

Schedule 5

Mater Dei



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MATER DEI

S5.1 Introduction

The Mater Dei site adjoins Harrington Grove to the west of Macquarie Grove Road (Figure S5-1). It constitutes the northern portion of a larger site which is occupied by the heritage listed building called Wivenhoe, a functioning school, conference centre and collection of associated buildings. The site is bound to the east by Macquarie Grove Road, to the north by Cobbitty Road and to the west by the eastern edge of the access driveway to Wivenhoe and the remainder of the Mater Dei site.

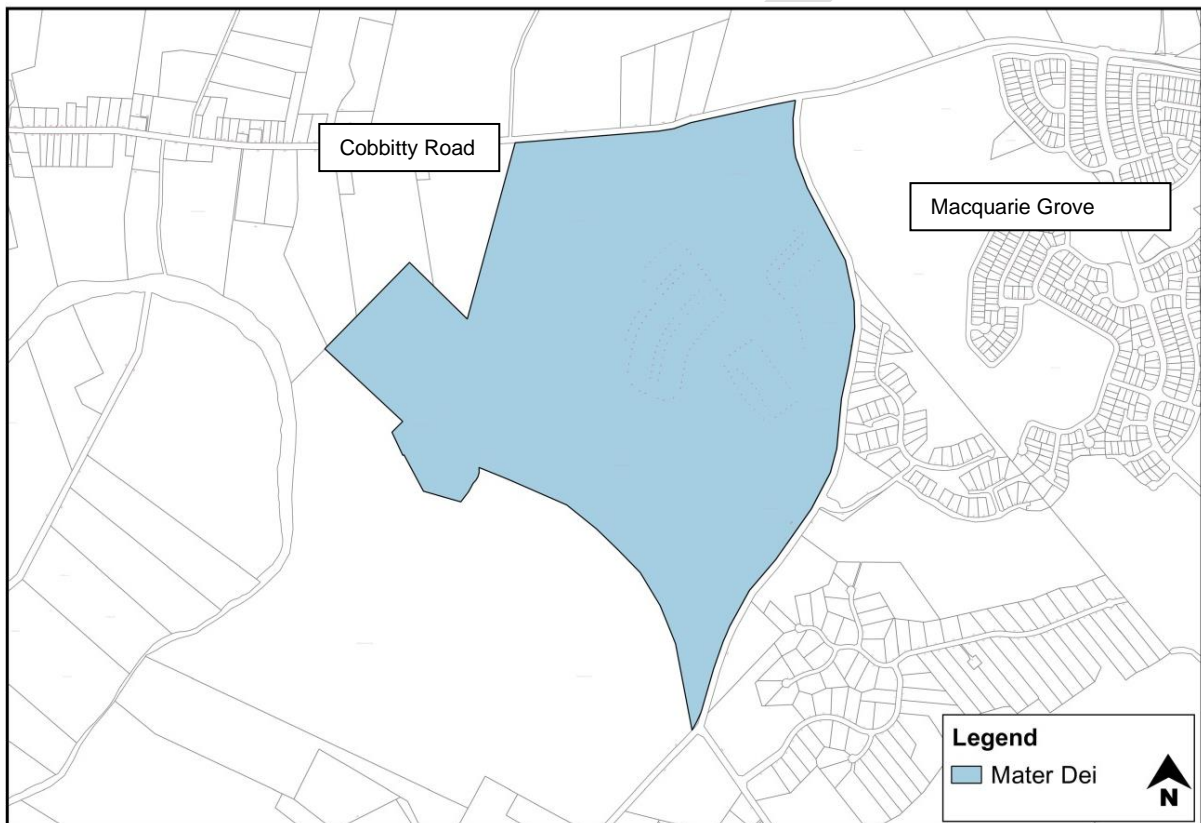


Figure S5-1: Mater Dei Location Plan

S5.2 Subdivision Planning and Design

The public domain of Mater Dei has been completed. If there are any residual issues, please refer to the repealed Camden DCP 2011.

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S5.3 Centre Development Controls

Not applicable.

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S5.4 Site Specific Residential Controls

Note: The controls listed below are specific to Mater Dei. They must be read in conjunction with the controls in Part 4 of this DCP. In the event of any inconsistency, the controls below prevail.

S5.4.1 Wivenhoe Homestead (R5 Large lot Residential Zone)

Objectives

- a. To conserve the heritage significance of the heritage place and its setting, whilst facilitating the provision of public road linkages and appropriate development.
- b. Ensure an appropriate visual and physical curtilage is provided around the heritage place to protect it and so that it can continue to be enjoyed and understood by the public in perpetuity.

Controls

1. Alignment and construction of public road linkages, where necessary, to respect and be sympathetic to the natural environment and heritage significance.
2. Provide adequate bush fire management measures.
3. Identify areas of tree planting in accordance with a Conservation Management Plan to provide vegetated screening of development, where necessary.
4. Comply with the Wivenhoe Heritage Conservation Management Plan and chapter B3 of this DCP for each heritage item and curtilage area.

S5.4.2 Mater Dei

Appearance

1. Homes should be designed to be of 'contemporary, eco character'.
2. Use of architectural features such as awnings, porticos and verandahs are required to ensure street presentation of the homes is in keeping with the vision for Mater Dei.

Roof Eaves

1. 600mm at a minimum on eastern and western facades.

Corner Lots

1. Should be designed to present to both street frontage and public areas.
2. Front facade feature should continue around to 40% of the secondary frontage.

Parkland Lots

1. Should be designed to appropriately address the parkland area.
2. Architectural features are to be replicated to secondary frontages with front a parkland.
3. Blank walls to the parkland are not permitted.

Roofing

1. Roof designs must be a minimum pitch of 20°.
2. Skillion roofs can have a minimum pitch of 5°.
3. Highly reflective roofing material are not permitted.

Colours and Materials

1. Colours should be low in contrast and sympathetic to the natural environment. Rendered masonry, stone, timber, steel and painted/rendered brickwork should be the predominant external materials.

Fencing

1. Open fencing is preferred wherever possible.
2. Front fencing is not allowed.
3. Brush mat fencing is prohibited.
4. Rear and side boundary fences once behind the building line can be a maximum height of 1.8m but on bush front lots must return with open post and rail or post and wire for the rear 6m of the lot.

Maximum Driveway Width

1. 4.0m wide at the property verge but can be splayed within the property boundary to allow for adequate vehicle manoeuvrability.

Rainwater Tanks

1. Each dwelling must have a tank of at least 5,000ltr.
2. If the home contains a swimming pool, the water tank must be connected to the pool to assist in topping up the pool.
3. Water tanks in the APZ cannot be constructed of plastic

Kirkham Rise Guidelines

1. Kirkham Rise Design Guidelines volume 1, November 2010 and as amended, should be referenced for further detailed design requirements

Table S5-1: Summary of residential accommodation controls – Mater Dei

SETBACKS	
Front setback (min)	4.5m; average of 5.5m
Secondary street setback (min)	4.5m
Side setback ground floor (min)	1.5m
Side setback second floor (min)	4.5m
Rear setback ground floor (min)	6m
Rear setback second floor (min)	10m
Garage setback (min)	1m behind principal building line and 5.5m from front boundary; third garage to be set back 2m behind principal building line.
Architectural element front setback encroachment (max)	1m
Rear lane setback (min)	1m. Notwithstanding this, the rear lane setback can be reduced to 0.5m only if it can be adequately demonstrated to Council's satisfaction, that the development can facilitate waste collection in a safe and orderly manner.
Public reserve setback (min)	3m

HEIGHT	
As per LEP 2010 and Part 4 of this DCP	
PRIVATE OPEN SPACE, LANDSCAPING AND SITE COVERAGE	
Site coverage (max) – lots less than 450m ²	<p>Single storey development - 60%</p> <p>Two storey development – 50% ground floor, 35% upper floor</p>
Site coverage (max) – lots 450m ² or greater	<p>Single storey development - 50%</p> <p>Double storey development – 30%</p>
Front yard paved surfaces (max)	40%
Landscaped area (min)	30%
Landscaped area (min) within the front setback	40%
Principal private open space (PPOS) (min)	24m ² with a minimum dimension 4m
Gradient of PPOS (max)	1:10
Solar access to PPOS (min)	<p>Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21 June.</p> <p>Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints.</p> <p>At least one window to a living area of dwellings on neighbouring properties must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.</p>
GARAGE DESIGN	
Garage door width (max) – lots 7-15m wide	60% of front elevation width
Garage door width (max) – lots greater than 15m wide	50% of front elevation width

- End of Schedule -

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