eurobodalla shire council

# Tilba Villages & Conservation Area

## DEVELOPMENT CONTROL PLAN

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# 1.0 INTRODUCTION

## 1.1 Name

This Plan is known at the Tilba Villages and Conservation Area 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 7 February 2012 and came into operation on 30 March 2012.

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 the Plan is to further the aims of the Eurobodalla Local Environmental Plan 2012 (LEP 2012) and the Rural Local Environmental Plan 1987 (RLEP 1987) and to ensure that development in Central Tilba, Tilba Tilba and the surrounding Tilba Conservation Area (TCA) respects their historic character and heritage value.

## 1.4 Land to Which This Plan Applies

This Plan applies to Tilba Tilba, Central Tilba and the Tilba Conservation Area (TCA) as shown in Schedule 1 - Maps in this Plan.

## 1.5 Relationship to Other Plans and Legislation

This Plan supports LEP 2012 and RLEP 1987 and provides guidance for applicants to achieve the aims and objectives of the LEPs 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 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 4 of this Plan.

## 1.6 How to Use This Plan

This Plan is to be read in conjunction with the LEP that applies to the subject land (LEP 2012 or RLEP 1987), and other relevant environmental planning instruments made under the Environmental Planning and Assessment Act 1979.

The LEPs provide the legal framework by which Council's decisions are made and sets out Council's objectives for development within the shire. They list 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 state 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 Plan must always be met whichever course is chosen.

These controls will provide guidance for owners, designers and Council staff in determining if a proposed development is appropriate.

Important attributes of the villages and TCA that warrant management through the use of these development controls include:

- Buildings and structures of individual heritage significance.
- The villages as a whole, to ensure that their distinctive character is not compromised by inappropriate development.
- Places and attributes that contribute to the historic character.
- Infill development that has the potential to impact on precinct character.
- Roads, in so far as they contribute to character of the villages and the TCA.
- Roadside and verge treatments (including kerbing, guttering and footpaths) that impact on character
- Remnant forest and individual stands of trees, both natural and introduced.
- Important views within, to and from the villages and TCA.
- The impact of subdivision and development of large allotments.
- Colours on structures, to ensure that inappropriate colours are not used in a manner that could degrade the villages' or conservation area's appearance.
- Signage, so that it does not dominate nor detract from streetscape character, and
- Services and utilities.

## 1.7 Heritage Advisory Service

People planning development within the villages or Tilba Conservation Area (TCA) are encouraged to consult with Council's heritage advisor prior to developing and submitting their plans. Appointment may be made by contacting Council on 02 4474 1226.

## 1.8 Definitions

Other than those listed below, terms in this Plan have the meanings found in the LEP that applies to the subject land (LEP 2012 or RLEP 1987).

***Adjacent*** heritage items are on allotments that touch, or are in close proximity, such as across a lane or road.

***Adjoining*** heritage items means heritage items that are on allotments that touch or join the subject property.

***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).

***Heritage Item*** has the same meaning as in the LEP 2011 and means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5 (in the LEP).

***Heritage significance*** has the same meaning as in the LEP 2011 and means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

In this Plan a place of heritage significance may refer to a heritage item as defined above, but may also refer to an item of heritage significance that has not been entered in the Eurobodalla heritage schedule.

***TCA*** means Tilba Conservation Area.

**Note:** Where there is uncertainty with regard to definitions, users of this plan are advised to seek clarification from Council staff.

## 1.9 Desired Outcomes and Area Characteristics

Council's intention is that the villages and the TCA develop in a manner that maintains and where possible enhances its individual historic character.

Generally this will mean that existing buildings will be maintained and restored and that the form and detail of new buildings will be closely modelled on local significant building stock. The Tilba Conservation Area will be managed so that it is an appropriate setting for the two villages and so that it retains its significant cultural landscape values.

## Central Tilba Character Statement

All the buildings in Central Tilba have a front facade that addresses the main street with the exception of the two storey construction adjoining the General Store. The building line to the eastern side of the main street is set very close to the street. There are instances where the verandah posts are set less than half a metre from the road's edge. In contrast to this, the western side of the road is comprised of buildings with larger setbacks of at least five metres. This is likely to be attributed to retail buildings being established on the eastern side of the street and in the majority of cases homes on the west. This situation generally still exists. This also influenced side boundary setbacks, with the retail buildings being constructed very close to one another and, in contrast the homes to the west, having greater space between them.

Historically, verandahs joined the wall below the eave-line of houses and shops. The common use of 3.0m ceiling heights allowed for this. Shopfront awnings over the road reserve were wider (2.4 – 3.0m) than domestic verandahs, which were comparatively narrow (1.5 -1.8m).

In the village there are significant views out into adjoining hillsides and valleys that reinforce the sense of a village set into a dominating landscape. Similarly, there are particularly attractive views of the village from the approach roads and surrounding area.

The Central Tilba village in 1999 had approximately 28 buildings, tightly formed along either side of a short main street. Coming from the east, approximately one kilometre from the turn off, is a view down to the small compact settlement sited on a lower ridge in the shadow of Mt Dromedary. The most noticeable element in the village from this distance is the form produced by the many coloured corrugated iron gables and hipped roofs.

Construction techniques are simple. All the buildings used timber construction with the exception of the ABC Cheese Factory and the old bakery (now demolished), which made use of masonry. Weatherboards were fixed horizontally as cladding. Bargeboards were constructed off the gable end and were fretted, (eg. the two storey gable adjoining the General Store), simple moulded, or just a plain board. All types of bargeboards had, in most cases, a finial.

The windows used are rectangular in traditional shape with vertical proportions, with the mullions and glazing designed with a vertical emphasis. Shop front windows were positioned close to ground level (approximately 500-600 mm). The timber columns supporting verandahs were usually left square (in horizontal section), or in some cases, chamfered. Verandah posts and especially windows and doors were positioned with a degree of consciousness for symmetry.

Central Tilba is a local village, free of corporate advertising, or commercial chain businesses.

**Strategy for Managing Village Character**
Central Tilba is of exceptional heritage significance, partly due to its very high integrity and its remarkable setting.

For the purpose of this DCP, the Central Tilba controls shall apply to the historic commercial precinct either side of Bate Street (zoned RU5) plus 47 and 49 Corkhill Drive (zoned RU1) and the large lot residential area (zone R5) east of the village.

The streetscape presentation of existing historic buildings will generally be preserved, so that there will be very little change to their historic form over time. Alterations and additions to historic buildings shall be confined to the rear of the place and shall be done in a manner that is historically authentic in form material and detail. Changes to the interior of buildings will be considered on their merits. The aim is to ensure that new work is only evident as such on close inspection. Infill buildings shall be very closely modelled on the local historic buildings.

## Tilba Tilba Character Statement

Tilba Tilba is a small cluster of buildings around the intersection of the former Princes Highway and the Mt Dromedary trail. Allotments run from the east to west, with buildings generally aligned to the allotment rather than the existing road. There is a strong historic consistency in building form and detail that is set amongst mature vegetation. The settlement is located on a slight rise and is a significant component of the wider cultural landscape.

## Tilba Conservation Area Character Statement

The Landscape Conservation Area consists of the natural landscape (visual catchment of the CA) and rural land as identified in map 3.

The conservation area is a highly attractive cultural landscape that evolved from dairying on the fertile slopes and valleys surrounding Mt Dromedary. The conservation area is particularly significant for its high integrity, which is evident in the large number of surviving timber buildings and the general land layout and usage pattern.

The relocation of the highway in the second half of the 20th century relieved road pressure on the area, enabling retention of the narrow road widths and steeper grades of earlier times. The combination of traditional building typology, land-use pattern, rural roads and topography, all set against the backdrop of Mt Dromedary, endows the area with exceptional aesthetic and historic value.

**Strategy for managing future character**
Future rural development should maintain the tight functional cluster of buildings of similar form and material. New development should be sited carefully in the landscape to ensure minimal visual disturbance and maximum retention of the area's unique character.

Repeated subdivision and consequent new residential development will weaken the area's cultural and aesthetic value and is not encouraged. Any new development should be located so that it is not readily visible from key vantage points. New buildings should be traditional in form and appearance and should require minimal soil disturbance, be of low visual impact and well screened by vegetation. Modern infrastructure such as communication towers, power poles and wind generators also have the potential to create an adverse visual impact on the TCA and should be carefully scale and sited.

# 2.0 SITE PLANNING

## 2.1 Siting of Development

Intent:

**For the Tilba Conservation Area:**

- To maintain and enhance the existing character of rural development in the Tilba Conservation Area and to minimise visual impact of new development.

Development Controls:

| Performance criteria | Acceptable solution |
|---|---|
| **For the Tilba Conservation Area** | |
| **P1.1** No structure compromises ridgelines or areas of high visual prominence.<br><br>**P1.2** Buildings are set into the landscape rather than above it.<br><br>**P1.3** The width of building benches is minimised. | **A1.1** Buildings must be located on a natural bench below the ridgeline.<br><br>**A1.2** Where an existing lot has only building sites located on slopes in excess of 15% it must be located on benches of cut and fill rather than elevated piers and must not be located on slopes in excess of 25%. |

| | |
|---|---|
| Refer to Figure 1. | Refer to Figure 1. |
| **P2.1** Rural dwellings and associated farm buildings are tightly clustered together in a functional manner.<br><br>**P2.2** The rural dwelling and associated farm buildings are of similar traditional form and materials.<br><br>**P2.3** All rural development is sited carefully in relation to the natural landscape. | **A2** Rural dwellings and associated farm buildings on land zoned RU1 must be located within a circle of a maximum 60m radius. |

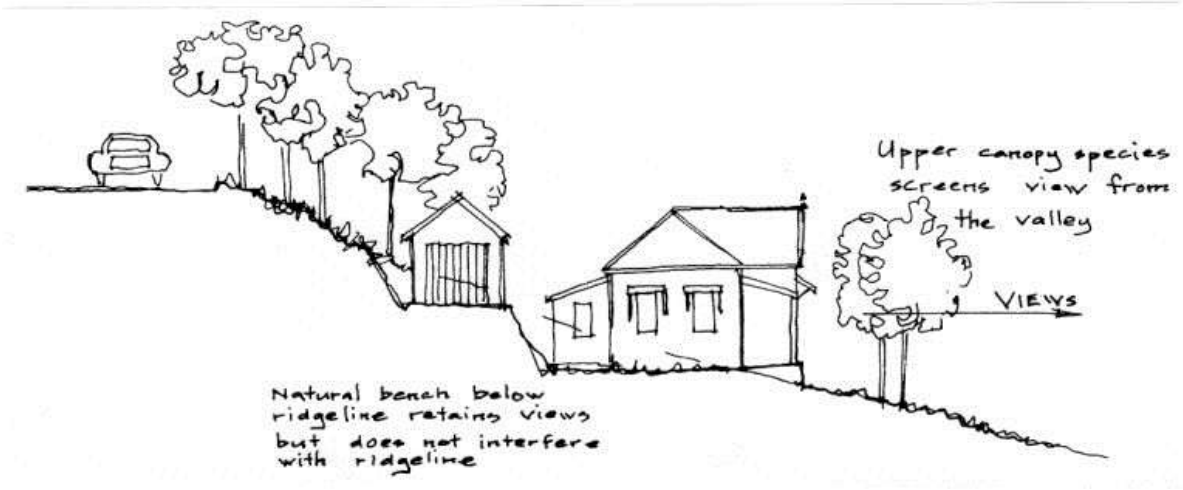


**Figure 1: Buildings on sloping land should minimise excavation**

## 2.2 Setbacks

Intent:

**For All Development, except Lots 9,10,11 and 12 Section 4 DP 3166:**

- To ensure that development does not obstruct important views or vistas to buildings and places of historic and aesthetic significance and ensure that historic places remain visually dominant within the streetscape.

**For Lots 9,10,11,12 Section 4 DP 3166**

- To preserve the existing compact urban form of Central Tilba, and ensure that development, including redevelopment, is sympathetically located and maintains visual amenity.

Development Controls:

| Performance criteria | Acceptable solution |
|---|---|
| **For Central Tilba and Tilba Tilba, except Lots 9, 10, 11, 12 Section 4 DP 3166** | |
| **P1.1** Buildings are setback to maintain the existing streetscape character.<br><br>**P1.2** Development is located such that it does not diminish prominent views of a heritage place, whether from in front, from the streetscape or from distant vantage points.<br><br>**P1.3** Setbacks, including side and rear setbacks, and site coverage of development are consistent with setbacks in the immediate vicinity. | **A1** Development, including alterations and additions, must be no further forward than the front building line of adjoining buildings. |
| **Controls for Lots 9,10,11 and 12 Section 4 DP 3166** | |
| **P2** Setbacks, including side and rear setbacks, and site coverage of development are consistent with setbacks in the immediate vicinity. | **A2** Lots 9,10,11 and 12 Section 4 Deposited Plan 3166 (as at 3 June 1999) are subject to the following setback requirements:<br><br>Front Setback:<br>– 5.5 metres (ie. from Whiffens Lane); and<br>Rear Setback:<br>– 30 metres (facing the valley and township).<br><br>Refer to Figure 2. |
| **For the Tilba Conservation Area** | |
| **P3** Development is located such that it does not diminish prominent views of a heritage place, whether from in front, from the streetscape or from distant vantage points. | **A3** Development, including alterations and additions, is set back behind the front building line of adjoining heritage places. |
| **P4** Setbacks, including front and side setbacks, of development are consistent with setbacks elsewhere in the vicinity. | **A4** All buildings must be setback a minimum 12m from all boundaries of the lot on which it is situated. |


**Figure 2: Lots 9, 10, 11 and 12 Section 4 DP 3166**

## 2.3 Garages Carports and Outbuildings

Intent:

**For Central Tilba and Tilba Tilba:**

- To ensure that garages, sheds and carports do not dominate the streetscape.
- To retain and reinforce the original rural character of garages and outbuildings within and immediately adjacent to the village.
- To allow for a variety of cladding/wall treatments in outbuildings, which reflect historic usage eg. Slabs in stables; vertical sidings and slats in dairies.

**For the Tilba Conservation Area:**

- To ensure that garages, carports and sheds have an historic form and appearance that is appropriate to the TCA.

Development Controls:

| Performance criteria | Acceptable solution |
|---|---|
| **For Central Tilba and Tilba Tilba** | |
| **P1.1** Garages do not dominate the streetscape.<br><br>**P1.2** The style, appearance, roof pitch and cladding material of garages, sheds and carports complement the historic rural character of the village. e.g Garages are not under the main roofline or facing the street.<br><br>**P1.3** Carports and garages are not in front of the building line.<br><br>**P1.4** Vertical corrugated iron doors may be appropriate where they are consistent with local building character.<br><br>**P1.5** Existing buildings are conserved where possible to maintain the integrity of the rural vernacular for future generations. | **A1.1** Garages must be designed to complement the original building by using the same shape and pitch of roof; matching the materials and colours; and pick up the small design details such as the finial, fenestration, eaves overhang and gable or guttering trims.<br><br>**A1.2** Garages and carports must be located at the rear of the block, however in exceptional circumstances their location on the side of the building may be considered. These should be set back a minimum of 1.5m behind the adjacent front wall of the building and have a lower ridge and eaves line than the main roof.<br><br>**A1.3** Garage doors must have vertical cladding in timber (horizontal cladding is inappropriate). Roll-a-doors are not appropriate.<br><br>**A1.4** Unpainted zincalume and ribbed metal cladding must not occur in the village. Corrugated galvanised iron may be used in combination with other material traditionally used in the precinct.<br><br>**A1.5** Steel-framed sheds are not appropriate for Central Tilba. Steel posts should not be used for carports.<br><br>**A1.6** Pre-manufactured metal framed sheds, garages and outbuildings are not appropriate within the village.<br>**A1.7** Buildings including stables and storage sheds may incorporate hardwood slabs.<br><br>**A1.8** Timber cladding may remain unpainted so that it weathers naturally. |
| **For the Tilba Conservation Area** | |
| **P2.1** Garages, carports and sheds do not dominate the landscape.<br><br>**P2.2** The style, appearance, roof pitch and cladding material of garages, sheds and carports complement the historic rural character of the TCA. | **A2** Garages, carports and sheds must be based on good historic examples from within the TCA. Generally this will result in such structures having steeply pitched gabled or hipped roof and doors panelled vertically with timber or corrugated iron. Windows will have vertical proportions. |

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| **P2.3** Structures with visible metal frames will not generally be suitable for the TCA. | |

## 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:<br>- enhance residential amenity;<br>- be functional for private recreational activities;<br>- allow for landscape design;<br>- optimise solar access; and<br>- increase visual privacy,<br>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:<br>- not be steeper than 1 in 50 in grade;<br>- be of a predominantly northern exposure, that takes advantage of outlook and reduces adverse privacy and overshadowing impacts on adjacent buildings;<br>- serve as an extension of the dwelling for relaxation, entertainment and recreation purposes by being accessible to the living areas; and<br>- be located behind the building line.<br><br>**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 car park, an individual entrance and is single storey in height, private open space must meet the general and:<br>- not have a minimum dimension of less than 4m. |
| **Dwellings with combinations of ground and above level POS** | |
| **P3** 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. | **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:<br>- 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);<br>**or**<br>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 $24m^2$) to be provided at ground level.<br><br>- 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** 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. | **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:<br>– contain a balcony with a minimum area of $10m^2$ and minimum dimension of 2 metres (greater area and dimension is encouraged where practical);<br>– locate the balcony with direct access to the main living rooms of the dwelling;<br>– provide a communal open space area on site calculated by multiplying the number of units by the $24m^2$ private open space area, minus the area provided as a balcony;<br>*For example 8 units each with balconies of $10m^2$. The communal open space requirement is:*<br>*8 x (24 – 10)*<br>*=8 x 14*<br>*= $112m^2$*<br>– 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.<br>- 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.

| 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** The minimum landscaped area of the site must consist of:<br>- 35% of the site area for residential developments.<br>- 50% of the front setback for development other than neighbourhood shops; and<br>- The minimum landscaped area must be provided in addition to the minimum private open space requirement.<br><br>Calculation of minimum landscaped area must not include any area with a minimum dimension less than 1.0m. |

## 2.6 Parking and Access

Intent**:**

- To ensure development provides safe and adequate access and on-site parking arrangements and reduce the visual impact of large areas of concrete.

Development Controls:

| Performance Criteria | Acceptable Solution |
|---|---|
| **P1** Development is designed to provide 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. | **A1** Single dwelling houses must provide two 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. |
| **P2** 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. | **A2** All development must comply with the Eurobodalla Parking and Access Code. |

| | |
|---|---|
| **P3** Driveways, including their surface material, are designed so that they do not have a significant visual impact on the streetscape or the rural character. | **A3.1** Driveways must:<br>– consist of compacted gravel, crushed brick, rock or similar material; or<br>– paired strips of concrete, brick etc with grass or other ground-cover between the strips and on either side.<br><br>**A3.2** Hard surfacing must not extend in width from the side of the house to the side boundary.<br><br>**A3.3** Reverse turning areas are not located in front of buildings. |

## 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 dwelling houses and dual occupancies within 12m of the street frontage:<br>– The main entrance must be clearly visible from the street; and<br>– Windows must be located to allow casual surveillance of the street from the dwelling.<br><br>**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 and ensure that new development does not obstruct important views or vistas to buildings and places of historic and aesthetic significance.

Development Controls:

| Performance Criteria | Acceptable Solution |
|---|---|
| **P1** Development allows for the reasonable sharing of views through the siting, height and design of buildings. | **A1** The design of development minimises impacts on private views and shares views where necessary by:<br>• locating structures to provide or |

| | |
|---|---|
| Refer to Figure 3. | maintain view corridors; or<br>• adjusting rooflines, or modifying building bulk or scale; or<br>• demonstrating regard and consideration of views in the development design.<br><br>Refer to Figure 3. |

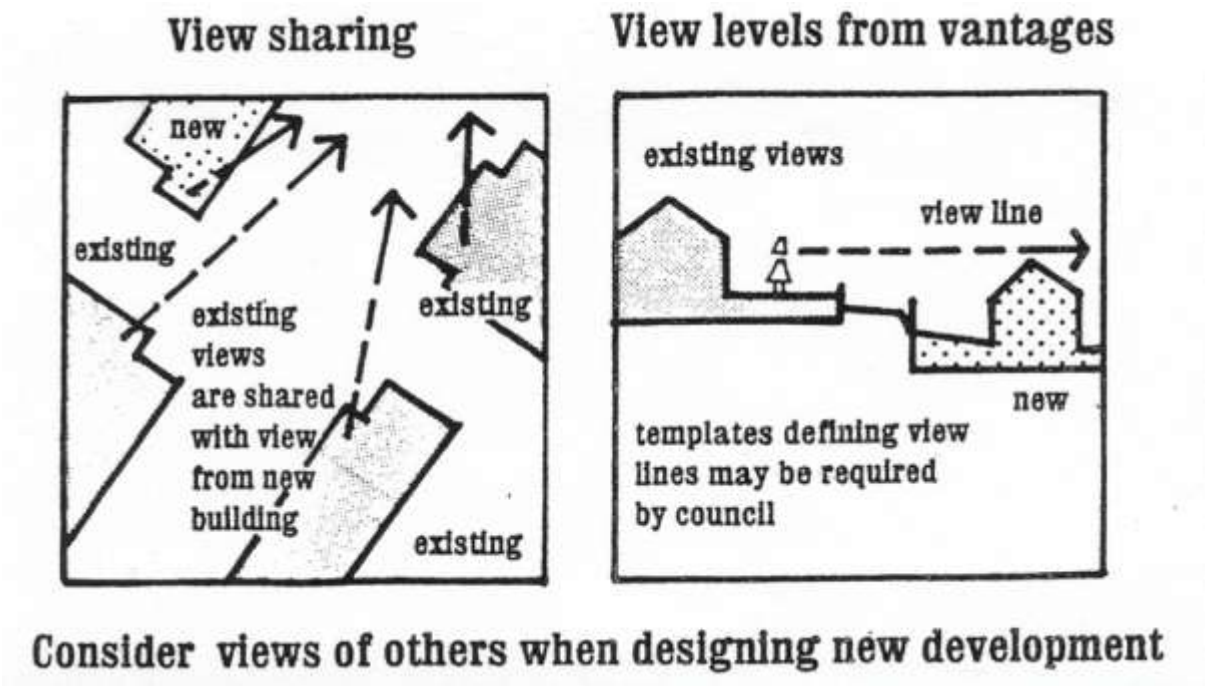


**Figure 3. View Sharing Principles**

## 2.9 Signage

Intent**:**

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

Development Controls:

**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 and Lot Layout

Intent:

- To retain the historic subdivision pattern and lot layout, ensure that the size and layout of new lots serve the intent of the zone and do not have an adverse impact on buildings, streetscapes or other items of heritage significance including vegetation and views.

Development Controls:

| Performance criteria | Acceptable solution |
|---|---|
| **P1.1** Lot size and shape resulting from subdivision or boundary adjustment:<br>- is sufficient to serve the intent of the zone and accommodate the range of permissible uses;<br>- provides sufficient area to accommodate all required services relevant to the uses proposed;<br>- provides adequate separation between the different uses within the site;<br>- provides adequate separation from adjacent properties;<br>- supports building types and development that locate parking at the rear of the sites accessible from laneways or secondary streets; and<br>- does not deprive significant places of their curtilage, or have other adverse impacts on a heritage place or area.<br><br>**P1.2** Subdivision and layout allows for development that is in sympathy with local heritage values such as the retention of mature trees.<br><br>**P1.3** Lot sizes in Tilba Tilba are sufficiently large to enable the development of a mature landscape around dwellings. | **A1.1** Subdivision in Central Tilba must be consistent with the existing layout of allotments to preserve the village's historic integrity.<br><br>**A1.2** Subdivision in Tilba Tilba must be consistent with the existing layout of east-west boundary alignments of allotments to preserve the village's historic integrity. |

# 4.0 BUILT FORM

## 4.1 Building Bulk and Scale

Intent:

**For All Development:**

- To ensure that buildings respond to the topography of the site and the existing and desired future character of the streetscape, ensure that new development does not

dominate a heritage place or conservation area and retain the present scale and prominence of historical buildings.

**For the Tilba Conservation Area:**

- To ensure that the built form of new development does not compromise the historic and aesthetic values of the Tilba Conservation Area.
- To encourage buildings that are a similar scale and form of significant historic structures within the Tilba Conservation Area.

Development Controls:

**A1** Building bulk and scale must not result in uses or works appearing out of character with the desired streetscape as described by the Village Character Statements.

| Performance Criteria | Acceptable Solution |
|---|---|
| **P2.1** The bulk and scale of new development does not have an adverse impact on a heritage place, item, precinct or conservation area.<br><br>**P2.2** The scale and mass of a new building relates to the scale of surrounding buildings.<br><br>**P2.3** Attic development may be acceptable if scale and bulk can satisfactorily meet other controls in this plan | **A2.1** The bulk and scale of new development must not be greater than that of adjacent heritage places.<br><br>**A2.2** New development in the historic Bate Street precinct must present as single storey to the main street frontage. Two storey development must be designed as an unobtrusive undercroft (see Figure 4). |
| **P3** Development responds to the topography of the site and is not of a bulk or scale that is out of character with the local area.<br><br>Refer to Figure 1. | **A3** On sloping sites, buildings step down the block.<br><br>Refer to Figure 1. |
| **Additional controls for the Tilba Conservation Area** | |
| **P4** The bulk and scale of development does not result in structures that are visually prominent in the landscape. | **A4** The bulk and scale of new development shall be consistent with other historic buildings in the TCA. This is generally interpreted as buildings of single storey height. |
| **P5** The built form is a good example of contemporary architecture that has drawn its inspiration from traditional buildings | **A5** Built form and scale is closely modelled on significant examples of historic buildings within the TCA. |

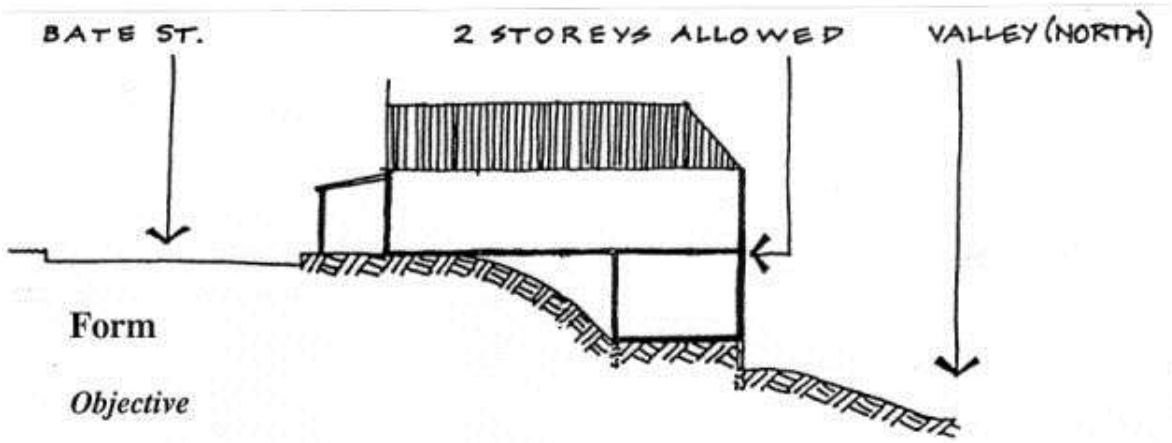


**Figure 4: Undercrofts may be acceptable subject to topography**

## RLEP 1987 - Building Height

(This shaded section only applies to land zoned under RLEP 1987.)

Objectives:

- To ensure that the scale of development does not obscure or dominate the streetscape or important landscape features
- To maintain and enhance the existing character of residential areas and streetscape continuity.
- To minimise disruption of views, loss of privacy and loss of solar access to existing development.
- To minimise the effects of the bulk and scale of buildings on sloping sites arising from new development in existing and new residential areas.

Development Controls:

| Performance Criteria | Acceptable Solution |
|---|---|
| **P1** New buildings adopt the predominant height and scale of adjoining buildings and have a similar bulk and mass to their neighbours.<br><br>Building heights should consider the topography and shape of the site. Where the building is of varying heights, through split-level or a combination of storeys, height and bulk should be distributed on the site to ensure that there is no significant loss of amenity to adjacent sites, open space and public streets. | **A1** Buildings must be situated within a building envelope determined by the method described below and depicted in the following diagram. A maximum building height of 8.5m above natural ground level with a two storey limit applies. This height limit also applies to all housing types that comprise an integrated housing development. |

| | |
|---|---|
| On sloping sites, buildings should step down the block. This serves to manage bulk and scale, and ensures that buildings reflect the topography of the site. It also protects view corridors across the site. | Notes:<br>*For the building envelope across the site (between side boundaries):*<br>a) draw vertical lines to a height of 4.5m at the side boundaries;<br>b) draw planes at angles of 45 degrees from the vertical lines;<br>c) draw a line parallel to natural ground level at a height of 8.5m .<br><br>*For the building envelope through the site (front to rear boundaries):*<br>a) draw a vertical line at the front boundary setback to a height of 8.5m above natural ground level;<br>b) draw a line parallel to natural ground<br>c) level at a height of 8.5m;<br>d) draw a vertical line to a height of 4.5m at the rear boundary;<br>e) draw a plane at an angle of 45 degrees from the rear boundary vertical line to intersect the maximum building height line. |

## 4.2 Street Frontage and Façade Treatment

Intent:

- To provide attractive, interesting street frontages which make a positive contribution to the character of the area and to ensure that development to the front or publicly visible sides of a significant place does not diminish its heritage or streetscape value.

Development Controls:

| Performance Criteria | Acceptable Solution |
|---|---|
| **P1** The facades of buildings relate sympathetically to the existing buildings nearby and are designed to architecturally express the different functions of the building. | **A1.1** Development must be orientated toward the street with front entrances visible from the street in order to achieve the amenity objectives and to allow casual surveillance of entrance points.<br><br>**A1.2** 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*. |
| **P2** Retail and commercial uses are designed to provide active shop fronts to the street. | **A2** Retail and commercial uses at ground level must have their entrance directly from the main street frontage. |

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|---|---|
| **P3** Building design enhances the streetscape through façade articulation, detailing and window and door proportions. | **A3.1** For residential development the façade must be articulated by doors, windows, balconies, decks or wall offsets such that no more than five horizontal metres of the facade is blank.<br><br>**A3.2** The building design must incorporate at least one of the following architectural features:<br>- eaves and overhangs of roof structures;<br>- verandahs and balconies (above ground level);<br>- a variety of building materials and coordinated colours;<br>- recesses and variation to built walls; or<br>- windows and doors to the street frontages.<br><br>**A3.3** Buildings must not present blank facades to streets or public spaces. |

## 4.3 Style and Visual Amenity

Intent:

- To maintain and where possible enhance the uniform architectural style and historic integrity of the villages and retain the present scale and prominence of historical buildings.

Development Controls:

| Performance criteria | Acceptable solution |
|---|---|
| **P1** The roofs, verandahs, building plan, fenestration, doors and materials have common features which should be used as a basis for designing a new building or for alterations and additions to existing structures in order to retain the village character. | **A1** New development is restricted to single storey structures. A second storey as an under-croft may be accepted only for properties located east of Bate Street where the land falls into the valley. |
| **P2** Development within the vicinity of heritage places (whether secondary buildings on the heritage site, or infill development on vacant land) has due regard to the character and significance of the heritage place and shall be sympathetic in terms of character, bulk & scale, form, siting, materials and colour, and detailing.<br><br>For more detail see the publication *Design in Context – Guidelines for Infill Development in the Historic Environment* available free from the NSW Heritage | **A2** New development in the villages and the TCA must be designed to be consistent with the existing development in the villages and sympathetic with surrounding development in terms of style and orientation of openings, roof pitch, materials, colours and general style. |

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|---|---|
| Branch website www. heritage.nsw.gov.au | |
| **P3** Attached dual occupancy is designed to have the appearance of a single dwelling and using matching building materials, colours and design elements, for example, roof pitch, gables, etc | **A3** Attached dual occupancy development in rural areas, must be designed so that the 2 dwellings are:<br>(a) Attached by a garage, carport or common roof or attached by a covered walkway no longer than 6m, to give the appearance of a single dwelling; and<br>(b) Designed to create a harmonious building by the use of matching building materials, colours and design elements, for example, roof pitch, gables, etc. |
| **P4** Shipping containers are located so that they are not visible from any road and adjoining property. | **A4** Shipping containers are not exempt development. To preserve the character of the 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.<br><br>Controls for the provision of minimum boundary setbacks, private open space and landscaped area apply. |

## 4.4 Building Materials

Intent:

**For All Development:**

- To promote the usage of traditional building materials, retain and where possible enhance the historic and aesthetic significance the villages and ensure that new work in the villages and the TCA continues the architectural details of the period.

**For Tilba Tilba:**

- To retain Tilba Tilba's distinctive character and retain and enhance its individually significant buildings.

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. However, unpainted galvanised iron is an acceptable roofing material in the villages and the TCA.
**A3** Weatherboard must be splayed timber (preferably hardwood) of approx 150mm cover, or ship-lapped or scalloped, based on traditional local examples.
**A4** Weatherboards must be fixed horizontally and painted an appropriate colour.

| Performance criteria | Acceptable solution |
|---|---|
| **Walls** | |
| **P5.1** Materials and colour of alterations and additions to heritage items should be | **A5.1** Building materials must match those used on the building, or in the vicinity, at the |

| | |
|---|---|
| sympathetic with those from which the place was initially constructed.<br><br>**P5.2** Materials and colour of new and existing buildings, including garages, carports and outbuildings, must be sympathetic with the prevailing character of the area. | time of its initial construction.<br><br>**A5.2** Places that were traditionally rendered must not have their render removed other than for repair or conservation purposes. |
| **Doors and windows** | |
| **P6** Doors closely replicate traditional doors, such as a simply detailed four panel door with lock rail, stiles and recessed panels. Traditional styled vertically-panelled doors may also be appropriate. | **A6** Mock panelling, moulding and modern decorative front doors must not be used in the villages and the TCA. |
| **P7** Windows, doors and other features follow the traditional details and orientation evident elsewhere on the building | **A7.1** The size, location and proportion of windows and doors must be consistent with evidence in historic photographs.<br><br>**A7.2** Installation of additional windows and doors in the street facade does not meet the overall aim of preserving Central Tilba's historic streetscape.<br><br>**A7.3** The orientation of windows, including mullions, must be vertical.<br><br>**A7.4** Windows must be timber framed and double hung and either natural or a painted finish and trimmed with architraves and sills following traditional details.<br><br>**A7.5** Wide chair rails or crash rails, coloured glazing, aluminium framed windows, false glazing bars or arched tops and inappropriate lead light stained glass must not be used for windows. |
| **Additional controls for Tilba Tilba** | |
| **P8** New development reflects traditional design, form, detail and scale. | **A8** All buildings shall be clad in timber weatherboards and have corrugated iron roofs. |

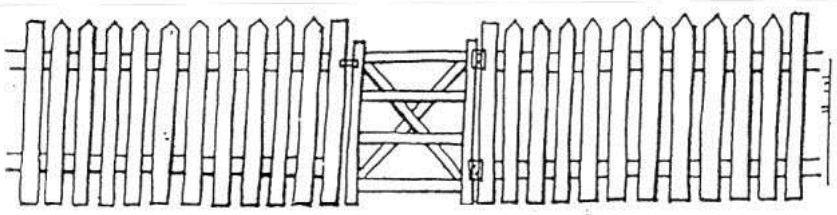
## 4.5 Fences

Intent:

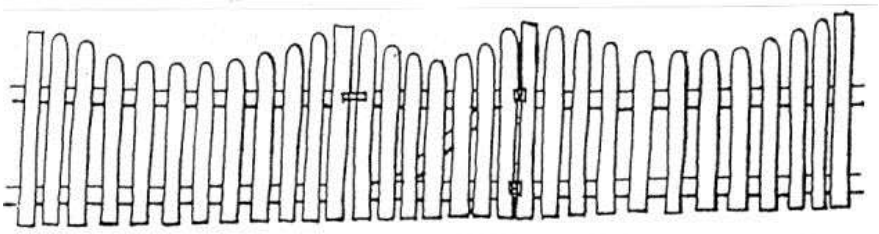
- To ensure that fences within Central Tilba and around individually significant buildings in Tilba Tilba and the TCA reflect the style of fence that was typical of the historic period.

Development Controls:

| Performance criteria | Acceptable solution |
|---|---|
| **P1.1** Fences and gates should be modelled on traditional local examples such as open or closed palings or pickets, either natural timber finish (if hardwood) or painted.<br><br>**P1.2** Fencing is consistent with traditional fencing evident in historic photographs of the place.<br><br>**P1.3** Modern colourbond fences do not meet the objectives of this criterion.<br><br>Refer to Figure 5. | **A1.1** Fencing must be constructed from timber pickets, woven-wire on a frame or timber post and rail.<br><br>**A1.2** Gates must be timber or traditional metal style.<br><br>**A1.3** Ribbed metal-sheet fencing must not be used within the villages as it diminishes historic rural character.<br><br>Refer to Figure 5. |
| **P2** Front fences are no higher than 1.5m and are spaced timber pickets or post and rail fencing in combination with vegetation if above 1m in height. | **A2.1** Height of solid fence forward of building line (side and front) does not exceed 1.0m.<br>**A2.2** Higher front fences (max 1.5m) must not be solid.<br><br>**A2.3** Height of fence behind front building line at sides and rear does not exceed 1.8m (as measured from the finished ground level on the lowest side of the fence).. |
| **P3** The form, extent and materials of fencing are designed to minimise visual impact. | **A3** Lengths of unmodulated fence (ie. Not broken up by the provision of gates or driveways):<br>– on a property boundary fronting a road reserve, and<br>– higher than 1.2m and greater than 15 metres long,<br>must be provided with recessed indentations,<br>– at least 1m wide and 1m deep;<br>– located wholly within private property;<br>– not more than 10m apart; and<br>– containing planting that have a mature height at least that of the fence height;<br>OR<br>Fencing incorporates a combination of visually contrasting materials. |



Open picket fencing with plain pointed pickets



Open picket fencing with rounded pickets.

**Figure 5: Fencing Detail**

## 4.6 Roof Form and Roof Fixtures

Intent:

- To encourage use of the predominant roof forms in Central Tilba across the villages and the TCA, and maintain architectural integrity and visual amenity from the street.

Development Controls:

| Performance criteria | Acceptable solution |
|---|---|
| **P1.1** New roofs on existing or new structures replicate traditional form, material and detail and do not compromise the visual integrity of roofs on heritage items.<br><br>Refer to Schedule 3 - Roof Forms in this plan.<br><br>**P1.2** Roofs on infill development shall have regard to the aesthetic impact of the roof form and appearance within its vicinity and context.<br><br>**P1.3** The restoration or extension uses the original roofing material. | **A1.1** Roof forms and roof pitches currently existing in Central Tilba must be utilised in the design for new development in the villages and the TCA.<br><br>**A1.2** Roofs must be gable-ended or hipped, spanning not more than approximately 6.5 metres. If a house is to be wider or longer, another hip or gable (or sometimes skillion) must be added rather than raising the ridge line and trying to span the greater distance under the one roof.<br><br>**A1.3** When not completely hipped, the tendency was to build gables to the main street with hipped roofs to the rear of the building. This approach must still be followed.<br><br>**A1.4** Roof pitches must be between 25 and 40 degrees (not including verandahs or skillion additions). |

| | |
|---|---|
| | **A1.5** Eaves overhangs must be no longer than 150mm for wall eaves and 300mm for gable eaves to retain the existing character. Roofing material must be either galvanised corrugated iron or colourbond, (provided that the colour is in accordance with those specified in the 'Colour Scheme' table.<br><br>**A1.6** Galvanised iron is the preferred traditional roofing material for Central Tilba and enables the retention of original lead flashings.<br><br>**A1.7** Terracotta or cement roof tiles are not appropriate for Central Tilba, as they are more typically associated with suburban development.<br><br>**A1.8** Stepped flashing around chimneys and roofs shall be retained or replaced with like material (usually lead). Stepped flashing is not to be replaced with strip flashing.<br><br>**A1.9** Roof sheeting profiles must be corrugated custom orb. |
| **P2** Roof fixtures are located so as not to detract from the architectural design of the building, or visual amenity from the street. Where this cannot be achieved they should be located and fixed to minimise visual impact, eg solar panels fixed flush to the roof-line, structures painted to blended with the building. | **A2** Roof fixtures, including skylights, air vents, television antennas, satellite receiving dish, solar panel etc, must not be visible from the public domain. |

## 4.7 Alterations and additions

Intent:

- To retain the original character and heritage value of buildings, villages and the TCA.

Development Controls:

| Performance criteria | Acceptable solution |
|---|---|
| **P1** Alterations and additions to listed buildings are stylistically in keeping with the form, detail, material and character of the parent or nearby structure.<br><br>Refer to Figure 6. | **A1** Additions/extensions must replicate a similar scale, proportion, roof pitch, detailing, verandah form, spacing of the supports, proportion of windows and other openings, form and siting to that of the existing structure.<br><br>Refer to Figure 6. |

| | |
|---|---|
| **P2** Alterations, additions and new buildings across the villages and the TCA should closely echo the form of the early vernacular architecture found in Central Tilba. These are simple, rectangular or square structures with, in most cases, a combination of hipped and gabled roofs with a verandah to the elevation facing the street, giving a horizontal emphasis to the building.<br><br>Modern styled alterations and additions, including decks, will compromise the historic integrity of the villages and the TCA and will not meet the intent. | **A2** All extensions must adopt the original architectural styles, joinery and details, such as moulded boards, finials and the like, of the main building. |
| **P3.1** The siting of the addition must respect the character of the original structure. As such, additions within Central Tilba are to be located to the rear or to one side of the existing building.<br><br>**P3.2** The scale and mass of additions does not dominate the existing building. The mass of the addition is smaller than the original building. | **A3.1** To maintain the proportions and scale of significant places, large additions must be done as a separate pavilion structure linked back to the parent building.<br><br>**A3.2** Symmetrical facades must retain their symmetry |
| **P4.1** Consideration is given to the external and internal design and appearance of the original building and sympathetically incorporated into the design of the new development;<br><br>**P4.2** Original fabric/materials is re-used where feasible, ie retention and/or repair rather than outright replacement. | **A4.1** Where the item is of architectural or historic interest the new work must retain important features of the historic building such as main structural walls, original chimney breasts, staircases, floors, major structural beams, roof structures and the like.<br><br>**A4.2** Chimneys that contribute to a place's significance must not be removed. |

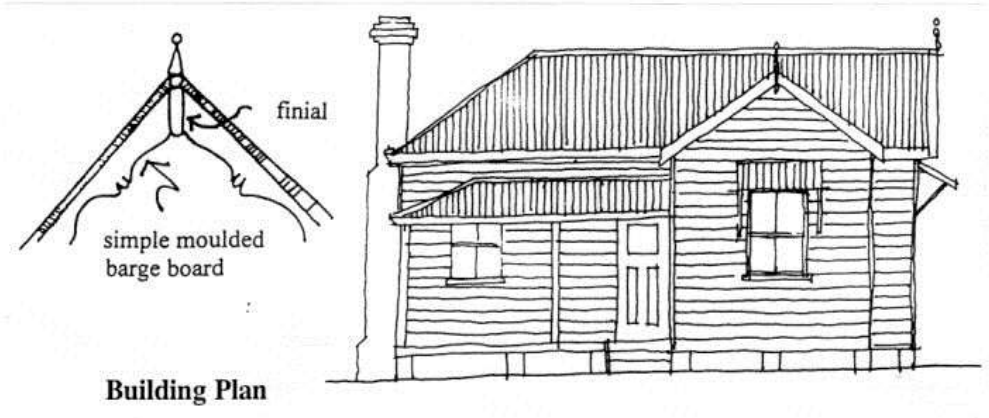



**Figure 6: Modifications to the front facade of heritage places shall retain their traditional form, material and detail.**

## 4.8 Verandahs

Intent:

- To maintain the historical verandah form that contributes to the villages and the TCA.

Development Controls:

| Performance criteria | Acceptable solution |
|---|---|
| **P1** Verandah design and materials in the villages have common features are used as a basis for designing a new building or for alterations and additions to existing structures in order to retain the village character and guide new development in the TCA. | **A1.1** Verandahs must join the wall below the eave line of the house and not be a continuation of the roof pitch or roof line.<br><br>**A1.2** Verandah posts shall be square or rectangular timber section and usually have chamfered edges.<br><br>**A1.3** Verandahs must be either concave, bell-shape or bull-nosed and based on historic evidence and detail.<br><br>**A1.4** Verandah roof pitch must be between 0-15 degrees based on historical evidence.<br><br>**A1.5** It is uncommon for verandahs to return around the sides of buildings in Central Tilba. The ends of verandah roofs must be infilled with lining boards or lattice based on historic evidence. |

## 4.9 Colour

Intent:

- To ensure that colours and colour schemes are suitable to the architectural style and character of places, precincts and streetscape and compliment the historic character of the villages and the TCA.

Development Controls:

| Performance criteria | Acceptable solution |
|---|---|
| **P1.1** Alternative colour schemes will be considered on their merits<br><br>**P1.2** For new development, timber cladding may be painted or left in its natural form.<br><br>**P1.3** Trim colours should not create an excessive contrast with walls, ie. white walls with a dark brown trim. If dark trims are used the wall colours should be tinted. It is also important to avoid overall dark wall surfaces, or all over light wall | **A1.1** Externally painted parts of the building must utilise the colour schemes in the Acceptable Solutions Colour Table below.<br><br>**A1.2** Buildings must not be painted in corporate colours. Overly bright colours or colour schemes are also not appropriate in the village.<br><br>**A1.3** Previously unpainted surfaces must not be painted. |

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| surfaces, or all over light colours. The use of trim colour creates interest, single colours can be bland. Strong whites are often best tinted to reduce their visual impact. | |
| **P2** Modern interpretations of period colour schemes may be appropriate where they blend with local historic character. | **A2** Paint schemes on historically significant buildings must be consistent with the colour scheme relevant to the significant phase of the particular building |

**Acceptable Solutions Colour Table**

| Roofs | Walls (light to medium shades) | Trim |
|---|---|---|
| Natural (bare galvanised iron)<br>Light to slate grey<br>Light Stone<br>Ferric Red<br>Ochre | Cream<br>Stone<br>Tan<br>Ochre | Light brown<br>Rich Brown<br>Indian Red<br>Brunswick Green<br>Olive Green<br>Prussian Blue |

## 4.10 Adaptable Housing

Intent:

- To design housing 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 the changing lifestyle needs of residents. | **A1** Developers proposing multi-dwelling housing, shop top housing or residential flat buildings of 4 units or more must ensure that 25% of the dwellings are adaptable housing. The applicable dwellings must comply with Australian Standard *AS4299 – Adaptable Housing.*<br><br>Developers proposing access to heritage buildings should consult "Improving Access to Heritage Buildings", a publication of the Australian Council of National Trusts, Australian Heritage Commission. |

# 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** Balconies and 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.<br><br>**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 7). The view of the area overlooked must be restricted within 9m and beyond a $45^{o}$ angle from the plane of the wall containing the opening, measured from a height of 1.7m above floor level (see Figure 8). |

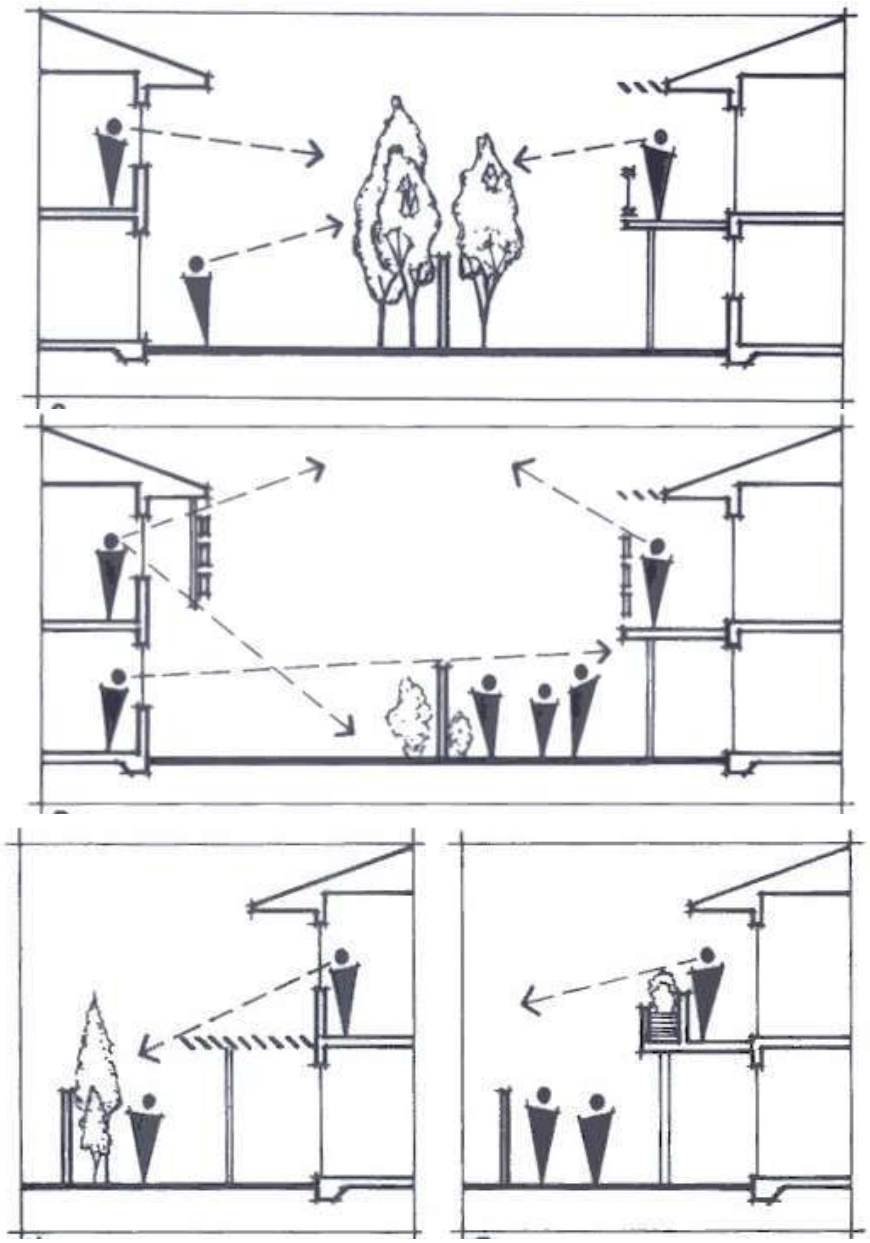

**Figure 7: Acceptable Privacy Measures**

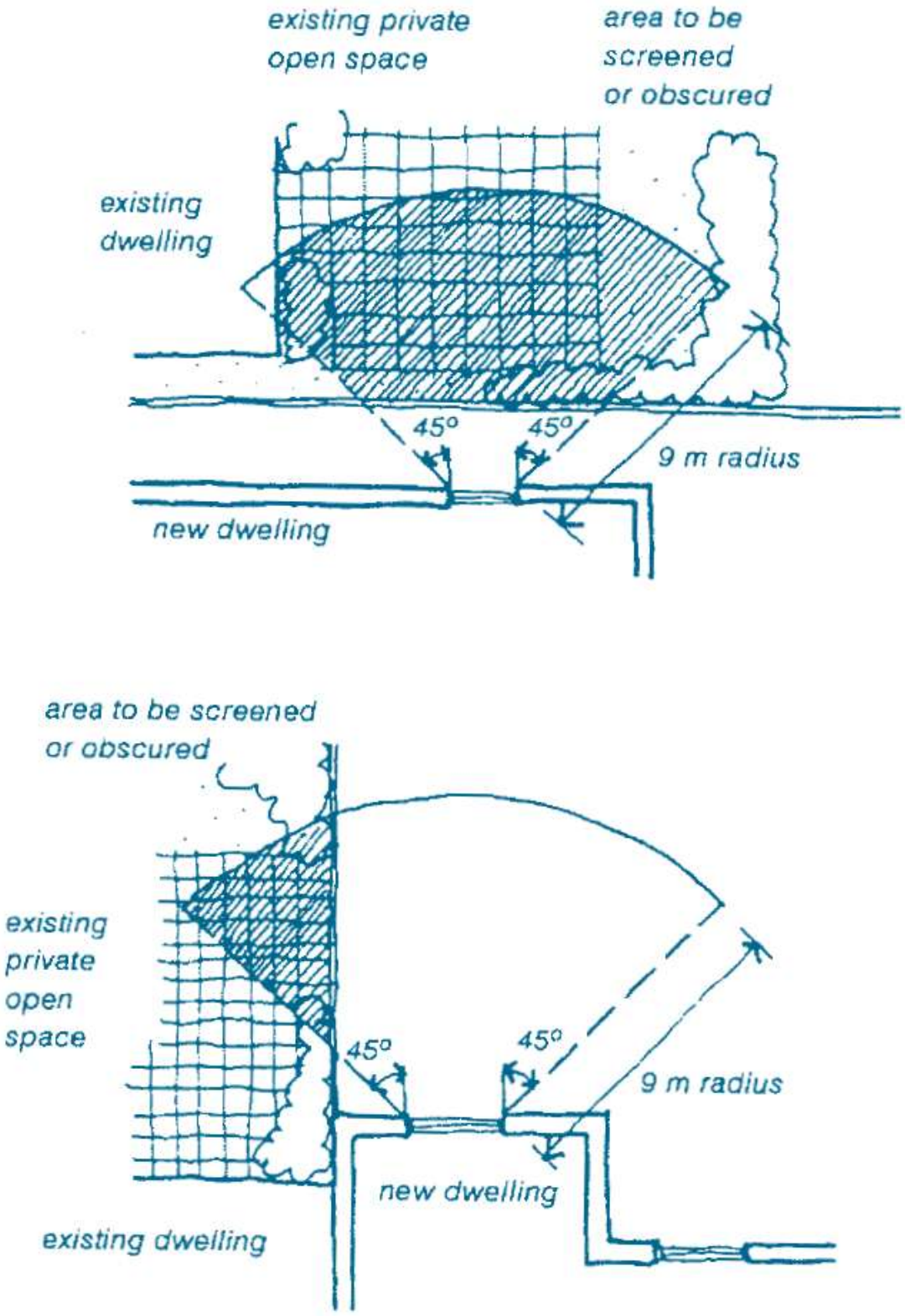


**Figure 8: Screening Views to Adjacent Private Open Spaces**

## 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.<br><br>**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 existing residential accommodation as follows.<br><br>• For all development except where an existing adjacent building has an east-west orientation:<br>- 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<br>- where solar access already exists to the private open space of adjacent dwellings, ensure it is maintained over a minimum of 50% of the primary private open space for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice.<br><br>• Where an existing adjacent building has an east - west orientation:<br>- 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<br>- where less than 2 hours solar access is currently available to north facing 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.<br><br>**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. |

## 5.3 Streetscape

Intent:

- To preserve and enhance the existing streetscape and contribute to the amenity of both public and private space through the use of street furniture and other public infrastructure that is in harmony with the streetscape.

Development Controls:

| Performance criteria | Acceptable solution |
|---|---|
| **P1** Development on road reserves, (including paving, kerbing and street furniture) and works that impact on the streetscape shall reflect the historic and rural character of the village. | **A1.1** Where paving is necessary, the use of second-hand bricks of mid-brown hue may be used, and follow the traditional patterns provided.<br><br>**A1.2** Where necessary, boardwalks similar to those already existing must be utilised.<br><br>**A1.3** Access ramps, railings and the like must be of timber (natural finish or painted) and modelled on traditional designs.<br><br>**A1.4** Seats within road reserves must be in the form of a simple bench or be a slatted seat of traditional design in durable hardwood. |

# 6.0 SITE CONSIDERATIONS

## 6.1 Tree Preservation

Intent:

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

Development Controls:

**A1** Removal of native vegetation on land to which the *Native Vegetation Act 2003 (*NVA*)* applies must be limited to that which is required by an approved Bushfire Assessment Report or an approval from the Southern Rivers Catchment Management Authority in accordance with the NVA.

**A2** All development on land to which the *Native Vegetation Act 2003* does not apply must comply with the provisions of clause 5.9 of LEP 2011 and the Eurobodalla Tree Preservation Code.

| Performance Criteria | Acceptable Solution |
|---|---|
| **P3** Tree removal is accompanied by appropriate tree replacement.<br><br>It is appropriate to prune certain trees and hedges where this will enhance views to | **A3** Significant trees on private and public land must be retained.<br><br>Exemptions to this acceptable solution may be found in the Eurobodalla Tree |

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| and from significant items, both within and beyond the study area. | 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 runoff has no detrimental impacts on, neighbouring properties, public spaces and Council infrastructure.

Development Controls:

| Performance Criteria | Acceptable Solution |
|---|---|
| **P1.1** Application of a site specific Stormwater Management Plan(SMP), approved by Council. The SMP will provide for the integrated management of stormwater in order to:<br>– minimise flooding;<br>– protect and enhance environmental values of receiving waters;<br>– maximise the use of water sensitive urban design principles;<br>– maximise the use of natural waterway corridors and natural channel design principles;<br>– maximise community benefit; and<br>– minimise public safety risk.<br><br>**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<br><br>**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 lawful 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.<br><br>**A1.2** Development must comply with the following where relevant:<br>– AS3500 – Plumbing and Drainage Code;<br>– the *Eurobodalla Development Specification Manual – Section D5 Stormwater Drainage Design & D7 Erosion Control and Stormwater Management; and*<br>– 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:

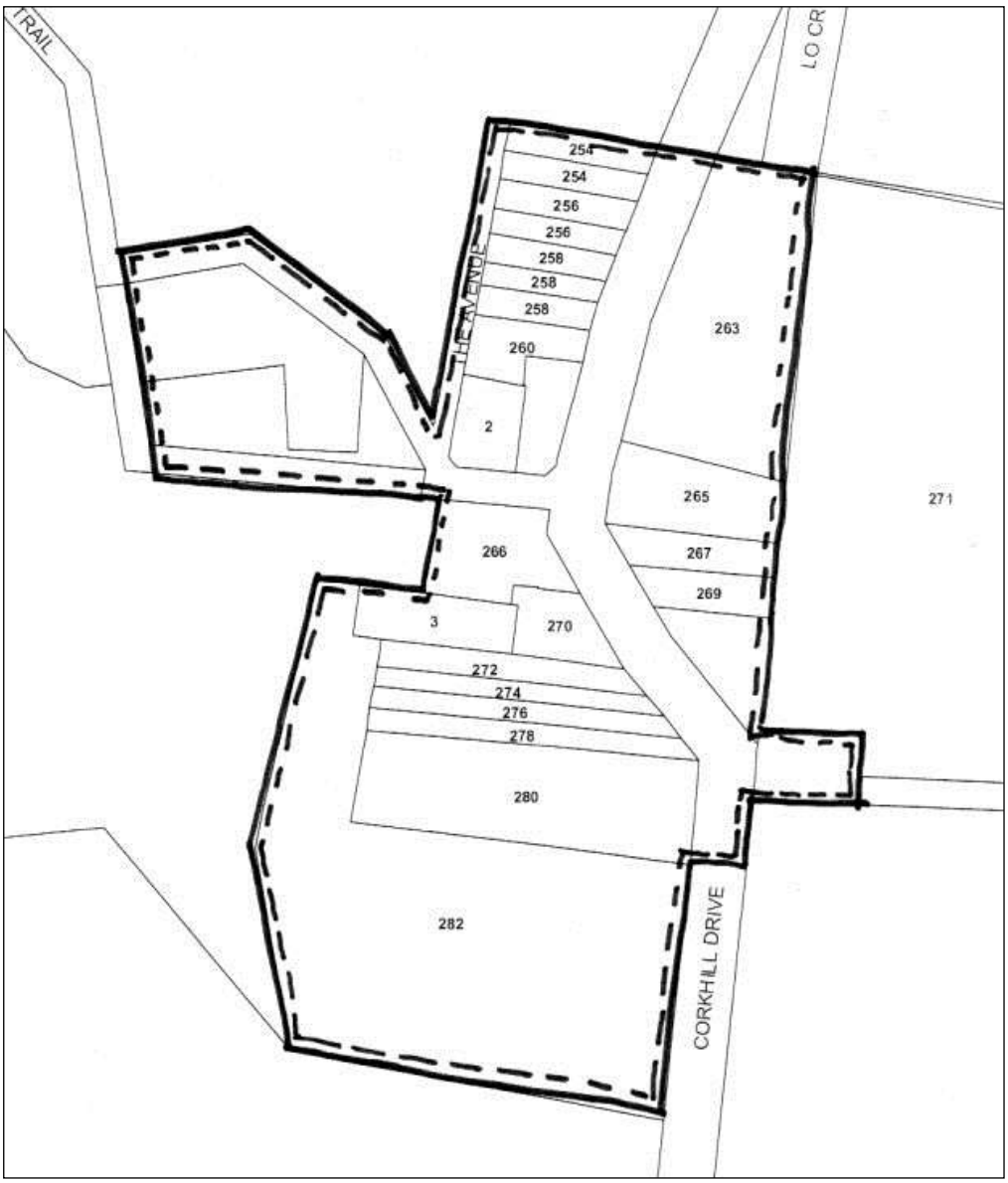
| Performance Criteria | Acceptable Solution |
|---|---|
| **P1** Application of a site specific Site Waste Minimisation and Management Plan, approved by council having regard to the objectives of the Code. The Plan must show that compliance with the Code is unreasonable or unnecessary in the circumstances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

# SCHEDULES

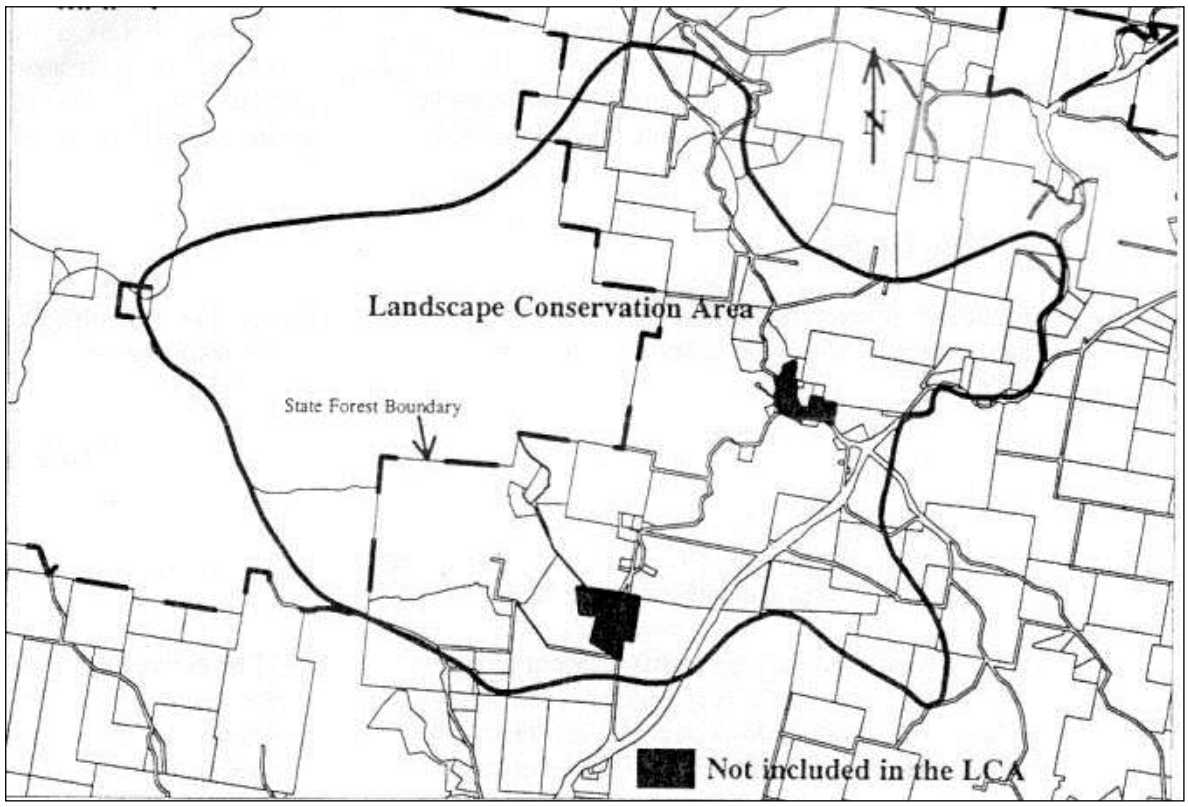
## 1. MAPS

### 1. Central Tilba

## 2. Tilba Tilba



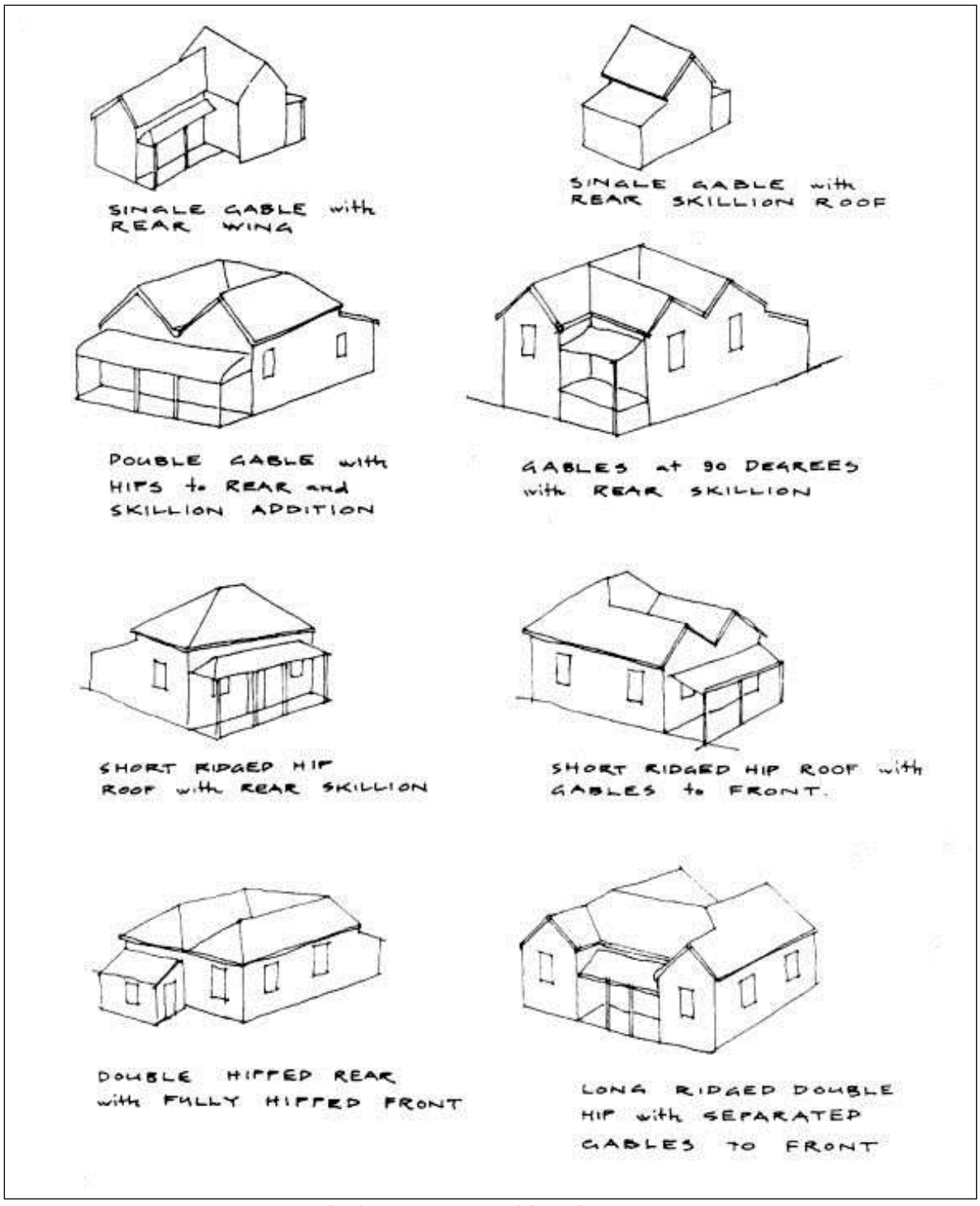
### 3. Tilba Conservation Area



## 2. LIST OF AMENDMENTS

Intentionally blank

## 3. ROOF FORMS




**Typical roof forms on historic cottages**

# 4. CODES APPLICABLE TO THIS PLAN

1. SAFER BY DESIGN CODE
2. LANDSCAPING CODE
3. INTERIM SEA LEVEL RISE ADAPTATION POLICY
4. TREE PRESERVATION CODE
5. FOOTPATH TRADING CODE
6. SIGNAGE CODE
7. SITE WASTE MINIMISATION & MANAGEMENT CODE
8. SOIL AND WATER MANAGEMENT CODE
9. PARKING AND ACCESS CODE
10. ADVERTISEMENT AND NOTIFICATION CODE