



Part D1 - Locality Based DCPs / Precinct Plans

# Chapter D8: Mount Kembla (William James Drive)

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## 1 INTRODUCTION

1. The Mount Kembla (William James Drive) 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 PLAN APPLIES

1. This precinct plan applies to Lots 1 and 2, DP 737238, Lots 4 – 25, DP 737238 and Lot 3, DP 639354 (DP 737238), William James Drive, Mount Kembla.

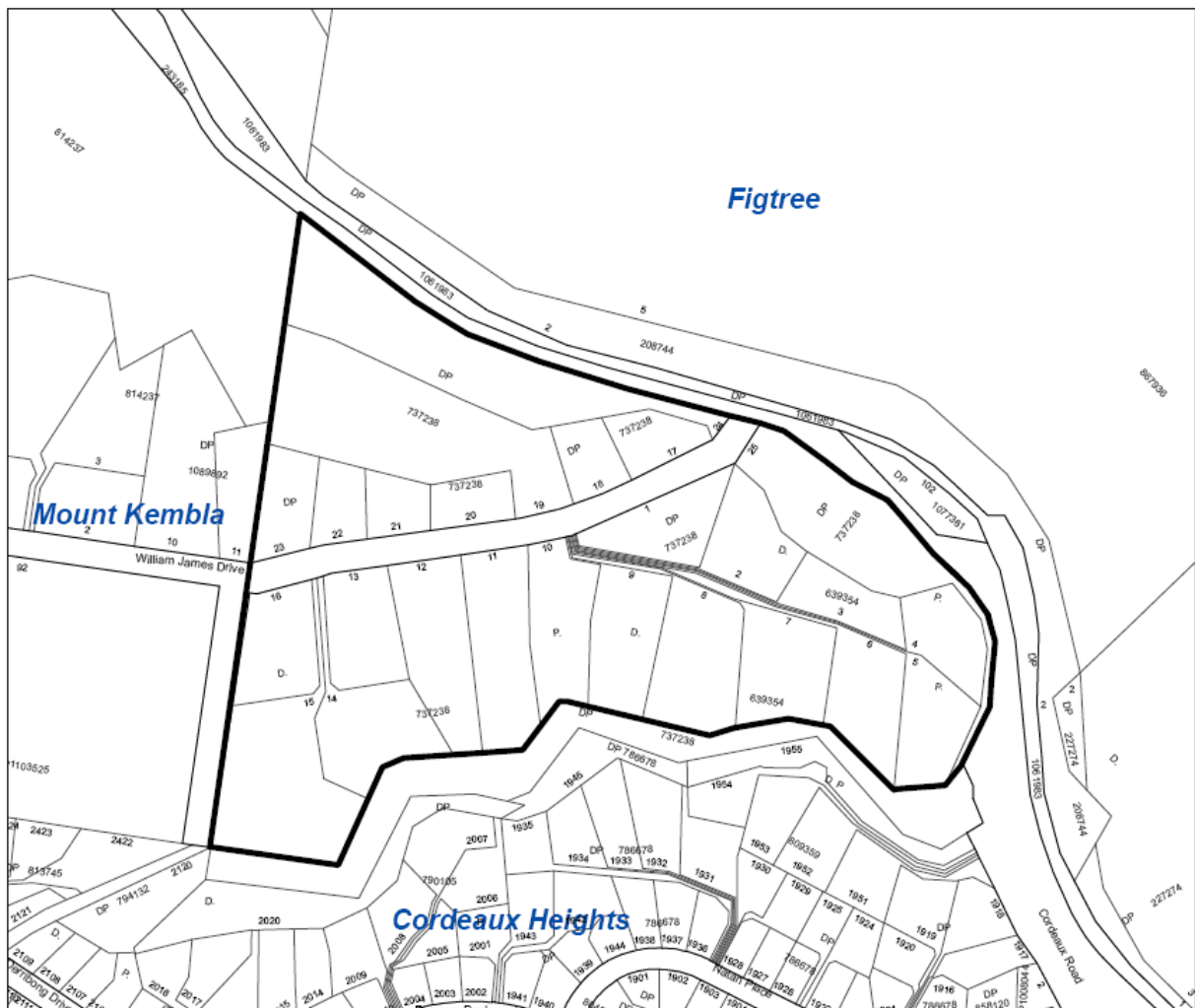


Figure 1: Land to which this DCP applies

### 3 AIMS AND OBJECTIVES

1. The aim of these controls is to create a subtle rural residential development which will blend with the natural environment.

### 4 DEVELOPMENT CONTROLS

1. All development upon lands within this precinct shall comply with the following requirements:
  - (a) The front building line setback for dwelling-houses and other ancillary development shall be consistent with the prevailing front setbacks of adjoining dwelling-houses. In cases where the front building line setback is different between the two (2) adjoining dwelling-houses, an average front building alignment shall apply. The provision of a consistent building line is designed to –
    - (i) Protect the privacy of the occupiers of each lot while still maintaining an adequate building site; and
    - (ii) Enable the preservation of existing trees between the lot boundaries and designated building lines to ensure maintenance of the natural amenity of the area.
  - (b) All dwellings and ancillary buildings are to be designed to compliment, rather than visually intrude into, the natural environment by:
    - (i) Selecting material colours and textures which create a subtle rural residential development which will blend with the natural environment;
    - (ii) Being low profile buildings which relate to the landscape by following the contours of the land and avoid changing the natural topography.
  - (c) Lots 1 and 10 are to gain vehicular access from the adjoining rights-of-way to reduce the number of vehicular access points on William James Road.