight lines at pedestrian and vehicle crossings, utilising traffic calming devices and separating and clearly distinguishing pedestrian and vehicular accessways (e.g. using bollards or changes in pavement treatment).</p> <p>f) All vehicle access points to a development are to provide a minimum 1.5 metres landscaped setback to neighbouring properties</p>	Appropriate pedestrian access for the public and staff has been provided in the design – refer Traffic Impact Statement at Appendix 13	Complies
	Car Parking C3.3-1 Design		
	<p>a) The design of all car parking is to be in accordance with Council's car parking design specifications.</p> <p>b) The design of car parking areas, including entry and exit points, is not to create traffic conflicts or impact on pedestrian and cyclists movements.</p> <p>c) All car parking spaces are to be sited behind the front building line.</p> <p>d) All car parking spaces must be designed to enable vehicles to enter and exit a site in a forward direction. This may be modified for single dwelling houses provided safe manoeuvring can be demonstrated.</p> <p>e) The appearance of car parking and service vehicle entries located within a development are to be improved by:</p> <ul style="list-style-type: none"> • screening and locating garbage collection, loading and servicing areas within • the development; and • avoiding black holes in the façade by providing security doors to car park entries. <p>f) Where doors are not provided to a car park, the visible interior of the car park is to be incorporated into the façade design and material selection and the building services pipes and ducts are to be concealed.</p> <p>g) The design and construction of driveways, roads and car parking areas must conform to the requirements of Council's Engineering Guidelines for Subdivision and Developments.</p> <p>h) All development in residential, business, industrial and village zones must incorporate a concrete or bitumen sealed driveway apron that extends from 1.0m inside the property boundary to the edge of the road.</p> <p>i) Parking spaces and areas are to be designed in accordance with the following diagrams: AS/NZS 2890.1 2004 Figure 2.2.</p>	Car parking provision is compliant and adequate as outlined in the Traffic Impact Statement at Appendix 13	Complies

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	Car parking C3.3-2 Safety		
	a) Car parking is to be designed to providing clear, safe and easily accessible paths of travel for both cars and pedestrians. b) Safe and secure access is to be provided for building users, including direct access for residential apartments. c) Parking and storage of bicycles (both resident and visitor) is to be provided at convenient and secure locations.	Car parking provision is compliant and adequate as outlined in the Traffic Impact Statement at Appendix 13	Complies
	Car Parking C3.3-3 Landscaping		
	a) Landscaping of car parking areas to improve the appearance of the car park and provide shade and shelter from weather is to be provided in all development. b) Proposals for car parking areas are to be accompanied by a landscape plan, prepared by a qualified landscape architect or designer, illustrating means to soften the visual impact of parked cars and any associated structures. c) Significant environmental features within the land such as rock outcrops, benches and trees are to be retained as a landscaped feature of the car parking area. d) Landscaping is to be included car park design, within and on the perimeter of the car parking area. Accordingly, the following is required: <ul style="list-style-type: none"> Planting beds fronting a street or public place are to have a minimum width of one (1) metre; Shade trees are to be provided in open car parking areas at the ratio of one (1) shade tree for every six (6) car parking spaces; and Plants to avoid are those that have a short life, drop branches, gum or fruit or those that interfere with underground pipes. e) Parking areas are to incorporate a 150mm concrete kerb or edge treatment to reduce the likelihood of vehicles damaging adjoining landscaped areas. The use of bollards should also be considered. f) The choice of landscaping species and design for the car parking area is to create a safe environment through selecting plants that do not provide the opportunity for concealment. Refer to Chapter C5 Appendix C5-01 Recommended Species for Landscaping.	N/A	N/A
	C3.4-1 Car Parking		
	a) Sufficient on site car parking is to be provided to accommodate the parking demands of the development. b) The amount of on-site car parking for specific types of development is to be in accordance with the Table of Parking Requirements (below). c) In calculating the number of car spaces required, Council takes into consideration the: <ul style="list-style-type: none"> type of development (or land use) proposed; o size and scale of the development; intensity of the development, and street hierarchy and existing traffic situation. d) Car parking requirements may be reduced where it can be demonstrated that separate uses can share a single parking facility or where there are different and complementary demands for car parking space on a site. e) Council does not encourage, but may consider stacked parking for parked spaces in	Car parking provision is compliant and adequate as outlined in the Traffic Impact Statement at Appendix 13	Complies

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	<p>a controlled parking situation which:</p> <ul style="list-style-type: none"> allow no more than two cars in the stacked parking arrangement; or is likely to maintain a very low turnover; or is able to function easily within the management of the site's future operation. <p>f) Where a development involves a change of use between any of the following uses within an existing premises, where:</p> <ul style="list-style-type: none"> a change of use is proposed from one type of food and drink premises (restaurant, café, take away food and drink premises or pub) to another food and drink premises, no additional parking is required; a change of use is proposed from a retail premises, office premises or business premises to a food and drink premises (restaurants, cafe, take-away food and drink premise or pub), the following parking requirements will apply: <ul style="list-style-type: none"> the public area in the proposed use is less than 100 sqm, no additional parking is required; the public area in the proposed use is equal to or greater than 100 sqm the existing parking requirements in this Chapter will continue to apply. <p>g) Council will consider waving the increased parking requirements, where the gross leaseable floor area (GLFA) and gross floor area (GFA) is not being increased.</p> <p>h) For certain tourist and visitor accommodation and eco-tourist facilities development (i.e. motels and resorts only), consideration will be given to a maximum 25% discount in the total provision of on-site car parking spaces provided that it can be demonstrated that any shortfall in on-site car spaces can be met by the provision of dedicated on-site bus bays. To demonstrate, an applicant will need to submit a traffic impact study prepared by a Traffic Engineer indicating that the design of the bus bays and all associated car parking and manoeuvring areas for the proposed development complies fully with Council's and the RMS's requirements.</p> <p>i) Council will determine the minimum parking requirements, in consultation with the applicant, where a development application is received for a development type or use that is not listed in the Table of Parking Requirements (below).</p>		
CHAPTER C5 TREE PRESERVATION & LANDSCAPING	<p>C5.1.4 Native vegetation clearing and tree works requiring Council approval</p> <ul style="list-style-type: none"> Any hollow bearing trees. A native tree which satisfies any of the following criteria: a height greater than four (4) metres. for a single trunk tree species, a trunk diameter equal to or exceeding one (1) metre or 60cm for Eucalypt species at a height of one (1.3) metres from ground level. for a multi trunk tree species, a combined trunk circumference (measured around the outer girth of the group of trunks) equal to or exceeding one (1) metre at a height of one (1) metre above ground level. Any native vegetation clearing or tree works on grades exceeding 18 degrees. 	One protected tree to be removed to allow for the proposed police accommodation however replacement planting proposed – refer Landscape Plans at Appendix 4 and Arborists Report at Appendix 10	Complies
CHAPTER C6 SIGNAGE & ADVERTISING	<p>C6.1-1 All Signage & Advertising</p> <p>(a) Signage should recognise the legitimate needs for directional advice, business identification and promotion.</p> <p>(b) Signage must complement and be compatible with the development on which it is</p>	Signage appropriate to proposed use and consistent with requirements of SEPP 64 – refer assessment at section 5.3.1 of SEE	Complies

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	<p>situated, adjoining development and the character of the area.</p> <p>(c) Signage should not obscure architecturally decorative details or features of buildings or dominate building facades. It should be placed on the undecorated wall surfaces or designed sign panels provided.</p> <p>(d) Entire building facades and/or walls must not be painted or covered with cladding or other material to act as a large billboard sign.</p> <p>(e) Where a building or site contains multiple tenancies or uses, a coordinated approach for all signs is required.</p> <p>(f) Signage erected or displayed on heritage items or within heritage conservation areas must not detract from the architectural character and heritage significance of the buildings or areas.</p> <p>(g) Signage must respect the viewing rights of other proprietries and must not obscure or dominate other signs on the site or adjacent land.</p> <p>(h) Signage must not detrimentally impact on traffic safety by detracting driver attention at critical driving points, conflicting with traffic control information or tourist directional signage or providing visual obstruction to pedestrians and vehicles.</p> <p>(i) Outdoor advertising attached to vehicles or trailers, which are parked for advertising purposes, will not be permitted.</p> <p>(j) Signage must not be flashing or animated. Note: flashing or animated signs include mechanical moving signs, moving LED signs and other flashing, intermittently illuminated or sequenced lighting signs.</p>		
	<p>C6.1-3 Signage in Business, Village and Tourist Zones</p> <p>Demand and pressure for outdoor advertising and signage is greatest in the town and village centres and tourist zones. Businesses and activities compete for a limited amount of advertising space, each trying to ensure that their message has prominence over other activities, particularly those of a similar nature. These demands need to be carefully weighed up against the visual impact advertising and signage can have, particularly in relation to the proliferation of advertising that can occur when signs obscure building facades.</p> <p>(a) The size and shape of any signage must relate to the size of the building or space to which it is to be attached. Larger building facades are capable of accommodating larger signs without detracting from the appearance of the building.</p> <p>(b) Signage and advertising along boundaries common with residential development must be minimised.</p> <p>(c) Signage must not dominate or obscure a building or its architectural features. Advertising and signage should highlight and reinforce architectural details.</p> <p>(d) Signage is to be limited to no more than fifty (50) percent of the frontage of the building.</p> <p>(e) Roof signs and advertising structures must not project above the parapet of the building or that part of the building to which they are attached (including signs and bunting mounted on roof structures).</p> <p>(f) Fin signs, projecting wall signs and above awning signs (sitting on the awning) are to be avoided.</p> <p>(g) Under awning signs are to be limited to one sign per premises or for larger premises one sign per six (6) metres of shop frontage.</p>	<p>Signage appropriate to proposed use and consistent with requirements of SEPP 64 – refer assessment at section 5.3.1 of SEE</p>	<p>Complies</p>

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	<p>(h) Underawningsignsmustbeatleast2.6metresabovefootpathlevel.</p> <p>(i) Pole or pylon signs must not exceed the height of adjoining or adjacent buildings, or six (6) metres, whichever is lower.</p>		
CHAPTER C9 ENERGY & WATER EFFICIENCY, WATER SUPPLY & EFFLUENT DISPOSAL	<p>C9.1.2 Building performance and energy efficiency</p> <p>P1 Enable cross flow ventilation of air throughout the dwelling in summer. Air should flow freely from the shady side of an occupied building to the sun-exposed side throughout the day during summer.</p> <p>A1 Development applicants will include an airflow diagram within submitted drawings.</p> <p>P2 Orient the length of new dwellings along an east-west axis as much as practicable, maximising the opportunity for solar access along the northern façade. Refer figures below.</p> <p>A2 Design new dwellings such that north facing windows receive at least 4 hours continuous sunlight to a living-room between the hours of 9.00am and 3.00pm on 21 June.</p> <p>P3 Maximise the number of north-facing windows in dwellings to improve passive heating in winter. Provide shading of these windows via awnings, eaves, louvres, screening, planting and landscaping to block midday sun in summer. Arrange living areas to the north as much as is practicable to do so. Refer figures below.</p> <p>Utilise, and provide for infiltration of, natural light in dwelling designs. This should occur in as many parts of a building as possible. The use of clerestory windows or skylights for this purpose is encouraged.</p> <p>Submitted plans and elevations will indicate the location of window glazing and skylights.</p> <p>At least 50% of glazing to the dwelling is to be installed to north-facing façades.</p> <ul style="list-style-type: none"> • Provide shading to this glazing such that 100% of north facing glazing is shaded at midday during summer months. • Where this is impractical and glazing is provided to other facades, reduce heat loss via this glazing by other means including shutters (internal or external), protection by enclosed verandas or more insulative glazing (double glazing or other solution). • Fit double glazing to all skylights. <p>P4 Specify and locate materials to make use of thermal mass principles in dwellings. Thermal mass gradually stores and releases thermal energy. This maintains a consistent internal climate during day-night temperature cycles and in different seasons.</p> <p>A4 Fit all new dwellings with insulation with 'R' value of 3.5 or more for ceilings, 2.5 or more for walls and 2 or more for raised or lightweight- type floors.</p> <p>A concrete slab-on-ground with an in-slab or in- screed heating or cooling system, must have insulation with an R-Value greater than or equal to 1.0, installed around the vertical edge of its perimeter.</p> <p>P5 Where possible improve the energy efficiency of dwellings through the provision of shade via landscaping and tree planting.</p> <p>A5 Landscaping close to buildings, particularly using deciduous trees, can improve the energy efficiency of the building. Submitted site plans will indicate the location of landscaping and trees.</p> <p>P6 Provide ventilation of roof cavities in new dwellings. This will make a building cooler</p>	Refer ESD report at Appendix 6	Complies

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	<p>in summer and warmer in winter by decreasing ice formation in the roof to decrease air chill.</p> <p>A6 Submitted building drawings should show detail of such ventilation.</p> <p>P7 Avoid building designs incorporating fully enclosed habitable rooms which require regular mechanical ventilation</p> <p>A7 Locate all habitable rooms in locations where natural ventilation can be provided. Submitted building drawings should show detail of natural ventilation (e.g. windows).</p> <p>P8 Utilise household-scale renewable energy generation or energy efficient in new dwellings to reduce demand for off-site electricity generation.</p> <p>A8 Utilise one of the following methods for hot water supply:</p> <ul style="list-style-type: none"> • Solar hot water systems • Electric heat pump systems • Electric instantaneous heating systems (only if offset with renewable energy installed to the dwelling) generation • Gas instantaneous heating systems with an energy rating of 4 stars or greater <p>Specify and use light emitting diode (LED) or compact fluorescent lamp (CFL) bulbs to fulfil lighting requirements. Avoid use of incandescent or halogen bulbs for lighting.</p> <p>Provide all new dwellings with a clothes line for clothes drying. This will be located in an area with access to direct sunlight.</p> <p>P9 Reduce water consumption through the use of water saving technologies and on site water catchment.</p> <p>Minimise storm water impact of the development.</p> <p>A9 Provide a rainwater collection tank of no less than:</p> <ul style="list-style-type: none"> • 10,000L capacity to all new dwellings on sites connected to reticulated water supply • 90,000L capacity to all new dwellings in a location without reticulated water supply. <p>All tap fittings and toilets are to be WELS rated 4 stars or more.</p> <p>Note: This is in addition to any water supply required for bushfire safety purposes.</p>		
	C9.2-1 Reticulated Town Water		
	<p>The following controls apply to development on sites where the connection to reticulated town water is available.</p> <p>(a) The applicant is to consult with Council to determine if reticulated town water is available to the site and the development.</p> <p>(b) All connections to reticulated town water must be to Council standards.</p>	Town water available	Complies
	C9.2-5 Bush Fire Fighting Water Availability		
	<p>(a) Sufficient water is to be available for bush firefighting purposes at all times.</p> <p>(b) The proposed development is to provide a supply of water dedicated permanently to fire fighting, in accordance with the requirements of the NSW Rural Fire Service Planning for Bushfire Protection Manual 2006.</p>	Town water available	Complies
CHAPTER C10 WASTE MANAGEMENT & RECYCLING	4.1 Design Stage		
	<p>(a) The development is to provide suitable and sufficient waste, recycling and green waste storage facilities, including Council approved containers, in accordance with Council's Guidelines. The space allocated must be sufficient to store, in separate</p>	A Waste Management Plan is provided at Appendix 7. Waste area provided at the rear of the proposed vehicle storage shed screened from the street. Waste collection	Complies

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	<p>bins and having regard to the prevailing environmental conditions, the volume or garbage and recycling likely to be generated between collections.</p> <p>(b) The development application plans and drawings must show:</p> <ul style="list-style-type: none"> • Storage space and layout for bins. • Storage room for bulky waste. • Waste collection point(s) for the site. • Path of access for users and collection vehicles. • Layout and dimensions required to accommodate collection vehicles when on-site collection is required. <p>(c) Dwelling houses, dual occupancies, attached dwellings, semi-detached dwellings and secondary dwellings do not require a separate waste, recycling and green waste storage area ("waste storage area") if there is a suitable storage area on site and away from public view. The storage area must have a clear path to the curbside or collection point with a maximum grade of 1:8.</p> <p>(d) The waste storage area is to be:</p> <ul style="list-style-type: none"> • located on site and designed to complement the design of the development. Avoid locating waste storage areas between the front alignment of a building and the street (wherever possible). • located to minimise odour and acoustic impacts on the habitable rooms of the proposed development, adjoining and neighbouring properties. • Located having regard to existing vegetation and slope. • screened through fencing and/or landscaping (where possible) to minimise visual impacts on neighbouring properties and the public domain. <p>(e) The waste storage area must be located to be easily accessible for both site occupants (users) and waste collectors and must have step-free and unobstructed access to the collection points. The desirable maximum travel distances between the storage point and the collection point are: 50 metres for 240L bins; 10 metres for 360L bins and 1100L mobile skip bins.</p> <p>(f) A suitable refuse collection point must be nominated on site where waste and recycling loading operations can occur on a safe and convenient surface away from excessive gradients and vehicle ramps.</p> <p>(g) Where collection vehicles are required to drive on-site or into a building to collect waste or recycling, adequate vehicle clearance is required. A concrete apron is to be provided for skips to permit easy loading, Note: refer to Appendix C10 – 4 (below) for typical dimensions of collection vehicles.</p> <p>(h) Where more than 10m3 of uncompacted waste and recycling is generated per day, the central waste and recycling room must be separate from the goods receivable dock and garbage must be collected in a compaction room.</p> <p>(i) Sufficient storage space is to be provided within each individual dwelling to hold a single days waste and to enable source separation (recycling).</p> <p>(j) (j) A waste storage area must be provided for each separate retail premises and must be have the capacity to store at least one (1) days volume of garbage and recycling. Provision must also be made in the centralised waste storage area for</p>	will continue as existing.	

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	<p>the separation of cardboard for recycling.</p> <p>(k) Where the development is a mixed use development (e.g. commercial and residential uses) separate waste storage facilities are to be provided for the residential and commercial uses.</p> <p>(l) Any bin enclosures or rooms must be ventilated, fire protected, drained to the sewerage system (where serviced) and have lighting and water supply.</p> <p>(m) For residential flat building and tourist and visitor accommodation (excluding small scale accommodation and bed and breakfast accommodation) a separate room or screened and coverage cages area (separate from the waste enclosure) must be allocated for the storage of discarded bulky items (second hand furniture or broken items) awaiting collection. The allocated space must be a minimum of 10m2 and be conveniently located, accessible and cleaned regularly.</p> <p>(n) Waste storage areas located on sites above the snow-line (above 1500 metres) are to be designed to ensure that there is no contamination by snow.</p> <p>(o) No waste incineration devices are permitted.</p> <p>(p) Where the site of the proposed development is a heritage item or within a heritage conservation area, consideration may be given to varying the requirements to reduce the heritage impact.</p>		
	<p>4.2 Demolition & Construction</p> <p>(a) Identify in the Waste Management Plan (refer Chapter A2 Development Application Requirements), the type and estimated volume of waste to be generated during demolition and construction and respective recycling, reuse and disposal methods.</p> <p>(b) The development application plans and drawings must show for the demolition and construction stage:</p> <ul style="list-style-type: none"> • The location and space allocated for the storage of demolition waste or materials. • Waste collection points for the site during demolition and construction. Path of access for collection vehicles. <p>(c) Separate bins or storage areas are to be provided for materials to be reused, recycled or directed to landfill. The location of these storage areas must be indicated on the site plans.</p> <p>(d) Storage areas must be easily accessible for collection vehicles, clearly signposted indicating purpose and content and managed appropriately to prevent stormwater pollution, drainage to vegetation and odour and health risks.</p> <p>(e) The development is to use (wherever possible) second hand building materials and recycled building products during building design and construction.</p>	A Waste Management Plan is provided at Appendix 7 and CEMP provided at Appendix 14	Complies
	<p>4.3 On-going Operation</p> <p>(a) The responsibility for cleaning waste storage areas, transfer of bins within the property and to and from the collection points must be detailed in the Waste Management Plan (refer Chapter A2 Development Application Requirements).</p> <p>(b) All bins must be transferred from the collection point back to the waste storage area within 24 hours of the waste being collected.</p> <p>(c) The waste storage area must be clearly identified by permanent signage. The</p>	A Waste Management Plan is provided at Appendix 7. Suitable waste area is shown on architectural plans - refer Appendix 2 to the rear of the vehicle storage shed.	Complies

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	communal waste collection and storage area must also include information signage on how to use the storage area and what materials are acceptable in each bin, including recycling and green waste.		
CHAPTER F – CONTROLS FOR SPECIFIC SITES & LOCATIONS F1 JINDABYNE TOWN CENTRE CONTENTS	F1.2-1 Vehicle access & parking		
	<ul style="list-style-type: none"> (a) Car parking provision and design is to be in accordance with Chapter C3 Car parking, traffic and access. (b) Potential pedestrian and vehicle conflict is to be minimised by: ensuring clear sight lines at pedestrian and vehicle crossings; utilising traffic calming devices; separating and clearly distinguishing between pedestrian and vehicular accessways (for example by using bollards, change of hard pavement in rear lane). (c) Car parking areas are to include suitable landscaping, both within and on the perimeter of the car park, to improve appearance and provide shade. (d) Where car parking is located within a development, the appearance of carparking and service vehicle entries are to be improved by: screening and locating garbage collection, loading and servicing areas within the development; and avoiding black holes in the façade by providing security doors to carpark entries. (e) Safe and secure access is to be provided for building users, including direct access for residential apartments. (f) All vehicle access points to a development are to provide a minimum 1.5 metres landscaped setback to neighbouring properties. 	Car parking provision is compliant and adequate as outlined in the Traffic Impact Statement at Appendix 13	Complies
	F1.2-2 Pedestrian and cycle access		
	<ul style="list-style-type: none"> (a) All development is to provide high quality accessible routes to public and semi-public areas, including major entries, lobbies, communal open space, site facilities, parking areas and pedestrian pathways. (b) All pedestrian links are to have appropriate levels of illumination. (c) All entrances to buildings are to be accessible from the street and are to integrate ramps into the overall building and landscape design to promote equity of access. (d) Facilities for bicycle storage are to be provided in accordance with Chapter C3 Car Parking, Traffic and Access. (e) All new developments are to consider including change room and shower facilities for staff. 	Appropriate pedestrian access for the public and staff has been provided in the design – refer Traffic Impact Statement at Appendix 13	Complies
	F1.4-5 Signage & advertising		
	<ul style="list-style-type: none"> (a) Advertising signs are to be in accordance with Chapter C6 Advertising and Signage. (b) The location, size and design for signage associated with a development is to be included in the development application plans and elevations. (c) The location and design of signage and advertising is not to: obscure important architectural features or dominate the architecture of buildings, protrude from the awnings, project above any part of the building to which it is attached or cover a large portion of the building façade (d) Fin signs, projecting wall signs and roof signs are not permitted. 	Signage appropriate to proposed use and consistent with requirements of SEPP 64 – refer assessment at section 5.3.1 of SEE	Complies
	F1.4-6 Materials and finishes		
	<ul style="list-style-type: none"> (a) New development is to utilise high quality and durable materials and finishes. (b) The exterior finishes of new development is to include earthy colour schemes consistent with the Snowy River Design Guidelines and avoid corporate and bright colours that are inconsistent with the character of the Jindabyne Town Centre streetscape. 	High quality materials and finishes proposed in accordance with existing character of the area and the civic nature of the proposed new police station. Details provided on architectural elevations at Appendix 2.	Complies

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	(c) Materials and finishes are to be in accordance with the Snowy River Design Guidelines. (d) The facades of new development is to include a variety of materials and finishes and avoid large expanses of any single material		
	F1.5-2 Landscape design		
	(a) All development applications are to include a landscape plan (refer Chapter A2 Development Application Requirements). (b) Landscape design is to be in scale with the development and should relate to building form, facilitate stormwater infiltration through the use of permeable surfaces, and be easily maintained. (c) Landscaping is to ensure amenity of private and publicly accessible open spaces by providing: shade from the sun and shelter from the wind; accessible and safe routes through the space and between buildings. (d) Landscape design is to improve the energy and solar efficiency of development and the microclimate of open spaces by: locating trees for shading low-angle sun on the eastern and western sides of buildings; using deciduous trees (where appropriate) for shading of windows and open space areas in summer and allowing solar access in winter. (e) Landscape design is to minimise water consumption by including local native plants with low water demand (refer Recommended Species for Landscaping – Chapter C5) and using plants with low fertiliser requirements. (f) The landscape plan must outline how landscaped areas are to be maintained for the life of the development	Landscape plan provided at Appendix 5	Complies