



MOSS VALE TOWNSHIP

DEVELOPMENT CONTROL PLAN

SECTION 22: CHELSEA GARDENS COOMUNGIE PRECINCT

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1. CHELSEA GARDENS/COOMUNGIE LANDS PRECINCT

1.1. PURPOSE OF THIS SECTION

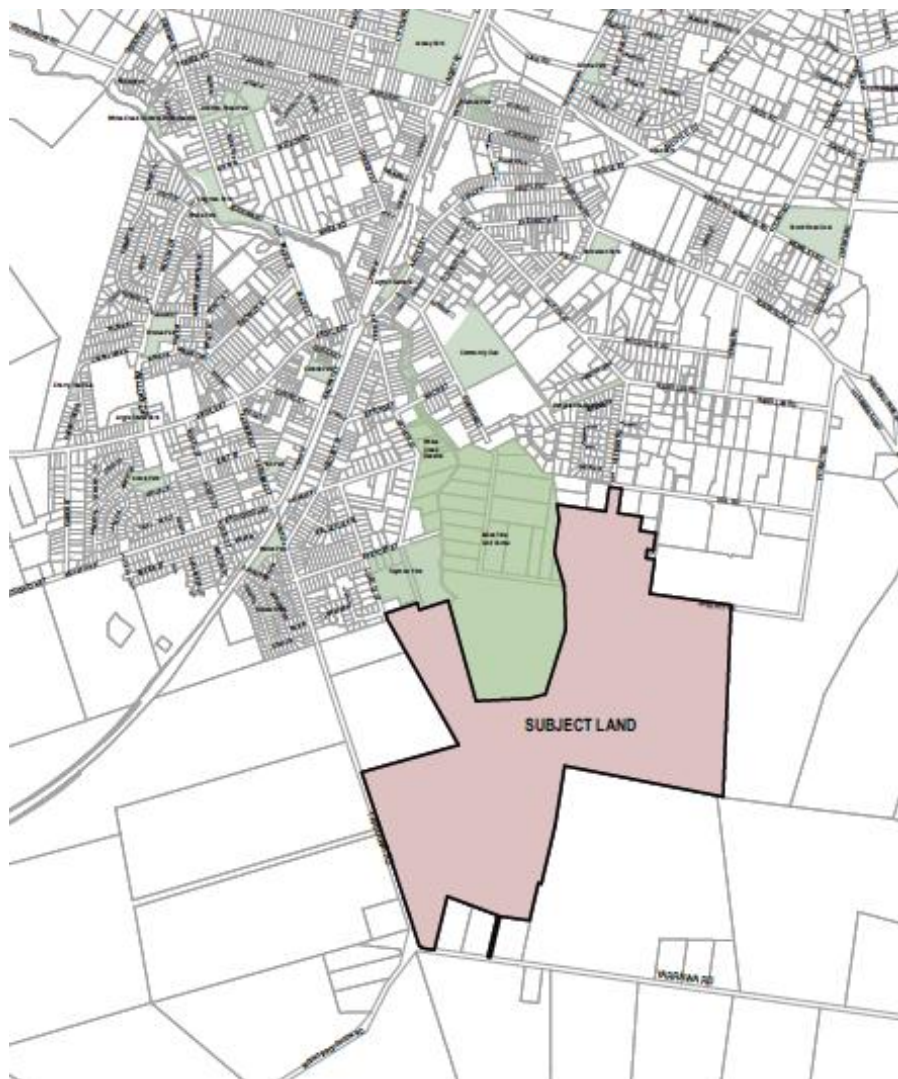
The purpose of this section is to:

- i. Set out planning controls and guidelines that are to be used in the design and assessment of all development at Chelsea Gardens/Coomungie Lands including residential development, public domain and village centre.
- ii. Ensure that development at Chelsea Gardens/Coomungie Lands provides a high level of amenity for occupants, neighbours and the broader community.
- iii. Place strong focus on ensuring that development responds to the existing character and enhances the positive characteristics of existing surrounding areas.

1.2. DEVELOPMENT TO WHICH THIS SECTION APPLIES

This section applies to all development on land identified on Figure 1 to which the Wingecarribee Local Environmental Plan 2010 applies.

Figure 1 – Subject Land



1.3. RELATIONSHIP TO OTHER PLANS

This section of the Moss Vale Town Centre DCP (MVTC DCP) has been prepared in accordance with section 3.44 of the *Environmental Planning and Assessment Act 1979* and Part 3 of the *Environmental Planning and Assessment Regulation 2000*.

Under section 4.15(a) of the Act, the consent authority is required to take into consideration the relevant provisions of this DCP section in determining development applications covered by this plan.

This section supplements the requirements of Wingecarribee Local Environmental Plan (WLEP) 2010. In the event of any inconsistency between particular provisions of this plan and those of the WLEP, the provision of the LEP will prevail.

Other parts of MVTC DCP may also apply to development that is covered by this section. In the event of any inconsistency between the site-specific provisions contained within this section of the DCP and other generic provisions within the DCP, the site specific provisions will prevail.

All future development within the subject land will also be subject to the following Council Plans, Strategies and Standards where applicable:

- Wingecarribee Shire Council Engineering Standards
- Wingecarribee Parks Strategy
- Wingecarribee Public Toilet Strategy
- Wingecarribee Street Tree Master Plan
- Wingecarribee Bicycle Strategy 1 & 2
- Wingecarribee Playground Strategy

1.4. SECTION STRUCTURE

This Section has the following structure:

- Section 1: Chelsea Gardens/Coomungie Lands Precinct
 - Outlines the applicable area and how it relates to Council's other planning documents as well as detailing the vision and desired character outcomes for the site.
- Section 2: Public Domain Plans
 - This section contains development controls for publicly accessible areas such as streets, footpaths, parks and nature reserves.
- Section 3: Village Centre Controls
 - This section contains development controls and guidance on commercial activities for the village centre.
- Section 4: Private Domain Controls
 - This section provides development controls specific to the subdivision, site planning and landscaping of residential development, including controls specific to residential dwelling built form.

This Section of the DCP provides a framework to achieve these goals. To guide the delivery of the overall site vision, the commentary below provides a guide of the key desired character outcomes for the landscaping, residential areas and village hub.

1.5. INDICATIVE MASTER PLAN

Figure 2 below illustrates an indicative master plan layout for the site.

The indicative master plan is provided to illustrate a long-term vision of how development is envisaged to evolve.

Due to the scale of the project, development will occur in a staged manner over several years. Stage 1 of the development will occur on the western portion of the site, with access off a proposed new roundabout at Yarrowa Road north (see **Figure 6**). Stage 2 of the development will occur in the south-western portion of the site, with the remainder of the development to be staged progressively from the south-west to the north-east. Over time, should changes occur to the road layout and/or lot plans, development approvals will be required to be sought.

Figure 2 – Indicative Master Plan



Source: Arterra Design

1.6. OVERALL SITE VISION

The overarching project development vision is to foster an authentic Southern Highlands community with a strong 'sense of place'. A thoughtfully designed master planned community, developed in harmony with the natural beauty of its surrounds, offering diverse housing choices, environmental protection, greenery, recreational opportunities and walkable neighbourhoods. A community centred in creating a healthier, happier lifestyle for those who choose to call it home.

The key pillars underpinning the site vision are:

- To be true to the southern highlands charm
- To ensure future development is in harmony with nature
- To provide for a safe and connected community
- To foster a healthy lifestyle for residents
- To embrace sustainable and innovative measures

1.7. DESIRED LANDSCAPE CHARACTER

The desired landscape is characterised by:

- A strong 'sense of place' that reflects the character of the Southern Highlands, whilst being sympathetic to existing conditions of the site and its surrounds.
- A beautiful and sustainable network of high quality streetscapes and public open spaces to promote a walkable neighbourhood.
- The landscaping and public domain being designed to enhance the social, economic and environmental value of the area and integrate into the broader Moss Vale township.
- A range of active and passive recreational uses to encourage healthy wellbeing amongst the community.
- Open spaces connected via an internal network of shared pedestrian and cycle paths, and planned with the ability to connect externally to Moss Vale Town Centre and the broader network of open spaces in Wingecarribee.

1.8. DESIRED RESIDENTIAL CHARACTER

The desired character of the residential domain is defined by:

- A highly landscaped setting with tree lined streets to enhance its rural setting, character and views.
- Unobtrusive buildings which are low in scale with generous garden settings, simple roof lines, restricted hard surfaces and semi-rural character.
- Built form which reinterprets a contemporary 'country style' living with quality detail to provide a visually interesting streetscape.

1.9. DESIRED VILLAGE HUB CHARACTER

The desired village hub vision is to create a neighbourhood scale of local retail and community services to meet the convenience needs of the new residential community. The village hub is envisioned to be an attractive and engaging place that fosters social interaction and activity for the community.

It will be a low scale area, with architecture that is sympathetic to the Southern Highlands character.



The future planning and design of the village hub is to take advantage of its proximity to broad lake and golf course views. The village hub is to be pedestrian focused design, maximising active frontages to the public domain and well-integrated service areas.

2. PUBLIC DOMAIN CONTROLS

2.1. PURPOSE

The purpose the following site-specific public domain controls are to ensure that the desired future character of Chelsea Gardens/Coomungie (the site) will be achieved. The quality of the public domain outcomes is a critical aspect to the fulfilment of the overall site vision.

2.2. SUSTAINABILITY

Ecologically sustainable development (ESD) recognises that ecological integrity and environmental sustainability are fundamental to social and economic wellbeing, particularly when considering the needs of both present and future. Below are the key principles

The key guiding principles:

- i. Healthy neighbourhood design: The spaces between buildings are to be designed as carefully and deliberately as the buildings themselves to promote healthy wellbeing and liveability.
- ii. Valuable resources: Water and energy resources are to be managed to optimise reuse and avoid unnecessary waste.
- iii. Economic prosperity: Through the creation of a community that supports the local economy in Moss Vale and Wingecarribee.
- iv. Flexible and future-proof lifestyle: Innovative and future-proof design will be incorporated into buildings and landscapes to prepare for adoption of new technology solutions, lifestyle changes and prepared for future climate change.
- v. Strong community: the streetscapes and landscapes between buildings will be designed to promote interaction of residents, with provision of a Village Hub, including childcare, community facilities and retail offering.

2.2.1. Sustainable Water Management

Objectives:

- i. To ensure that the stormwater generated within the proposed development site is appropriately managed.
- ii. Ensure post-development storm discharges are not greater than pre-development storm discharges.
- i. Identify and implement opportunities to improve the quality of stormwater within the site.

Development Controls:

- i. To use a combination of different treatment measures such as GPTs, vegetated swales, sediment (inlet) ponds, rainwater tanks, bio-retention basins and constructed wetlands to manage the stormwater quality within the site.
- ii. Ensure stormwater management assets integrate well with public open space and perform a useful function for recreation as well as water management. Wetlands and ponds are to be located to be sympathetic to the existing environment and to compliment the proposed urban environment.
- iii. Identify and implement opportunities to improve the quality of stormwater from external catchments that are conveyed through the development site from the south and west where practical and consistent with the overall urban design of the project.

- iv. Site stormwater management planning to respect existing landform by adopting watershed zones and natural waterways in the design of stormwater drainage system.

2.2.2. Ecology

Objectives:

- i. To create a creek corridor that serves biodiversity conservation, fauna movements and natural drainage through creek line restoration / enhancement / reinstatement.
- ii. To ensure viable management, long-term survival and enhancement of the creek corridor through the preparation and implementation of plans of management.
- iii. To ensure the land modelling and re-vegetation necessary for the core riparian area, its buffer zones and overland flow paths are designed and implemented to meet the stormwater management objectives and controls.
- iv. To provide creek line buffer zone planting, other works and maintenance regimes consistent with the character and function of this transition area between urban development and re-vegetated bushland, including bushfire risk management.

Development Controls:

- i. Council as asset manager must approve any proposed planting proposal.
- ii. Vegetation Management Plan should address the following issues: Vegetation Management Plan objectives; existing condition of vegetation; vegetation management strategy; Protective measures; and vegetation schedules.
- iii. Include consideration of future climate change risk of increased drought and heatwave in selection of planting species

2.2.3. Transport

Objectives:

- i. Provide a great place to walk for people with a wide range of abilities and needs
- ii. Enable residents to access public spaces and community facilities within an easy walk
- iii. Create a street network that encourages walking and cycling while still facilitating vehicle access
- iv. Enable shuttle or other bus service on selected routes through the development

Development Controls:

- i. Create direct pedestrian and bicycle pathway connections to Moss Vale town centre and local public transport nodes
- ii. Design streets to create safe, comfortable pedestrian-friendly environments that enable, children, seniors and people with disabilities to get around independently and safely
- iii. Design a select set of streets to accommodate future bus service, as per Figure 3 below.

MOSS VALE TOWNSHIP DEVELOPMENT CONTROL PLAN
SECTION 21: CHELSEA GARDENS COOMUNGIE PRECINCT



Figure 3 – Indicative Bus Route plan



Source: Arterra Design

2.3. SUBDIVISION

Objectives

- i. To provide a variety of lot sizes to promote housing choice and diversity.
- ii. To create a subdivision pattern generally consistent with the site Indicative Master Plan.
- iii. To design lots with consideration to their orientation, slope and shape to maximise solar access for energy efficiency and high amenity.
- iv. To reinforce significant street intersections particularly open space and amenities, and other strategic areas through built form articulation.
- v. To minimise cut and fill and the need for visually intrusive retaining structures.
- vi. To provide the appropriate integrations of built and landscape elements to create an attractive and visually consistent streetscape.
- vii. To provide reasonable precautions against the risks of flood, bushfire and land stability.
- viii. To limit battle-axe lots to certain circumstances.

Development Control – Residential Subdivision

- i. All applications for subdivision must be consistent with, or demonstrate an improvement to the Indicative Master Plan shown in Figure 2.
- ii. The subdivision layout is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant site features, place making opportunities and solar design principles.
- iii. Pedestrian connectivity is to be maximised across the site with a particular focus on pedestrian routes connective to public open space, bus stops and the neighbourhood centre.
- iv. Subdivision should ensure adequate provision for stormwater management in accordance with **Section 2.2.1** of this DCP.
- v. Where stormwater drainage to the street is not possible, inter-allotment drainage easements must be created.
- vi. All applications for subdivision must demonstrate consistency with the *NSW Planning for Bushfire Protection Guidelines*.
- vii. Subdivision design and road construction is to minimise the need for retaining structures, garden walls and similar.
- viii. Subdivision applications should nominate fixed driveway locations that do not conflict with the landscape plan and proposed street tree planting.
- ix. On cross-sloped land, ensure side boundary cut and fill (and associated retaining wall) at subdivision stage is no greater than 900mm.
- x. On front-to-back sloped land, ensure rear boundary cut and fill (and associated retaining wall) at subdivision stage is no greater than 1.5m, to reduce front to back lot grades. No further rear boundary retaining walls are permitted.

Development Control – Battle-axe Subdivision

- xi. Subdivision layout should minimise the use of battle-axe lots without public frontage to resolve residual land issues.

- xii. Battle axe lots are to be limited to certain circumstances and are to be determined in the context of the surrounding lots, built form and the location of principal private open space.
- xiii. A Battle-axe driveway is to be 4.5m wide and located within a 6.0m wide access handle.
- xiv. A Battle-axe driveway or shared driveway is to include adjacent planting to provide screening for the adjoining properties.
- xv. A shared driveway will require reciprocal right of way for both lots.
- xvi. Building setbacks for battle-axe lots are to be consistent with the minimum front and rear setbacks set out in the Moss Vale DCP.

2.4. SUBDIVISION LAND USE INTERFACES

2.4.1. Residential Design Rural Edge Interface

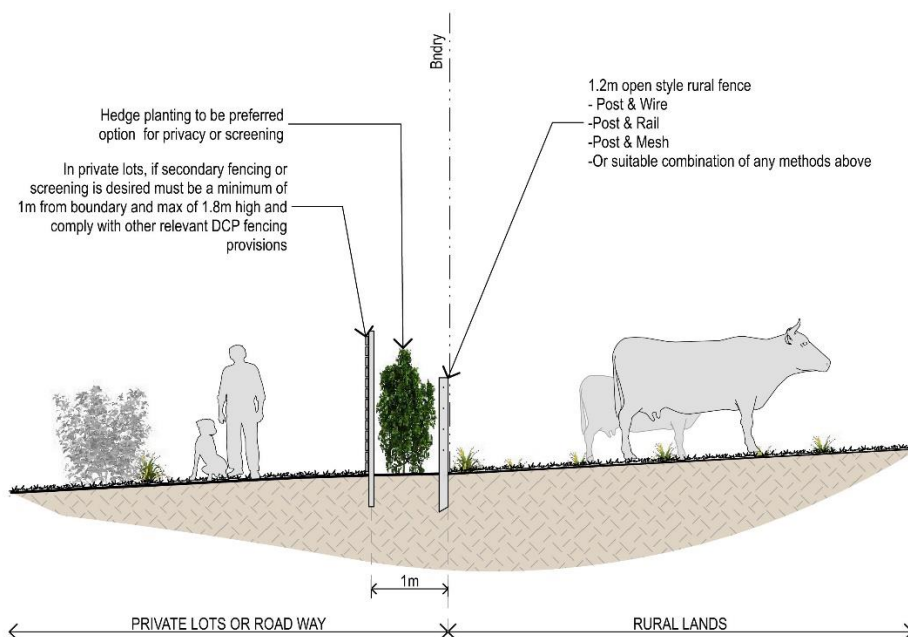
Objectives

- i. Provide a sympathetic transition between the residential development and the adjoining rural land uses as shown in **Figure 5**.
- ii. Ensure an appropriate connection with the adjacent rural uses whilst maintaining a level of amenity and passive surveillance.
- iii. Minimise land use conflicts and impacts on adjoining rural lands.

Development Control

- i. Development adjoining the rural edge interface should be designed to minimise impacts on adjoining rural lands.
- ii. Development along the rural edge interface should be sensitively designed to minimise the visual impacts of the development when viewed from public roads and adjoining rural landscapes.
- iii. Development along the rural edge interface is to be designed to enhance passive surveillance with views over the rural landscapes.
- iv. Development controls i. – iii. above can be achieved by:
 - a. Provision of perimeter roads along the rural edge interface maintaining existing rural fencing along the property boundaries, or
 - b. Provision for a rural 'style' fence and landscape buffer at the boundary interfacing with rural land as shown in Figure 4 below. Note – Council would need to be satisfied that appropriate arrangements are made at the subdivision stage to address development controls i. – iii. This may require, for example, a restriction on the Title of residential lots in relation to fencing.

Figure 4 – Residential – Rural Edge Interface



Source: Arterra Design

2.4.2. Residential Design Golf Course Edge Interface

Objectives

- Provide a sympathetic interface between the residential development and the adjoining golf course as shown in **Figure 5**.
- Ensure an appropriate connection with the adjacent golf course whilst maintaining a level of amenity and passive surveillance.

Development Control

- Development adjoining the golf course edge interface should be designed to minimise impacts on the operation of the adjoining golf course.
- Development along the golf course interface should be sensitively designed to minimise the visual impacts of the development when viewed from the golf course.
- Development along the golf course edge interface is to be designed to enhance passive surveillance with views over the golf course.
- Development controls i. – iii. above can be achieved by:
 - Provision of perimeter roads along the golf course edge interface with and appropriate landscape buffer or fencing, or
 - Where no perimeter road is proposed, an appropriate landscape buffer or fencing at the boundary interfacing with the golf course is required to maintain golf hazards to a manageable risk. Note – Council would need to be satisfied that appropriate arrangements are made at the subdivision stage to address development controls i. – iii. This may require, for example, a restriction on the Title of residential lots in relation to landscaping / fencing.

Figure 5 – Rural Edge Interfaces



Source: Arterra Design

2.5. STREET NETWORK & HIERARCHY

Objectives

- i. To provide connections to surrounding localities.
- ii. To facilitate accessibility, movement flows and visual connections.
- iii. To provide a clear hierarchy of streets relative to their functions, that defines both through traffic and local traffic.
- iv. Street layout, orientation and detail design is to respond to, or focus on, identified rural and bushland view axes and landmarks.
- v. To ensure streets appropriately contribute to the desired landscape dominated contemporary rural character of the site.
- vi. Minimise the need for private vehicle use for local trips and encourage use of public transport, cycleways and pedestrian footpaths.
- vii. Minimise impact on native bushland and the creek corridor.
- viii. To facilitate the assignment of bus routes in establishing a public transport service to provide an alternative to the use of private motor vehicles for local trips.

Development Controls

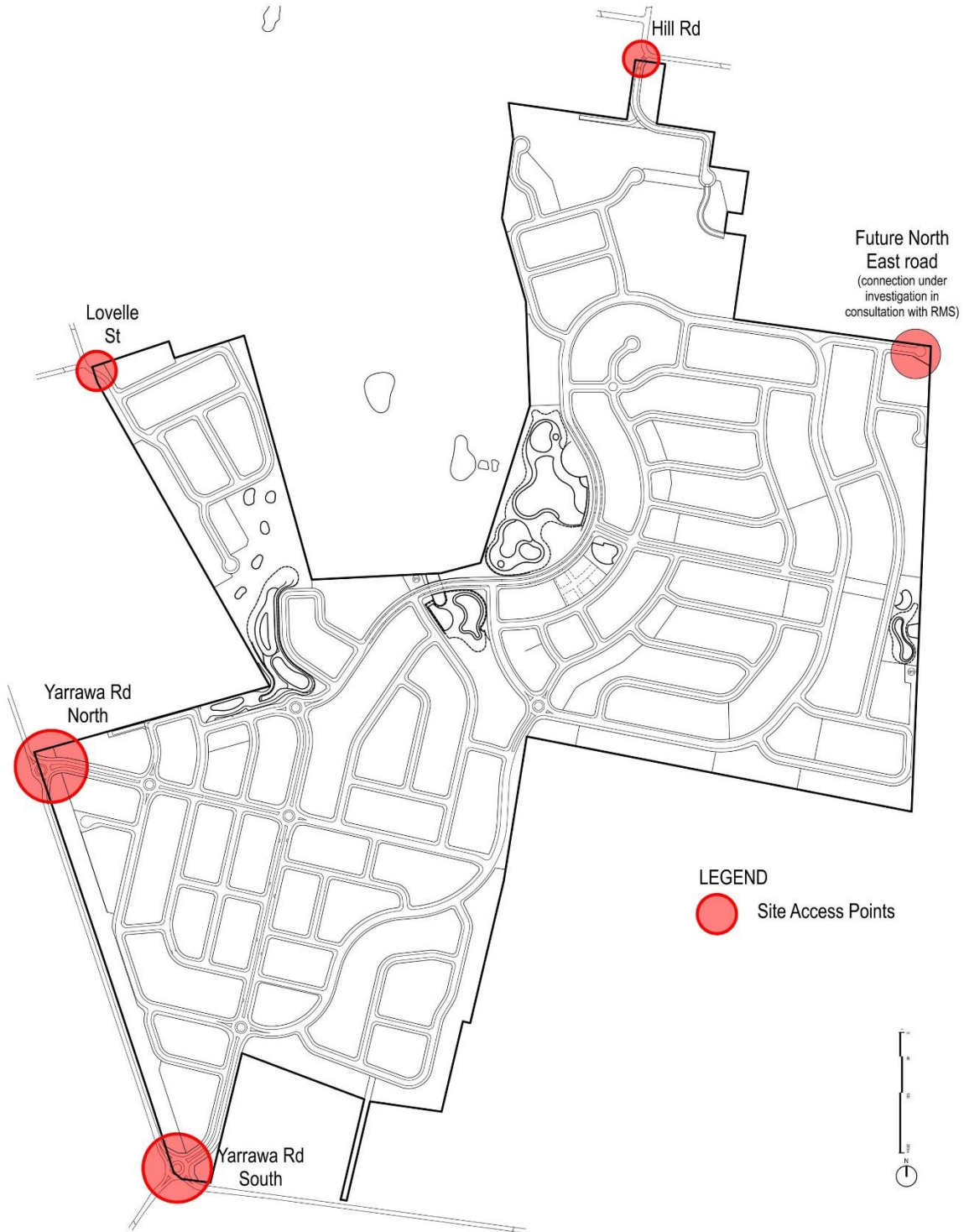
Yarrawa Road

- i. Yarrawa Road is to be designed to provide a transitional buffer between the existing rural setting and the future residential area.

External Connections

- i. Collector Road connections are to be limited to the approximate locations shown in **Figure 6**.
- ii. A north-eastern access linking the URA with the Illawarra Highway will be required to alleviate future congestion along Yarrawa Road and through the Moss Vale Town Centre. The proposed location of the access point (subject to RMS approval) is shown in **Figure 6**.
- iii. Roundabout size and locations are to be considered and minimised. They should be pedestrian friendly and be designed suitable for anticipated traffic volume and vehicle speed as safety issues necessitate. Roundabouts are to be designed and constructed in accordance with relevant Council and RMS standards.

Figure 6 – Collector Road connection locations



Source: Arterra Design

2.5.1. Internal Road Hierarchy

- i. Street types are to be limited to the following to provide a clear and legible hierarchy for traffic movement:
 - a. Boulevard/Collector Roads
 - b. Access Streets
 - c. Minor Access Streets
 - d. Cul-de-sac
 - e. Access Way Steep Slope
- ii. Variation to these types are to be localised design responses to environmental constraints, e.g. tree or heritage artefact preservation.
- iii. The street network is to be a grid system to promote pedestrian and cycle movements, modified only where necessary to respond to environmental constraints or opportunities.
- iv. Street blocks are to be generally a maximum of 250 metres long and 70 metres deep. Block lengths in excess of 250 metres may be considered by Council where pedestrian connectivity, stormwater management and traffic safety objectives are achieved.
- v. Cul-de-sac streets are to be minimised.
- vi. Provide for perimeter roads adjacent to high conservation or sensitive lands.
- vii. Provide legal and practical access to lots.

Objectives

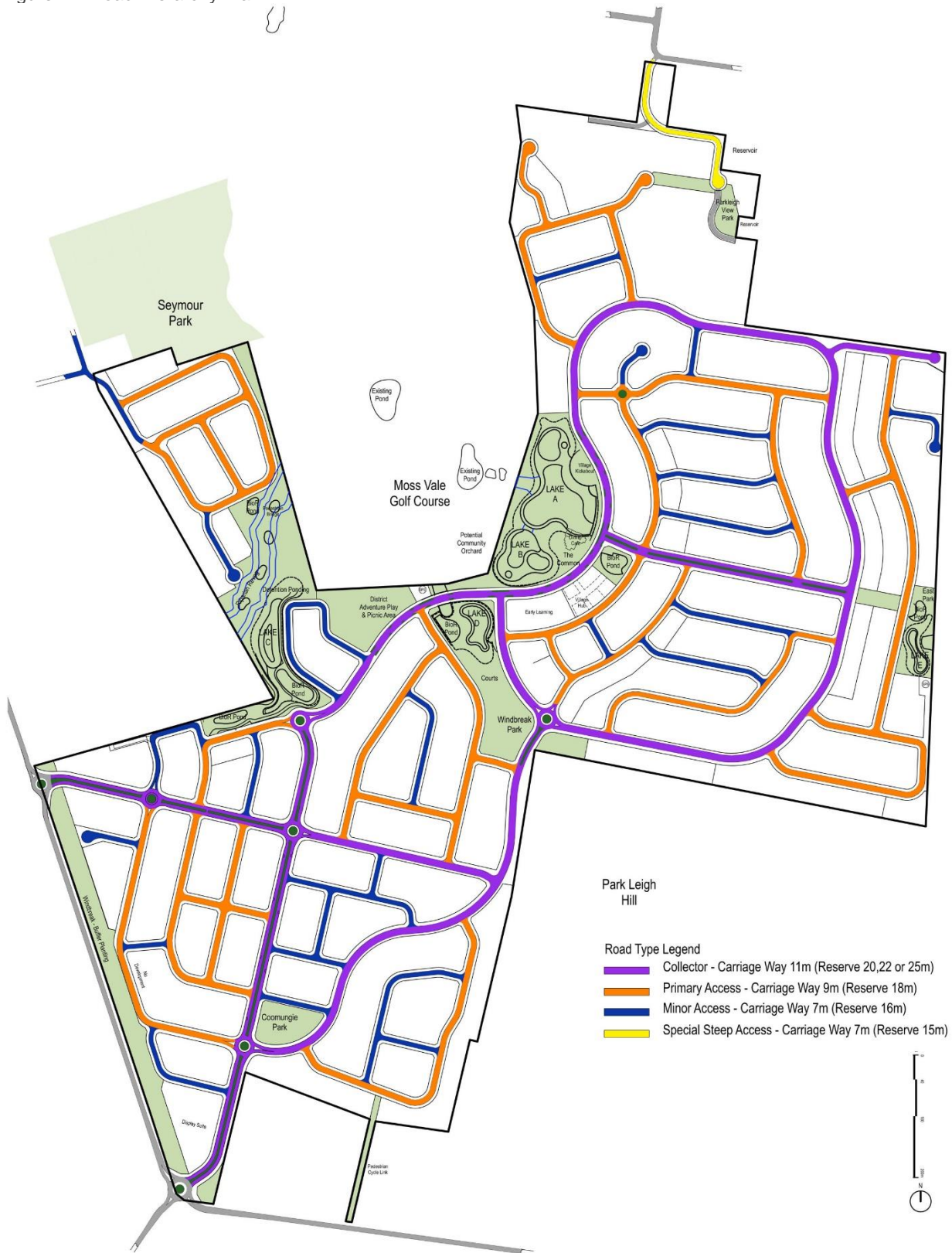
- i. To ensure street design adequately provides for water cycle management measures.
- ii. Utilise a combination of stormwater quality treatment measures integrated into the streetscape and public open space.
- iii. Create a local street environment which encourages lower vehicle speeds and a safer residential environment for pedestrians.
- iv. Street Design and Construction standards are to be appropriate for the residential areas they serve.
- v. To allow flexibility in the design of streets to provide for a variety of verge types, widths and reserves e.g. urban, semi-rural/ ridgeline, village.
- vi. Cut and fill in relation to road design and construction is to maximise planting opportunity and minimise visual intrusion.
- vii. To ensure the landscape and planting in streets appropriately contributes to the desired contemporary rural character of the site.

Development Controls

- i. Internal road hierarchy and street design standards should be in accordance with those in Table 1 and illustrated in Figure 5.
- ii. Street design standards should be in accordance with those in Table 1 and illustrated in the Figures in **Appendix B**.
- iii. Verge widths may vary to accommodate water cycle management measures, paths and landscaping.
- iv. Shared paths and foot paths should be setback 600mm to the property boundary.

-
- v. Roundabouts within the site are to be designed to relevant Council and RTA standards to accommodate large rigid vehicles.
 - vi. Intersection treatments and pedestrian crossings will utilise the same material as road surfaces and be marked in accordance with Council and RTA standards.
 - vii. Special paving treatment of the crossing thresholds at the Village Hub is encouraged to slow vehicle speeds and signify the pedestrian priority environment.
 - viii. Provide adequate soil quality, mulching and provision for watering, drainage and protection of plants and street trees.
 - ix. Provide street trees and plant material in accordance with the Street Tree Identification Manual. An indicative list of plant materials is outlined in Section 3.5.

Figure 7 – Road Hierarchy Plan



Source: Arterra Design

Table 1 – Minimum Street Design Standards

Road Classification	Detail typology	Road Reserve Width	Carriageway Width	Street verge widths (pathway and grass verge)
Boulevard/ Collector Roads	Central vegetated drainage boulevard	25m	11m (plus 3m minimum wide central median/swale)	4.5m and 5.5m
	Typical boulevard	22m	11m	3.5m and 5.5m
	Special eastern ridge boulevard	22m	11m	4.5m and 6.5m
	Village centre boulevard	20m	11m	4.5m both sides
Local Roads	Typical primary access street	18m	9m	4m both sides
	Typical minor access street and cul-de-sacs	16m	7m	4.5m both sides
	Special Steep land access street	15m	7m	4m both sides

2.6. MAIN ENTRY POINTS

Objectives

- i. To distinguish the main entry points to the estate through landscaping treatments.
- ii. The scale and design of the entry feature is to reflect the significance of the entry point.

Development Controls

- i. Yarrawa Road northern entry is to create a generous sense of arrival, being a primary access point with a distinctive Southern Highlands character. This entry road will incorporate mature trees where possible and work with landform to define and raise trees above entry level.
- ii. Yarrawa Road southern entry is to create a generous sense of entry with a distinctive Southern Highlands character, but less prominent than the northern entry.
- iii. Lovelle Street entry is to be a discrete and blend with the existing street character.
- iv. Hill Road is to be a small scale and discrete local entry and blend with the existing street character.

2.7. STREET TREE PLANTING STRATEGY

Objectives

- i. Maximise street canopy coverage with an aim of a minimum of 40% coverage to all streets
- ii. Use trees to define special and different areas
- iii. Use trees to protect the proposed housing from hot and cold winds (dense evergreen)
- iv. Provide summer shade and winter sun – selective and targeted use of deciduous species.
- v. Reflect the Southern Highlands character – exotic deciduous trees and conifers
- vi. Utilise trees that are suitable to Southern highlands climate and soils
- vii. Consider climate change impacts and likelihood of harsher conditions in decades to come.
- viii. Tree types consistent with the Wingecarribee STMP guidelines (Adopted STMP 2015)

Development Controls

Street tree planting should be in accordance with the Wingecarribee Street Tree Master Plan and the concept plan shown in **Figure 8**. The following species should form the basis of species selection for the following street types. Alternatives will need to be endorsed by WSC.

i. Collector Roads

- Acer rubrum 'October Glory' (Red Maple)
- Betula nigra 'Dura Heat' (River Birch)
- Cederus deodara (Himalayan Cedar)
- Quercus ilex (Holm Oak)
- Quercus lusitanica (Lusitanian Oak)
- Quercus palustris (Pin Oak)
- Quercus rubra (Red Oak)
- Carya ovata (Shagbark Hickory)
- Populus simonii (Simon's Poplar)

ii. Special periphery planting on Collector Roads (limited locations only)

- Eucalyptus cinerea (Argyle Apple)
- Eucalyptus maidenii (Maiden's Gum)
- Eucalyptus cephalocarpa (Silver Stringybark)
- Eucalyptus mannifera (Brittle Gum)

iii. Eastern Ridge Collector Road

- Cederus deodara (Himalayan Cedar)
- Quercus ilex (Holm Oak)
- Quercus rubra (Red Oak)

iv. All other streets

- *Celtis australis* (Southern Hackberry)
- *Cederus deodara* (Himalayan Cedar)
- *Eucalyptus cinerea* (Argyle Apple)
- *Eucalyptus maidenii* (Maiden's Gum) (limited locations only)
- *Lophostemon confertus* (Brush Box) (limited locations only)
- *Koelreutaria bipinnata* (Chinese Golden Rain Tree)
- *Liriodendron tulipifera* (Tulip Tree)
- *Nyssa sylvatica* (Black Tupelo)
- *Pyrus nivalis* (Snow Pear)
- *Pyrus ussuriensis* (Manchurian Pear)
- *Quercus cerris* (Turkey Oak)
- *Quercus coccinea* (Scarlet Oak)
- *Styphnolobium japonicum* (Japanese Pagoda Tree)
- *Tilia cordata* 'Greenspire' (Small-leaf Linden)

Figure 8 – Street Tree Master Plan



2.8. OPEN SPACE NETWORK

Objectives

- i. To ensure that the landscaping of local parks is attractive and memorable, contributing to the making of a high-quality public realm.
- ii. To facilitate passive recreation, pedestrian and cyclist access.
- iii. To preserve the rural landscape character of the site, significant views and promote its use for informal active recreation.
- iv. Provide shared pedestrian and cycle paths and ancillary recreation facilities sensitively integrated to minimise disturbance to existing vegetation and landform.
- v. To sensitively integrate overland stormwater flows and manage bushfire risks to adjacent residential areas.
- vi. To make local parks neighbourhood community and recreational nodes, providing visual and open space amenity to local neighbourhoods.

Development Controls

- i. Planting material for use in the public domain is to be selected from the schedule Appendix B.
- ii. Council as asset manager must approve any proposed planting proposal.
- iii. All necessary embankments, channels, revetments, overflows are to be designed to have the minimum visual intrusion.
- iv. Retaining or garden walls are to be avoided in the creek corridor except where associated with bridges or culverts.
- v. Minimise cut and fill to maintain the undulating rural feel of the locality and respect the existing view across the site.
- vi. Pedestrian and cycle paths to be located on desire lines, and integrate with existing vegetation, landform and landscaping.

Local Parks are to be generally located as indicated in the Indicative Master Plan,

- vii. Figure 2.
- viii. Detailed landscape designs prepared by landscape professionals are to accompany development applications for local parks.

2.9. LAKE /POND TREATMENTS

Objectives

- i. Adopt a 'soft landscape' approach to flood and stormwater management, particularly in relation to water quality, quantity and discharge.
- ii. Promote the lakes and ponds as a high-quality centre-piece and defining feature of the estate.
- iii. Enhance the scenic and recreational amenity of the open space network by encouraging visual and physical links to the water and water's edge.
- iv. Maximise public safety including benching at lake edges, balustrading at high interfaces and unobtrusive caution signage where warranted.
- v. Where appropriate other paths, terraces and decking are designed to allow water access and withstand short periods of inundation during major flood events.
- vi. Where appropriate, habitat creation and regeneration will be designed to encourage local flora, fauna and biodiversity.
- vii. Use an integrated landscape approach and screening vegetation to minimise the visual impact of any unsightly engineering structures such as concrete culverts and maintenance tracks.
- viii. Designs to be consistent with the principles of the various water edge treatment typologies, as indicated in **Appendix A**.

Development Controls

Controls to minimise safety risks shall include:

- i. Lake edge designs that minimise the risk of fall injuries.
- ii. Safety benches are to be designed into all lake edges as per current guidelines.
- iii. Appropriate balustrading to pedestrian bridges and decks to prevent falls.

Controls to minimise ongoing maintenance issues shall include:

- iv. Lake designs will ensure water circulation and aeration to minimise the formation of stagnant or dead water areas which can cause blue-green algal blooms.
- v. Maintenance paths will be designed into the lake system to ensure easy access when required.
- vi. Upstream bioretention basins and wetlands will ensure water retardation, sedimentation and nutrient removal prior to entering the main lake system.
- vii. Design and composition of lake edges will be robust and hardwearing.

Controls for lake edge and aquatic planting shall include:

- viii. Preference for hardy and low maintenance species, in particular locally indigenous species, however suitable exotic species shall be acceptable when close to high amenity areas and the village centre areas
- ix. Use of suitable native species that will tolerate and thrive in local climatic and site-specific conditions.

- x. Species selection that will perform the required water quality function of retarding and filtering stormwater pollutants.
- xi. Exclude any invasive and environmental weed species that may spread to local bushland and waterways or compete with local vegetation communities.
- xii. Create habitat and provide food source for local fauna where possible.

2.10. PEDESTRIAN & CYCLEWAY NETWORK

Objectives

- i. To encourage building a healthy lifestyle community.
- ii. To encourage walking and cycling as an alternative to the use of private motor vehicles on local trips.
- iii. To promote integration of new and existing residential neighbourhoods.

Development Controls

- i. Footpaths are to be provided on at least one side of Collector, Access and Local Access Roads.
- ii. Shared paths and cycleways to be a minimum width of 2.5 metres.
- iii. Roads constructed with flush kerb and swale drainage do not require footpaths in both verges.
- iv. In general, cyclists are to share the carriageway with motor vehicles on Access Roads, Local Access Roads and Access Ways.
- v. Cycle ways are to be separated from vehicular movement on Boulevards and Collector Roads, and integrated into landscaped areas where possible.
- vi. Cycle and pedestrian bridges should generally comply with the following requirements:
 - a. Be located above the 20-year ARI flood level.
 - b. Fail in a manner that allows for retrieval after the event.
 - c. Presence must be taken into account in hydraulic modelling (ie. Debris forming a dam and restricting flow).
 - d. Finish must be high quality and durable.
 - e. Design must be carried out by a suitably qualified and experienced structural engineer.

2.11. WATER AND SEWER SERVICING STRATEGIES

A water and sewer servicing strategy is required for the development. The strategy must include the ultimate development potential and be supported by water and sewerage modelling and consider existing capacity within the reticulation networks and treatment facilities. The strategy must be completed to the satisfaction of council and consider levels of service provisions.

Water infrastructure may include reservoirs, water pumping stations, trunk and reticulation mains, other water network upgrades and WTP upgrades.

Sewer infrastructure may include sewage pumping station, sewer trunk and reticulation mains, other sewer network upgrades and STP upgrades.

Scheme Plans for water, sewer and stormwater services are to be provided by the Applicant. These plans will document the planned provision of water, sewer and stormwater infrastructure for the development. The Scheme Plans will identify where trunk and reticulation services (such as sewer mains and man holes, water

mains, pumping stations) will be provided, and give an indication of likely timing. The Scheme Plans will be approved by Council prior to granting consent.

Variations to the approved Scheme Plans will only be approved by Council where the applicant can demonstrate to Council's satisfaction that the proposed changes are consistent with the approved Scheme Plans.

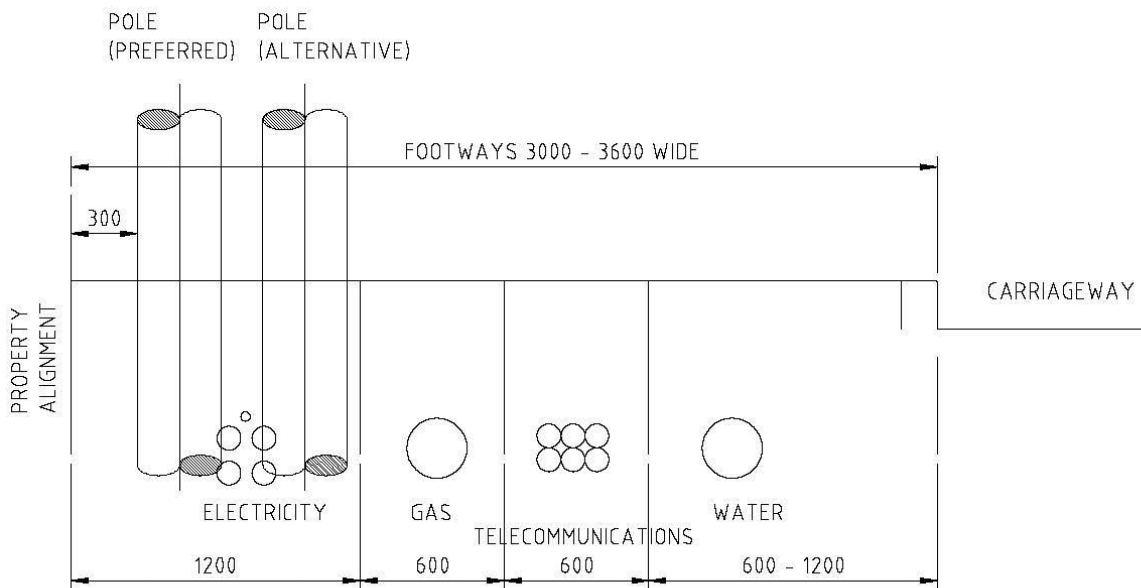
Standard service allocations for water and sewer assets in footpaths to be adopted as per Section 3.5 and in compliance with WSAA Codes and *Guide to Codes and Practices for Street Opening*.

2.12. LOCATION OF UNDERGROUND SERVICES

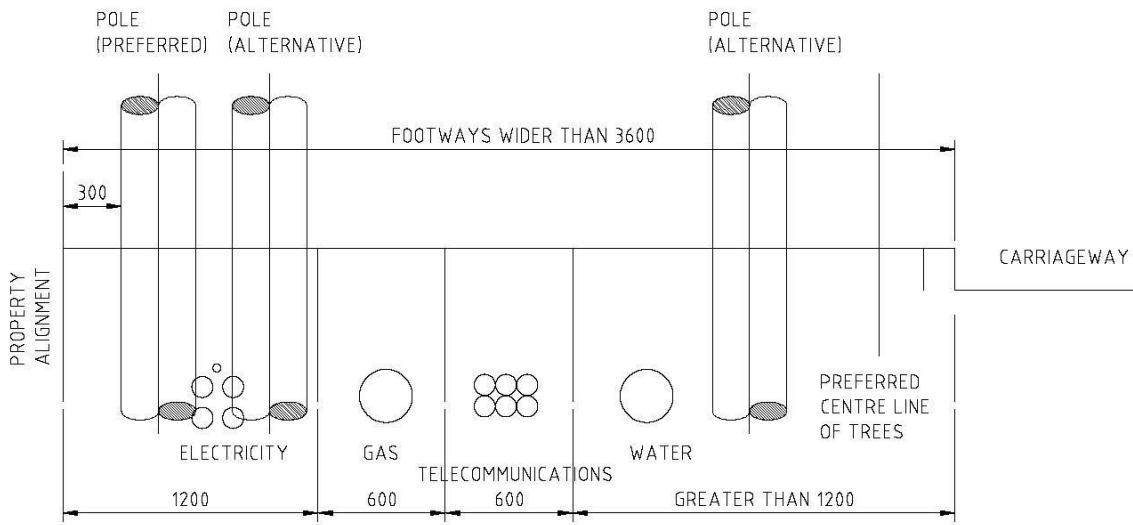
Standard service allocations for water and sewer assets in footpaths shall be in accordance with the WSAA Codes and the *Guide to Codes and Practices for Street Opening*. The preferred allocations for underground services are shown below. However, some variation to the underground servicing may be required too maintain consistency with the typical road cross sections.

Where a utility/service provider providing underground services wishes to encroach on space allocated to another utility/service provider, it should consult and seek agreement with the other. Both utility/service providers should record such encroachments on their respective mapping systems.

If both footpaths are able to be used, the assets should be able to be better distributed across both sides of the roadway so that there is space to install infrastructure at the most appropriate location with respect to minimising overall cost to the customers.



MOSS VALE TOWNSHIP DEVELOPMENT CONTROL PLAN
SECTION 21: CHELSEA GARDENS COOMUNGIE PRECINCT



Source: *Guide to Codes and Practices for Street Opening.*

3. VILLAGE HUB CONTROLS

3.1. PURPOSE

The purpose of these controls are to provide a range of objectives and controls to guide the development character of the village hub.

3.2. DESIRED CHARACTER

The village hub is desired to be the focal point to the new residential community. Its central location has been selected to encourage a high level of walkability to and from households within the estate.

Its location adjacent to large public open spaces with expansive views of the lakes and golf course will contribute it to becoming an attractive and desirable place to visit and recreate.

The low scale development will be consistent with the neighbourhood zone objectives in primarily serving residents within the new community.

3.3. VILLAGE HUB CONTROLS

3.3.1. Size & Range of Facilities

Objectives

- i. To provide appropriate uses to support a convenient neighbourhood range of offerings.
- ii. The scale and range of services are not to undermine the role and function of Moss Vale town centre as a primary destination for shops and retail services.
- iii. To incorporate non-retail uses that support the needs of the surrounding community.

Development Controls

- i. Provide small-scale retail, business and/or community use space commensurate with the scale required to serve the surrounding neighbourhood.
- ii. Building design is to facilitate flexibility in uses that may evolve over time during the evolution of the Village Hub.

3.3.2. Built Form & Character

Objectives

- i. To design a sophisticated & contemporary country character sympathetic to Southern Highlands aesthetic.
- ii. Architectural style to be barn-house, Hamptons, country town with articulated, skillion & pitched roofs.
- iii. To establish a 1-2 storey building scale with ground floor retail & adaptable second storey with potential for small office / commercial use/ professional rooms.
- iv. Active building edges that create active public domain spaces

Development Controls

- i. Ground level floor to ceiling height to be min. 3.5m to allow for retail usage.

- ii. Level 1 – floor to ceiling height to be min. 2.7m to allow for adaptable usage.
- iii. Awnings to be 3m wide above the footpath level.
- iv. Incorporate natural materials with country / rural character.
- v. Transparent shop fronts to allow window browsing & add to fine grain quality.

3.3.3. Open Space Amenity

Objectives

- i. Open spaces to be highly accessible to encourage public use and create opportunities for active and passive recreation pursuits
- ii. Each open space to ideally incorporate distinct characters reflective either of their location, scale or role.

Development Controls

- i. To deliver a civic character, that maximises north facing exposure and showcases WSUD principles.
- ii. Designs to delineate a program of uses for the space that appropriately reflect its size and location and relationship to other planned open spaces.
- iii. Design to comply with relevant accessibility statutory policies.
- iv. All built elements to comprise durable materials to limit ongoing maintenance requirements

3.3.4. Car Parking and Servicing

Objectives

- i. To limit off-street car parking to avoid expansive hardstand at-grade parking areas in the village hub. On-street parking within the Village Hub to be provided.
- ii. Loading facility design to be integrated with the car park and retail building design to minimise visual dominance from the public domain.
- iii. Explore the potential integration of WSUD into car park tree planting blisters

Development Controls

- i. The off-street car park is to include an integrated tree planting strategy to ensure screening and softening of asphalt pavement, as well as provide shading and microclimate and ecological benefits.
- ii. Off-street car parking is to provide accessible spaces to meet the relevant Australian Standard.
- iii. Loading area and waste storage facilities will be located adjacent to and be serviced from the off-street car park for ease of access and minimise impact on adjoining properties.
- iv. Design should allow for 8.8m rigid vehicle manoeuvring with turning radius of 10 metres.
- v. The service area is to be screened from nearby residences and integrated with the tree planting strategy of the car park.
- vi. The provision of car share spaces is encouraged and if provided, they will offset on-site parking requirements.

4. RESIDENTIAL CONTROLS

4.1. PURPOSE

The key part of the vision is to achieve a mix of housing types to facilitate a diversity of housing and household character. Ensuring the controls enable flexibility to respond to market demands whilst maintaining the desired residential character will be key to creating a vibrant and sustainable neighbourhood.

This section provides general development controls specific to the subdivision, built form and landscaping of residential dwellings. It also identifies special character areas and specific controls.

4.2. GENERAL CONTROLS

This section applies to all private domain development, regardless of lot size and dwelling type.

4.2.1. Site Analysis

Objectives

- i. Development proposals to identify opportunities and physical constraints on a site that have influenced the design of new dwellings and associated private open space.
- ii. Identify existing site features that make a positive contribution to the site, the streetscape and the local area.
- iii. Demonstrate how a proposed site dwelling design should respond to the opportunities and constraints of the site, the streetscape and local context.

Development Control

- i. A site analysis plan must be submitted with any development application and should show features of the site and its surrounding area. At a minimum a Site Analysis Plan must show the following features:
 - a. Slope and contours;
 - b. Location and nature of any watercourses and associated flooding or drainage characteristics;
 - c. The orientation of the land including the marking of true north;
 - d. The location, extent and nature of any existing structures or activities upon adjacent land;
 - e. The location and nature of any existing utility services on the land;
 - f. The location and description of any trees and vegetation upon and adjacent to the land;
 - g. The existing means of vehicles and pedestrian access;
 - h. Any items or places of known Aboriginal and European cultural heritage;
 - i. The direction and nature of prevailing climate characteristics such as wind direction and rainfall;
 - j. Potential bushfire threat;
 - k. Views to and from the land, particularly from a public place;
 - l. The location and nature of any other known constraint to development of the land, including potential soil contamination, noise sources, geotechnical issues, etc; and

- m. A written statement and/or drawing explaining how the design of the proposed development has taken the site analysis into account is to be presented with the Concept Masterplan.

4.2.2. Residential Design and Siting

Objectives

- i. To ensure that buildings are designed to enhance the built form and character of the neighbourhood by encouraging innovative and quality designs that contribute to unified streetscapes.
- ii. To encourage a diversity of house types.
- iii. To ensure front gardens contribute to the landscaped character of the street.
- iv. To ensure sufficient porous ground to support planting and landscape screening between houses.
- v. To ensure buildings are appropriately proportioned in size to the land they occupy.
- vi. To provide building articulation that breaks up massing of buildings, reduces the dominance of garages along building facades and enhances the visual appearance of the streetscape.
- vii. To provide amenity to residents through protection from extremes in the weather by provision of awnings, verandah's and similar.
- viii. To minimise impacts of overshadowing on adjoining properties and to maintain winter solar access.

Development Control

- i. Dwellings must comply with the development standards outlined in Table 2.
- ii. Dwellings are to be sited to face the street, with visible front entries and habitable rooms fronting the street, particularly at ground level.
- iii. Built form should display a variety of materials, colours and shading structures, with garages integrated into the overall architectural form and design.
- iv. The primary street façade of a dwelling must incorporate at least two of the following design elements as part of the articulation zone:
 - Entry feature of porch
 - Awnings or other features over windows
 - Balcony treatment to first floor element
 - Recessing or projecting architectural elements
 - Open verandah
 - Bay windows or similar feature
 - Veradahs, pergolas or similar features above ground doors
- v. Dwellings on corner lots:
 - Must address both the primary and secondary road frontage
 - Walls facing the secondary frontage (corner lots) shall have an active frontage for at least 4 back from the front building line of the house (i.e. at least one window) with a maximum continuous wall length of 6m.
 - The secondary road frontage must incorporate at least two of the design elements outlined in control **4.2.2 iv**.

- Carports and garages must be located and accessed from the secondary road frontage.
- vi. No buildings are permitted over any council asset unless permission has been granted by Council.
- vii. Additional Building and Siting Guidelines will be enforced under the developers covenants at the time of lot sale to further address architectural and landscape character.

Further detail on specific design elements are also provided in the following sections.

4.2.3. Orientation and Solar Access

Objectives

- i. Ensure that proposed and existing dwellings receive adequate sunlight to living areas of dwellings and private open space.
- ii. Maximise opportunities for passive heating and cooling of dwellings.
- iii. Reduce reliance on artificial heating and cooling of dwellings.
- iv. Provide opportunity for innovative solutions to heating and cooling, and energy efficiency.

Development Control

- i. Development applications for built form are to demonstrate how the dwelling design and site planning responds to passive energy conservation principles including solar access, prevailing weather and cross ventilation.
- ii. Dwellings are to achieve at least 3 hours of sunshine to a main living area between 9am and 5pm, in mid-winter (21st June).
- iii. Shadow diagrams are to be provided for built form development applications, indicating shadow impacts on adjacent land at 9am, 12 noon and 3pm, 21st June.

4.2.4. Streetscape and Passive Surveillance

Objectives

- i. To create interesting and consistent streetscapes.
- ii. To encourage passive surveillance of streets and other public domain to encourage people to use streets, parks and other public places without fear of personal risk.
- iii. To ensure that the siting and design of buildings and spaces decreases the opportunities for committing crime through casual surveillance.

Development Control

- i. The primary street façade of a dwelling should address the street.
- ii. Corner lot development should emphasise the corner. The secondary street façade for a dwelling on a corner lot should address the street and landscaping in the front setback should also continue around into the secondary setback.
- iii. Dwellings fronting open space or other public domain should prioritise orientation to that open space.
- iv. Dwellings and living rooms are to be oriented to address and overlook the street.
- v. Front entry doors to be visible from the street.
- vi. Dwellings at key vistas (e.g end of intersection) are to be treated with additional landscaping.
- vii. Pedestrian access from the street is to be clearly delineated.

- viii. Developments are to avoid the creation of areas for concealment and blank walls facing the street.
- ix. Use of roller shutters other than for garages is not permitted on doors and windows facing the street.

4.2.5. Adaptable Housing

Objectives

- i. Encourage the provision of adaptable housing to increase housing diversity and cater for future housing needs, including accessibility.

Development Control

- i. Refer to the Australian Standards for Adaptable Housing.

4.2.6. Landscape and Planting

Landscaped area is defined as an area of open space on the lot, at ground level, that is permeable and consists of soft landscaping, turf or planted areas and the like.

Objectives

- i. Provide sufficient area to support mature trees and vegetation, and allow for water infiltration.
- ii. Prevent excessive site coverage of the site area by buildings, driveways, paved areas and other impervious surfaces.
- iii. Encourage the retention and use of native flora species and low maintenance landscaping.
- iv. To contribute to the desired street character.

Development Control

- i. The minimum soft landscaped area within any residential lot is to comply with the controls and principles in Table 2.
- ii. Landscaping plans submitted with the development application must nominate the location of any trees to be retained or planted.
- iii. Landscape plans are to show the extent and materials proposed for paving, driveways and vehicle crossings.
- iv. Landscape plans are to nominating the tree species, pot size and location of street trees.
- v. A minimum of one tree is to be provided within the front setback area of every dwelling greater than 450m² and less than a 1000m². A minimum of 2 trees is to be provided for lots equal or greater than 1000m².
- vi. All landscaping proposals relating to bushfire prone land are to meet the requirements of the *Rural Fires Act 1997* and bushfire protection guidelines.

4.2.7. Cut and Fill, Retaining Walls and Garden Walls

Objectives

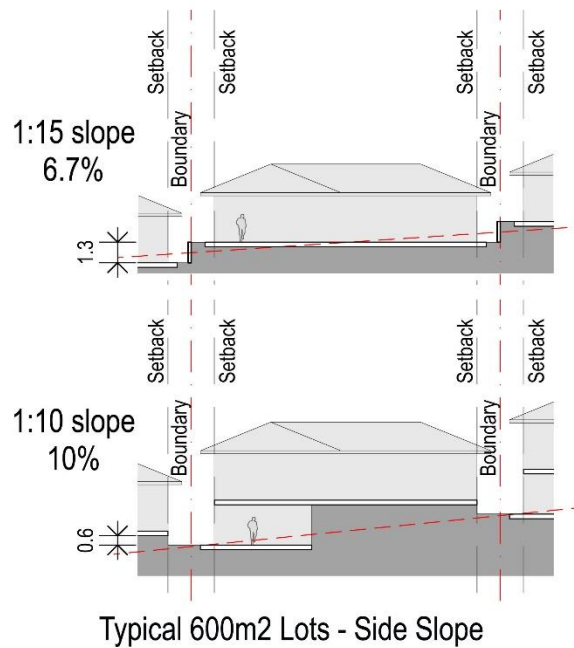
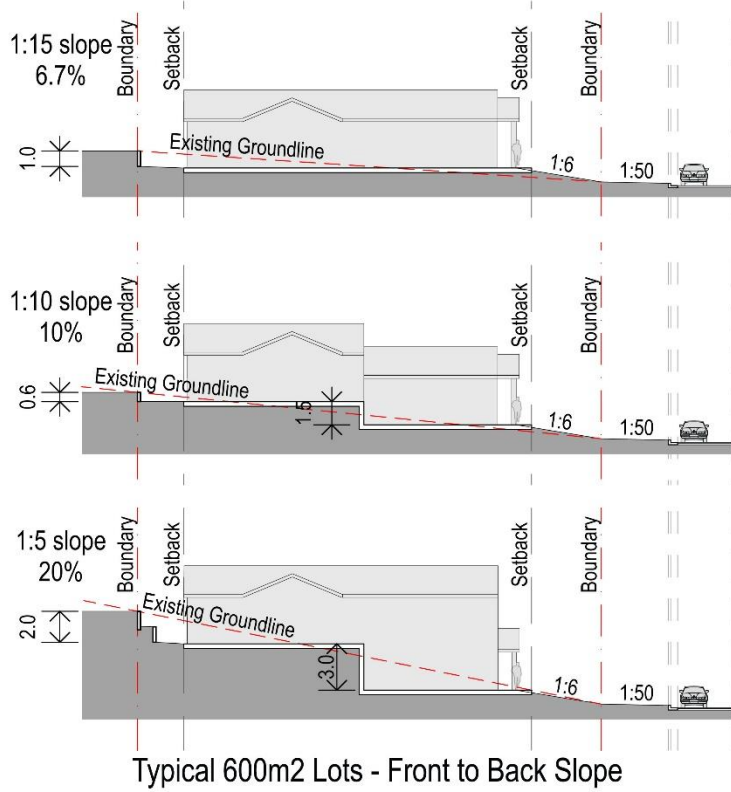
- i. To provide a landform that is capable of supporting development.
- ii. Encourage vertical stepping of buildings in response to existing topography.
- iii. Minimise disturbance to existing landforms and soil profile.
- iv. Minimise the use of retaining walls.

- v. To ensure that the import and export of material is minimised and complies with the contamination and salinity provisions.
- vi. To ensure land is appropriately stabilised and retained.
- vii. To minimise the need to cut and fill at the subdivision phase of development.

Development Control

- i. Level changes are to be achieved by embankments and mounding with a gradient no greater than 1 in 3.
- ii. Cut and fill greater than 500mm from the present surface level on any boundary is to be avoided where possible.
- iii. Retaining walls within residential lots are to be no greater than 500mm high at any point on the edge of any residential lot. A combined 1m maximum retaining wall height is permissible between residential lots (2 x 500mm) but cannot be visible from the street.
- iv. Screening of retaining walls with planting is encouraged.
- v. On sloping sites, site disturbance is to be minimised by use of split level or pier foundation building designs.
- vi. Dwellings must not be designed to be on a contiguous slab on ground type if the building site has a slope of greater than 10%.
- vii. Where relevant, proposal to comply with the diagram examples in Figure 6.

Figure 9 – Desired built form in response to Lot slope



4.2.8. Private Open Space

Objectives

- i. Provide all new dwellings with sufficient usable open space.
- ii. Provide opportunities for passive and active recreation.
- iii. Ease of movement between living areas of dwellings and private open space.

- iv. Ensure that private open space receives adequate sunlight.

Development Control

- i. The location of Principal Private Open Space (PPOS) is to be determined having regard to dwelling design, allotment orientation, adjoining dwellings, landscape features and topography.
- ii. Provision of PPOS to be consistent with the controls specified in **Table 2**.
- iii. Verandahs, balconies and pergolas are encouraged as secondary living space, to provide amenity and enhance the streetscape. Minimum depth of usable verandah is to be 2m.

4.2.9. Building Height and Mass

Objectives

- i. Maintain a low scale domestic residential character in areas of predominantly detached dwellings.
- ii. To ensure a prominent built form height is provided along the streetscape whilst minimising overshadowing.
- iii. Minimise disruption of view and loss of privacy to existing and future development.
- iv. Create built form that respects the natural landform as much as practicable and avoid unnecessary excavation.

Development Control

- i. Dwellings are not to exceed two storeys in height with a third storey element permitted as a room within the roof space (loft) with dormer windows.
- ii. Front elevation of any two (2) storey dwelling shall be composed of a combination of single and two storey elements. These elements may include verandah, porch, bay window or single storey attachment.
- iii. External wall heights are not to exceed 7 metres above finished or natural ground level (whichever one is lower) to underside of eaves at any point.
- iv. Verandah's and balconies to be elevated above finished ground level.
- v. Height of sub-floor wall under the ground floor level is to be a maximum of 1.5 metres above the finished ground level at any point.
- vi. Single storey dwelling forms are encouraged.
- vii. Dwellings are to be designed to respond to the topography of the site. For dwellings located in the Special Character Area, refer to Section 4.4.

4.2.10. Roofs

Objectives

- i. To enhance the character of the dwelling and provide a consistent built form character.
- ii. To emphasise the height and prominence of one storey-built forms.

Development Control

- i. Primary roof pitch is to be a minimum of 25°.
- ii. Mansard (hip) and excessively steep roof forms are not permitted.
- iii. All dwellings to have eaves in proportion with the roof pitch except where an alternative to eaves is provided.
- iv. Roof top plant, solar collectors, satellite dishes and antennae should be located and/or finished to ensure they have limited visual impact from the street.
- v. Simple roof forms with hips, eaves and some gables are to be the primary roof form.
- vi. Eaves of a minimum of 450mm are encouraged. Eaves less than 450mm will be assessed on merit.
- vii. Traditional dormer windows to attic/loft space within the roof are encouraged.
- viii. Windows located in the roof should not dominate the roof.
- ix. Services which penetrate the roof and flashing should be painted or finished in a material that is consistent in colour with the roof.

4.2.11. Access, Parking, Garages and Driveways

Objectives

- i. To enable a seamless integration of the house, garage and driveway.
- ii. To reduce the visual impact of garages and parking areas on the streetscape.
- iii. To minimise conflict between pedestrians and vehicles at the junction of driveways and footpaths.

Development Control

- i. Driveways to have the smallest configuration as practical.
- ii. Vehicle crossings are to be constructed in natural concrete from the road pavement to the footpath or, where there is no footpath, to the property boundary.
- iii. A minimum of two (2) on-site parking spaces are to be provided for each dwelling.
- iv. Where garages form part of the dwelling, the garage doors should not exceed more than 40% of the total width of the dwelling frontage.
- v. Garage doors facing the street are not to exceed a width of 6 metres in total.
- vi. For residential allotments 1,500m² or greater, a third garage is permitted if it is screened from the street.
- vii. Garages are to be setback behind the front most element of the house and fully integrated into the front façade.
- viii. An alternative garage option may be a detached secondary building located at the rear of the site in such a way that is not visible from the street.

4.2.12. **Boundary Treatments, Fences and Gates**

Objectives

- i. To achieve consistent and continuous streetscape character whilst appropriately delineate between public and private realm.
- ii. To encourage boundary treatments that are sympathetic to the topography
- iii. To provide boundary treatments that provide visual privacy without affecting the amenity of those allotments in terms of views, sunlight and air movement.

Development Control

- i. Fencing along the front boundary, secondary street boundary is optional. Any front fencing is to be of quality construction and detailing and an open style character with a minimum of 20% transparency.
- ii. Fencing along secondary or rear frontages to open space boundaries is required.
 - a. Fencing is to be of quality construction and detailing and an open style character with a minimum of 20% transparency and be for at least 30% of the frontage.
 - b. Timber post and rail is preferred.
 - c. Additional privacy screening should be attained with complimentary hedging or planting.
 - d. The remaining portions of secondary fencing can be solid and is to be a maximum height of 1.8m and be finished in a receding dark colour.
 - e. Chain link fencing is not permitted.
- iii. Where there is no front fencing then suitable dense hedging or other dense shrub planting is to be provided to create clear boundary delineation.
- iv. Plants used for any boundary hedging shall typically be of a species that are reasonably expected to attain a total height of less than 6m when fully mature (even if left untrimmed) and be capable of being regularly pruned to achieve semi-formal or formal hedging.
- v. Hedging in front of the building line shall be of species capable of being maintained at less than 2.0m mature height. Any side boundary hedging shall be maintained at a maximum height of 6m to minimise unacceptable impacts to neighbouring property amenity.
- vi. Front and side fencing forward of the Primary Building Line is to be a maximum 1.2m in height and is to be finished on both sides to the same level of quality. Where there is no fence forward of the building line, it is required that side fencing returns into the building at the Primary Building Line.
- vii. Chainlink or solid metal fencing is not permitted for front fencing or in front of the building line. Defining pillars and/or well detailed posts are encouraged. Permitted Front Fencing materials are to be:
 - Timber or metal slat fencing (vertical or horizontal) with stained or painted finish
 - Wrought iron feature fencing.
 - Timber post and rail fencing with stained or painted finish
- viii. Side and rear fencing on a Standard Lot is to have a maximum height of: 1.8m
- ix. Corner Lots - Secondary street frontage fencing is to be a maximum height of 1.2m for the first 30% of the lot length from that frontage. Remaining secondary fencing is to be a maximum height of 1.8m and be finished in a receding dark colour.

4.2.13. Materials, Finishes and Colours

Objectives

- i. To encourage the use of materials in the construction of new dwellings that is compatible with adjoining dwellings and the streetscape in terms of material type, colour and form.

Development Control

- i. Roof coverings are to utilise corrugated steel, flat or low profile tile materials.
- ii. Walls are to utilise rendered or bagged masonry, face brick or weatherboard materials (timber or fibre cement). Alternative materials that meet the objectives will be considered on merit.
- iii. Colour is to be visually recessive, e.g soft, warm grey tones. Bright, glary, strong colours, black and white are to be avoided.

4.2.14. Ancillary Structures, Sheds, Swimming Pools and Tennis Courts

Objectives

- i. To minimise the impact of ancillary structures on public spaces, streetscapes and neighbouring properties.

Development Control

- i. Ancillary structures, sheds, swimming pools and tennis courts may be subject to Development Application.
- ii. Ancillary structures are to be recessively coloured, landscape screened and located to minimise visual and other impacts on public domain and neighbours. Wherever possible rainwater tanks should not be visible from the street.

4.2.15. Visual and Sound Privacy

Objectives

- i. To achieve optimum visual and acoustic privacy and minimise the visual and acoustic impacts of development on adjoining properties.
- ii. To minimise the impact of noise from other non-residential uses such as parking and sport areas, cafes and waste collection and goods deliveries.

Development Control

- i. Windows to habitable rooms shall minimise direct overlooking of neighbours habitable rooms and private open space.
- ii. Windows to habitable rooms with a direct outlook to neighbouring habitable room windows within 9 metres are to be:
 - a. Screened by fencing, landscape or other means; or
 - b. Have a sill height at least 1.5 metres above the floor; or
 - c. Have fixed obscure glazing in any part of the window below 1.5 metres above the floor.
- iii. Ensure that upper floor windows to living areas avoid directly overlooking neighbouring open outdoor living spaces.
- iv. Any elevated decks or outdoor living spaces overlooking neighbouring lots must incorporate privacy measures, such screen planting, louvres or screens.

- v. All sound generating plant and equipment is to be designed and located so that the noise emitted does not exceed relevant residential amenity standards beyond the property boundary.

4.3. RESIDENTIAL LOT CONTROLS

These controls apply to all development within land zoned for residential purposes within the Site, other than for land identified in Sections 4.4 and 5.5.

Development Control

- i. Refer to Table 2.

Table 2 – Typical Lot Design Controls

Lot Range	Courtyard 450sqm - 499sqm	Courtyard 500sqm - 599sqm	Traditional Lots (600sqm -899sqm)	Parkland Lots (900-1,500sqm)
Minimum lot width	12.5m	15m	18m	20m
Site Coverage (Max)	65%	60%	50%	50%
Landscaped Area (Min)	25%	35%	35%	40%
Principal Private Open Space (Min)	20sqm with a minimum dimension of 4m	25sqm with a minimum dimension of 5m		
	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)			
Dwelling Setbacks				
Front Setback	4.5m to building façade line	4.5m to building façade line	4.5m to building façade line	6m to building façade line
	3m to articulation zone**	3m to articulation zone**	3.5m to articulation zone**	4.5m to articulation zone**
Secondary Front Setback	2m	2m	3m	3m
Side Setback (Min)	0.9m	1.2m	1.5m	2m
Side Setback 2 nd storey (Min)	1.5m	2.2m	2.5m	3m

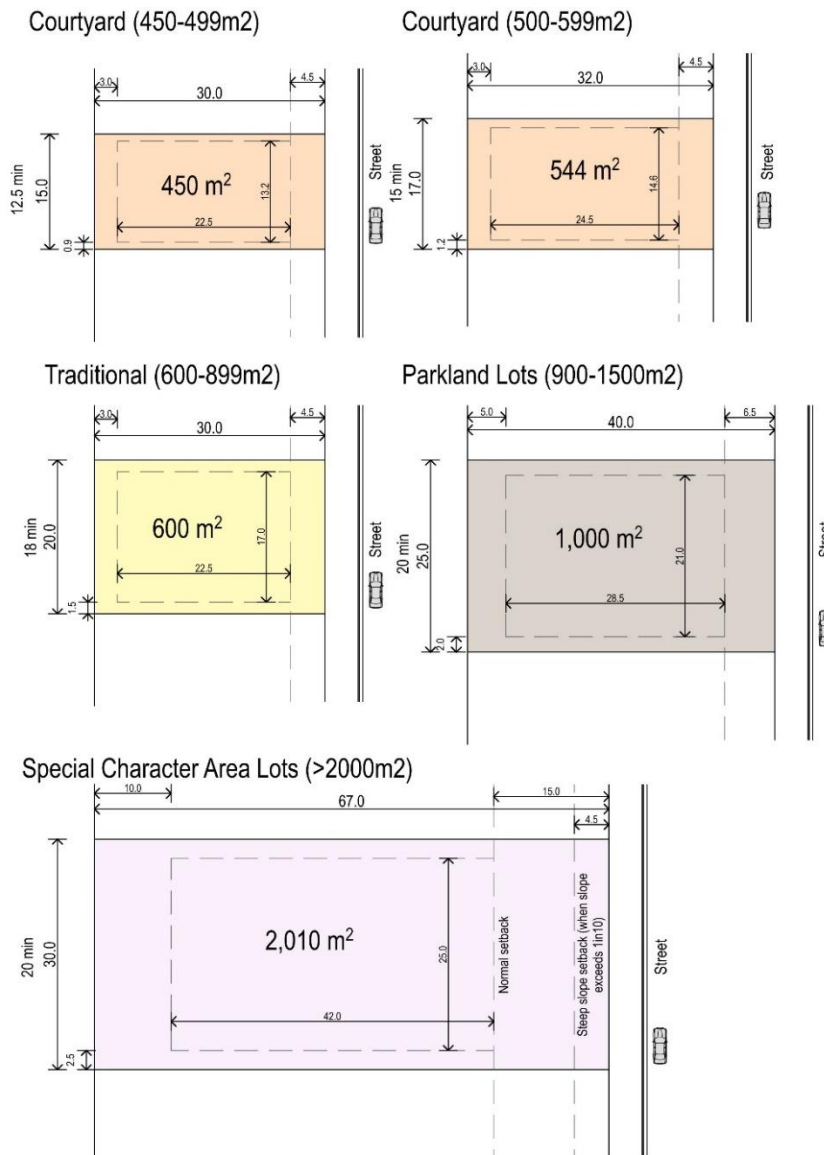
MOSS VALE TOWNSHIP DEVELOPMENT CONTROL PLAN
SECTION 21: CHELSEA GARDENS COOMUNGIE PRECINCT



Lot Range	Courtyard 450sqm - 499sqm	Courtyard 500sqm - 599sqm	Traditional Lots (600sqm -899sqm)	Parkland Lots (900-1,500sqm)
Rear Setback (Min)	3m	3m	3m	6m
Garage and Outbuilding Setbacks				
Front Setback (Min)	5.5m to facade of garage	5.5m to facade of garage	5.5m to facade of garage	7m to facade of garage
Side and Rear Setbacks for Garages and Outbuildings (Min)	1m	1m	1m	1m
Percentage of dwelling frontage (max)	40%	40%	40%	40%
Car parking requirement	Maximum garage width 3m (single) and 6m (double) 1-2 bedroom dwellings will provide at least 1 car space 3 bedroom or more dwellings will provide at least 2 car spaces			

** Open verandah's, bay windows, balconies and pergolas are permitted within the articulation zone.

Figure 10 – Traditional Lot illustration



4.4. SPECIAL CHARACTER AREA CONTROLS

These controls apply to all development within the Special Character Area shown in Figure 8. In the event of any inconsistency with the controls specified in this DCP, the following controls prevail for lots within the Special Character Area.

Objectives

- i. To provide a greater variety of housing choice.
- ii. To provide flexibility in response to the topography of the special character area and yet minimise disturbance to existing landforms and soil profile as reasonable.
- iii. To ensure amenity is maintained for each dwelling and neighbouring properties.
- iv. To ensure visual impacts from the surrounding area are minimised.

Development Control

- i. Dwellings must comply with the development controls contained in Table 3.
- ii. Address greater cut and fill requirements within the limits of the building envelope to suit appropriate construction methods and level changes, and limit site benching.
- iii. Retaining walls are not to exceed 1,000mm to any area visible from the street or surrounding area.
- iv. Dwellings are to be designed to respond to the topography of the site. Stepping of buildings or stilt houses are encouraged to avoid cut and fill.
- v. Design of dwellings on are to have regard to the building on slope diagram in Figure 9 to be consistent with the above objectives.

Figure 11 – Special Character Areas

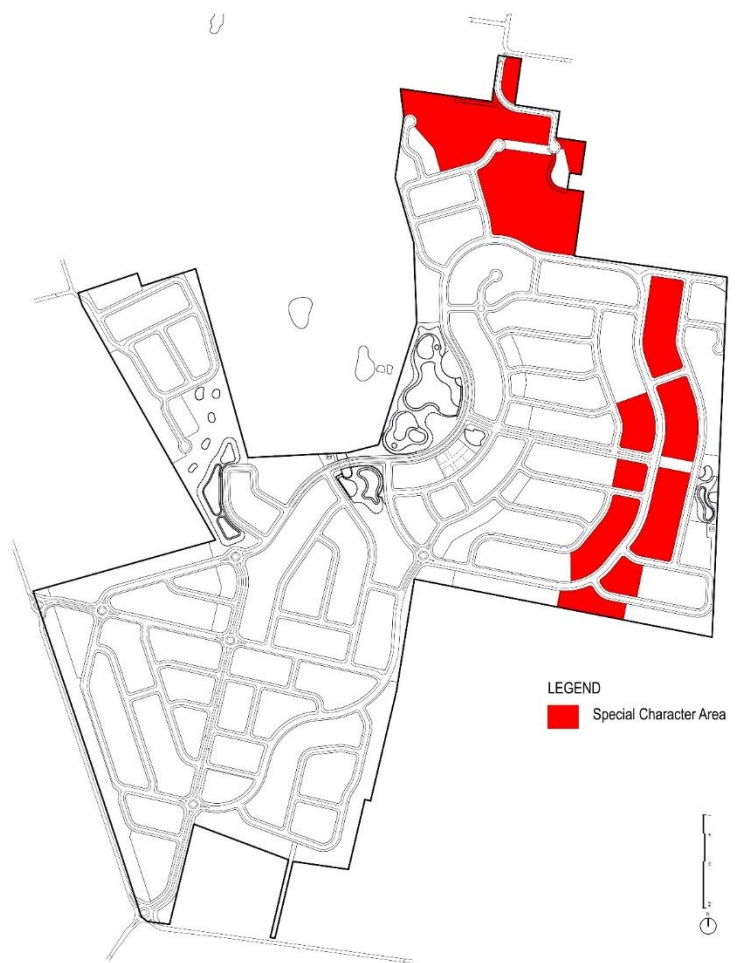


Table 3 – Special Character Area Design Controls

Lot Range	Large Lots
Lot size	1,500sqm+
Minimum Site Frontage	25m

Lot Range	Large Lots
Site Coverage (Max)	50% of lot size
Landscape Area (Min)	45%
Primary Private Open Space (Min)	25sqm
Dwelling Setbacks	
Front Setback	6m to building façade line 4.5m to articulation zone**
Secondary Front Setback	3m
Side Setback (Min)	2.5m
Side Setback 2 nd storey (Min)	3.5m
Rear Setback (Min)	10m
Garage and Outbuilding Setbacks	
Front Setback (Min)	7m to façade of garage***
Side and Rear Setbacks for Garages and Outbuildings (Min)	1m
Car parking requirement	Maximum garage width 3m (single) and 6m (double) 1-2 bedroom dwellings will provide at least 1 car space 3 bedroom or more dwellings will provide at least 2 car spaces Third garage is permitted on merit and if it is screened from the street

** Open verandah's, bay windows, balconies and pergolas are permitted within the articulation zone.

*** For lots located on slopes greater than 1:10% garages may protrude in front of the building line to a maximum of 5.5m from the front boundary.

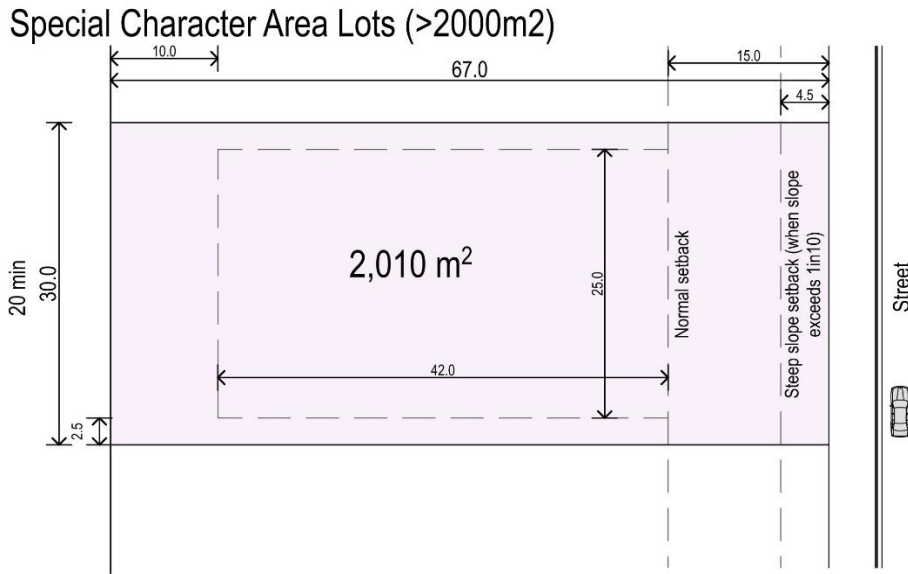
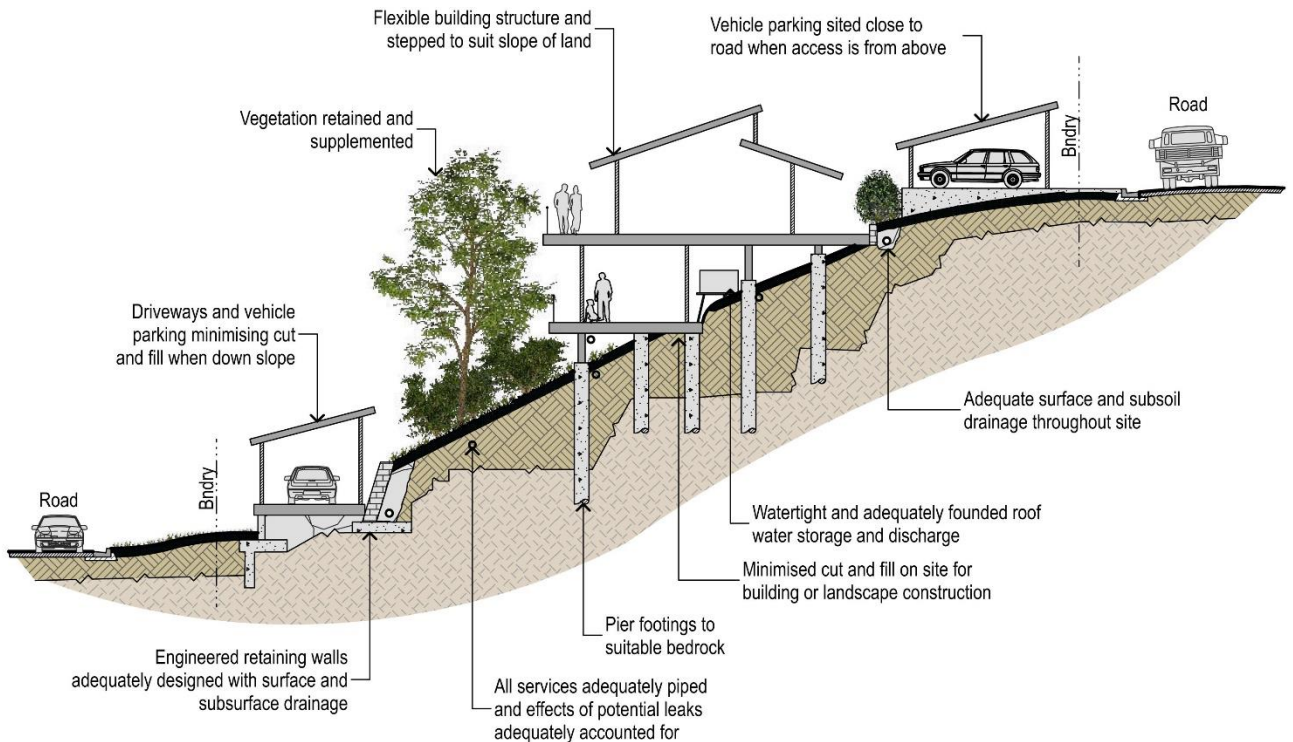


Figure 12 – Building on steep slope diagram



4.5. SENIORS HOUSING

Objectives

- i. To ensure the design of seniors housing is consistent with the character of surrounding residential areas.

Development Control

- i. Applications for seniors housing are to comply with the controls in SEPP (housing for seniors people with Disability).

APPENDIX A WATER EDGE DESIGN TREATMENTS

Figure 13 – Typical Soft edge treatment

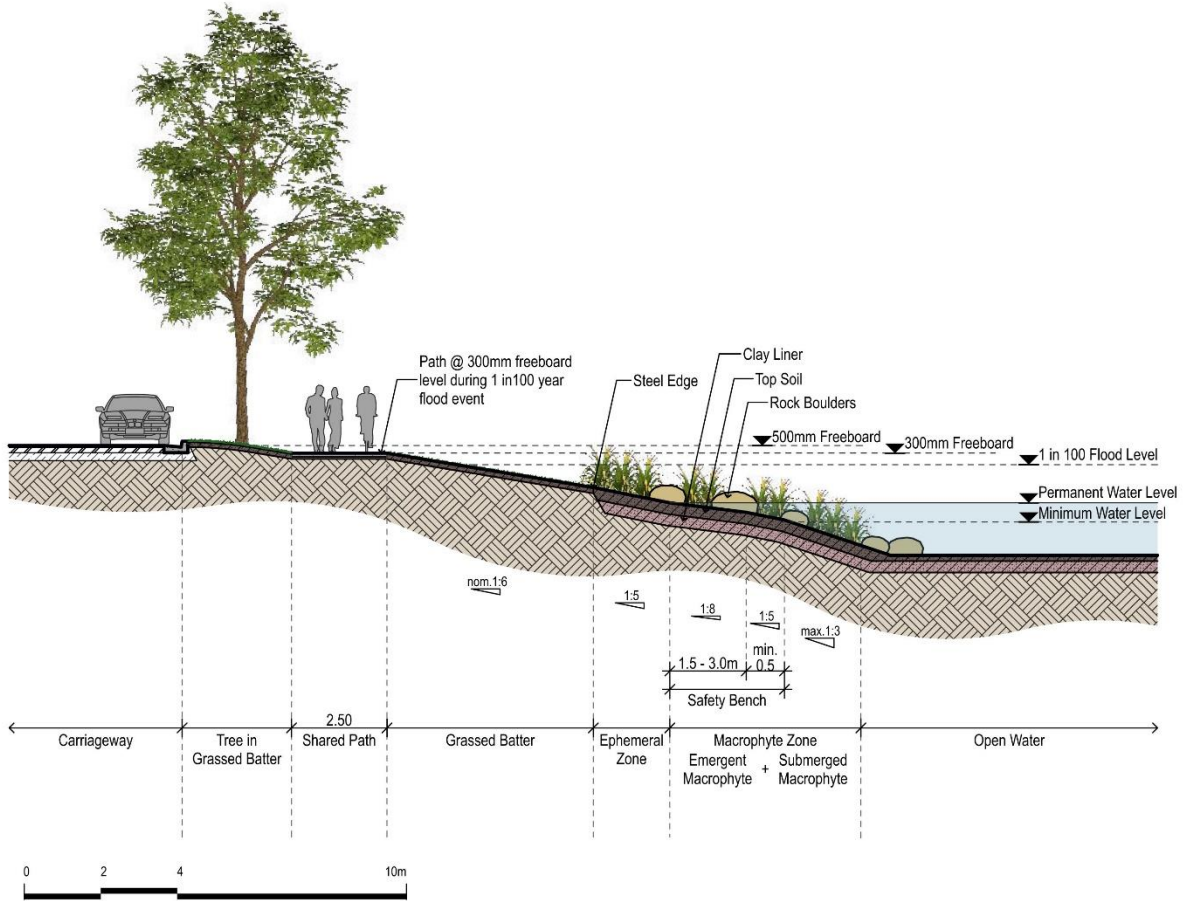


Figure 14 – Typical Park edge treatment

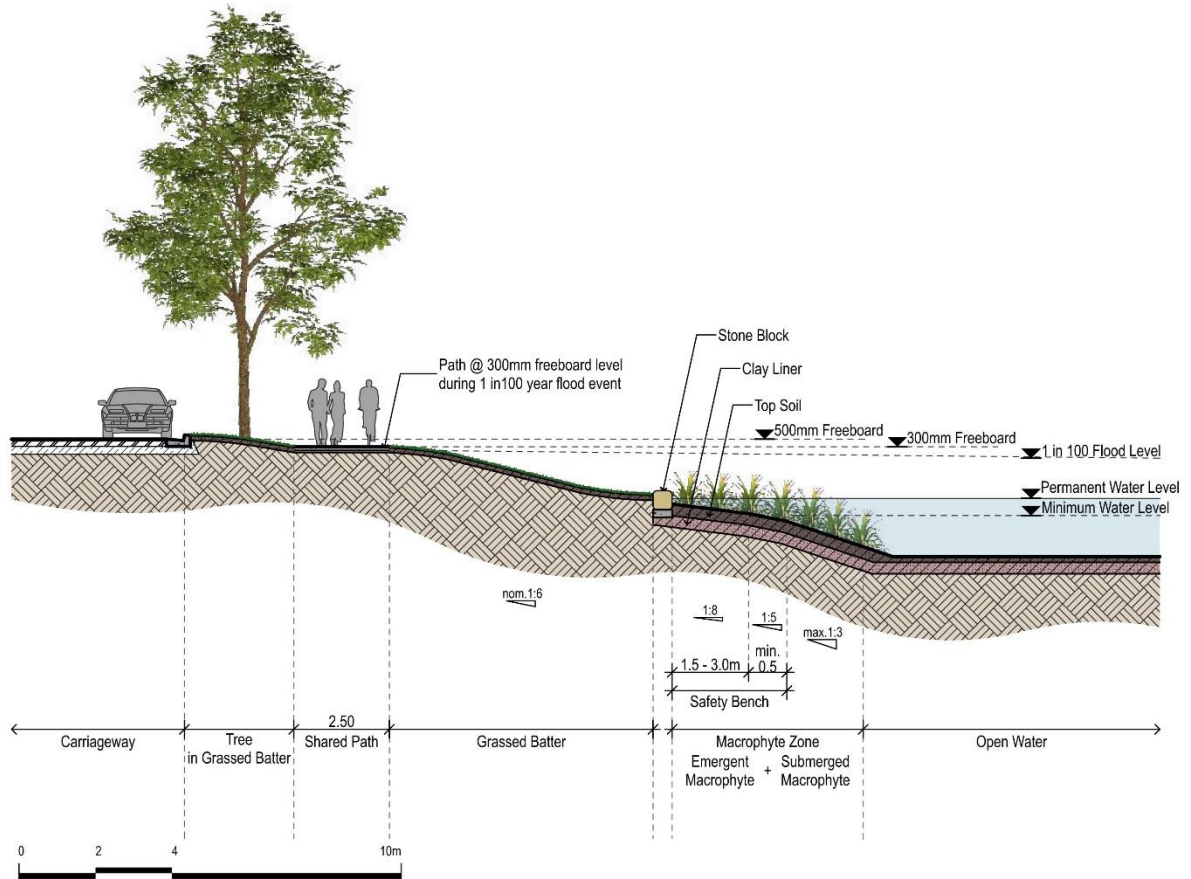


Figure 15 – Typical terraced garden edge

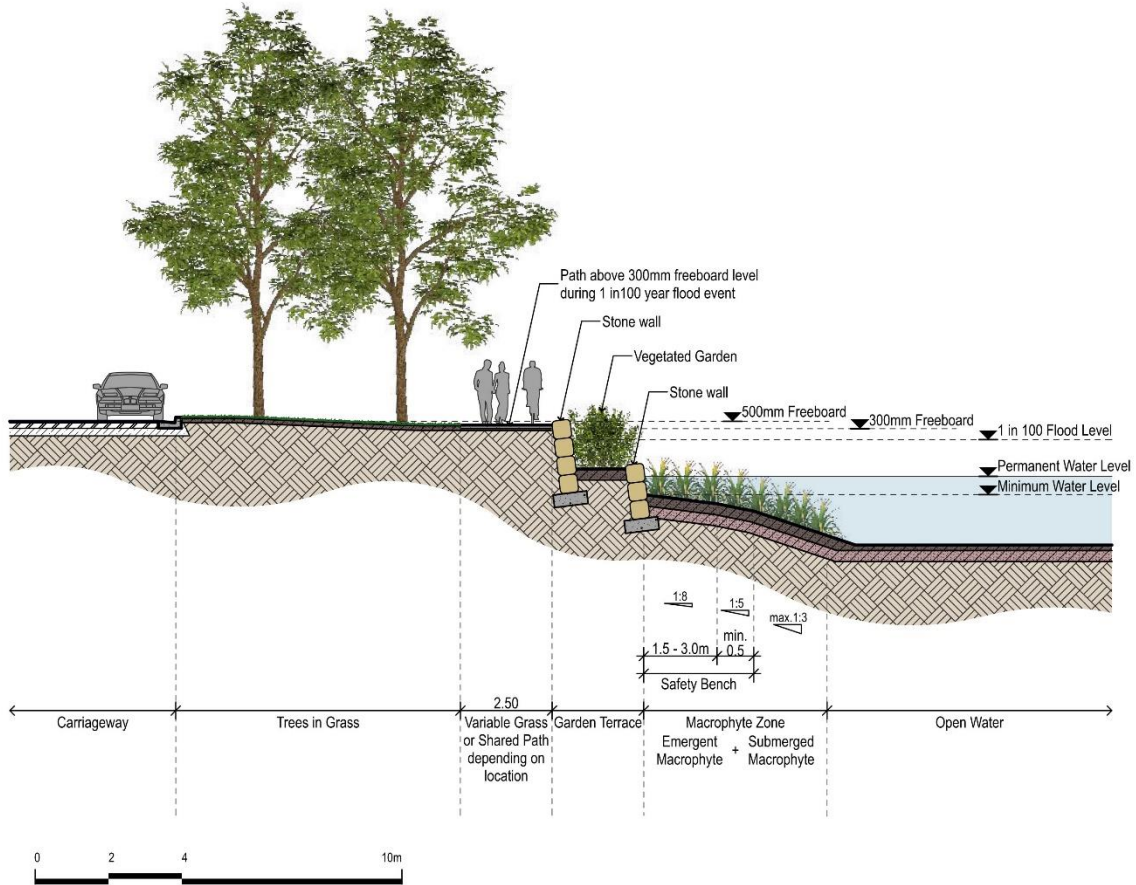


Figure 16 – Typical 'low wall' edge

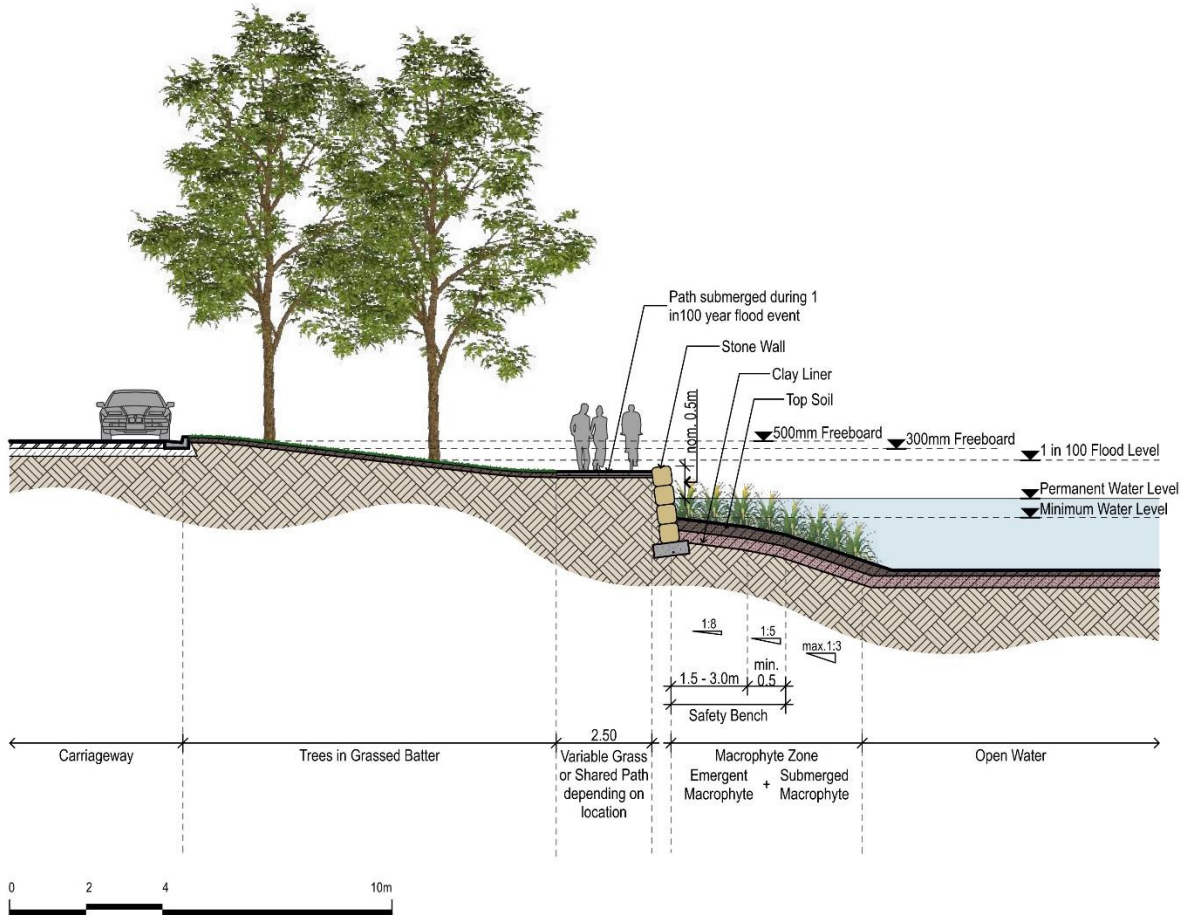


Figure 17 – Typical ‘stepped edge’

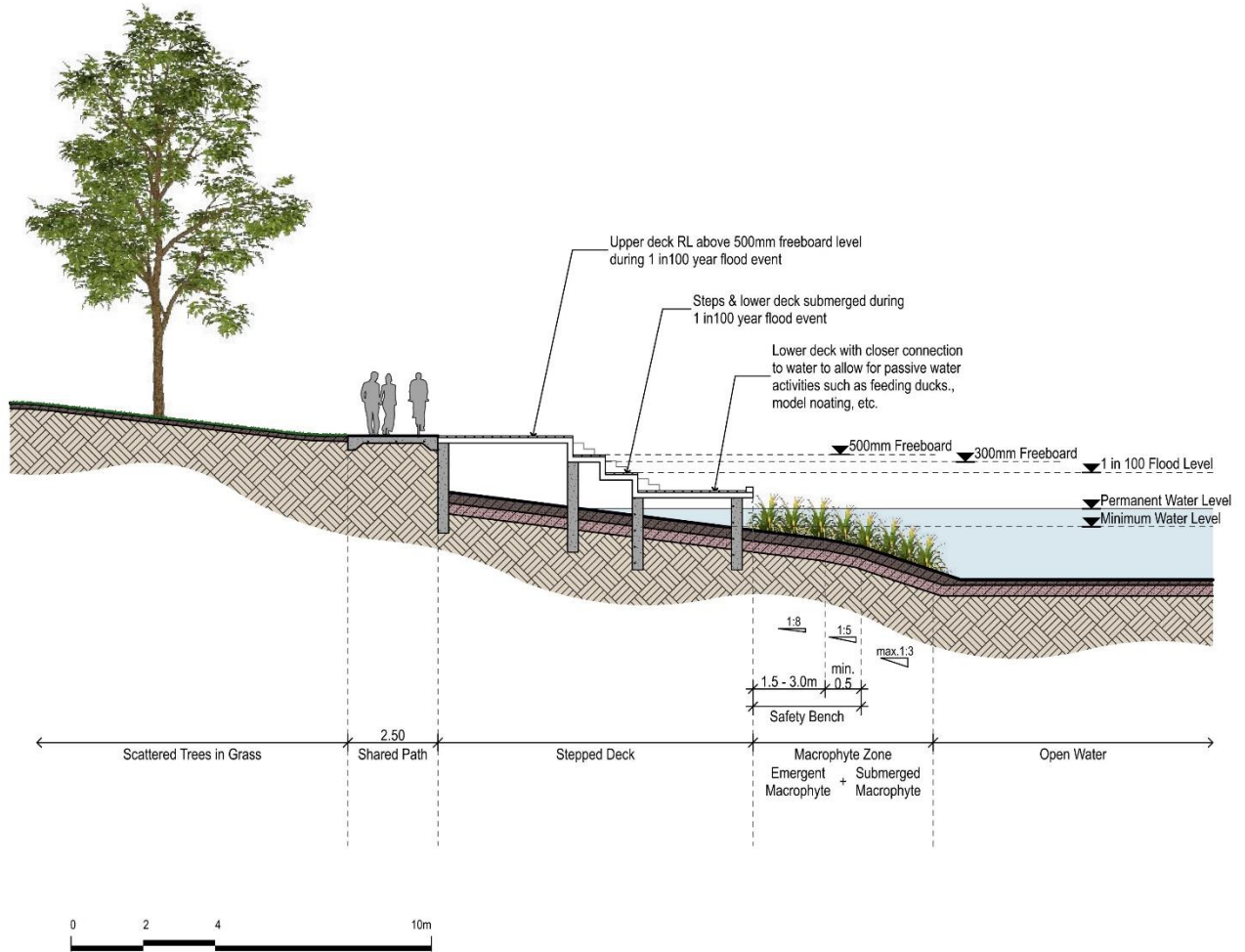


Figure 18 – Typical ‘high wall’ edge

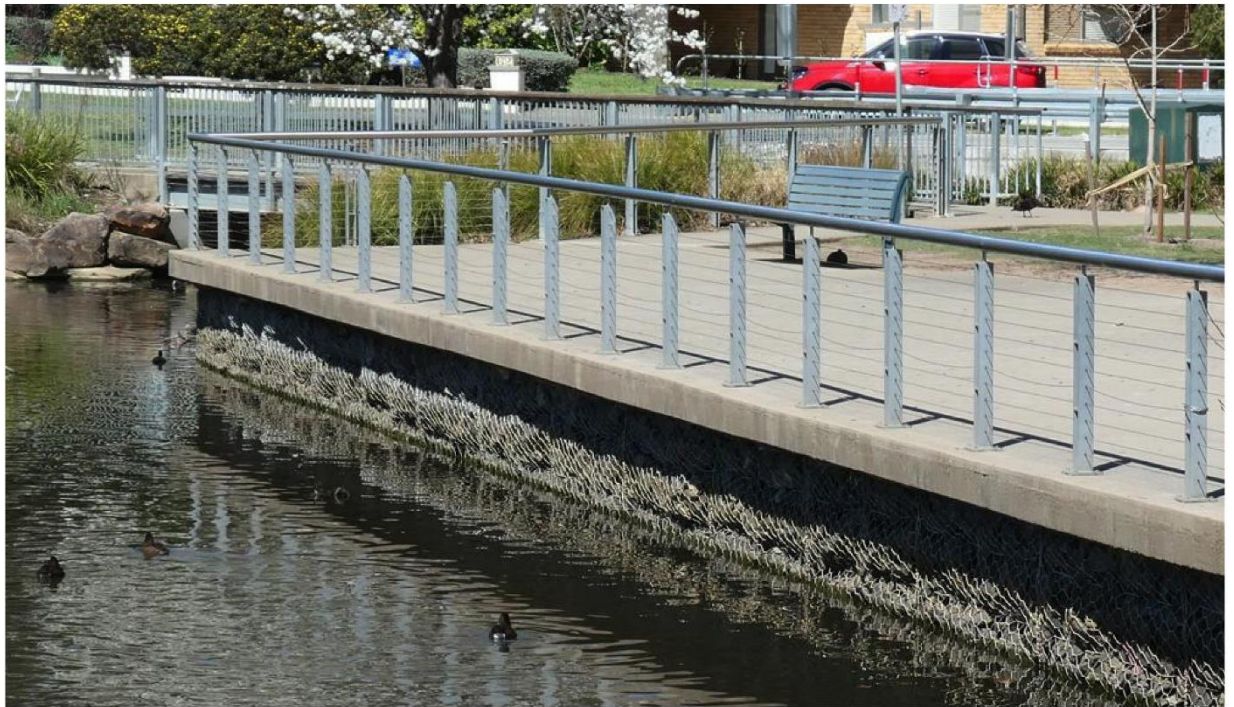
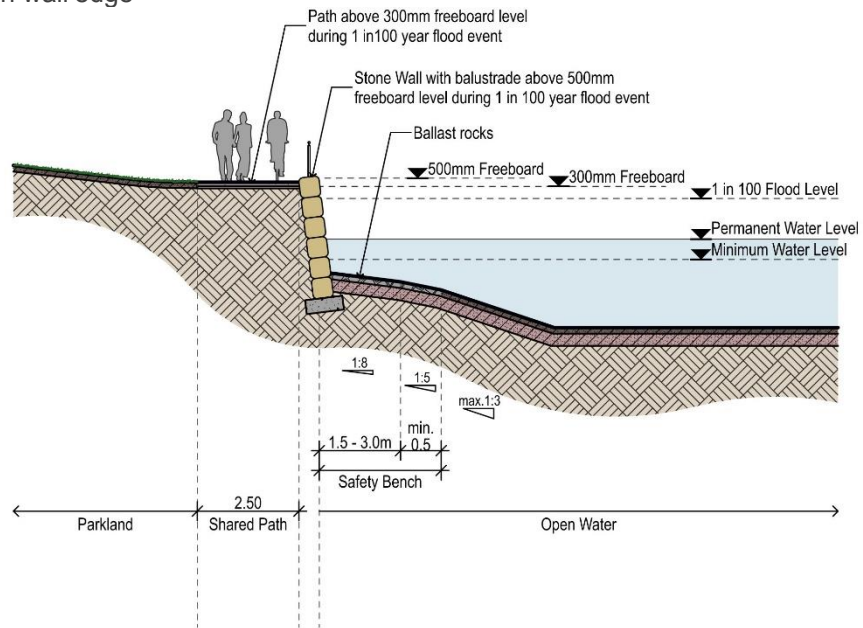


Figure 19 – Typical ‘stepped urban’ edge

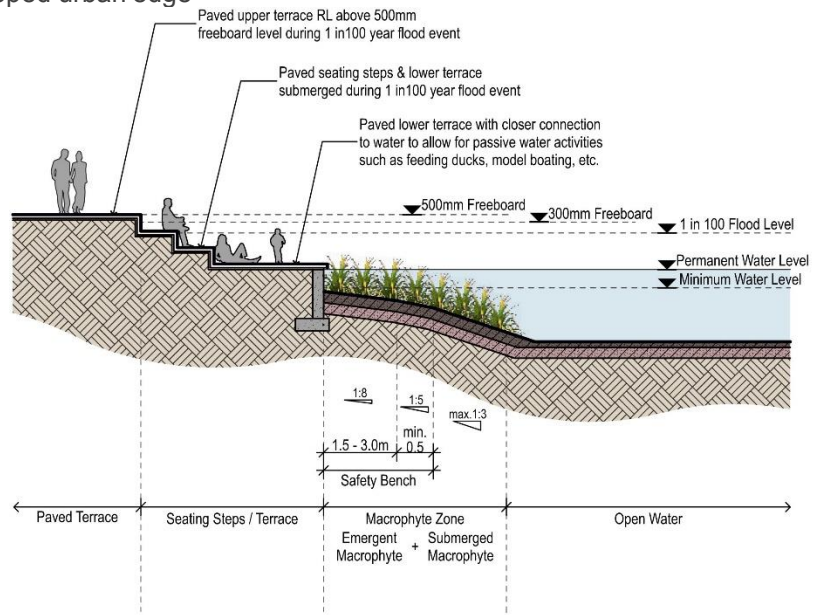
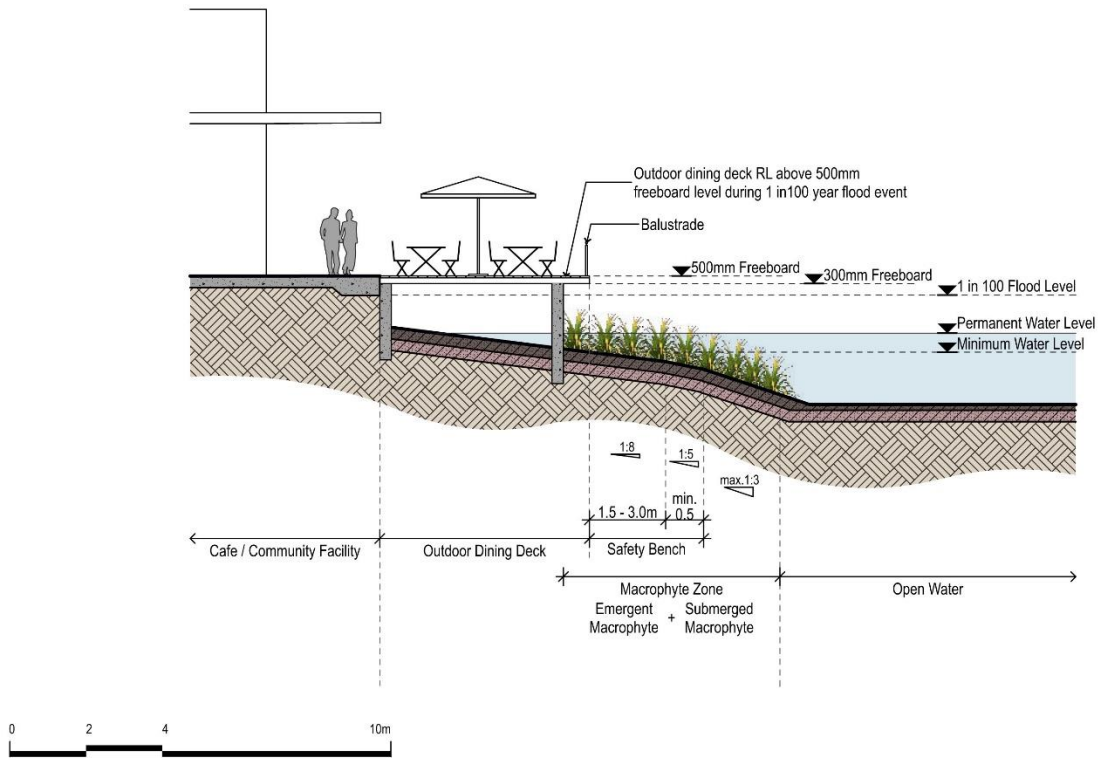


Figure 20 – Typical ‘urban deck’ edge



APPENDIX B STREET SECTION DETAILS

Figure 21 – Boulevard with Central vegetated swale (25m)



Figure 22 – Boulevard with central planted median (24m)

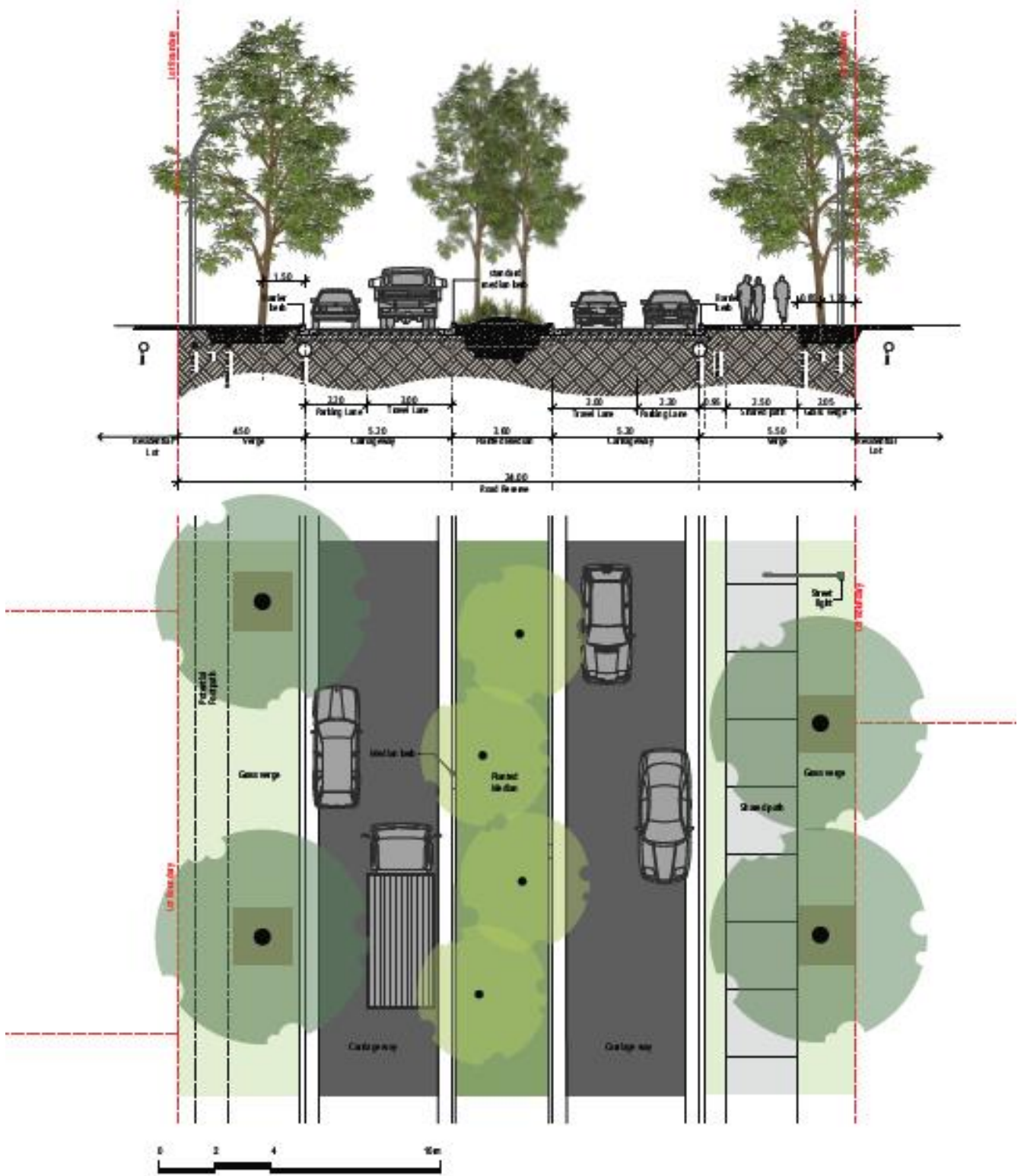


Figure 23 – Typical boulevard (20m)

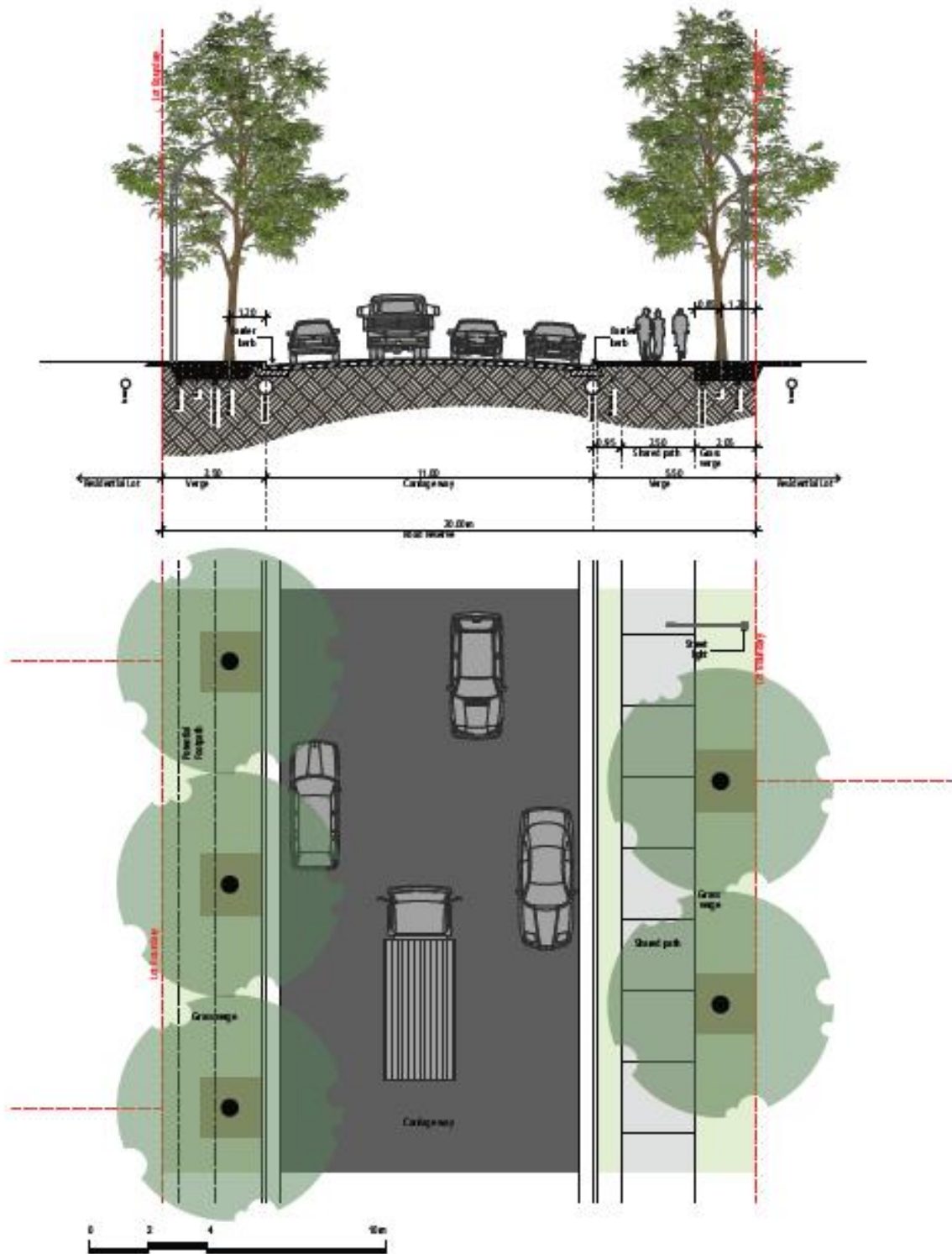


Figure 24 – Eastern ridge boulevard (22m)

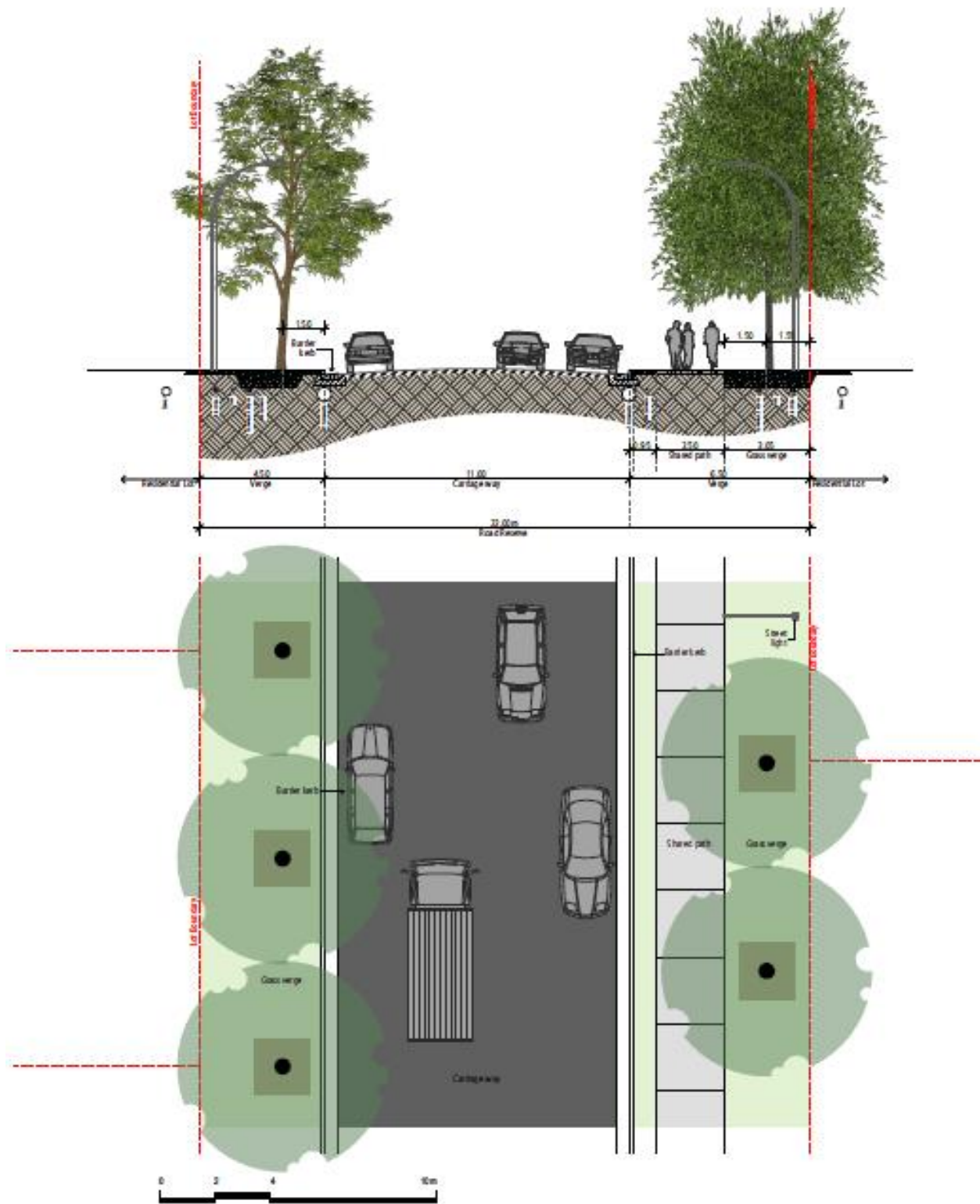


Figure 25 – Village boulevard (20m)

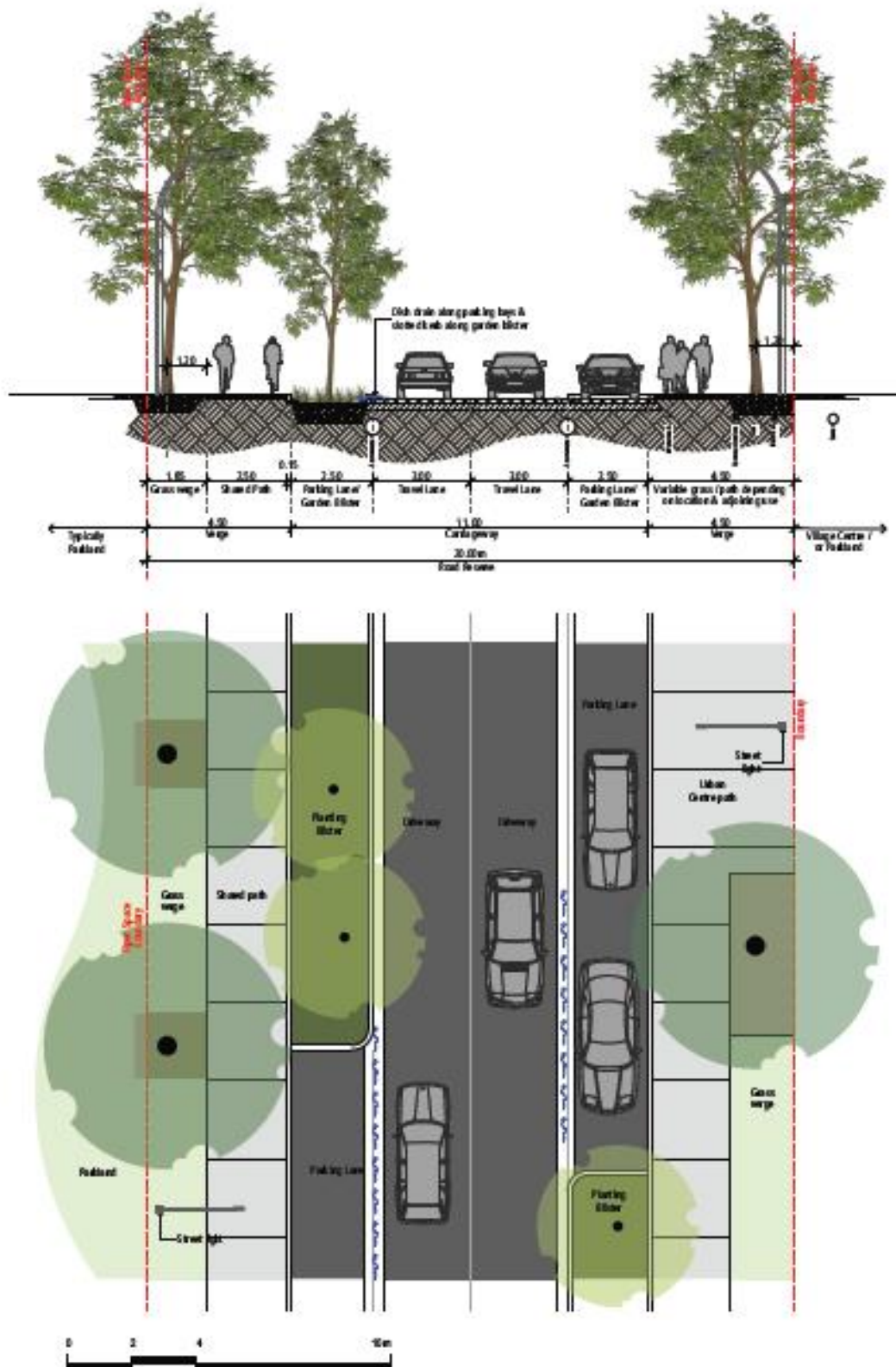


Figure 26 – Typical access street (18m)

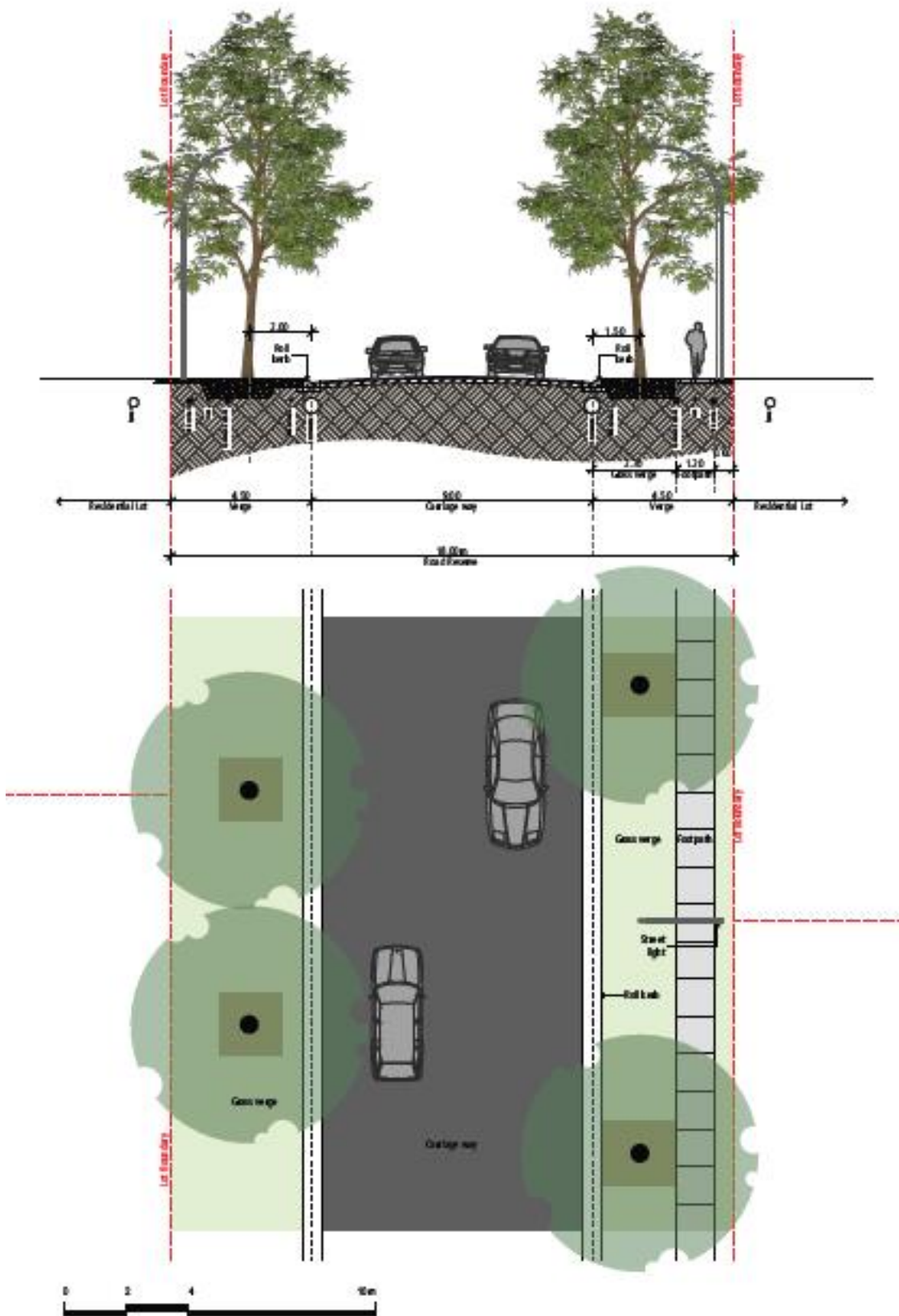


Figure 27 – Typical access street with shared path (19m)

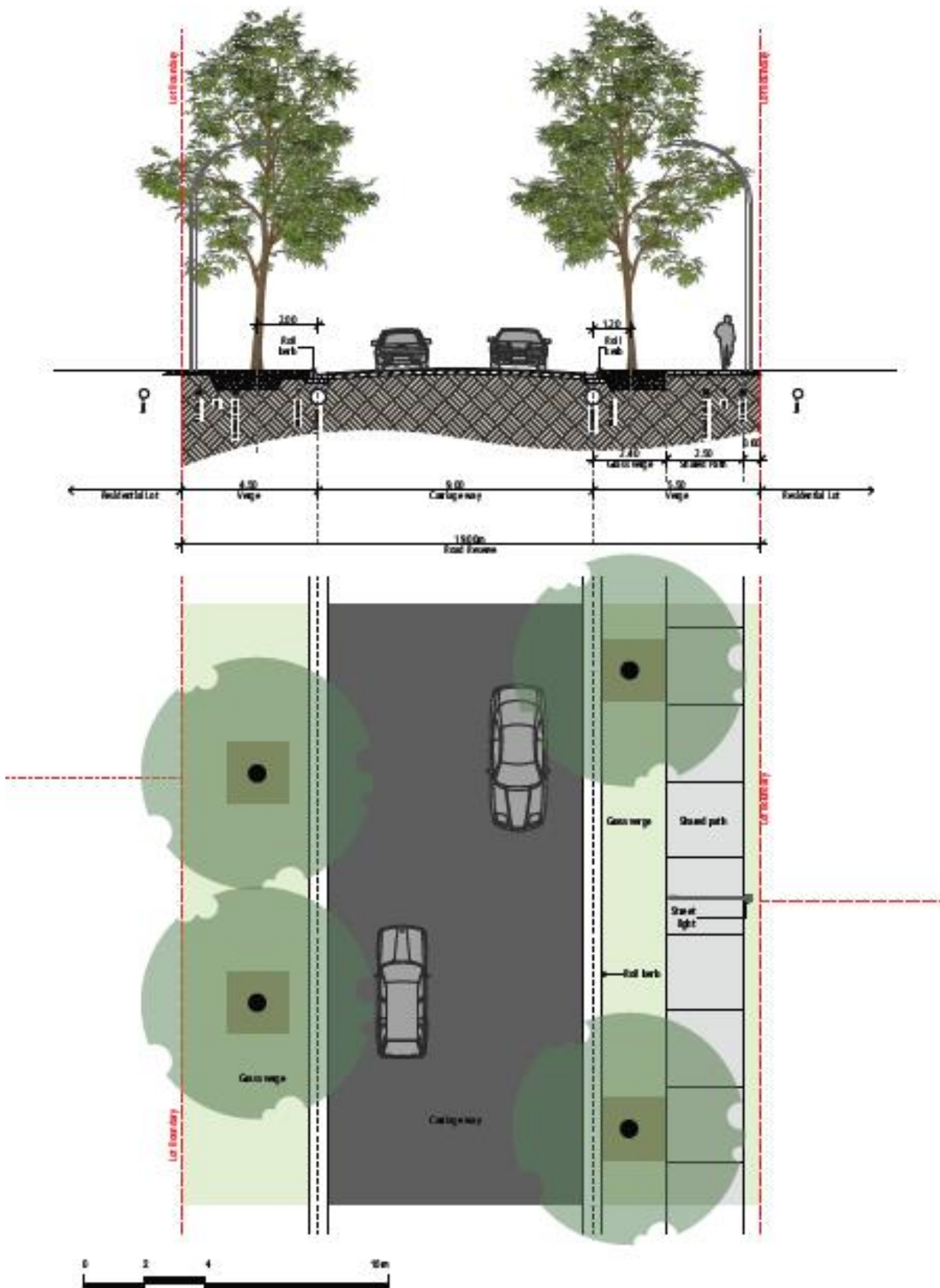


Figure 28 – Minor access street or cul-de-sac (16m)

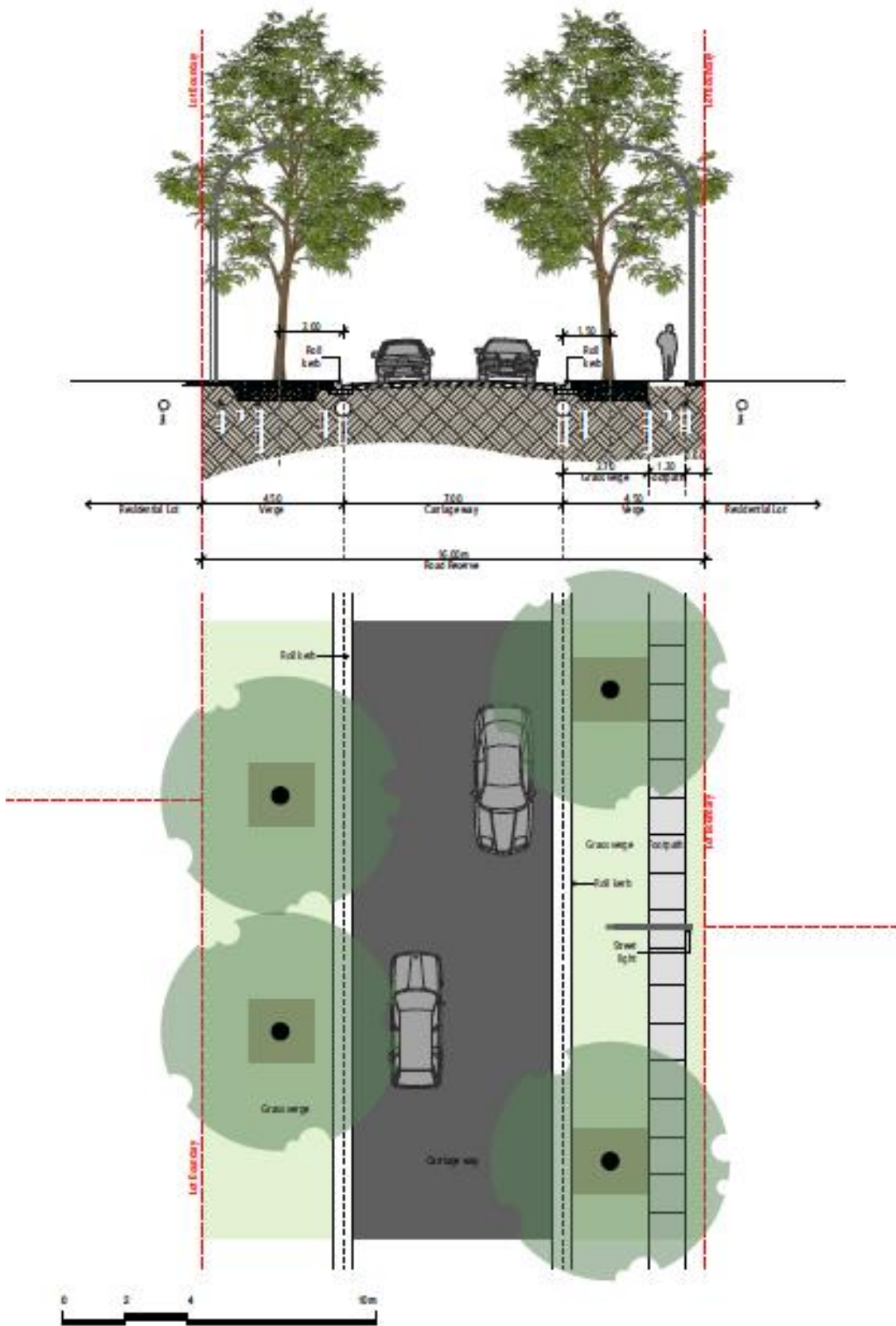


Figure 29 – Steep slope cul-de-sac (15m)

