eurobodalla shire council

Moruya Township

DEVELOPMENT CONTROL PLAN

AMENDMENT NO. 1

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1.0 INTRODUCTION

1.1 Name

This Plan is known as the Moruya Township Development Control Plan and has been prepared in accordance with section 74C of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.2 Date of Adoption

This Plan was adopted by Eurobodalla Shire Council (Council) on 18 October 2011 and came into operation 28 November 2011.

This Plan will be subject to amendment from time to time. Plan users should refer to the list of amendments in Schedule 2 of this Plan.

1.3 Aim

The aim of this Plan is to further the aims of the Eurobodalla Local Environmental Plan (LEP), the particular objectives for the R2, R3, B2, B5 and E4 zones as stated in the LEP and the particular objectives for Moruya as identified in the Moruya Structure Plan.

This Plan also aims to achieve the following objectives for the Moruya Town Centre:

- protect and reinforce the Moruya commercial centre and Vulcan Street as the commercial heart of Moruya
- manage retail development so that new development does not cause adverse economic or social impacts on the existing centre
- ensure that the design of development will improve the quality of the of the urban environment and is of a scale that complements the character of the surrounding neighbourhood
- encourage appropriate mixed uses in the town centre

1.4 Land to Which This Plan Applies

This Plan applies to land within the Moruya Town Centre as shown on Map 1 – Moruya Township contained in Schedule 1 – Maps in this Plan.

1.5 Relationship to Other Plans, Codes & Legislation

This Plan supports the LEP and provides guidance for applicants to achieve the aims and objectives of the LEP in relation to development in the applicable zones.

Where there is an inconsistency between this Plan and any environmental planning instrument applying to the same land, the provisions of the environmental planning instrument shall prevail.

In addition to the above and the provisions of this Plan, in assessing development proposals, Council must consider all those matters specified in section 79C of the EP&A Act.

To the extent that they apply to the land to which this Plan applies, this Plan repeals all other DCPs of the Eurobodalla Shire.

This Plan should be read in conjunction with the Codes of Practice listed in Schedule 3 of this Plan.

1.6 How to Use This Plan

This Plan is to be read in conjunction with the LEP and other relevant environmental planning instruments made under the Environmental Planning and Assessment Act 1979.

The LEP provides the legal framework by which Council's decisions are made and sets out Council's objectives for development within the shire. It lists objectives, permissible uses and development standards for each zone, accompanied by maps to define areas where the controls apply. In addition, the Eurobodalla Settlement Strategy and the various structure plans also provide a broader vision for the future of the Eurobodalla.

Applicants should also have regard to NSW Government legislation and policy, the requirements of the *Building Code of Australia*, the *Roads and Traffic Authority Guide to Traffic Generating Developments* and any relevant Australian Standard that may apply to all or part of the proposed development. Applicants should consult with Council to identify relevant legislation, policies and standards, and to ascertain whether any other Council policies or codes apply.

The Development Controls

The Intent in each of the development controls states the desired outcome sought for the relevant aspect of the Plan.

The controls are generally expressed as Acceptable Solutions and/or Performance Criteria. The acceptable solutions provide a simple measure by which a development may achieve the intent of a particular element of development control (deemed to comply). The performance criteria allow for flexibility and innovation for developers and designers who wish to depart from the listed acceptable solutions (merit assessment). The intent of the control and the objectives of the Plan must always be met whichever course is chosen.

1.7 Definitions

Other than those listed below, terms in this Plan have the same meaning as in the LEP dictionary.

Communal open space means open space that is shared by all residents of a development containing more than 2 dwellings.

Detached (for the purpose of 2.2 Setbacks) means by more than 900mm from another building or structure. Buildings or structures closer than 900mm are deemed to be attached (for the purpose of 2.2 Setbacks).

Foreshore reserves means areas of public land fronting water courses, lagoons, lakes, rivers, estuaries, bays, beaches and oceans, but do not include areas of land set aside for stormwater drainage that do not share a common boundary with the foreshore.

1.8 Desired Future Character Statements

PRECINCT A – MAIN STREET

Precinct A is the Main Street of Moruya, the commercial core and main street of town, Vulcan St, marked "A" on Map 2 of this plan.

The main street will provide a vibrant heart to the town centre. It will contain a mix of specialty retail, commercial, boutique shopping and café opportunities that appeal to both residents and visitors. Shops are the preferred use for Vulcan Street, however, offices and other professional uses will also be located in the precinct, but in upper floor locations.

Building frontages are to be active and interesting with architecture to match or complement the better quality existing buildings, particularly those heritage items.

PRECINCT B – COMMERCIAL

Precinct B is the retail and commercial support area of town, marked "B/East" and "B/West" on Map 2 of this plan.

B EAST

The eastern part of the Commercial Precinct provides a range of retail and service functions that complement the Main Street. This part is the focus area for bulky goods and large floor space retail. Generally, specialty shopping should only be ancillary to large floor space developments so that Precinct A retains its vitality as the primary focus for specialty.

Retail uses typically found in the town centre, such as weekly or fortnightly shopping trips, will continue in this precinct.

The entire precinct is flood liable land. Residential and tourist and visitor accommodation is only considered suitable in the low hazard sections of the flood fringe. Moruya has ample land available for residential and tourist and visitor accommodation above flood level.

B WEST

The western part of the Commercial Precinct is distinct from the eastern part in the existing character and preferred future uses. Existing lot layout does not lend itself to large floor plate development and this use is not encouraged in the B West area.

Building frontages will be active and interesting, encouraging walking, browsing and socialising. Residential and tourist and visitor accommodation may intersperse with retail and professional services, adding an extra dimension to town life. Public facilities and cultural facilities will be located here, partnering with B1/East and Precinct A to form a compact and robust town centre.

PRECINCT C – RESIDENTIAL

Precinct C is the Residential area of town, marked "C" on Map 2 of this plan.

The Residential Precinct contains developed areas zoned R2 Low Density Residential and R3 Medium Density Residential, and includes the Page Street Special Character Area.

The precinct needs to retain and further develop a rural town style. The Precinct has a strong future as the cultural and civic focus of town. Sympathetic infill, mixed use and increased living opportunities are to be encouraged. It is important there is flexibility in the uses considered for heritage items to assist with their ongoing conservation.

PRECINCT D – RIVERSIDE

Precinct D is the public reserve known as Riverside Park, marked as Precinct D on Map 2 of this plan.

This precinct contains the riverside public reserves that perform a significant function as part of the valuable public reserve and access network extending beyond the town centre both west into active recreation and east into passive foreshore.

It is the gateway to the town centre from the north and the focus of much of the resident and tourist passive recreation within the town centre. It performs a vital part of the safe pedestrian and cycle links for the town.

All possible opportunities should be taken to maximise vistas and pedestrian access to this precinct from Precincts A, B and C. Further interpretation signage is desirable and inclusion of the precinct in identified town walks.

Given the very high flood hazard, further buildings and structures that may impede flood water or be damaged by flooding, need to be minimised

Further opportunities for public art, in particular siting and recognition of indigenous art and culture are encouraged.

PAGE ST SPECIAL CHARACTER AREA

The Page St Special Character Area (SCA) applies to all properties with a street frontage to Page St and overlaps part of Precinct B2 – Commercial and Precinct C – Residential, marked "Page Street Special Character Area" on Map 2 of this plan.

Many historic buildings from different eras contribute to the identity, interest, and amenity of the Page Street Precinct. Page Street becomes the cultural hub of Moruya. Through the adaptive reuse of heritage buildings, jazz bars, art galleries and performance venues thrive and the area is promoted as a designated cultural precinct.

Many of the buildings fronting Page and Campbell Streets in this precinct have strong heritage and cultural values and are in sound condition. These streets still retain the character of Moruya's early times and were the original civic precinct. The precinct is a significant tourist draw-card with potential to grow tourist business, education and community cultural uses. The public areas in this precinct need to retain and further develop a country town style.

The precinct clusters most of the earlier public buildings of the town ranging from the original Eurobodalla Shire office, Post Office, Community Hall, Mechanics Institute, Watch House and most of the town's early churches and schools. There are also a number of fine early commercial and residential buildings. The precinct contains 19 listed heritage items. The heritage of the precinct needs to be conserved including the interrelationships between the individual heritage items and the period nature of the streetscape.

The Precinct has a strong future as the cultural and civic focus of town. Sympathetic infill, mixed use and increased living opportunities are to be encouraged. It is important there is flexibility in the uses considered for heritage items to assist with their ongoing conservation.

Council is prepared to use its discretion under clauses 5.3 and 5.10(10) of the LEP to allow flexible use of heritage items and new buildings so that there is a mix of appropriate specialty shopping, cultural, commercial and residential/ tourist accommodation use in the precinct.

For all development within this area, the controls for the relevant precincts are to be applied within the context of preserving the special architectural and historical character of Page St.

2.0 SITE PLANNING

2.1 Siting of Development

Intent:

- To minimise the visual and environmental impact of new development on the landscape.

Development Controls:

Performance Criteria	Acceptable Solution
P1 All buildings are sited to minimise the risk to human life and damage to property by avoiding steep and unstable land.	**A1.1** No development or land clearing shall occur on slopes equal to or greater than 1:4 (or 25 %). **A1.2** Where slopes are greater than 1:6.5 (or 15%) a report prepared by a qualified geo-technical engineer or soil conservationist is required to consider the suitability of the site for residential development having regard to the stability of the land.

2.2 Setbacks

Intent:

For Precincts A and B:

- To facilitate active and casual visual interaction between the street and buildings.

For Precinct C:

- To minimise adverse impacts on the streetscape and surrounding properties and to minimise the visual impact of development on reserves.

Development Controls:

Performance Criteria	Acceptable Solution
Precinct A	
P1.1 Building setbacks are to provide for development that is scaled to support the precinct statement with appropriate massing and spaces between the buildings. **P1.2** Building setbacks strengthen the visual character and the continuity of street facades along the main streets.	**A1.1** On the eastern side of Vulcan St north of Campbell St: – building setbacks along the main street frontage must form a continuous and consistent alignment of buildings along the street boundary (zero setbacks). **A1.2** On the western side of Vulcan St: – building setbacks along the main street frontage may vary on provision of landscaping or outdoor eating areas **A1.3** Setbacks from the side boundaries: – zero setback **A1.4** Setback from the rear boundary: – minimum area necessary to include car parking, vehicle manoeuvring, delivery of goods and open space on site.
Precinct B (B2 Local Centre)	
P2.1 Building setbacks are to provide for development that is scaled to support the precinct statement with appropriate massing and spaces between the buildings. **P2.2** Building setbacks strengthen the visual character and the continuity of street facades along the main streets.	**A2.1** Building setbacks along the main street frontage must form a continuous and consistent alignment of buildings along the street boundary (zero setbacks). **A2.2** Setbacks from the side boundaries: Zero setback **A2.3** Setback from the rear boundary: minimum area necessary to include car parking, vehicle manoeuvring, delivery of goods and open space on site.
Precinct B (B5 Business Development)	
P3.1 Development incorporates opportunity for landscaping to provide an attractive facade to all road frontages. P3.2 Development on land that faces open space or rural land shall be designed to be structurally and visually articulated and landscaped to avoid the appearance of unduly long, unbroken walls.	A3.1 Building setbacks from road frontages must be as follows: - minimum 10m to the Princes Highway - minimum 3m to Queen and Church Streets - minimum 1m to John Street. A3.2 Setbacks from the side boundaries: Zero setback A3.3 Setbacks from the rear boundary: minimum area necessary to include car parking, vehicle manoeuvring, delivery of goods and open space on site.

Precinct C	
Front boundary setback	
P3 Buildings are setback to contribute to the existing or proposed streetscape character, assist in the blending of new development into the streetscape, make efficient use of the site and provide amenity for residents.	**A3.1** For infill development other than neighbourhood shops, buildings and all other structures must be setback from the road frontage to within 20% of the average front setbacks of the adjoining buildings, but no less than the smaller of the existing setbacks. **A3.2** Neighbourhood shops must be setback a minimum of 3 metres from the road frontage. **A3.3** In new subdivisions where a setback has not been established a setback of 5.5m applies. Up to 50% of the front façade of the dwelling (excluding garages or carports) may be setback 4.5m from the front boundary. **A3.4** Garages that have the door facing the street frontage and all carports must be set back a minimum of 5.5 metres from the property boundary.
Side boundary setback	
P4 Buildings are setback to reduce overbearing and perceptions of building bulk on adjoining properties and minimises overshadowing impacts on adjoining properties.	**A4** The minimum setback to a side boundary is: - For the first floor, or for a single storey building, 900mm (including a minimum of 600mm to the eaves or gutters, whichever is the closest); - For any part of the building higher than 4.5m, 1.5m (including a minimum of 1.2m to the eaves or gutters, whichever is the closest); - For any part of the building higher than 7.5m, 1.5m (including a minimum of 1.2m to the eaves or gutters, whichever is the closest) where it adjoins land zoned R3 Medium Density Residential or a Business Zone and 2m (including a minimum of 1.7m to the eaves or gutters, whichever is the closest) elsewhere; - For single storey (up to a height of 3.8m) sheds, detached garages and other detached ancillary buildings (eg. gazebos, aviaries, green houses, pool houses, etc), 450mm

P5 The impact of rooftop terraces on the privacy and amenity of adjoining residential land is minimised.	**A5** Rooftop terraces that, if enclosed would form an additional floor outside the height and setback limit, must: – be uncovered; – be setback a minimum of 2m from the outer limits of the roof; and – not include any structure that would exceed the height limit.
Corner Lots - Secondary Street Frontage	
P6 Buildings are setback to contribute to the existing or proposed streetscape character, assist in the blending of new development into the streetscape, make efficient use of the site and provide amenity for residents.	**A6.1** The minimum setback to the secondary street frontage side boundary is 3m. **A6.2** Where a dual occupancy contains a dwelling that is not adjacent to the front boundary and addresses the side street boundary, the setback for that dwelling from the road frontage must be within 20% of the average setbacks of 3m and the adjoining building on the side street. **A6.3** Garages and carports must be set back behind the dwelling frontage, not forward of the building line and a minimum of 5.5m from the secondary property boundary.
Rear boundary setback	
P7.1 Buildings are setback so that they do not reduce the use and enjoyment of public, private or communal open space provided at the rear of adjoining residential development by being in close proximity, overshadowing or overlooking the open space.	**A7.1** A minimum rear boundary setback of 3m applies to all buildings except: – sheds; – detached garages; and – other detached non-habitable ancillary buildings. up to a height of 3.8m. **A7.2** A minimum rear boundary setback of 450mm applies to all: – sheds; – detached garages; and – other detached non-habitable ancillary buildings, up to a height of 3.8m. The above minimum rear boundary setbacks also apply to allotments with a rear boundary to a road.
'Front' Boundary Setbacks for Battle Axe Allotments	
For the purpose of this section, the 'front' boundary is that boundary of the battle axe lot that is also the rear boundary of the front lot adjoining the street. The minimum 'front' boundary setbacks also apply to allotments with a rear boundary to a road or laneway.	
P8 Buildings are setback so that they do not reduce the use and enjoyment of public, private or communal open space provided at the rear of adjoining residential	**A8.1** A minimum 'front' boundary setback of 3m applies to all buildings except: – sheds;

development by being in close proximity, overshadowing or overlooking the open space.	– detached garages; and – other detached non-habitable ancillary buildings, up to a height of 3.8m. **A8.2** A minimum 'front' boundary setback of 450mm applies to all: – sheds; – detached garages; and – other detached non-habitable ancillary buildings. up to a height of 3.8m. The above minimum 'front' boundary setbacks also apply to allotments with a rear boundary to a road.
Setbacks to reserves	
P9 Buildings are setback to minimise impacts on the public enjoyment of reserves and to minimise adverse impacts on the scenic qualities of reserves and cliffs when viewed from private land, public land, waterway or the ocean.	**A9.1** Where development is proposed on land which has a common boundary with a foreshore reserve: – for infill development, the minimum setback for any building and all other structures from the reserve must be within 20% of the average setbacks of the adjoining lawfully erected buildings, but no less than the smaller of the existing setbacks; and – where a building line has not been established, the minimum setback for any building from the reserve must be 12m. – where the common boundary is a side boundary, the main dwelling may be less than 12m if the dwelling is at the minimum setback on the opposite side boundary and all efforts have been made to achieve a satisfactory setback to the reserve. **A9.2** Where development is proposed on land which has a common boundary with a public reserve other than a foreshore reserve, the minimum setback for any building from the reserve must be 3m.

2.3 Garages, Carports and Sheds

Intent:

- To ensure that garages, sheds and carports are of a suitable scale and style for the locality.

Development Controls:

Performance Criteria	Acceptable Solution
P1 Carports and garages: - are not a prominent feature of the development when viewed from the street; - are compatible with the design of the main building in terms of roof form, detailing, materials and colours; and - do not dominate the streetscape. Refer to Figure 1.	**A1** Carports and garages must be no further forward of the front facade of the building than 1.2m and for no more than 50% of that façade.
P2 Carports and garages: - are compatible with the design of the main building in terms of building bulk and scale. - do not have an unreasonably adverse impact on the amenity of adjoining residential properties nor dominate the streetscape.	**A2.1** The site coverage of – sheds; – carports; – detached garages; and – other detached non-habitable ancillary buildings, must not be greater than 60m². **A2.2** Metal clad sheds, such as 'old American barns' and 'Quakers barns', are not suited to the urban areas of Eurobodalla Shire as either garages or dwellings.

Poor relationship to street – the garage dominates the streetscape

Improved relationship to street - garages do not dominate the streetscape

Figure 1: Garages in Street Frontage

2.4 Private Open Space

Intent**:**

- To provide year round adequate open space for the private recreational use of occupants of a dwelling.

Development Controls:

Performance Criteria	Acceptable Solution
General Requirements	
P1 Private open space is designed and located to: - enhance residential amenity; - be functional for private recreational activities; - allow for landscape design; - optimise solar access; and - increase visual privacy, to promote the enjoyment of outdoor living by residents.	**A1.1** Each dwelling must be provided with a minimum of 24m² of private open space at ground level and/or above ground level which must: - not be steeper than 1 in 50 in grade; - be of a predominantly northern exposure, that takes advantage of outlook and reduces adverse privacy and overshadowing impacts from adjacent buildings; - serve as an extension of the dwelling for relaxation, entertainment and recreation purposes by being accessible to the living areas;

	- be located behind the building line. **A1.2** Where a secondary dwelling is proposed, it must share the private open space provided for the principal dwelling & not be separated in any way.
Dwellings with Ground Level POS Only	
P2 Private open space for dwellings at ground level is functional and responsive to the environment to promote the enjoyment of outdoor living by residents.	**A2** Where the dwelling has direct access to the ground level or similar space on a structure such as a podium or carpark, an individual entrance and is single storey in height, private open space must meet the general requirements and; - not have a minimum dimension of less than 4m;
Dwellings with Combinations of Ground and Above Level POS	
P3.1 Private open space at ground level or above ground level is functional and responsive to the environment to promote the enjoyment of outdoor living by residents. **P3.2** On land zoned R3: - Where communal open space cannot be provided in accordance with the acceptable solutions, space that meets all of the General Requirements for private open space may be acceptable. Proximity to public outdoor recreation areas within 400m walking may be taken into account in considering a reduction in the provision of communal open space.	**A3** Where the dwelling has direct access to the ground level or similar space on a structure such as a podium or carpark, an individual entrance and is two storeys in height, private open space must meet the general and following requirements: - either be a minimum area of 24 m² of private open space provided mainly at ground level, no part of which has a minimum dimension less than 4m and the balance on a balcony/deck or terrace (the exact area apportionment to be determined by design); **or** a minimum balcony area of $10m^2$ and minimum dimension of 2m (greater area and dimension is encouraged where practical) if at above ground level and the balance (to achieve a total private open space area of 24m²) to be provided at ground level. Where the balcony is adjacent to the main living area of the dwelling, the balance may be provided in the form of communal open space on the site.
Dwellings with Above Ground Level POS only	
P4.1 Private open space above ground level and communal open space at ground level is functional and responsive to the environment to promote the enjoyment of outdoor living by apartment residents. **P4.2** On land zoned R3: - Where communal open space cannot be provided in accordance with the acceptable solutions, space that meets all of the General Requirements for	**A4** For each dwelling that does not have an individual entrance at ground level or a ground level private open space area, private open space is to be provided in the form of a balcony and communal open space. The general and following requirements must be met in this regard: – contain a balcony with a minimum area of 10m² and minimum dimension of 2 metres (greater area and dimension is encouraged where practical);

private open space may be acceptable. Proximity to public outdoor recreation areas within 400m walking may be taken into account in considering a reduction in the provision of communal open space.	– locate the balcony with direct access to the main living rooms of the dwelling; – provide a communal open space area on site calculated by multiplying the number of units by the 24m² private open space area, minus the area provided as a balcony; *For example 8 units each with balconies of 10m². The communal open space requirement is:* *8 x (24 – 10)* *=8 x 14* *= 112m²* – The minimum provision for communal open space is 25% of the site area or a figure determined by the above calculation: whichever is the greater. – Communal open space must be located on the northern or north-eastern side of the site, have a minimum dimension of 3 metres, be no steeper than 1 in 50 in grade and be regular in shape.

2.5 Landscaping

Intent:

- To ensure sites are landscaped to improve the amenity and sustainability of development.

Development Controls:

A1 All applicable development must comply with the Eurobodalla Landscaping Code.
A2 Landscaping must not include environmental or noxious weeds as defined in the Eurobodalla Tree Preservation Code.

Additional Controls for Precinct B (B5 Business Development)	
Performance Criteria	**Acceptable Solution**
P3 Sites are landscaped to complement and soften the built form of development, enhance the streetscape, provide amenity to occupants and reduce stormwater run-off.	**A3** Development must provide a minimum 1m wide landscape strip along the primary frontage of the site, excluding crossovers and pedestrian access points.
Additional Controls for Precinct C	
Performance Criteria	**Acceptable Solution**
P4 Sites are landscaped to complement and soften the built form of development, enhance the streetscape, provide amenity to occupants and reduce stormwater run-off.	**A4** The minimum landscaped area of the site must consist of: • on land zoned R2, - 35% of the site area used for residential development, including; - 50% of the front setback for development other than neighbourhood

	shops; and - The minimum landscaped area must be provided in addition to the minimum private open space requirement. • on land zoned R3, - 20% of the site area used for residential development, including; - 50% of the front setback for development other than neighbourhood shops; and • on land zoned E4, – 45% of the site area for residential development, including; – 50% of the front setback Calculation of minimum landscaped area must not include any area with a minimum dimension less than 1.0m.

2.6 Parking and Access

Intent**:**

For All Precincts:

- To ensure development provides safe and adequate access and on-site parking arrangements.

Additional Intent for Precinct A:

- To protect the highway corridor to ensure the minimum obstruction to traffic flow.

Development Controls:

Performance Criteria	Acceptable Solution
P1 All development must provide parking and access sufficient to cater for the maximum demand for the development in accordance with a Traffic Study performed by a qualified professional and approved by Council.	**A1** All development must comply with the Eurobodalla Parking and Access Code.
Additional Control for Precinct A	
P2 Vehicular access to properties is designed to preserve the efficient functionality of the Princes Highway.	**A2** No additional vehicle access is created to Vulcan St in this precinct. Wherever possible, vehicle deliveries must be to the rear of Vulcan St.
Additional Control for Precinct B (B5 Business Development)	
P3 Vehicular access to properties is designed to preserve the efficient functionality of the Princes Highway.	**P4** No vehicular access is permitted to the subject land from the Princes Highway.
Additional Control for land zoned R2 in Precinct C	
P3 Development is designed to provide	**A3** Single dwelling houses must provide two

adequate, safe and well designed access and onsite parking to serve the needs of the occupants and visitors and to reduce adverse impacts on the road network and other development.	parking spaces, at least one of which is located behind the building line, a driveway of maximum 3m width on the road reserve and satisfy all relevant design requirements of the Eurobodalla Parking and Access Code.

2.7 Safer By Design

Intent**:**

- To promote a safe environment for the community by minimising the risk of crime associated with new development.

Development Controls:

Performance Criteria	Acceptable Solution
P1 Developments are designed to ensure the security of residents and visitors and their property, and to enhance the perception of community safety.	**A1.1** For single dwellings houses and dual occupancies; – The main entrance must be clearly visible from the street – Windows must be located to allow casual surveillance of the street from the dwelling **A1.2** All development must comply with the Eurobodalla Safer By Design Code.

2.8 Views

Intent**:**

- To provide opportunities for view sharing, where practical, for existing and future residents by encouraging innovative design solutions.

Development Controls:

Performance Criteria	Acceptable Solution
P1 Development allows for the reasonable sharing of views through the siting, height and design of buildings. Refer to Figure 2.	**A1** The design of development minimises impacts on private views and shares views where necessary by: • locating structures to provide or maintain view corridors; or • adjusting rooflines, or modifying building bulk or scale; or • demonstrating regard and consideration of views in the development design.

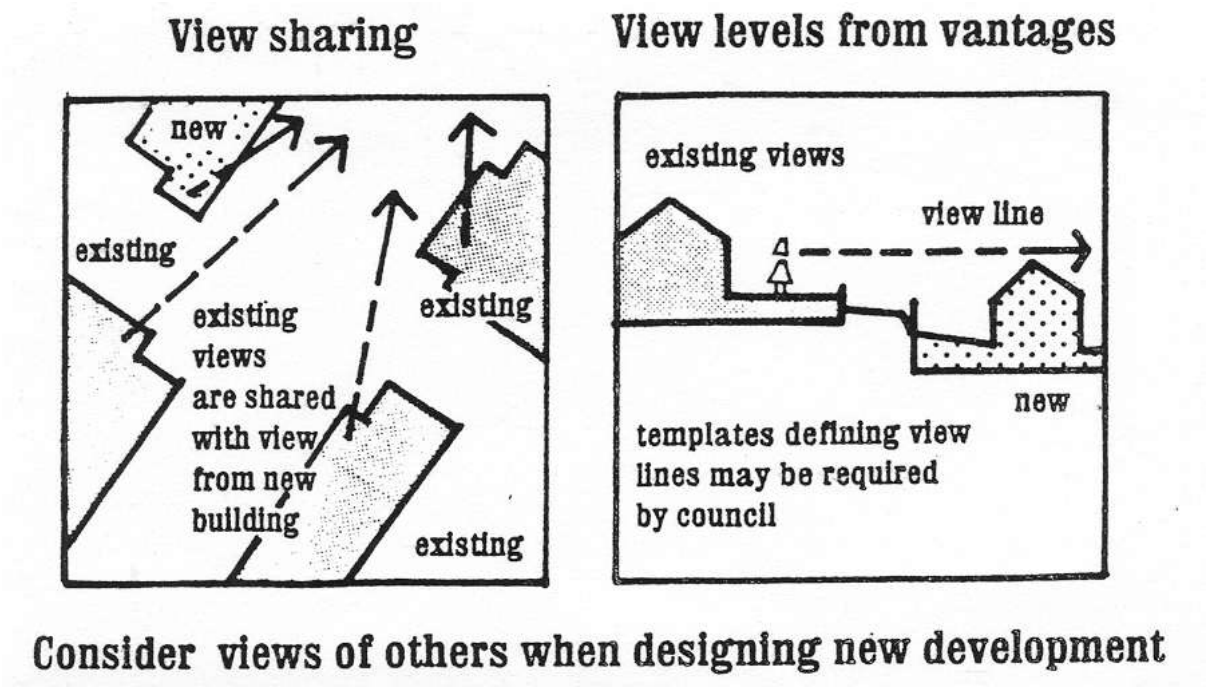


Figure 2: View Sharing Principles

2.9 Signage

Intent**:**

- To promote a high standard of and prevent excessive signage.

Development Control:

A1 All development must comply with the Eurobodalla Signage Code and where relevant State Environmental Planning Policy No 64 - Advertising and Signage.

2.10 Footpath Trading

Intent**:**

- To provide opportunity for footpath trading that does not disrupt pedestrian or vehicular traffic within the road reserve.

Development Controls:

A1 All development must comply with the Eurobodalla Footpath Trading Code.

3.0 SUBDIVISION

3.1 Subdivision Pattern & Lot Layout

Intent:

- To ensure that the size and layout of new lots serve the intent of the zone.

Development Controls:

Precincts A, B and D:

A1 All lots must have sufficient area to allow adequate site development potential including areas for all required utility services and well located buildings with car parking, service areas and landscaping. Parking areas shall be located at the rear of the sites accessible from laneways or secondary streets. Where required, the lot size must accommodate any site shaping, including provision of batters and retaining walls.

Performance Criteria	Acceptable Solution
Precinct C	
P2 Lot sizes and proportions maintain a consistent pattern within the area.	**A2** New subdivision must not result in the creation of lots 1200m^2 or less in area that have side to front boundary proportions greater than 2.5:1.
P3.1 Lots include a site capable of accommodating a dual occupancy of a reasonable size. **P3.2** Site characteristics, particularly slope, will determine whether the building envelope can be achieved and therefore the feasibility of subdividing to the minimum lot size. See Site Planning and Site Considerations.	**A3** All lots must be capable of containing a rectangular building envelope measuring 10m by 15m, with a minimum width of 15m at the building line.

4.0 BUILT FORM

4.1 Building Bulk and Scale

Intent:

- To ensure that buildings respond to the topography of the site and the existing and desired future character of the streetscape, and are designed with maximum flexibility to suit changing needs over time.

Development Controls:

Performance Criteria	Acceptable Solution
Precincts A, B & C (B2 Local Centre Zone & R3 Medium Density Residential Zone)	
P1 Building design is readily adapted to accommodate two or more different uses over the life of the building without the need for structural alterations. This can be achieved through variations in the inter floor levels of the development.	**A1** Where all levels above ground level are principally dedicated to residential accommodation (where it satisfies the provisions of 6.4(5) of LEP 2011), the first floor level must be structured so that it can be retro-fitted for commercial space as future demand dictates.
Precinct B (B5 Business Development Zone)	
P1.1 Buildings may be constructed of any appropriate material. In considering development applications Council will take into account the appearance of the proposed building when viewed from the public domain. **P1.2** Buildings on corner allotments shall address both street frontages or employ decorative wall elements where blank facades are unavoidable.	**A1** Buildings must be designed with: – a mix of materials; – articulated facades that are visible from the public domain (with both vertical and horizontal elements); and – a clearly identifiable entrance. **A2** Zincalume must not be used as an external building material.
Precincts C and D	
P2 Development conforms to the topography of the site and is not of a bulk or scale that is out of character with the local area.	**A2** On sloping sites, buildings must step down the block. Refer to Figure 3.

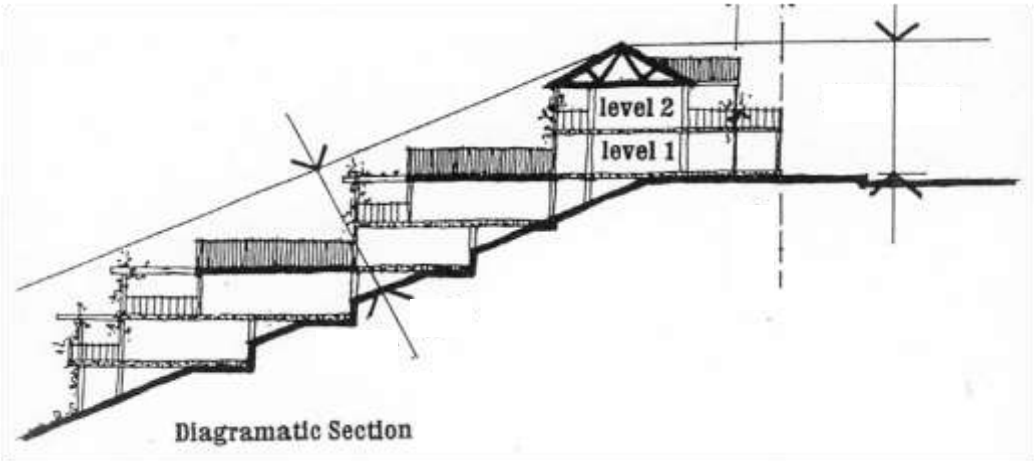


Figure 3: Development on Sloping Sites

4.2 Street Frontage and Facade Treatment

Intent:

- To provide attractive, interesting street frontages which make a positive contribution to the rural township character of the area.

Development Controls:

Performance Criteria	Acceptable Solution
Precincts A and B	
Precinct A **P1.1** Buildings are designed to enhance the streetscape through façade articulation, detailing and window and door proportions. **Precinct B** **P1.2** Large floor space buildings employ a design feature of similar existing development in the locality where facade treatments allow them to appear as a series of smaller shops.	**Precinct A** **A1.1** No less than 75% of each façade to be articulated by doors, windows, balconies, decks or wall offsets. **Precinct B** **A1.2** Large wall areas facing public streets must not present as blank monotone walls. **A1.3** No less than 75% of the front façade to be articulated by doors, windows, balconies, decks or wall offsets while side facades must include indentations, wall offsets or variations in materials and textures.
P2.1 Active street frontages are provided at ground level along the length of the street frontage i.e. shops, entry doors, foyers, cafes, restaurants. *Ground floor:* Building façade treatments, including windows, doors, security grills and awnings are: – designed and treated to reflect the character of the building and the streetscape; – articulated to express the building's distinct elements and functions; and – designed to maximise pedestrian safety and amenity. **P2.2** *Above ground floor:* Building facades: - are modulated both in plan and elevation; - articulated to express the building's distinct elements and functions; - recognise and architecturally respond to unique streetscape characteristics; and - pick up the horizontal and vertical control lines of adjoining buildings. **Additional Performance Criteria for land zoned B2 Local Centre** **P2.3** Shop top housing and pedestrian connections are designed to provide safety for residents and pedestrians, and	**A2.1** Buildings must address all street frontages with the main entrance visible from the main street frontage. **A2.2** Shop front windows are not obscured by excessive signs and storage areas. **A2.3** Window displays are illuminated at night for security and pedestrian amenity. **A2.4** Security grilles/roller shutter doors to be fitted only within the shopfront. Such grilles are to be transparent. **Additional Controls for land zoned B2 Local Centre** **A2.5** Shop front windows are maximised to the main street, through the use of transparent glass with a consistent height and panel size. **A2.6** Full width continuous awnings must be provided along the main street frontage of all buildings where no weather protection is provided for pedestrians as part of the building design. **A2.7** Awnings must be designed to permit street tree planting to be provided at regular intervals. **A2.8** No residential accommodation or car parking shall be located at ground level along street frontages.

to contribute to an active street frontage.	**A2.9** Developments containing shop top housing must satisfy the provisions of 6.4(5) of LEP 2011 and must provide a clear street address and direct pedestrian access from street frontages and associated car parking areas. The access must be separate from the entry areas for other building uses. **A2.10** Any new pedestrian linkages or thoroughfares from the street to car parking and retail areas behind the building must be unenclosed and contribute to the function and character of the street.
Precinct C	
P3 The facades of buildings relate sympathetically to the existing buildings nearby and are designed to architecturally express the different functions of the building.	**A3.1** Development must be orientated toward the street with front entrances visible from the street allow casual surveillance of entrance points. **A3.2** Development on corner lots must address the street adjoining the nominated front boundary. This is to ensure consistency with the intent of Section *Setbacks – Side Boundary Setback*.
P4 Retail and commercial uses are designed to provide active shop fronts to the street.	**A4** Retail and commercial uses at ground level must have their entrance directly from the main street frontage.
P5 Building design enhances the streetscape through façade articulation, detailing and window and door proportions.	**A5.1** For residential development, façades must be articulated by doors, windows, balconies, decks or wall offsets such that no more than five horizontal metres of the facade is blank. **A5.2** The building design must incorporate at least one of the following architectural features: - eaves and overhangs of roof structures; - verandahs and balconies (above ground level); - a variety of building materials and coordinated colours; - recesses and variation to built walls; or - large windows and doors to the street frontages. **A5.3** Buildings must not present blank facades to streets or public spaces.

4.3 Style and Visual Amenity

Intent:

- To ensure development contributes positively to the local area.

Development Controls:

Note: Refer to the *Moruya Style Guide*.

Performance Criteria	Acceptable Solution
Precincts A, B and C	
P1 Shipping containers are located so that they are not visible from any road and adjoining property.	**A1** Shipping containers are not exempt development. To preserve the character of the local area, any approved container must be located behind existing buildings, not be located in front of the established or proposed building line and be screened from view from any adjoining property. Controls for the provision of minimum boundary setbacks, private open space and landscaped area are still applicable.
P2.1 The building design is in the existing or desired rural character of the area and visually compatible with the existing and desired streetscape and environment. **P2.2** New development does not compromise the design integrity of the existing development and preserves and enhances the amenity of the surrounding environment. **P2.3** Building design complements the historic, cultural and landscape values of the Moruya Township	**A2** New development must be designed to be consistent with the existing development and sympathetic with surrounding development in terms of style and orientation of openings, roof pitch, materials, colours and general style.
Additional Control for Precinct B (B2 Local Centre Zone and land fronting Church Street in the B5 Business Development Zone)	
Performance Criteria	Acceptable Solution
P3 Development uses a mix of articulation, architectural elements and exterior finishes to ensure that development is compatible with the scale and rural character of the Moruya Township.	**A3** Large floor plate development must not present as a single building.

4.4 Roof Forms

Intent:

- To ensure that roof form is attractive and complementary to building design and works in with surrounding developments.

Development Controls:

Performance Criteria	Acceptable Solution
Precinct A	
P1 The roof design is in the existing character of the area and visually compatible with the streetscape. The existing roof styles of Vulcan St and its landmark buildings are retained.	**A1** Roof areas visible from public places in the precinct must be hipped or gabled and of similar pitch to the existing buildings nearby.
Precinct B (B2 Local Centre Zone and land fronting Church Street in the B5 Business Development Zone)	
P2 The roof design is in the existing or desired character of the area to soften the visual impact of large commercial buildings in the precinct east of Vulcan St.	**A2** Roof areas on large floor space commercial buildings must be hidden by parapets or similar screens so as to not present large areas of roof to public view.
P3 The roof form of development west of Vulcan St complements the heritage buildings of the precinct. to blend new development with the special character of the precinct and its important heritage and public buildings in the precinct west of Vulcan St.	**A3.1** Roofs visible from public places must be custom orb style with gable or hip structure of steep pitch as presented in the heritage buildings. **A3.2** Where the roof is screened from public street view by a parapet in keeping with the façade controls, flat or low pitch roofing is acceptable.

4.5 Building Materials

Intent:

- To encourage the use of materials that do not have an adverse impact on the amenity of the area and contribute to the historic identity of the Moruya Township.

Development Controls:

A1 Zincalume must not be used as an external building material.
A2 Building materials that have a BCA colour rating of Very Light must not be used as an external roofing material.

Performance Criteria	Acceptable Solution
Precinct A	
P3 Buildings use materials and finishes that complement the heritage character of the main street and integrate with the surrounding town and natural landscape.	**A3** Development must reflect the style of the landmark buildings of the Main Street which set a theme of face brick, render, some timber, some tiles at ground floor level and mostly custom orb roofing.
Precinct B(East)	
P4.1 Buildings use materials and finishes that complement the historic, rural character of the town and integrate with the surrounding natural landscape and skyline. **P4.2** The precinct will contain large, attractive modern buildings which employ materials that express a rural township character.	**A4** Buildings use materials and finishes that reflect the existing adjacent developments.
Precincts B(West) & C	
P5.1 Buildings use materials, finishes, features and colours that complement the heritage character of the precinct and integrate with the surrounding town and natural landscape. **P5.2** Façade materials blend in with near-by heritage items and compliment the granite, timber, render and existing brick colours and finishes that dominate in the precinct. **P5.3** Awnings of custom orb with skillion pitch matching the existing buildings are encouraged so that this section of the precinct can maximise its multi-use opportunities. **P5.4** Precinct B west of Vulcan St will retain and enhance its special character through new development complementing the materials of the heritage items and public buildings.	**A5** Development must reflect the materials, finishes and style of the landmark buildings of the precinct.

4.6 Fences in Precinct C

Intent:

- To ensure that fences make a positive contribution to the streetscape and nearby buildings.

Development Controls:

Performance Criteria	Acceptable Solution
P1 The design of fences preserves and enhances the existing streetscape and contributes to the amenity of both public and private space.	**A1.1** The height of fences must be no greater than 1.2m forward of the building line or the front setback and 1.8m behind the building line (as measured from the finished ground level on the lowest side of the fence). **A1.2** Where acoustic fencing is required as part of a development application it must be setback from the boundary in the direction of the noise source, a minimum of 1.5m and augmented by landscape treatments in the form of trees, shrubs and groundcovers provided in front of the fencing.
P2 The form, extent and materials of fencing are designed to minimise visual impact.	**A2** Lengths of unmodulated solid fence (ie. Not broken up by the provision of gates or driveways): • on a property boundary fronting a road reserve, and • higher than 1.2m and greater than 15 metres long, must be provided with recessed indentations, – at least 1m wide and 1m deep; – located wholly within private property; – not more than 10m apart; and – containing planting that have a mature height at least that of the fence height. OR Fencing incorporates a combination of visually contrasting materials.

4.7 Adaptable Housing

Intent:

- To design housing units that facilitates use by a person with a disability or progressive frailty.

Development Controls:

Performance Criteria	Acceptable Solution
P1 Residential development has the ability to cater for residents with a variety of physical abilities and is responsive to	**A1** Developers proposing multi-dwelling housing, shop top housing or residential flat buildings of 4 units or more must ensure that

the changing lifestyle needs of residents.	25% of the dwellings are adaptable housing. The applicable dwellings must comply with Australian Standard *AS4299 – Adaptable Housing.*

5.0 AMENITY

5.1 Visual Privacy

Intent**:**

- To maximise the private enjoyment of residential development.

Development Controls:

Performance Criteria	Acceptable Solution
P1 Buildings are designed to minimise direct overlooking of main living areas and private open spaces of existing dwellings by sensitive building layout, location and design of windows and balconies and the use of screening devices and landscaping.	**A1.1** Transparent doors and windows of living rooms must be designed and located so they do not directly face transparent doors or windows of living rooms or the private open space areas of other residential accommodation within 9 metres; **A1.2** Planter boxes, louvre screens, pergolas, landscaping and architectural design of balconies must be used to screen the ground floor private open space of dwelling units or dwelling units from upper level residential accommodation. Acceptable privacy measures include trees, awnings, screens, fences and planter boxes to minimise the ability to directly look into neighbouring homes and yards (see Figure 4). The view of the area overlooked must be restricted within 9 m and beyond a 45^{o} angle from the plane of the wall containing the opening, measured from a height of 1.7 m above floor level (see Figure 4).

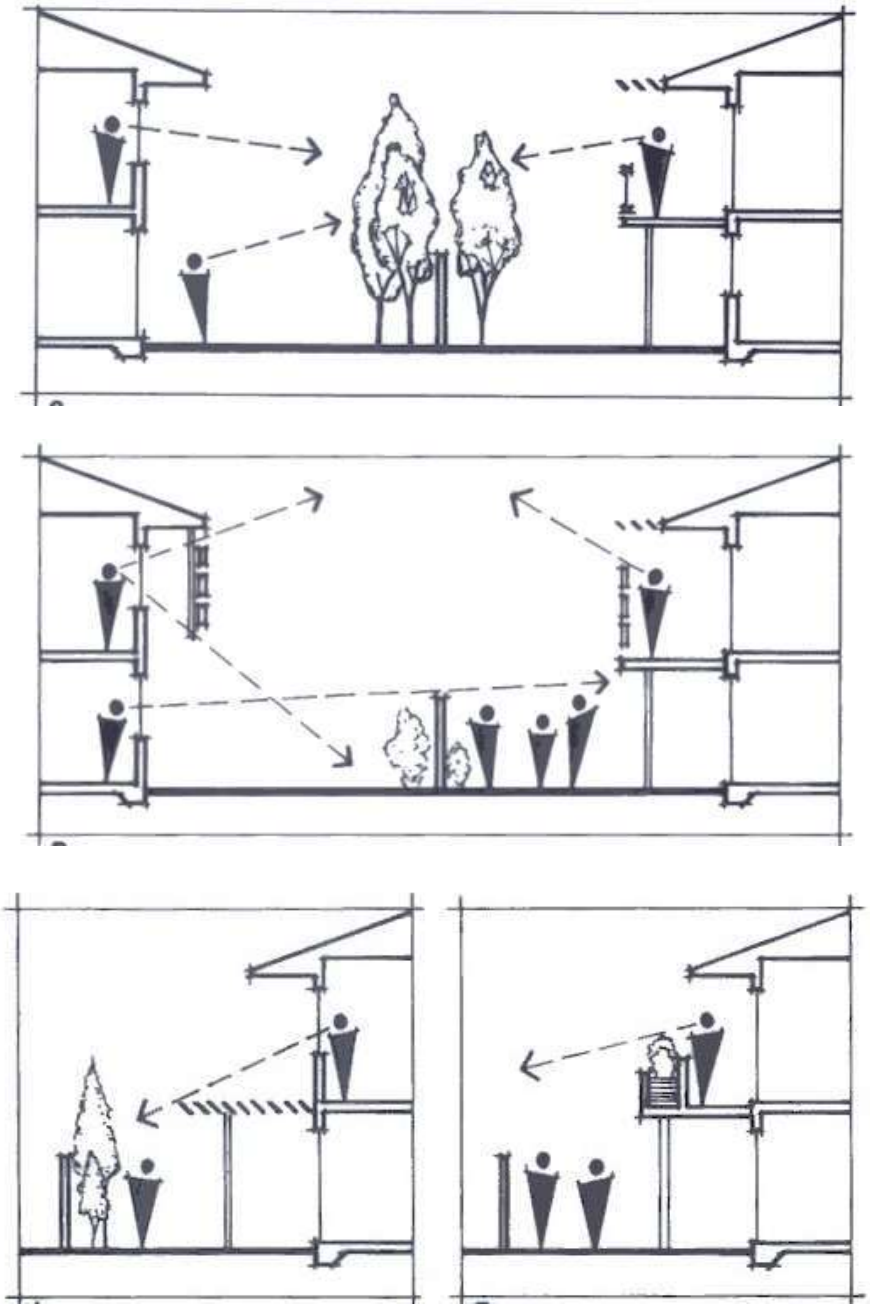


Figure 4: Acceptable Privacy Measures

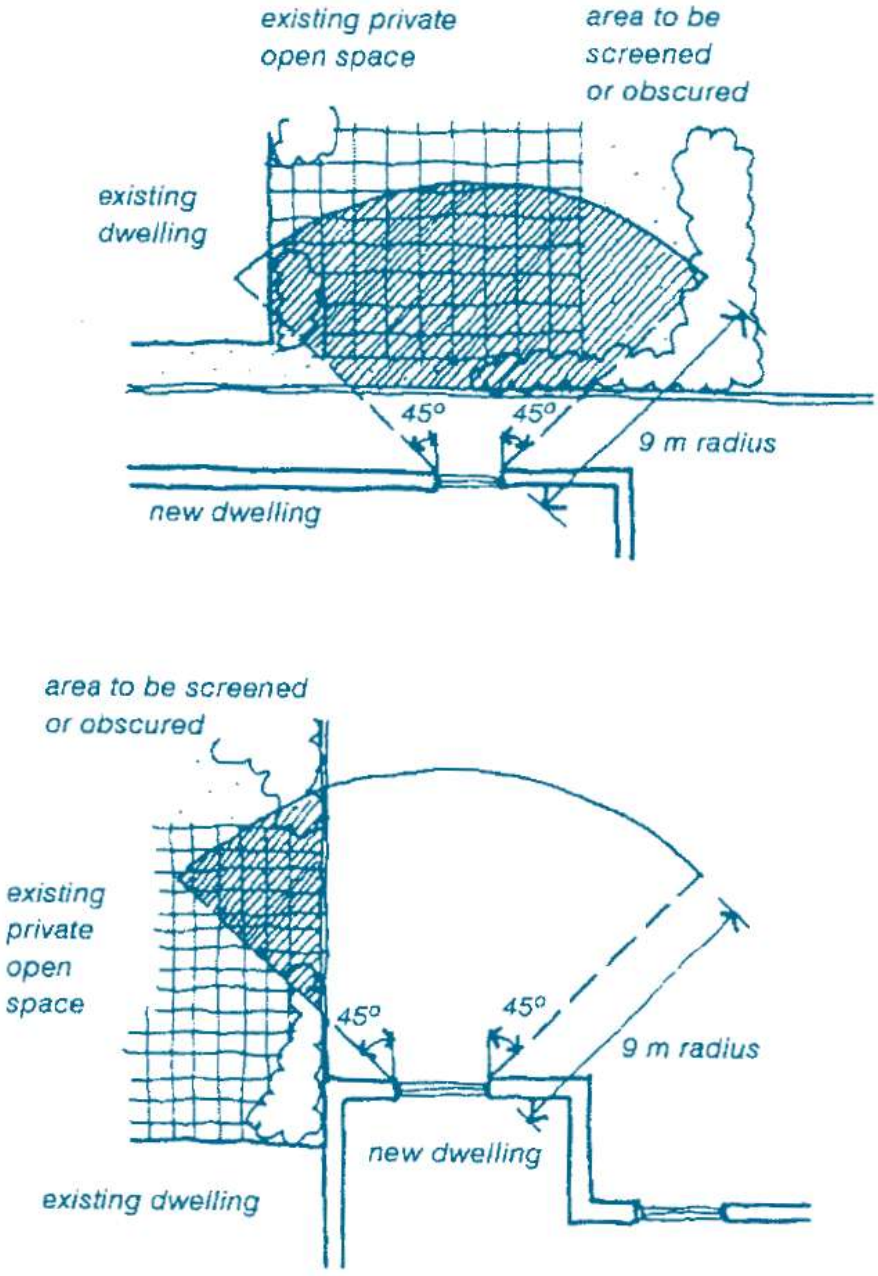


Figure 5: Screening Views to Adjacent Private Open Spaces

5.2 Solar Access

Intent**:**

- To maximise solar access to adjacent residential development.

Development Controls:

Performance Criteria	Acceptable Solution
Solar Access to Adjacent Development	
P1.1 The use of natural light is maximised and the need for artificial lighting is reduced. **P1.2** Buildings are designed to ensure adjoining residential development maintains adequate daylight to living areas, (i.e. living, dining or family rooms, kitchens), private open space and solar panels.	**A1** Maintain solar access to adjoining residential development as follows: • For all development except where an existing adjacent building has an east-west orientation: - maintain solar access to the front or rear living room windows for a minimum period of 4 hours between 9.00am and 3.00pm at the winter solstice; and - where solar access already exists to the private open space of adjacent dwellings, ensure it is maintained over a minimum of 50% of the principal private open space for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice. • Where an existing adjacent building has an east - west orientation: - maintain solar access to the north facing living room windows for a minimum period of 2 hours between 9.00am and 3.00pm at the winter solstice; or - where less than 2 hours solar access is currently available to the north facing living room windows of existing dwellings, no additional overshadowing shall be permitted.
Solar panels	
P2 The total energy use in residential buildings is reduced.	**A2.1** Maintain solar access to existing solar panels throughout the day at all times of the year. **A2.2** Maintain solar access to the north facing roofs of existing dwellings (45° West to 45° East variation is possible) to a fixed minimum area of $10m^2$, capable of accommodating solar panels.

6.0 SITE CONSIDERATIONS

6.1 Flood, Ocean Influences and Climate Change

Intent**:**

- To further the objectives of clauses 5.5 and 6.4 of the LEP 2011.

Development Control:

A1 All development within the area to which the Moruya Floodplain Code applies must comply with that Code.

6.2 Tree Preservation

Intent:

- To minimise impacts on native flora and fauna, particularly threatened species.

Development Control:

A1 All development on land to which the *Native Vegetation Act 2003* does not apply must comply with the provisions of cl5.9 of LEP 2011 and the Eurobodalla Tree Preservation Code.

7.0 SITE WORKS

7.1 Sustainability

Intent:

- To minimise the impact of new development on the natural environment.

Development Controls:

Performance Criteria	Acceptable Solution
P1 New development is designed to minimise the generation of greenhouse gases.	**A1** New development must connect to reticulated electricity supply where available to enable any excess power created from alternative renewable resources to be fed back into the grid.
P2 No Performance Criteria	**A2** All dwellings in residential development must be provided with a separate water meter to comply with the State Government's Best Practice Management of Water Supply and Sewerage Guidelines.

7.2 Earthworks/excavation

Intent**:**

- To retain the natural slope of the land, and ensure that the bulk and scale of new development is responsive to site topography.

Development Controls:

Performance Criteria	Acceptable Solution
P1 Development is designed to ensure that excavation and earthworks are kept to the minimum required for the development without an unreasonable adverse visual impact on the site.	**A1** Beyond the external walls of the building, the maximum cut is to be 1m and the maximum fill is to be 1m.

7.3 Stormwater Management

Intent**:**

- To ensure that stormwater run-off has no detrimental impact on neighbouring properties, public spaces and Council infrastructure.

Development Controls:

Performance Criteria	Acceptable Solution
P1.1 New development is designed in accordance with a site specific Stormwater Management Plan (SMP), approved by Council. The SMP will provide for the integrated management of stormwater in order to: – minimise flooding; – protect and enhance environmental values of receiving waters; – maximise the use of water sensitive urban design principles; – maximise the use of natural waterway corridors and natural channel design principles; – maximise community benefit; and – minimise public safety risk. **P1.2** The stormwater management system or site works proposed by the SMP does not adversely impact on flooding or drainage of properties that are upstream, downstream or adjacent to the subject site. **P1.3** The design provides for stormwater quality best management practices that are sufficient to treat the target pollutants.	**A1.1** To avoid adverse impact on other development in the area, new development must connect to a Council approved drainage system which has sufficient capacity to ensure that any overland stormwater runoff from the property after the completion of the development does not exceed the stormwater runoff level prior to the development. **A1.2** Development must comply with the following where relevant: – AS3500 – Plumbing and Drainage Code; – the *Eurobodalla Development Specification Manual – Section D5 Stormwater Drainage Design & D7 Erosion Control and Stormwater Management; and* – the Design Guidelines for Rainwater Tanks Where an Existing Reticulated Water Supply Exists

7.4 Waste Management

Intent**:**

- To further the objectives of the Site Waste Minimisation and Management Code.

Development Controls:

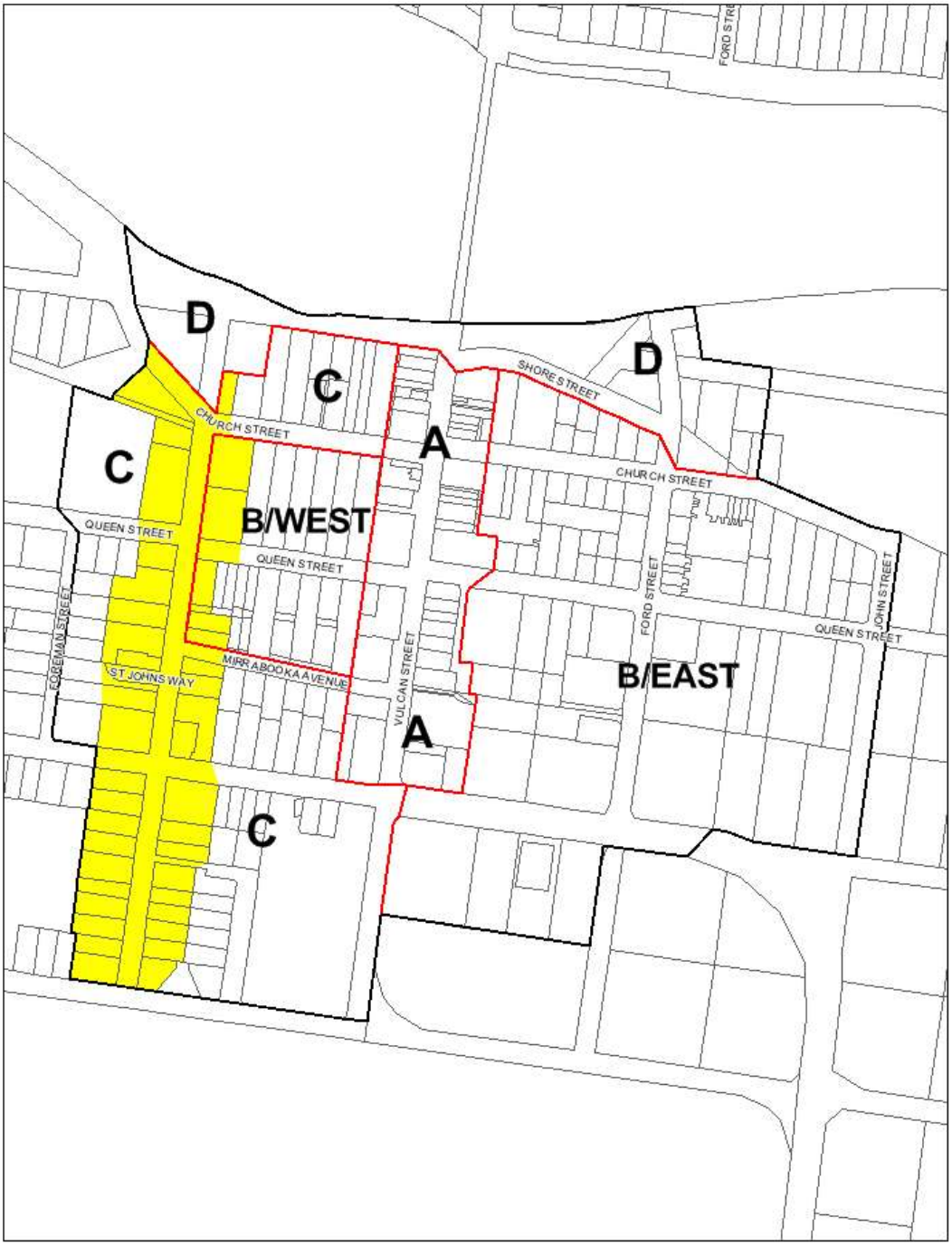
Performance Criteria	Acceptable Solution
P1 Application of a site specific Site Waste Minimisation and Management Plan, approved by Council having regard to the objectives of the Code. The Plan must show that compliance with the Code is unreasonable or unnecessary in the circumstances of the case.	**A1** All development must comply with the Site Waste Minimisation and Management Code.

SCHEDULES

1. MAPS

1. Moruya Township Map

2. Moruya Precinct Map including Page St Special Character Area Map



2. LIST OF AMENDMENTS

Amendment No. 1: Inclusion of land zoned B5 Business Development bounded by Church and John Streets and the Princes Highway and miscellaneous amendments (Sections 2.2, 2.5, 2.6, 4.1, 4.2, 4.3, 4.4 and 4.5).

3. MORUYA RESIDENTIAL STYLE GUIDE

Maintaining Local Residential Character - Moruya Style:

Moruya residents have expressed a desire for controls on development to prevent loss of the unique rural character and charm of their town.

The IRIS Community Survey found that:
"Moruya residents emphasized the importance of maintaining the character and integrity of the smaller towns in the Shire amidst future growth. Many were scathing of the effect of development on the aesthetic of Batemans Bay and were adamant that this should not happen to Moruya."
"Stricter council design regulations were considered necessary to enforce architectural consistency and to preserve the 'rural town 'character of the streetscape."

The township of Moruya has a diversity of character that has evolved over time. Moruya is the only inland coastal town in the Shire and has a historic rural character. This character is unique and reflects the community's sense of having a separate identity from other urban areas along the coast.

The loss of character is a concern to the community in light of unprecedented pressure for development.

Insensitive development threatens to homogenise and suburbanise Moruya, diminishing its valued special character. Insensitive and inappropriate development often results from a poor understanding of local character and a lack of consideration of the context in which the property is located.

How?

Council has responded to the call for appropriate design regulations by compiling this style guide. It is intended that this style guide will be used as:

- An educational and promotional tool- to stimulate and inspire people to adopt a fresh approach to design within the township of Moruya
- A statutory support document- to illustrate and visually communicate the design elements considered appropriate for Moruya.

This guide emphasises the need to look beyond the site itself when designing a building. Architectural style is only one aspect of design that needs to be considered. There are other design issues in this plan such as number of storeys,floor space ratio, landscaped area, energy efficiency and bushfire risk, that also need to be considered. New buildings need to respect the context that surrounds the site.

The guide encourages the construction of buildings that have the following elements:

- A rural or coastal character rather than a typically “suburban” appearance.
- A lightweight construction form.
- Use a mix of building materials including lightweight cladding and sections of rendered brickwork rather than traditional suburban face brick.
- Avoid period style replicas (eg. Federation, Georgian, Tuscan styles, etc).

The photographs in the guide illustrate various design elements that could be incorporated into new buildings. The photos do not necessarily incorporate all the elements and should be viewed in this context. Their purpose is to give an indicative visual guide to the types of styles that suit the Moruya context. The vision is to establish a design theme that is identifiable with Moruya. The guide will need to be flexible and responsive to innovation and change. It aims to help achieve buildings that are affordable, attractive to consumers and facilitate a change in direction and emphasis for the design industry.

Traditional suburban style housing (using face brickwork and tiled roofs) is actively discouraged. This form of development can homogenise Moruya and results from a poor understanding of local character.

Working with Neighbourhood Character

Neighbourhood character has been defined as follows:

‘Neighbourhood character is the qualitative interplay of buildings, physical infrastructure, landscape and topographic characteristics, in both private and public areas, that make one place different from another.’

Our understandings about both ‘sense of place’ and local identity can be reflected in the built environment. A design-based approach to neighbourhood development presents us with an opportunity to develop solutions that are derived from the context that is unique to each place. This enables us to avoid homogeneity, and to build on existing qualities that are recognized as being of value to local people.

Context describes the setting into which a building is placed. The setting includes its site, natural environmental factors, the architectural vernacular based on regional forms and materials, and those elements that characterise the existing attributes of the neighbourhood.
Source:Trevor King Conservation Planning & Design

Analysis of the Moruya Township Residential character.

The development of Moruya as a series of villages and subdivisions is reflected in the diverse building types found in almost any street. There are some areas (for example Gundary) which developed in a comparatively short time and have many buildings from a similar period, that have an obvious character.

Most streets however, will contain examples of buildings often spanning over a century.

The great majority of houses are single storeyed, with simple pitched roofs. Wall materials generally reflect the period of construction. Most common is weatherboard (either timber or fibre cement), next face brick and lastly flat fibre cement. Roof materials are similarly of their time, with corrugated steel roofs in slightly greater numbers than tile.

Moruya's place as a wealthy service centre for the 19th century gold and mineral booms is seen mostly in the older commercial buildings in the main street rather than in the housing stock, which remains relatively modest in appearance.

Moruya Township Early Residential Buildings

The superb hardwoods of the South Coast were the most available building material for early houses, and the fact that many houses from the late 19th century survive is testimony to their durability.

The classic early Australian hipped roofed house was the model for much of the first housing in Moruya, often with low pitched verandahs facing the street frontage.

The police station in Page Street is one of the few early brick masonry houses.

Photo: Early residential buildings Page Street. Building materials were weatherboards with corrugated iron roofs.

SUMMARY OF OBSERVED BUILDING ELEMENTS - MORUYA TOWNSHIP

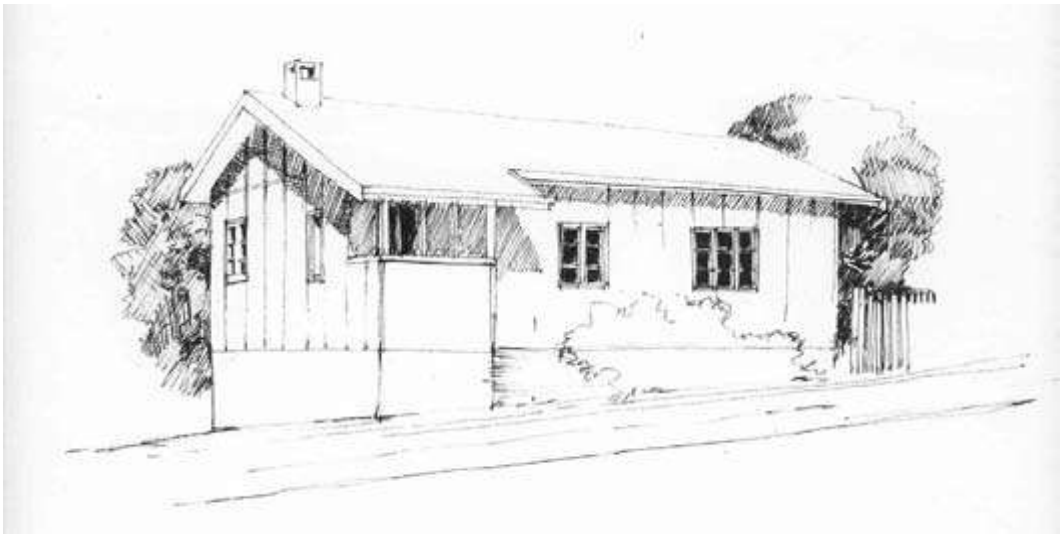
- Generally diverse building types reflecting the period of development
- Housing stock is ‘modest’ with an absence of large ostentatious homes.
- Single storey homes predominate.
- Brickwork is usually limited to sub floor or at most single storey. Two storey brick houses are uncommon.
- Simple roof forms dominate. A mixture of hipped roofs and simple pitched. Older buildings have pitches of 30 degrees or more.
- Corrugated steel sheet is the most common roofing material, but roof tiles are also well represented
- Bargeboards in gabled roofs are usually plain.
- Ceiling heights between 2.7 and 3 metres in older houses easily allow the addition of verandahs.

Early residential building Page Street.

Early residential buildings Page Street- rendered construction.

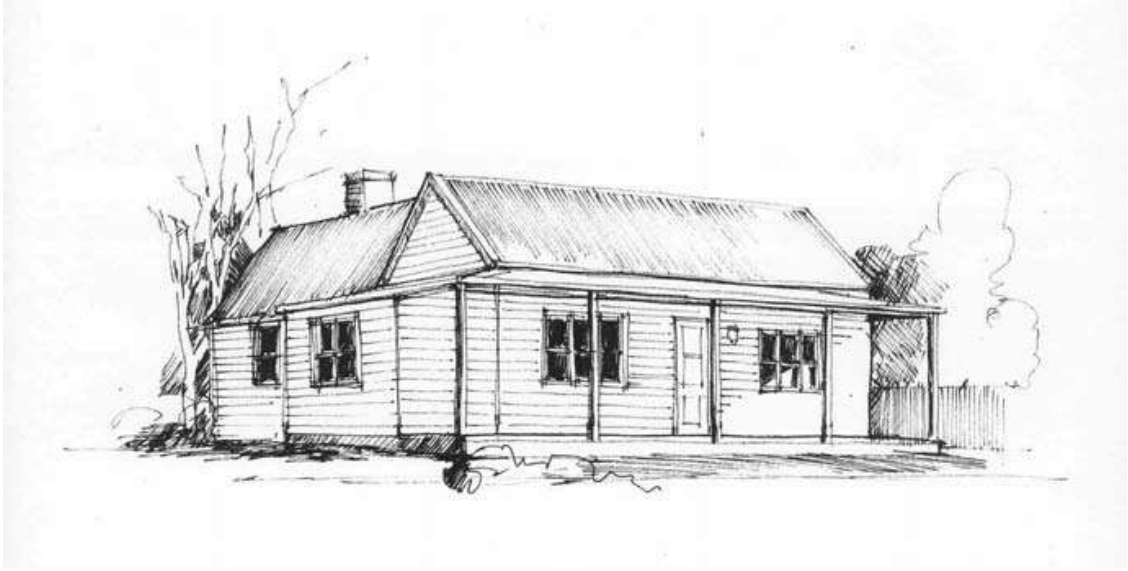
1. Weatherboard house with main hipped roof and gable to street frontage. Roof pitch usually 22 degrees, ceiling height over 2.7 metres. Use of simple low pitched verandah as entry transition space and weather protection. Corrugated steel roof and protective awnings over windows.

2. Classic weatherboard cottage with hipped roof and lower pitched hipped verandah to the street frontage. Vertically proportioned windows, slender hardwood posts with simple arrised detailing. Corrugated steel roof. Ceiling height usually 3 metres.

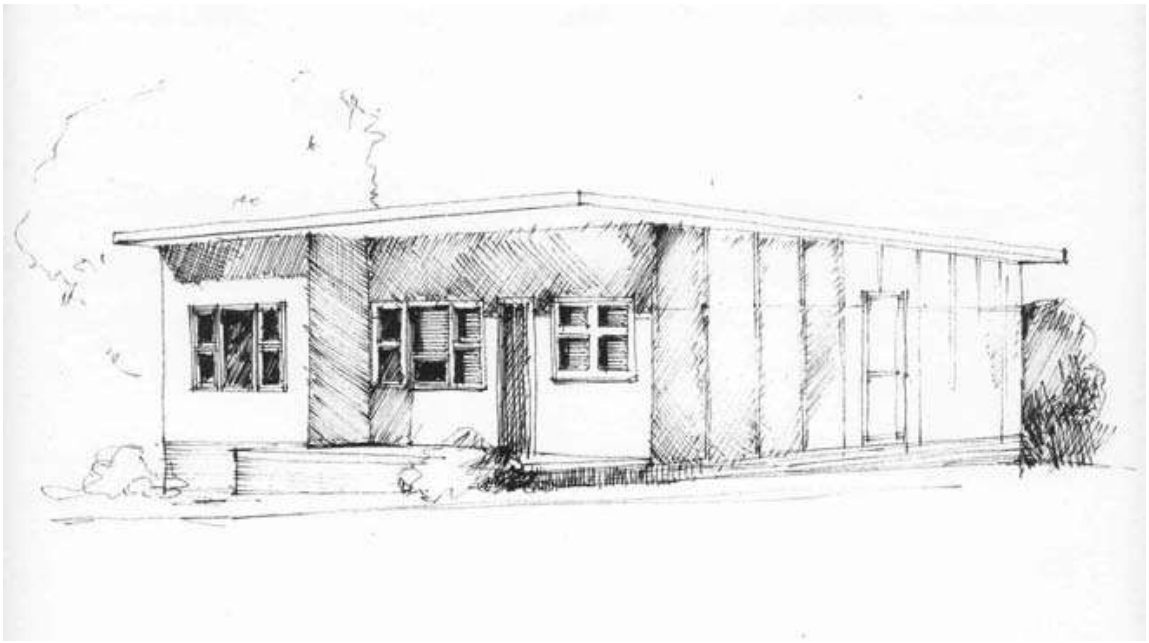


3. Gable roofed cottage with fibre cement flat sheet cladding. Wall lining sheets and cover battens are set out to match window openings. Overhanging gables give some

weather protection to end walls. Roof is extended to form a sheltering entry porch. Fibre cement roof.



4. Weatherboard gable roofed cottage with partially enclosed verandah. Typical of Gundary area. Roof pitch around 35 degrees, minimum pitch (5 degrees) verandah. Ceiling height usually 3 metres. Verandah giving sun and weather protection to windows.



5. Cottage with skillion or monopitch roof. Timber framed windows (often top hung sash type). Cladding typically fibre cement flat sheet. Roofing often deep pan metal deck. Properly proportioned eaves can make these houses relatively comfortable year round, especially if the roof slopes towards the South.

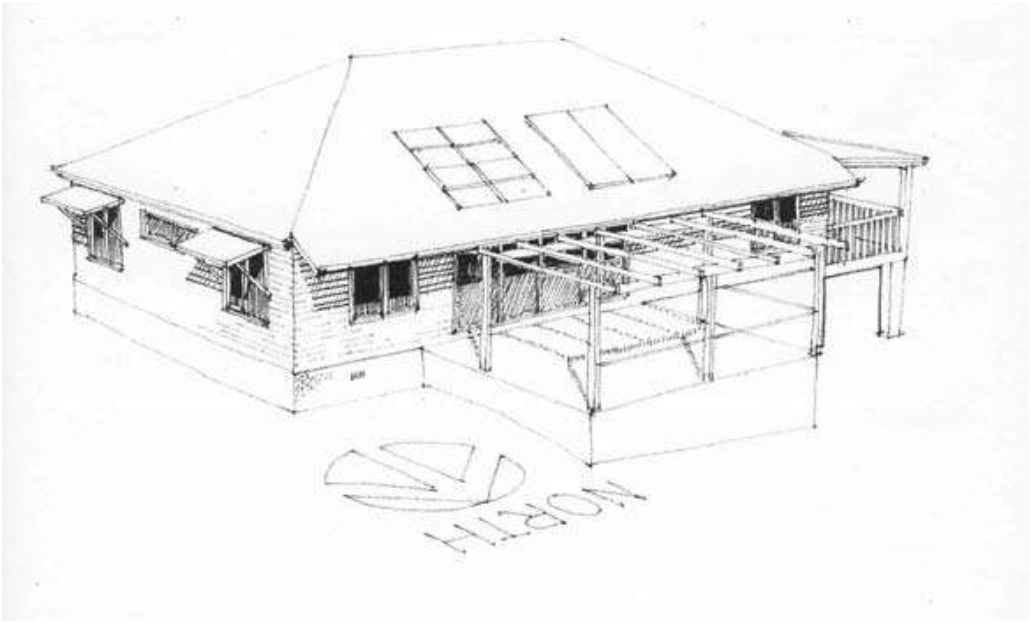
NEW HOUSES IN MORUYA TOWNSHIP

The diversity in housing styles makes most generic statements of design elements difficult. New houses in existing residential streets will require an analysis of their immediate neighbourhood, demonstrating how the design has respected and enhanced the existing streetscape.

In an environment of largely single storey buildings, successful integration of two storey homes requires careful planning and site design. To assist in integrating new two storey dwellings into established single storey streetscapes, the following design criteria shall be applied:

- Full height two storey walls, especially at the street frontage are prohibited.
- Upper floor levels are to be recessed.
- Employ a change in wall materials at first floor level.
- Reduce the apparent height of the upper storey by limiting the use of gables at the wall line.
- The use of wide (over 600mm) eaves on the upper storey for roofs over 22 degree pitch will assist in reducing the apparent height.
- Use verandahs, awnings and lower storey roofs to reduce the building bulk.
- Restrict the use of brickwork to the ground floor.
- Where the slope of the land permits, maintaining a single storey to the street frontage is encouraged.

Many of the above strategies may also assist in compliance with building envelope as well as building comfort and energy use issues (BASIX certificate).



MORUYA HEADS RESIDENTIAL CHARACTER

Although only a short drive from Moruya town centre, Moruya Heads has a distinct character, dominated by a ‘coastal holiday house’ aesthetic. The area is naturally subdivided by geography and partially by settlement period into several fairly distinct precincts.

The eastern-most precinct contains the original pilot station and many early buildings. Its proximity to the beach and the headland reserves have resulted in high residential demand.

Most pre WW2 buildings have been extensively renovated and extended, and often it is these additions of verandahs, decks, awnings and annexes that give the general small scale and light weight feel to the precinct. A low key ‘holiday village’ character predominates, although the majority of houses are now permanent residences.

There is a greater diversity of building style here than in other area, however there are common themes to most buildings:

- Limiting of brickwork to sub floor use for most buildings
- Corrugated steel the dominant roofing material
- Fibre cement sheet the dominant wall material

With most water views having a westerly aspect, deep covered decks and verandahs are common.

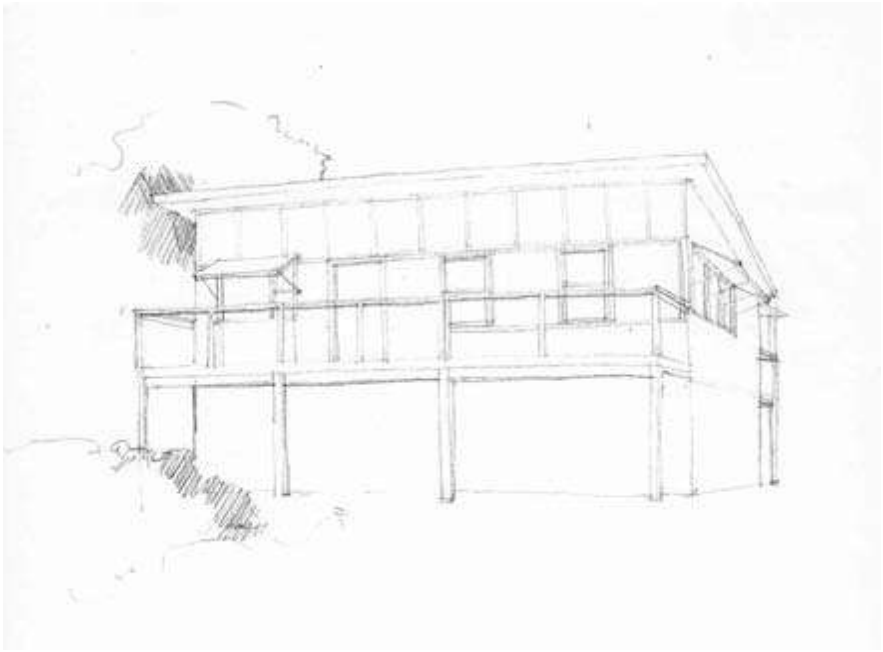
The original pilot station buildings provide a valuable model for new development. They are simple hipped roofed structures with 'dutch gables', sheltering eaves and lowered skillion roofs on the southern sides.

Between the older residential area and the seaside holiday parks on the Congo road is an area dominated by comparatively recent medium density development.
Houses fronting South Head road enjoy good northerly aspect as well as water views, and are mostly mid 20th century houses originally built as holiday cottages. Many have mono pitch or skillion roofs, usually at 5 degree pitch. The streets behind these houses were subdivided in 1970's and contain houses typical of the period, from all timber pole houses to two storey face brick.

Further west, the proportion of recent building increases. This area comprises varying lot sizes, and has the widest variety of styles and periods. Apart from some of the older areas such as above Preddy's Wharf, there is little commonality in either style or period.

Moruya Heads Early Residential Buildings

Simple building forms characterise the remaining early buildings. Corrugated steel is the standard roofing material, with some buildings still having original weatherboard wall cladding. Roof pitches are generally around 30 degrees.



Sketch: Building style found at Moruya Heads

Weatherboard and cement sheet wall cladding and corrugated steel roofing on hardwood stud framing remained the dominant external materials until the 1970's when the first brick veneer houses appeared.

SUMMARY OF OBSERVED BUILDING ELEMENTS- MORUYA HEADS

- Brickwork is usually limited to sub floor or at most single storey. Two storey brick houses are uncommon.
- Simple roof forms dominate- a mixture of gables, hipped roofs and skillions.
- The original, simple building shapes were often modified by later additions of verandahs, lean-to's and carports, leading to a light weight, informal appearance.
- Corrugated steel sheet is the most common roofing material.
- Roof pitch varies greatly, but the most common range is 22 to 35 degrees.
- Ceiling heights are generally at least 2.7 metres.

NEW HOUSES IN MORUYA HEADS

Scale

The biggest issue facing a designer for a new house in an existing street is one of scale. Expectations are for larger houses than was the case 50 years ago. Given the size of many residential blocks, this often results in a two storey solution. Access to views also often drives a desire for a two storey building.

Where the slope of the land permits, maintaining a single storey to the street frontage is encouraged.

The scale of a two storey street frontage can be modified by

- Varying wall materials-for example, brickwork to the lower floor, lightweight cladding to the upper floor
- Use of verandahs, awnings over windows
- Planning the building as smaller linked 'pavilions' rather than a 'one box' design.

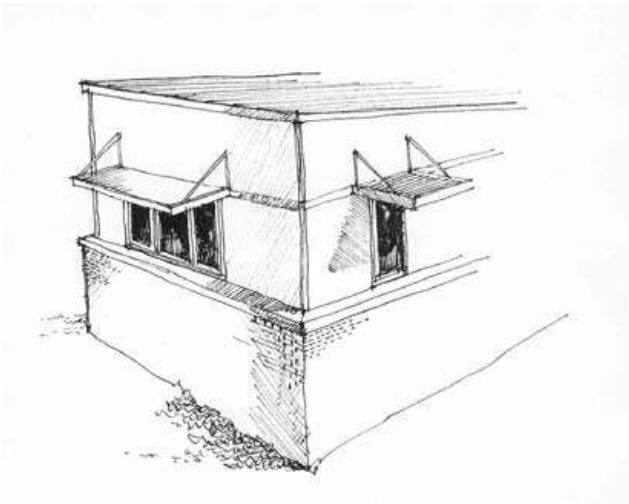
Using existing design elements
All new building work is required to pass minimum energy standards. Many of the existing elements can be used to assist in achieving these standards as well as helping to continue the perceived 'holiday cottage' appearance of Moruya Heads.

Use of lightweight cladding: well insulated framed walls with weatherboard, flat fibre cement sheet or corrugated steel cladding perform well in this climatic zone as well as continuing the existing coastal theme.

Verandahs and covered decks: these are especially useful on the eastern and western sides of a house, as they provide shelter and summer shading without obstructing northern solar access during winter. If located on the eastern side, they can be used to control summer cooling breezes. Verandahs can also provide weather protection on the southern side.

Lean-to or skillion roofs: when added to a simple roof form, they can articulate the building and reduce scale.

Window awnings: fixed window awnings are increasingly being used to provide precise shading. There are many examples of fixed awnings from early buildings that can be adopted or modified.



Eaves. Properly designed eaves can provide the correct amount of shading and protection for windows and external doors as well as being sympathetic to the coastal aesthetic.

4. CODES APPLICABLE TO THIS PLAN

I. SAFER BY DESIGN CODE

II. LANDSCAPING CODE

III. INTERIM SEA LEVEL RISE ADAPTION POLICY

IV. MORUYA FLOODPLAIN CODE

V. TREE PRESERVATION CODE

VI. FOOTPATH TRADING CODE

VII. SIGNAGE CODE

VIII. SITE WASTE MINIMISATION & MANAGEMENT CODE

IX. SOIL AND WATER MANAGEMENT CODE

X. PARKING AND ACCESS CODE

XI. ADVERTISEMENT AND NOTIFICATION CODE