

DRAFT

Wyalla Road Residential Release Area DCP

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Character Statement

The Wyalla Road Residential Release Area is to comprise of high quality residential development that incorporates and utilises the high quality natural scenic character of the Jamberoo area.

The residential release area which forms the south western edge of the Jamberoo village is to integrate into the highly legible structure of the rural village and protect the natural environment along the Hyams Creek corridor.

The residential release area is to comprise a mix of low density residential allotments, housing for seniors and people with a disability, a community facility and environmental management. The development is to attain visual amenity through linkages to Hyams Creek corridor and scenic hills beyond.

1 Land to which this plan applies

The land to which this plan (Wyalla Road Residential Release Area DCP) applies is identified in the plan below marked Wyalla Road Residential Release Area.

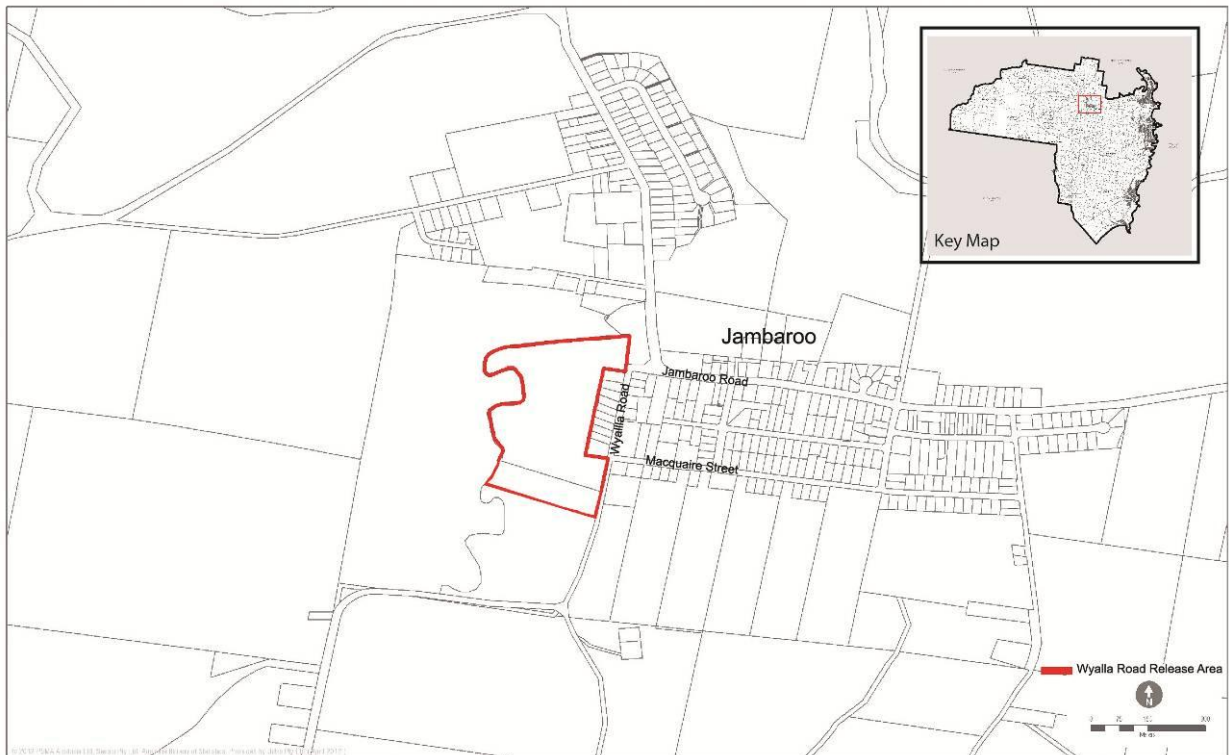


Figure 1: Site Plan

2 Relationship with other planning instruments and policies

This plan should be read in conjunction with the following planning instruments and policies to the extent to which they apply to the land:

- State Environmental Planning Policy (Exempt and Complying Development) 2008 (Code SEPP)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- Kiama Local Environmental Plan (LEP) 2011
- Draft DCP 2010 Section 1 Low Density Housing Policy
- KIAMA DCP NO 25 Planning For Less Waste
- KIAMA DCP NO 31 Landscape Guidelines
- Kiama Municipal Council Water Sensitive Urban Design Policy

Provisions within the Kiama LEP 2011 prevail over any provisions within this DCP.

In the event of an inconsistency with another applicable DCP this DCP prevails.

3 Development Precincts

The Wyalla Road Residential Release Area comprises of three development precincts, as identified in the following Development Precincts Plan (Figure 2).



Figure 2: Development Precincts Plan

Development within each precinct is to be in accordance with the desired future character outlined in the following table and the character statement for the release area described on page 3 of this DCP.

Desired Future Character for Development Precincts	
Development Precinct	Desired Future Character
Residential Allotments	The residential precinct is to comprise low density development that responds to topography and streetscape. The development is to maximise the amenity provided through views to the Hyams Creek corridor and distant hills beyond. Development is to provide opportunities for casual surveillance of streets and Hyams Creek corridor. The precinct is to be well connected including providing a direct vehicular and pedestrian connection to Jamberoo village via Wyalla Road. The precinct is to be designed to encourage energy and water efficient subdivision and housing.
Environmental Management	The environmental management precinct includes the Hyams Creek riparian corridor and adjoining flood affected land. The precinct will provide visual interest for residents as well as the protection of ecological value of the corridor. Flood affected land without significant ecological value is to be managed to provide bushfire protection.
Seniors Living	The seniors living precinct is to provide a safe, well-connected group of highly accessible independent living units and associated community facility. The seniors living precinct is to provide vehicular and pedestrian access to the Jamberoo Village via Wyalla Road.

PART A – Subdivision

Part A (Sections 4 - 10) applies to development for the subdivision of land.

4 Access and Movement

Objectives

- To establish indicative locations for roads within the residential release area that ensures appropriate connectivity to existing development as well as to future potential development to the south.
- To identify locations for intersections with Wyalla Road.
- To provide a legible road structure that is consistent with the existing road structure of the Jamberoo Village.
- To provide access for management of the environmental management precinct.
- To provide a road structure that accommodates adequate provision for fire fighting vehicles.

Controls

- Provide at least two points of vehicular and pedestrian access to Wyalla Road.
- The internal road network is to connect the two access points with Wyalla Road.
- Provide a residential perimeter road adjacent to land within the environmental management precinct.
- Road reservations must accommodate footpaths in accordance with Figure 3 Indicative Road Layout Plan.
- Road design is to be in accordance with Council engineering requirements, including provisions for service vehicles and Rural Fire Service vehicles.
- Roads are to be designed in accordance with the indicative road layout plan (FIGURE 3), such that connectivity and traffic safety is maintained.
- Controls for specific road and access types are as follows:

Local Road

- Local roads are to accommodate a carriageway of 7m minimum.
- The design of the streetscape is to provide appropriate landscape treatment while allowing for utilities services. Road design is to prevent conflict between services, drainage, lot access and landscaping.

Cul-de-sac

- Cul-de-sac roads are only to be used where there are physical barriers for providing through roads including:
 - Existing development.
 - Property boundaries.
 - Steep topography (over 15%).
 - Safe distances between intersections (minimum 40m).
- Where cul-de-sac are used:
 - The length of the cul-de-sac is to be minimised.
 - Adequate turning space is provided at the head of the road in accordance with Council Standards.

- Cul-de-sac design shall incorporate a turning circle of 24 metres for Category 1 NSW Rural Fire Service Tankers and NSW Fire Brigade Composite Appliances or an appropriately designed 'T' turning head suitable for a medium rigid vehicle with an overall length of 11 metres.



Figure 3: Indicative Road Layout Plan

5 Open Space and Landscape

Objectives

- To ensure landscaping is appropriate to the character of the locality.
- To utilise the natural topography and drainage patterns that exists on the site where possible.
- To enhance the streetscape and visual amenity by providing appropriate plantings.
- To minimise the visual impact of buildings on the rural and natural landscape.
- To retain Hyams Creek corridor to maintain ecological value, provide visual amenity and assist in water quality.

Controls

- Utilise planting of species of local provenance for where possible.
- Utilise planting along streets to frame views to Hyams Creek corridor along streets.
- Provide a 35m-50m wide riparian zone riparian corridor along Hyams Creek by preserving land for the purpose of environmental management to maintain ecological value, provide visual amenity and assist in water quality.
- The streetscape design is to provide appropriate landscaping that is easily maintained through selection of tree species and does not impact upon utilities or services.

6 Stormwater and Water Quality Management

Objectives

- To effectively manage stormwater on the site so that that impacts downstream are minimised and improved where possible.
- To achieve performance criteria outlined in the Kiama Municipal Council Water Sensitive Urban Design Policy.

Controls

- Design streets to maximise on-site stormwater infiltration and minimise the need for water detention.
- Subdivision applications are to include a comprehensive watercycle management strategy to demonstrate how the performance criteria outlined in the Kiama Municipal Council Water Sensitive Urban Design Policy is met.

7 Utility Servicing

Objectives

- To provide building servicing capability for the following utilities to ensure allotments are adequately serviced with:
 - Electricity
 - Sewer
 - Potable water
 - Telecommunications

Controls

- All lots within the release area are to be supplied with connection to a suitable supply of the following services.
 - Electricity
 - Sewer
 - Potable water
 - Telecommunications
- The release area is to be serviced with underground service connections, following road alignments where possible.
- Infrastructure design is to be in accordance with infrastructure service provider engineering design specification, including Kiama Council engineering requirements for development, Australian Standards and relevant Technical Report(s) for Development Servicing Plan(s) prepared to accompany subdivision application.

8 Allotment Form

Objectives

- To reduce the quantity of cut and fill required on allotments.
- To ensure lots are created to accommodate appropriately sited dwellings to minimise visual impacts and amenity afforded by adjoining properties.
- To encourage regular shaped and adequately sized allotments to allow flexibility of building design.
- To provide minimum allotment area.

Controls

- Subdivision must be designed to minimise the amount of cut and fill required for roads and by buildings on allotments.
- Lots are generally to be regular in shape with a minimum street frontage width of 12m, unless accessed using a battle axe format.
- Battle axe access handle must be a minimum 5m wide, 2 adjacent access handles of 2.5m may be combined to achieve the minimum width.
- Battle axe lots are only to be used where:
 - Access handle length is minimised without compromising form of adjoining allotments; and
 - Allotments reduce the amount of cut and fill that is required than if conventional layout was provided.
- Allotments are to accommodate on-site storm water management which may take the form of water tanks, raingardens or swales.
- Allotments must allow buildings to be designed for maximum energy efficiency and maximise potential for views to the Hyams Creek Corridor and distant hills.
- Allotments within the following precincts must be of a minimum area as follows:
 - Residential Allotments - 800sqm
 - Senior Living - 320sqm

9 Fencing

The criteria required for exempt fencing development is outlined Part 2 – Exempt Development Codes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Fence related development that does not meet the criteria of Code SEPP must comply with the following provisions:

Objectives

- Provide standards for fencing consistency to ensure privacy while encouraging passive surveillance of public domain areas.
- To ensure that the impact of fences on the streetscape and public places is minimised.
- To ensure that fencing does not affect the amenity of adjoining properties by adversely affecting views, vehicular access or significantly restrict solar access.

Controls

- Where a fence is higher than the Code SEPP the following must be demonstrated:
 - All fences-
 - That the fence is no higher than 1.8m at any point along the fence measured from the lowest point on the highest side.
 - Front fences -
 - The overall design of front fences must complement existing structures, landscaping and the general streetscape.
 - Front fences must contain open form sections to increase visibility for security purposes.
 - Columns and piers for timber or metal front fences must be spaced at twice the finished fence height.
- Fencing on the boundary of a right-of-carriageway or access handle is permitted, up to the alignment of the rear of the adjoining building. However, where the setback of the dwelling from the right-of-carriageway boundary exceeds 3.0 metres or where circumstances of building design (such as the positioning of windows and doors exposed to the right-of-carriageway require screening for privacy and security) a further extension of the fencing may be permitted up to the front of the dwelling.
- Gates for vehicular entry shall only open inwards onto the property and shall enable the gates to open with vehicles fully off the road.

10 Hazard Management

Objectives

- To ensure human life is protected through adequate flooding and bushfire protection and egress opportunities.

Controls

- Asset protection zone (APZ) setbacks are to be provided in accordance with Planning for Bushfire Protection 2006.
- Minimum APZ setbacks from the Gallery Subtropical Rainforest vegetation are to be provided and managed to minimise potential risk to people and property as follows:
 - 40m for development with a special fire protection purpose including Housing for Seniors and People with a Disability.
 - 14m for residential development.
- All allotments must provide a site for dwellings above the 1% AEP flood level.
- 2 vehicular access points are to be provided to allow safe egress in the case of flooding or bushfire.
- Provide a parameter local road in accordance with **Section 4 Access and Movement** of this DCP

PART B – Objectives and Controls for Development within Precincts

Part B applies to development within the following precincts:

Section 11 - Residential Allotment Precinct

Section 12 - Seniors Living Precinct

Section 13 - Environmental Management Precinct

Provisions for dwelling houses and dual occupancy development are contained within Draft DCP 2010 - Section 1 Low Density Housing Policy and State Environmental Planning Policy (Exempt and Complying Development) 2008.

11 Residential Allotment Precinct

Development in the residential allotments precinct identified in Figure 2 may include residential dwelling houses or other uses permissible in the Kiama LEP 2011 R2 Low Density Residential zone.

Provisions for dwelling houses and dual occupancy development are contained within Draft DCP 2010 - Section 1 Low Density Housing Policy and State Environmental Planning Policy (Exempt and Complying Development) 2008.

Provisions for all other development within the residential allotments precinct are as follows.

11.1 Building Siting & Setbacks

Objectives

- To minimise visual impact and overshadowing on adjoining development.
- To minimise the amount of cut and fill required.
- To ensure development is consistent with the desired future character for the precinct.

Controls

- Development must be consistent with the desired future character for the precinct.
- Minimum building setbacks from property boundary:
 - Front 4.5m
 - Side 0.9m for building up to 4.5m in height.
 - Side 1.2m for building above 4.5m in height.
 - Rear setback 3m for building up to 4.5m in height.
 - Rear setback of 6m for any portion of building above 4.5m in height.
- Buildings must not require more than 2m cut or fill. Instead the building must step down with the slope as demonstrated in the following diagram:

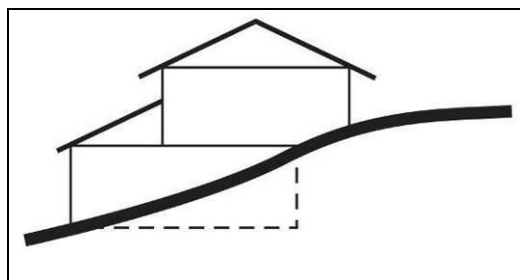


Figure 4: Sloping Sites Building Configuration

11.2 Building form

Objectives

- To ensure a legible built form that responds to the street with fenestrations.
- To ensure well defined entrances are provided.
- To minimise visual impact and overshadowing on adjoining development.
- To ensure buildings are of an appropriate bulk and scale.

Controls

- Maximum building height of 8.5m in accordance with Kiama Local Environmental Plan 2011.
- The facades of buildings are to be articulated to contain fenestrations that provide opportunity for casual surveillance of the public domain.
- Entrances are to be well defined through use of materials, finishes and building articulation.
- Built form is to be consistent with the low density residential streetscape character that occurs in the Jamberoo village area.
- Ancillary structures are not to dominate the front elevation and are to be located behind the front façade where possible.
- Garage doors are to be less than 50% of the width of the building when facing the street.

11.3 Roof

Objectives

- To enable the use of natural ventilation of roofs
- To ensure the use of overhangs and eaves to achieve façade and fenestration shading.
- To provide a consistent roof character to dwellings and ancillary structures.

Controls

- All roof forms must be pitched and include overhangs or eaves. Flat, curved, or skillion roof forms are not permitted.
- All roofs must have overhangs or eaves.
- A roof form must have a minimum pitch of 15 degrees.

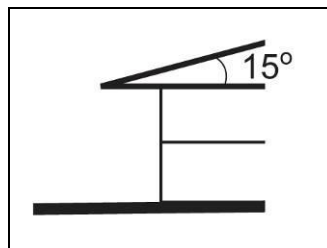


Figure 5: Roof Pitch

11.4 Materials and Finishes

Objectives

- To provide a consistent built form character that is sympathetic to the scenic surrounds.

Controls

- Buildings are to use materials and finishes that are sympathetic to the rural and natural setting of the land west of the release area.
- Rainwater tanks must be screened from street-view.

11.5 Waste Management

Objectives

- To ensure adequate provision of bin storage.
- To ensure waste management procedures for construction and demolition are consistent with LGA wide standards.

Controls

- A waste management plan is to be prepared in accordance with DCP 25 Planning for Less Waste where required.
- Provision of adequate bin storage areas/enclosures are to be provided in accordance with the waste management plan provided with the development application.
- Bin storage areas/enclosures are to be provided so that bins cannot be seen from the street.

11.6 Parking & Access

Objectives

- To ensure adequate off street car parking is provided for use.

Controls

- Development must demonstrate that adequate parking is provided on site to serve the needs of the use.

12 Seniors Living Precinct

This section contains provisions for all development within the Seniors Living precinct identified in Figure 2.

12.1 Building Siting & Setbacks

Objectives

- To minimise visual impact and overshadowing on adjoining development.
- To ensure development is consistent with the desired future character for the precinct.

Controls

- Development must be consistent with the desired future character for the precinct.
- Minimum building setbacks from property boundary:
 - Front 2.5m
 - No side setback is required when it is demonstrated that the amenity of the adjoining allotment(s) are not compromised by reduction of solar access or privacy. If this is not demonstrated a 0.9m side setback applies.
 - Rear setback 1.5m for a building up to 4.5m in height.

12.2 Built Form

Objectives

- To ensure a legible built form that responds to the street with fenestrations.
- To ensure well defined entrances are provided.
- To minimise visual impact and overshadowing on adjoining development.
- To ensure buildings are of an appropriate bulk and scale.

Controls

- All buildings in the precinct are to be single storey.
- Garages are to be setback from the front façade to reduce visual dominance on the streetscape.
- Building facades facing streets are to be well articulated through the use of materials, finishes and fenestrations.
- The facade of a building on a corner lot is to address both streets and be articulated to contain fenestrations that provide opportunity for casual surveillance.

12.3 Materials and Finishes

Objectives

- To provide a consistent of built form and character that is sympathetic to the scenic surrounds.

Controls

- Buildings are to use materials and finishes that are sympathetic to the rural and natural setting to land west of the release area.

12.4 Open Space and Landscape

Objectives

- Provide private open space for each allotment that has access to direct sunlight.
- Provide a minimum open space area to assist in managing storm water.
- Provide privacy control through landscaping, planting selection, and design.

Controls

- Minimum 15% of site must be landscape area, of which at least half must receive direct sunlight.
- Provide screening of buildings, ancillary structures and/or rainwater tanks through landscaping to minimise impact on neighbours.
- Landscaping is to assist in stormwater management where possible.
- The site must contain a minimum private outdoor space area of 20sqm.

12.5 Waste Management

Objectives

- To ensure adequate provision of bin storage.
- To ensure waste management procedures for construction and demolition are consistent with LGA wide controls.

Controls

- Bin storage areas/enclosures are to be provided for 1x140L & 1 x 240L bins for each independent living unit.
- A waste management plan is to be prepared for the community centre and adequate space for waste storage provided.
- Bin storage areas/enclosures are to be provided so that bins are not visible from the street.

12.6 Parking & Access

Objectives

- To ensure buildings can be accessed are in accordance with relevant standards for accessibility.
- Ensure dwellings provide off street car parking

Controls

- Dwellings must be accessed in accordance with Australian Standard AS1428.
- Each dwelling must provide car parking for at least one vehicle.

12.7 Provision of Community Facility

Objectives

- To ensure provision of an allotment that accommodates a community facility to cater for the need of the future residents of senior living precinct of the Wyalla Road Residential Release area.
- To ensure a common building is provided for the residents of the Seniors Living Precinct.
- Ensure parking is provided so that visitors do not compromise the movement of vehicles along local streets.

Controls

- An allotment of a minimum size 12m wide and 27m in length is to be provided as part of the Seniors Living precinct.
- A building is to be provided that accommodates seating for up to 60 people, a kitchen, toilet and storage room.
- A minimum of one car parking space is to be provided on site.

13 Environmental Management Precinct

This section contains provisions for the environmental management precinct identified in Figure 2.

Objectives

- To provide the intended use of the environmental management precinct as identified in the desired future character.
- To accommodate the provision of stormwater management.
- To ensure landscaping does not compromise bushfire protection.

Controls

- The landscape is to be designed to accommodate ease of management and so that a fire hazard is not created.
- Provide bushfire protection for the Residential Allotment Precinct and Seniors Living Precinct.
- Provide stormwater detention and runoff from roads, if required.