



Part D – Locality Based DCPs / Precinct Plans

Chapter D7 – Mount Kembla (Cordeaux Road)

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1 INTRODUCTION

1. The Mount Kembla (Cordeaux Road) Precinct Plan is included in Part D of the DCP. Part A of the DCP contains the Introduction. Part B in the DCP provides land use based controls including controls for residential subdivision, residential development and industrial development. Part C of the DCP provides city wide controls for specific land uses. Part E of the DCP contains city wide planning / environmental assessment control chapters which may apply to certain lands in this precinct.
2. In the event that the provisions contained in this precinct plan are inconsistent with the provisions of any other part of the DCP, the provisions of this precinct plan shall prevail to the extent of the inconsistency.

2 LAND TO WHICH THE PLAN APPLIES

1. This precinct plan applies to Lots 891 and 892, DP 1065490, Lots 2 – 7, DP 814237, Lot 10, DP 814237 and Lots 10 and 11, DP 1089892, (ie previously known as Part Lots 55, 56 and 57 DP 7960), Cordeaux Road, Mount Kembla as shown in Figure 1 below.

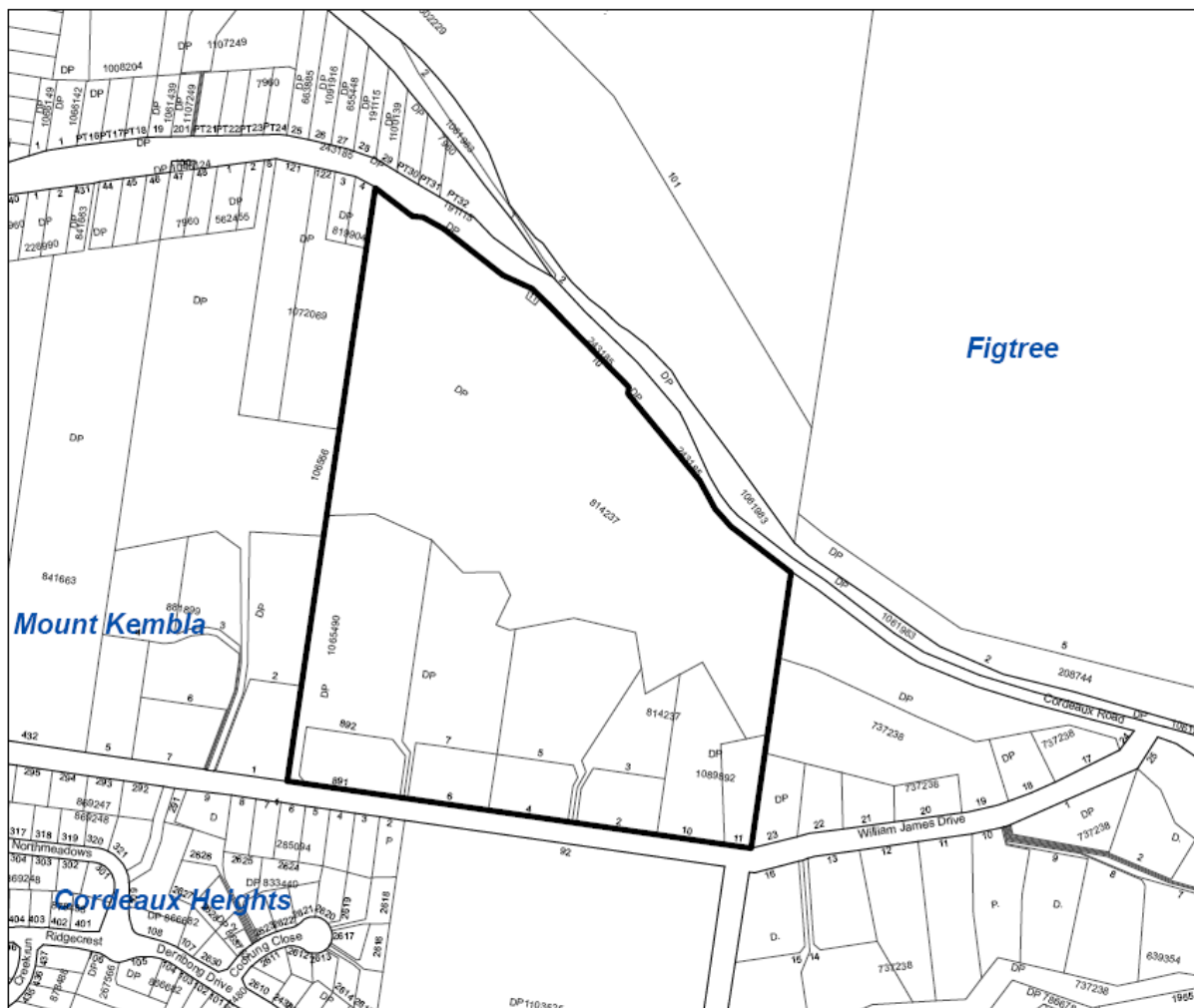


Figure 1: Land to which this Precinct Plan applies

3 AIMS AND OBJECTIVES

1. The key aims and objectives of this precinct plan are:
 - (a) To reduce the visual impact of the proposed development and maintain the scenic qualities and rural character of Mount Kembla and approaches to it.
 - (b) To promote a low density and quality of design of residential development which complement the rural setting.

4 DEVELOPMENT CONTROLS

1. All development on land described on the map shall comply with the requirements of this clause:

4.1 Residential Development

- (a) The subdivision of the land shall be in accordance with the minimum allotment subdivision size requirements under Wollongong Local Environmental Plan 2009 and accompanying Lot Size Map.
- (b) The building envelopes for each lot are as per the original subdivision. No structures (excluding fences) shall be erected outside these building envelopes. These building envelopes are designed to best locate structures, in order to reduce the visual impact when viewed from Cordeaux Road.
- (c) All dwelling-houses and ancillary buildings are to be designed to complement, rather than visually intrude into, the natural environment by –
 - (i) Selecting non-reflective materials;
 - (ii) Selecting material colours and textures which take into consideration the aims of this section;
 - (iii) Having basically single storey dwellings with split level storeys on the down slope where appropriate. In this regard, the dwellings shall at no time exceed 4.5 metres in height from natural ground level to ceiling level at the edge of the building.

4.2 Fencing

1. All fencing shall consist of treated timber 'post and wire' or 'post and rail' type fencing. In this regard, no paling, colourbond or other 'solid' fences shall be erected outside the building envelope.

4.3 Landscaping

1. Landscaping in the form of indigenous planting shall be undertaken within each lot and along the 65 metre contour. This is to be carried out in order to screen and soften the visual impact of all buildings when viewed from Cordeaux Road.
2. In this regard, the subdivider shall be required to provide landscaping as a condition of consent for the subdivision and subsequent landscaping and maintenance required as conditions of consent for the proposed dwellings.

4.4 Geotechnical Assessment/Engineering Constraints

1. A geotechnical assessment for each building envelope shall be provided with any Development Application to erect a dwelling-house and ancillary buildings. The geotechnical assessment is to be carried out in accordance with the requirements of the Geotechnical chapter in Part E of the DCP.