



Mountainside Design Guidelines

Stage 1A

02 December 2022

MOUNTAINSIDE

Prepared By:



Place Logic

CL—C

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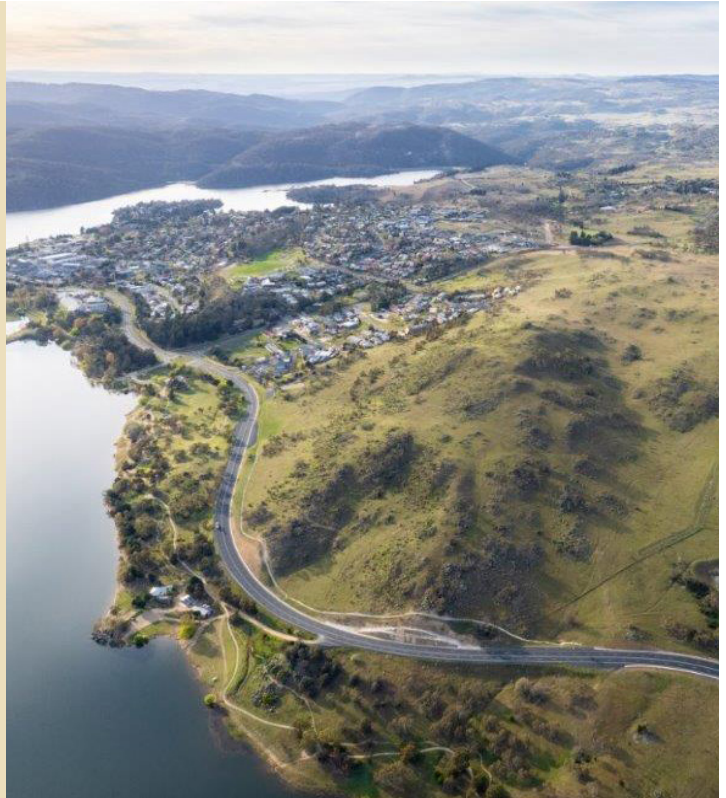
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INTRODUCTION

BACKGROUND

Mountainside has a unique and striking presence in Jindabyne. The site delivers 360-degree views of the surrounding landscape, including a western outlook to Mount Kosciuszko and stunning high-aspect views from its northern face looking over Lake Jindabyne. Mountainside will deliver high-quality open-space parks and an integrated movement network; providing opportunity for active travel, recreation, view corridors and biodiversity connectivity.

The Mountainside Master Plan (available via link on page 24) establishes a set of development principles and objectives to ensure an integrated, high-quality, urban and landscape outcome. Mountainside will become a high-quality multi-precinct residential estate through various design controls and strategies. The Design Guidelines, established in this document, set out design measures by which the Master Plan Principles can be applied to development of your lot and new home design.



The Design Guidelines

These Guidelines have been produced to ensure all development at Mountainside is of a high standard. Individuality and creativity are highly encouraged; with detail, quality and site responsiveness being the cohesive elements of Mountainside.

The information set out in these Design Guidelines will provide you an overview of the estate and the Mountainside Master Plan Vision. In addition, you will find information about the precinct in which your lot is located and its streetscape character. This document offers guidance in developing your lot to suit the site conditions, along with setting 'objectives' and 'required provisions' for each design element.

NOTE: To accompany your Mountainside design submission, a separate checklist and application form is attached at APPENDIX C.

The natural topography of Mountainside demands bespoke design responses that respect and embrace the site's natural attributes, as well as protecting neighbouring lots' privacy, solar access and view corridors. The Design Guidelines will encourage the appropriate built-form and siting to enhance the precinct and streetscape, as well as protect neighbouring dwellings by setting appropriate boundary interface treatments, built-form setbacks and parking provisions. The Design Guidelines will recommend appropriate materials and colours to establish a cohesive and attractive built-form environment, representative of Mountainside. Notwithstanding, owners are encouraged to develop innovative designs that present a distinctive residential image for the estate and boast the values and principles outlined in the Mountainside Master Plan.

Mountainside encourages fluid consultation with the Design Coordinator throughout the design submission and assessment process, to guide and assist you in achieving a high-quality and site-responsive outcome.

NOTE: The Design Coordinator's contact details can be found on page 24.

INTRODUCTION

LOT DESIGN SUBMISSION, APPROVAL AND CONSTRUCTION PROCESS

STEP 1 DUE DILIGENCE	Review your Sales Contract, Snowy Monaro Regional Council's (SMRC) Development Control Plan (DCP) requirements (refer page 24 for links), along with the Mountainside Design Guidelines. Lot development must be designed in accordance with the Mountainside Design Guidelines. If you have any queries, preliminary advice may be sought from the Mountainside Design Coordinator (refer page 24 for contact details).
STEP 2 REVIEW AND CONSULT	Analyse site controls specific to your lot, opportunities and constraints with reference to the Lot Control Plan (APPENDIX B), and Lot Disclosure Plan (provided as part of your sales package). NOTE: You can contact the Mountainside Design Coordinator for assistance and advice prior to preparing a design.
STEP 3 DESIGN	Prepare plans in accordance with the DCP, Mountainside Design Guidelines and the Lot Control Plan.
STEP 4 PREPARE SUBMISSION	Complete the Submission Checklist (APPENDIX C) and submit documentation for Mountainside Design Assessment (submit via email with contact details on page 24)..
STEP 5 MOUNTAINSIDE DESIGN ASSESSMENT	Designs will be assessed by the Mountainside Design Coordinator within 14 business days of submission. Email queries may be sent back to the applicant to seek clarification and amendments if required. NOTE: Any incomplete or non-compliant applications will need to be re-submitted.
STEP 6 MOUNTAINSIDE DESIGN ENDORSEMENT	Once your plans have been endorsed by the Mountainside Design Coordinator, any amendments made to your design and specifications, prior to or during the construction of your dwelling, must be re-submitted to the Mountainside Design Coordinator for re-endorsement.
STEP 7 SMRC ASSESSMENT	With your Mountainside endorsed plans you can then submit your Development Application (DA) to SMRC (contact details provided on page 24).
STEP 8 CONSTRUCT	Start construction within 24 months of settlement (or seek an extension) to avoid any sanctions, and complete construction in a safe and responsible manner according to the Approved Plans and Mountainside requirements.
STEP 9 POST CONSTRUCTION	It is important to remove all building materials off your site and rectify any damage to public land (such as verge and driveway crossover repairs) prior to applying for an Occupation Certificate. NOTE: You cannot reside on your lot until your dwelling is complete, a Certificate of Occupancy has been issued and all relevant Council and Building Approvals have been obtained.
STEP 10 COMPLIANCE INSPECTION and RETURN OF BOND	Provide a copy of your Occupation Certificate to the Mountainside Design Coordinator and book a Compliance Inspection. An inspection will be carried out on your site to ensure the build is in accordance with the Approved Plans. Once inspected, the Design Coordinator will notify you of the decision or inform you of any items to be rectified. Once approved, your Compliance Bond will then be returned. (Please refer to Compliance Bond information on page 5).

INTRODUCTION

COMPLIANCE BOND

A Compliance Bond (Bond) of \$8,750 is part of into the Contract of Sale. The Bond amount is provided by the owner/s at point of settlement and held in trust until build completion and Compliance Approval is achieved.

The Bond helps to ensure:

- that development of all lots is in accordance with Mountainside Design Guidelines.
- that the appropriate assessment processes have been followed.
- that the house design and siting is completed in accordance with the Mountainside endorsed plans.
- consistency in quality of the estate and streetscape, protecting your financial investment.
- contract builders take care during construction and repair any damage that may occur, including damage to the verge, street trees, footpath and services.

Return of Bond

Compliance Approval is granted following a successful final Compliance Inspection of your lot development (including built-form, landscaping and public realm condition). Once Compliance Approval is granted your Bond will be returned to you (or party who secured the bond).

NOTE: If there are non-compliances to be rectified following the first Compliance Inspection, a letter will be sent from the Design Coordinator formalising the items to be rectified. You will then be given 6 months (or seek an extension through correspondence with the Design Coordinator) to rectify the non-compliances and apply for a second inspection. If the 6 month time period lapses and no correspondence has been made to seek an extension or discuss rectification, the Bond will be considered forfeited.

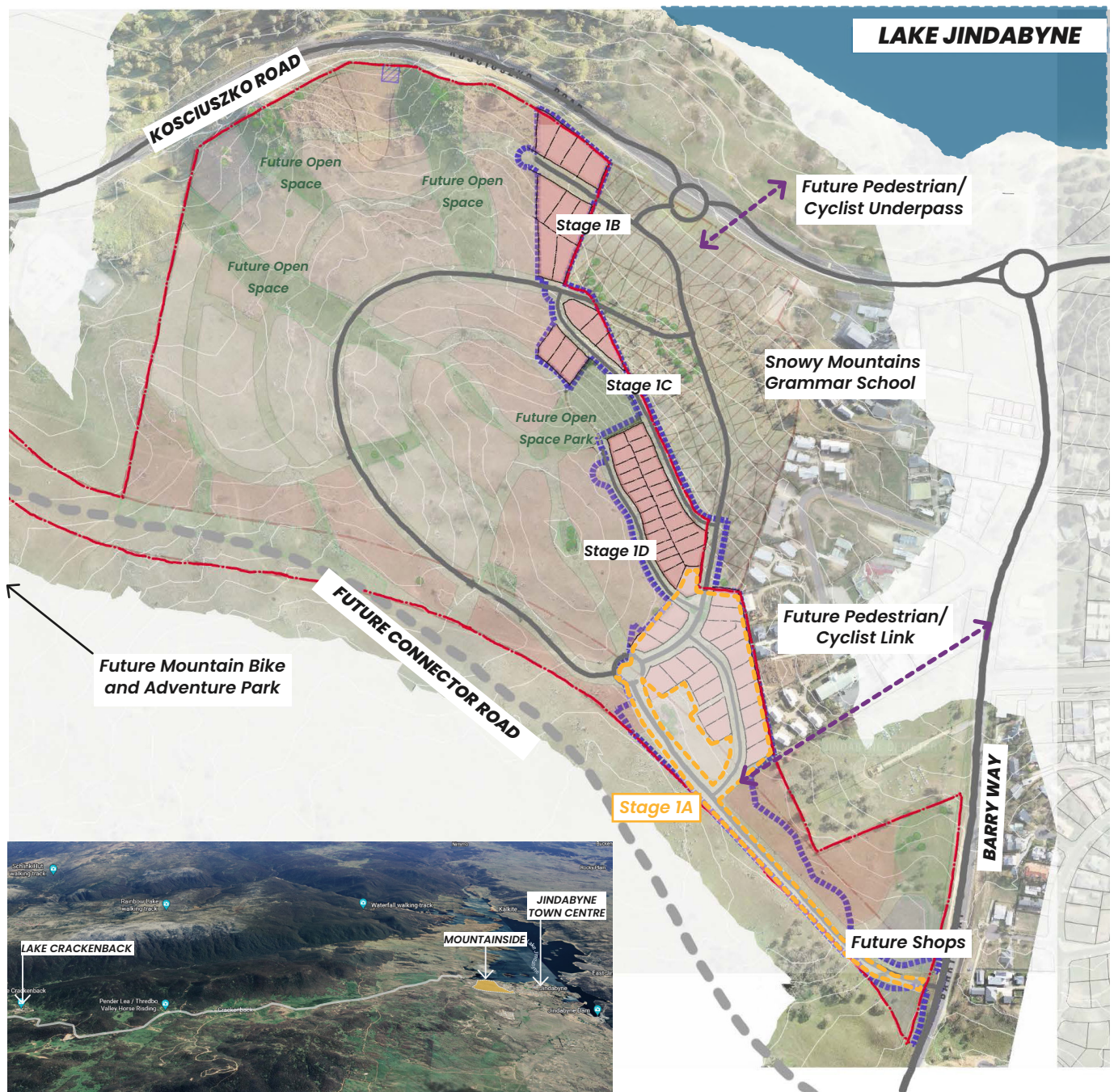
To arrange a Compliance Inspection upon completion of your build, contact the Design Coordinator via email: designreview@placelogic.com.au.

MASTER PLAN AND PRECINCTS

VISION AND CONTEXT

[To deliver an exceptional new urban precinct that is uniquely appropriate to the Snowy Mountains region in terms of its response to the site and connection to its surrounds]

Master Plan Vision



Location and context

MASTER PLAN AND PRECINCTS

EAST PRECINCT

Stage 1A is Mountainside's first stage of land release, located within the East Precinct of Mountainside. Stage 1A is well connected within Mountainside and to the surrounding area with direct access to the estate's collector road and public transport route. Lots within this precinct are a 5-minute walk from Jindabyne Central School, Snowy Mountains Grammar and future Mountainside shops, and just 10-minutes' walk from the lake foreshore and Jindabyne Town Centre.

Stage 1A offers:

- generous lot sizes (700m² plus), facilitating larger single-dwelling homes with large yards.
- exquisite north-aspect lake views to all lots.
- an average of 14% land fall towards the north/east, providing suitable conditions for stepped dwellings with upper-floor living areas with views over the lake and surrounding Jindabyne landscape.
- indented parking, integrated into a high-quality landscaped streetscape; accommodating safe visitors' parking.

Lot development in Stage 1A should:

- be for single-dwelling only; however, dwellings can accommodate an ancillary studio/granny flat of maximum 60m².
- take advantage of the site's assets, with stepped built-form and split levels to leverage the vast amenity provided by the views and north-east aspect slope, whilst making the most efficient use of the site within the building and development provisions.
- retain and integrate significant natural features into the landscape and building design to contribute to Mountainside's landscape objectives.



East Precinct location



Key viewpoints

DESIGN PROVISIONS | STAGE 1A

PROTECT AND ENHANCE THE EXISTING CONDITIONS

Objective:

Natural site features – including existing vegetation, large rocky outcrops, and exquisite lake and mountain views – are integral to Mountainside’s character. These assets should be retained and expressed, where possible, to preserve the land’s unique qualities and to align with the Mountainside Vision.

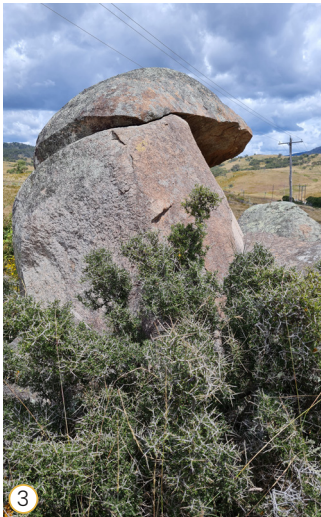
Building Envelopes have been established on each lot to ensure protected trees are clear from future buildings, and to protect view corridors and vistas from adjoining future dwellings.

Required Provision

- All buildings to be contained within the Building Envelope, specific to each lot (refer Lot Control Plan APPENDIX B).
- Site rock is encouraged to be used as part of site landscape design, built-form foundation course work and site retaining walls.
- Existing natural features identified on the Lot Disclosure Plan are to be integrated into building/ landscape design.
- Natural materials from the site should be utilised to inform and enhance the design response.
- Complementary landscape palette and materials to be developed for on-lot landscaping (refer landscape section at page 20-21).

Image Key

- ① Site flora
- ② Site flora and rocks
- ③ Site flora and feature rocky outcrop
- ④ Views to north-west
- ⑤ View north-east across the lake
- ⑥ View east towards Jindabyne Town Centre
- ⑦ Site flora



Site Photos - existing condition throughout Mountainside

DESIGN PROVISIONS | STAGE 1A

CONSTRUCTION AND SUSTAINABILITY

Sediment, Erosion and Drainage

Developing on steep slopes requires a considered response to sediment and erosion control, and drainage. Mountainside aims to ensure designs are site-responsive and enhance the natural condition to maintain water quality.

Development of the site should embrace and respond to the slope, and retention treatment should carefully consider the adjoining development in regard to water control and soil erosion. Stepped or tiered rock retaining walls (benched to facilitate planting beds) will break up the visual impact on both your lot and the neighbouring lot.

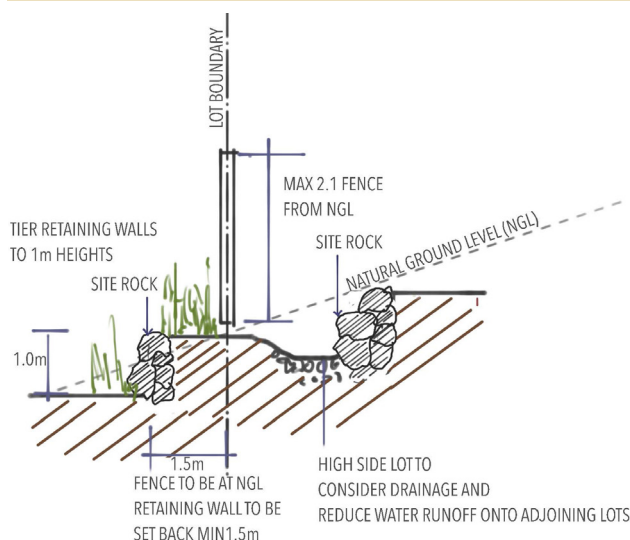
Objective:

The provisions set out below assist in **avoiding**:

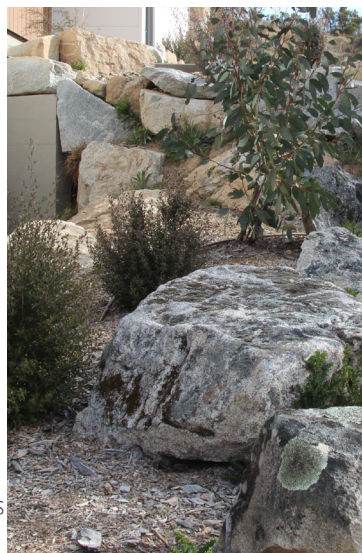
- large expanses of cut or fill, which disturb the natural topography.
- water pooling and soil erosion, which risk environmental degradation and contamination.
- high retaining walls, which require safety rails and create overshadowing.
- retaining walls being wholly contained within the lower lot, thus creating a situation where the upper lot is relying on a retaining wall located on the neighbouring property.

Required Provision

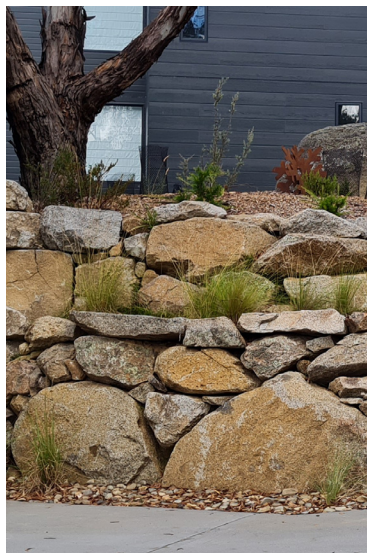
- Apply the Building Code of Australia provisions and Council requirements to all construction.
 - Integrate landscape design and water management early in the design, to inform a holistic and site-responsive development.
 - Robust rock retaining walls and landscape features should be utilised to ensure natural filtration, and avoid water pooling and soil erosion.
 - Earth retention exceeding 1m in height is to be tiered retaining rock walls, and planted to reduce bulk and need for safety rails.
- NOTE:** Refer to the Australian Building Standards for accurate, up-to-date provisions.
- Fences located on the lot boundary should be at level with natural ground. On sloped sites, tiered rock retaining walls should be set back from the boundary to allow planting and drainage, and reduce run-off to the adjoining lot.



Boundary retaining wall treatment diagram



Stepped slabs to respond to the natural topography and reuse of site rock as tiered retaining walls



DESIGN PROVISIONS | STAGE 1A

CONSTRUCTION AND SUSTAINABILITY

Longevity and Passive Design

Sustainable energy has been at the heart of this region since Lake Jindabyne began delivering hydroelectricity, a sustainable power source, 50 years ago as part of the Snowy Hydro scheme. As such, sustainable energy should be a key element integrated into the design of Mountainside homes.

Installation of PV solar array systems is optional; however, we encourage you to consider the longevity of your decision – if this is something you intend to have in the future, it may be more cost-efficient to install solar panels and associated wiring now rather than trying to retrofit them later on. Also, consider the orientation of your site and the required roof profile/orientation to achieve optimal efficiency. Optimal solar orientation is a north-facing roof plane of approximately 30 degrees, which is best achieved with a gable or skillion roof form. Consider integrating varying roof forms as a response to topography/views and as a location for any desired solar panels (north, east and west).

Objective:

The provisions set out below will assist in:

- achieving an integrated building design that considers building performance alongside aesthetics.
- consideration of window placement, solar shading, cross-ventilation, insulation, and ways in which the building will perform over the varying temperatures and weather conditions throughout the year.

NOTE: Further information/ resources on passive design (yourhome.gov.au).

Required Provision

- Solar panels, if installed, must be flush with the roof plane, with the colour and design of the roof integrated with the solar panels (i.e. a darker roof material may work better for the overall build form presence if proposing panels to the front of the dwelling).
- Consider thermal performance, durability and maintenance requirements of construction materials, which will save time and money in the future as well as improving comfort and health of occupants.
- Solar shading devices and/ or wide eaves to be incorporated into the design in consideration of orientation.
- Sensitive use of expanses of glazing is required in consideration of solar orientation (heat loss and gain) alongside objectives to capture views.



Northern view aspect facilitates solar gain through use of glazing. Wide eaves help reduce overheating in summer.



Panels to be flush with roof pitch so consider the optimal pitch, for solar value throughout the year along with external aesthetics (sollos.com.au)



Wide overhangs for solar shading and weather protection

DESIGN PROVISIONS | STAGE 1A

BUILT-FORM SITING

Lots within Stage 1A are varied in size, degree of slope and existing vegetation. In order to address specific lot conditions, a Lot Control Plan (refer APPENDIX B) has been prepared with setbacks, building envelopes and siting provisions for all lots within Stage 1A. A Development Provisions Summary Table is provided at APPENDIX A, as per the figure opposite.

Lots 11 through 20 may be delivered with a front boundary terraced rock retaining wall (within the lot boundary). Where required, these retaining walls have been designed to ensure existing trees on lots can be retained without damage from earthworks associated with the street construction.

Preferred driveway locations have been indicated on the Lot Control Plan; however, final optimal driveway location will depend on individual house designs. Driveways are to be designed to avoid tree damage and limit steep grades. For lots situated on the lower side along Road 03, a provision has been provided for a suspended open carport structure to the front boundary. This assumes a scenario where garages are located on the upper floor with a bridge type structure as the driveway to connect to the verge cross over.

NOTE: if a suspended driveway/ hardstand is proposed and the height from NGL is greater than 1m then a safety rail will need to be incorporated to the edge. The rail must compliment the architectural style and materials of the built-form and will be reviewed by the Mountainside Design Coordinator on submission of documentation for design assessment.

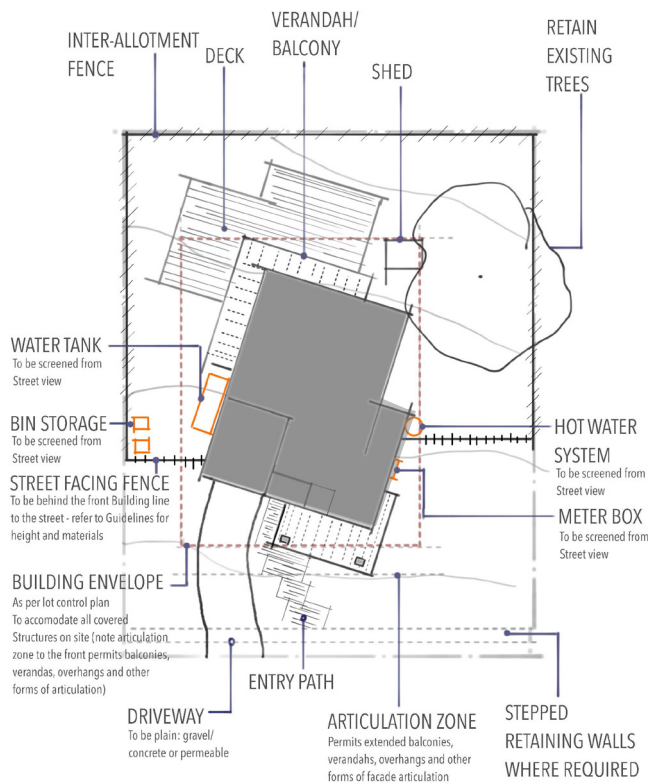


Diagram to demonstrate example dwelling siting provisions

Element ID	Element	Provision for lots: 1 - 21 Stage 1A Mountainside
a	Number of dwellings permitted	1 main dwelling plus 1 ancillary dwelling (max 60m ²) Note: No strata title development
b	Maximum no. storeys	3 storeys NOTE: capped by height limit at element c
c	Maximum building height	9m
d	Floor space ratio	0.5:1
e	Site Coverage (defined by the area covered by any building, i.e. any other roofed building such as a dwelling, carport, garage, verandah or shed)	40% maximum site coverage NOTE: Roofed structures to be wholly within the Building Envelope/ Articulation Zone
f	Sheds and detached structures	No greater than 40m ² Roof line to sit lower than main dwelling To be set back from front (street building line)
g	Built Form Boundary setbacks (decks, patios and unroofed structures exempt; see element i and element j for relevant provisions)	Vary in response to site conditions and streetscape character. Building Envelopes nominated to preserve views, solar access on adjoining block or to retain existing trees Building Envelopes and Articulation Zones with specified boundary setbacks to all roofed structures are provided for all lots within Stage 1A
h	Garage door to front façade	Garage door width to be less than 50% of the overall front façade width
i	Boundary setbacks to unroofed structures (i.e. decks, patios and terraces)	Front Boundary setback: 1m Rear Boundary setback: 1m Side Boundary setbacks: 1m
j	Maximum floor-level height from Natural Ground Level of decks, patios or terraces NOTE: Balconies as part of main building zone are excluded from this provision	0.5m where setback from boundary is <3m 1m where setback from boundary is 3m-6m 2.5m where setback from boundary is >6m Undercroft of decks to be screened
k	Car parking space required on lot	2 (plus stacker for overflow)
l	Landscaped area that must be provided on a lot	All non-built areas (areas without structures) on lot to be landscaped

Stage 1A Development Provisions Summary Table (refer to APPENDIX A)



Examples of Lot Building Envelopes (Lot 01 and Lot 08)

DESIGN PROVISIONS | STAGE 1A

BUILT-FORM SITING

Dwelling Siting and Orientation

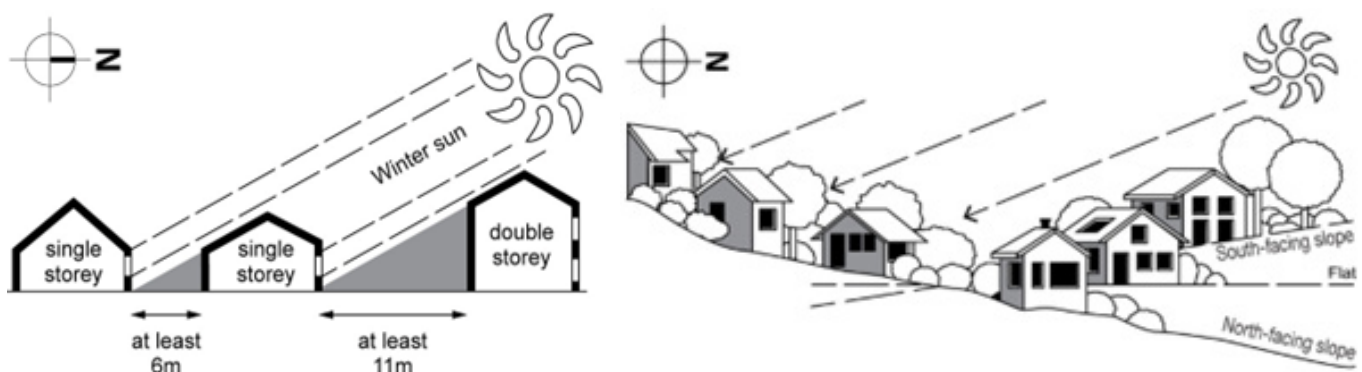
Objective:

The provisions set out below will assist in achieving the following built-form and siting outcomes:

- Buildings sited and designed to respond to climate and local micro-environmental alpine conditions, as well as to protect and enhance the site's natural assets.
- Buildings designed to take advantage of solar orientation for living spaces and outdoor areas, whilst preserving solar access and privacy to neighbouring lots.
- Built-form and siting throughout Stage 1A positively contributes to the overall streetscape.

Required Provision

- Dwellings to be sited in accordance with the Stage 1A Lot Control Plan and development provisions.
- Building siting and massing should respond to the protection of surrounding lake and mountain views for adjoining/ neighbouring residents.
- Consider the building's orientation and how this will impact internal spaces, such as eastern morning sun to bedrooms and living spaces orientated north.
- Buildings should be sited and oriented so that they do not directly look over or overshadow private open-space areas on adjoining lots.
NOTE: Shadow diagrams may be requested by the Design Coordinator following your design submission to review any impact in question.
- Dwellings, garages and sheds (noting additional controls for garages and sheds on page 14) to be sited within the Building Envelope (refer Lot Control Plan at APPENDIX B).
NOTE: Articulation zones, as indicated on the Lot Control Plan, can accommodate extended overhangs, balconies and verandahs to the street frontage.
- Buildings should be articulated in both form and material finish to present well to the street frontage, and contribute to an attractive and active street presence.
NOTE: Corner lots to present well to both street frontages, with services hidden from street view.



Siting diagrams (yourhome.gov.au)

DESIGN PROVISIONS | STAGE 1A

BUILT-FORM SITING

Building Provisions

Site Coverage

A maximum site coverage of 40% has been nominated on lots within Stage 1A. Site coverage is effectively the total footprint of all roofed structures on a lot. It includes garages, sheds, covered verandahs and alfresco areas. Site coverage does not include balconies, eaves, retaining walls, or permeable hard-scape such as decks, paving and gravel. In order for the development of a site to respond well to the topography and increase site open space, the site coverage provision encourages a 2 storey/ stepped design.

Floor Space Ratio (FSR)

A maximum FSR of 0.5:1 applies to all lots within Stage 1A. FSR is used as a measure of the density of site development and is calculated by dividing the gross floor area (GFA) of the dwelling by the site area. This means that, for a lot size of 700m², the maximum permitted GFA is 350m². GFA is the sum of the floor area of each floor of a building measured from the internal face of external walls. It excludes areas such as basements, voids and parking spaces catering for the minimum parking requirements on the lot. The area within the garage accommodating these car spaces can be removed from the GFA calculation.

NOTE: The minimum required off-street parking for Stage 1A lots is 2; this is increased to 4 for lots accommodating an ancillary dwelling.

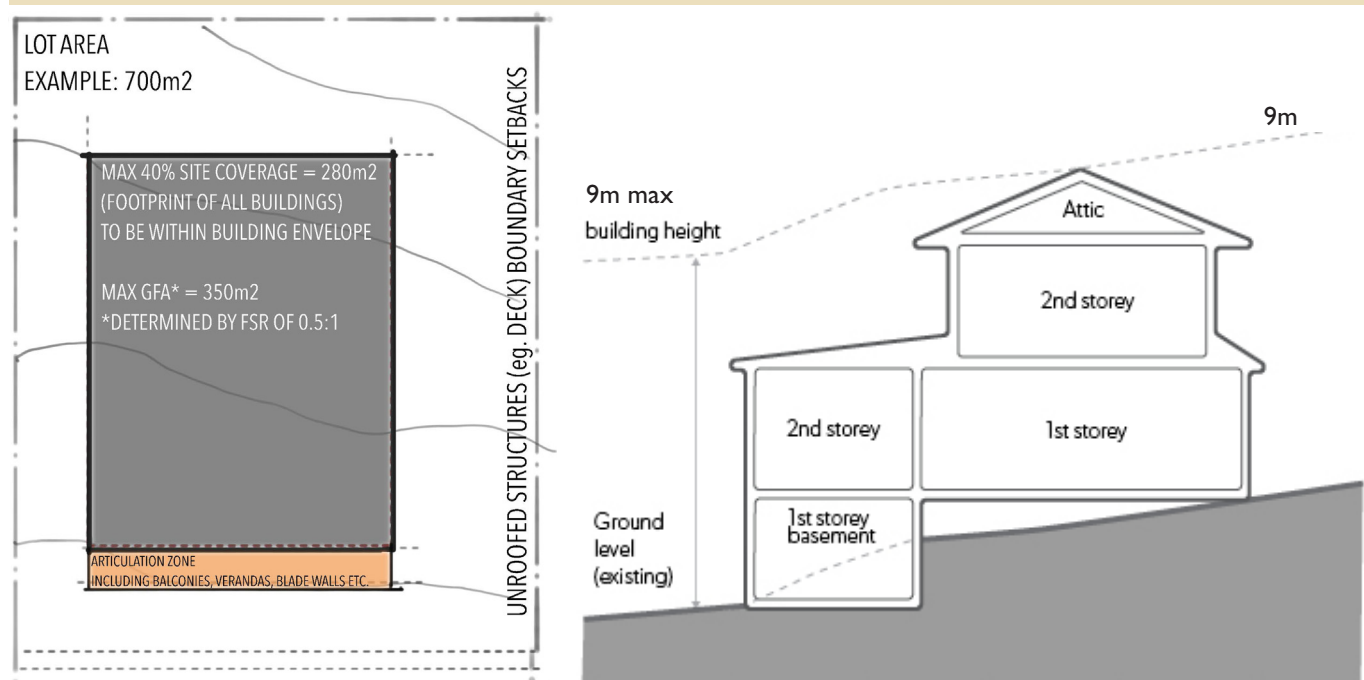
NOTE: Refer to the Snowy River Local Environmental Plan (SRLEP) for further information regarding the FSR provision: <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0700#sec.4.4>.

Height Limits

Overall building height is capped at 9.0m from Natural Ground Level (NGL). A split level and/ or 2 storey design may be more appropriate for steep sites to respond to the topography whilst maintaining visual and solar amenity (including that of neighbours and the public realm).

Required Provision

- Development of your lot should adhere to the setbacks and building envelopes, maximum site coverage, Floor Space Ratio and building heights as provided on the Lot Control Plan and Council planning requirements.



Diagrams to demonstrate development and building provisions

DESIGN PROVISIONS | STAGE 1A

BUILT-FORM SITING

Ancillary Dwelling (Studio/Granny Flat)

The development intent at Mountainside is to offer a range of housing typologies and densities; however, Stage 1A offers single-dwelling development only. Strata title/ dual occupancy or dual frontages for ancillary dwellings is not permitted. Attached studios or granny flats may be accommodated provided they are a maximum of 60m² GFA and fit the criteria outlined in the required provisions below. These ancillary dwellings can offer intergenerational living and an alternative residence to meet a diverse range of housing needs and living arrangements.

Objective:

Provisions have been set to facilitate ancillary dwellings and to offer diversity in living options, whilst maintaining a quality streetscape and avoiding over-development of lots.

Required Provision

- Strata title/ subdivision of your lot is **prohibited**.
- An attached dwelling (i.e. granny flat) maximum 60m² GFA is permitted to be incorporated into the building design.
- No dual entrances to the street. An ancillary dwelling should sit subservient to the main building, with access provided down the side of the lot (the dwelling should read as one dwelling from the street).
- Lots proposing an ancillary dwelling should accommodate 4 parking spaces on the lot, to allow for overflow parking. This can be achieved with 2 spaces accommodated in a garage or carport and 2 tandem spaces located on the driveway or hardstand in front.

Sheds or Detached Ancillary Structures

Objective:

Development of lots should be designed in a cohesive, integrated manner to avoid ad hoc structures being erected in the future. Additional structures on a lot should not negatively impact on the development of the lot or streetscape presence.

Required Provision

- Detached sheds/ structures must:
 - sit behind the front building line and, if visible from the street, be in unison with the main building's architecture and material palette.
 - sit below primary building height to avoid visually dominating or competing with the dwelling.
 - be no greater than 40m².
 - complement the main dwelling's material palette.
- Where proposing a shed or ancillary structure, these should be included in the design submission package demonstrating siting, construction and materials, for review and Mountainside Design Approval.



Prohibited siting, height and style of shed



If proposing a second garage or shed to the street frontage, it must be set back from the main dwelling and complement the built-form

DESIGN PROVISIONS | STAGE 1A

ARCHITECTURAL FORM AND STYLE

The architectural vision for Mountainside reflects contemporary architectural design that positively responds to the site's Australian alpine environment. Precedent examples from similar climates and regions with an alpine influence may be appropriate to draw upon. We encourage prospective residents, builders and designers to visit Lake Crackenback Resort (1650 Alpine Way, Crackenback NSW 2627), located 15 minute's drive from Mountainside. Here you can review and gain an appreciation for the architectural expression and built-form and siting outcomes intended for Mountainside.

The intent for development of Mountainside is that buildings should sit in unison with the landscape. The landscape and environmental conditions should inform and enhance building form and aesthetics, and the architecture should enhance the natural environment and landscape character of Mountainside rather than dominate or compete with it.

Architectural form and facade treatments should not be over-stylised, overtly monumental or mimic replica styles that are not appropriate to the site. Buildings should be seen as subservient to the natural environment, and applied ornamental decoration is not conducive to a cohesive neighbourhood character, nor in keeping with the design objectives of Mountainside.

Individuality and creativity, using high-quality detailing and recycled or local materials, is encouraged. The Mountainside development aims to avoid repetitive or predictable architecture, and therefore encourages the use of an architect (experienced in the local vernacular) who can assist in creating a bespoke, timeless response to your site and individual needs.

Required Provision

- The built-form must be appropriately proportioned and present well to the street, utilising the nominated building envelope.
- Buildings should wholly respond to the site, environmental conditions and surrounding views and aspect.
- Architectural character should not be closed-off or defensive; rather, it should promote engagement, activity and a sense of community, and embrace the outdoor lifestyle.
- Garages and services are to have reduced emphasis to the street and occupy minimal proportion of frontages. Garage door widths to be less than 50% of the overall facade width.



Example of bulky built-form with flat, blank facade, to be avoided



Example of built-form with overly bulky columns and lack of material interest



Example of replica-style architecture, inappropriate to the context and character of Mountainside

DESIGN PROVISIONS | STAGE 1A

ARCHITECTURAL FORM AND STYLE

Roof Form

Objectives:

Roof forms should be celebrated as an extension of the architectural form. The roof design should be considered in response to:

- the unique weather conditions of the region, which include snow, harsh wind and frost; the roof form, therefore, becomes a key design, as well as functional, factor to express the built-form.
- capturing views.
- facilitating light penetration.
- providing optimum solar access, as well as solar shading.
- the building's natural ventilation and heating/cooling strategy.
- the floor plan layout and internal space volumes.



Examples of appropriate, varied roof forms
(Lake Crackenback)

Required Provision

- Roof forms must be suitable to the floor plan and respond to the local climate. The roof form must be rationalised to have minimal level/ direction changes resulting in unresolved peaks and valleys (which do not respond well to snow build-up).
- Roof pitches should generally be between 10- and 35 degrees. Flat roofs will be considered where they are appropriate to the site conditions and detailing is well resolved.
- Extended eaves/ overhangs are highly recommended for solar shading and weather protection.
- Roof form should be considered with response to the site and stepped where necessary to reduce bulk and to provide adequate water drainage on lower levels of terraced sites.
- Material and colour specified for the roof should complement the rest of the architectural palette.

DESIGN PROVISIONS | STAGE 1A

ARCHITECTURAL FORM AND STYLE

Street Presence

Objectives:

Maintaining a consistent high-quality street presence is important throughout Mountainside, to contribute to a sense of community and reinforce the streetscape character within each precinct. Dwellings should provide an attractive and articulated facade with a well-defined front entry to the street.

Required Provision

- The front entry to the dwelling is required to the street frontage. Entries should be clearly defined, with access to the street via a pathway, ramp or steps.
- All services – including utility meters, water heaters, air conditioning units, rainwater tanks, bin storage and clotheslines – should be screened from street view (corner lots to consider both street frontages).
- Dwellings on corner lots should address and present well to both streets, with all services screened from street view.
- A mix of complementary materials should be incorporated into the building design to express the internal volumes and layout. Variation in materials and colours to the street facade will assist in providing dwelling identity, and add visual interest and character to the streetscape.
- Articulation should not be 'stuck on' or unnecessary ornamentation, and should be driven by function. For example: balconies, chimney-wall projections and volumes to define the internal layout.



Examples (from Lake Crackenback) of an appropriate mix of materials and colours to the street facade, and well-defined entries.



Example of inappropriate 'stuck on' tiles



Example of inappropriate, flat street facade and entry treatment

DESIGN PROVISIONS | STAGE 1A

ARCHITECTURAL FORM AND STYLE

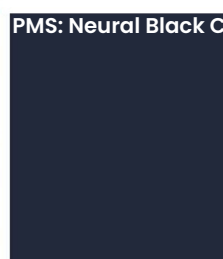
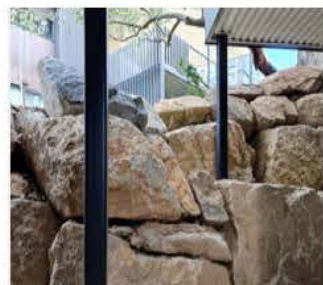
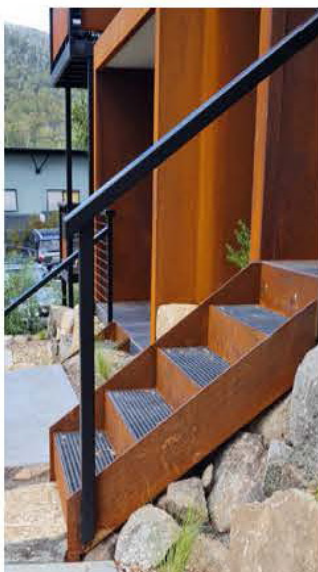
Materials and Colours

Objectives:

Materials should complement and be an expression of the architectural form and building proportions, whilst being suitable to the climate and considerate of overall building performance. These Guidelines provide a list of preferred materials and colours, and examples of inspirational material and style palettes (below and on page 19) illustrate an integrated architectural response. Materials that are not specified may be considered during the design review process, where justifications can be made against the overall architectural response.

Required Provision

- Generally, consider a mix of stone, timber, metal sheeting and lightweight cladding (must be eco-friendly, fire-resistant and well detailed).
- Use of expressed local stone/ rock is encouraged. Stone masonry works well as a base to buildings, chimneys and other feature elements.
- Extensive use of brick, bagged brick and rendered masonry is not encouraged; use of these material finishes will be reviewed on a case-by-case basis.
- Colour palettes inspired by the context are encouraged:
 - greys, greens, blues and earthy tones.
 - ochres and muted reds/ rusts found in local geology and flora.
 - creams, whites and lighter neutral colours.
 - bold colours used for architectural expression (to be reviewed on their merits).



- Raked ceilings with full-length windows, emphasising views and light penetration
- Use of stilt foundations to respond to sloped land and reduce impact
- Use of stone and glazing with highly considered detail to creates a sleek architectural finish
- Neutral colours to celebrate the natural landscape, with bold accents for architectural expression

DESIGN PROVISIONS | STAGE 1A

ARCHITECTURAL FORM AND STYLE

Materials and colours



House in Tschengla by Innauer+Matt Architekten | photography by Adolf Brenner
Gfelli Hotel by roa network of architecture | photography by Alex Filz
Hawkesbury Residence by Marnio Radziner | photography by Emily Andrews
Living in Alpine Village by Shupai Architects | photography by Janez Marolt



- Soft timber cladding with stone masonry base or accents
- Neutral colour palette to complement landscape



LaMardanaHouse by LVS Architecture | photography by Lorena Darquea
Sunshine Canyon House by Renée del Gaudio | photography by David Lauer
Shoover River by gary todd architecture | photography by garytoddarchitecture.com



- Integrated roof/ wall panels and in situ concrete construction
- Use of timber and metal sheeting to celebrate raw, earthy colour palette

DESIGN PROVISIONS | STAGE 1A

LANDSCAPE AND FENCING

Landscape Design

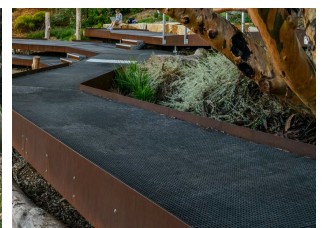
The site's terrain, natural qualities and environmental conditions are both an asset and a challenge to the development of the site. The steep sub-alpine terrain, scattered granite rock and local shrubs, alongside an abrasive climate – with typically harsh wind, snow, drought and dry heat – warrant a robust landscape design to respond and enhance the site's unique qualities.

Objectives:

The provisions outlined below assist in enhancing Mountainside's landscape strategy through retaining endemic vegetation and introducing new landscape design with a complementary local palette. The built-form and site landscaping, along with driveway crossover treatments, should be fully integrated to celebrate the natural assets of the site, whilst maintaining views corridors through the site for adjoining residents.

Required Provision

- A Landscape Plan is required to be submitted as part of your drawing package for Mountainside design review. All non-built areas on your lot are to be landscaped.
- Driveway crossovers have been indicated on the Lot Control Plan. If proposing to relocate the driveway from the preferred locations indicated, you must seek a variation through the Mountainside Design Coordinator and for Council approval. The application must provide evidence of minimal verge treatment conflicts and demonstrate how verge planting and finished street design will be repaired and made good.
- Driveway cross overs should be constructed of off-white concrete.
- Driveways construction within the lot should be visually minimised; therefore, we encourage plain or off-white concrete, stone aggregate, gravel or permeable surfaces. Painted/ stencilled driveways are not permitted.
- Synthetic grass should not be used to the street frontage.
- A higher percentage of native species planting to exotic species is recommended as native species are generally:
 - lower in height with less dense foliage, allowing visual permeability to maintain key view corridors.
 - more robust and appropriate to the terrain and weather conditions.
- Soft landscaping is to be specified on your Landscape Plan. An example species list is provided on page 21; however, alternatives may be considered through the design process.
- Identified protected trees are to be retained and protected during construction, with existing native planting and rocky outcrops integrated into the site landscape design.
- Front boundary definition/ treatment should be provided via site rock, shrubs or planter beds, with edging on the boundary, to delineate public/ private realm.
- Letterbox and address signage to be located on the front boundary of the street address and to be constructed of either: rock/stone mounted; rendered brick (colour to match residence); or corten or similar metal construction.
- Front entry is to be integrated with the landscape design, with a clearly defined path to the front door via steps or ramping, as appropriate for site conditions.



Examples of integrated landscape and site development

DESIGN PROVISIONS | STAGE 1A

LANDSCAPE AND FENCING

Planting

Lot planting should integrate with the existing vegetation and rocky outcrops where possible. Planting beds with shrubs and ground cover, along with proposed tree planting, can be a mix of appropriate native and exotic species. The plant species listed below, although not exhaustive and alternatives will be considered, provide an example of soft landscaping appropriate to the region and site conditions.

Native Trees	Common Name	Shrubs and Groundcovers	Common Name
Eucalyptus pauciflora ssp nyophylla	Snow Gum (medium)	Dianella revoluta	Blueberry Lily
Eucalyptus pauciflora	Snow Gum (medium)	Lomandra longifolia	Mat Rush
Eucalyptus dalrympleana	Mountain Gum (large*)	Chrysocephalum sp	Clustered Everlasting
Acacia aphylla	Leafless Rock Wattle (small)	Casuarina glauca prostrate	Swamp Oak
Acacia boormanii	Snowy River Wattle (small)	Myoporum parvifolium	Boobialla
Acacia rubida	Red-stemmed Wattle (medium)	Acacia cognata	River Wattle
Banksia marginata	Honeysuckle (small)	Leptospermum lanigerum	Woolly Tea-tree
Allocasuarina glauca	River Oak (large*)	Rhagodia spinescens	Saltbush
		Poa sp	Meadow-grass
		Grevillea australis 'prostrate'	Alpine Grevillea
		Grevillea bronze Rambler	Toothbrush Grevillea
		Callistemon pallidus	Lemon Bottlebrush
		Callistemon sieberi	Bottlebrush
		Prostanthera lasianthus	Victorian Christmas Bush
		Prostanthera cuneata	Alpine Mint-bush
		Themeda australis	Kangaroo Grass
		Hebe snowdrift	Snowdrift
		Rosmarinus officinalis	Rosemary
		Kunzea ericoides	Snow Man
		Juniperus sp	Juniper
		Craspedia maxgreyii	Billy Buttons
		Craspedia lamicola	Bog Billy-buttons
Exotic Trees	Common Name	Shrub pot sizes should be minimum 300mm Ground covers pot sizes should be minimum 100mm	
Ulmus parvifolia 'Todd'	Chinese Elm (shade tree, wide*)		
Zelkova serrata	Green Vase Japanese Elm (shade tree, wide*)		
Lagerstroemia indica	Crape Myrtle (medium)		
Malus floribunda	Japanese Crab Apple (medium, wide*)		
Platanus orientalis 'Digitata'	Cut-Leaf Plane (large shade tree, wide*)		
Ginkgo bilob	Maidenhair Tree (large shade tree, wide*)		

* Large native trees and exotic shade trees to be avoided in locations where they can obstruct key views from adjoining dwellings.



Zelkova serrata



Top: Acacia boormanii
Bottom: Malus floribunda



Top: Acacia cognata
Bottom: Dianella revoluta



Grevillea australis

DESIGN PROVISIONS | STAGE 1A

LANDSCAPE AND FENCING

Fencing

Objectives:

Whilst lot boundary fencing is important to provide privacy and security, it should be visually mitigated from the street and should not visually dominate the landscape. To achieve this, inter-allotment fencing (to side and rear boundaries) should terminate behind the front building line (street frontage) and step with the land form/ site levels. Boundary fencing construction and material finish should not detract from the natural landscape or obscure key view corridors.

Required Provision

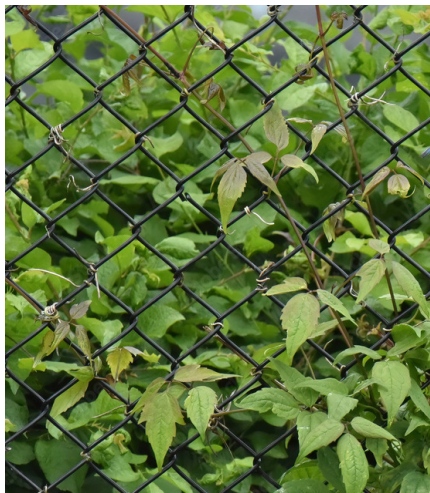
- No solid lengths of fencing should be visible from the street or public open spaces. Street- or open-space fencing is to be open-form, or boundaries delineated with hedges or low rock walls.
- Inter-allotment boundary fencing (side and rear boundaries) is to be a maximum 2.1m in height from Natural Ground Level and constructed of hardwood timber paling or a suitable alternative.
NOTE: Painted timber fences using a neutral/ earthy colour palette will be considered, along with other forms of fencing, on their merits.
- Solid Colorbond fencing is not encouraged; however proposals will be reviewed and considered if substantially softened by landscape proposal.
- Inter-allotment fencing should terminate at least 1.5m behind the front building line to the street frontage (refer built-form siting diagram on page 11).
- If safety rail are required to the front of the dwelling, the rail will need to compliment the architectural style and materials of the built-form and will be reviewed by the Mountainside Design Coordinator on submission of documentation for design assessment.



Side and rear boundary fencing example



Stepped side and rear boundary fencing



Chain link fencing with planting



Open-form street-facing gates and fences

DESIGN PROVISIONS | STAGE 1A

PARKING

Due to the nature of the site's location, with minimal public transport extending outside of the area and high tourist demand in peak seasons, development of Mountainside should acknowledge the need to accommodate for realistic on-street and off-street parking.

Objectives:

A parking strategy has been integrated into the development of Mountainside, from estate level down to on-lot provisions. This is to ensure the realistic requirement for parking can be met safely and discretely, without compromising the high-quality natural character of the streetscape. The parking strategy for Mountainside will be controlled through various measures:

- Streets will accommodate adequate guest parking with indented parking on access streets to cater for seasonal overspill. This will avoid congestion and landscape damage caused by parked vehicles in undesired locations.
- Garages and roofed carports should be set back from the front building line to accommodate additional uncovered on-site parking. A double garage or -carport with a double-space driveway/ hardstand in front will accommodate resident requirements on lots.

Required Provision

- A minimum of 2 parking spaces are to be accommodated on lots (ideally space for 4 cars to ensure all resident vehicles can be accommodated on private lots).
- Garages are to be visually set back from the front facade and present less than 50% of the width of the overall frontage, to reduce prominence to the street.
- On-street parking will be accommodated via indented parking bays; however, visitor parking is to be accommodated on the lot, where possible, to avoid street congestion.



Garage in proportion with dwelling, with driveway accommodating parking for overspill



Garage integrated with architectural form; overhang providing covered space in front



Undesired garage prominence to the street, with main dwelling and entrance fully screened



Inappropriate prominence on garage, sitting forward on the main dwelling

CONTACT AND REFERENCE INFORMATION

Mountainside Design Coordinator

Place Logic are Mountainside's lead Urban Designers and have been contracted for the role of Design Coordinator for Mountainside Design Guidelines. Place Logic are an urban design and landscape architecture consultancy based in Canberra, and can assist in advising on the building and design provisions, along with recommendations on siting and built-form, to make the most of the site and your individual needs.

The Design Coordinator will assist you throughout the design submission and assessment process -from early queries to plan endorsement, to final compliance sign off. Mountainside encourages a fluid and collaborative design process to achieve high-quality design outcomes.

Contact Information

Email: designreview@placelogic.com.au

Phone: 02 6210 1086

Snowy Monaro Regional Council

Council's Development and Certification Team is responsible for the assessment of applications for building and development proposals. Applications may be lodged electronically via the NSW Planning Portal (<https://www.planningportal.nsw.gov.au/>).

Contact Information

Email: council@snowymonaro.nsw.gov.au

Phone: 1300 345 345

References

Snowy River DCP 2013
<https://www.snowymonaro.nsw.gov.au/files/assets/public/building-and-planning/development/documents/2022-04-05-snowy-river-dcp-amendment-22.pdf>



Mountainside Master Plan
<https://www.dropbox.com/sh/luvdz1ru1rh7kn7/AADatNCfbFvJQM0MCNgmopU2a?dl=0>

APPENDIX A

Stage 1A Development Provisions Summary Table

December 2022

APPENDIX A - Summary of Development Controls | July 2022

Stage 1A Mountainside

Element ID	Element	Provision for lots: 1 - 21 Stage 1A Mountainside
a	Number of dwellings permitted	1 main dwelling plus 1 ancillary dwelling (max 60m ²) Note: No strata title development
b	Maximum no. storeys	3 storeys NOTE: capped by height limit at element c
c	Maximum building height	9m
d	Floor space ratio	0.5:1
e	Site Coverage (defined by the area covered by any building, i.e. any other roofed building such as a dwelling, carport, garage, verandah or shed)	40% maximum site coverage NOTE: Roofed structures to be wholly within the Building Envelope/ Articulation Zone
f	Sheds and detached structures	No greater than 40m ² Roof line to sit lower than main dwelling To be set back from front (street building line)
g	Built Form Boundary setbacks (decks, patios and unroofed structures exempt; see element i and element j for relevant provisions)	Vary in response to site conditions and streetscape character. Building Envelopes nominated to preserve views, solar access on adjoining block or to retain existing trees Building Envelopes and Articulation Zones with specified boundary setbacks to all roofed structures are provided for all lots within Stage 1A
h	Garage door to front façade	Garage door width to be less than 50% of the overall front façade width
i	Boundary setbacks to unroofed structures (i.e decks, patios and terraces)	Front Boundary setback: 1m Rear Boundary setback: 1m Side Boundary setbacks: 1m
j	Maximum floor-level height from Natural Ground Level of decks, patios or terraces NOTE: Balconies as part of main building zone are excluded from this provision	0.5m where setback from boundary is <3m 1m where setback from boundary is 3m–6m 2.5m where setback from boundary is >6m Undercroft of decks to be screened
k	Car parking space required on lot	2 (plus stacker for overflow)
l	Landscaped area that must be provided on a lot	All non-built areas (areas without structures) on lot to be landscaped

APPENDIX B

Stage 1A Lot Control Plan

December 2022

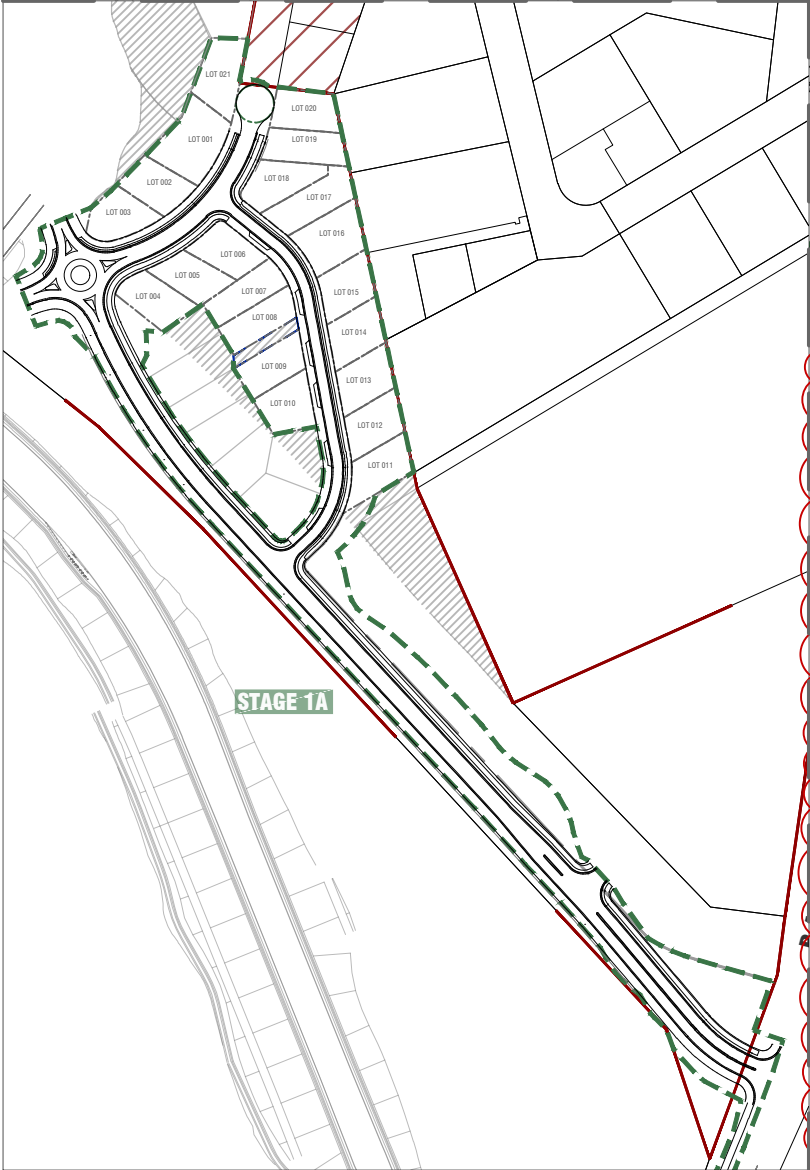
STAGE 1A
LOT CONTROL PLAN

REVISION I
DATE 23.11.2022

- PLAN SET LIST
- 001.1 CONCEPT MASTER PLAN
 - 002.1 SUBDIVISION CONTEXT PLAN
 - 002.2 STAGING PLAN
 - 002.3 STAGE 1 SUBDIVISION PLAN
 - 002.4 TREE REMOVAL PLAN
 - 002.5 BUSHFIRE MANAGEMENT OVERLAY
 - 002.6 LAND USE ZONE OVERLAY
 - 002.7 CONSTRAINTS MAPPING (NOT FOR PUBLIC NOTIFICATION)
 - 003.1 STAGE 1A SUBDIVISION PLAN
 - 003.2 STAGE 1A LOT CONTROL PLAN
 - 003.3 STAGE 1A CONCEPT LANDSCAPE PLAN

LEGEND

- BOUNDARIES & IDENTIFIERS
- EXISTING LOT BOUNDARY (ALC SITE BOUNDARY)
 - SMGS LAND - SUBJECT TO DA LODGEMENT BY OTHERS
 - STAGE 1a DA Boundary (Extent of works)
 - LOT BOUNDARY
 - LOT AREA (m²)
 - R2 ZONED AREA (AT TIME OF DA LODGEMENT) DEFERRED FOR FUTURE SUBDIVISION
 - 6m WIDE ACCESS EASEMENT (Easement for access to burden the future residential allotments. Battle axe handle to benefit proposed Lots 8 and 9 and up to two (2) future residential allotments as a driveway access)
 - SURVEYED TREES to be retained
 - PROPOSED ON LOT TREE REMOVAL
 - PROPOSED TREE REMOVAL ON PUBLIC LAND
 - BUILDING ENVELOPE AREA (m²)
 - 1m CONTOURS (2022 Design Contours)
- LOT CONTROLS
- BUILDING ENVELOPE
 - BOUNDARY SETBACKS
 - 1.5m ARTICULATION LINE (balconies, awnings, eaves, verandas and other articulation elements permitted)
 - PREFERRED DRIVEWAY LOCATION
 - OPEN CARPORT PERMITTED AT ZERO FRONT BOUNDARY SETBACK
- REVISIONS
- 1. Lot boundary and area adjustments following updated survey data received on 22.09.22 by JACK ATKINSON SURVEYING Pty Ltd and road 01 / roundabout adjustment to connect to future southern connector (details received following DA lodgment)
 - 2. lot 1 and 21 Removal or road 07 following design amendments following review of council RFI on 1 July, 1 August and 5 September.
 - 3. Indicate driveway location changes in response to council RFI item 4
 - 4. Amended stage 1a works extents in response to council RFI item 6 in regard to Removal of retaining walls and amendments to earthworks



Element ID	Element	Provision for lots: 1 - 21 Stage 1A Mountainside
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c	Maximum building height	9m
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j	Maximum floor-level height from Natural Ground Level of decks, patios or terraces NOTE: Balconies as part of main building zone are excluded from this provision	0.5m where setback from boundary is <3m 1m where setback from boundary is 3m-6m 2.5m where setback from boundary is >6m Undercroft of decks to be screened
k	Car parking space required on lot	2 (plus stacker for overflow)
l	Landscaped area that must be provided on a lot	All non-built areas (areas without structures) on lot to be landscaped

Proposed Development Provisions Summary Table

APPENDIX C

Submission Checklist

December 2022

APPENDIX C - Mountainside Design Review Submission Checklist | July 2022

Purchaser/ client details and contact information:

Lot information: _____

Lot number: _____

Lot size: _____

DOCUMENTATION	DETAILS TO BE INCLUDED/ INDICATED ON PLANS
SEDIMENT AND EROSION CONTROL PLAN	<input type="checkbox"/> Contours and indication of existing and proposed cut and fill <input type="checkbox"/> Protected trees and natural features (such as site boulders)
SITE PLAN	<input type="checkbox"/> Setbacks from all boundaries (including to sheds and unroofed structures) <input type="checkbox"/> Retaining walls (indicate location, height, width and material) <input type="checkbox"/> Easements, ties, kerbs, street trees/lighting and other existing conditions <input type="checkbox"/> Site coverage/GFA/FSR (show all development calculations) <input type="checkbox"/> Principle Private Open Space <input type="checkbox"/> Location of services: Water Tank, Hot Water System, clothesline, Meter Box, PV panels, bin storage etc. <input type="checkbox"/> Finished Floor Levels (FFL) <input type="checkbox"/> Indication of no strata subdivision
ROOF PLAN	<input type="checkbox"/> Roof pitch <input type="checkbox"/> Location of any services (solar panels, ventilation, air conditioning etc.) <input type="checkbox"/> External wall dashed outline with eave/ overhang dimensions provided
FLOOR PLANS	<input type="checkbox"/> Internal layout for all floor levels <input type="checkbox"/> BAL rating if required
ELEVATIONS	<input type="checkbox"/> Articulation: stepped wall planes/ porches/ awnings/ material changes <input type="checkbox"/> window proportions/orientation <input type="checkbox"/> Garage/ parking proportion to façade (width of garage door to be less than 50% of the overall façade width)
SECTIONS	<input type="checkbox"/> Sections shown from boundary to boundary <input type="checkbox"/> FFL and overall building height, from Natural Ground Level (NGL) <input type="checkbox"/> Retaining walls (indicate location, height, width and material)
LANDSCAPE PLAN	<input type="checkbox"/> Inter-allotment and street-facing fencing (indicate location, height and material) <input type="checkbox"/> Trees and planting – specify species, size and quantities <input type="checkbox"/> Hard and soft landscaping indicated <input type="checkbox"/> Any remnant flora to be retained, identified, and protected
MATERIAL SCHEDULE	Material selections. Please specify: <input type="checkbox"/> Roof/ fascia/downpipes _____ <input type="checkbox"/> Walls: cladding/s, brick/ render, paint -colours and location _____ <input type="checkbox"/> Front door, garage door, window frames _____ <input type="checkbox"/> Porch posts _____ <input type="checkbox"/> Deck/ verandah/ paths _____ <input type="checkbox"/> Driveway (painted or stencilled driveways are not permitted) _____ <input type="checkbox"/> Feature/accent cladding: Piers/ blade walls/ chimneys _____ <input type="checkbox"/> Retaining walls _____ <input type="checkbox"/> Fencing _____

MOUNTAINSIDE



Prepared By:

