

Rosedale Gardens – Development Control Plan scope of issues

Preparation of any Development Control Plan in relation to Rosedale Gardens is to address all matters listed in Section 6.3 of the Orange Local Environmental Plan 2011 and must incorporate the following matters to the satisfaction of Council.

Definitions

Rosedale Gardens means land at 440 Clergate Road and 463 Leeds Parade, Orange known as Lots 2 & 3, DP 255983 and Lots 14, 15 and 25 DP 6694.

Requirements

Staging plan

- Appropriate trigger points to be met before subsequent stages can be developed or released,
- Riparian corridors and public realm landscaping.
- Elevated land in the north-eastern corner to be developed last.

Transport and movement hierarchy

- Access and egress connections to connect the estate to Clergate Road, designed and constructed in consultation with RMS and John Holland Rail / UGL, suitable for emergency vehicles.

Landscaping Strategy

- A requirement that all communal open space areas, including important remnant and native vegetation, are managed and maintained by the estate either under a community title scheme arrangement or similar that ensures the maintenance is not at Council's expense.
- The open space areas to be determined by a survey of ecological flora and fauna assets on the site and suitable arrangements for those assets to be protected.
- General landscaping requirements should provide:
 - a visual screen for elevated properties to obscure views from future dwellings.
 - that land east of the ridge have building envelopes nominated on the lots, providing space for appropriate screen landscaping between the dwellings and the orchard east of the site.
 - that visual screen landscaping for lots in the final stage be planted out as part of the first stage – providing time for such plantings to mature, specifically all plantings in the public realm as well as plantings within the proposed lots but outside of the building envelopes.

Recreation network

- Pedestrian and cyclist paths with access to the riparian corridors and recreational areas as well as linking to all exit points of the estate.

Stormwater and water quality

- Design to ensure that post development runoff levels are no greater than predevelopment runoff, other than below

- Along the north-eastern boundary adjoining Lot 26 DP 668540 ensure that the post development runoff is no less than predevelopment levels and of equal or improved water quality to predevelopment flows.
- Allow for stormwater harvesting to connect with Councils stormwater harvesting schemes at a future point.

Hazard amelioration

- Identification of any contamination from past land use activities on all parts of the site and, where relevant, remediation action plans.
- Landscape planting and embellishment of riparian corridors with native endemic species.
- A localised flood study for the estate to inform lot layouts and building envelopes
- A revised conceptual layout that meets or exceeds the Planning for Bushfire Protection 2006 requirements

Urban Design Controls

- Privacy controls in relation to elevated sites and steeply sloping sites, including land at or above an elevation of 874m AHD.
- Landscaping of elevated and sloping sites provides a visual screen to obscure views below the horizontal visual plane (i.e. an adult standing at floor level of the respective dwelling should not be able to see into a lower neighbours private areas).

Higher Density Living

Not required as the overall density of the site is to be capped at 700 lots and the lot sizes are unlikely to require significant public open space

Neighbourhood Commercial and Retail

Not required as the overall development is to be capped at 700 lots which is not considered sufficient to justify localised shopping, commercial or retail facilities

Public Facilities and Services

Public facilities and services to be clearly identified in the masterplan and provided at developers cost