

# Draft development control plan

---

To Amend Wollondilly Development Control Plan 2016

## Site specific planning controls for Abbotsford (Residential Development)

---

Prepared by Wollondilly Shire Council

These controls are proposed to be included under “Part 4 – Controls for Specific Locations” in “Volume 4 – Residential Development” of the development control plan

**October 2018**

## Background

In June 2018 Council voted to support the Abbotsford Planning Proposal to amend the Wollondilly Local Environmental Plan 2011.

The amendments involve rezoning land from its current rural zone to enable rural residential style development, to safeguard items of historical interest across the site and to facilitate the environmental management of sensitive land.

The amendments seek to do this by amending provisions within the local environmental plan relating to land zoning, height of buildings, lot size, biodiversity and heritage as they apply to the site.

Council has requested the NSW Government to make the changes to the Wollondilly Local Environmental Plan 2011. This process is progressing but at present the land has not been rezoned. Once rezoned it will be Amendment No.32 to the local environmental plan.

Council has also endorsed a voluntary Planning Agreement between Wollondilly Shire Council and a number of parties to accompany the planning proposal to rezone the land. The planning proposal includes a number of community benefits including realignment of Abbotsford Road, stabilisation works to the state significant heritage listed Abbotsford homestead and a contribution towards the implementation of works associated with the Picton Town Centre Transport Master Plan when finalised. A need has been identified for site specific planning controls to guide future development on this site. These planning controls are to be included in the Wollondilly Development Control Plan 2016 (Wollondilly DCP) and will guide the future subdivision of the site and the subsequent construction of houses and other structures on future lots.

This document includes the draft planning controls to be included in *Volume 4 – Residential Development*. These controls will apply to a development application for a house or other structure.

Development would be required to be consistent with the planning controls provided in this document in addition to the requirements within other relevant sections of the Wollondilly DCP.

Planning controls to guide the subdivision of the site are proposed for inclusion in *Volume 3 – Subdivision of Land* of the Wollondilly DCP and are addressed in a separate document – *Site specific planning controls for Abbotsford (Subdivision)*.

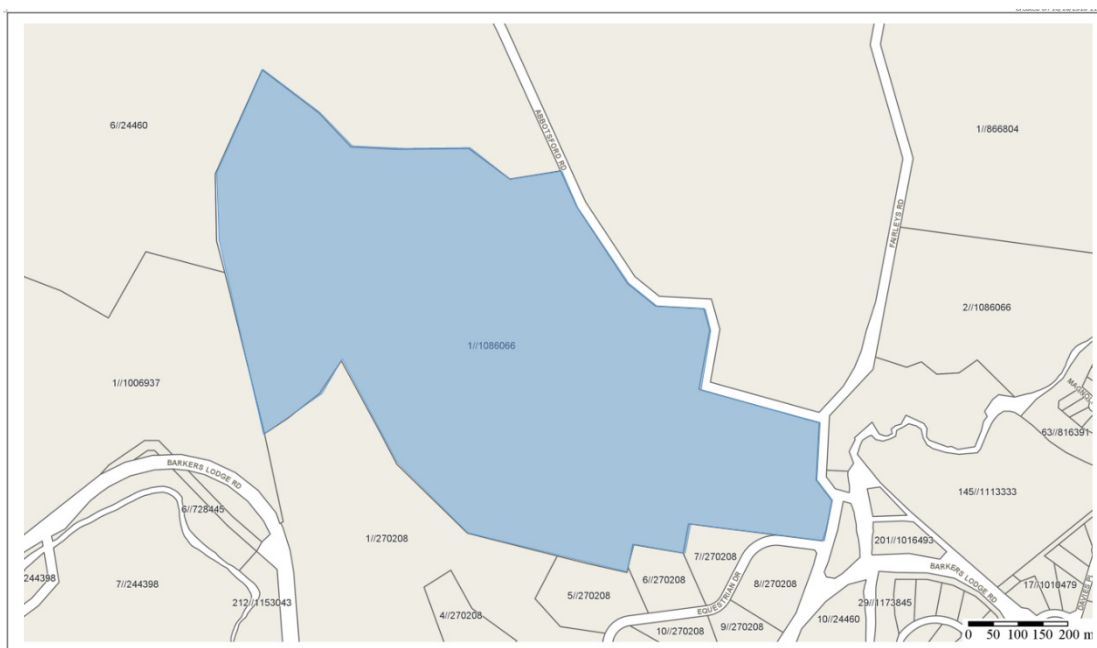
## Proposed Planning Controls

### PART 4 – CONTROLS FOR SITE SPECIFIC LOCATIONS

#### 4.6 Abbotsford

##### Application

1. This section applies to land at Abbotsford Road identified on the map below:



2. These controls apply to all new dwellings and outbuildings.

##### Objectives

1. To manage visual impact of new development.
2. To ensure development gives due consideration to the placement of development on the site to ensure that any views and vistas are protected
3. To ensure that new development is designed and located so they do not have an adverse impact on heritage.
4. To provide housing in a rural setting.
5. To protect scenic landscapes.
6. To facilitate opportunities for appropriate new uses for heritage buildings.

## **Controls**

### **Views and Vistas**

1. No development should intrude on the vista between the ruined homestead and the gate to the east on Abbotsford Road as indicatively shown on Figure 3.13.1, section 3.13, in Volume 3 of this plan.
2. The location of any development needs to consider site lines associated with the Abbotsford Homestead, Byrnes Exhibition Dairy and Abbotsford Silos.
3. New development is to be sited to allow views to and from heritage listed buildings
4. View from Abbotsford homestead towards the north and north-east should be conserved.
5. No development should be located on visually prominent ridgelines.

### **Landscape & Planting**

6. No existing trees or shrubs are to be removed.

### **Architectural style and form**

7. New buildings are to be located so that they are not visually intrusive.
8. New dwellings and outbuildings must have a roof pitch with a minimum 40 degree angle.
9. Roofs should incorporate gable elements within the 40 degree roof pitch.
10. Roof may only be slate or reconstituted slate tiles in colour: Slate Grey.
11. The minimum floor to ceiling height for the ground floor of new buildings shall be 2,700mm. This is to avoid an odd proportion between the steeply pitched roof and the ground floor,
12. Windows must be vertically proportioned on all elevations.
13. Windows shall be timber framed, or aluminium framed with profiling to approximate timber framing;
14. Decorative elements such as timber trim detailing to gables to be used to provide relief and articulation to facades

15. Walls are to be sandstock bricks. Areas of horizontal weather board wall may be used to provide relief and articulation to elevations. Weatherboard walls to be muted non-reflective colours grey, red or terracotta in Colorbond colours woodland Grey, Jasper, Manor Red and Headland.
16. New buildings must be single storey in appearance. However a first floor can be included within the roof pitch area.

#### **Boundary Treatments, Fences and Gates**

17. Fencing visible from public areas must be see-through rural style fencing (post and rail/ post and wire with chicken wire mesh detail) to a maximum height of 1200mm.
18. Entrance gates must be constructed from timber and traditional in style.

#### **Adaptive re-use of Abbotsford Silos and Byrne's Exhibition Dairy**

19. Adaptive reuse of the silos, feed lot and associated sheds is to be encouraged. Development should retain the form and rural character of these structures.
20. Before granting consent for development of the adaptive reuse of existing structures with heritage value, Council must take into consideration the following matters as are relevant to the proposed development:
  - a) The impact of any changes to the existing structure on the surrounding locality,
  - b) The impact of any noise from activities on surrounding residential amenity,
  - c) The building's suitability for conversion, including potential sources of contamination from the previous uses.