



Contents

1	INTRODUCTION	1
2	OBJECTIVES	1
3	USE OF DWELLING HOUSES AS EXHIBITION HOMES	1
4	ANCILLARY ACITIVITIES ASSOCIATED WITH AN EXHIBITION VILLAGE	1
5	LOCATION OF EXHIBITION HOMES OR EXHIBITION VILLAGES	1
6	CARPARKING AND ACCESS ARRANGEMENTS END OF THE EXHIBITION VILLAGE, IN ORDER TO ENCOURAGE PATRONS TO ACCESS EXHIBITION HOMES FROM EITH	2
7	DESIGN AND BUILDING GUIDELINES ENCOURAGING ECOLOGICALLY SUSTAINABLE DEVELOPMENT & ENERGY EFFICIENCY PRINCIPLES	2
8	HOURS OF OPERATION	3
9	TIME LIMITED CONSENT	3
10	BUSINESS IDENTIFICATION SIGNAGE FOR EXHIBITION VILLAGES AND EXHIBITION HOMES	3

Figures

Figure 1: Examples of exhibition homes with designated pedestrian walk-ways, separated from the road. 2

1 INTRODUCTION

1. This Chapter of the DCP outline's Council's requirements for the development and operation of an exhibition home as well as exhibition villages within the City of Wollongong LGA.
2. This Chapter of the DCP should be read in conjunction with the relevant LEP applying to the site, to determine the zoning of the subject land and permissibility of any proposed exhibition home or exhibition village.

2 OBJECTIVES

1. The main objectives of this Chapter of the DCP are:
 - a) To ensure potential amenity impacts of exhibition homes or villages are considered upfront in the development assessment process;
 - b) To ensure suitable car parking and access arrangements are provided within exhibition villages to maintain the existing amenity and privacy of residential properties in the locality;
 - c) To ensure the proposed entry and exit access arrangements for an exhibition village integrate with the existing road hierarchy in order to maintain efficient functioning of road network in the locality;
 - d) To encourage innovative housing options for the City of Wollongong and the broader Illawarra Region,
 - e) To ensure best practice design, building materials and techniques which showcase ESD and energy efficiency principles.

3 USE OF DWELLING HOUSES AS EXHIBITION HOMES

1. The use of dwelling houses as exhibition homes will only be permitted in residential areas where the amenity and privacy of neighbouring residential properties will be maintained.
2. All ancillary sales and marketing programs of a building company shall be contained within the cartilage of the exhibition home, at all times.

4 ANCILLARY ACITIVITIES ASSOCIATED WITH AN EXHIBITION VILLAGE

1. Exhibition villages may also contain ancillary facilities such as public toilets, house and land sales, site offices, banking facilities, advisory services, product display areas, car parking, takeaway food and drink premises or vending outlets and other associated activities.
2. In this respect, exhibition villages should be designed to locate such ancillary facilities or activities within a central part of the site, in order to ameliorate any potential amenity or privacy impacts upon any residential properties in the locality.

5 LOCATION OF EXHIBITION HOMES OR EXHIBITION VILLAGES

1. The location of exhibition homes or exhibition villages should be adjacent to major arterial or sub-arterial roads and accessed via collector roads.
2. Exhibition homes or villages should not be established within any existing residential estate, except where the exhibition home or village is proposed within a new stage of the residential

estate and is serviced by a separate road network not associated with any of the existing residential housing stages. Therefore, exhibition homes or villages will generally not be supported in cul-de-sacs or minor roads, particularly where there is potential for adverse amenity impacts to occur upon existing or future adjoining residential dwellings.



Figures 1 and 2: Examples of Exhibition homes with strong architectural elements (horizontal and vertical articulation) and varied external finishes

6 CARPARKING AND ACCESS ARRANGEMENTS

1. Exhibition villages should generally provide at least two (2) car parking areas, towards either end of the exhibition village simultaneously. The size of the car parking areas should also be designed to cater for anticipated peak car parking demands on weekends.
2. The car parking areas shall be serviced by a single combined entry and exit access point off the access road.
3. Any internal (private) roads within an exhibition village which potentially link up to existing public roads shall be designed to be terminated at the exhibition village boundaries, in order to prevent any direct vehicular access between the surrounding public road network and the exhibition village (ie during the life of the exhibition village).
4. In the event that Council ultimately grants consent for an exhibition village, a condition of consent may be imposed requiring the termination of any internal (private) road within an exhibition village prior to the commencement of the first exhibition home in the village. The consent will also require the formal opening of the road and dedication as a public road upon the cessation of the exhibition village with all terminating treatment devices being removed from the road reserve.

7 DESIGN AND BUILDING GUIDELINES ENCOURAGING ECOLOGICALLY SUSTAINABLE DEVELOPMENT & ENERGY EFFICIENCY PRINCIPLES

1. As part of any exhibition village, the proponent is required to provide best practice 'next generation' design and building construction guidelines for participating building companies to incorporate into their dwelling designs. The proposed design and building guidelines must also incorporate ESD and energy efficiency / smart housing requirements.
2. The design and building guidelines are to be prepared by the applicant and submitted with the Development Application. Should Council ultimately grant development consent for the exhibition village, a condition of consent will be imposed requiring the implementation of the approved design and building guidelines for each exhibition home within the exhibition village.

8 HOURS OF OPERATION

1. The hours of operation for an exhibition home or an exhibition village (ie access by the general public) shall be restricted to between 10.00 am to 5.00 pm, seven days per week. Any development consent granted for an exhibition home or exhibition village will be subject to an appropriate condition restricting the development to these hours of operation.

9 TIME LIMITED CONSENT

1. In the event that Council ultimately grants development consent for an exhibition home or exhibition village, the consent will be subject to a condition which requires the cessation of the exhibition home or exhibition village at the conclusion of 4 years from the date of opening of the first exhibition home. In this respect, the submission of documentary evidence will be required as part of any formal development consent which specifies the exact date of opening of the exhibition home or the first exhibition home within the exhibition village.
2. The Statement of Environmental Effects for any proposed exhibition village is required to include a written statement that the property owner, all subsequent building companies and any successors in title will agree to the cessation of all exhibition display homes within an exhibition village upon the expiration of the limited 4 year life period of the village (ie as determined by the opening of the first exhibition home in the village).
3. The Statement of Environmental Effects must also provide a written statement that the property owner, all subsequent building companies and any successors in title agree that no exhibition home within an exhibition village will be converted into a residential dwelling, during the life of the exhibition village.
4. The final closure of any exhibition village will also necessitate the removal of any car parking areas and ancillary activities or buildings within the exhibition village, in order to permit future residential housing.
5. Council may consider a Section 96 application for a further 1 year extension to the life of an exhibition home or exhibition village where the operator of the exhibition home or village requests the extension prior to the lapsing of the 4 year period for the exhibition home or village.
6. A further 1 year extension to the consent for the operation of the exhibition home or exhibition village will generally only be supported where the operator is able to provide sufficient evidence as to the need for the further 1 year extension and that all exhibition homes within the exhibition village will remain part of the exhibition village for the remainder of the consent period.

10 BUSINESS IDENTIFICATION SIGNAGE FOR EXHIBITION VILLAGES AND EXHIBITION HOMES

1. A maximum of one (1) corporate business identification pylon sign will be permitted at the main entry to an exhibition village or a series of exhibition homes under the same control of one (1) building company. The business identification sign may include corporate signage of all building companies within the exhibition village. No other advertising structure or pylon sign will be permitted within an exhibition village.
2. A maximum of one (1) business identification sign will be permitted for each exhibition home.