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1 INTRODUCTION

1. The Mount Kembla & Kembla Heights Villages 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 THIS PLAN APPLIES

1. This precinct plan applies to Mount Kembla and Kembla Heights villages as shown in Figure 1 below.

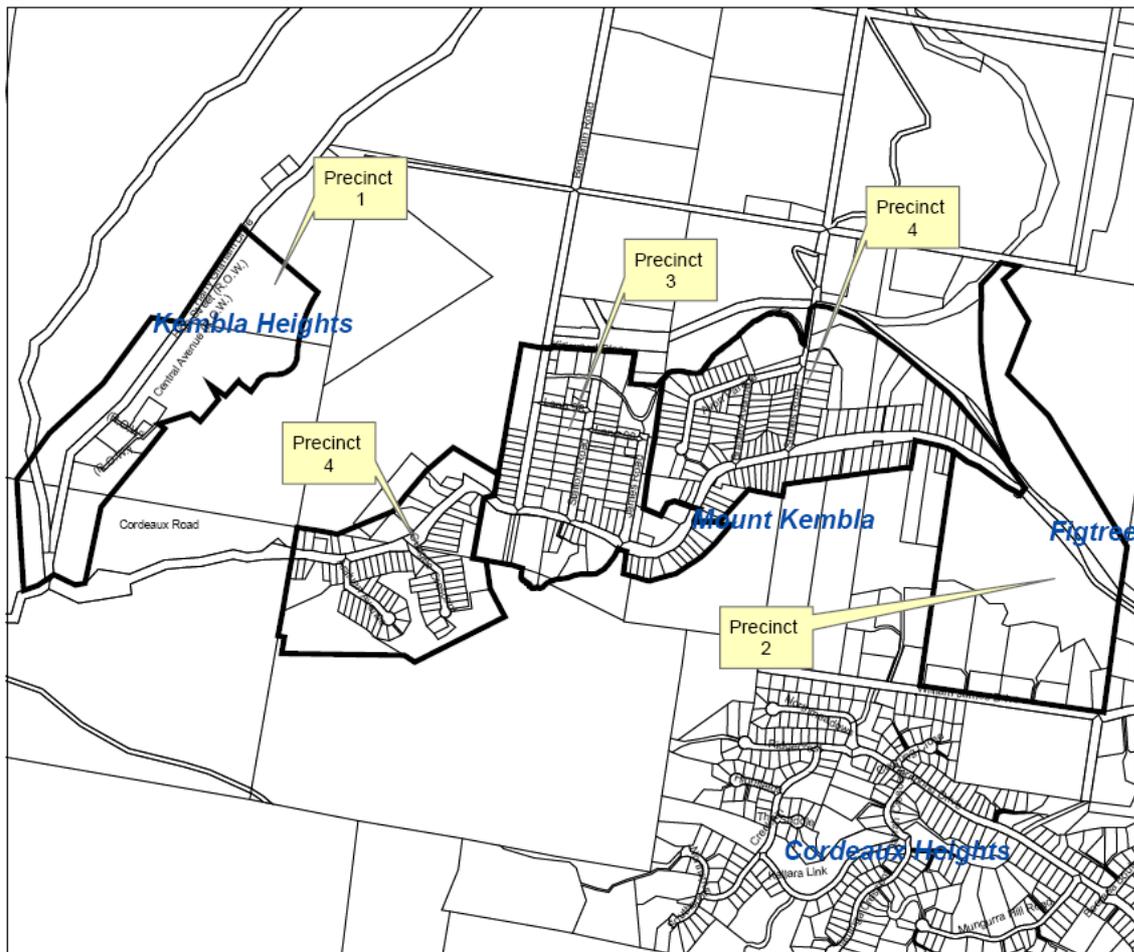


Figure 1: Land to which this plan applies

3 AIMS AND OBJECTIVES

1. The key aims and objectives of this precinct plan are:
 - (a) To protect and improve the existing high ranking scenic and environmental quality of the area, particularly the atmosphere of a leafy historic mining village located in the valleys and foothills of the escarpment around Mt Kembla and the State Park Catchment;
 - (b) To maintain a corridor of rural and bushland around the eastern approach to Mt Kembla to and to provide a separation from Cordeaux Heights; and
 - (c) To control the design and siting of residential and ancillary development so as to protect the environment from the effects of human settlement and to retain a village character.

4 DEVELOPMENT

4.1.1 General

The whole of the Mt Kembla Village, Kembla Heights and Windy Gully to comply with the following overriding principles:

1. Maintain creeklines as open space corridors with 40 metre buffer width on each side with no additional buildings in that riparian corridor.
2. Retain all existing native vegetation along the ridgelines and exposed slopes.
3. Minimise vegetation clearance to preserve the visual quality and ambiance of Mt Kembla, Kembla Heights and Windy Gully.

4.1.2 Precinct 1

1. Any Development Application proposing a new development or alterations and additions to an existing dwelling must specifically take into account the significance of the Kembla Heights Heritage Conservation Area and the development controls for this precinct, as outlined in the Heritage Conservation (European) chapter in Part E of the DCP.

4.1.3 Precinct 2

1. All dwellings and ancillary buildings are to be designed to minimise any adverse visual impact upon the high scenic environmental quality of the locality. In this regard, single storey or split – level dwellings which follow the contours of the site are preferred.
2. The planting of indigenous trees and other vegetation is required for each lot within this precinct, along the 65 metre contour line.

4.1.4 Precincts 3 and 4

1. All dwellings and ancillary buildings are to be designed to minimise any adverse visual impact upon the high scenic environmental quality of the locality. In this regard, single storey or split – level dwellings which follow the contours of the site are preferred.
2. All dwellings and ancillary buildings are to be designed to minimise any adverse visual impact upon the high scenic environmental quality of the locality. In this regard, dwellings which follow the contours of the site are preferred.

3. The preferred exterior cladding shall be timber. If, however, brick finish is chosen, softer, earthy coloured (but not white) bricks should be used. No large areas of brick or glass shall be permitted.
4. No steep roof pitches (over 25 degrees) shall be permitted unless the building is surrounded by a verandah. The use of wide eaves and verandah is encouraged. Roofing materials should be of non reflecting type.
5. Garage doors and driveways should be consistent with the desired future character of the village. To avoid large prominent doors and conspicuous straight concrete driveways, doors need to be disguised or less conspicuous and driveways should attempt curved lines and should have a curved horizontal alignment. Basement garages should not face the street on the high side.
6. Driveways should be finished in materials other than plain concrete and should have a curved horizontal alignment. Basement garages should not face the street on the high side.
7. The retention of mature remnant trees and other vegetation is required, in order to maintain the high scenic environmental quality of the locality.

4.2 Heritage

1. A Heritage Impact Assessment report will be required to accompany any Development Application involving new construction or alterations and additions to an existing building within the Kembla Heights Conservation Area.
2. Any proposal affecting any heritage item or building / structure or involving subdivision within the Illawarra Escarpment heritage conservation area will require the lodgement of Development Application and a Heritage Impact Statement or Conservation Management Plan which takes into account the findings and recommendations of the Illawarra Escarpment Heritage Assessment Study 2007 (Parts 1 -3), prepared by Mayne – Wilson & Associates and Heritage Futures in conjunction with Godden Mackay Logan on behalf of Council.
3. The preparation of a Heritage Impact Assessment report shall be carried out in accordance with the Heritage Conservation (European) chapter in Part E of the DCP.
4. It is recommended that any prospective applicant should liaise with Council's Strategic Project Officer (Heritage) at an early stage to discuss any proposal within the Heritage Conservation Area.

4.3 Stormwater Drainage

1. The preparation of a stormwater drainage concept plan and calculations will be required for any Development Application in accordance with the requirements of the Stormwater Management chapter in Part E of the DCP. In certain cases, where a proposal involves alterations and additions to an existing dwelling-house which has a stormwater absorption trench, consultation with staff from Council's Infrastructure Division (Stormwater Drainage section) is recommended.

4.4 Geotechnical Issues

2. A geotechnical report will be required to be prepared for any Development Application involving new construction or external alterations and additions to an existing building. The geotechnical report shall be prepared by a suitably qualified and experienced geotechnical

engineer and shall be undertaken in accordance with the Geotechnical chapter in Part E of this DCP.

4.5 Tree Survey

3. A tree survey shall be submitted with the Development Application which indicates the exact location, size and type of existing trees and other vegetation within the site to be retained and removed as part of the development proposal.

4.6 Bushfire Risk Hazard Management

1. A Bush Fire Risk Assessment report will be required to be prepared by a suitably qualified and experienced bush fire consultant.
2. The Bush Fire Risk Assessment Report must be in accordance with the Bush Fire Management chapter in Part E of this DCP and specifically, the requirements of the NSW RFS the 'Planning for Bush Fire Protection 2006' guidelines, Australian Standard AS3959 – 1999 *Construction of Buildings in Bushfire Prone Areas* and the NSW Rural Fire Service publication titled "*Building in Bush Fire Prone Areas Single Dwelling Applicants Kit*", in the case of any detached dwelling-house or alterations and additions to a dwelling-house.