

DRAFT
GOLF COURSE HEIGHTS ESTATE
SITE SPECIFIC DEVELOPMENT CONTROL PLAN
EUCHAREENA ROAD, MOLONG



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INTRODUCTION

1.1 OVERVIEW

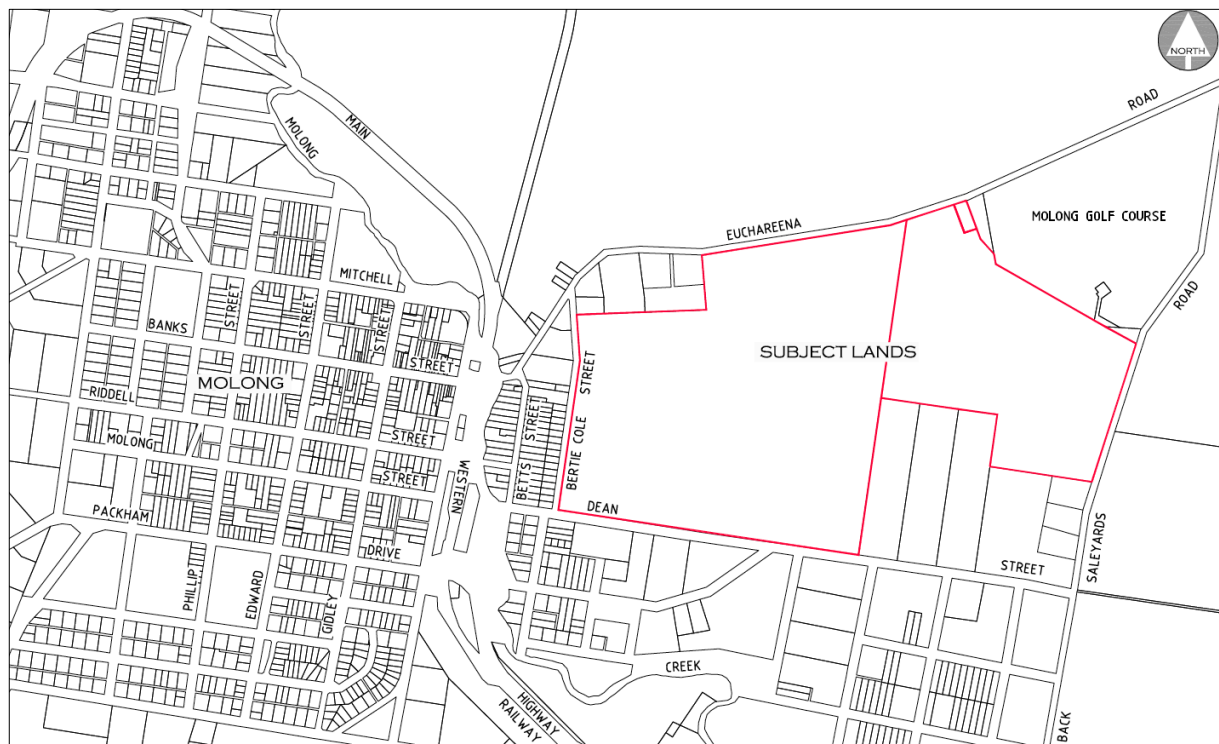
This site-specific Development Control Plan outlines the development controls for development within the Golf Course Heights Estate.

This site-specific development control plan also outlines the development controls to provide guidance on the planning and design principles for subdivision and residential accommodation and other ancillary development.

The implementation of development standards for development within the Golf Course Height Estate will protect the desired streetscape quality whilst ensuring that new development complements the residential character and amenity of Molong.

1.2 LAND TO WHICH THIS PLAN APPLIES

This plan applies to the land known as the Golf Course Heights Estate in the areas zoned R1 General Residential and R5 Large Lot Residential.



1.3 RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

Under the Environmental Planning and Assessment Act, 1979, Council is required to take into consideration the relevant provisions of the DCP in determining an application to which this Plan applies.

In the event of any inconsistency between any Environmental Planning Instrument and this DCP, the provisions of the Environmental Planning Instrument will prevail.

1.4 VARIATIONS TO PROVISIONS

Where the DCP sets standards or contains provisions with respect to an aspect of a development, and the development application does not comply with those provisions or standards, Council will be flexible in applying those provisions or standards and will allow reasonable alternative solutions that achieve the objectives of those provisions or standards for dealing with that aspect of the development but only where a written statement has been submitted to justify the non-compliance.

1.5 OBJECTIVES

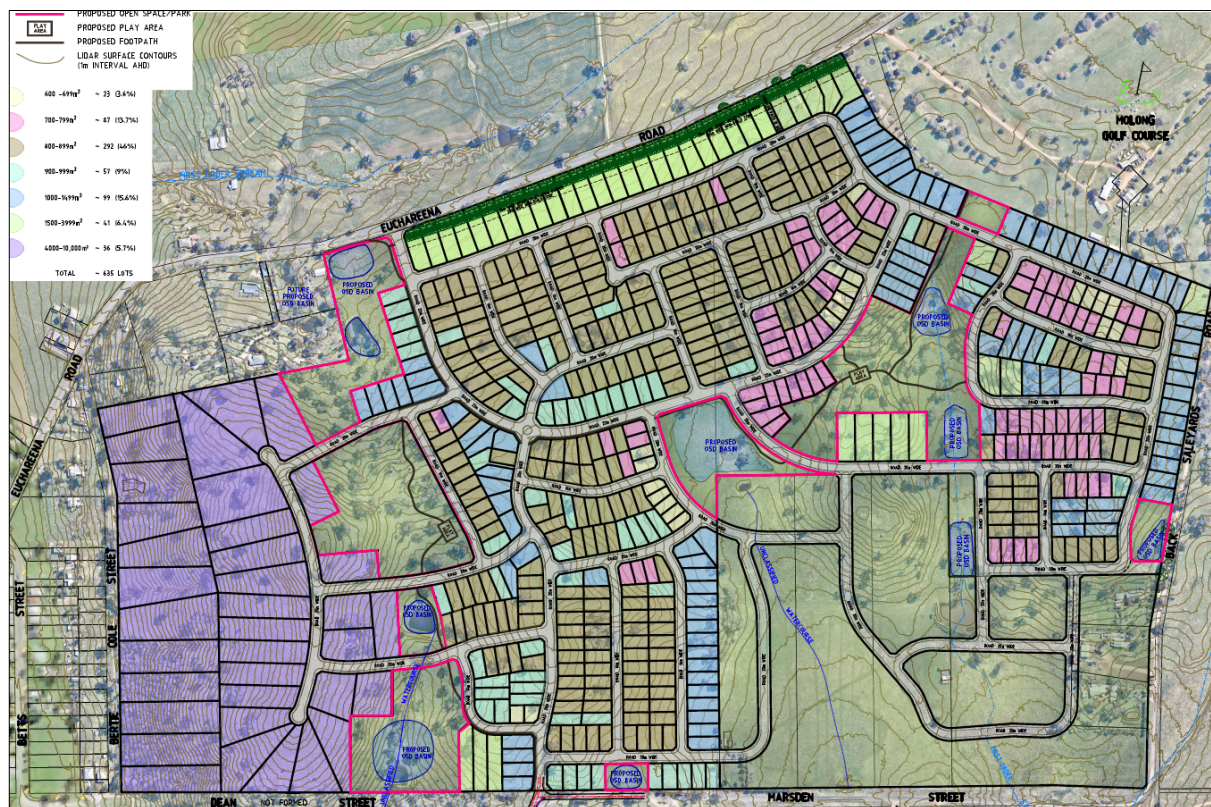
The objectives of this development control plan are as follows:

- To encourage well-designed residential developments that integrate with the surrounding environment.
- To promote efficient land use and appropriate density while maintaining neighbourhood character.
- To ensure the provision of adequate infrastructure, amenities, and open spaces for residents.
- To enhance pedestrian and vehicular safety within residential areas.
- To encourage sustainable design, construction, and energy-efficient practices in residential developments.

SUBDIVISION

2.1 MASTERPLAN

The road pattern is to be generally in accordance with the masterplan (refer figure below) except where written justification is provided and supported by Council seeking a departure from the masterplan.



2.2 URBAN RESIDENTIAL SUBDIVISION

1. The road pattern is to be generally in accordance with the Masterplan except where written justification is provided and supported by Council seeking a departure from the Masterplan.
2. Lots adjoining Euchareena Road are to have a minimum area of 1,250m².
3. Lots are to be orientated generally in accordance with the Masterplan to maximise energy efficiency principles and to ensure that buildings are orientated towards the street.
4. Lot sizes are to enable the construction of a future dwelling and likely outbuildings, private open space areas, vehicle and parking areas.

2.3 FLORA AND FAUNA

1. Incorporate measures to protect and preserve significant vegetation, including native trees, endangered species and habitats of ecological importance.
2. Encourage the incorporation of green spaces and landscaped areas that promote native vegetation and maintain ecological connectivity.

2.4 TRANSPORT AND MOVEMENT HIERARCHY/ROADS

1. Future road connections to adjoining land are located generally in accordance with the Masterplan Subdivision Layout.
2. Residential lots are to have direct frontage and access to a public road. Direct vehicular access via Euchareena Road is not permitted.
3. Incorporate measures to accommodate public transport infrastructure where appropriate.
4. Provide dedicated pathways that connect key destinations within the development and the existing active transport network and adjacent recreational areas (i.e., Molong Golf Course).
5. The road system that is required to service the subdivision is to be in accordance with the *Austroads Guide to Road Design Part 4 and Part 4a* and Council's Guidelines for Engineering Works.

2.5 STORMWATER MANAGEMENT

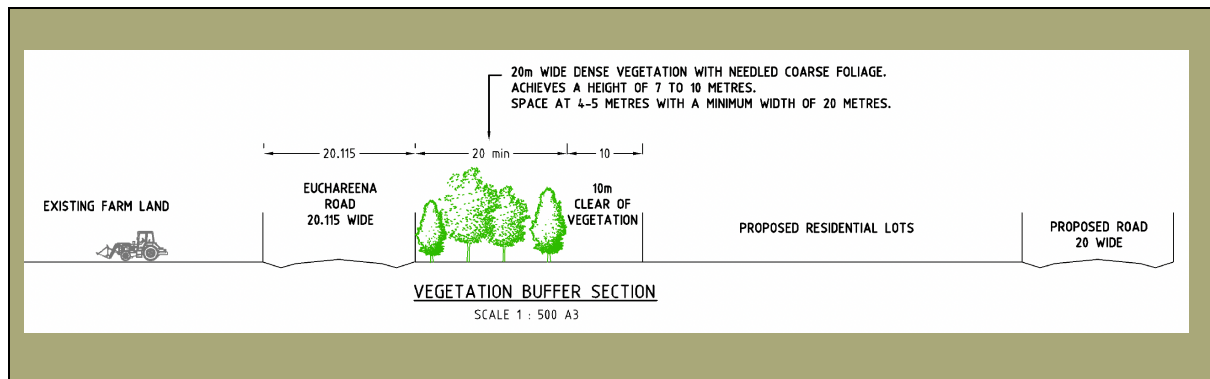
1. Incorporate natural or engineered detention basins to manage stormwater runoff to pre-development flows.

2.6 LANDSCAPING AND PUBLIC OPEN SPACE

1. The provision of dedicated public open space is required generally where shown on the Masterplan.

2. Subdivision design should encourage the preservation of existing mature trees and native vegetation where possible.
3. Promote the integration of open space into the overall subdivision design providing opportunities for passive recreation and community interaction.
4. Open style rural fencing shall be established on:
 - (a) The boundaries of lots with a Minimum Lot Size of 4,000m²; or
 - (b) The rear boundary of lots adjoining areas of public open space; or
 - (c) The rear boundary of lots that adjoin the Molong Golf Course.
5. Street trees and streetlights are located clear of each other to ensure appropriate illumination of pathways and roads.
6. Open space landscaping needs to be designed to limit concealment opportunities and maximise passive surveillance.
7. A 30 metre wide vegetation buffer is to be established along the Euchareena Road frontage of the site to address potential land use conflicts in regard to spray drift from cropping activities that may be undertaken on the land to the north. The buffer is to adopt the key factors for vegetative buffer design encouraged in *Spray Drift Management, Principles Strategies and Supporting Information* (authored by University of Queensland, Gatton Campus, Centre for Pesticide Application and Safety and published by CSIRO 2002). In particular:
 - 20 metres separation can be provided by Euchareena Road.
 - A 20-metre-wide band of dense plantings is to be established inside and along the site frontage to Euchareena Road.
 - A 10-metre-wide band clear of vegetation is to be provided to the south of the 20-metre-wide band of vegetation.
 - The majority of selected trees are to be evergreen and have a narrow needle like and coarse foliage.
 - The majority of selected trees are to be foliated from base to crown.
 - The tree row will be permeable/porous enough to allow some passage of air and thus enhance its filtering effect.
 - The tree height to be in to be order of at least 7-10 metres

The diagram below depicts the key elements of the vegetative buffer



2.7 SCENIC PROTECTION WESTERN RIDGE (R5 LARGE LOT RESIDENTIAL ZONE)

1. The steeper ridge in the western section of the subject land (i.e. the land zoned R5 Large Lot Residential) is recognised as an important visual backdrop to the Molong township. In recognition of this, the following outcomes are sought:
 - A lighter settlement pattern is proposed in this section of the site.
 - Retention of remnant vegetation and the establishment of new trees.
 - New buildings will be subject to appropriate siting, design, external materials and colours.
2. To achieve the above outcomes, the following will apply:
 - A positive covenant is to be imposed at the subdivision stage to prevent the removal of remnant woodland in this section of the site (as recommended in the biodiversity assessment).
 - Building envelopes are to be created at the subdivision stage. The envelopes are to be sited so as to avoid development on ridgelines or in locations where buildings or structures would interrupt the skyline when viewed from the Molong township.
 - Roads and urban structure on the upper, more visible sections of the site should conform to the natural terrain where possible/practical.
 - Future buildings (dwellings, sheds, structures) are to conform to the relevant provisions of this DCP.
 - Zincalume and other similar reflective external finishes is not permitted.
 - Colour schemes for future buildings are to adopt subdued tones and finishes that blend with the rural landscape.

URBAN DWELLINGS

3.1 BUILDING DESIGN AND ARCHITECTURE

3.1.1 Streetscape

1. Dwellings are to be designed with an attractive street elevation that features at least 1 main entry door and 1 major window to a living area or bedroom.
2. On corner lots, dwellings are designed to address both streets.
3. New development is to complement or enhance the streetscape and should provide sufficient space for planting trees and providing gardens in setback areas. Existing vegetation should be retained where possible.

3.1.2 Dwelling Design

1. Entries to dwellings should be clearly visible from the street where the lot has street frontage, or from the internal driveway on a battle-axe lot so that visitors can easily identify the dwelling entrance.
2. Dwelling height is not to be more than 8.5 metres above existing ground level.
3. Dwelling design achieves at least 2-3 hours of solar access to key living spaces/private open spaces at the winter solstice (21 June) between 9am and 3pm.
4. The design of the dwelling should provide for at least one habitable room overlooking the street so that general surveillance of the site and approaches to entries is possible from inside dwellings.
5. Building facades facing a public road must not have large expanses of blank wall and must incorporate a means of articulation, including modulation of the façade, variation of materials/finishes, and appropriate fenestration.
6. Roof mounted solar energy systems are not located on the roof facing a primary or secondary road.

3.1.3 Noise and visual privacy

1. Dwellings must be designed to locate and size windows to habitable rooms and balconies to avoid looking directly into the windows, balconies, and the private open space of adjoining dwellings.
2. Habitable room windows on upper-floor levels (i.e., floor level greater than 1.5 metres above pre-development level) within 6 metres from a window on adjacent dwellings are to be offset sufficient distance to limit direct views; or include measures to screen or obscure (e.g., glazing, screens or the like).
3. Balconies of an upper floor level within 6 metres of habitable rooms or private open space are to be appropriately screened to obscure views and overlooking into the private open space of adjacent dwellings.
4. Landscaping is encouraged as an additional measure to maintain privacy.

3.2 SETBACKS

3.2.1 Dwelling setbacks

1. New dwellings are to be setback at least the following distances from the boundaries:
 - a. Front: 6 metres
 - b. Side: 0.9 metres
 - c. Rear: 3 metres:
2. In addition to the above, a minimum setback of 2 metres from the secondary road frontage applies to corner allotments.

3.2.2 Garage and carport setbacks

1. A garage or carport is not permitted to be located in front of the building line of the dwelling and they must be setback at least 1 metre behind the front façade of the dwelling.

3.3 PRIVATE OPEN SPACE AND SOLAR ACCESS

3.3.1 Private Open Space Areas

1. Each dwelling on a lot is to be provided with a principal private open space area that is:
 - a. a minimum of 60m² including one area that is at least 5 x 5 metres; and
 - b. is directly accessible from and adjacent to, one or more habitable rooms (other than a bedroom); and
 - c. Located behind the front building line of the dwelling.

3.3.2 Sunlight to private open space

7. Dwelling design achieves at least 2-3 hours of solar access to key living spaces/private open spaces at the winter solstice (21 June) between 9am and 3pm.

3.4 CAR PARKING

3.4.1 Car parking and driveway design

1. Car parking is to be provided at a minimum of 2 spaces per dwelling.
2. At least 1 parking space is to be covered (i.e. garage or carport).
3. A tandem space is acceptable as additional parking in conjunction with a garage or carport.
4. Driveways and manoeuvring areas are to be concrete, paved or other similar material. Gravel or bitumen is not accepted except in areas where a Minimum Lot Size of 4,000m² applies.

3.5 OUTBUILDINGS AND GARAGES

3.5.1 Garage and outbuilding positioning

1. Outbuildings are to minimise visual dominance from the streetscape or public open space.
2. Outbuildings are not to be located in front of the main building line.
3. Where site conditions allow, garages should be located on the southern side of east-west facing lots, and the western side of north-south facing lots.
4. Garages must be set back at least 1 metre from the front façade of the dwelling.
5. Outbuildings must not be erected before the completion of dwelling construction.
6. Must not contain sanitary fixtures other than a toilet and a basin.

3.5.2 Garage door widths

1. Where garages form part of the façade of a dwelling, the garage door is to be no more than 50% of the total width of the dwelling.
2. Each garage door is to be no wider than 6 metres.

3.6 LANDSCAPING & EARTHWORKS

3.6.1 Generally

1. Landscaping should be provided to the street front of new development and should enhance and complement the streetscape.
2. Landscaping must be provided to shade and soften the visual impacts of large hard stand surfaces and allow for water infiltration.
3. Landscape design should be integrated with the site planning and building design to utilise perennial and deciduous species to provide wind barriers, privacy, and shading in summer and solar access in winter.

4. At least 1 tree with a mature height of 5 metres must be planted in the front setback area.
5. At least 1 tree with a mature height of 8 metres must be planted in the rear yard.

3.6.2 Fences and retaining walls

1. Open style rural fencing shall be established on the boundaries of:
 - a. The boundaries of lots with a Minimum Lot Size of 4,000m²; or
 - b. The rear boundary of lots adjoining areas of public open space; or
 - c. The rear boundary of lots that adjoin the Molong Golf Course; or
 - d. The rear boundary of lots that adjoin Euchareena Road.
2. No fence may be between the front building alignment and the road frontage.
3. Side and rear boundary fences are to be no greater than 1.8 metres high.
4. Long fenced areas should be softened with landscaping.
5. Fencing materials are to compliment the dwelling and streetscape/landscape.
6. A fence or retaining wall must not be constructed so that it redirects the overland flow of surface water onto any adjoining property.

3.6.3 Earthworks

1. All forms of development are to respond to the local topography. Buildings should be stepped to follow the fall of the land. Large areas of cut and fill should be avoided so that the finished ground level relates appropriately to the existing ground level.

MEDIUM DENSITY DEVELOPMENT

This section applies to:

- Secondary dwellings.
- Dual occupancies (no dual occupancy is permitted on a lot less than 900m²).
- Semi-detached dwellings.
- Multi-dwelling housing.
- Residential flat buildings, and
- Serviced apartments.

4.1 BUILDING DESIGN AND ARCHITECTURE

4.1.1 Streetscape

1. The dwelling design and presentation to the streetscape is to be consistent with the controls in Section 3.
2. Dwellings must address any public road frontage and internal driveway as follows:
 - a. Each dwelling is to present as a separate dwelling with its own clear entrance.
 - b. Repetition in dwelling types and layouts is discouraged to minimise monotony.
 - c. Large expanses of blank walls (or those with little to no articulation) are not supported.
 - d. Garages and carports are to be integrated into the dwelling design so as to not dominate the street frontage or internal driveway.

4.1.2 Setbacks

1. Dwelling setbacks are to be consistent with the controls in Section 3.

4.1.3 Solar Access

1. Solar access to development is to comply with the controls in Section 3.

4.1.4 Building Design

1. Development height is not to be more than 8.5 metres above existing ground level.
2. Site coverage by buildings should not exceed 50%.
3. Dwelling design is to achieve at least 2-3 hours of solar access to key living spaces/private open spaces of the adjoining dwellings on 21 June (winter solstice) between 9am and 3pm.
4. Airconditioning units and solar energy systems are not to be located on the roof facing a primary road.

4.1.5 Noise and Visual Privacy

1. Noise and visual privacy are to comply with the controls in Section 3.
2. Dwellings that are attached should minimise noise transmission by avoiding locating active areas adjacent to quieter areas (e.g., living areas adjacent to bedrooms).
3. Habitable room windows on upper-floor levels (i.e., floor level greater than 1.5 metres above pre-development level) within 6 metres from a window on adjacent dwellings are to be offset sufficient distance to limit direct views; or include measures to screen or obscure (e.g., glazing).

4.2 PRIVATE OPEN SPACE

4.2.1 Private Open Space

1. A minimum of 40m² of private open space is to be provided per dwelling.
2. The private open space is not to be less than 3 metres wide in any direction unless it can be demonstrated that its size and configuration is functional.
3. Where conditions allow, private open space should be orientated to the north-east.
4. Private open space is to be directly accessible from the main living area of each dwelling.
5. Private open space is to be delineated by walls, fencing and/or landscaping so as to provide self-contained spaces and privacy.
6. Areas for car parking, vehicle manoeuvring, storage and the like is to be excluded from the private open space.

4.2.2 Landscaping

1. Landscaping should be provided to the street front of new development and should enhance and complement the streetscape.
2. Landscaping must be provided to shade and soften the visual impacts of large hard stand surfaces and allow for water infiltration.
3. Fencing is to be consistent with the controls outlined in Section 3.6.2.
4. Landscape design should be integrated with the site planning and building design to utilise perennial and deciduous species to provide wind barriers, privacy, and shading in summer and solar access in winter.
5. At least 1 tree with a mature height of 5 metres must be planted in the front setback area.
6. At least 1 tree with a mature height of 8 metres must be planted in the rear yard.

4.3 ACCESS AND CAR PARKING

4.3.1 Car parking

1. Car parking spaces are to be provided in accordance with Section 3.4.
2. 1 space per 4 dwellings is to be allocated for visitor parking.
3. On-site visitor car parking is not to be located within the front setback area to the primary road.
4. Vehicle movement areas are to allow for vehicles to enter and exit the site in a forward direction. Exceptions to this may be considered where a dwelling has a separate and distinct frontage to a primary or secondary road.

ANCILLARY DEVELOPMENT

This section applies to all ancillary development including but not limited to sheds, carports, swimming pools and spas, and the like.

5.1 ANCILLARY DEVELOPMENT

4.1.1 Maximum floor area

Ancillary development is to comply with the following maximum floor area standards in the following table.

LOT SIZE	MAXIMUM FLOOR AREA
Less than 900m ²	96 m ²
900m ² to 1,500m ²	128 m ²
Greater than 1,500m ²	Merit based assessment

4.1.2 Design and siting

1. Detached structures are located at or behind the building line to a primary or secondary road.
2. Detached structures do not have a wall height exceeding 4 metres and a ridge height exceeding 4.5 metres.
3. The design of the structure is to complement the appearance of any existing/approved dwelling and is to not adversely impact on the streetscape.
4. Ancillary development is to achieve at least 2-3 hours of solar access to key living space/private open spaces of the adjoining dwelling at the winter solstice (21 June) between 9am and 3pm.

5.2 SWIMMING POOLS & SPAS

5.2.1 Design and siting

1. The swimming pool must be located behind the building line of the dwelling house.
2. Stormwater from impervious areas around the pool, including paving, retaining walls and other structural support, shall be properly drained to a legal point of stormwater discharge or a minimum of 3 metres away from the pool structure and other buildings if the lot is not connected to public stormwater drainage infrastructure.
3. The Swimming Pools Act 1992, Local Government Act 1993 and the Building Code of Australia contain provisions that must be complied within in relation to the design, installation, registration and operation of swimming pools and spa pool.