



ASHBOURNE

Moss Vale

DESIGN GUIDELINES

Mar 2025

novm

A NEW
COMMUNITY
IN NATURAL
HARMONY

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1 ABOUT ASHBOURNE

Ashbourne by Novm is a 124ha master-planned community located in the heart of Moss Vale New South Wales, one of Sydney's most charming countryside neighbourhoods.

Located at 141 Yarrowa Road, Moss Vale in the Southern Highlands, Ashbourne will comprise circa 1,200 lots upon completion ranging from 450 to over 2,000 square metres.

The new community will complement the surrounding Highlands tranquility with lush, landscaped surroundings, water features, and shared walking and cycling trails.



Artist impression - conceptual only

2 VISION

The vision for Ashbourne is to create a vibrant, high quality, master-planned residential community that provides a diversity of housing options that is developed in harmony with the landscape and is in-keeping with the elements and character of the beautiful Southern Highlands setting.

The design focuses on creating a sustainable, connected and beautiful residential community. At its core is environmental protection, provision of greenery, recreational opportunities and walkable neighbourhoods. The interconnected street patterns facilitate easy movement for cars, pedestrians and cyclists. The centrepiece of the master plan is the generous and celebrated public and civic spaces that will be ideal for markets and community gatherings and overlook the attractive ponds and lake system. This has been designed to be close and easily accessible to the housing and easily accessed from the main collector roads. There is a proposed community hub that will be activated by surrounding buildings and modest commercial uses.

At the heart of the development and its site planning are the following key principles:

- Maintenance of aesthetic amenity and intrinsic scenic qualities.

- Easy wayfinding and dispersal of traffic volumes.

- Community safety for all age groups.

- Connectivity with the existing surrounding Moss Vale community and its facilities.

- Enhancement of habitat opportunities and connectivity to the wider natural areas.

- Improvement of water quality in the surrounding and receiving waterways.

Purpose

To give future residents confidence that a development of consistent quality will be maintained for generations to come, the Ashbourne Design Guidelines have been established to reinforce the vision and enable both quality and consistency to be realised ensuring the creation of an attractive country estate with a unique point of difference.

It is intended that by controlling certain built form and landscape components, the community will be delivered as a pedestrian friendly environment, meeting the needs of the future. Ashbourne Design Guidelines provide appropriate standards and guidelines for all housing within the development.

These guidelines should be read in conjunction with Wingecarribee Local Environmental Plan (WLEP) 2010 and Moss Vale Township Development Control Plan, Section 22 Chelsea Gardens (DCP) 2019. Approval from Wingecarribee Shire Council will be required in addition to any approval given by the Ashbourne Design Review Panel.

Please note that you need development consent as well as Ashbourne Design Review Panel (DRP) approval to begin building new homes.

Any departure from these design guidelines will be assessed on architectural merit and the overall design objectives of the guidelines.

In addition to the planning controls, your Subdivision Plan and Section 88B Instrument included in your contract of sale may provide additional restrictions, positive covenants and other requirements which will need to be complied with.

Ashbourne Design Review Panel (DRP)

The DRP has been created to evaluate all proposed home designs within Ashbourne. Purchasers or their selected builders must submit their house designs along with their landscape plans for review and approval by the DRP prior to lodgement with Council.

If you require assistance at any time during the design review process, please email ashbourne.drp@novm.com.au. You will receive a response within ten (10) working days.

Design and Landscape Rebate

If, within 30 months of your land settlement, your home and landscaping are completed in compliance with your approved plans, colour scheme and all other Council/CDC and DRP approvals, you will be entitled to a Design and Landscape Rebate in accordance with your contract of sale.

Your home and landscaping will be inspected to ensure that it has been completed in accordance with the plans approved by the DRP and all other approvals.

You can apply for your rebate by completing the attached form and returning it to the Ashbourne Sales and Information Centre or by emailing ashbourne.drp@novm.com.au

DRP Approval as Prerequisite

If your contract of sale provides for any other rebates, please note your entitlement to such rebate may be conditional on you obtaining DRP approvals within a certain time together with any other requirements under your contract.

3 APPROVAL PROCESS

Before building a home at Ashbourne there will be a number of steps to go through to ensure it meets all necessary requirements.

Firstly, this includes obtaining approval from the DRP to ensure that all homes are consistent with these Design Guidelines and reflect the agreed vision. All proposed house designs will be subject to review, and approval, by the DRP before an application for a Complying Development Certificate (CDC) or Development Application (DA) can be lodged with Council.

Once the DRP has issued their approval, an application for a CDC or DA will need to be lodged for approval. This is a statutory requirement under NSW planning law.



Artist impression - conceptual only.

<p>Stage 1</p>	<p>Purchase your land lot and begin designing your home</p> <p>When selecting or designing your home, ensure your builder or architect has a copy of these Design Guidelines, the Section 88B Instrument included in your contract of sale and Coomungie/Chelsea Gardens Development Control Plan 2019.</p>
<p>Stage 2</p>	<p>Submit your home plans for design approval</p> <p>Applicants are to provide completed design guidelines application form and checklist with their design plans. Lodge the required plans to the DRP for approval by email ashbourne.drp@novm.com.au.</p>
<p>Stage 3</p>	<p>Design approval</p> <p>The DRP will advise whether it considers the design to be consistent with the Design Guidelines. If approved you can either submit an application for a CDC or a DA (in such case go to Step 4). If changes are required, you will receive an email and/or phone call regarding the necessary changes and you will be required to repeat the above step. Anticipated turnaround time from the DRP is 10 working days.</p>
<p>Stage 4</p>	<p>Development approval</p> <p>DA or CDC applications are to be lodged through the NSW Planning Portal. https://www.wsc.nsw.gov.au/Development/NSW-Planning-Portal.</p> <p>Once it has been assessed by either Wingecarribee Shire Council or a private certifier, either a Development Consent or a CDC will be issued. For Development Consents, a Construction Certificate is also required prior to commencing construction.</p>
<p>Stage 5</p>	<p>Obtain construction certificate and start building your home</p> <p>A Construction Certificate (CC) application is to be lodged through the NSW Planning Portal. Once it's approved by Wingecarribee Shire Council or a private certifier, you can now commence construction of your home and landscaping. If your contract of sale provides for a building commencement rebate, you can apply for your rebate by providing evidence of construction commencement together with other supporting documentation and returning it to the Ashbourne Sales and Information Centre or by submission to ashbourne.drp@novm.com.au.</p>
<p>Stage 6</p>	<p>During construction</p> <p>Your home and landscaping must be constructed in accordance with all approvals. You must ensure that you (and your builder) are careful during construction to minimise any damage to the street, footpath, verge, services, public landscape or street tree and that any damage caused to these items by the construction of your home is rectified at your cost.</p>
<p>Stage 7</p>	<p>Final approval and application of design and landscape rebate</p> <p>Having obtained an Occupation Certificate and if your home and landscaping are completed within 30 months of your land settlement in compliance with your approved plans, colour scheme and all other Council and DRP approvals, you can apply for your Design and Landscape Rebate, by completing the attached form and returning it to the Ashbourne Sales and Information Centre or by emailing ashbourne.drp@novm.com.au.</p>
<p>Stage 8</p>	<p>Return of design and landscape rebate</p> <p>Once the DRP has inspected your completed home and landscaping, you may be required to rectify or complete further works to ensure that your home and landscaping meet the requirements of the DRP or other approvals.</p> <p>Once all works required by the DRP (where applicable) are completed to the DRP's satisfaction, your Design and Landscape Rebate will be returned to you.</p>

4 SITING & HOUSE DESIGN

Siting Your Home

By siting your home correctly, you ensure that your home is in proportion with the lot area. Refer to Figure 1-Typical Site Plan.

Minimum Standards

- Refer to table: Residential Lot Controls
- Consider the location of any pressure sewer infrastructure.
- 2 storey allowed

Front Setbacks

Articulation Zone

- 3m from front boundary (open verandahs, bay windows, balconies and pergolas are permitted within the articulation zone).
- 2m from front boundary to secondary frontage.

Front Building Line

- 4.5m to front building line.
- 5.5m to façade of garage.

Side Setbacks

- Refer to next page control table: Residential Lot Controls

Rear Setbacks

- 3m to the building line on the ground level.
- 6m to the building line on the first level.
- 1m side and rear setback for garage and outbuildings.

Car Parking

- Maximum garage width 3m (single) and 6m (double).
- 1–2-bedroom dwellings will provide at least 1 car space.
- 3 bedroom or more dwellings will provide at least 2 car spaces.

Corner Lots

Corner lots must ensure the home addresses both street frontages. Refer to Figure 2 - Corner Lots. In addition to the street frontage requirements above, corner lots must also satisfy the following:

- Use of wrap around verandah, balconies, or pergolas must be no less than 20 percent of the side façade; and
- Where the primary front façade is addressed by way of a building feature such as a balcony, deck, patio, pergola, terrace or verandah, roof overhang, awning etc. The feature must 'wrap around' the dwelling and continue along the secondary front façade.

The Development Control Plan (DCP) contains detailed objectives and controls to guide how the development is designed and built. You can find the DCP at <https://www.wsc.nsw.gov.au/Development/Development-Control-Plans>.

LED/DCP controls take precedent over the standards outlined in these Ashbourne Design Guidelines.

RESIDENTIAL LOT CONTROLS

Development Control

Lot Range	Courtyard (450sqm - 499sqm)	Courtyard (500sqm - 599sqm)	Traditional Lots (600sqm - 899sqm)	Parkland Lots (900 - 1,500sqm)
Minimum Lot Width	12.5m	15m	18m	20m
Site Coverage (Max)	65%	60%	50%	50%
Landscaped Area (Min)	25%	35%	35%	40%
Principal Private Open Space (Min)	20sqm with a minimum dimension of 4m	25sqm with a minimum dimension of 5m. Each landscaped area must have a minimum width and length of 1.5m.		
	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)			
Dwelling Setbacks				
Front Setback	4.5m to building façade line	4.5m to building façade line	4.5m to building façade line	6m to building façade line
	3m to articulation zone**	3m to articulation zone**	3.5m to articulation zone**	4.5m to articulation zone**
Secondary Front Setback	2m	2m	3m	3m
Side Setback (Min)	0.9m	1.2m	1.5m	2m
Side Setback 2nd storey (Min)	1.5m	2.2m	2.5m	3m

Lot Range	Courtyard (450sqm - 499sqm)	Courtyard (500sqm - 599sqm)	Traditional Lots (600sqm - 899sqm)	Parkland Lots (900 - 1,500sqm)
Rear Setback (Min)	3m	3m	3m	6m Second storey with 6m rear setback
Garage and Outbuilding Setbacks				
Front Setback (Min)	5.5m to façade of garage	5.5m to façade of garage	5.5m to façade of garage	7m to façade of garage
Side and Rear Setbacks for Garages and Outbuildings (Min)	1m	1m	1m	1m
Percentage of dwelling frontage (max)	40% 6m	40% 50% of the width of front façade of the dwelling or 7.2m, whichever is less	40%	40%
Car parking requirement	<p>Maximum garage width 3m (single) and 6m (double)</p> <p>1-2 bedroom dwellings must provide a minimum of 1 car space.</p> <p>3 bedroom or more dwellings provide a minimum of 2 car spaces.</p>			

** Open verandahs, bay windows, balconies and pergolas are permitted within the articulation zone.

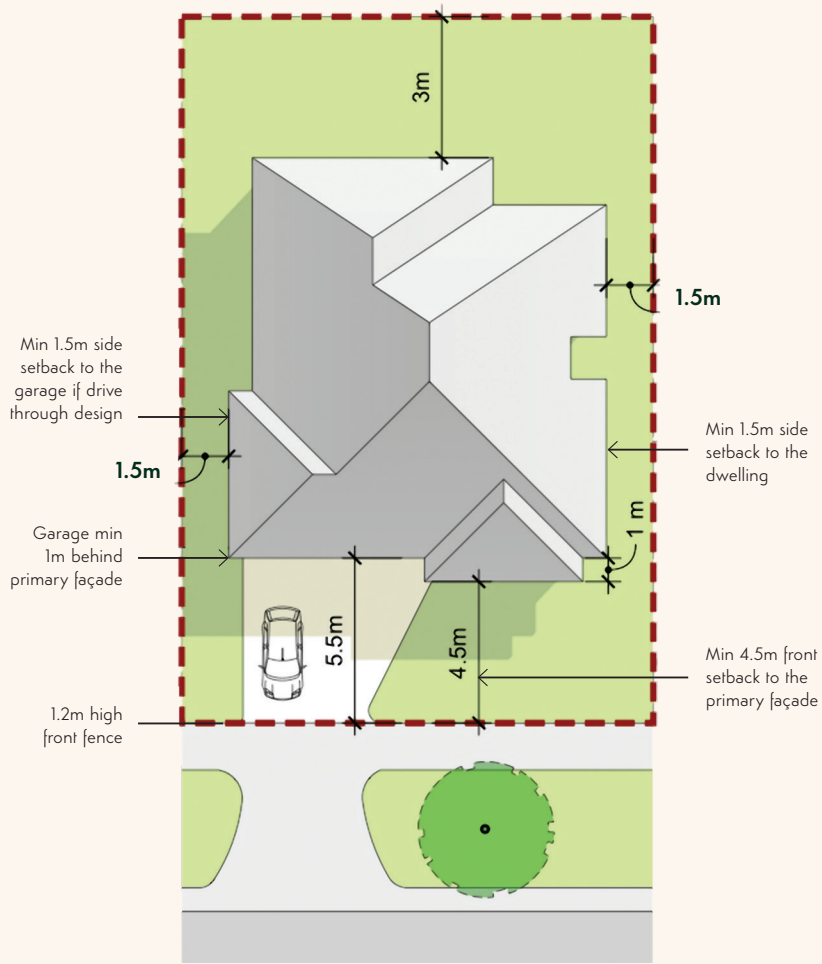


Figure 1. Typical Site Plan

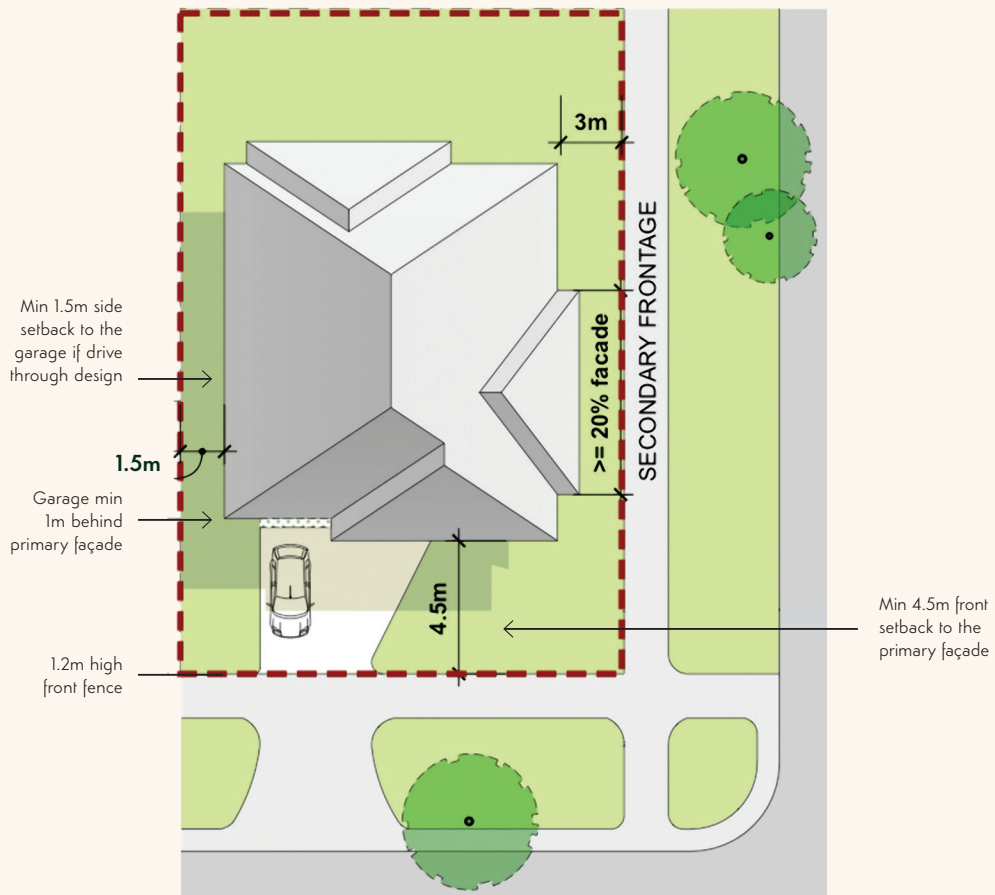


Figure 2. Typical Corner Plan



Artist impression - conceptual only.

House Style

Architectural Character

The project will embrace a 'contemporary country' style by simple clean architectural lines with the use of complimentary materials and finishes. The landscape character also plays an important role in establishing a setting with a distinctive sense of place and rural tone.

Streetscapes

Dwellings must not have the same façade design as another dwelling within two to three lots in both directions on the same side or opposite side of the street (refer to Figure 3).

Similar façades will only be allowed if the DRP is satisfied there is sufficient variance in the appearance, which may be achieved through variation of colours and materials.

Design applications will be approved on a "first come, first served" basis so if there are homes already approved for your street, please be aware of previously approved homes to ensure the façade of yours is suitably differentiated.

Front Façade

The front façade of any dwelling must address the street. In this regard, the front façade must include a combination of at least two of the following:

- An entry feature or portico;
- Bay windows;
- The use of a balcony, deck, pergola, terrace, or verandah along the frontage; or
- Awnings over windows which blend with the design of the dwelling.

Roofs

To enhance the character of the dwelling and provide a consistent built form character and streetscape, roofs must complement the house design and must satisfy the following (refer to Figures 4 and 5):

- Be a minimum of 25 degrees;
- Provide a minimum of 450mm eaves exclusive of fascia and gutter;
- Use simple roof forms with hips, eaves and some gables to be the primary roof form. Mansard (hip) and excessively steep roof forms are not permitted;
- Ensure roof top plant, solar collectors, satellite dishes and antennae are located to have limited visual impact from the street;
- Traditional dormer windows to attic/loft space within the roof are encouraged. Windows located in the roof should not dominate the roof. Roofs that contain dormer windows and steeper roof pitches will be assessed on merit; and
- Use earthy tones. Please refer to the Ashbourne standard colour pallet (see 5. Materials and Colour Pallet section).

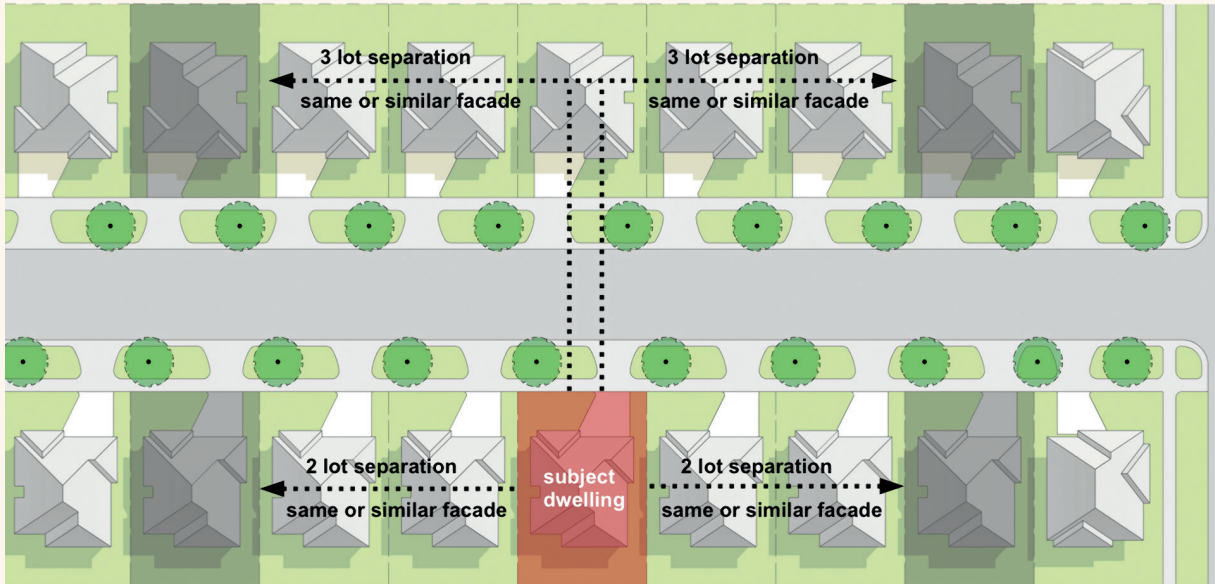


Figure 3



Figure 4

Example of façades utilising lightweight materials and portico structure.



Figure 5

Example of façades utilising lightweight materials and portico structure.

Garages & Driveways

- Garage doors are to be simple and contemporary design.
- Garages are to be setback 1m behind the front building and must be fully integrated into the front façade.
- Maximum garage width 3m (single) and 6m (double).
- Where garages form part of the dwelling, the garage doors should not exceed more than 40% of the total width of the dwelling frontage.
- For residential allotments 1,500m² or greater, a third garage is permitted if it is set back from the main garage or screened from the street.
- Roller door are not permitted where visible from the street.
- Vehicle crossings are to be constructed in natural concrete from the road pavement to the footpath or, where there is no footpath, to the property boundary.

Sheds & Outbuildings

- Any proposed sheds or outbuildings must be located behind the main residence.
- Sheds must be designed and constructed in materials and colours in keeping with the main residence.

Secondary Dwelling

- Secondary dwellings are permitted with consent under the Housing SEPP. You may also qualify as complying development subject to satisfying the requirements at clause 54 of the Housing SEPP.
- <https://www.wsc.nsw.gov.au/Plan-and-Build/Do-I-need-approval/Secondary-Dwellings-Granny-Flats>

Utilities & Services

- Aerials and satellite dishes must be coloured dark grey and concealed from public view as much as practicable.
- Air conditioners must be located below the eaves line and screened from public view and from adjoining lots.
- Clotheslines, children's play equipment, hot water systems and the like shall be located behind screening or away from view of any public area.
- Areas for the storage of garbage bins are to be provided behind the building line and screened from public view.
- Letterboxes must be of high quality and in keeping with the formal rural character of the area and are to be located at the front boundary and integrated into the fence design where appropriate.
- Alternatively, free standing letter box designs are to be of a same architectural character, colour and material as the house.
- Rainwater tanks to be located below ground or appropriately screened from public view at the rear of the property.
- Parking heavy vehicles is not permitted unless concealed from public view.

Caravan & Boat Storage

Trailers, caravans, motorhomes, boats or other vehicles shall be stored behind the front building line (main dwelling), and have a screened parking bay to ensure that they are not visible from the street or other public places. Vehicles such as prime movers and/or articulated load carrying vehicles are not permitted to be stored on any Homesite.

Chimney

A chimney is allowed as a design feature, it can be an architectural element, it can be a working chimney or a metal flue concealed by the chimney element.

- Chimney elements are to be constructed of metal, stone, cladding or masonry and should be consistent with the house.
- Chimney elements should not exceed the maximum height of the roofline by 1 metre.

5 MATERIALS & COLOUR PALETTE

- Materials and colour palette should reflect their hues from the natural character of the area, with an emphasis on the use of earthy tones for the main building elements.
- External walls must contain at least two complementary external finishes such as a combination of feature brick (smooth faced), sandstone, stack stone, rendered or bagged masonry or weatherboard materials such as light weight cladding.
- Bricks to be solid colour and smooth faced. 100% face brick will not be approved.
- Roof materials are to be corrugated metal sheeting or flat roof tiles.

Please see below mixture of colour options suggestions pre-approved by Ashbourne, however you can also select your own.



Walls

e.g. FC cladding, brick, lender

Features

e.g. roof, portico columns

Other

e.g. windows, fascias and gutters



The below are a guide of what will not be accepted:



Speckled bricks, heavily textured multicoloured bricks, red bricks, or any colonial look alike bricks.

6 LANDSCAPE DESIGN

The landscape design will ensure that the vision of creating an attractive and authentic Southern Highlands community is maintained throughout the neighbourhood.

Your Front Garden

The front gardens need to deliver an integrated built form and landscape that addresses the street, provides passive surveillance and contributes to the wider character and appeal. The design of the front landscapes shall be used:

- to soften and frame the house from the street;
- to extend the living spaces of the house to encourage the indoor-outdoor connection and healthy activities outside; and
- to contribute to the overall urban tree canopy, providing summer shade, and winter sun, where appropriate.

Planting

A minimum of **three medium sized** trees are to be provided. Trees must be located at least 1.5m from any adjoining wall, pavement or building. Exotic deciduous trees are preferred. A medium tree shall be defined as a tree capable of attaining a spread of at least 6 to 8m and a height of at least 8 to 10m. There must be at least:

- 1 x tree in the front yard;
- 1 x tree in the back yard; and
- 1 x tree in the side yard on a corner lot fronting the secondary street.

- Corner lots planting must also be located on the secondary frontage.
- Typically establish low planting at the base of all retaining walls or house walls to provide a softer appearance and hide the often difficult to maintain hard lines where vertical faces meet horizontal.
- Try to provide contiguous and generous planting areas, to group plants within a garden 'bed', rather than utilising "mean and spotty" planting of individual plants. This will usually result in better plant growth, easier maintenance and reduce the impact of any under-performing plants.
- Artificial turf is not permitted within the public view.
- Artificial colour pebbles or stones are not permitted.

Below recommended species for reference only:

- Trees: Trident Maple, Pink-White, Flowering Cherry, Callery Pear.
- Shrubs: Dwarf Fringed Wattle, Mexican Orange Blossom, Japanese Aralia, Sweet Viburnum.
- Groundcovers: African Lily, Pink Elephants Ears, Casuarina 'Cousin It'.

It is recommended to engage or seek the services/input from a professional Landscape Architect or a Landscape Designer when designing your front and back garden.



Retaining Walls

Retaining walls visible from the street must be masonry and must be either face brick or painted masonry to match the house or unit masonry blocks in natural earth colours and tones such as sandstone colour.

Driveways & Paths

Must be either a broom finished coloured concrete; plain square paver patterned stenciled or stamped concrete, clay pavers or exposed aggregate.

Driveway design should avoid the need to relocate street trees. If required to be relocated, it is at builders/purchasers expense and if any damage is incurred or if tree does not survive it is to be replaced like for like at builders/purchasers expense.

Fencing

Front Fencing

- Front boundaries will be defined by a 1.2m fence with hedging on either side to create a Southern Highlands style streetscape.
- Where there is no front fencing then landscaping is to be provided as either dense groundcover, grasses or mature planting to provide boundary delineation.
- Front and side fencing forward of the Primary Building Line is to be a maximum 1.2m in height and is to be finished on both sides to the same level of quality. Where there is no fence forward of the building line, it is required that the fence returns into the building at the Primary Building Line.
- Permitted Front Fencing materials:

- Timber slat fencing (vertical) with stained or painted finish.
- Timber post and rail (3 rails) fencing with stained or painted finish.

The fence is to be constructed with an open style (minimum 20% as per DCP). Palisade and metal fencing are not permitted. Here are three examples to guide you when you are designing your front yard. You can choose from the Standard, the Superior or the Deluxe options.

Side Fencing

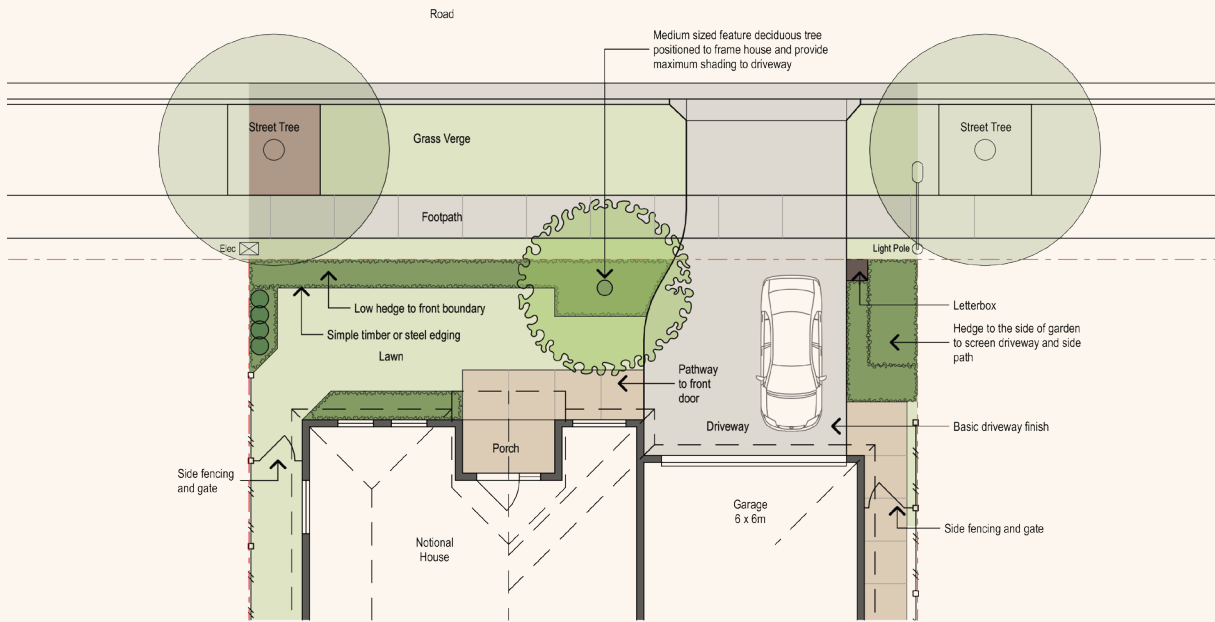
- Side fencing on a Standard Lot is to have a maximum height of: 1.8m to Wingecarribee Council requirements.
- Rear fencing on a Standard Lot is to have a maximum height of: 1.8m to Wingecarribee Council requirements.
- Side and rear fencing are to be of a timber lapped and capped type.

Corner and Secondary Street Fencing

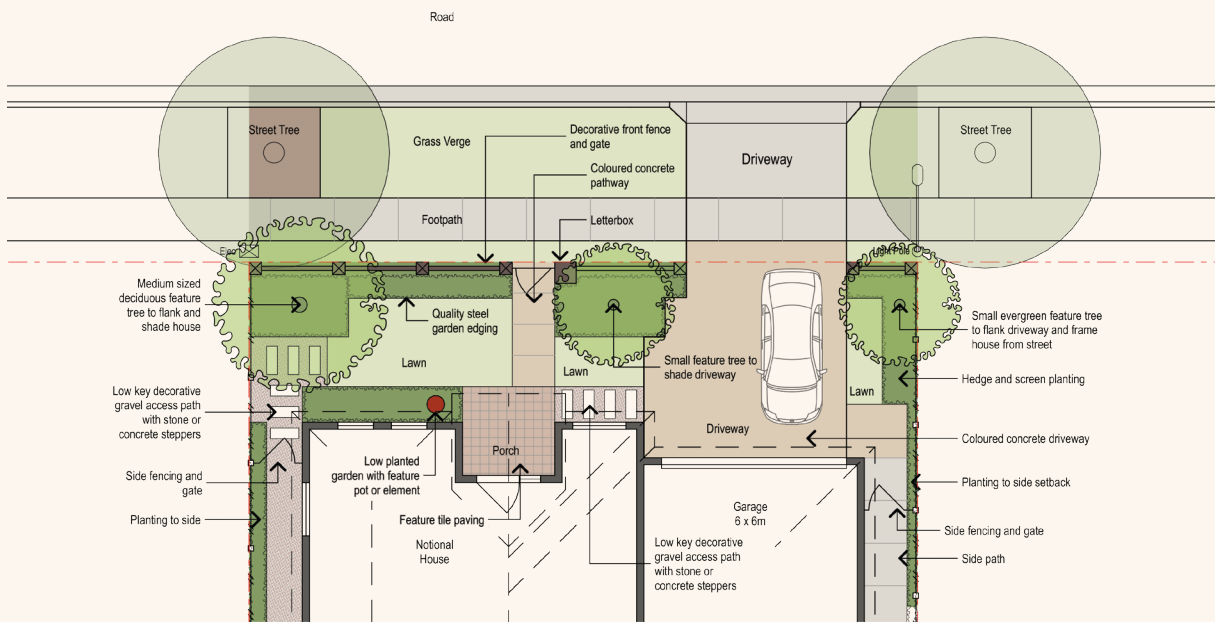
- Any fencing along the secondary street frontage or on a corner lot is to be a maximum height of 1.2m for the first 30% of the lot length, and shall not visually obstruct the building features when viewed from the street.

Park or Open Space Shared Fence

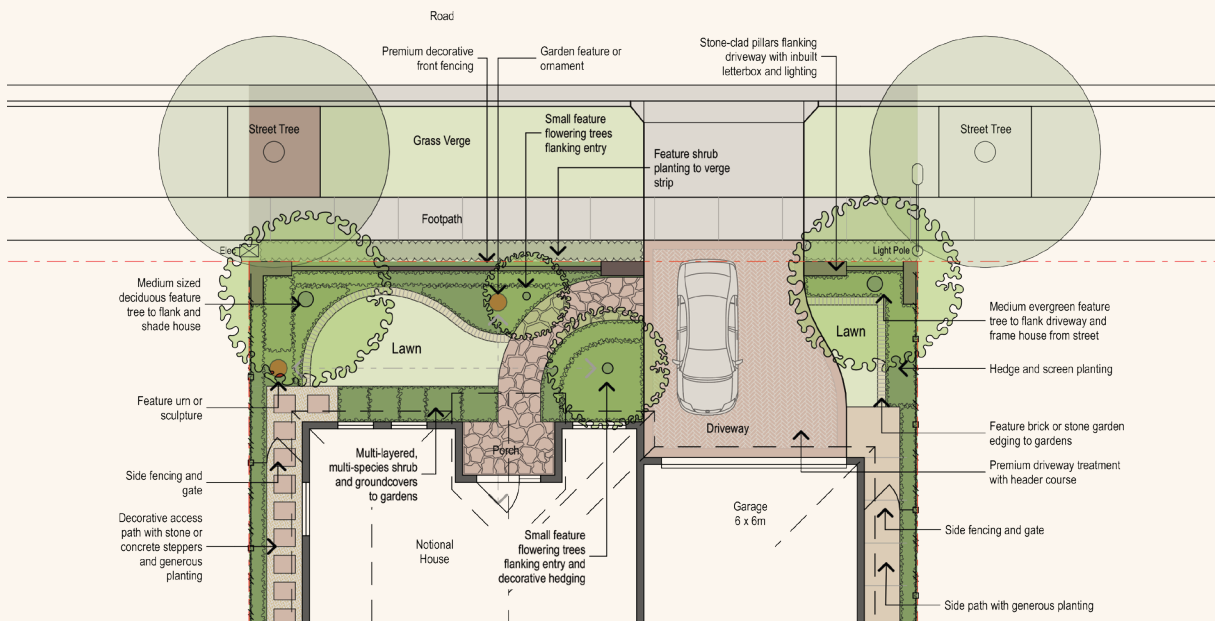
- Frontages along open spaces and pedestrian access ways will require fencing to be a maximum height of 1.2m.
- The fence is to be constructed with an open style (20% as per DCP). Palisade and metal fencing are not permitted.



Standard



Superior



Deluxe

7 SUSTAINABILITY INITIATIVES

Passive Design Principles

Passive design utilises natural sources of heating and cooling, such as the sun and cooling breezes. It is achieved by appropriately orientating your house on the lot and carefully designing the building envelope (roof, walls, windows and floors of a home).

A house with passive design principles will have the following features:

- It will be well insulated;
- Contain high-performance glazing or double glazing;
- Require reduced amounts of energy to make the house comfortable year-round; and
- All gaps around all window and door openings will be completely sealed.

Energy Efficient Features

- Roof top solar PV and battery system (optional)
- Rainwater tank (compulsory)
- LED lighting
- Energy efficient appliances
- Water saving tapware

For those wishing to consider more detailed sustainable options for their home, please refer to:

- <https://www.yourhome.gov.au/>
- <https://passivehouseaustralia.org/>



8 REQUIRED PLANS

Site Plan Checklist

- North point
- Scale 1:200
- Lot boundaries & setbacks, dimensions (front, rear & sides)
- Building footprint (outline)
- Finished floor level
- Existing site contours
- Location of driveway & crossover
- Location of fencing & gates
- Location of retaining walls where applicable
- Location of swimming pools (where applicable)
- Location of services (hot water service, water tanks, air conditioning, satellite dishes, TV antennae, clothes line, garden shed etc.)
- Location of outbuildings
- Location of all services and infrastructure, including water, electricity mains, stormwater, sewer pits, light poles, etc.
- Shadow diagram for 9am, 12pm and 3pm
- Site coverage
- Site permeability

Sections Checklist

- Scale (1:100)
- Existing ground level
- Finished ground level
- Cut and fill levels
- Ceiling heights
- Building heights relative to existing ground level
- Roof pitch

Floor Plan Checklist (1:00)

- North point and scale
- Finished floor levels
- Floor area (living, porch, balcony, alfresco, garage)
- Garage door profile, imagery and colour

- Elevations of all side of the home with existing ground level and finished ground level, materials and ridge heights materials labelled
- Roof plan indicating pitch, eaves
- Two sections through the home
- Materials and finishes schedule (include colours and images)
- All roof colours and materials (full profile images to be provided)

Landscape Plan Checklist

- Scale of 1:100
 - Main dwelling, outbuildings, and garages
 - Driveway materials, finish and specifications (dimensions)
 - Entry path including dimensions and fence line, materials and colours
- Chosen front garden landscape level of finish:
- Standard
 - Superior
 - Deluxe
 - Retaining walls including location, heights, and materials
 - Plant species, size, quantity and location (include imagery)
 - Location of proposed trees, shrubs and ground covers including species, quantity, size and pot sizes
 - Clothesline location
 - Hot water service, rainwater tank, air conditioning unit and any screening locations
 - Bin storage and screening where required (to screen bins from the street or public area)
 - Fence type including finish/colour
 - Letterbox pier or entry gateway location and finish
 - Identify adjoining open space

Basix Report

- Basix Report

9 APPLICATION FORM

Ashbourne assessment application form to DRP

Lot Number

Date

Owner's Contact Details

Name

Phone

Email

Address

Suburb

Postcode/State

The main point of contact for all design assessment correspondence will be your builder/architect. Please provide contact details below.

Builder/Architect's Contact Details

Company Name

Email

Address

Suburb

Postcode/State

Front of Lot Landscaping – please indicate which front garden design theme you have selected:

Standard

Superior

Deluxe

By submitting this application form to Prime Moss Vale Pty Ltd I acknowledge the following:

- My building designer is aware of the Ashbourne Design Guidelines.
- I understand that my house design must comply with all sections of Ashbourne Design Guidelines.
- Approval by the Development Review Panel (DRP) does not guarantee my design complies with the requirements of Wingecarribee Shire Council and other statutory requirements and any restrictions, positive covenants and other requirements stipulated within the Section 88b Instrument.
- My house design will need to be re-submitted for assessment under the Ashbourne Design Guidelines if the design changes following approval.

Signed (owner)

Date

10 CHECKLIST

DA CDC

Requirements	Yes	No	N/A
Dwelling and Landscaping Completion			
Completion of dwelling within 24 months of settlement and landscaping (including fencing) completed within 6 months of issuing the Certificate of Occupancy of dwelling.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Front Facade			
The front façade of any dwelling must address the street. In this regard, the front façade must include a combination of at least two of the following: <ol style="list-style-type: none"> 1. An entry feature or portico 2. Bay windows 3. Balcony, deck, pergola, terrace, or verandah 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Main home entry visible from the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Must contain at least two complementary external finishes such as a combination of feature brick (smooth faced), sandstone, stack stone, rendered or bagged masonry or weatherboard materials such as light weight cladding.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dwellings must not have the same façade design as another dwelling within two to three lots in both directions on the same side or opposite side of the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Roofs			
A minimum of 450mm eaves exclusive of fascia and gutter.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof articulation provides variations in pitch. Minimum of 25% roof pitch.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use simple roof forms with hips, eaves and some gables to be the primary roof form. Mansard (hip) and excessively steep roof forms are not permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use of earthy tones. Roof materials are to be corrugated metal sheeting or flat roof tiles. Please refer to Design Guideline section 5, Materials & Colour Palette.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traditional dormer windows to attic/loft space within the roof are encouraged. Windows located in the roof should not dominate the roof. Roofs that contain dormer windows and steeper roof pitches will be assessed on merit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Corner Lots			
Do both façades address the front and side frontages with a complimentary style	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use of wrap around verandah, balconies, or pergolas must be no less than 20 percent of the side façade. The feature must 'wrap around' the dwelling and continue along the secondary front façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The dwelling does not have any blank walls and windows are forward of any side corner fencing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Garages and Crossovers			
Garages are setback a minimum 1m from the primary building frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum garage width 3m (single) and 6m (double).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage under main roof line. If freestanding should be consistent material with the main dwelling.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Panel lift or glide style door. Roller door are not permitted where visible from the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where garages form part of the dwelling, the garage doors should not exceed more than 40% of the total width of the dwelling frontage. 50% as per CDC will be considered on merit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Council property: Vehicle crossings are to be constructed in natural concrete from the road pavement to the footpath or, where there is no footpath, to the property boundary. The driveway crossover is a maximum width of 4m (double garage). Crossovers that are greater than 4m will be assessed on a case-by-case basis. All crossovers will need to comply to Council standards and will require a S138 approval.

Private property: Must be either a broom finished coloured concrete; plain square paver patterned stenciled or stamped concrete, clay pavers or exposed aggregate.

Driveway offset is a minimum 300mm from side boundary with associated landscaping.

Rubbish bin storage and drying areas are to be concealed from view from the street.

5. Fencing

Front boundaries will be defined by a 1.2m fence with hedging on either side. Where there is no front fencing then landscaping is to be provided as either dense groundcover, grasses or mature planting to provide boundary delineation.

Permitted front fencing materials Timber slat fencing (vertical) with stained or painted finish or timber post and rail (3 rails) fencing with stained or painted finish.

Side and rear fencing to a maximum of 1.8m and not to be located forward of the front building line.

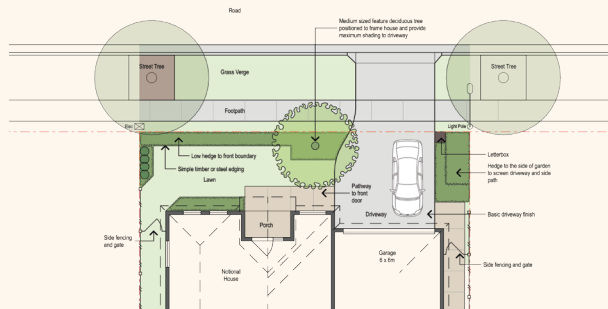
Side and rear fencing are to be of a timber lapped and capped type.

Corner lots - secondary street frontage fencing is to be a maximum height of 1.2m for the first 30% of the lot length from that frontage. Remaining secondary fencing is to be a maximum height of 1.8m.

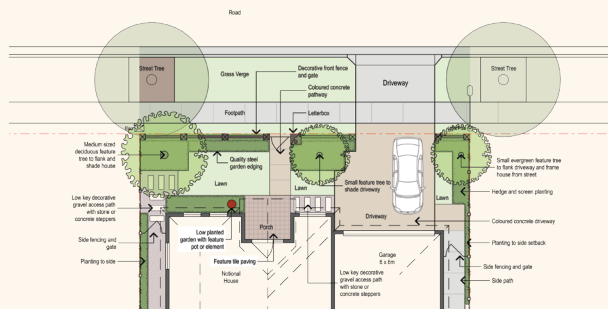
The fence is to be constructed with an open style (minimum 20% transparent, as per the DCP). Palisade and metal fencing are not permitted.

6. Landscaping

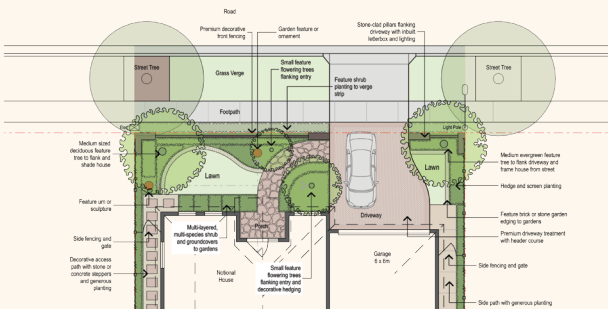
Front Landscaping Standard



Superior



Deluxe



1 x tree in the front yard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1 x tree in the back yard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1 x tree in the side yard on a corner lot fronting the secondary street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trees and shrubs of a suitable scale and maturity, with appropriate edging.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any retaining walls to front lots compliment the home by using similar materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Letterbox is masonry, rendered or timber finish and complements the home by using similar materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Residential Lot Controls

Courtyard 450sqm - 499sqm

Overall	Minimum Lot Width:	12.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Site Coverage (Max):	65%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landscaped Area (Min):	25%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Principal Private Open Space (Min): 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	20sqm with a minimum dimension of 4m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dwelling Setbacks	Front Setback	4.5m to building façade line 3m to articulation zone**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Secondary Front Setback	2m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side Setback (Min)	0.9m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side Setback 2 nd Storey (Min)	1.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rear Setback (Min)	3m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage and Outbuilding Setbacks	Front Setback (Min)	5.5m to façade of garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side and Rear Setbacks for Garages and Outbuildings (Min)	1m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Percentage of Dwelling Frontage (Max)	40% 6m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Car Parking Requirement	Maximum garage width 3m (single) and 6m (double) 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**** Open verandahs, bay windows, balconies and pergolas are permitted within the articulation zone.**

The green commentary highlights controls that are in alignment or exceed those of the Greenfields Housing Code.

The blue commentary represents additional criteria in the Greenfields Housing Code that must be met.

Residential Lot Controls

Courtyard 450sqm - 499sqm

Overall	Minimum Lot Width:	12.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Site Coverage (Max):	65%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landscaped Area (Min):	25%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Principal Private Open Space (Min): 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	20sqm with a minimum dimension of 4m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dwelling Setbacks	Front Setback	4.5m to building façade line 3m to articulation zone**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Secondary Front Setback	2m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side Setback (Min)	0.9m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side Setback 2 nd Storey (Min)	1.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rear Setback (Min)	3m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage and Outbuilding Setbacks	Front Setback (Min)	5.5m to façade of garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side and Rear Setbacks for Garages and Outbuildings (Min)	1m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Percentage of Dwelling Frontage (Max)	40% 6m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Car Parking Requirement	Maximum garage width 3m (single) and 6m (double) 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Courtyard 500sqm - 599sqm

Overall	Minimum Lot Width:	15m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Site Coverage (Max):	60%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landscaped Area (Min):	35%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Principal Private Open Space (Min): 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	25sqm with a minimum dimension of 5m Each landscaped area must have a minimum width and length of 1.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dwelling Setbacks	Front Setback	4.5m to building façade line 3m to articulation zone**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Secondary Front Setback	2m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side Setback (Min)	1.2m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side Setback 2 nd Storey (Min)	2.2m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rear Setback (Min)	3m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage and Outbuilding Setbacks	Front Setback (Min)	5.5m to façade of garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side and Rear Setbacks for Garages and Outbuildings (Min)	1m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Percentage of Dwelling Frontage (Max)	40% 50% of width of front façade of dwelling or 7.2m, whichever is the lesser	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Car Parking Requirement	Maximum garage width 3m (single) and 6m (double) 1-2 bedroom dwellings will provide at least of 1 car space. 3 bedroom or more dwellings must provide a minimum of 2 car spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**** Open verandahs, bay windows, balconies and pergolas are permitted within the articulation zone.**

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Courtyard 600sqm - 899sqm

Overall	Minimum Lot Width:	18m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Site Coverage (Max):	50%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landscaped Area (Min):	35%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Principal Private Open Space (Min): 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	25sqm with a minimum dimension of 5m Each landscaped area must have a minimum width and length of 1.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dwelling Setbacks	Front Setback	4.5m to building façade line 3.5m to articulation zone**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Secondary Front Setback	3m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side Setback (Min)	1.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side Setback 2 nd Storey (Min)	2.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rear Setback (Min)	3m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage and Outbuilding Setbacks	Front Setback (Min)	5.5m to façade of garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side and Rear Setbacks for Garages and Outbuildings (Min)	1m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Percentage of Dwelling Frontage (Max)	40% 50% of width of front façade of dwelling or 7.2m, whichever is the lesser	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Car Parking Requirement	Maximum garage width 3m (single) and 6m (double) 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**** Open verandahs, bay windows, balconies and pergolas are permitted within the articulation zone.**

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The blue commentary represents additional criteria in the Greenfields Housing Code that must be met.

Courtyard 900sqm - 1500sqm

Overall	Minimum Lot Width:	20m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Site Coverage (Max):	50%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landscaped Area (Min):	40%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Principal Private Open Space (Min): 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	25sqm with a minimum dimension of 5m Each landscaped area must have a minimum width and length of 1.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dwelling Setbacks	Front Setback	6m to building façade line 4.5m to articulation zone**	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Secondary Front Setback	3m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side Setback (Min)	2m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side Setback 2 nd Storey (Min)	3m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rear Setback (Min)	6m Second storey with 6m rear setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage and Outbuilding Setbacks	Front Setback (Min)	7m to façade of garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side and Rear Setbacks for Garage and Outbuilding (Min)	1m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Percentage of Dwelling Frontage (Max)	40% 50% of width of front façade of dwelling or 7.2m, whichever is the lesser	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Car Parking Requirement	Maximum garage width 3m (single) and 6m (double) 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwelling will provide at least 2 car spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**** Open verandahs, bay windows, balconies and pergolas are permitted within the articulation zone.**

The green commentary highlights controls that are in alignment or exceed those of the Greenfields Housing Code.

The blue commentary represents additional criteria in the Greenfields Housing Code that must be met.

ADDENDUM 1

DEVELOPMENT CONTROL TABLE

Development Control Plan (DCP), Development Applications (DAs) and Complying Development Certificates (CDCs)

A Development Control Plan (DCP), Development Applications (DAs), and Complying Development Certificates (CDCs) are important in guiding how land is used and how development proposals are evaluated.

When you submit a Development Application to Council, Council will review it against the DCP controls in the Chelsea Gardens Coomungie Precinct Plan DCP. These DCP controls align with the requirements of our Design Guidelines.

If you opt for a CDC application for your house, your design must meet the criteria outlined in the State Environmental Planning Policy (SEPP) controls found in the Greenfields Housing Code.

The below table shows a comparison between the Chelsea Garden Coomungie Precinct DCP (residential lot controls for houses) and the Greenfields Housing Code. [The green commentary](#) highlights controls that are in alignment or exceed those of the Greenfields Housing Code. [The blue commentary](#) represents additional criteria in the Greenfields Housing Code that must be met.

If your house design complies with or surpasses the DCP controls, it's likely that it can be approved through a CDC process. However, there are a few key things to remember:

- When calculating your minimum landscaped area, any area less than 1.5m in width or length should be excluded.
- For two-story houses, the upper level must be at least 6m away from the rear lot boundary.
- Your garage width should not exceed 50% of the front facade of the dwelling or 7.2m, whichever is smaller. For lots between 450sqm and 600sqm, the maximum garage width is 40% of the front facade as per the Design Guidelines, but exceptions will be considered on a case-by-case basis.

RESIDENTIAL LOT CONTROLS

Development Control

Lot Range	Courtyard (450sqm - 499sqm)	Courtyard (500sqm - 599sqm)	Traditional Lots (600sqm - 899sqm)	Parkland Lots (900 - 1,500sqm)
Minimum Lot Width	12.5m	15m	18m	20m
Site Coverage (Max)	65%	60%	50%	50%
Landscaped Area (Min)	25%	35%	35%	40%
Principal Private Open Space (Min)	20sqm with a minimum dimension of 4m	25sqm with a minimum dimension of 5m. Each landscaped area must have a minimum width and length of 1.5m.		
	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)			
Dwelling Setbacks				
Front Setback	4.5m to building façade line	4.5m to building façade line	4.5m to building façade line	6m to building façade line
	3m to articulation zone**	3m to articulation zone**	3.5m to articulation zone**	4.5m to articulation zone**
Secondary Front Setback	2m	2m	3m	3m
Side Setback (Min)	0.9m	1.2m	1.5m	2m
Side Setback 2nd storey (Min)	1.5m	2.2m	2.5m	3m

Lot Range	Courtyard (450sqm - 499sqm)	Courtyard (500sqm - 599sqm)	Traditional Lots (600sqm - 899sqm)	Parkland Lots (900 - 1,500sqm)
Rear Setback (Min)	3m	3m	3m	6m Second storey with 6m rear setback
Garage and Outbuilding Setbacks				
Front Setback (Min)	5.5m to façade of garage	5.5m to façade of garage	5.5m to façade of garage	7m to façade of garage
Side and Rear Setbacks for Garages and Outbuildings (Min)	1m	1m	1m	1m
Percentage of dwelling frontage (max)	40% 6m	40% 50% of the width of front façade of the dwelling or 7.2m, whichever is less	40%	40%
Car parking requirement	<p>Maximum garage width 3m (single) and 6m (double)</p> <p>1-2 bedroom dwellings must provide a minimum of 1 car space.</p> <p>3 bedroom or more dwellings provide a minimum of 2 car spaces.</p>			

** Open verandahs, bay windows, balconies and pergolas are permitted within the articulation zone.

A person wearing a dark shirt and a riding helmet is riding a brown horse on a gravel path. In the background, there is a large, weathered wooden barn with a gabled roof. A large, leafy green tree stands to the right of the barn. The sky is blue with light, wispy clouds. The overall scene is peaceful and rural.

ASHBOURNE

Moss Vale

FREQUENTLY ASKED QUESTIONS

Mar 2025

novm

ASHBOURNE QUESTIONS

MASTERPLAN

Q: When was Concept Masterplan approved?

The Concept Masterplan was lodged in August 2019 and subsequently approved in June 2022.

Q: How many dwellings will there be in total?

The expected number of dwellings in the entire estate is approximately 1,200.

Q: How long will the development continue before being complete?

It is anticipated that the development will be completed in 5 to 7 years.

Q: Will any public parks be built?

Yes, there are a number of parks that will be delivered as part of the development. The design, inclusions and location are yet to be finalised with Wingecarribee Shire Council (WSC).

Q: What will the existing Sales and Information Centre be used for in the future?

The SIC may be dismantled after 3 to 5 years. New homes may be erected in this location however, we are currently exploring other options to further activate this space.

Q: Will any new roads be built in the future?

As part of the development, new roads will be created to support the new homes.

Q: What's happening on adjoining land?

Land abutting the development is either R2 residential land, rural land or golf course. Currently there are no DA applications that we are aware of, that could indicate a change on the current status. Any changes will need to be approved by WSC as the assessing authority.

Q: Traffic management?

After extensive traffic modelling to cater for the traffic demand associated with the development, Novm and TfNSW have come to an agreement on the contributions for State Regional Roads. Novm continues to work with Council and relevant authorities to address all local traffic matters. It is too early to make comments on the outcomes for the local traffic matters, but Novm will endeavour to communicate them once approved by the relevant authorities.

Q: Sustainability of the development?

Novm is exploring sustainability initiatives and will work with the relevant authorities to make sure high standards are applied.

Q: Why are you proposing a lower number of lots than the 1,500 allowed for rezoning?

We are focused on delivering a quality outcome rather than the maximisation of lots. In coming up with the draft masterplan we have included a range of larger lots than the minimum size, a network of wide roads and boulevards and large areas of green open space.

Q: Will any endangered flora or fauna be impacted by the development?

Sadly, flora and fauna studies on site have turned up very little ecological value. This is all subject to tree health. We hope that with revegetation of riparian zones and other green space on the site that we can lift the ecological value of the land.

Q: Public transport?

Initially no, but the street network has provision for a bus route. This will take a long time to be operational. We are in the process of liaising with Berrima Bus Lines.

ASHBOURNE QUESTIONS

STAGE RELEASE 2

Q: When will Stage 2 DA be approved?

Subject to authority approvals, it is envisaged that the DA will be approved late Q3/ early Q4 2024 pending relevant authority approvals.

Q: When is construction works expected to commence?

The below dates are estimated timeframes and highly subject to change pending on DA and SWC approvals it is envisaged that construction will start around end of Q4 2024/ early Q1 2025 (pending authority approvals).

Q: Timeframe for land registration?

Q2 2026 pending relevant authority approvals.

Q: When is settlement expected?

A few months after land registration.

Q: What is the titling system and is there any common property?

Torrens Title.

Q: Can I bring my own builder?

Yes. Please refer to the Ashbourne Design Guidelines for compliance and make sure your builder fully understands the controls and what is expected when building a home at Ashbourne..

Q: What is the purpose of the Design Guidelines?

To give future residents confidence that a development of consistent quality will be maintained for generations to come.

The Ashbourne Design Guidelines have been established to reinforce the vision and enable both quality and consistency to be realised ensuring the creation of an attractive country estate with a unique point of difference.

The Design Guidelines will be registered on your title deed.

Q: How do I ensure that I meet the requirements?

When designing your new home, share the Design Guidelines with your builder.

There are also timelines required for your new home construction:

1. Complete construction on your home-within 24 months of settling on the land, and
2. Complete landscaping within a further 6 months of completing your home

This means you have up to 30 months to build your new home and complete your landscape!

For more details, please read the Design Guidelines and your contract for sale.

Q: What happens if I don't meet the requirements?

We acknowledge/recognise that circumstances beyond your control may arise, and when they do, please do not hesitate to contact our team at ashbourne@novm.com.au to discuss options.

Whilst our contract does include a buyback option, we also recognize that residents may be faced with special situations where timeframes may not be achieved. When those special challenges arise, Novm is open to discuss options.

Q: Can I on-sell my land?

Our contract does not permit purchasers to on-sell their land prior to completion of the home and landscaping without the Vendor's prior written consent.

Novm understand that circumstances beyond the purchases control may arise, and when they arise, we will review any requests to on-sell on a case-by-case basis.

Q: Are there any rebates?

Yes, you are entitled to a \$5,000 rebate after obtaining occupation certificate and if your home is finished within 24 months of settlement and landscaping work is completed within 6 months of occupation certificate.

Q: Do I need to submit a Development Application for my home?

Not necessarily; at Ashbourne, you may consider a Complying Development Certificate (CDC) as a potential approval method, provided that you meet the criteria outlined in the State Environmental Planning Policy (Exempt and Complying Development Code) 2008 (referred to as 'the Code SEPP'). For more details, please consult Addendum 1 - Development Control Table.

You should discuss this possibility with your builder and/or designer as it could potentially result in time and cost savings.

If your home does not meet the criteria for CDC, you will be required to submit a Development Application to WSC.

If you are going through CDC, required the lot to be seweraged & registered.

Q: When should I submit my plans to the Design Review Panel (DRP)?

We recommend that you submit your plans to the DRP after settlement of your land and no later than six months after settlement of your land.

We suggest discussing the timing with your builder and/or designer.

Please take note of the timing of approval from WSC for Development Applications.

Q: What services are available to the lots?

Water, sewerage, electricity, and fibre to home by Opticomm.

Q: We understand that Stage 1 lots are being serviced by an Interim Sewer Treatment Plant. Will this apply to Stage 2?

We have been advised by WSC that the Moss Vale Sewer Treatment Plant will be upgraded to cater for Stage 2. The interim system has been designed so it can be modified to cater for Stage 2, if WSC is delayed or unable to carry out the upgrade.

Q: What fees are associated the interim sewer treatment plant?

Any fees and charge for the Interim System will be charged by a licensed retail provider in accordance with licensing requirements imposed by the Independent Pricing and Regulatory Tribunal NSW (iPART), and comply with the Water Industry Competition Act 2006 (NSW). The cost to connect to the Interim System would be similar to what Council would charge at the relevant time to connection.

Q: Can duplexes be built?

The minimum lot size for duplexes is 1,000sqm as per the DCP but none have been identified in the masterplan.

Q: Can pools be built?

It is also important to check DCP and CDC requirements and consult with your builder.

Q: What is the geotechnical lot classification?

No lot classification has been identified yet. Pending on further geotechnical assessment.

Q: Are there any electrical substations?

Yes, there will be electrical substations throughout the project and will be located within open spaces and lots. If they are located in lots, easements and required setbacks will be specified in the 88B.

Q: What are the street addresses and street names?

Streets will be named as part of the DA approval process.

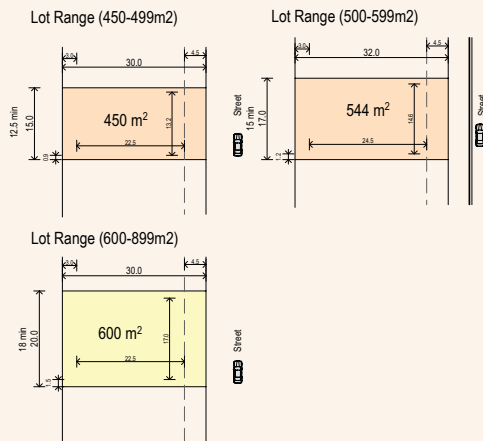
Q: What easements and/or covenants apply to my lot?

Positive and restrictive covenants apply to each Lot as set out in the 88B. Please refer to your Contract of Sale. Other easements which may apply are Inter-allotment drainage, sewer and electrical if there is a substation. Easements which may apply are identified in the Plan of Subdivision which is included in your Contract of Sale.

Q: What are the setback requirements when designing my home?

All controls regarding setbacks are detailed within the Chelsea Gardens Coomungie Precinct Development Control Plan (DCP).

Please see below illustration showing the typical lot design controls as per approved DCP.



Q: What are the key easements?

As above.

Q: What are expected rates?

Current rates can be found at the below link <https://www.wsc.nsw.gov.au/Council/Connect-with-Council/Rates-and-Payments>

Q: What does Brushfire IPA requirements mean?

Brushfire Inner Protection Area (IPA) Requirements means the purchaser shall ensure that landscaping and ongoing property maintenance is carried out to comply with an IPA standard set out in the DA conditions of consent by RFS. Please refer to DA approval.

Q: Can I relocate the driveway?

Reviewing of proposed alternative driveway locations is possible once lot is registered, to ensure no clashes with existing infrastructure or assets.

DEVELOPER

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Novm is an established Australian property group building on years of experience, industry-leading insight and a reputation for integrity to deliver a new vision for people and communities.

At Novm, we aim to deliver an extensive range of diversified property projects. We're inspired by the opportunity to create places that can make a positive difference. Places where tomorrow's communities can live, work and play.

We also take pride in meeting the highest standards we set for ourselves: on time, with superior workmanship, and always creating value for our stakeholders. We collaborate with industry-leading partners who share our attention to detail, and our commitment to always delivering on our promises.

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ARTERRA

Arterra is an award-winning design firm established in 1995. Arterra's mission is to design, communicate and construct memorable places that are creative, elegant, functional and enduring. Our projects extend throughout Australia, with a primary focus along the eastern coast from Victoria through to northern Queensland.

Arterra has been involved in the design and master planning of numerous residential subdivisions and public open spaces for over 25 years, frequently working on long-term, complex and multi-staged stage projects. Our work includes subdivision masterplanning, residential and commercial streetscape design, open space planning and the design and construction of civic spaces and seniors living facilities. Our input typically focusses on:

- 'future-oriented' design decisions and opportunities;
- arriving at 'optimal' site yields;
- solutions that maximise the benefits from the 'intrinsic physical assets' of the site;
- and creating layouts that integrate architectural, engineering and landscape issues while challenging traditional and often expensive "hard" engineering approaches.

Arterra works hard to develop urban designs and master planned communities that:

- are vibrant and economically feasible;
- respect, retain and incorporate existing landscape features that maximise property values;
- maximise the use of lower cost natural and 'soft' engineering solutions, especially in regard to water sensitive urban design;
- integrate natural drainage and important existing vegetation into the site planning;
- promote and addresses pedestrian and cycling needs; and devises attractive, creative, innovative and workable streetscape solutions.

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