



Bodalla Village

Development Control Plan

BODALLA VILLAGE DEVELOPMENT CONTROL PLAN

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1.0 INTRODUCTION

1.1 Name

This Plan is known as the Bodalla Village 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 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 1 - Amendments of this Plan.

1.3 Aim

The aim of this Plan is to further the aims of the [Eurobodalla Local Environmental Plan 2012](#) (LEP) and to ensure that development in Bodalla respects its historic and rural village character.

1.4 Land to Which This Plan Applies

This Plan applies to that part of Bodalla village zoned RU5 in the [LEP](#) as shown in Schedule 3 - Maps in this Plan.

Note: The Village Zone does not include All Saints Anglican Church. The church is located on land to which the Residential Zones DCP applies.

1.5 Relationship to Other Plans and Legislation

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

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

In addition to the above and the provisions of this Plan, in assessing development proposals, Council must consider all those matters specified in section 4.15 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 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](#).

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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 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 village that warrants management through the use of these development controls include:

- Buildings and structures of individual heritage significance.
- Precincts, to ensure that their distinctive characters are not compromised by inappropriate development. This is particularly relevant to the historic northern precinct.
- Places and attributes that contribute to the historic precinct's character.
- Infill development that has the potential to impact on precinct character.
- Roads, in so far as they contribute to village character. This includes the treed median strip in Bodalla.
- 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 town.

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- 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 village's appearance.
- Signage, to ensure that it does not dominate nor detract from streetscape character, and
- Services and utilities.

1.7 Heritage Advisory Service

People planning development within the village 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](#) dictionary.

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 Section 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 Section 2.2 Setbacks).

Heritage Item has the same meaning as in the LEP 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 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.

1.9 Desired Outcomes and Area Characteristics

Council's intention is that Bodalla develops in a manner that maintains and where possible enhances its individual historic character.

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The northern, 'historic precinct' of Bodalla as shown in Schedule 3 – Maps of this Plan has a high degree of heritage character, and development there will need to be particularly sensitive to the scale, form, setback, style, materials, etc of other buildings in their vicinity.

The remainder of the village has a mix of 19th and 20th century buildings, many of which contribute to the village's overall historic rural character. New development in these areas should generally be consistent with the scale, setback and form of its respective neighbours.

Bodalla Village Character Statement



Bodalla's historic streetscape, with median to right

Bodalla dates to the 1870s when it was established to serve the needs of the employees of the Bodalla Estate. At the northern end of town, the highway was initially located the east of the Anglican Church but was relocated to its present alignment in the 1950s. The highway south followed the Eurobodalla Road.

The village's history is evident in its built form and streetscape and comprises a grouping of low-rise residential and commercial buildings laid out along either side of the Princes Highway and a few side streets. The main road now follows the ridgeline. Other than for Sutcliffe Street and Merriman place there are no backstreets in the RU5 village area and consequently development does not extend beyond the allotment that fronts the road. This has resulted in the township having a well-defined "back edge" with a backdrop of dairy farms and native bushland.

In terms of character, there are three main built components to the village and because of its history, landform and remnant forest they are visually distinct. The northern section from the Anglican Church through to the Police Station is most obviously the historic part of the village, and its historic character is expressed more strongly on the eastern side of road. The distinctive "split" in the road creates a median strip that further enhances historic character by separating the buildings along the east side from much of the highway through-traffic. The median strip also supports the growth of mature trees that greatly contribute to this part of the town's aesthetic value. A few of the iconic historic buildings work in tandem with the sweep of the highway to lead

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the traveller's eye as they move through the village. There are some excellent views and "scenes" comprising groups of buildings set amongst mature vegetation, sometimes with the distant mountains as an impressive backdrop. The combination of building character, landform and vegetation endow the northern section of Bodalla with a high degree of aesthetic value that is based in the town's historic development.

The town's character changes around the junction of Eurobodalla Road, where the highway levels and straightens as it heads towards the south. The cottages in the southern precinct generally date from the early to late 20th century and have uniformity in their scale and setback from either side of the highway. The very generous setbacks in the southern part of Bodalla contrast markedly with the northern part, where many buildings have been constructed close to, or on, the front boundary. This is reinforced to some extent by the verge treatments. Concrete kerbing and footpaths in the north contrast with the wide and well-planted soft verges in the south. The Catholic Church, designed by Horbury Hunt, is a landmark building within the southern part of the village.

The dwellings along Eurobodalla Rd and to some extent Sutcliffe and Merriman Place, are visually separate from the other two areas and include a mixed variety of housing, some set well back from the road on cleared allotments opposite the dense natural bushland.

Bodalla was, and still is a rural service town and lacks architectural edifices sometimes found in wealthier places. There are no opulent buildings and almost all are single storey with fairly simple detailing, notwithstanding the two churches and post office. Its rural and historic origins are evident in rural and picket style fences. Its character as a local service town is further reflected in the fact that none of its buildings are painted in "corporate" colours and there are no fast food franchises or the like.

The natural bushland immediately to the west of Eurobodalla Road and extending up to the Princes Highway contributes to the town's character and provides some excellent filtered views of the cleared farmland beyond. Other important views can be had from the highway near the hotel looking west over some of the early Bodalla dairy farm country.

Strategy for Managing Village Character

The strategy is to reinforce the historic character in the northern part of the village by ensuring development is sympathetic to the existing 19th and early 20th C built form.

Elsewhere there are opportunities for development to be more contemporary, but still sympathetic to Bodalla's rural and historic character.

To achieve the above, this DCP encourages development of lightweight design that complements the rural character of the village. It is anticipated that the inspiration for building design will be the abundance of timber, weatherboard and corrugated-iron roofed buildings that can be found within the local area rather than the brick and tile homes that are typically found in urban and metropolitan areas.

2.0 SITE PLANNING

2.1 Siting of Development

Intent:

- To minimise risk to human life and property from unstable land.

Development Controls:

Performance Criteria	Acceptable Solution
<p>P1 The risk to human life and damage to property is minimised by avoiding steep and unstable land.</p>	<p>A1.1 No development or land clearing shall occur on slopes equal to or greater than 1:4 (or 25 %).</p> <p>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.</p>

2.2 Setbacks

Intent:

- To minimise adverse impacts on the streetscape and surrounding properties and ensure that historic places remain visually prominent within the streetscape.

Development Controls:

Performance Criteria	Acceptable Solution
Front boundary setback	
<p>P1 Buildings are setback to maintain the existing or desired character of the residential area as described in the Village Character Statements.</p>	<p>A1.1 Buildings and all other structures must be setback from the road frontage to within 20% of the average front setbacks of adjoining buildings, but no less than the smaller of the existing setbacks.</p> <p>A1.2 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> <p>A1.3 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>

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Performance Criteria	Acceptable Solution
	<p>A1.4 For commercial development in the northern historic precinct, buildings and all other structures have no minimum setback from the road frontage except as provided for in A1.1 above.</p>
Side boundary setbacks	
<p>P2 Buildings are setback to reduce overbearing and perceptions of building bulk on adjoining properties and minimises overshadowing impacts on adjoining properties.</p>	<p>A2 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); – For single storey (up to a height of 3.8m) sheds, detached garages and other detached ancillary buildings (eg. gazebos, aviaries, green houses, pool houses, etc), 450mm.
Corner lots - secondary street frontage	
<p>P3 Buildings are setback to contribute to the existing or proposed streetscape character, assist in the blending of new development into the streetscape, make efficient use of the site and provide amenity for residents.</p>	<p>A3.1 The minimum setback to the secondary street frontage side boundary is 3m.</p> <p>A3.2 Where a dual occupancy contains a dwelling that is not adjacent to the front boundary and addresses the side street boundary, the setback for that dwelling from the road frontage must be within 20% of the average setbacks of 3m and the adjoining building on the side street.</p> <p>A3.3 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>

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Performance Criteria	Acceptable Solution
Rear boundary setback	
<p>P4 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>A4.1 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>A4.2 A minimum rear boundary setback of 450mm applies to all:</p> <ul style="list-style-type: none"> – sheds; – detached garages; and – other detached not-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>
‘Front’ boundary setbacks for battle-axe allotments	
<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>P5 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>A5.1 A minimum ‘front’ 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>A5.2 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>

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Performance Criteria	Acceptable Solution
Setbacks to reserves	
<p>P6 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>A6.1 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 and all other structures 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>A6.2 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>
Additional controls for the historic precinct	
<p>P7.1 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.</p> <p>P7.2 Setbacks, including front and side setbacks, of development are consistent with setbacks elsewhere in the vicinity.</p>	<p>A7 Development (including alterations and additions) in the historic precinct must be no further forward than the front building line of adjoining places.</p>

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 The style, appearance, roof pitch and cladding material of garages, sheds and carports complement the historic rural character of the village.</p>	<p>A1.1 Modern square-ribbed sheet-metal cladding must not be used on garages, sheds or carports where readily visible from the public domain. Custom-orb corrugated steel (iron) sheet may be used instead.</p> <p>A1.2 Metal clad sheds, such as ‘old American barns’ and ‘Quakers barns’, are not suited to the village areas of Eurobodalla Shire as either garages or dwellings.</p>
Additional controls for the non-historic precinct	
<p>P2 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>A2 Carports and garages must:</p> <ul style="list-style-type: none"> – be no further forward of the front facade of the building than 1.2m and for no more than 50% of that façade; – be treated in such a way as to reduce prominence when viewed from the street; – are to be compatible with the design of the main building in terms of roof form, detailing, materials and colours; and – not be a dominant element of the building nor dominate a streetscape.
<p>P3 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; and – do not have an unreasonably adverse impact on the amenity of 	<p>A3 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>

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Performance criteria	Acceptable solution
adjoining residential properties nor dominate the streetscape.	
Additional controls for the historic precinct	
<p>P4 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. – do not dominate the streetscape or a significant place. 	<p>A4.1 Free-standing and or large garages and sheds must be wholly located behind the main building but may be visible from the road if suitably designed and scaled.</p> <p>A4.2 Attached garages and detached carports must be set back 1.5 metres from the adjacent front building façade and have a lower ridge and eaves-line than the main roof.</p>

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	
<p>P1 Private open space is designed and located to:</p> <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>	<p>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:</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 on adjacent buildings; – serve as an extension of the dwelling for relaxation, entertainment and recreation purposes by being accessible to the living areas; and – be located behind the building line.

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Performance Criteria	Acceptable Solution
	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: <ul style="list-style-type: none"> – 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: <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 align="center">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 area of 24m²) to be provided at ground level.</p> <ul style="list-style-type: none"> – 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	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

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Performance Criteria	Acceptable Solution
<p>responsive to the environment to promote the enjoyment of outdoor living by apartment residents.</p>	<p>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](#).

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Performance Criteria	Acceptable Solution
<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 The minimum landscaped area of the site must consist of:</p> <ul style="list-style-type: none"> – 35% of the site area for residential developments. – 50% of the front setback for development other than neighbourhood shops; and – The minimum landscaped area must be provided in addition to the minimum private open space requirement. <p>Calculation of minimum landscaped area must not include any area with a minimum dimension less than 1.0m.</p>

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
<p>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.</p>	<p>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 Parking and Access Code.</p>
<p>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.</p>	<p>A2 All development must comply with the Parking and Access Code.</p>
<p>P3 Driveways, including their surface material, are designed so that they do not have a significant visual impact on the</p>	<p>A3.1 Driveways in historic precincts must:</p>

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<p>streetscape or the rural character of the village.</p>	<ul style="list-style-type: none"> – consist of compacted gravel, crushed brick, rock or similar material; or – paired strips of concrete, brick etc with grass or other groundcover between the strips and on either side. <p>A3.2 Hard surfacing must not extend in width from the side of the house to the side boundary.</p> <p>A3.3 Reverse turning areas are not located in front of buildings.</p>
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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
<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 within 12m of the street frontage:</p> <ul style="list-style-type: none"> – The main entrance must be clearly visible from the street; and – Windows must be located to allow casual surveillance of the street from the dwelling. <p>A1.2 All development must comply with the Safer By Design Code.</p>

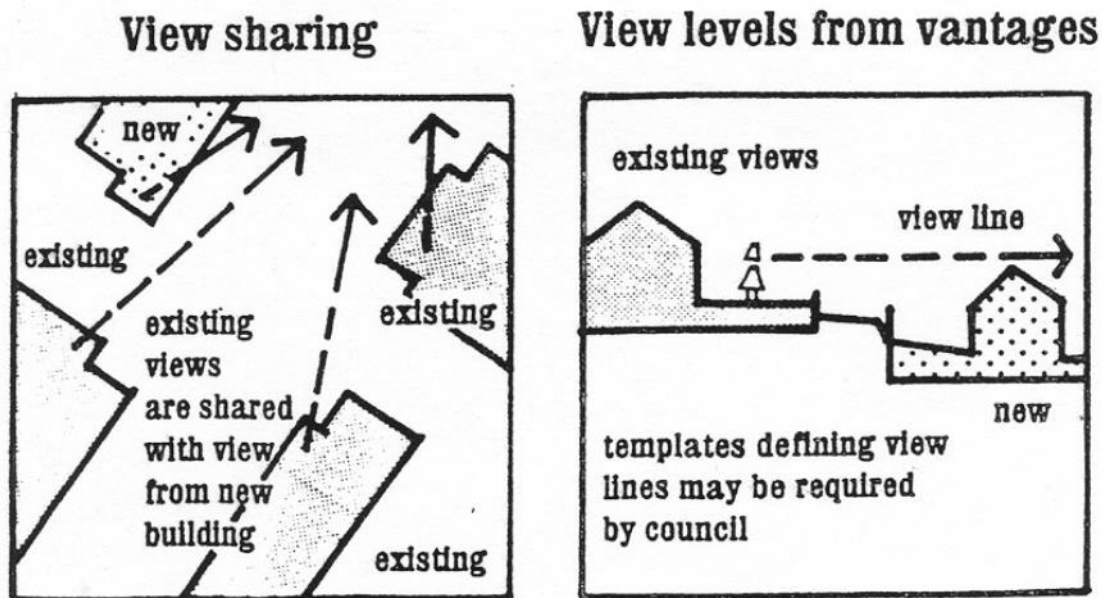
2.8 Views

Intent:

- To provide opportunities for view sharing, where practical, for existing and future residents by encouraging innovative design solutions 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
<p>P1 Development allows for the reasonable sharing of views through the siting, height and design of buildings.</p> <p>Refer to Figure 1.</p>	<p>A1 The design of development minimises impacts on private views and shares views where necessary by:</p> <ul style="list-style-type: none"> – locating structures to provide or maintain view corridors; or – adjusting rooflines, or modifying building bulk or scale; or – demonstrating regard and consideration of views in the development design. <p>Refer to Figure 1.</p>



Consider views of others when designing new development

Figure 1: 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 [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 [Footpath Trading Code](#).

3.0 SUBDIVISION

3.1 Subdivision Pattern and Lot Layout

Intent:

- To 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
<p>P1.1 Lot size and shape:</p> <ul style="list-style-type: none"> – is sufficient to serve the intent of the zone and accommodate the range of permissible uses; – provides sufficient area to accommodate all required services relevant to the uses permitted in the zone; – provides adequate separation between the different uses within the site and in relation to adjacent properties; – and design creates a walkable context that is stimulating, legible, comfortable and safe for pedestrians; – supports building types that locate parking at the rear of the sites accessible from laneways or secondary streets; and – does not deprive significant places of their curtilage or have other adverse impacts on a heritage place or area. <p>P1.2 Subdivision and layout allows for development that is in sympathy with local heritage values such as the retention of mature trees.</p>	<p>A1 Where lot layout or shape is a significant component of a place, new lots must be consistent with the historic land subdivision pattern.</p>

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, ensure that new development does not dominate a heritage place or conservation area and retain the present scale and prominence of historical buildings.

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 Bodalla Village Character Statement.

Performance Criteria	Acceptable Solution
P2 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.	A2 On sloping sites, buildings step down the block.
Additional controls for the historic precinct	
<p>P3.1 The bulk and scale of new development does not have an adverse impact on a heritage place, item, precinct or conservation area.</p> <p>P3.2 The scale and mass of a new building relates to the scale of surrounding buildings.</p> <p>P3.3 Attic development may be acceptable if scale and bulk can satisfactorily meet other controls in this plan.</p>	<p>A3.1 The bulk and scale of new development must not be greater than that of adjacent heritage buildings.</p> <p>A3.2 New development in the historic precinct must present as single storey to the main street frontage. Two storey development must be designed as an unobtrusive undercroft (see Figure 2).</p>

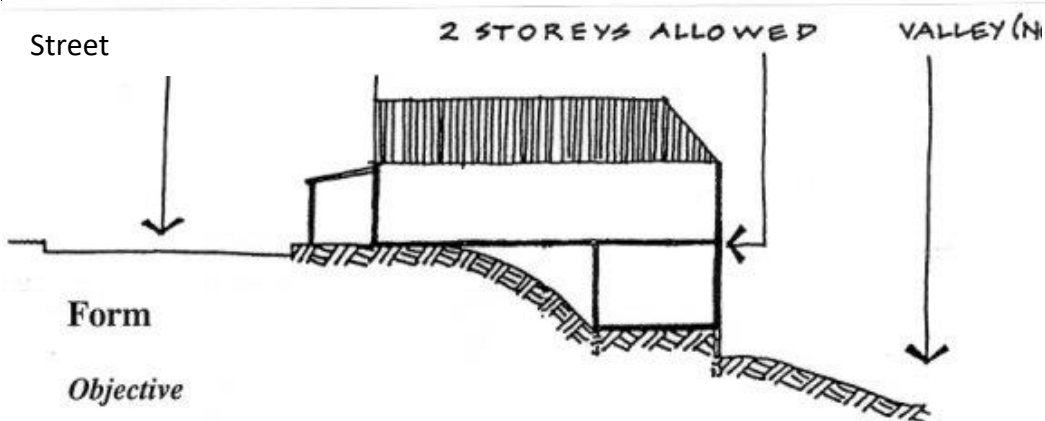


Figure 2: Undercrofts may be acceptable subject to topography

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
<p>P1 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>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.</p> <p>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 2.2 Setbacks – Side Boundary Setback.</p>
<p>P2 Retail and commercial uses are designed to provide active shop fronts to the street.</p>	<p>A2 Retail and commercial uses at ground level must have their entrance directly from the main street frontage.</p>
<p>P3 Building design enhances the streetscape through façade articulation, detailing and window and door proportions.</p>	<p>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.</p> <p>A3.2 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 coordinated colours; – recesses and variation to built walls; or – windows and doors to the street frontages. <p>A3.3 Buildings must not present blank facades to streets or public spaces.</p>

4.3 Style and Visual Amenity

Intent:

- To encourage development that reflects the rural setting of the village and is sympathetic to historic building stock.

Development Controls:

Performance criteria	Acceptable solution
<p>P1.1 New buildings, alterations and additions complement local historic character.</p> <p>P1.2 Development is not of a metropolitan suburban style.</p> <p>P1.3 The style of new development derives from good traditional local examples within the relevant precinct.</p> <p>P1.4 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, scale, form, siting, materials and colour, and detailing.</p> <p>P1.5 New buildings may be “of the time in which they are built” and not reproductions of earlier historic building styles, providing they are in sympathy with heritage buildings in the vicinity.</p> <p>The Bodalla Design Guideline provides some useful guidance in determining the character of local designs.</p> <p>For more detail see the publication <i>Design in Context – Guidelines for Infill Development in the Historic Environment</i> available free from the NSW Heritage Branch website www.heritage.nsw.gov.au.</p>	<p>A1 New development must be designed to be consistent with the existing development and sympathetic with surrounding development in terms of style and orientation of openings, roof pitch, materials, colours and general style.</p>
<p>P2 Shipping containers are located so that they are not visible from any road and adjoining property.</p>	<p>A2 Shipping containers are not exempt development. To preserve the character of the area, any approved container must be located behind existing buildings, not be</p>

BODALLA VILLAGE DEVELOPMENT CONTROL PLAN

	<p>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>
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4.4 Building Materials

Intent:

- To encourage development that compliments local character.

Development Controls:

A1 Zinalume 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 for much of Bodalla.

Performance criteria	Acceptable solution
<p>P3 Materials and colour of new and existing buildings, including garages, carports and outbuildings, must be sympathetic with the rural character of the area.</p>	<p>A3.1 Buildings must not be constructed of brick walls and tiled roofs such that they have an 'urban' character. Such materials are not appropriate, as they do not reinforce the rural historic character of Bodalla.</p> <p>A3.2 External iron sheet wall cladding and roofing, if used, must be in custom-orb corrugated profile, not ribbed.</p>
Additional design criteria for the northern (historic) precinct.	
<p>P4 External materials and detailing are consistent with local significant historic examples.</p>	<p>A4.1 Roof material must be corrugated metal. Tiles or modern ribbed metal sheet profiles are not appropriate for the precinct.</p> <p>A4.2 Windows facing the road must be timber framed.</p>

BODALLA VILLAGE DEVELOPMENT CONTROL PLAN

Performance criteria	Acceptable solution
<p>P5.1 Materials and colour of alterations and additions to heritage items should be sympathetic with those from which the place was initially constructed.</p> <p>P5.2 Sheds, garages and carports should complement the local rural historic character.</p>	<p>A5.1 Building materials must match those used on the building, or in the vicinity, at the time of its initial construction.</p> <p>A5.2 External iron sheet wall cladding and roofing, if used, must be in custom-orb corrugated profile, not ribbed.</p> <p>A5.3 Ribbed metal-sheet fencing must not be used within the villages as it diminishes historic rural character.</p> <p>A5.4 Places that were traditionally rendered must not have their render removed other than for repair or conservation purposes.</p>

4.5 Fences

Intent:

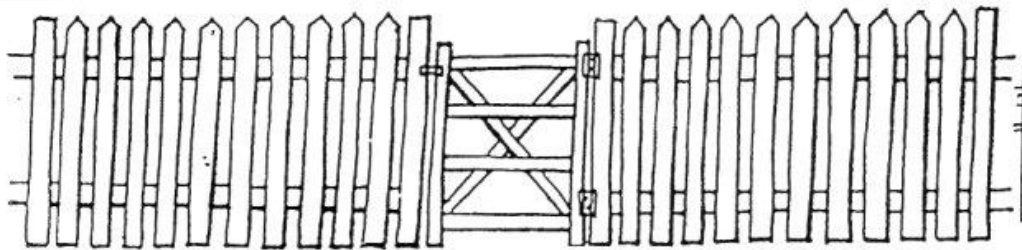
- To ensure fences throughout Bodalla are sympathetic to the town's rural historic character and that fences within conservation areas and around individually significant buildings reflect the style of fence that was typical of the historic period.

Development Controls:

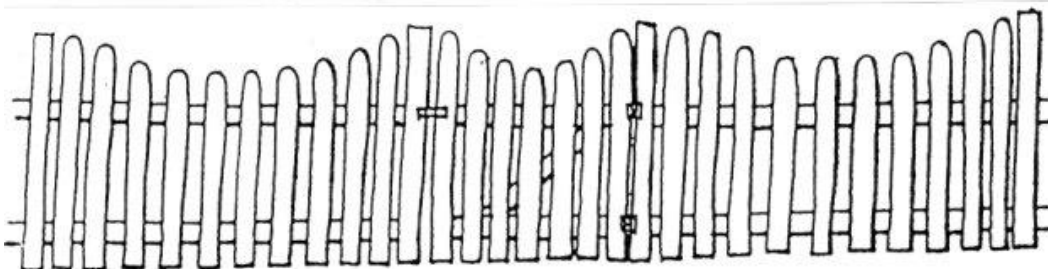
Performance criteria	Acceptable solution
<p>P1.1 Fences do not have an adverse visual impact on the place and are sympathetic with the village's historic and rural character.</p> <p>P1.2 Modern Colourbond fences do not meet the objectives of this criterion. In special circumstances corrugated metal may be acceptable as an infill panel set vertically between timber rails and timber posts.</p> <p>Refer to Figure 3.</p>	<p>A1.1 Fencing is constructed from timber pickets, woven-wire on a frame or timber post and rail.</p> <p>A1.2 Fencing is consistent with traditional fencing evident in historic photographs of the place.</p> <p>A1.3 Ribbed metal-sheet fencing must not be used within the villages as it diminishes historic rural character.</p> <p>Refer to Figure 3.</p>
<p>P2 Front fences higher than 1.0m may be spaced timber pickets or post and rail fencing in combination with vegetation.</p>	<p>A2 The height of fences must be no greater than 1.0m forward of the building line and 1.8m behind the building line (as measured from the finished ground level on the lowest side of the fence).</p>

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Performance criteria	Acceptable solution
<p>P3 The form, extent and materials of fencing are designed to minimise visual impact.</p>	<p>A3 Lengths of unmodulated 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, <p>must be provided with recessed indentations,</p> <ul style="list-style-type: none"> – 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>



Open picket fencing with plain pointed pickets



Open picket fencing with rounded pickets.

Figure 3: Fencing Detail

4.6 Roof Form and Roof Fixtures

Intent:

- To ensure that new roof forms are compatible with the prevailing historic and rural character of the village and contribute to the overall streetscape and or village aesthetic.

Development Controls:

Performance criteria	Acceptable solution
<p>P1.1 Roofs on infill development has regard to the aesthetic impact of the roof form and appearance within its vicinity and context.</p> <p>P1.2 Roofs on pavilion style additions (separate structures linked back to the parent building) may adopt a different form than the parent roof, providing the new remains aesthetically compatible with the historic.</p> <p>P1.3 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 are located and fixed to minimise visual impact, e.g. solar panels fixed flush to the roofline, structures painted to blended with the building.</p> <p>P1.4 Corrugated iron is generally the appropriate roofing material in Bodalla. The use of modern clay or cement tiles is unlikely to be suitable as they are more typically associated with suburban development.</p> <p>P1.5 Roof sheeting in profiles other than corrugated custom orb may not meet the performance criteria.</p>	<p>A1.1 Roofs on alterations and additions must adopt the same form, pitch and type as prevails on the main roof.</p> <p>A1.2 Roof fixtures, including skylights, air vents, television antennas, satellite receiving dish, solar panel etc, must not be visible from the public domain.</p>
<p>P2 Skillion roofs are designed to provide visual interest.</p>	<p>A2 A skillion roof must not consist of a large single expanse.</p>
<p>P3 If the acceptable solution cannot be achieved, then options for ground mounted systems must be demonstrated.</p>	<p>A3 A serviceable amount of roof area must be orientated so as to be suitable for the location of solar energy systems and solar collectors.</p>

BODALLA VILLAGE DEVELOPMENT CONTROL PLAN

Performance criteria	Acceptable solution
Additional controls for the non-historic Precinct	
P4 The impact of rooftop terraces on the privacy and amenity of adjoining residential land is minimised.	A4 Rooftop terraces that, if enclosed would form an additional floor outside the height and setback limit, must: <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.
P5 Roof pitch is to contribute to the character of the area and promote consistency in form and materials.	A5.1 No more than 50% of the total roof area (not including verandahs or skillion additions) may be at a pitch less than 10°. A5.2 Roof forms of one single expanse (i.e. large single skillion roof forms) are not permitted.
Additional controls for the historic precinct	
P6 The roof form and pitch is in sympathy with surrounding heritage buildings.	A6.1 Within the historic commercial area (northern precinct), roof pitch must be in excess of 25° although shallower slopes are appropriate for skillions additions, verandas etc. A6.2 Rooftop terraces must not be included in the design of a building.

4.7 Alterations and Additions

Intent:

- To ensure that development does not diminish heritage places.

Development Controls:

BODALLA VILLAGE DEVELOPMENT CONTROL PLAN

Performance criteria	Acceptable solution
<p>P1.1 Alterations and additions to heritage buildings are stylistically in keeping with the form, detail, material and character of the parent or nearby structure.</p> <p>P1.2 Large additions to significant places are done as a separate structure or pavilion linked back to the parent building. In these circumstances the new pavilion may be modern in its style, providing it is sympathetic in other regards.</p> <p>P1.3 Modifications to windows, doors etc are consistent with the building's significant period, and use proportions and details relevant to that period.</p> <p>P1.4 Additions that increase the width of a front façade are of a lesser scale and set back behind the adjacent front elevation such that the historic facade is clearly legible.</p> <p>P1.5 Additions that increase the height of a building in a way that compromises its aesthetic proportions and appearance are not acceptable.</p> <p>P1.6 Development that fills-in or hides significant facades may not meet this objective.</p> <p>Refer to Figure 4.</p>	<p>A1.1 Alterations to heritage items must retain significant detail including bargeboards, decorative trim etc, as these are often key components of a place's heritage value.</p> <p>A1.2 Small scale extensions to heritage items must adopt the original architectural styles, joinery and details, such as moulded boards, finials and the like.</p> <p>A1.3 Symmetrical facades on historic buildings must be retained by setting additions back from the front wall.</p> <p>A1.4 Chimneys that contribute to a place's significance must not be removed.</p> <p>Refer to Figure 4.</p>

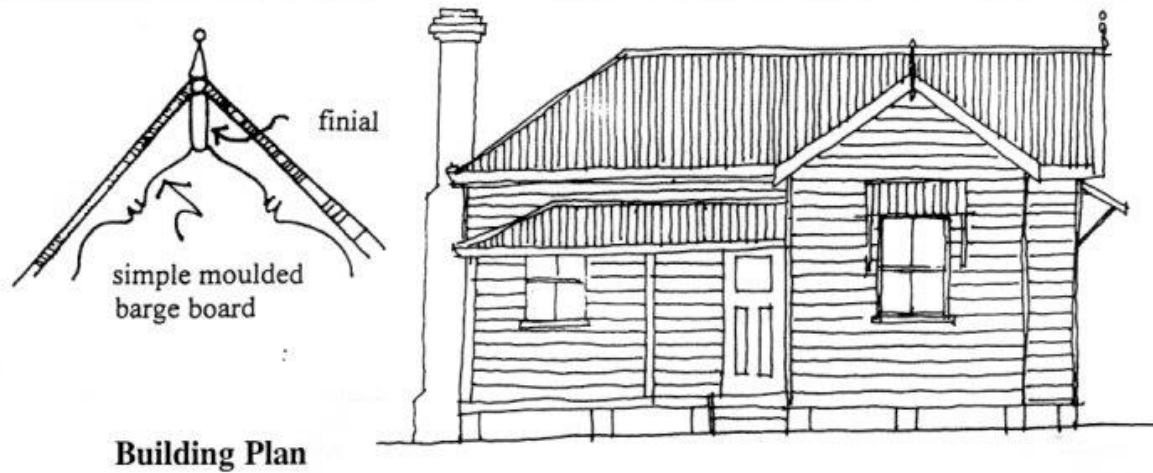


Figure 4: Modifications to the front facade of heritage places shall retain their traditional form, material and detail.

4.8 Colour

Intent:

- To ensure that colours are suitable to the architectural style and character of places, precincts and streetscape.

Development Controls:

Performance criteria	Acceptable solution
P1 Colour is not used as a form of advertising	A1 Buildings must not be painted in corporate colours. Overly bright colours or colour schemes are also not appropriate in the village.
Additional controls for the historic precinct	
P2 Modern interpretations of period colour schemes may be appropriate where they blend with local historic character.	<p>A2.1 Paint schemes on historically significant buildings must be consistent with the colour scheme relevant to the significant phase of the particular building.</p> <p>A2.2 Previously unpainted surfaces must not be painted.</p>

4.9 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
<p>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.</p>	<p>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 – <i>Adaptable Housing</i>.</p> <p>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.</p>

5.0 AMENITY

5.1 Visual Privacy

Intent:

- To maximise the private enjoyment of residential development.

Development Controls:

Performance Criteria	Acceptable Solution
<p>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>	<p>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.</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</p>

BODALLA VILLAGE DEVELOPMENT CONTROL PLAN

privacy measures include trees, awnings, screens, fences and planter boxes to minimise the ability to directly look into neighbouring homes and yards (see Figure 5). The view of the area overlooked must be restricted within 9m and beyond a 45° angle from the plane of the wall containing the opening, measured from a height of 1.7m above floor level (see Figure 6).

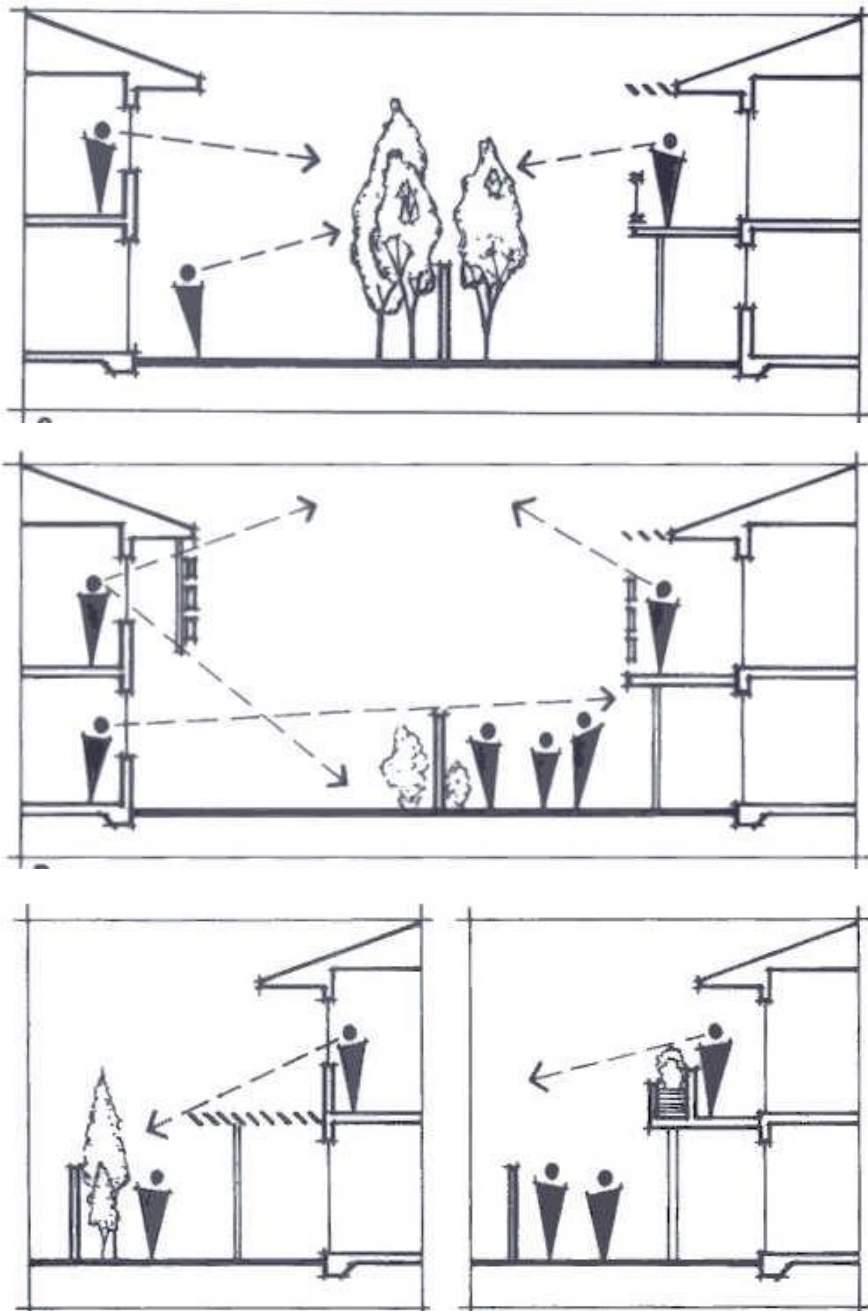


Figure 5: Acceptable Privacy Measures

BODALLA VILLAGE DEVELOPMENT CONTROL PLAN

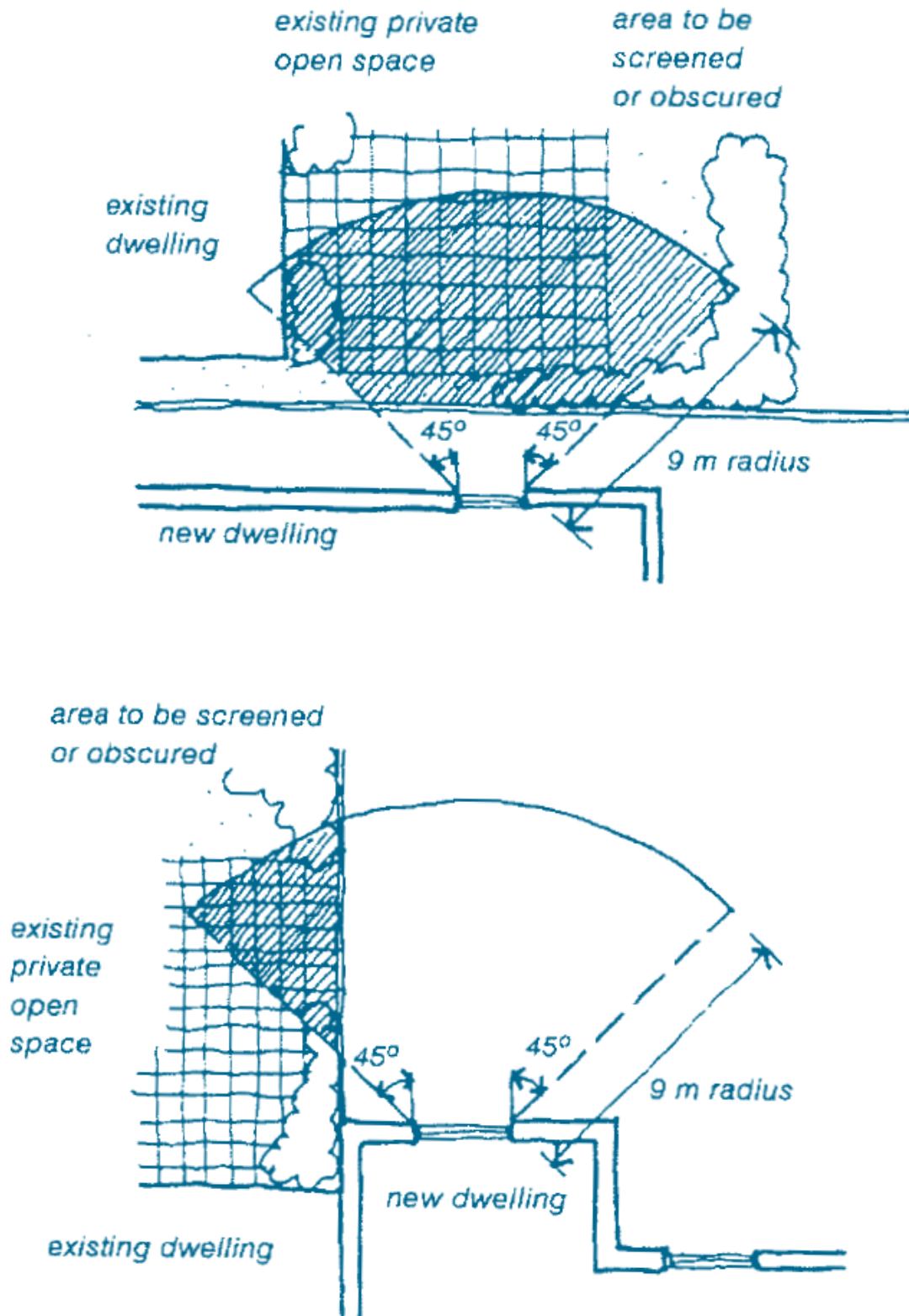


Figure 6: Screening Views to Adjacent Private Open Spaces

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 existing residential accommodation as For all development except where an existing adjacent building has an east-west orientation:</p> <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 primary private open space for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice. <ul style="list-style-type: none"> • 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 of existing dwellings (45° West to 45° East variation is</p>

	possible) to a fixed minimum area of 10m ² , capable of accommodating solar panels.
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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.	<p>A1.1 Access ramps, railings and the like must be of timber (natural finish or painted) and modelled on traditional designs.</p> <p>A1.2 Seats within road reserves must be in the form of a simple bench or be a slatted seat of traditional design in durable hardwood.</p>

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](#).

Performance Criteria	Acceptable Solution
<p>P2 Tree removal is accompanied by appropriate tree replacement.</p> <p>It is appropriate to prune certain trees and hedges where this will enhance views to and from significant items, both within and beyond the study area.</p>	<p>A2 Significant trees on private and public land must be retained.</p> <p>Exemptions to this acceptable solution may be found in the Eurobodalla Tree Preservation Code.</p>

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 runoff has no detrimental impacts on neighbouring properties, public spaces and Council infrastructure.

Development Controls:

Performance Criteria	Acceptable Solution
<p>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:</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 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.</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

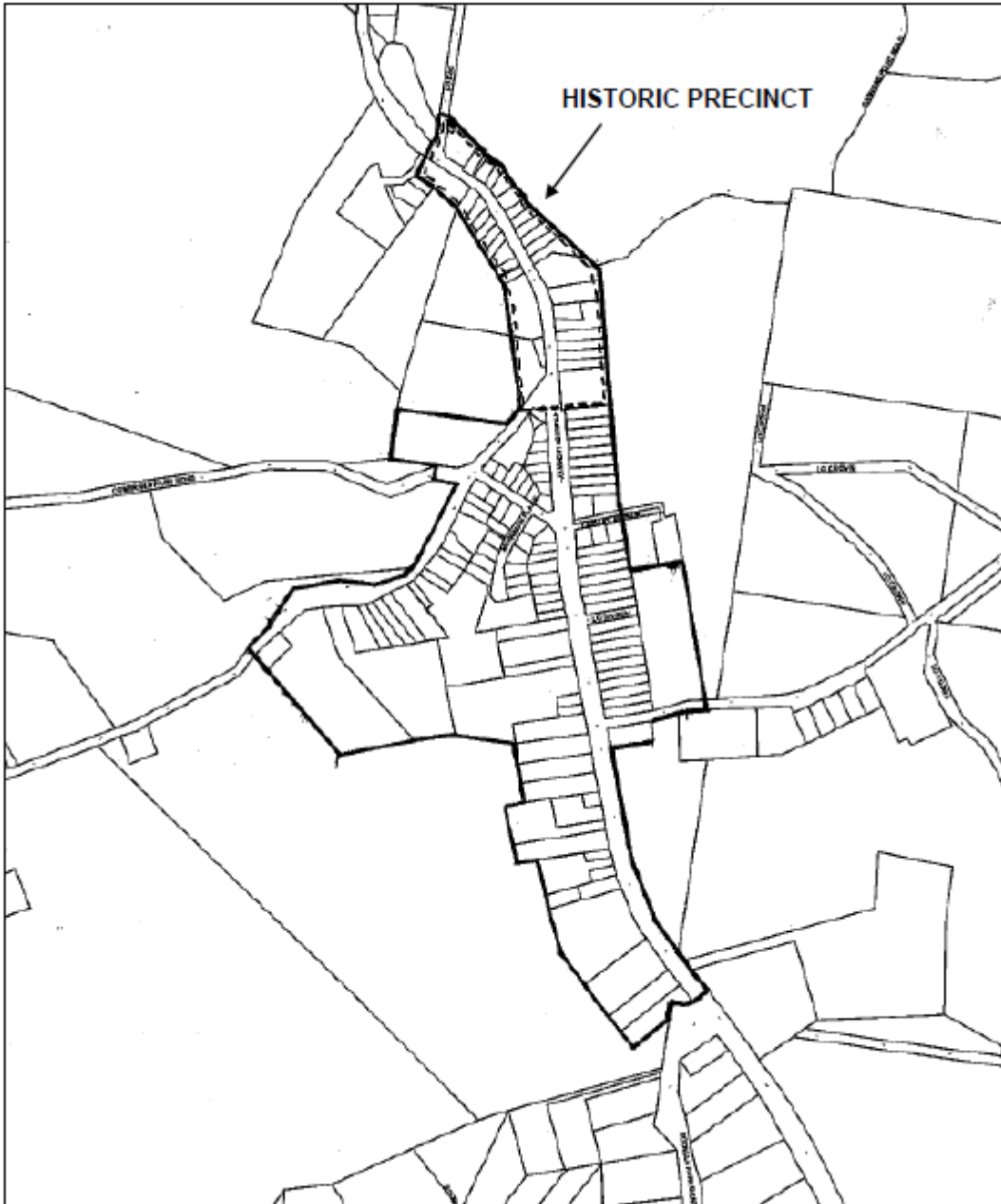
1. Amendments

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

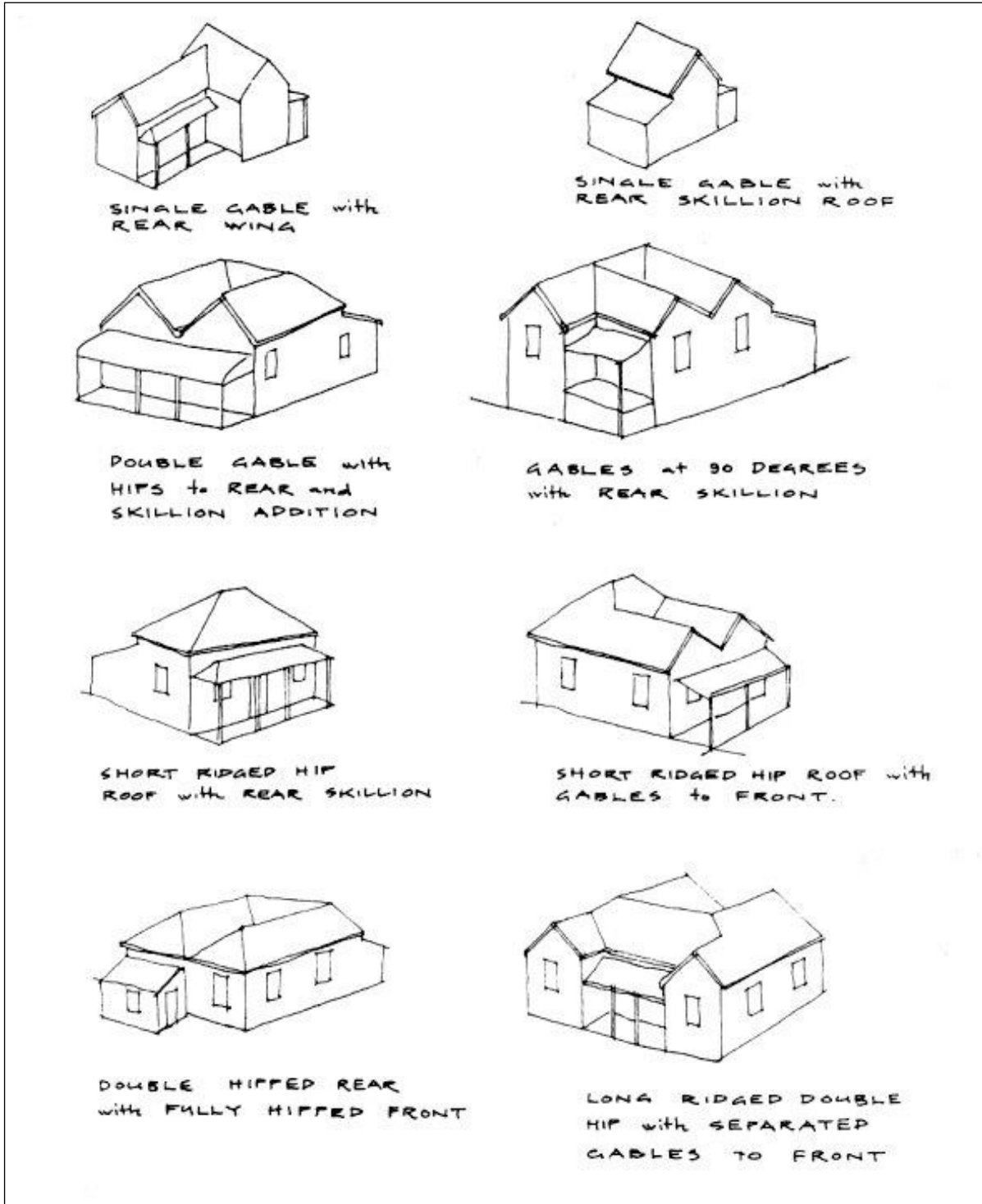
- I. [SAFER BY DESIGN CODE](#)
- II. [LANDSCAPING CODE](#)
- III. [INTERIM SEA LEVEL RISE ADAPTION POLICY](#)
- IV. [TREE PRESERVATION CODE](#)
- V. [FOOTPATH TRADING CODE](#)
- VI. [SIGNAGE CODE](#)
- VII. [SITE WASTE MINIMISATION & MANAGEMENT CODE](#)
- VIII. [SOIL AND WATER MANAGEMENT CODE](#)
- IX.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

3. Map



Bodalla

1. Roof Forms



Typical roof forms on historic cottages

2. Bodalla Design Guideline

Aim

These guidelines seek to reinforce Bodalla's historic and rural character, not only in the northern part of the village, but throughout the township where 19th and early to mid-20th century buildings lend a strong character to the place. To this extent, the guidelines seek alternatives to the brick and tile type homes that are prevalent in large urban and metropolitan areas.

Bodalla's character

Bodalla contains a delightful collection of late 19th and early 20th century buildings along either side of the Prince's Highway. The northern part of the town contains most of the business buildings and these generally are set close to the road and in some instances have minimal side setbacks. The diversity of forms is rich, the scale and bulk low and the texture of materials high. The buildings follow the curve and undulation of the main road in a manner that greatly enhances the town's appeal. The northern end of town contrasts markedly with the southern end which is primarily residential, with houses set well back from the road on large allotments and with generous side setbacks.

Most of the historic dwellings in Bodalla are timber-framed, clad in weatherboard and roofed in corrugated iron. Roof forms on the 19th century buildings tend to be more steeply pitched than mid-20th century buildings however the roof forms vary considerably depending on the particular style and function of the structure.

Bodalla's road pattern is important, as it is demonstrably associated with the town's evolution. Initially the highway from the north ascended the ridge on the east side of the Anglican Church and exited south via the Eurobodalla Road. It wasn't until the mid-1950s that the present alignment was established.

Exotic and indigenous vegetation is important to the town's aesthetic character, as are some of the superb views through the town, as well as from the town to the all-important dairy flats and distant hills beyond.

The buildings addressed the street and the elevation, which was often symmetrical in the 19th century, was distinctly asymmetrical in many of the 20th century styles. Window proportions vary considerably with the variety of styles. A number of buildings demonstrate an attention to detail although overall the building form is more pragmatic than ostentatious. Like so many rural and coastal places the buildings were extended over time, with extensions often adopting a different form and cladding from their parent. Done well this enables the original building to be appreciated, with the extension designed so that it does not dominate the original structure.

BODALLA VILLAGE DEVELOPMENT CONTROL PLAN



A classic Australian building form with timber-framed construction, splayed Australian hardwood weatherboards and steeply pitched corrugated iron roof. The building is symmetrical as it faces the road and has timber framed windows and doors. In this example the verandah roof is continuous with the main roof, although the pitch is varied slightly.



The post office is also a timber-framed building with very attractive decorative trim to the verandah. The verandah roof is set below that of the main building and returns around the corner. The prominent chimneys and gabled roof vent enhance the building's appearance. The picket fence and the natural driveway reinforce the building's streetscape contribution.



The building appears to have been extended over time. The use of slightly different forms, yet of similar scale and material, has enabled the building to grow without it having an unsympathetic scale.



The Inter-War bungalow is characterised by a shallower roof pitch, gables facing the street and paired verandah posts supported on massive columns. The enclosed verandah on the right-hand side mirrors the pitch and lower scale of the front verandah, so that the proportions of the original bungalow remain dominant.

BODALLA VILLAGE DEVELOPMENT CONTROL PLAN



One of the few masonry buildings apart from the Anglican Church. This 19th century barn has a steeply pitched roof with minimal eaves overhang. The mass of the front part of the building contrasts with the more lightweight rear that has been in-filled with doors. The building sits hard to the front alignment with the gable addressing the street.



Typical of the 1950s, this shop has very simple lines, square parapet and suspended awning. The addition on the right-hand side of the image sits lower and so reduces its visual impact on the proportions of the main shopfront. The central entry is slightly rebated, which was formerly a common treatment to shopfronts.

Buildings toward the southern end of Bodalla tend to be set back from the road, often behind a timber and wire fence that is less than a metre in height. This provides a degree of privacy while allowing the building to contribute to the streetscape. Driveways are mostly gravel and are not dominant elements in the street. Similarly, garages are set back behind the house. In one or two instances commercial sheds or structures address the highway. In the main, however, the southern end of town is residential.



Dwellings in the southern end of Bodalla typically have generous proportions, a strong relationship to vegetation and gravel driveways.



A number of dwellings have been altered and extended but still retain an essentially rural character, largely due to their form, and use of weatherboard and corrugated iron.

BODALLA VILLAGE DEVELOPMENT CONTROL PLAN



The use of timber post and rail fencing with wire infill contributes to Bodalla's rural character.



Gravel driveways, timber fencing and generous vegetation are typical in the southern part of Bodalla

Design guidelines

Bodalla's built character is varied and enriched by a variety of styles. The guidelines encourage the on-going evolution of styles in a manner that harmonises with the existing significant built form. Replication of period style (e.g. neo Federation) is not encouraged. New designs that draw on the key elements of the earlier styles and interpret them in a modern, contemporary way should achieve buildings that add to, and continue to enrich, Bodalla's built form. Such elements may include:

- Steeply pitched gabled roofs, but of a controlled scale so that they do not dominate the townscape.
- Shallow pitched and sweeping roofs, possibly with a change of pitch over the verandah.
- Timber-framed or light-weight construction.
- Carefully controlled use of stone and brick, for example as feature walls.
- Weatherboard or fibre-cement board walls
- The use of galvanised corrugated iron for roofs
- Galvanised corrugated iron used in walls, possibly in association with other cladding materials.
- Sheet walling with battens over the joints.
- Combinations of weatherboards and battened sheet.

BODALLA VILLAGE DEVELOPMENT CONTROL PLAN

- Consideration of wall composition, including modulation of wall with possible change of cladding.
- Timber or powdercoated aluminium windows with thicker frames.
- Front of building addressing the street.
- Single-storey construction.
- Light weight attractive front fence.
- Minimal visual impact of driveway.
- Driveway character enriched with detailing.
- Landscaping.



This building has retained a very strong sense of historic character evident in the steeply pitched corrugated roof, multi-paned timber-sash windows, maintenance and care of the timber weatherboards, and appropriate doors to the street.



The space between the buildings is often a visual part of the streetscape. This building's primary form remains legible, while the sheds and outbuildings are of a lesser scale. In this instance they have been unified by a common colour treatment. The visual impact of the driveway has been softened by the use of bitumen, plus pot plants against the building and an informal grass bank to the right-hand side. In Bodalla, views through to the trees beyond are also important.

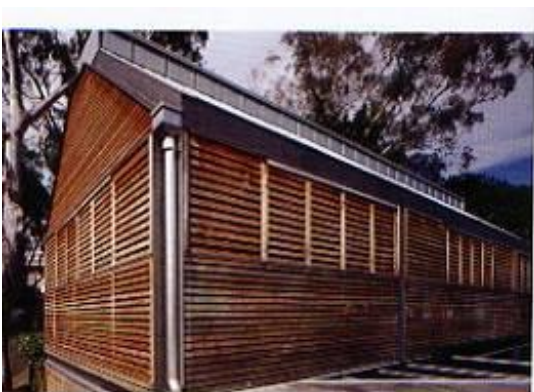
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This urban example shows how pitched roofs, varied wall materials and articulated forms can be combined in a modern way that expresses many of the design elements of historic buildings. The architectural massing reduces individual roof height and enables the building to step down the slope. Note that in Bodalla, a two-storey building may not be appropriate along the Princes Highway, and that more generous setbacks will be required in most of the town.



Painted and or stained weatherboards in combination with painted sheeting can provide modern and attractive forms that harmonise with historic streetscapes and the rich vegetation occurring in and around the village.



This very modern design draws on the Australian vernacular of a steel roof and horizontally clad timber walls to produce a



Additions can usefully borrow from their immediate neighbours and reinterpret the design in a modern but sympathetic manner,

BODALLA VILLAGE DEVELOPMENT CONTROL PLAN

building that would sit well in places such as Bodalla, that have a very strong rural historic character. The building has distinct references to rural industrial structures such as the dairy and shearing shed.

such as in this example where the traditional Australian brick cottage on the right has provided the inspiration for the modern steel-framed addition that is clad in “minorb”, and softened by the use of timber windows and doors.

Note: Brick and tile homes such as these below are inconsistent with Bodalla’s historic character.



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