|  |  |  |  |
| --- | --- | --- | --- |
| **State Environmental Planning Policy (Precincts - Western Parkland City) 2021 - All Buildings** | | | |
| **Section** | **Standard** | **Assessment** | **Compliance?** |
| Appendix 5, 4.3  Height of Buildings |  |  | Select |

|  |  |  |  |
| --- | --- | --- | --- |
| **State Environmental Planning Policy (Precincts - Western Parkland City) 2021 - Dwelling Houses** | | | |
| **Section** | **Standard** | **Assessment** | **Compliance?** |
| Appendix 5, 4.1A  Minimum Lot Sizes for Residential Development in Non-Residential Zones | ≥200m² lot size on land zoned not zoned R2 Low Density Residential or R3 Medium Density Residential |  | Select |
| Appendix 5, 4.1AB  Minimum Lot Size for Residential Development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential | For land zoned R2 Low Density Residential or R3 Medium Density Residential, ≥300m² lot size if the dwelling density for the site is 15, 20 or 25dw/ha |  | Select |
| Appendix 5, 4.1AD  Exceptions to Minimum Lot Sizes for Dwelling Houses | For land zoned R2 Low Density Residential, ≥250m² and <300m² lot size if the dwelling density for the site is 15dw/ha, provided that the lot was either approved under Appendix 5, Section 4.1AA of the Western Parkland City SEPP or the DA proposes the creation of ≥2 lots |  | Select |
| For land zoned R2 Low Density Residential, ≥225m² and <300m² lot size if the dwelling density for the site is 20dw/ha, provided that the lot was either approved under Appendix 5, Section 4.1AA of the Western Parkland City SEPP or the DA proposes the creation of ≥2 lots |  | Select |
| For land zoned R3 Medium Density Residential, ≥225m² and <300m² lot size provided that the lot was either approved under Appendix 5, Section 4.1AA of the Western Parkland City SEPP or the DA proposes the creation of ≥2 lots |  | Select |
| Appendix 5, 4.1AE  Exceptions to Minimum Lot Sizes for Dwelling Houses on Other Lots in Zone R2 Low Density Residential | For land zoned R2 Low Density Residential, ≥225m² and <250m² lot size if the dwelling density for the site is 15dw/ha and the lot was either approved under Appendix 5, Section 4.1AA of the Western Parkland City SEPP or the DA proposes the creation of ≥2 lots, provided that:   * the lot adjoins land zoned RE1 Public Recreation or land that is set aside for open space or recreation purposes, or is separated from that land only by a public road, or * the lot adjoins land zoned B1 Neighbourhood Centre, B2 Local Centre or B4 Mixed Use or is separated from that land only by a public road, or * the lot is within 400m of land zoned B1 Neighbourhood Centre and B2 Local Centre and the lot: * adjoins land zoned SP2 Infrastructure that is set aside for drainage or education purposes, or * is separated from that land only by a public road |  | Select |
| Appendix 5, 4.1AF  Exceptions to Minimum Lot Sizes for Dwelling Houses on Small Lots | For land zoned R2 Low Density Residential, ≥200m² and <225m² if the dwelling density for the site is 20dw/ha, provided the DA proposes the creation of ≥2 lots |  | Select |
| For land zoned R3 Medium Density Residential, ≥125m² and <225m² lot size if the DA proposes the creation of ≥2 lots |  | Select |
| **Camden Growth Centre Precincts Development Control Plan - Residential Development on All Lots** | | | |
| \*Asterisks denote Catherine Fields (Part) Precinct C4 Zone specific controls (refer to Schedule 4) | | | |
| **Section** | **Control** | **Assessment** | **Compliance?** |
| 4.1.1  Site Analysis | A site analysis plan must be provided |  | Select |
| Landscaping plans and a vegetation management plan must be provided\* |  | Select |
| DAs must demonstrate compliance with the RFS publication ‘Planning for Bush Fire Protection’\* |  | Select |
| 4.1.2  Cut and Fill | ≤1m cut and fill |  | Select |
| Fill within 2m of a boundary contained by a drop edge beam |  | Select |
| Drop edge beam ≤1m above existing ground level |  | Select |
| Excavation or filling alongside driveways retained by a retaining wall |  | Select |
| Retaining walls ≥300mm from property boundaries |  | Select |
| Height of voids ≤3m (refer to Figure 4-1) |  | Select |
| 4.1.3  Sustainable Building Design | Majority of plant species selected from Appendix C with indigenous species preferred |  | Select |
| Compliance with BASIX requirements |  | Select |
| 4.1.4  Salinity, Sodicity and Aggressivity | Development must comply with the salinity management plan developed at the subdivision phase or at Appendix B of the Growth DCP |  | Select |
| Salinity must be considered during the siting, design and construction of dwellings |  | Select |
| 4.2.2  Streetscape and Architectural Design | Primary street facade must incorporate ≥2 design features |  | Select |
| Secondary street facade must incorporate ≥2 design features |  | Select |
| ≥450mm eaves overhang measured from the fascia board (except for walls built to the boundary) |  | Select |
| Pitch of hipped and gable roof forms on main dwelling between 22.5º and 30º |  | Select |
| Carports and garages are to be constructed of materials that complement the colour and finishes of the main dwelling |  | Select |
| Front facade to feature ≥1 habitable room with a window facing the street |  | Select |
| 4.2.4  Side and Rear Setbacks | Zero lot lines locations are to be determined primarily by topography and also consider, dwelling design, adjoining dwellings, landscape features, street trees, vehicle crossovers and lot orientation |  | Select |
| Pergolas, swimming pools and other landscape features/structures are permitted to encroach into the rear setback |  | Select |
| For land zoned R3 Medium Density Residential, ≥3m side setbacks to public recreation or drainage land |  | Select |
| For dwellings with a 0.9m setback, projections into the side and rear setback areas include 450mm eaves, fascias, sun hoods, gutters, down pipes, flues, light fittings, electricity or gas meters, rainwater tanks and hot water units |  | Select |
| For zero lot boundaries, no overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefitted lot are permitted within the easement |  | Select |
| For battle-axe lots without a street facing elevation, setbacks must be determined in the context of surrounding lots, built form and the location of private open space |  | Select |
| The upper floor of dwellings on battle-axe lots must be set back so as not to impact adversely on the existing or future amenity of any adjoining land on which residential development is permitted, having regard to overshadowing, visual impact and privacy |  | Select |
| For battle-axe lots with direct frontage to land zoned for a public purpose or a street facing elevation, the applicable front setback applies to the lot boundary adjoining the public purpose zone, and side and rear setbacks apply to lot boundaries determined relative to the front setback boundary |  | Select |
| For corner lots with ≥15m lot widths with shallow depths (i.e. approximately square corner lots), the rear setback can be varied to be consistent with the applicable side setbacks provided that the private open space and solar access requirements for the subject and adjoining properties are met |  | Select |
| 4.2.5  Dwelling Height, Massing and Siting | Dwellings and other buildings must not be located within land affected by the riparian corridor shown on the indicative layout plan (refer to Figure 2-1) |  | Select |
| Generally ≤2 storeys high. A third storey may be permitted where located on a prominent street corner, adjacent to certain commercial sites or open space, on sites with a slope ≥15% or if within the roof line of the building (i.e. an attic) |  | Select |
| Ground floor level ≤1m above finished ground level |  | Select |
| In the Environmental Living zone, floor levels ≥500mm above the level of the 1 in 100 year flood\* |  | Select |
| For dwellings on battle-axe lots without public open space or street frontage, ≤2 storeys high |  | Select |
| In the Environmental Living zone, the location of dwellings must ensure that all residents are able to safely evacuate in the event of a flood. Evacuation route details must be provided\* |  | Select |
| 4.2.6  Landscaped Area | Surface water drainage provided as necessary to prevent the accumulation of water |  | Select |
| Low water demand drought resistant vegetation used for the majority of landscaping, including native salt tolerant trees |  | Select |
| 4.2.7  Private Open Space | Principal private open space (PPOS) to be determined having regard to dwelling design, topography, allotment orientation, adjoining dwellings, landscape features and topography |  | Select |
| PPOS conveniently accessible from a main living area of a dwelling or alfresco room |  | Select |
| ≤1:10 PPOS gradient |  | Select |
| Open space at the front of a dwelling can only be defined as PPOS where this is the only means of achieving solar access requirements. PPOS at the front of a dwelling must be designed to maintain appropriate privacy and be consistent with the applicable streetscape design controls in Section 4.2.2 of the Growth DCP |  | Select |
| 4.2.8  Garages, Site Access and Parking | ≥1 car parking space must be behind the building line where the space is accessed from the street on the front property boundary |  | Select |
| ≥1m driveway clearance from infrastructure |  | Select |
| Driveways are to have soft landscaped areas on either side, suitable for water infiltration |  | Select |
| Garage design and materials are to be consistent with the dwelling design |  | Select |
| ≤3m single garage garage door width |  | Select |
| ≤6m double garage garage door width |  | Select |
| ≥3m x 5.5m single garage internal dimensions |  | Select |
| ≥5.6m x 5.5m double garage internal dimensions |  | Select |
| Garage doors are to be visually recessive through the use of materials, colours and overhangs such as second storey balconies |  | Select |
| ≥2.4m garage door width for single garages accessed from a laneway or shared driveway |  | Select |
| ≥4.8m garage door width for single garages accessed from a laneway or shared driveway |  | Select |
| Garages, site access and parking must be designed in accordance with the Department of Planning and Environment Delivery Note: Laneways |  | Select |
| 4.2.9  Visual and Acoustic Privacy | Direct overlooking of main habitable areas and private open spaces of adjacent dwellings should be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscaping |  | Select |
| Living area windows with a direct sightline within 9m to the PPOS of an existing adjacent dwelling are to:   * be obscured by fencing, screens or appropriate landscaping, * be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window, * have a sill height of 1.7m above floor level, or * have fixed obscure glazing in any part of the window below 1.7m above floor level |  | Select |
| Balconies are not permitted on the first floor of the side and/or rear portion of the dwelling except where the balcony faces a public road or land zoned for public recreation or drainage |  | Select |
| The design of dwellings must minimise the opportunity for sound transmission through the building structure, with particular attention given to protecting bedroom and living areas |  | Select |
| No electrical, mechanical or hydraulic equipment or plant shall generate a noise level >5dBA above background noise level measured at the property boundary during the hours of 7am-10pm and noise is not to exceed background levels during the hours of 10pm-7am |  | Select |
| In attached and semi-detached dwellings, bedrooms of one dwelling are not to share walls with living spaces or garages of adjoining dwellings, unless it is demonstrated that the shared walls and floors meet the noise transmission and insulation requirements of the National Construction Code |  | Select |
| Dwellings along sub-arterial or arterial roads, transit boulevards or any other noise source must be designed to minimise the impact of traffic noise and where possible comply with the criteria in Table 4-7 |  | Select |
| The internal layout of residential buildings, window openings, the location of outdoor living areas (i.e. courtyards and balconies) and building plant must be designed to minimise noise impact and transmission |  | Select |
| Noise walls are not permitted |  | Select |
| Development affected by rail or traffic noise is to comply with Development Near Rail Corridors and Busy Roads - Interim Guideline (Department of Planning 2008). The design of development is also to consider ways to mitigate noise in PPOS areas with reference to Council’s Environmental Noise Policy |  | Select |
| Architectural treatments are to be designed in accordance with AS3671 - Traffic Noise Intrusion Building Siting and Construction and the indoor sound criteria of AS2107 - Recommended Design Sound Levels and Reverberation Times for Building Interiors |  | Select |
| 4.2.10  Fencing | Front fencing ≤1.2m high and open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm |  | Select |
| Front fences and walls are not to impede safe sight lines for traffic |  | Select |
| Side and rear fencing ≤1.8m high commencing 2m behind the building line (refer to Figure 4-2) |  | Select |
| Side fences not on a street frontage ≤1.2m high to a point 2m behind the primary building line |  | Select |
| On corner lots or lots that have a side boundary that adjoins open space or drainage, the front fencing style and height is to be continued along the secondary street or open space/drainage land frontage ≥4m behind the building line (Refer to Figure 4-12) |  | Select |
| On boundaries that adjoin open space or drainage land, fencing is to be of a high quality material and finish. The design of the fencing is to permit casual surveillance of the public space by limiting fence height to 1.2m or by incorporating see through materials or gaps for the portion of the fence above 1.2m high |  | Select |
| Pre-painted steel or timber paling or lapped/capped boundary fencing is not permitted adjacent to open space or drainage land or on front boundaries |  | Select |
| Fencing that adjoins mews or rear access ways must permit causal surveillance |  | Select |
| In the Environmental Living zone, fencing within areas affected by the 1 in 100 year flood must be minimised and designed to ensure that flood waters are not affected and that debris will not become trapped\* |  | Select |
| 4.3.1  Residential Development Adjacent to Transmission Easements | Dwellings must be set back as far as possible from the transmission easement |  | Select |
| Fencing that complies with Section 4.2.10 of the Growth DCP must be used on the property boundary facing the easement |  | Select |
| Side and rear fencing within easements must allow for maintenance access to and along the easement |  | Select |
| Landscaping must permit visual surveillance of the easement from dwellings |  | Select |
| Dwelling orientation must permit casual surveillance of the easement whilst maintaining the privacy of occupants |  | Select |
| Balconies on upper floors facing transmission easements are encouraged |  | Select |
| Principal private open space for dwellings is to be screened from view from the transmission easement (preferably by being located behind the building line) |  | Select |

|  |  |  |  |
| --- | --- | --- | --- |
| **Camden Growth Centre Precincts Development Control Plan - Lots in the Environmental Living Zone** | | | |
| **Table** | **Control** | **Assessment** | **Compliance?** |
| Table 20  Front Setback | ≥4.5m building façade line setback |  | Select |
| Table 4-6  Articulation Zone | Façade articulation behind the front setback |  | Select |
| Table 4-6  Garage Setback | ≥1m setback behind the building façade line |  | Select |
| Table 4-6  Side Setbacks | ≥1.5m side setback at ground floor |  | Select |
| ≥3m side setback (side A) and ≥1.5m side setback (side B) at upper floor |  | Select |
| ≥4.5m side setbacks to public recreation or drainage land |  | Select |
| Table 4-6  Rear Setback | ≥10m rear setback |  | Select |
| Table 4-6  Corner Lots Secondary Street Setback | ≥4.5m secondary street setback |  | Select |
| Table 4-6  Building Height, Massing and Siting | ≤2 storeys. A third storey may be permitted in accordance with Section 4.2.5 of the Growth DCP |  | Select |
| Table 4-6  Site Coverage | ≤35% site coverage for single storey dwellings |  | Select |
| ≤25% ground floor site coverage for two storey dwellings |  | Select |
| ≤15% upper floor site coverage for two storey dwellings |  | Select |
| Table 4-6  Soft Landscaped Area | ≥55% soft landscaped area for single storey dwellings |  | Select |
| ≥60% soft landscaped area for two or more storey dwellings |  | Select |
| Table 4-6  Principal Private Open Space (PPOS) | ≥24m² PPOS with ≥4m dimension |  | Select |
| Table 4-6  Solar Access | Sunlight must reach ≥50% of the PPOS of the subject dwelling and adjoining properties for ≥3 hours between 9am and 3pm on 21 June |  | Select |
| Table 4-6  Garages and Car Parking | Front or rear loaded double and tandem garages are permitted |  | Select |
| ≤3m single garage carport and garage door width where garages front a public road |  | Select |
| ≤6m double garage carport and garage door width where garages front a public road |  | Select |
| Triple garages are permitted where ≥1 garage is not visible from the street, 1 of the spaces is in a stacked configuration or the total width of the garage is <50% of the total width of the building façade |  | Select |
| ≥1 car parking space for 1-2 bedroom dwellings |  | Select |
| ≥2 car parking spaces for 3+ bedroom dwellings |  | Select |

|  |  |  |  |
| --- | --- | --- | --- |
| **State Environmental Planning Policy (Precincts - Western Parkland City) 2021 - Secondary Dwellings** | | | |
| **Section** | **Standard** | **Assessment** | **Compliance?** |
| Appendix 5, 5.4(9)  Secondary Dwellings | Floor area ≤75m² or ≤30% of the total gross floor area of both the self-contained dwelling and the principal dwelling |  | Select |
| **Camden Growth Centre Precincts Development Control Plan - Secondary and Studio Dwellings** | | | |
| **Section** | **Control** | **Assessment** | **Compliance?** |
| 4.3.3  Secondary Dwellings, Studio Dwellings and Dual Occupancies | Secondary dwellings must comply with Section 4 of the Growth DCP, except where superseded by the controls in this section |  | Select |
| The maximum upper floor site coverage permitted for development may be exceeded by the combined upper floor site coverage of the secondary or studio dwelling and principal dwelling provided that:   * the privacy of the principal dwelling and dwellings on adjoining land is not compromised, and * solar access to the principal private open space of neighbouring lots is not significantly reduced |  | Select |
| ≥75m² gross floor area for studio dwellings |  | Select |
| Finishes, materials and colours must complement the principal dwelling in its construction features |  | Select |
| For secondary dwellings, windows and private open spaces must not overlook the private open space of any adjacent dwellings |  | Select |
| For studio dwellings, windows and private open spaces must not overlook the private open space of any adjacent dwellings including the principal dwelling. |  | Select |
| Windows that potentially overlook adjacent lots must either have obscured glazing, be screened or have a ≥1.5m sill height above floor level |  | Select |
| Associated garages may have a zero lot setback to one side boundary and may be attached to another garage/secondary dwelling on an adjoining lot, particularly where the secondary or studio dwelling is associated with an attached or semi-detached dwelling |  | Select |
| Where the secondary or studio dwelling is built to a zero lot line on a side boundary, windows are not to be located on the zero lot wall unless that wall adjoins a laneway, public road, public open space or drainage land |  | Select |
| Studio dwellings are to have balconies or living areas that overlook laneways for casual surveillance |  | Select |
| Rear garages with secondary or studio dwellings may have first level balconies facing the lane  provided the balcony remains within the lot boundary. Where 2m deep overhanging balconies for private open space requirements of studio dwellings are located along a lane, the DA must demonstrate how garages setback underneath avoid creating an overly wide lane and ambiguous space opportunities for illegally parked cars, trailers, bins etc. |  | Select |
| Where a secondary or studio dwelling is built over a rear garage and separated from the upper  levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and the secondary or studio dwelling |  | Select |
| Studio dwellings are to be located at the rear of the lot only where the lot has access from a rear  lane or secondary street on a corner lot |  | Select |
| Studio dwellings must comply with separation controls nominated in Australian Standards and the National Construction Code |  | Select |
| Studio dwellings are not permitted where the principal dwelling is an attached dwelling, unless:   * the studio dwelling is located above a rear loaded garage, * the studio dwelling has direct access to a public road or laneway, and * garbage and mail facilities are accessible by residents and service vehicles |  | Select |
| For secondary dwellings, no additional car parking spaces are required |  | Select |
| For studio dwellings, 1 additional on-site car parking space is required behind the building façade line of the principal dwelling and not in a stacked configuration |  | Select |
| For secondary dwellings, no separate private open space is required |  | Select |
| For studio dwellings, ≥8m² balcony with ≥2m dimension accessed directly off a living space |  | Select |
| For secondary dwellings, subdivision from the principal dwelling is not permitted |  | Select |
| For studio dwellings, only strata subdivision from the principal dwelling is permitted |  | Select |
| For secondary dwellings, separate direct access to a street, laneway or shared driveway is not required |  | Select |
| For studio dwellings, separate access from the principal dwelling and fronting a public street, lane or shared private access way or combined access with the principal dwelling through communal land |  | Select |
| For secondary dwellings, no separate services or facilities are required |  | Select |
| For studio dwellings, separate services and an on-site garbage storage area not visible from the public street or laneway. The studio dwelling must be located on a street address that is accessible by garbage collection and mail delivery services. The studio dwelling may be serviced from the front residential street via the principal dwelling lot |  | Select |

|  |  |  |  |
| --- | --- | --- | --- |
| **Camden Growth Centre Precincts Development Control Plan - Dual Occupancies** | | | |
| **Section** | **Control** | **Assessment** | **Compliance?** |
| 4.3.3  Secondary Dwellings, Studio Dwellings and Dual Occupancies | Dual occupancies must comply with Section 7 of the Growth DCP, except where superseded by the controls in this section |  | Select |
| The maximum upper floor site coverage permitted for development may be exceeded by the combined upper floor site coverage of both dwellings in a dual occupancy provided that:   * the privacy of the subject dwellings and dwellings on adjoining land is not compromised, and * solar access requirements for principal private open space can be met for the subject dwellings and dwellings on adjoining lots |  | Select |
| The design of both dwellings in a dual occupancy development is to be consistent in construction features, finishes, materials and colours |  | Select |
| Detached dual occupancy dwellings are not to include zero lot lines for the second dwelling where the second dwelling is located at the rear of the lot |  | Select |
| Dual occupancy development is not permitted on a lot that contains an attached dwelling |  | Select |
| Dual occupancy dwellings are permitted at the rear of lots (i.e. behind a dwelling that has frontage to a principal street, whether attached or detached to that dwelling) only where:   * each dwelling has direct pedestrian and vehicle access to a public road, and * garbage and mail facilities are accessible by service vehicles and by the occupants of the dwellings |  | Select |
| For corner lots, the rear setback can be varied to be consistent with the applicable side setbacks provided that the private open space and solar access requirements for the subject and adjoining properties are met |  | Select |
| Where the dual occupancy dwellings are to be strata subdivided:   * private open space is to be provided for each dwelling in accordance with Section 4.2.7 of the Growth DCP, or * shared private open space is to be provided equivalent to 15% of the site area and shown as communal space on the strata plan, and a ≥10m² private open space area with ≥2.5m dimension is to be provided for each dwelling |  | Select |
| ≥20% landscaped area |  | Select |
| Where practical for front loaded driveway access, shared driveway crossings of the nature strip are to be provided to service both dwellings |  | Select |

|  |  |  |  |
| --- | --- | --- | --- |
| **Standard Residential Driveway Design** | | | |
| **Metric** | **Requirement** | **Assessment** | **Compliance?** |
| Width | ≥3m to ≤4m for single garages |  | Select |
| ≥4m to ≤5.5m for double garages |  | Select |
| ≥4m to ≤6.5m for triple+ garages |  | Select |
| Clearance | ≥6m from the tangent point of any street corner |  | Select |
| 1m from infrastructure |  | Select |
| 300mm from stormwater connections |  | Select |

|  |
| --- |
| **Disclaimer** |
| These assessment tables are designed to be read in conjunction with State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Western Parkland City SEPP), the Camden Growth Centre Precincts Development Control Plan (Growth DCP) and all other applicable environmental planning instruments.  Council has prepared the tables in good faith to aid you in the preparation of development applications. Council will make every reasonable effort to ensure that the tables are accurate and kept up to date.  Notwithstanding, Council does not guarantee, and accepts no legal liability for, the accuracy of the tables. Users should refer to the Western Parkland City SEPP, the Growth DCP and all other applicable environmental planning instruments and consider seeking independent and professional advice prior to using the tables.  By using the tables you acknowledge that you have read and accept this disclaimer. |