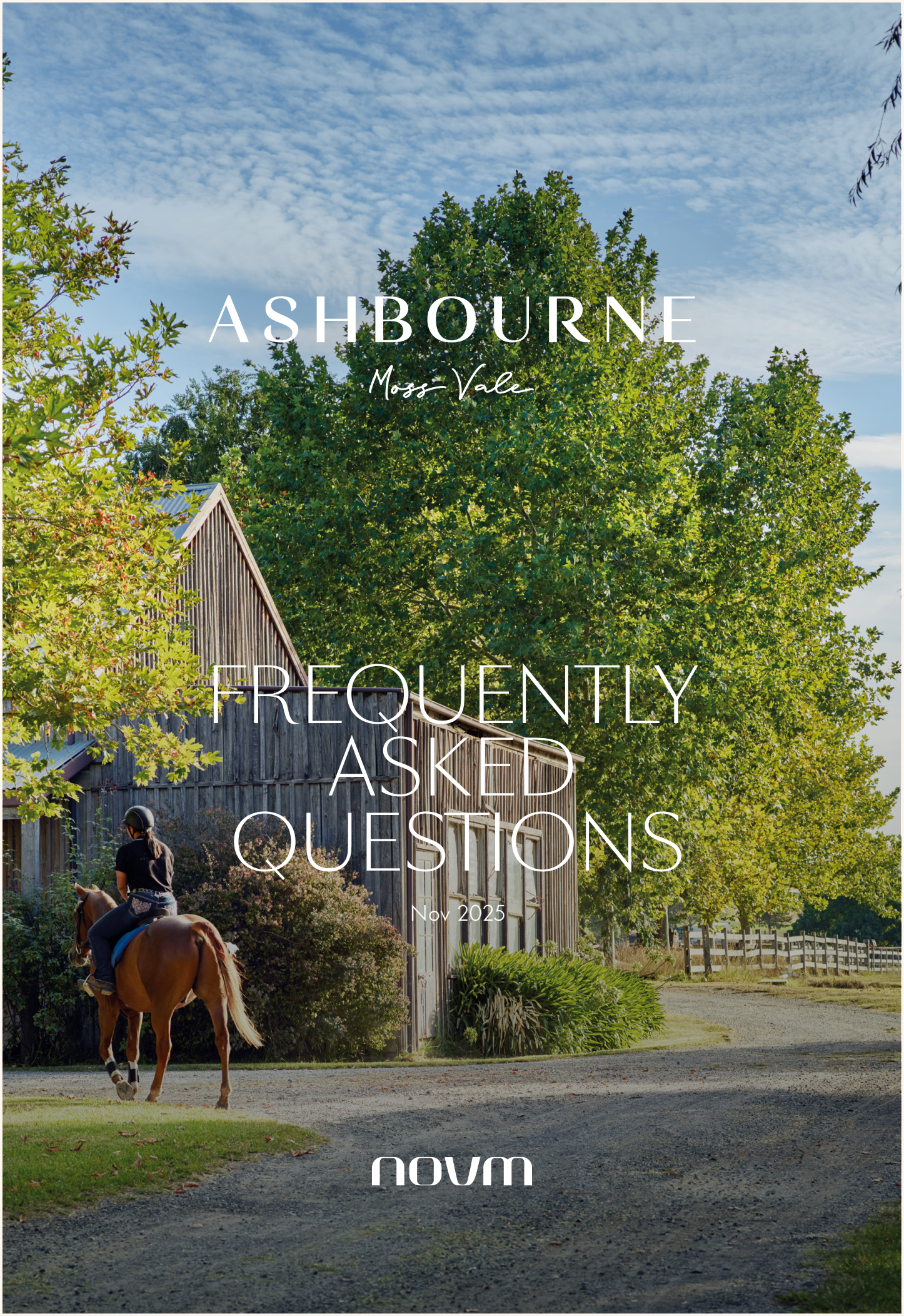


ASHBOURNE

Moss Vale

FREQUENTLY ASKED QUESTIONS

Nov 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, the first park is now delivered, and there are a number of additional parks that will be delivered as part of the development.

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: Is the DA for Stage 2 approved?

Yes, DA was approved on 30 August 2024.

Q: Timeframe for land registration?

Q1 2026 pending relevant authority approvals.

Q: When is settlement expected?

Shortly 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.

For CDC approval, the lot must be sewered and 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.

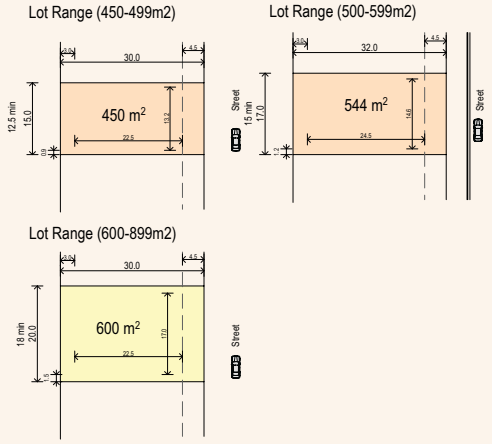
Q: What easements and/or covenants apply to my lot?

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

NOVM

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.

novm.com.au

URBAN DESIGNER

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.

arterra.com.au

OUR HEART IN THE HIGHLANDS

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