



Narooma Township

Development Control Plan

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NAROOMA TOWNSHIP DEVELOPMENT CONTROL PLAN

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1.0 INTRODUCTION

1.1 Name

This Plan is known as the Eurobodalla Narooma Township Development Control Plan and has been prepared in accordance with section 3.43 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 on 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 1 - Amendments of this Plan.

1.3 Aim

This Plan aims to further the aims of the [Eurobodalla Local Environmental Plan 2012](#) (LEP) and the particular objectives for the R2, R3, and B2 zones as stated in the [LEP](#).

This Plan also aims to achieve the following objectives in relation to the Narooma Township:

- Retain and enhance the relaxed coastal character of Narooma.
- Encourage development that is sympathetic to the character of Narooma.
- Protect and enhance environmental values.
- Protect views to and from public and natural areas.
- Identify appropriate locations for commercial/retail, residential and tourism-related expansion.

1.4 Land to Which This Plan Applies

This Plan applies to all land outlined in the Maps in Schedule 3 - Maps known as the Narooma Township.

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.

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In addition to the above and the provisions of this Plan, in assessing development proposals, Council must consider all those matters specified in section 4.15 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 Schedule 2 - Codes Applicable to this Plan 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

This part looks at present and future arrangements for the town and also provides detail on the six precincts identified for future intensification, on The Hill Main Street, The Hill Accommodation, The Flat Main Street, The Flat Accommodation, The Ridge and The Plaza.

NAROOMA B2 LOCAL CENTRE ZONE

The Flat Main Street is to become the main tourist area for the town with a good mix of retail, tourist and permanent accommodation. The Princes Hwy is to remain the commercial, retail and tourist focus for this area. This role will be reinforced with new specialty retail shops, and street and footpath improvements. The Princes Hwy will continue to have small-scale shopfronts, display windows and street access to shops. Parking is to be located centrally within sites behind shops which front the street.

The Hill Main Street (Campbell and Wagonga Streets) is to be designed to attract tourists by offering a range of accommodation options, as well as entertainment, eating and shopping opportunities. This is to be achieved by encouraging active uses at street level and accommodation to the rear of sites, where amazing views can be obtained. Neither tourist nor residential accommodation should front the main street at street level.

As this area contains a number of buildings with heritage significance, it is crucial to maintain the historic character of the main street by ensuring that future development is compatible with existing buildings.

The Plaza will continue to develop as the main retail area in Narooma providing large floor plate retail outlets and uses that enhance the sites retail focus.

NAROOMA R3 MEDIUM DENSITY RESIDENTIAL ZONE

The Flat Accommodation is to provide a range of integrated housing opportunities that cater for both tourists and permanent residents. Controls have been established to ensure that development in this precinct complements the existing urban/village character of the Narooma Township.

The Hill Accommodation is to provide a range of integrated housing opportunities that cater for both tourists and permanent residents. Controls have been established to ensure that development in this precinct complements the existing urban/village character.

The area extending east of the Princes Hwy towards the Pilot Station between Bowen and Ballingalla Streets contains a number of original houses with historic charm. Over the years, some

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of the old timber buildings, typical of a coastal village have been demolished and replaced in an ad hoc way with more modern development. New development in this precinct is to reflect the older building forms by incorporating timber look construction, pitched roofs (preferably hips), roof over hangs, awnings and verandahs.

The Ridge is to continue to function as an area for mixed use including home offices, cottage industries and medical activities, with the protection of the future residential potential of the land in the precinct through the LEP controls. The intensity of activity is to provide a changing diversity of use reflecting a transition between The Hill and The Plaza precincts.

NAROOMA R2 LOW DENSITY RESIDENTIAL ZONE

The R2 zone is characterised by residential development such as one and two storey dwelling houses and the occasional dual occupancy. The area is low density in scale and design and provides primarily for permanent residential accommodation.

There are also opportunities for non-residential development which supports the immediate community where it is appropriately located and designed to maintain the amenity for adjoining residential development.

2.0 SITE PLANNING

2.1 Siting of Development

Intent:

For All Zones:

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

For Business Zones:

- To design new development to integrate well with and respect the streetscape, general built form and character of the precinct.

Development Controls:

Performance Criteria	Acceptable Solutions
All zones	
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.
B2 – Local Centre Zone	
P2 The building location zone respects the existing setbacks on adjoining properties and the street alignment and makes adequate provision on site for the site facility needs and amenity of occupants. Refer to Figure 1.	A2.1 The maximum building depth measured from front to back of lot is 20m. A2.2 The building width measured along the street frontage is the width of the lot.

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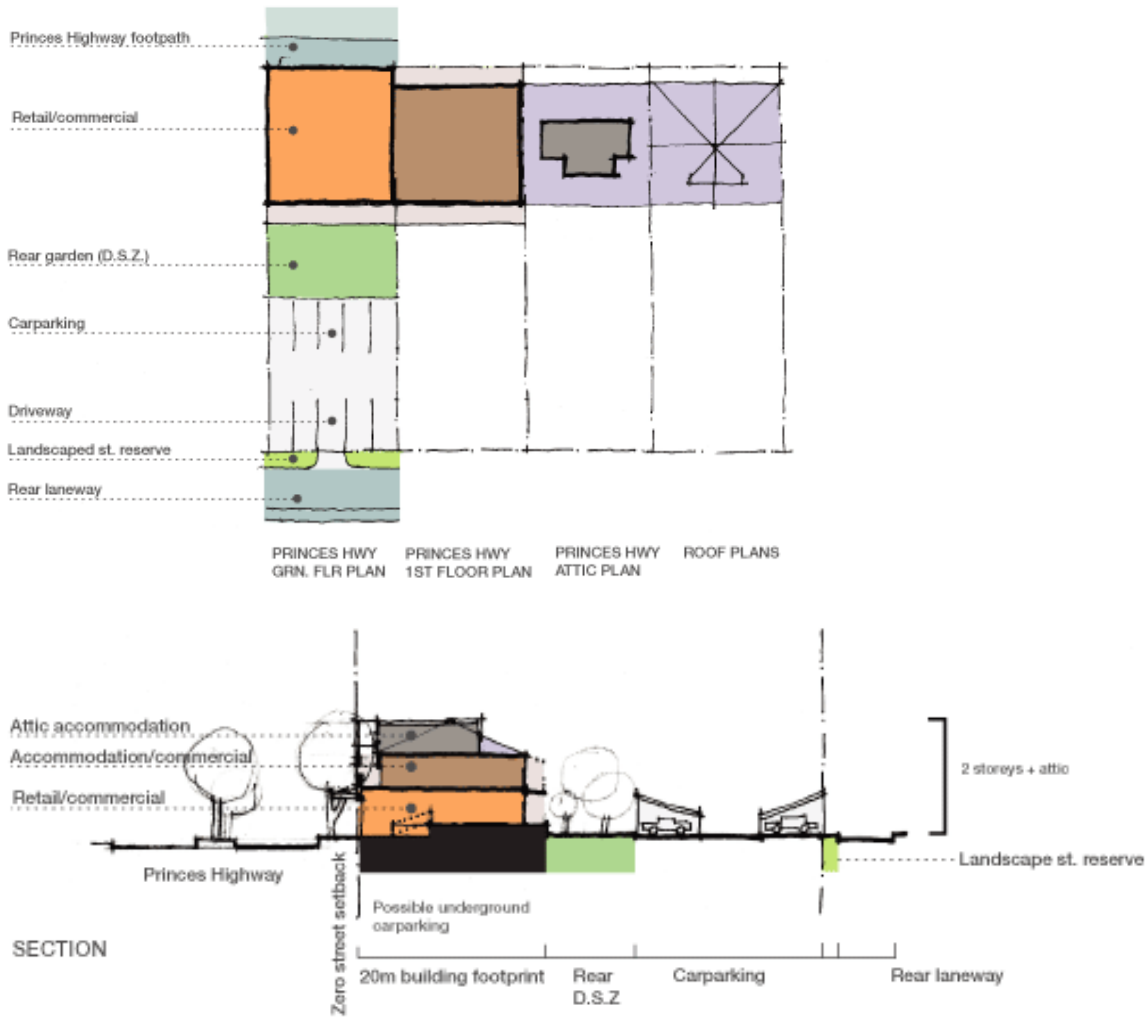


Figure 1: Indicative Commercial Development Plan and Section

2.2 Setbacks

Intent:

For Business Zones:

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

For Residential Zones:

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

Development Controls:

Performance Criteria	Acceptable Solutions
B2 – Local Centre Zone	
<p>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.</p> <p>P1.2 Building setbacks strengthen the visual character and the continuity of street facades along the main streets.</p>	<p>A1.1 Building setbacks along the main street frontage must form a continuous and consistent alignment of buildings along the street boundary (zero setbacks).</p> <p>A1.2 Setbacks from the side boundaries: Zero setback.</p> <p>A1.3 Setback from the rear boundary: Minimum area necessary to include car parking, vehicle manoeuvring, delivery of goods and open space on site.</p>
R3 – Medium Density Residential Zone and R2 – Low Density Residential Zone	
Front boundary setback	
<p>P2 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.</p>	<p>A2.1 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.</p> <p>A2.2 Neighbourhood shops must be setback a minimum of 3 metres from the road frontage.</p> <p>A2.3 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.</p>

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Performance Criteria	Acceptable Solutions
	<p>A2.4 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.</p>
Side boundary setback	
<p>P3 Buildings are setback to reduce overbearing and perceptions of building bulk on adjoining properties and minimises overshadowing impacts on adjoining properties.</p>	<p>A3 The minimum setback to a side boundary is:</p> <ul style="list-style-type: none"> – 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 (e.g. gazebos, aviaries, green houses, pool houses, etc), 450mm
<p>P4 The impact of rooftop terraces on the privacy and amenity of adjoining residential land is minimised.</p>	<p>A4 Rooftop terraces that, if enclosed would form an additional floor outside the height and setback limit, must:</p> <ul style="list-style-type: none"> – 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	
<p>P5 Buildings are setback to contribute to the existing or proposed streetscape character, assist in the blending of new</p>	<p>A5.1 The minimum setback to the secondary street frontage side boundary is 3m.</p> <p>A5.2 Where a dual occupancy contains a dwelling</p>

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Performance Criteria	Acceptable Solutions
<p>development into the streetscape, make efficient use of the site and provide amenity for residents.</p>	<p>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.</p> <p>A5.3 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.</p>
<p>Rear boundary setback</p>	
<p>P6 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.</p>	<p>A6.1 A minimum rear boundary setback of 3m applies to all buildings except:</p> <ul style="list-style-type: none"> – sheds; – detached garages; and – other detached non-habitable ancillary buildings. <p>up to a height of 3.8m.</p> <p>A6.2 A minimum rear boundary setback of 450mm applies to all:</p> <ul style="list-style-type: none"> – sheds; – detached garages; and – other detached non-habitable ancillary buildings, <p>up to a height of 3.8m.</p> <p>The above minimum rear boundary setbacks also apply to allotments with a rear boundary to a road.</p>
<p>‘Front’ Boundary Setbacks for Battle Axe Allotments</p>	
<p>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.</p>	
<p>P7 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</p>	<p>A7.1 A minimum ‘front’ boundary setback of 3m applies to all buildings except:</p> <ul style="list-style-type: none"> – sheds; – detached garages; and

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Performance Criteria	Acceptable Solutions
<p>close proximity, overshadowing or overlooking the open space.</p>	<ul style="list-style-type: none"> – other detached non-habitable ancillary buildings, <p>up to a height of 3.8m.</p> <p>A7.2 A minimum ‘front’ boundary setback of 450mm applies to all:</p> <ul style="list-style-type: none"> – sheds; – detached garages; and – other detached non-habitable ancillary buildings. <p>up to a height of 3.8m.</p> <p>The above minimum ‘front’ boundary setbacks also apply to allotments with a rear boundary to a road.</p>
Setbacks to reserves and cliffs	
<p>P8 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.</p>	<p>A8.1 Where development is proposed on land which has a common boundary with a foreshore reserve:</p> <ul style="list-style-type: none"> – 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. <p>A8.2 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.</p>

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Performance Criteria	Acceptable Solutions
	<p>A8.3 Where development is proposed on land that contains or is in close proximity to a cliff, even where there is no foreshore reserve:</p> <ul style="list-style-type: none"> – for infill development, the minimum setback for any building or any other structures from the top of the bank of the cliff must be no less than the average setback of the adjoining lawfully erected buildings; and – where a building line has not been established, the minimum setback for any building and all other structures from the top of the bank of the cliff must be 12m. <p>See Figure 2.</p>

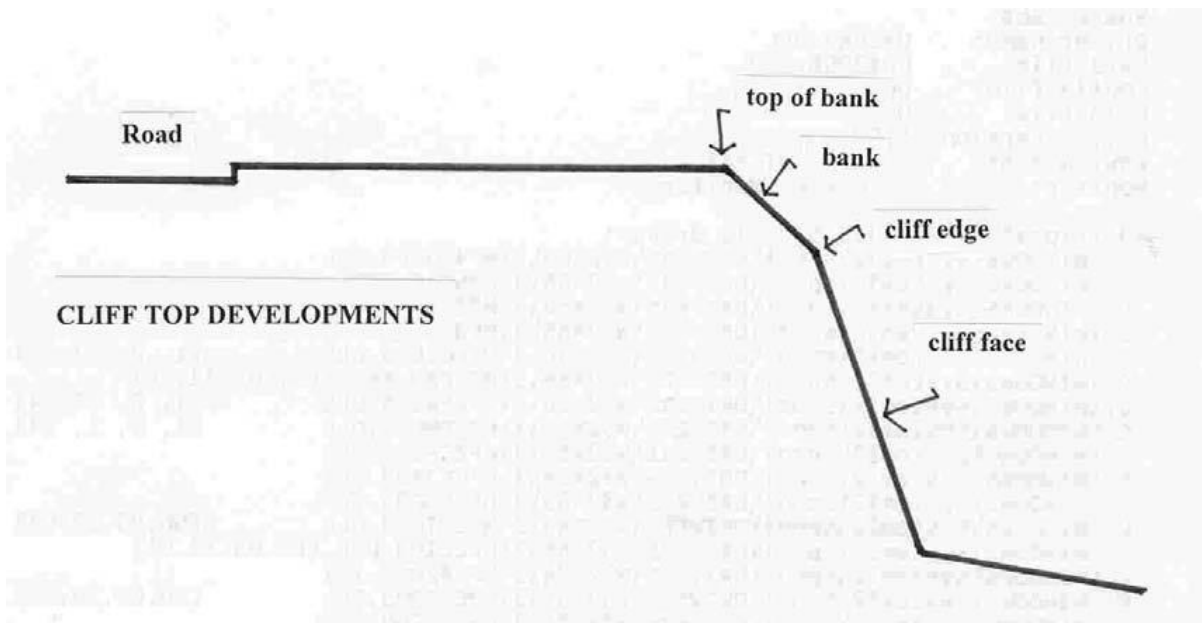


Figure 2: Cliff Top Developments

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
<p>P1 Carports and garages:</p> <ul style="list-style-type: none"> – 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. <p>Refer to Figure 3</p>	<p>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.</p>
<p>P2 Carports and garages:</p> <ul style="list-style-type: none"> - 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. 	<p>A2.1 The site coverage of</p> <ul style="list-style-type: none"> – sheds; – carports; – detached garages; and – other detached non-habitable ancillary buildings, <p>must not be greater than 60m².</p> <p>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.</p>



Poor relationship to street – the garage dominates the streetscape



Improved relationship to street - garages do not dominate the streetscape

Figure 3: 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:	A1.1 Each dwelling must be provided with a minimum of 24m ² of private open space at ground level and/or above ground level which must:

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Performance Criteria	Acceptable Solution
<ul style="list-style-type: none"> - enhance residential amenity; - be functional for private recreational activities; - allow for landscape design; - optimise solar access; and - increase visual privacy, <p>to promote the enjoyment of outdoor living by residents.</p>	<ul style="list-style-type: none"> - 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. <p>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.</p>
Dwellings with Ground Level POS Only	
<p>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.</p>	<p>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;</p> <ul style="list-style-type: none"> - not have a minimum dimension of less than 4m;
Dwellings with Combinations of Ground and Above Level POS	
<p>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.</p> <p>P3.2 On land zoned R3:</p> <ul style="list-style-type: none"> - 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 	<p>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:</p> <ul style="list-style-type: none"> - 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); <p>or</p> <p>a minimum balcony area of 10m² 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</p>

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Performance Criteria	Acceptable Solution
<p>recreation areas within 400m walking may be taken into account in considering a reduction in the provision of communal open space.</p>	<p>area of 24m²) to be provided at ground level.</p> <p>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.</p>
Dwellings with Above Ground Level POS only	
<p>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.</p> <p>P4.2 On land zoned R3:</p> <ul style="list-style-type: none"> - 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. 	<p>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:</p> <ul style="list-style-type: none"> – contain a balcony with a minimum area of 10m² and minimum dimension of 2 metres (greater area and dimension is encouraged where practical); – 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; <p>For example, 8 units each with balconies of 10m². The communal open space requirement is:</p> $8 \times (24 - 10) = 8 \times 14 = 112\text{m}^2$ <ul style="list-style-type: none"> – 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 [Landscaping Code](#).

A2 Landscaping must not include environmental or noxious weeds as defined in the [Tree Preservation Code](#).

Performance Criteria	Acceptable Solution
Additional Controls for B2 – Local Centre Zone	
<p>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.</p>	<p>A3 Minimum landscaped area of the site is 20% of the total site area.</p>
Additional Controls for R3 – Medium Density Residential Zone and R2 – Low Density Residential Zone	
<p>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.</p>	<p>A4 The minimum landscaped area of the site must consist of:</p> <p>on land zoned R2,</p> <p>35% of the site area used for residential development, including;</p> <p>50% of the front setback for development other than neighbourhood shops; and</p> <p>The minimum landscaped area must be provided in addition to the minimum private open space requirement.</p> <p>on land zoned R3,</p> <p>20% of the site area used for residential development, including;</p> <p>50% of the front setback for development other than neighbourhood shops; and</p>

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Performance Criteria	Acceptable Solution
	<p>on land zoned E4 and R5,</p> <p>45% of the site area for residential development, including;</p> <p>50% of the front setback</p> <p>Calculation of minimum landscaped area must not include any area with a minimum dimension less than 1m.</p>

2.6 Parking and Access

Intent:

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

Development Controls:

Performance Criteria	Acceptable Solution
<p>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.</p>	<p>A1 All development must comply with the Parking and Access Code.</p>
Additional control for land zoned R2 – Low Density Residential	
<p>P2 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.</p>	<p>A2 Single dwellings 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 Parking and Access Code.</p>

2.7 Safer By Design

Intent:

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

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Development Controls:

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

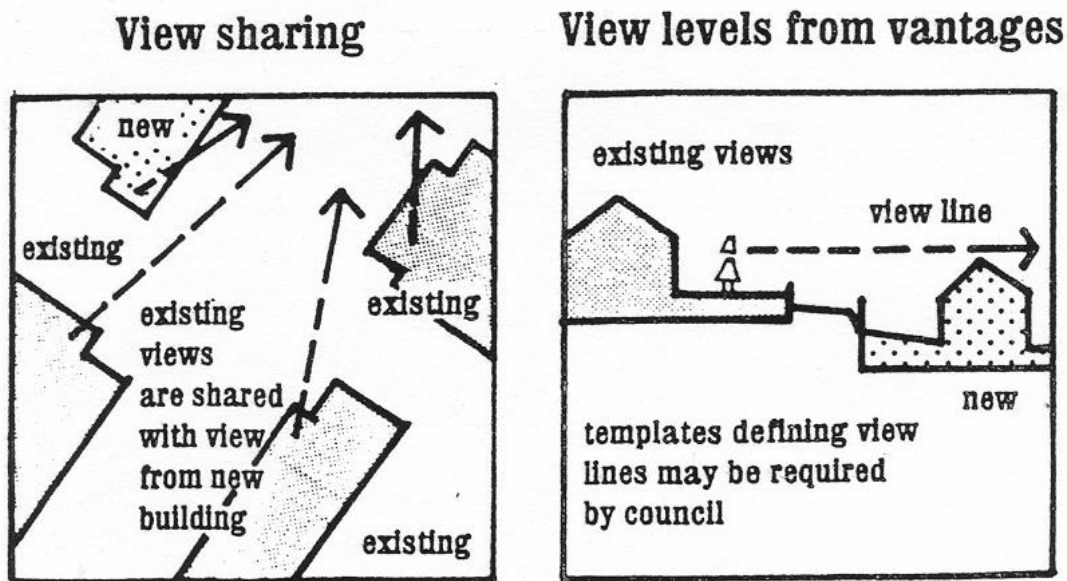
2.8 Views

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
<p>P1 Development allows for the reasonable sharing of views through the siting, height and design of buildings.</p> <p>Refer to Figure 4.</p>	<p>A1 The design of development minimises impacts on private views and shares views where necessary by:</p> <p>locating structures to provide or maintain view corridors; or</p> <p>adjusting rooflines, or modifying building bulk or scale; or</p> <p>demonstrating regard and consideration of views in the development design.</p>



Consider views of others when designing new development

Figure 4: 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:

Business Zones:

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 Solutions
R3 – Medium Density Residential Zone and R2 – Low Density Residential Zone	
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.
<p>P3.1 Lots zoned R2 include a site capable of accommodating a dwelling of a reasonable size.</p> <p>P3.2 Lots zoned R3 include a site capable of accommodating a dual occupancy of a reasonable size.</p> <p>P3.3 Site characteristics, particularly slope, will determine whether the building envelope can be achieved and therefore the feasibility of subdividing to the minimum lot size.</p>	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
B4 Mixed Use 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, the first floor level must be structured so that it can be retro-fitted for commercial space as future demand dictates.
R3 – Medium Density Residential Zone and R2 – Low Density Residential Zone	
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 5.

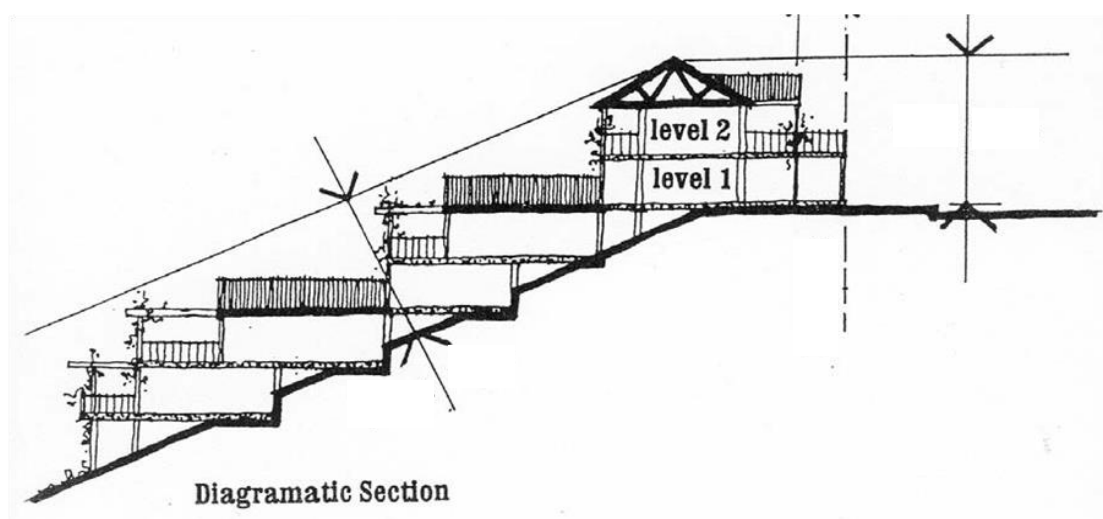


Figure 5: Development on Sloping Sites

4.2 Street Frontage and Facade Treatment

Intent:

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

Development Controls:

Performance Criteria	Acceptable Solutions
B2 – Local Centre Zone	
<p>P1 Buildings are designed to enhance the streetscape through façade articulation, detailing and window and door proportions.</p>	<p>A1 No less than 75% of each façade to be articulated by doors, windows, balconies, decks or wall offsets.</p>
<p>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.</p> <p>Ground floor:</p> <p>Building façade treatments, including windows, doors, security grills and awnings are:</p> <ul style="list-style-type: none"> – 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. <p>P2.2 Above ground floor:</p> <p>Building facades:</p> <ul style="list-style-type: none"> - 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 	<p>A2.1 Buildings must address all street frontages with the main entrance visible from the main street frontage.</p> <p>A2.2 Shop front windows are maximised to the main street, through the use of transparent glass with a consistent height and panel size.</p> <p>A2.3 Shop front windows are not obscured by excessive signs and storage areas.</p> <p>A2.4 Window displays are illuminated at night for security and pedestrian amenity.</p> <p>A2.5 Security grilles/roller shutter doors to be fitted only within the shopfront. Such grilles are to be transparent.</p> <p>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.</p> <p>A2.7 Awnings must be designed to permit street tree planting to be provided at regular intervals.</p> <p>A2.8 No residential accommodation or car parking shall be located at ground level along street frontages.</p>

NAROOMA TOWNSHIP DEVELOPMENT CONTROL PLAN

Performance Criteria	Acceptable Solutions
<p>- pick up the horizontal and vertical control lines of adjoining buildings.</p>	
<p>P3 Shop top housing and pedestrian connections are designed to provide safety for residents and pedestrian, and to contribute to an active street frontage.</p>	<p>A3.1 Developments containing shop top housing 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.</p> <p>A3.2 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.</p>
<p>R2 – Low Density Residential Zone and R3 – Medium Density Residential Zone</p>	
<p>P4 The facades of buildings relate sympathetically to the existing buildings nearby and are designed to architecturally express the different functions of the building.</p>	<p>A4.1 Development must be orientated toward the street with front entrances visible from the street allow casual surveillance of entrance points.</p> <p>A4.2 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.</p>
<p>P5 Retail and commercial uses are designed to provide active shop fronts to the street.</p>	<p>A5 Retail and commercial uses at ground level must have their entrance directly from the main street frontage.</p>
<p>P6 Building design enhances the streetscape through façade articulation, detailing and window and door proportions.</p>	<p>A6.1 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.</p> <p>A6.2 The building design must incorporate at least one of the following architectural features:</p> <ul style="list-style-type: none"> – eaves and overhangs of roof structures; – verandahs and balconies (above ground level); – a variety of building materials and

NAROOMA TOWNSHIP DEVELOPMENT CONTROL PLAN

Performance Criteria	Acceptable Solutions
	<p>coordinated colours;</p> <ul style="list-style-type: none"> – recesses and variation to built walls; or – large windows and doors to the street frontages. <p>A6.3 Buildings must not present blank facades to streets or public spaces.</p>
Additional Control for R3 – Medium Density Residential Zone	
<p>P7 In predominantly single-storey areas, the facade of the buildings appear as a series of horizontal rectangles linked by strong horizontal elements. In predominantly double-storey areas, the facade appears as a series of vertical rectangles linked by strong horizontal elements.</p> <p>To achieve a vertical emphasis:</p> <ul style="list-style-type: none"> – bays are established by vertical control lines which are set by elements such as blade and party walls, attached piers, setbacks, changes in facade planes, and vertical balustrades and verandah supports; – bays are repeated along the facade of the building; and – bay width is uniform and reflects the proportions of adjoining buildings. <p>To achieve horizontal emphasis;</p> <ul style="list-style-type: none"> – horizontal facade elements are used such as roofs, parapets, balconies and balustrades, eaves lines, string courses, cornices and door/window heads. 	<p>A7 Any individual wall length of a facade facing a street or residential property must not exceed 7.5m. This can be achieved through the use of a stepped building line and the use of varying colours and materials to break the building bulk.</p>

4.3 Style and Visual Amenity

Intent:

To facilitate the development of buildings that display a coastal style of architecture that complements the cultural, environmental and landscape values of the Narooma Township.

Development Controls:

Performance Criteria	Acceptable Solutions
<p>P1 Shipping containers are located so that they are not visible from any road and adjoining property.</p>	<p>A1 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.</p> <p>Controls for the provision of minimum boundary setbacks, private open space and landscaped area are still applicable.</p>
B2 – Local Centre	
<p>P2 The Narooma coastal character is maintained and enhanced by ensuring the scale, bulk and siting of buildings and structures:</p> <ul style="list-style-type: none"> – Are of a lightweight construction form; – Use a mix of building materials including lightweight cladding and sections of rendered brickwork rather than traditional suburban face brick; and – Use a mix of articulation, architectural elements and exterior finishes to reduce the scale and bulk of buildings. <p>Refer to Schedule 4 – Narooma Style Guide</p>	<p>A2 New development must be designed to be consistent with Schedule 4 – Narooma Style Guide of this Plan.</p>
R3 – Medium Density Residential and R2 – Low Density Residential Zone	
<p>P3 The Narooma coastal character is maintained and enhanced by ensuring the</p>	<p>A3.1 Buildings must be no greater than 2 storeys with attic. Attic rooms must not:</p>

NAROOMA TOWNSHIP DEVELOPMENT CONTROL PLAN

Performance Criteria	Acceptable Solutions
<p>scale, bulk and siting of buildings and structures:</p> <ul style="list-style-type: none"> – Are of a lightweight construction form; – Use a mix of building materials including lightweight cladding and sections of rendered brickwork rather than traditional suburban face brick; and – Use a mix of articulation, architectural elements and exterior finishes to reduce the scale and bulk of buildings. <p>Refer to Schedule 4 – Narooma Style Guide</p>	<ul style="list-style-type: none"> – Increase the bulk of the building; – Cause a loss of significant views from adjacent properties; and – Be excessive in scale and bulk relative to the rest of the building. <p>Refer to Figure 6.</p> <p>A3.2 The maximum external wall height is 7m.</p> <p>Note: External wall height means the vertical distance measured from finished floor level to the topmost point of the ceiling from the external wall.</p> <p>A3.3 Ceiling heights must be a minimum of 2.7m.</p> <p>A3.4 Buildings must have eaves with widths of between 250mm-450mm.</p> <p>A3.5 The building must provide for large recesses under the roof that create indoor/outdoor living spaces. e.g. balconies, terraces and decks.</p> <p>Refer to Schedule 4 – Narooma Style Guide</p>

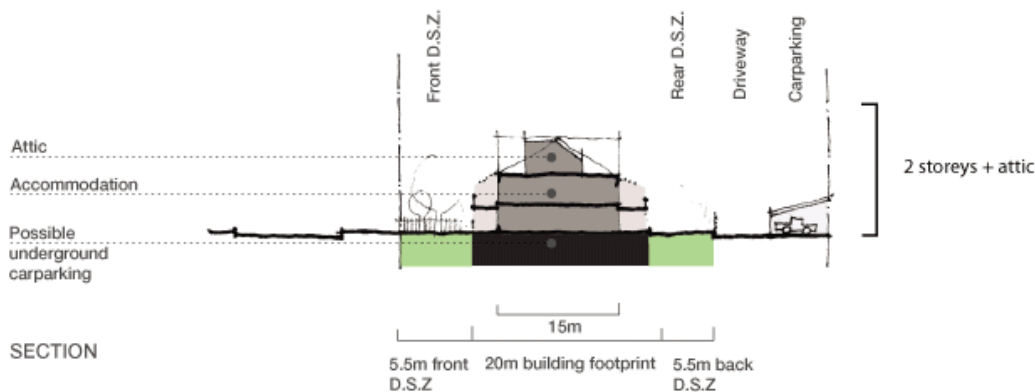


Figure 6: Indicative Residential Development Section

4.4 Roof Forms

Intent:

To reinforce the existing pitched roofscape of Narooma.

Development Controls:

Performance Criteria	Acceptable Solutions
<p>P1 Roof pitch is to contribute to the character of the area and promote consistency in form and materials.</p> <p>Refer to Schedule 4 – Narooma Style Guide.</p>	<p>A1.1 Roof pitches for hipped or gabled roof forms must be between 22.5° and 32.5° (not including verandahs or skillion additions).</p> <p>A1.2 Roof pitches for offset skillion roof forms (not including verandahs or skillion additions) must not be less than 10°.</p> <p>A1.3 Roof forms of one single expanse (i.e. large single skillion roof forms) are not permitted.</p> <p>Refer to Figure 7 and Schedule 4 – Narooma Style Guide.</p>



Figure 7: Indicative Commercial Street Frontage and Roof Form

4.5 Building Materials

Intent:

To encourage the use of materials that contribute to the coastal identity of the Narooma Township and compliment the preferred streetscape character of the precinct.

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.

4.6 Fences in Residential Zones

Intent:

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

Development Controls:

Performance Criteria	Acceptable Solution
<p>P1 The design of fences preserves and enhances the existing streetscape and contributes to the amenity of both public and private space.</p>	<p>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).</p> <p>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.</p>
<p>P2 The form, extent and materials of fencing are designed to minimise visual impact.</p>	<p>A2 Lengths of unmodulated solid fence (ie. Not broken up by the provision of gates or driveways):</p> <ul style="list-style-type: none"> – 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. <p>OR</p> <p>Fencing incorporates a combination of visually contrasting materials.</p>

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 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.

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.	<p>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;</p> <p>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 8). The view of the area overlooked must be restricted within 9</p>

NAROOMA TOWNSHIP DEVELOPMENT CONTROL PLAN

m and beyond a 45o angle from the plane of the wall containing the opening, measured from a height of 1.7 m above floor level (see Figure 9).

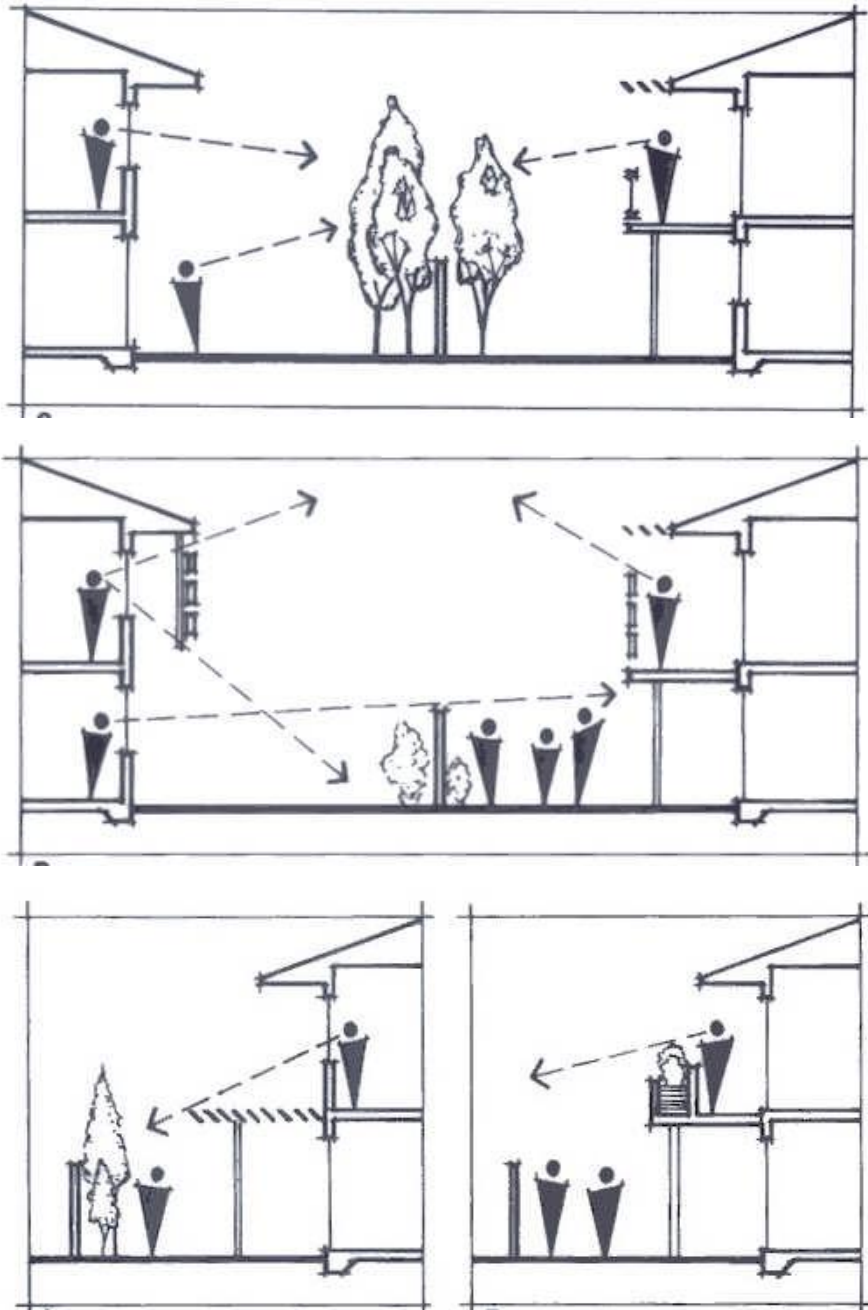


Figure 8: Acceptable Privacy Measures

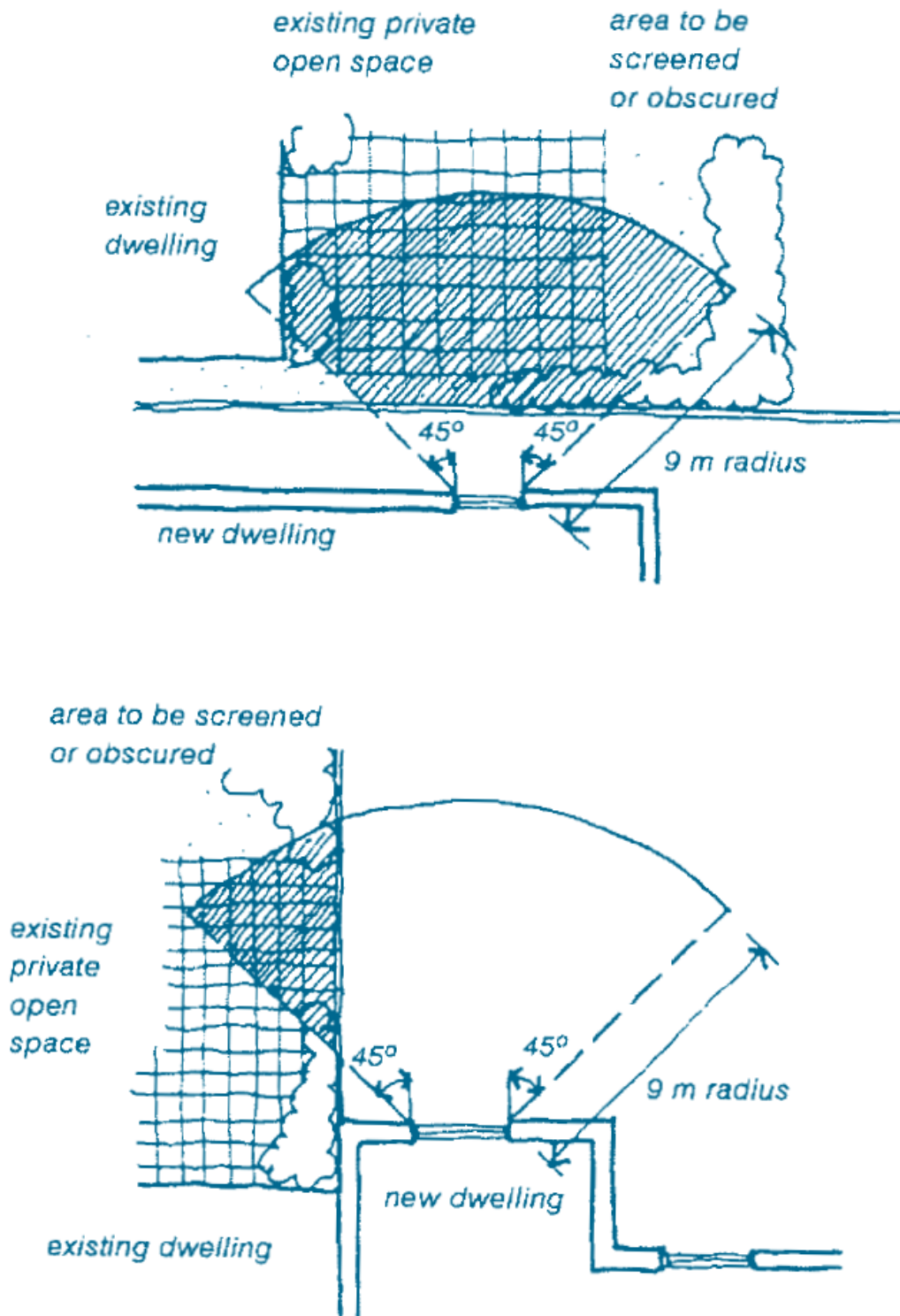


Figure 9: Screening Views to Adjacent Private Open Spaces

5.2 Solar Access

Intent:

To maximise solar access to adjacent residential development.

Development Controls:

Performance Criteria	Acceptable Solution
Solar Access to Adjacent Development	
<p>P1.1 The use of natural light is maximised and the need for artificial lighting is reduced.</p> <p>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.</p>	<p>A1 Maintain solar access to adjoining residential development as follows:</p> <ul style="list-style-type: none"> • For all development except where an existing adjacent building has an east-west orientation: <ul style="list-style-type: none"> – 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: <ul style="list-style-type: none"> – 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	
<p>P2 The total energy use in residential buildings is reduced.</p>	<p>A2.1 Maintain solar access to existing solar panels throughout the day at all times of the year.</p> <p>A2.2 Maintain solar access to the north facing roofs</p>

	of existing dwellings (45° West to 45° East variation is possible) to a fixed minimum area of 10m ² , capable of accommodating solar panels.
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6.0 SITE CONSIDERATIONS

6.1 Tree Preservation

Intent:

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

Development Controls:

- A1** All development on land to which the [State Environmental Planning Policy \(Vegetation in Non-Rural Areas\) 2017](#) applies must comply with that policy.
- A2** Clearing of vegetation that is not likely to significantly affect threatened species must comply with the Eurobodalla [Tree Preservation Code](#). Clause 7.2 of the [Biodiversity Conservation Act 2016](#), describes when an activity is likely to significantly affect threatened species which includes:
- If it is found to be likely to significantly affect threatened species according to the test in Section 7.3 of the [Biodiversity Conservation Act 2016](#);
 - If the area of clearing exceeds the threshold described in Clause 7.2 of the [Biodiversity Conservation Act 2016](#); or
 - If the clearing is of native vegetation on land included on the [Biodiversity Values Map](#).

6.2 Biodiversity

Intent:

- To maintain terrestrial and aquatic biodiversity, including the following:
 - (a) protecting native fauna and flora,
 - (b) protecting the ecological processes necessary for their continued existence,
 - (c) encouraging the recovery of native fauna and flora and their habitats,
 - (d) maximising connectivity, and minimising fragmentation, of habitat.

Development Controls:

A1 Before determining a development application for development on land identified as “Native Vegetation” on the [Native Vegetation Map](#), the consent authority must consider any adverse impact of the proposed development on the following:

- (a) native ecological communities,
- (b) the habitat of any threatened species, populations or ecological community,
- (c) regionally significant species of fauna and flora or habitat,
- (d) habitat elements providing connectivity.

A2 Development consent must not be granted to development on land identified as “Native Vegetation” on the [Native Vegetation Map](#), unless the consent authority is satisfied that:

- (a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or
- (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

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
<p>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:</p> <ul style="list-style-type: none"> – 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. <p>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.</p> <p>P1.3 The design provides for stormwater quality best management practices that are sufficient to treat the target pollutants.</p>	<p>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.</p> <p>A1.2 Development must comply with the following where relevant:</p> <ul style="list-style-type: none"> – 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
<p>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.</p>	<p>A1 All development must comply with the Site Waste Minimisation and Management Code.</p>

SCHEDULES

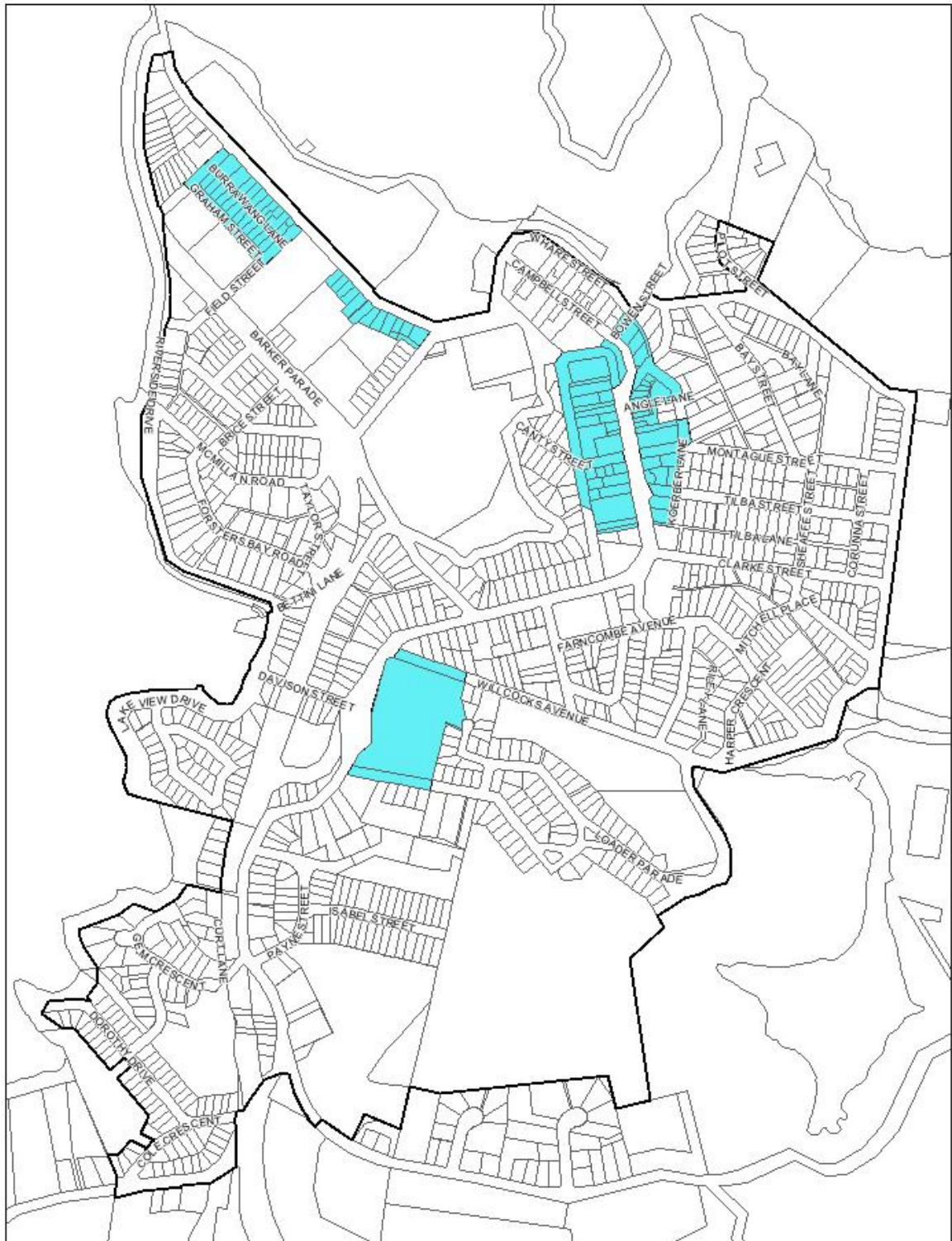
1. Amendments

Amendment 1: Updated Section 6.1 - Tree Preservation as a consequence of legislative
[11/10/2019] changes and addition of Section 6.2 - Biodiversity.

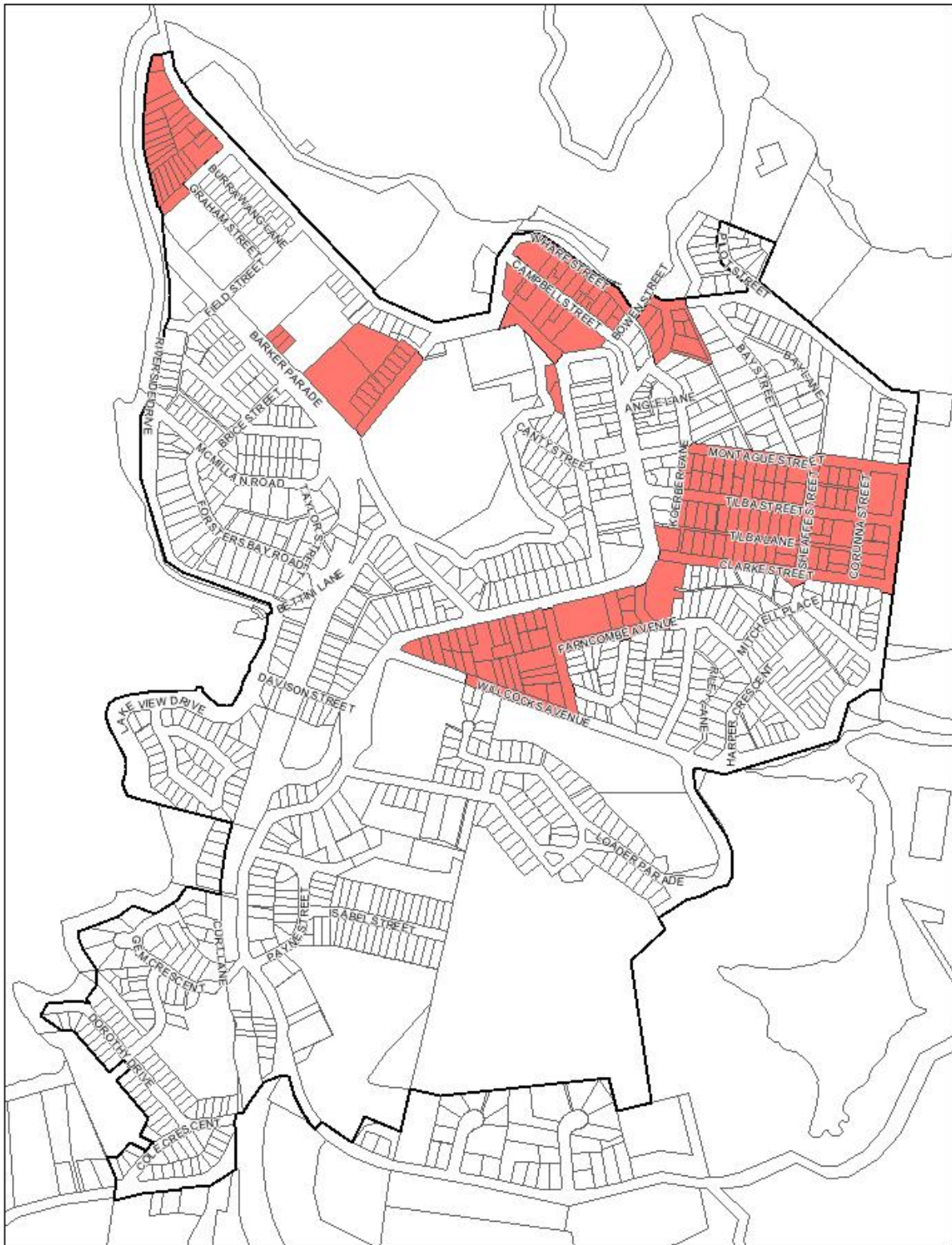
2. Codes Applicable To This Plan

- I. [SAFER BY DESIGN CODE](#)
- II. [LANDSCAPING CODE](#)
- III. [INTERIM SEA LEVEL RISE ADAPTION POLICY](#)
- IV. [TREE PRESERVATION CODE](#)
- V. [FOOTPATH TRADING CODE](#)
- VI. [SIGNAGE CODE](#)
- VII. [SITE WASTE MINIMISATION & MANAGEMENT CODE](#)
- VIII. [SOIL AND WATER MANAGEMENT CODE](#)
- IX. [PARKING AND ACCESS CODE](#)
- X. [ADVERTISEMENT AND NOTIFICATION CODE](#)

3. Maps



Map 1: Narooma Township - B2 Zones

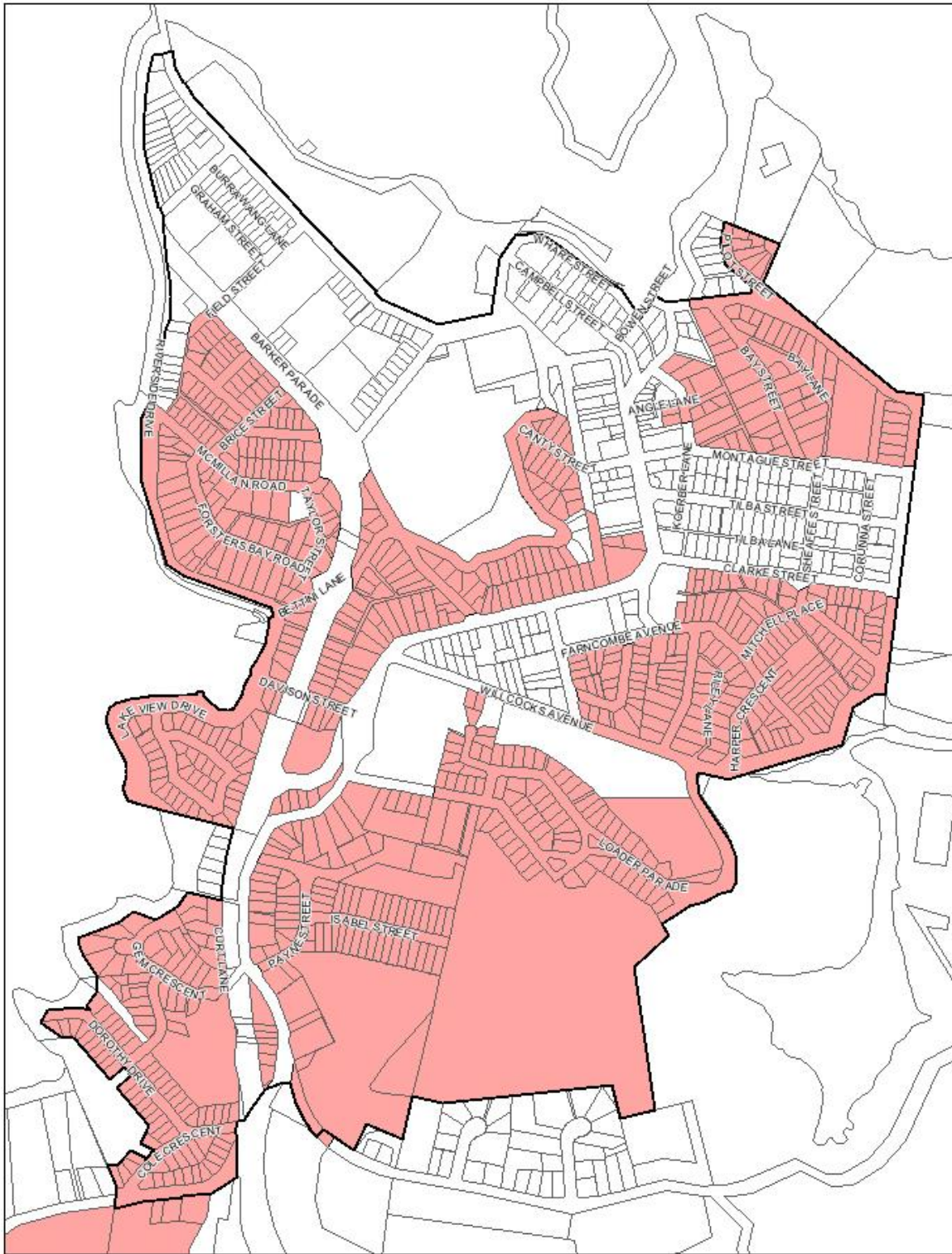


Map Legend
 [Black Outline] Narooma DCP Boundary
 [Red Box] Zone - R3





Map 2: Narooma Township - R3 Zones

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Map Legend

-  Narooma DCP Boundary
-  Zone - R2



Map 3: Narooma Township - R2 Zones

4. Narooma Style Guide

IMPLICATIONS FOR NEW DESIGN

Building scale is best kept smaller in order to blend with the streetscape. It will also perform better and be cheaper to maintain as the energy required to run the building will be substantially reduced. New buildings are required to be designed for energy efficiency and their thermal performance is audited during the design process. A well-designed building will not require the use of air conditioning to achieve thermal comfort. The use of air conditioners will be discouraged.

If larger floor areas are required, then the building will be better designed as a grouping of linked pavilions rather than as a single structure under one large roof.

This design strategy also reinforces the existing element whereby the building appears as a series of additions. It also allows the opportunity for the creation of courtyards protected from wind and for positive outdoor spaces.



Example demonstrating a number of identified elements of the Narooma coastal style

Ceiling heights should be set at a minimum of 2.7m. This will help to ensure that the new building relates to neighbouring structures in heights of window heads and gutters. It will also provide a more spacious interior.

Buildings will be required to have eaves. Eave widths of 250-450mm are recommended. Buildings without eaves are not permitted.

The examples of roofs provided in the illustrations provide indicative models that may be adapted to reflect a more contemporary idiom. However, the major elements of existing roof patterns will provide the framework against which design proposals will be assessed. These preferred elements

include the predominance of gables (in either of its two variants) as the major roof form, pitch of around 30 degrees and the use of corrugated steel cladding.

All those aspects of weather protection provided by the use of verandahs will be encouraged. This does not mean that verandahs are the only means by which this can be achieved. Enclosed entries with access from the side could be a modern equivalent. The aim of observing the principle behind a built element does not mean that past solutions are the only solutions.

Re-employment of verandah transoms may provide new opportunities for protection from wind driven rain, provision of screening devices and for aesthetic purposes.

Light-weight forms of construction are to be encouraged, especially in the upper level of two storey development. Brick will be allowed in the lower storey only, and should generally be detailed and coloured to ensure that its visual impact is not dominant.

Wall cladding that employs a composite fabric and that breaks the building mass into a series of smaller units will be encouraged. This will reinforce an important existing element, but new ways of achieving this end will also be encouraged.

Vertical sidings of either cement or solid timber/plywood sheet cladding are permissible and may be contrasted with horizontal or plain flat sheet elements in order to provide a variety of choices and to create visual interest. Sheet glass may be employed to enclose balustrades provided it occurs in horizontal profiles and sizes that match the traditional use of cement sheet. Separating post support for the glass can be used to create a rhythmic element that can make a positive contribution to the façade.

Window typology should follow the existing model. Powder coated aluminium framed windows are a durable modern equivalent of traditional timber framed windows and require less maintenance. The use of double glazing will be encouraged in order to assist thermal performance. Large areas of sheet glass do not echo the Narooma Coastal Style.

The inclusion of finials to the front façade will be discouraged.

Gutters that separate the main roof from verandahs will not be encouraged.

Sub-floor areas will be enclosed as a requirement of energy efficiency.

Following the past model, the cladding of the sub-floor should be of a different material to the wall above and should be painted in a recessive colour.

A modern equivalent of the traditional cement piers is core-filled concrete block which can also be used in combination with steel reinforcing rods placed vertically that effectively tie the building down and act to resist the forces of uplift and racking.

Key architectural elements that represent Narooma style are;

Use a mix of building materials including lightweight exterior cladding;

Articulation to the building facade/roof profile to reduce building bulk and provide for weather protection e.g. verandahs, awnings, eaves and overhangs.

Large recesses under roof creating indoor/outdoor living spaces eg balconies, terraces, and decks.

A mix of articulation, architectural elements and exterior finishes can reduce the scale and bulk of buildings.

The following elements are identified as being key building design features for inclusion in residential building designs proposed for Narooma.

Coastal architecture

Encourage:

- Architecture that has a coastal character that respects the local neighbourhood built form.
- Buildings of lightweight construction are encouraged.
- Designs that use a mix of articulation, architectural elements and exterior finishes to reduce the scale and bulk of buildings and reflect Narooma style.

Avoid:

- Typically suburban brick and tile designs and period style replicas eg. Federation, Tuscan, Tudor styles.
- Buildings that have a heavy and highly urbanised appearance through the use of masonry and concrete.



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



Coastal architecture is encouraged. Lightweight buildings are more suited to the coastal environment and is more in keeping with the coastal character of Narooma.

Materials

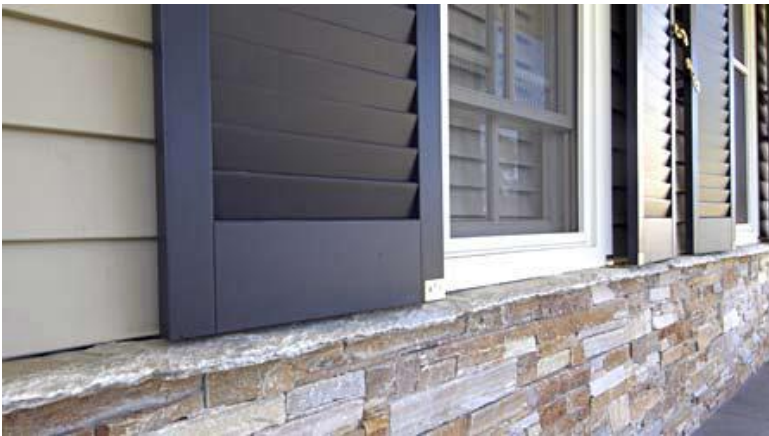
Consider using a combination of materials to reduce the apparent height and bulk of a building. An example is to use face brickwork up to floor level with paler rendered or clad main walls. This will also help to give the appearance of a solid base to the house.

There are many suitable choices for materials, and many brands to choose from. Modern building technologies have resulted in a number of innovative light weight construction materials suited to the coastal landscape that are low maintenance and are fire retardant and termite proof.

Some of these products have the appearance of traditional timber (weatherboard) exteriors without the maintenance concerns.



Images provided by:
 James Hardie



Limiting the use of masonry to sub-floor perimeter walls for single storey buildings.



Use face bricks in soft colours with matching mortar. Suitable colour variation in the brick is suitable

Both face bricks and painted surfaces (render, bagging, timber, and blue board) are all appropriate in suitable colours. When utilising face brick work, choose bricks in soft pastels colours and select a mortar that matches the brick. Subtle colour variations in the brick itself, such as in sandstock are suitable but avoid sharp contrasts such as tapestry brickwork. Avoid red, orange, gold bricks.

Encourage:

- A mix of building materials, comprising weatherboards, lightweight cladding, and fibre cement panels, Colourbond™ steel roofs, and corrugated iron roofing.
- Sections of bagged, face or rendered masonry are acceptable where they are used as a feature and are not the dominant material.

Avoid:

- Traditional suburban face brick and tile, concrete blockwork and tilt up construction.
- Solid expanses of heavy materials eg. Brick, rendered masonry and concrete.
- Large expanses of glass sheeting.



Roof profiles:

The intent is to reinforce the existing pitched (gabled) roofscape as the desirable character of the area and promote consistency in roofing materials.

Hipped roofs are also a feature of Narooma. They give a softer appearance and are encouraged. Hipped Roofs are featured in the original buildings on Montague Island.

Encourage:

- Simple roof forms.
- Roofs to be pitched, hipped or gabled to provide air circulation and facade articulation.
- Gables are preferred as they are a feature of traditional Narooma architecture.
- Skillions may be used to articulate roof forms but should not be the dominant roof feature.
- Coastal Big House and Coastal Apartments must have gabled or hipped roofs.

Avoid:

- Fussy rooflines and applied decoration.
- Flat roofs and curved roof forms.



Hipped roofs as featured on Montague Island



Large open balconies and balustrades:

Encourage:

- Use of lightweight decks, balconies, terraces and pergolas for outdoor living and recreation suited to the coastal lifestyle.
- Large outdoor spaces with good shade cover provide building articulation.
- The use of timber balustrades or timber frame with stainless steel/wire balustrades is preferred.
- Solid infilled balustrades are a feature of traditional cottages

Avoid:

- Blank unarticulated facades, fussy decoration and ornate balustrade infill.
- Tubular steel railings with expansive glass infill panelling.



Special acknowledgement:

Contribution by Trevor King Conservation Planning for local content/analysis

Awnings, eaves and overhangs, shutters and screens:

Encourage:

- Shutters and screens protect windows, doors and other openings in a building from climatic elements such as sun, wind and rain. They can be both a functional and aesthetic element to a building. Shutters and screens can be adjustable or moveable, facilitate cross ventilation and improve privacy. They can be timber, metal or glass (louvres).
- Verandahs, as a continuation of the roof form and integrated pergolas are encouraged to the North, East and West facing glazing.

Avoid:

- Solid bulky structures with blank walls and no eaves.



References:

South Coast Design Guidelines, Department of Planning, Sydney.

Douglas Shire, Building Design and Architectural elements policy No.3.

Narooma Town Centre-Development Control Plan Design Guidelines, Final report.

NSW Coastal Design Guidelines, Urban Design Advisory Service, Sydney.

SurfCoast Style Guide, Surf Coast Shire, Victoria 2004

5. Colour Palette

Preferred colours are those that echo and complement the natural colours of the landscape of the far south coast and should therefore be chosen to reflect the existing natural environment.

The following points are provided as a guide to outline a number of strategies that can be followed in order to achieve this aim.

- Use Families of Colour: as they unify space and generate contrasts that, taken together, are not stark. The use of mid and quarter-tones is recommended in order to create gradients within the field. (refer to photographs of Spotted Gum trunks below)
- Colour Variation: the overall impact of a colour scheme will more effectively relate to the natural environment when the colour on the plane varies. The use of paint technologies such as colourwash and rendering techniques that are colour layered and that create texture is encouraged. This will directly reflect the mutual embedding of colours that is a pervasive characteristic in nature.
- Both these approaches will also create colour variation as the sun angle changes throughout the day and at different times of the year, reflecting the light differently. Base colours: should be of soft hues. When utilizing face brickwork, choose bricks in soft pastels (see example provided) and select a mortar that matches the brick. Subtle colour variations in the brick itself (such as sandstock) are suitable but avoid sharp contrasts such as tapestry brickwork. Avoid red, orange, dark brown.
- Clarity of Individual Colour and Subdued Brilliance: In general, the colours, which occur in nature, are beautiful ones that, taken together, generate a feeling of unity. When large surfaces are to be coloured, a good approach is to use light, clear, neutral colours contrasted with small quantities of relatively deeper colours that work together by preventing the dominance of any one colour over the others, producing a calm and neutral effect.
- Use Unequal Amounts of different colours: to create a hierarchy of colour relationships. (refer to photographs of Spotted Gum trunks)
- Trims: When two colours meet, there is an imperfect unity because the two colours, by being different, create a divide. Trims of a third colour act to bridge the divide and form a link between them. Trims also serve to strengthen and intensify adjacent colours creating a co-operative wholeness across the colour range. A subtle trim can make adjacent colours shine.
- Trim includes items such as fascia and gutters, window frames, garage doors, posts and beams. These are usually items that are highlighted with feature colours. It is important to avoid stark contrasts. Use colours that harmonise with the main elements of the walls and roof while still creating an interesting composition.

DRAFT NAROOMA TOWNSHIP DEVELOPMENT CONTROL PLAN

Base Colours



Boundaries



Highlights (trims)



Boundaries/Highlights



Boundaries/Highlights



Boundaries/Highlights



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