

Camden Development Control Plan 2019



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camden
council

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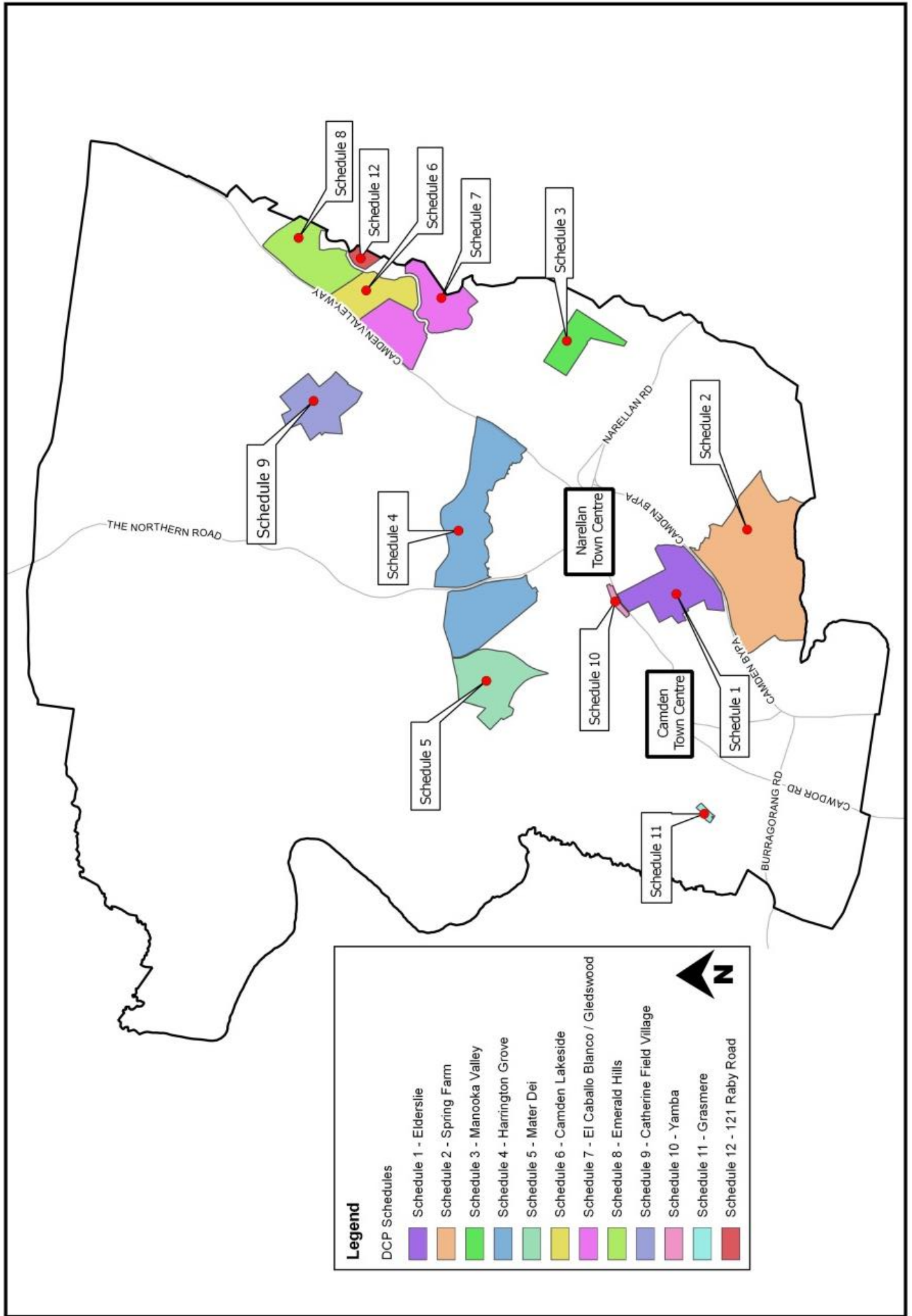
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 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 4654 7777

 www.facebook.com/camdencouncil

 ABN: 31 117 341 764



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Camden Development Control Plan 2019



Introduction

1

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INTRODUCTION

1.1 Preliminary

1.1.1 What is the Name of this DCP?

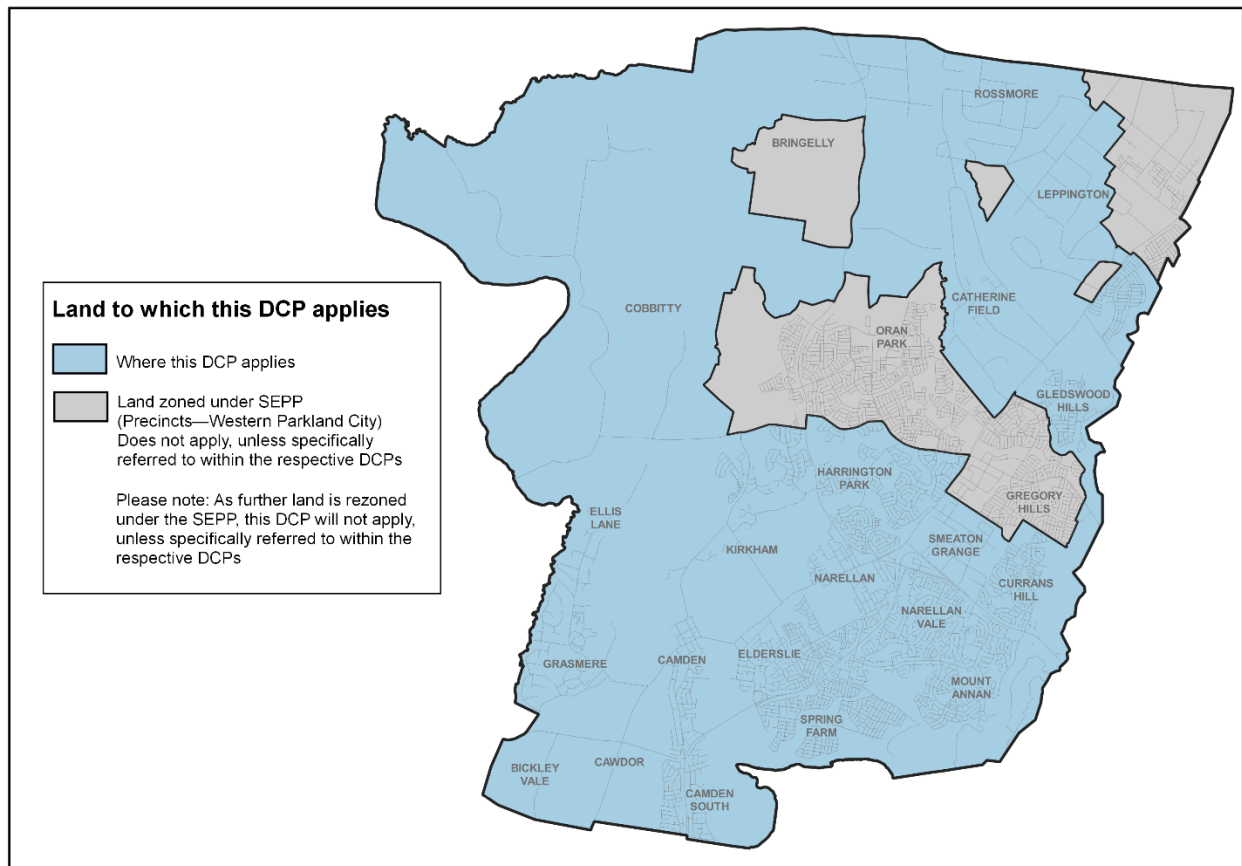
This DCP is known as the Camden Development Control Plan 2019 (DCP).

1.1.2 What date did the DCP commence?

This DCP was made under Section 3.43 of the [Environmental Planning and Assessment Act 1979](#) (EP&A Act) and Part 3 of the [Environmental Planning and Assessment Regulation 2000](#). The DCP was adopted by Council on 13 August 2019. The DCP came into force 16 September 2019.

1.1.3 Where does this DCP apply?

This DCP applies to all land within the Camden Local Government Area (LGA) and zoned under *Camden Local Environmental Plan 2010*. The DCP does not apply to land zoned under—[State Environmental Planning Policy \(Precincts – Western Parkland City\) 2021](#)~~[State Environmental Planning Policy \(Sydney Region Growth Centres\) 2006](#)~~, unless referred to within the respective DCPs. It is noted that as further land is rezoned under—[State Environmental Planning Policy \(Precincts – Western Parkland City\) 2021](#)~~[State Environmental Planning Policy \(Sydney Region Growth Centres\) 2006](#)~~, this DCP will not apply, unless referred to within the respective DCPs.



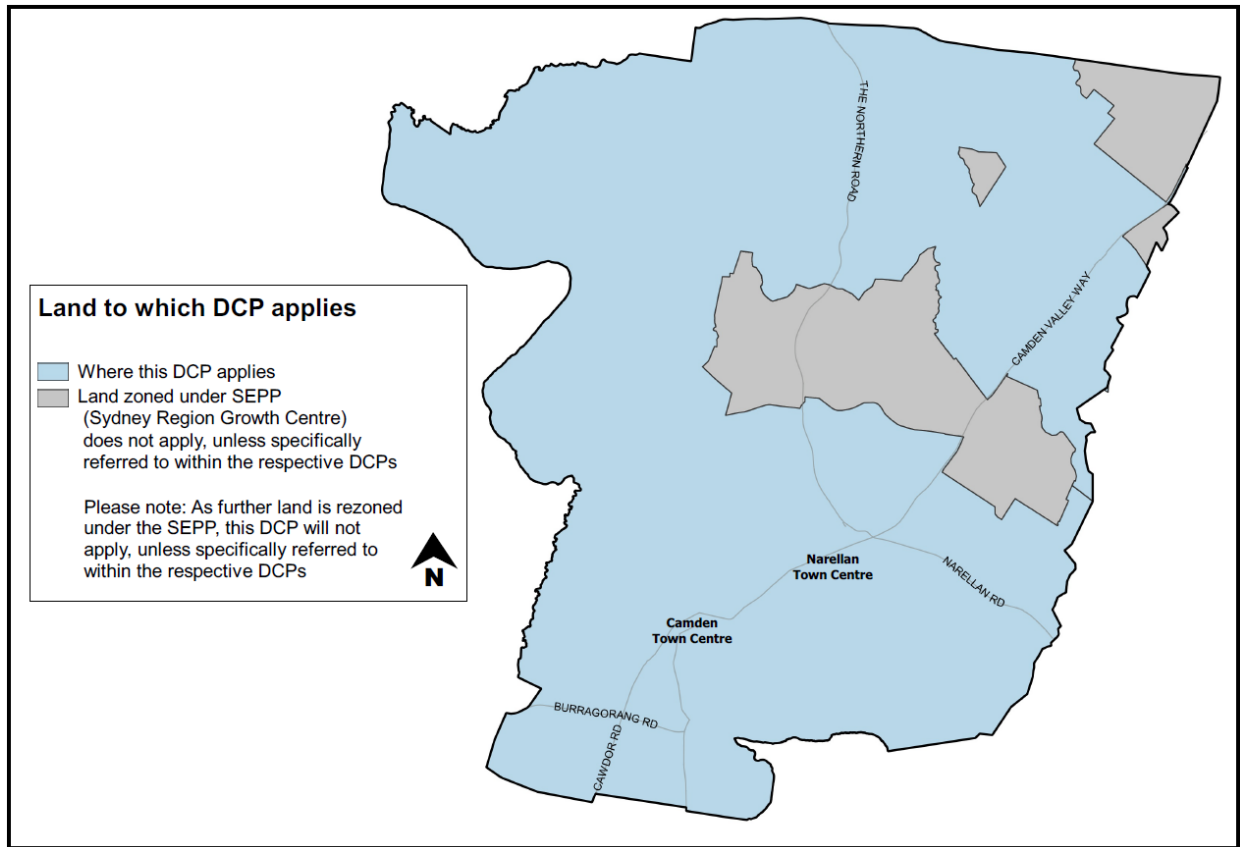


Figure 1-1: Where this DCP applies

1.1.4 What does this DCP seek to achieve?

The objectives of this DCP are to ensure that:

- a. Camden LGA retains its valued heritage qualities and scenic landscapes whilst providing for sustainable urban growth;
- b. New communities are planned and developed in an orderly, integrated and sustainable manner;
- c. Impacts from development on the natural environment are minimised and overall improvements to the natural systems in Camden LGA are achieved;
- d. New developments are integrated with existing and planned transport systems and promote sustainable transport behaviour in Camden LGA;
- e. Appropriate housing opportunities are provided for all existing and future residents of Camden LGA at all stages of their life cycle;
- f. New developments deliver upon the desired future character of the places in Camden LGA;
- g. New development is designed and located to ensure the health, safety and security of people and property in Camden LGA;
- h. Identified and potential Aboriginal and European heritage places are conserved and respected;
- i. New developments are planned and constructed to contribute to the social, environmental and economic sustainability of Camden LGA.
- j. The agricultural production potential of rural lands within Camden is protected and fragmentation of rural land is prevented.

1.1.5 Relationship between this DCP and Camden LEP 2010

This DCP is to be read in conjunction with Camden Local Environmental Plan 2010 (CLEP 2010). In the event of an inconsistency between the provisions of the two documents, the provisions of CLEP 2010 will prevail to the extent of the inconsistency.

1.1.6 Revocation of Camden DCP 2011

Pursuant to Section 3.43(4) of EP&A Act, the Camden Development Control Plan **2019** revokes Camden Development Control Plan 2011 which covered land for which this development control plan now applies.

1.1.7 Relationship between this DCP and Council's Engineering Specifications

This DCP must be read in conjunction with Council's Engineering Design and Construction Specifications and the Camden Open Space Design Manual.

1.1.8 Structure of this DCP

The main body of this DCP is structured in six Parts containing objectives and controls which apply to all development in Camden. The DCP also contains Schedules for site specific areas.

In the event of an inconsistency between a Schedule and the main body of this DCP, the Schedule prevails.

Part	Summary
1 – Introduction	Sets out the aims and objectives of the DCP, identifies the land to which the DCP applies, explains the structure of the document and the relationship of the DCP to other planning documents.
2 – General Planning Controls	Sets out the controls that apply to all development types in the Camden LGA. Part 2 contains the objectives and controls that underpin the orderly and sustainable development of the Camden LGA. Accordingly, this part of the DCP must be consulted in the first instance.
3 – Residential Subdivision	Sets out the controls that apply to development applications which involve the subdivision of residential land in the Camden LGA.
4 – Residential Development	Provides the objectives and controls that guide residential development, including dwelling houses, semi-detached, attached dwellings, multi dwelling housing, secondary dwellings, dual occupancies and residential flat buildings. Also, covers residential amenity controls such as streetscape, safety, privacy, sustainable building design and fencing.
5 – Centres <u>Employment Zones</u> Development Controls	Provides objectives, controls and design principles for commercial development <u>in employment zones</u> , including <u>commercial and industrial development in Camden, Narellan, Smeaton Grange, and Glenlee Camden</u> .
6 – Specific Land Use Controls	Provides controls to guide the development of rural areas and industrial areas . This section also contains controls applying to specific land uses such as child care centres, restricted premises, sex service premises, exhibition homes and villages, home businesses and home industry and wood fired heaters.
Appendix A - Glossary	Explains the terms used in the DCP.
Appendix B – Landscape Design Principles and Submission Requirements	Provides landscape design principles, submission requirements and recommended street tree planting.
Site Specific Schedules	Site specific schedule provides additional objectives and controls which are specific to a specific area.

Table 1-1: Summary of the content of each of the sections and the appendices.

Each **Part** is subdivided into **Chapters** and **Sections** as illustrated in Figure 1-2. Each Chapter contains sections. In order to ensure the proposed development is compliant, the sections must be read, and the objectives and controls followed. Generally, the sections are broken down into:

Background – contains information that is essential to understanding the objectives and controls.

Objectives – state what is to be achieved and covers the range of desired outcomes to achieve a goal.

Controls – contain standards in order to achieve the objectives.

Further Information – provide supplementary references which also need compliance e.g. Camden Council's Engineering Specifications.

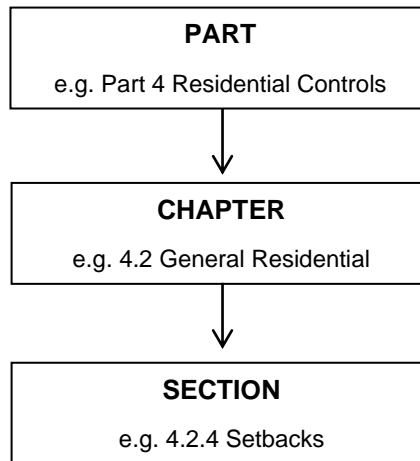


Figure 1-2: Camden DCP Structure

1.1.9 How to Use this DCP

Table 1-2 summarises the Parts of the DCP that apply to the main types of development that are permissible under CLEP 2010.

Table 1-2: Guide to which parts apply to different developments

Relevant DCP Parts	Residential Subdivision	Industrial Subdivision	Dwelling House	Dual Occupancy	Attached Dwellings	Semi-Detached Dwellings	Multi-Dwelling Housing	Residential Flat Buildings	Non-Residential Development	Shop Top Housing	Retail / Commercial Development	Industrial Development
Part 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Part 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Part 3	✓				✓	✓	✓					
Part 4			✓*	✓*	✓*	✓*	✓*	✓*		✓*		
Part 5		✓							✓	✓	✓	✓

Part 6		✓							✓		✓	✓
Appendices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Specific Schedules*	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*Additional site specific controls may also be contained within relevant Schedules

1.1.10 Where do I find the Relevant Controls?

The Table of Contents located at the beginning of the DCP provides a list of all matters covered by the DCP. In addition, Table 1-2 (above) is a tool to cross-reference the specific Parts of the DCP which apply to certain development types.

1.1.11 Does the entire DCP apply from the Date of Commencement (Transitional Provisions)?

This DCP does not apply to an application under EP&A Act which was lodged with Council but not finally determined before the commencement of this DCP. Any application lodged before the commencement of this DCP will be assessed in accordance with any relevant previous DCPs or other Council's policy which applied at the time of application lodgement.

1.1.12 What are the standard application requirements?

Each development application submitted to Council must include all information outlined in the relevant Development Application Checklist. Specific [Development Application Checklists](#) apply to certain types of development.

If a development is "Integrated Development" as detailed in Section 4.46 of EP&A Act, approvals may be required from one or more authorities.

Throughout this DCP specific submission requirements may be detailed with the controls relating to specific land uses or specific sites in Camden.

1.1.13 Table of Amendments

Amendment No.	Adopted Date	Description of Changes
Original	16 September 2019	Camden DCP 2019 came into effect.
1	7 January 2020	Additional Schedule 13 – 190 Raby Road, Gledswood Hills came into effect.
2	26 May 2020	Additional Part 6.4.4 site specific controls for Little Street Camden came into effect
3.	9 June 2020	New Sub Chapter 6.4.5 – Glenlee Industrial Precinct
4.	22 June 2020	Updated Schedule 6 – Camden Lakeside to increase dwellings, amend Masterplan and road hierarchy
5.	25 October 2021	Removed Section 1.2 – Notification and Advertising Requirements which has been replaced by the new Camden Community Participation Plan 2021.
<u>6.</u>	<u>(on exhibition)</u>	<ul style="list-style-type: none"> • <u>Introduced 'Employment Zone Hierarchy' to Section 5.1.</u> • <u>Moved Sections '6.3 Industrial Land Uses' and '6.4 Site Specific Industrial Controls' to Part 5.</u> • <u>Revised references to previous B, IN, and E zones.</u> • <u>Revised references to SEPPs.</u> • <u>Amended page, table, and figure numbering.</u>

Table 1-3: Table of Amendments

1.2 Notification and Advertising Requirements

Note: This section has been replaced by the [Camden Community Participation Plan 2021](#) (the CPP). Notification and advertising requirements are now listed in Part 3.0 of the CPP.

-End of Part-

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

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General Land Use Controls

2

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GENERAL LAND USE CONTROLS

2.1 Earthworks

Background

This section seeks to ensure that site planning for any proposed development takes into account the topography, geology, the soils of the site and surrounding land. It also aims to minimise disturbance to existing landforms, costly earthworks and to protect existing and proposed development from becoming unstable.

Objectives

- a. To allow for the construction of retaining walls on sloping land at the subdivision works stage of a development;
- b. Minimise cut and fill through site sensitive subdivision, road layout, infrastructure and building design;
- c. Minimise additional earthworks of lots during the construction phase;
- d. Ensure land forming does not increase the potential for the inundation of water on any other land during the full range of flood events; and
- e. Protect and enhance the aesthetic quality and amenity of the area by controlling the form, bulk and scale of land forming operations to appropriate levels.

Controls

General

1. Subdivision and building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill (e.g. for steep land houses will need to be of a 'split level' design or an appropriate alternative and economical solution).
2. Subdivision and building work must be designed to ensure minimal cut and fill is required for its construction phase.

Retaining Walls and Engineering works During Subdivision

1. All retaining walls are to be of masonry construction (or the like).
2. All retaining walls proposed are to be identified in the development application.

3. The maximum height of a single retaining wall is 1 metre. A variation to the maximum height may be considered if in Council's opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and overall local amenity.
4. Where terraced retaining walls are proposed the minimum distance between each step is 1 metre.
5. Retaining walls may be built on the boundary provided that a section 88B instrument is created on the affected lots to support the walls. Retaining walls are to be designed and constructed to allow for installation of boundary fencing without impact on the structural soundness of the retaining wall and its footings.
6. Where retaining walls are not on the boundary the retaining wall and associated infrastructure are to be wholly contained within the allotment.
7. Retaining walls that front a public place are to be finished with anti-graffiti coating.

Steep/Unstable Land

1. Development on land having a natural gradient of 1:6.7 (15%) or greater must not be approved unless a geotechnical study, including guidelines for structural and engineering works on the land, has been considered by Council.

Note: Development on sites with a natural gradient of less than 15% may also require a geotechnical assessment depending upon site characteristics.

Use of Virgin Excavated Natural Material (VENM)

8. All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or 'VENM'). The VENM must also meet the same salinity characteristics of the receiving land. Council may consider alternatives to VENM on merit.

Further Information:

Schedule 3 of [Environmental Planning and Assessment Regulation](#) (Waste management facility or works)

Council's [Engineering Design Specifications](#)

[Protection of the Environment Operations Act](#)

2.2 Salinity Management

Background

Some areas in the Camden LGA are affected by levels of salinity that are high enough to damage buildings and service infrastructure. Salinity can also reduce water quality, threaten fauna and result in the degradation of vegetation and soils, including the loss of productive agricultural land.

This section seeks to ensure that consideration is given to the impact of new development on salinity processes, as well as the impact of salinity on new development.

Objectives

- a. Minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils;
- b. Ensure development will not significantly increase the salt load in existing soils and watercourses;
- c. Prevent degradation of the existing soil and groundwater environment. For saline and sodic soils, minimise erosion and sediment loss; and
- d. Ensure concrete slabs, brickwork/masonry products, roads, above ground/underground infrastructure is appropriate for the saline conditions of the site.

Controls

1. Groundwater recharge is to be minimised by:
 - a. directing runoff from paved areas (roads, car parks, domestic paving etc) into lined stormwater drains rather than along grassed channels.
 - b. lining of ponds and water sensitive urban design water bodies to avoid groundwater recharge.
 - c. encouraging on site detention of roof runoff and use of low water demanding plants.
 - d. encouraging tree planting, especially adjacent to watercourses.
2. For road works within areas identified as a salinity hazard:
 - a. disturbance of subsoil should be minimised.
 - b. engineering designs incorporating considerations of salinity impacts are required.
 - c. subsoil drainage is to be installed along both sides of all roads.
 - d. roads should run along or perpendicular to the contours as much as possible.

- e. alternative footpath treatments will be considered if the proposal will reduce the need for watering.
3. All development, where saline and sodic soils are identified, must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with *Managing Urban Stormwater – Soils and Construction* are to be submitted with each subdivision DA.
4. All sediment and erosion controls are to be installed prior to the commencement of any works and maintained throughout the course of construction until disturbed areas have been revegetated/ established. Certification is required to be submitted to Council prior to commencement of construction.
5. Salinity assessment of soil and ground water must be undertaken and submitted to Council with the development application for subdivision. Investigations and sampling for salinity should be conducted in accordance with the requirements of the Heritage (Department of Premier and Cabinet) booklet [Site Investigations for Urban Salinity](#).

Note: A salinity assessment may be requested for development applications on land that does not have a salinity management plan restriction on title.

6. Where salinity is identified on the site and a salinity report is prepared the report must also contain a Salinity Management Plan having regard to the following issues and construction requirements from Australian Standards:
 - a. What impact will the development have on existing salinity levels in the soil and ground water,
 - b. What impact will salinity have on the type of construction proposed which may include the method of construction, water treatment devices, etc,
 - c. AS 2159: Piling Design and Installation,
 - d. AS 3600 Supp1: Concrete structures,
 - e. AS 3700: Masonry Structures,
 - f. AS 2870: Residential Slabs and Footings,
 - g. any other relevant standard or provision referred to for salinity under the BCA, and
 - h. Council's Engineering Design Specifications.

In the absence of a salinity management plan, all works proposed on the land must be designed to achieve the requirements of Council's current Engineering Design Specification.

7. Where a development site is considered a salinity hazard:
 - a. Cut and fill must be minimised.
 - b. Subsoil drainage should be installed along both sides of roads.
 - c. Upgrade from Council's standard stormwater requirements to suit the saline environment.

- d. Building works are to be in accordance with Council's current Engineering Design Specification, or in accordance with a salinity assessment which demonstrates an acceptable solution to manage salinity impact on building works.
 - e. Reference should also be made to the WSROC Salinity Code of Practice (as amended).
8. For service installation within areas identified as a salinity hazard, the following must occur:
- a. Ensure that no leakage occurs from water, sewer and stormwater pipes.
 - b. Services should be joint trenched where possible.
 - c. Where services cross roads, conduit at least should be laid at the time of the road construction.
 - d. Transverse service connections (across roads) must be laid in conduits placed at the time of road construction if the service is not laid out at that time.
 - e. Water supply pipes must be copper or a non metal acceptable to Sydney Water.
 - f. Sewer pipes must be unplasticised Poly Vinyl Chloride (PVC) or other material acceptable to Sydney Water.
 - g. The use of recycled waste water for the watering of domestic gardens should be minimised and in some cases will not be permitted.
9. For public / private infrastructure, including but not limited to parks, roads, stormwater systems and utility installations, in the absence of a salinity report, all works proposed must be designed to achieve the requirements of Council's current Engineering Design Specification.

2.3 Water Management

Background

Council's Engineering Specifications contains the controls relating to detention, drainage and water sensitive urban design. The controls in the Engineering Specifications need to be met to ensure that competing needs are balanced and water use is sustainable.

Objectives

- a. Ensure compliance with Council's Engineering Specifications.
- b. Ensure appropriate measures are implemented to manage maintenance requirements.
- c. Adopt an integrated approach that takes into account all aspects of the water cycle in determining impacts and enhancing water resources.
- d. Promote sustainable practices in relation to the use of water resources for human activities.
- e. Minimise water consumption for human uses by using best-practice site planning, design and water efficient appliances.
- f. Address water resources in terms of the entire water catchment.
- g. Protect water catchments and environmental systems from development pressures and potential pollution sources.
- h. Protect and enhance natural watercourses, riparian corridors and wetlands.
- i. Integrate water management with stormwater, drainage, and flood conveyance requirements.
- j. Ensure water quality controls are integrated with parks, conservation areas and green spaces to ensure high quality environmental outcomes are achieved.
- k. Minimise urban run-off and incorporate best practice Water Sensitive Urban Design to ensure there is no adverse impact on water quality discharging from the site or to natural streams.

Controls

1. All development must demonstrate compliance with the relevant provisions of Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.

Further Information

Further information on stormwater sustainable design considerations can be obtained from www.wsud.org/tools-resources/

2.4 Trees and Vegetation

Background

The purpose of this chapter is to manage the removal of tree/s and vegetation in accordance with the [State Environmental Planning Policy \(Biodiversity and Conservation\) 2021](#) ~~State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (VSEPP)~~. This ~~e-V~~VSEPP regulates clearing that is not linked to development requiring consent. Clearing that is ancillary to development requiring consent will be assessed as part of the development assessment process and may require further assessment and approval under the [Biodiversity Conservation Act 2016](#).

Where a tree or other vegetation is identified within this Chapter, a person must not clear vegetation without an approval granted by Council.

To gain approval for the removal of vegetation through this DCP, the following must be considered.

Definition of a Tree under this DCP is prescribed as being any tree, sapling or shrub which meets or exceeds one of the following;

- is 3 metres or more in height;
- has a circumference of 300mm (100mm diameter) or more at a height of 1 metre above natural ground surface; or
- has a branch span of 3 metres or more

Definition of Vegetation under this DCP is prescribed as being any native vegetation including any of the following types of plants:

- trees (including any sapling or shrub or any scrub),
- understorey plants,
- groundcover (being any type of herbaceous vegetation),
- plants occurring in a wetland.

Objectives

- a. Protect trees and vegetation that contribute to Camden's Urban and Peri-urban Forest;
- b. Provide criteria for permitting removal and appropriate ongoing management of prescribed trees and vegetation;
- c. Establish exemptions that may apply under certain circumstances;
- d. Ensure stakeholders are notified of proposals involving tree removal where there is likely impact on local amenity; and

- e. Ensure where appropriate, tree removals are offset by equivalent planting so that over time there is not net loss of Camden's vegetation.

Controls

1. A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works.

This control extends to a public authority except in relation to the pruning of a tree growing on, overhanging or encroaching onto land owned by Council or which is under its care, control and management.

Note: Additional assessment requirements may apply where the application involves the removal of threatened species or their habitat.

Where native vegetation clearing exceeds the Biodiversity Offset Scheme (BOS) Threshold Triggers or is an Area of Biodiversity Value (see the Biodiversity Values Map), approval is required from [Native Vegetation Panel](#).

2. If the Council receives an application to remove a tree, it must notify adjoining land owners in accordance with Part 1 of this DCP if, in Council's opinion, it may significantly impact on local amenity.
3. This DCP does not apply to or in respect of:
 - a. routine pruning of trees or shrubs that form a continuous hedge;
 - b. a tree that is confirmed dead by a qualified arborist, provided that the tree does not contain hollows or habitat resources;
 - c. a tree that harbours fruit fly;
 - d. Any tree identified as a noxious weed (or similar) and includes the following trees:
 - i. Privet (*Ligustrum sp.*);
 - ii. African Olive (*Olea africana*);
 - iii. Honey Locust (*Gleditsia triacanthos*);
 - iv. Cocos Palm (*Syagrus rhomanzofianum*);
 - v. Chinese Celtis (*Celtis sinensis*)
 - e. the destruction or removal of a tree, within 0.5 metre of the boundary between land owned or occupied by different persons, for the purpose of enabling a survey to be carried out along that boundary by a registered surveyor; and
 - f. Minor pruning of branches no greater than 50mm diameter provided that:
 - i. pruning is undertaken in a way that does not impact on plant health; and
 - ii. if the tree is located on a neighbouring property, the permission of the owner has been sought prior to pruning work.

4. Council must not grant an approval unless it has taken into consideration:
 - a. the aesthetic, botanical, ecological, cultural and heritage importance of the tree/s or vegetation (refer to the Heritage Provisions within this DCP for more information).
 - b. whether the tree presents or is likely to present a health or safety hazard to persons.
 - c. where action is required to restrain or prevent damage to property.
 - d. the extent to which the tree prevents solar access.
 - e. whether the tree obstructs or is likely to obstruct accessways, footpaths, roads, utility services, drainage lines or the like or would otherwise cause a nuisance to, or endanger the movement of, persons or their vehicles.
 - f. the impact of the action or work on the appearance, health or stability of the tree and the general amenity of the surrounding area.
 - g. in the case of an application for approval to remove a tree:
 - i. whether the pruning of the tree would be a more practical and desirable alternative.
 - ii. whether a replacement tree or trees and of a certain type should be planted.
 - h. Suitability of the site, matters could include slope, waterfront land, soil instability etc.
 - i. to previous approvals that may contribute to cumulative impact
5. If an approval is granted for the removal of a tree or vegetation, up to four (4) replacement trees are required to be planted for every tree removed. This control does not apply to a tree or other vegetation, where Council is satisfied, is dying or dead, is not required as the habitat of native fauna and/or is a risk to human life or property.
6. Approval cannot be issued under this DCP for the removal of a tree or other vegetation:
 - a. that is, or forms part of a heritage item or that is within a heritage conservation area, or
 - b. that is, or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance,

unless the Council is satisfied that the proposed activity:

- c. is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and
- d. would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

Note: Any removal of Exotic Trees or Weeds that do not require approval must be carried out as per the "Guidelines for the clearing of Exotic Trees and Dead Native Trees".

Further Informaiton:

- [Tree Management Policy](#)
- [Local Biodiversity Strategy](#)
- [Australian Standard \(AS4373-2007\) Pruning of Amenity trees](#)
- [Biodiversity Values Map](#)
- [Biodiversity Offset Scheme \(BOS\) Threshold](#)
- [Guidelines for the Clearing of Exotic Trees and Dead Native Trees](#)

2.5 Environmentally Sensitive Land

Background

Council has identified areas of land within the Camden LGA as being environmentally sensitive. Land may be considered environmentally sensitive for a variety of reasons, including the presence of endemic and protected ecological communities or populations, its location as a link between larger bushland remnants, or its location adjacent to watercourses or other significant natural features. The Environmentally Sensitive Land map on Council's website illustrates the likely location of environmentally sensitive land within Camden LGA. Additional areas of environmentally sensitive land may exist and may not necessarily be shown on the map.

Objectives

- a. Protect, manage, enhance and restore as much environmentally sensitive land as possible;
- b. Protect and enhance native vegetation for its aesthetic, cultural and heritage values and to retain the unique visual identity of the Camden landscape;
- c. Maintain and enhance ecological processes necessary for the continued protection of environmentally sensitive land as well as encourage the recovery of threatened species, communities or populations and their habitats;
- d. Ensure that all new development considers and maximises the protection of existing natural features at the site planning, design, development, construction and operation phases of the development; and
- e. Provide limited flexibility to achieve conservation outcomes through vegetation / habitat offsets.

Controls

A development application lodged for land shown on the Environmentally Sensitive Land Map as being affected by any of the categories identified in the legend must be accompanied by information that adequately addresses the following matters:

1. Identification of potential adverse impacts of the proposed development on any of the following:
 - a. an endemic native vegetation community,
 - b. the existing habitat and potential habitat of any threatened species, populations or endangered ecological communities,
 - c. a regionally significant species of plant, animal or habitat;
 - d. a habitat corridor,
 - e. a wetland, and
 - f. the biodiversity values within a reserve, including a road reserve or a stock route.

2. If the proposed development is likely to significantly affect threatened species, populations or ecological communities, a Biodiversity Development Assessment Report per the requirements of the [Biodiversity Conservation Act 2016](#) is required.

Note: Development that is likely to significantly affect threatened species needs to be assessed against the following:

- Biodiversity Offsets Scheme threshold; or
- Assessment of significance; or
- Development on Areas of Outstanding Biodiversity Values (see Biodiversity Values Map); or
- Environmentally Sensitive Land Map.

3. If the proposed development is unlikely to significantly affect threatened species, populations or ecological communities, documentation which provides justification for that conclusion is required for assessment.
4. A description of any proposed measures to avoid and / or ameliorate any such potential adverse impact is to be provided.
- a. Fauna habitat protection and enhancement must be undertaken on a like for like basis, taking into account seasonal active roosting and nesting.
 - b. Any native vegetation to be removed must be offset on a 1:1 ratio, like for like basis.
5. Development consent may not be granted to development on land shown on the Environmentally Sensitive Land Map affected by any of the categories identified in the legend, unless Council is satisfied that the development meets the objectives of this clause and ensures that:
- a. The development is designed, sited, constructed, managed and operated to avoid potential adverse environmental impact, or
 - b. Where a potential adverse impact cannot be avoided and/or better conservation outcomes achieved, the development:
 - i. Is designed and sited so as to have minimum adverse impact, and
 - ii. Incorporates effective measures so as to have minimal adverse impact, and
 - iii. Incorporates restoration of any existing disturbed or modified area on the site and where appropriate,
 - iv. Creates corridor linkages (where possible), expands the size of strategic remnants in accordance with equivalent vegetation / habitat replacement.

Further Information:

- [Biodiversity Conservation Act 2016](#)
- [Fisheries Management Act 1994](#)
- [Biodiversity Values Map](#)
- [Environmentally Sensitive Land Map](#)

Commonwealth

- [Environment Protection and Biodiversity Conservation Act 1999](#)

2.6 Riparian Corridors

Background

A riparian corridor forms a transition zone between the land, also known as the terrestrial environment, and the river or watercourse or aquatic environment. Riparian corridors perform a range of important environmental functions such as:

- Providing bed and bank stability and reducing bank and channel erosion;
- Protecting water quality by trapping sediment, nutrients and other contaminants;
- Providing diversity of habitat for terrestrial, riparian and aquatic plants (flora) and animals (fauna);
- Providing connectivity between wildlife habitats;
- Conveying flood flows and controlling the direction of flood flows;
- Providing an interface or buffer between developments and waterways; and
- Providing passive recreational uses.

The protection, restoration or rehabilitation of vegetated riparian corridors is important for maintaining or improving the shape, stability (or geomorphic form) and ecological functions of a watercourse.

Approvals Required

Controlled activities carried out in, on or under waterfront land are regulated by the *Water Management Act 2000*. The **Department of Industry - Water** administers the *Water Management Act 2000* and is required to assess the impact of any proposed controlled activity to ensure that no more than minimal harm will be done to waterfront land as a consequence of carrying out the controlled activity.

Waterfront land includes the bed and bank of any river, lake or estuary and all land within 40 metres of the highest bank of the river, lake or estuary.

If you are planning any work / development, in, on or under waterfront land, approval must be obtained from the **Department of Industry - Water (or their equivalent agency)** before commencing the controlled activity.

2.7 Bush Fire Risk Management

Background

[The Camden Bush Fire Prone Lands Map](#) shows land that can be prone to a bush fire or is likely to be subject to bush fire / ember attack. The Bush Fire Prone Land Maps have been prepared by Council and certified by the Commissioner of the NSW Rural Fire Service.

In general, Bush Fire Prone Land mapping identifies vegetation types and associated buffer zones. Bushfire prone land mapping is designed to flag a property that has the potential to be threatened by bushfire and to initiate an assessment under the NSW Rural Fire Service (RFS) publication [Planning for Bush Fire Protection](#) to determine whether land management and or building construction measures need to be adopted to help safeguard the development, its occupants and neighbouring properties from bushfire.

Objectives

- a. Prevent loss of, and damage to life, property and the environment due to bushfires by requiring development to be compatible with bushfire risk management principles;
- b. Ensure that all new and redeveloped allotments have sufficient measures to minimise the impact of bushfires;
- c. Ensure that future development does not increase the bushfire risk management and maintenance responsibilities on adjacent properties;
- d. Identify the potential bushfire threats to individual sites and ensure that there are adequate water supplies available for firefighting; and
- e. Identify asset protection zones between areas of potential hazard and development.

Controls

1. Development on land identified as bushfire prone on Council's Bush Fire Prone Land Map must address the bush fire protection measures in the NSW RFS publication [Planning for Bush Fire Protection](#) (or equivalent).

NOTE: Applications to build within the Flame Zone or proposing a performance-based solution under the *Planning for Bush Fire Protection* Guidelines will be referred to the Rural Fire Service (RFS) for comment.

2. Asset protection zones must be contained wholly within the subdivision they are designed to protect. The asset protection zones are to be placed as a restriction as well as a positive covenant on the burdened allotments. No habitable buildings or storage structures are permitted within those zones.
3. Asset protection zones, fire trails and perimeter roads are not permitted on land that is considered or zoned environmentally sensitive.

4. For new subdivisions, compliance with Planning for Bush Fire Protection may require road design alterations (i.e. wider carriageways). In such an event the requirements of Planning for Bush Fire Protection override any road design requirements of this DCP (including Schedules) or Council's Engineering Specifications.

2.8 Flood Hazard Management

Background

Flooding and the natural watercycle processes can at times detrimentally affect property, livestock and human health and safety, especially within an area such as Camden LGA where vast areas are subject to periodic inundation by flood waters.

Objectives

- a. Minimise the potential impact of flooding on development;
- b. Limit changes in flow rate or flow duration within the receiving waterway as a result of development in order to reduce downstream flooding; and
- c. Adequately control and contain site generated flooding and prevent damage by stormwater to the built and natural environment.

Controls

1. Development on flood prone land must comply with Council's [Engineering Design Specifications](#) and [Flood Risk Management Policy](#).

2.9 Contaminated and Potentially Contaminated Land Management

Background

Land contamination is most often the result of past uses. It can occur as a result of poor environmental management and waste disposal practices or accidental spills in industrial or commercial activities. The poor management of contaminated land can present a risk to public health and the environment. The following objectives and controls allow Council to make a full assessment of any contamination risks, prior to determining a development application. It notes that [SEPP No. 55 Remediation of Land State Environmental Planning Policy \(Resilience and Hazards\) 2021](#) states that Council must not grant consent unless it has considered whether the land is contaminated.

Objectives

- a. Make informed decisions about the capability of land to support development based on the framework for the management of Contaminated Lands in the Camden LGA as set out in the Council's adopted policy for the Management of Contaminated Lands;
- b. Minimise the risks to human health and the environment from the development of potentially contaminated land; and
- c. Ensure that potential site contamination issues are adequately identified and remediated at the subdivision stages.

Controls

1. An assessment is to be made by the applicant under [SEPP No. 55 Remediation of Land State Environmental Planning Policy \(Resilience and Hazards\) 2021](#) (or equivalent) as to whether the subject land is contaminated prior to the submission of a development application.

Note: The following documents prepared by NSW Environmental Protection Authority, the National Environmental Protection Council, and Camden Council, where relevant, must be used in preparing contamination assessments and all levels of contaminated site reports:

- *Contaminated Sites: Sampling Design Guidelines*
- *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*
- *Contaminated Sites: Guidelines for Assessing Service Station Sites*
- *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme*
- *National Environmental Protection (Assessment of Site Contamination) Amendment Measure 2013 Council's Adopted Policy*
- [Management of Contaminated Lands](#)

2. If contamination is present on the land, Council must consider whether the proposed land use is suitable or, if not suitable, can the land be made suitable following remediation pursuant to ~~SEPP~~ [No. 55 State Environmental Planning Policy \(Resilience and Hazards\) 2021](#). Where land is proposed to be remediated, appropriate documentation is to be presented to Council supporting the works to be undertaken to achieve suitability.
3. Where development is proposed on a site where the Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), a Site Contamination Investigation must be submitted with the DA. Depending on the outcome of the investigation, more detailed Environmental Site Investigations may also be required.
4. All contamination investigations (Stage 1 or 2), remediation (Stage 3) and validation work (Stage 4) must be undertaken by a suitably qualified consultant and in accordance with the protocols of Council's Policy – Management of Contaminated Lands and the NSW EPA Contaminated Sites Guideline Booklets or NEPM (2013 Amended), where relevant.
5. Development applications for land subdivision and sensitive land uses must be accompanied by a contamination investigation report as required by Council's Policy - Management of Contaminated Lands.

If a preliminary (Stage 1) contamination investigation identifies contamination, then a detailed (Stage 2) investigation will also be required. Where the detailed investigation triggers a requirement for remediation then a Remediation Action Plan (Stage 3) must also be submitted with the development application. All required remediation works will require development consent before works can commence.

NOTE: Council may require a 'Site Audit' review conducted by a NSW EPA Accredited Site Auditor to be provided at any stage of the contamination investigation, remediation, and validation stages. All site audit reviews will lead to a 'Site Audit Statement' to be issued by the Site Auditor at the conclusion of works.

2.10 Development near Camden Airport

Background

The operation of the airport is subject to the provisions of the [Camden Airport Master Plan](#).

Objectives

- a. Ensure the effective and on-going operation of Camden Airport;
- b. Ensure that airport operations are not compromised by surrounding development; and
- c. Ensure that aircraft are protected from adverse impacts from ground lighting and gas efflux.

Controls

1. Ground lighting within the area shown in the Camden Airport Master Plan highlighting maximum lighting intensities surrounding Camden Airport, must not impact on Airport operations. Guidelines for aeronautical ground lights can be found in the [Manual of Standards Part 139 – Aerodromes](#), Section 9.21 or equivalent.
2. Stack and vent efflux installations located within 15km of the Camden Airport must comply with the requirements set out in [Advisory Circular 139-05](#) issued by the Civil Aviation Safety Authority.
3. Buildings or structures located within the area affected by the Camden Airport OLS or PANS-OPS contained in the Camden Airport Master Plan must use materials that have low reflectivity.

Note: Clause 7.2 of [CLEP 2010](#) contains provisions relating to obstacle limitation surfaces and PANS-OPS, and Clause 7.3 of CLEP 2010 contains provisions relating to ANEF contours and noise exposure.

2.11 Development affected by the Western Sydney Airport

Background

The Western Sydney Airport (WSA) planned at Badgerys Creek (within Liverpool City Council's LGA) is located to the north of the Camden LGA. Whilst the WSA is not within the Camden LGA, the protected airspace around the airport encroaches on to certain land within the Camden LGA.

Protected airspace is also referred to as Obstacle Limitation Surface (OLS) and Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS).

Where proposed development may impact on the protected airspace, certain approvals are required from the airport and the applicant must seek approval from the Secretary of the Federal Department of Infrastructure, Regional Development and Cities (or their equivalent). For properties within Cobbitty, Bringelly and Rossmore, the OLS may be relatively close to the natural ground level and there is potential for new buildings to encroach into protected airspace.

Objectives

- a. Ensure that new developments are not detrimentally impacted by the operations of Western Sydney Airport;
- b. Ensure new development is approved in accordance with Federal legislation and guidelines; and
- c. Ensure the effective and on-going operation of the Western Sydney Airport.

Controls

1. The WSA must be notified of all development applications buildings, structures or activities that will penetrate the Western Sydney Airport OLS and / or PANS-OPS.
2. Stack and vent efflux installations located within 15km of the Western Sydney Airport must comply with the requirements set out in [Advisory Circular 139-05](#) (as updated) issued by the Civil Aviation Safety Authority.

Further Information

The National Airports Safeguarding Framework (NASF) provides guidance on delivering safety and amenity outcomes for developments near airports.

2.12 Acoustic Amenity

Background

Acoustic amenity in the community can be affected by a range of sources including, transportation (motor vehicles, aircraft, trains), industrial uses of all types and many commercial uses. This can not only be a potential annoyance, but at higher noise levels may also have health consequences.

A variety of mitigation strategies exist to reduce or manage sound levels and preserve the acoustic amenity of an area. This subsection seeks to establish criteria and detail acoustic design measures to minimise noise emissions that may arise from existing or proposed development.

Objectives

- a. To minimise the impacts of noise from major transport infrastructure and commercial and industrial areas on residential amenity and other noise sensitive uses;
- b. To achieve an acceptable noise environment whilst maintaining well designed and attractive streetscapes; and
- c. To minimise the impacts of noise on sensitive receivers through subdivision layout and building design.

Controls

Acoustic Amenity (General)

1. Acoustic reports (where required), must be prepared by a suitably qualified consultant. As a minimum an acoustic report must: identify receivers; determine background noise levels (where required); establish noise criteria; provide predicted noise levels (including relevant assumptions); assess potential impacts; and consider reasonable and feasible mitigation measures.

Council may consider a preliminary assessment from a suitably qualified acoustic consultant, justifying why an acoustic report is not required.

2. Bedrooms, main living areas and principal private open spaces must be located away from noise sources (Refer to Figure 2-1).
3. Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency.
4. Residential plant and equipment must not generate a noise level greater than 5dBA above background noise level as measured at the boundary of a noise sensitive property during the hours of 7.00am to 10.00pm. Noise from plant and equipment must not be audible in habitable rooms of adjoining noise sensitive properties during the hours of 10.00pm to 7.00am.
5. Physical noise barriers such as noise walls or solid fencing (other than earth mounds) are not generally supported along sub-arterial, transit boulevards or collector roads. Measures to attenuate noise through subdivision layout, building setbacks, building orientation, building design and materials selection should be implemented to achieve compliant noise levels.
6. The use of physical noise barriers (i.e. noise walls or solid fencing) may be supported on arterial roads where it can be demonstrated that the following mitigation measures, in the listed order, are not able to adequately attenuate the noise source:
 - a. Locating less sensitive land uses between the noise source and the sensitive receivers;
 - b. Using the built form to act as noise barriers;
 - c. Optimising the subdivision layout to maximise shielding of principle private open space;
 - d. Incorporating noise mitigating building façade treatments and locating bedrooms, main living areas and principle private open space areas away from the noise source;
7. Where noise barriers are required, they must be of a neutral recessive colour and design which blends in with the natural environment. In addition, barriers are to be screened from the road by a landscape strip of at least 1m.

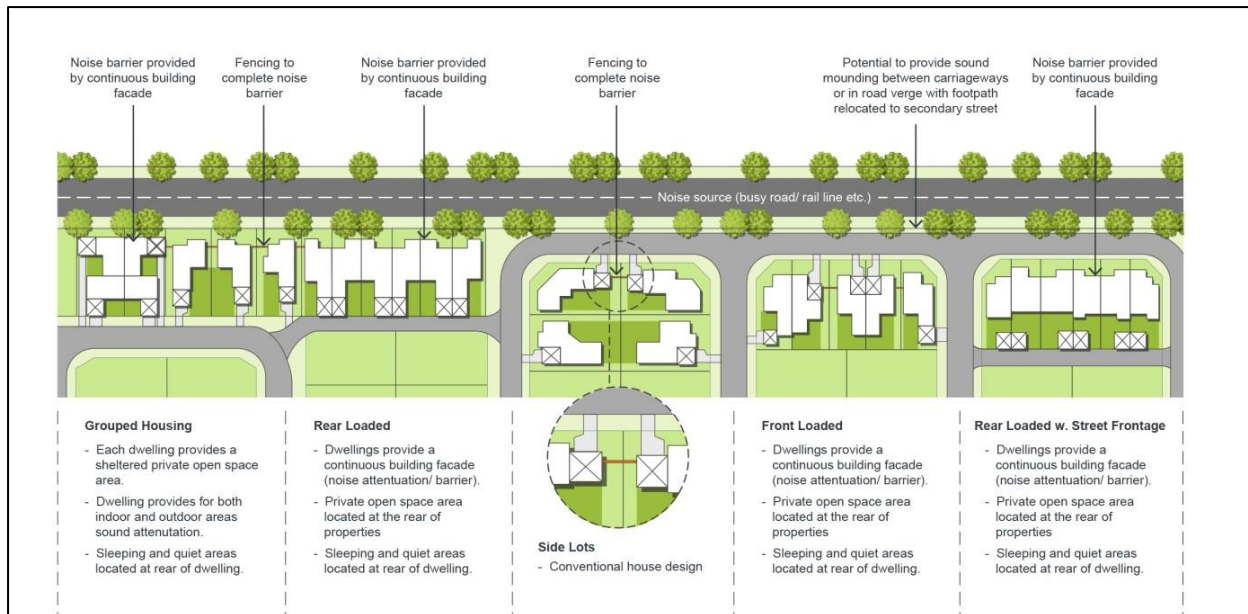


Figure 2-1: How to Mitigate Impacts from Road and Rail

Road and Rail Noise

9. Development applications for residential development and other noise sensitive uses such as places of public worship, hospitals, child care centres and educational establishments must be accompanied by an acoustic report where the development is:
 10. adjacent to existing (or proposed) railway line, arterial, sub-arterial roads, transit boulevards; or
 11. adjacent to a collector road that is within a 100m radius of the centre of the intersection the above roads (Refer to Figure 2-2).

Note: For all road developments the criteria should apply on the basis of the road traffic volumes projected for 10 years time.

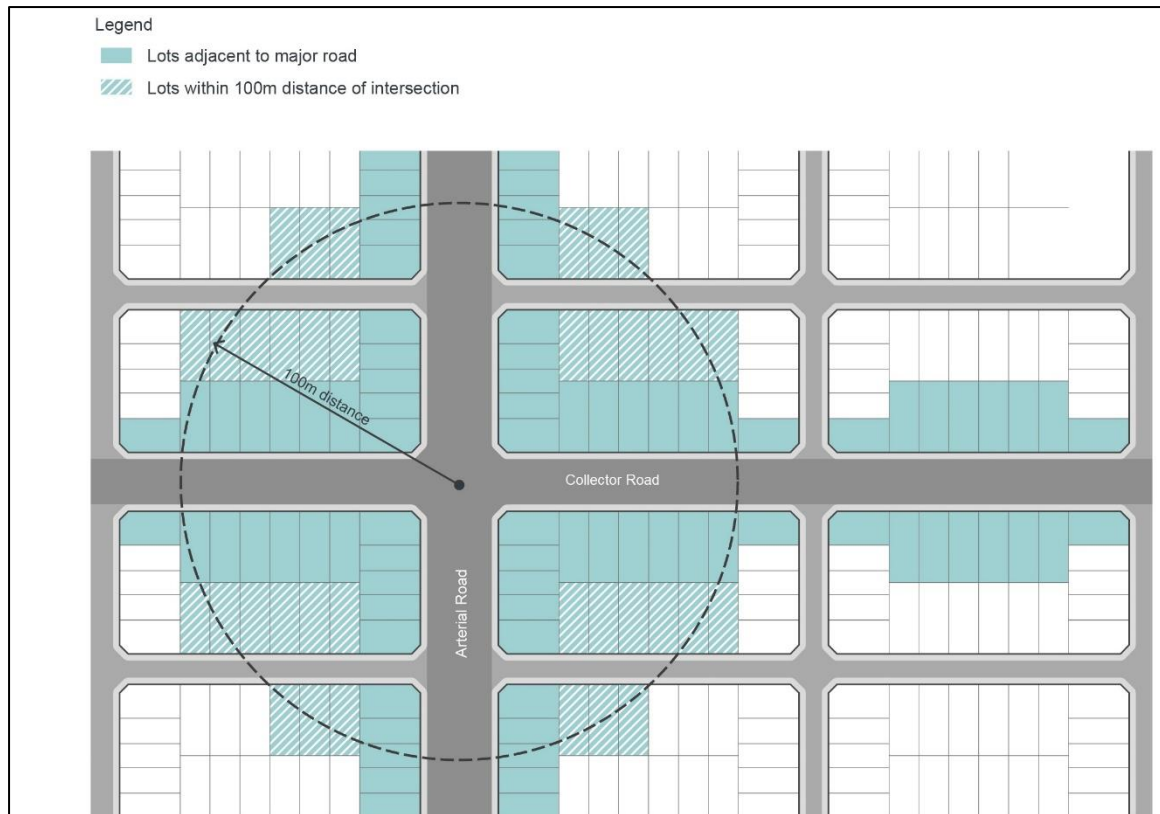


Figure 2-2: Noise from Road and Rail Noise

2. Residential dwellings adjacent to an existing (or proposed) railway line, arterial road, sub-arterial road or transit boulevards, or collector roads that are within 100m of the centre of the intersection of those roads, are to be designed to minimise the impact of noise.

Non-residential buildings such as educational institutions, child care centres, places of worship, and hospitals are also required to be designed to minimise the impact of noise.

Both 'residential dwellings' and 'non-residential buildings' must comply with the internal noise criteria in 'Table 3.1' from the 'Department of Planning: Interim Guideline – Development Near Rail Corridors and Busy Roads'.

Ventilation Requirements: If internal noise levels with windows or doors open exceed the criteria by more than 10dBA, the design of the ventilation for these rooms should be such that the occupants can leave windows closed whilst also meeting the ventilation requirements of the Building Code of Australia.

3. The principle private open space or an equivalent area of useable open space of a dwelling within a new release area is not to exceed 57dBA LAeq (15hr) from 7am to 10pm.

Note: For clarification purposes, a new release area, includes land mapped as Urban Release Area within the CLEP 2010 and includes Growth Area Precincts that have been rezoned.

For dwellings in areas outside of the new release areas, the principle private open space area is to be attenuated to 55dBA LAeq (15hr) from 7am to 10pm.

Council may consider an increased decibel level where it can be demonstrated that the objectives of this policy are met and the above criteria is not able to be reasonably or feasibly achieved.

Note: The residential noise level criterion includes + 2.5 dBA allowance for noise reflected from the façade ('facade correction').

4. Residential flat building developments are to meet the objectives of Part 4J of the NSW Department of Planning and Environment (or equivalent) - [Apartment Design Guide](#) to minimise potential impacts of road and rail noise through appropriate siting and layout of buildings, noise shielding and attenuation.
5. Development applications for residential flat buildings are to document the noise mitigation measures that have been incorporated into the design.
6. An area of communal open space is to be attenuated to 57dBA LAeq (15hr) from 7am to 10pm.

New and Upgraded Roads / Railway Lines and Traffic Generating Development near Residential and Other Sensitive Land Uses

1. Where new and upgraded roads or traffic generating developments are proposed near residential and other noise sensitive land uses, acoustic assessments are to be undertaken in accordance with the [NSW EPA Road Noise Policy](#).
2. Where new and upgraded railway lines are proposed near residential and other noise sensitive land uses, acoustic assessments are to be undertaken in accordance with the [NSW EPA Rail Infrastructure Noise Guideline \(2013\)](#).

Aircraft Noise

1. Any noise sensitive development, including but not limited to residential developments and schools, within the ANEF 20 contour (or higher) are considered to be potentially affected by aircraft noise and will require an acoustic assessment to be undertaken to demonstrate compliance with [Australian Standard 2021 – 2015 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction](#).

Noise from Industrial Development or Commercial Development (including Community Facilities and Religious developments)

1. An acoustic assessment will be required for industrial and commercial development where the development:
 - a. Has the potential to impact on residences or noise sensitive receivers (defined as a LAeq, 15min level of more than background or more than the recommended amenity criteria within the NSW Environmental Protection Authority's Noise Policy for Industry (NPfI) minus 10 dB); or
 - b. Is located within a 100m radius from, or has a direct line of site of a distance of 150m to, residences or noise sensitive receivers; or
 - c. Proposes to operate anytime between 10pm and 6am.
2. Noise emissions from industrial development must be assessed in accordance with the NSW EPA Noise Policy for Industry (NPfI).
3. Noise emissions from commercial development must be assessed in accordance with the Noise Guide for Local Government and must be consistent with the methodology within the NSW EPA NPfI.
4. Noise from the construction of industrial and commercial developments must be assessed and managed in accordance with the NSW Environmental Protection Authority's [Interim Construction Noise Guideline 2009](#).

Note: When commercial development is proposed on existing greenfield land and the surrounding land is expected to undergo significant land use change (described in section 2.4.3 of NPfI) the adoption of the 'typical existing background noise levels' applicable to 'suburban residential' from 'Table 2.3' of the NPfI may be considered by Council for the assessment of the "Project Intrusive Noise Level."

Noise from Child Care Centres and Educational Establishments

1. Development applications for child care centres and educational establishments must be accompanied by an acoustic report.
2. Child care centres and educational establishments are to be designed to not exceed the following noise levels:
 - a. LAeq (15 minutes) noise level from children in the outdoor areas of the site must not exceed the background LA90 sound level by more than 10dBA when measured at the boundary of the nearest or most affected residential premises (or if the boundary is more than 30 metres from a residential dwelling, at the most affected point within 30 metres of a residence).
 - b. LAeq(15 minutes) noise levels from all other operations (i.e. car park, plant) must not exceed the background LA90 sound level by more than 5dB(A) when measured at the boundary of the nearest or most affected residential premises.

Note: If there is an inconsistency between the SEPP ([Education Establishment and Child Care Facilities Transport and Infrastructure](#)) 201721 (and Child Care Planning Guidelines) and the DCP, the SEPP will take precedence.

Noise from Licensed Premises

1. Any music/entertainment and noise of patrons (whilst on-site) from a licensed premises, must be assessed in accordance with the noise emission criteria as follows:
 - a. The LA10,15min* noise level emitted from the licensed premises must not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5dB between 7:00am and 12:00 midnight at the boundary of any affected residence.
 - b. The LA10,15min* noise level emitted from the licensed premises must not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) between 12:00 midnight and 7:00am at the boundary of any affected residence.
 - c. The LA10,15min* noise level emitted from the licensed premises when measured inside a habitable room of a residential premises between 12pm and 7am should not give rise to a measurable increase above the ambient level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) in the absence of the music.

* For the purposes of this condition, LA10 can be taken as the average maximum deflection of the noise emission from the licensed premises.
2. A noise management plan must be submitted with the DA that addresses noise associated with patron departure in on site car parks or local streets, particularly after 10.00pm. Alternatively, noise reduction and mitigation measures (where required) must be addressed in a general plan of management for the premises.

Noise Attenuation of Public Open Space

1. Public open space areas are to be designed to sensitively locate passive recreation areas away from noise sources without compromising the overall functionality of the area.
2. Physical noise barriers (other than earth mounds) for public open space areas will not be supported.

Further Information

- [Department of Planning and Environment - Apartment Design Guide](#)
- [NSW EPA Road Noise Policy](#)

- [Australian Standard 2021:2015 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction](#)
- [NSW EPA Noise Policy for Industry \(NPfI\)](#)
- [Interim Construction Noise Guideline](#)
- [NSW EPA Noise Guide for Local Government](#)

2.13 Air Quality and Odour

Background

Pollutants are emitted to the air from various sources. When these emissions are discharged unmitigated, during periods of poor dispersion, or under conditions conducive to smog formation, poor air quality may result. It is imperative the following objectives and controls are adhered to in order to minimise adverse air quality impacts.

Objectives

- a. Preserve air quality, minimise pollution and improve environmental amenity; and
- b. Ensure appropriate levels of air quality for the health and amenity of residents.

Controls

1. Development that is likely to result in the emission of atmospheric pollutants, including odours, as determined by Council must include operating practices and technology to ensure that such emissions are acceptable. Details of these measures are to be provided at development application stage.
2. Development that is likely to be impacted upon by atmospheric pollutants and/or odours from existing land uses, may require the undertaking of an odour impact assessment or similar assessment dependent on the type of pollutant being assessed. For odour impact, assessment will be undertaken in accordance with the [NSW EPA Technical Framework "Assessment and Management of Odour from Stationary Sources in NSW"](#). For other pollutants, assessment may be required to determine if pollutants comply with the [Protection of the Environment Operations Act 1997](#) and [supporting Regulations](#). The assessment may need to be undertaken at rezoning stage for rezoning and subdivision proposals, or at development application stage for other proposed land uses where relevant.

Note: Emissions from premises of any matter, whether solid, liquid or gaseous must comply with the Protection of the Environment Operations Act and its Regulations, or a pollution control consent provided by the Department of Environment and Conservation for Scheduled Premises.

2.14 Waste Management

Background

This section outlines the requirements for the management of waste from new developments. This section of the DCP is to be read in conjunction with Council's Waste Management Guideline, where more detail will be provided for different development types. For further information on Waste Management Plans (WMPs), waste management technical requirements and traffic requirements for all development refer to Council's Waste Management Guideline.

Objectives

- a. Ensure that an appropriate waste service is provided to all new development;
- b. Ensure waste collection vehicles have safe, reliable access to all collection points and can manoeuvre to all waste collection points during all stages of a development; and
- c. Ensure provision of adequately designed and constructed storage and collection areas for all developments that allows for responsible storage and collection of all waste types that are generated at the development.

Control

1. A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use. A WMP outlines the waste that will be generated and how the development proposes to manage the waste.

For further information on WMPs refer to Council's *Waste Management Guideline*.

Note: In addition to this section, other chapters provide additional controls for waste storage and waste collection.

Additional controls below provide guidance for specific development types.

Commercial Developments

Controls

1. The WMP must show:
 - a. The location of the designated waste and recycling storage room(s) or areas, sized to meet the waste and recycling needs of all tenants (refer to Council's Waste Management Guideline);
 - b. The location of temporary waste and recycling storage areas within each tenancy. These are to be of sufficient size to store a minimum of one day's worth of waste;
 - c. An identified collection point for the collection and emptying of waste bins;

- d. The path of travel for moving bins from the storage area to the identified collection point. There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s); and
- e. The on-site path of travel for collection vehicles (if collection is to occur on-site).

Mixed Use Developments (Residential/Non-Residential)

Controls

1. Mixed Use development must incorporate separate and self-contained waste management systems for the residential component and the non-residential component.

Industrial Development

Controls

1. There must be convenient access from each tenancy and/or larger waste producing area of the development to the waste/recycling storage room(s) or area(s). There must be step-free access between the waste storage and collection areas.
2. Every development must include a designated general waste/recycling storage area or room(s), as well as designated storage areas for industrial waste. These must be designed in accordance with specific waste and environmental laws, protocols, workplace health and safety guidelines and technical design guidelines and standards.
3. The waste/recycling storage room/areas must be able to accommodate storage bins that are of sufficient volume to contain waste generated from the site.
4. Waste management storage rooms/areas must be suitably enclosed, covered and maintained to prevent ingress of rainwater and stormwater into the stormwater system.
5. Production, storage and disposal of liquid or hazardous waste (such as contaminated or hazardous material or products) must be designed according to the appropriate NSW EPA, SafeWork NSW and other technical standards.
6. Appropriate vehicle access must be made for the collection of each waste type, designed to Australian Standard AS 2890.2

Further Information

- [Protection of the Environment Operations Act 1997](#)
- [Waste Avoidance and Resource Recovery Act 2001.](#)
- [Protection of the Environment Operations \(Waste\) Regulation 2014](#)
- [NSW Waste Avoidance and Resource Recovery Strategy 2014 - 2021.](#)
- [Better Practice Guide for Resource Recovery in Residential Developments 2019](#)
- [Collection of Domestic Waste Code of Practice.](#)
- [Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012.](#)
- [Council's Waste Management Guidelines](#)
- [Waste Management Plan Template](#)

2.15 Development adjoining Upper Canal System

Background

The Upper Canal System (including its corridor) is listed on the State Heritage Register. The Upper Canal extends generally through the Australian Botanic Garden Mount Annan, crossing under Narellan Road then passes north through Currans Hill and the Central Hills. The Upper Canal is critical water supply infrastructure that services Greater Sydney by transferring bulk raw water from the Upper Nepean Dams to the Prospect water filtration plant. The Upper Canal and corridor are classified as a *controlled area* under the provisions of the [Water NSW Act 2014](#). This Act is administered by [WaterNSW](#).

Development adjacent to the Upper Canal can potentially impact on the Canal corridor and the water within it. These impacts include, but are not limited to, the following:

- a. The potential impacts on the integrity of the infrastructure including changes to drainage such as increased risk of flooding and stormwater flows from the proposed development entering the corridor, resulting in erosion and slippage, and impacts during construction such as vibration and cut and fill.
- b. The potential impacts of the development on the quality of water within the Upper Canal, include impacts on water quality from flooding and stormwater from adjacent development. Any development should have a neutral or beneficial impact on water quality within the Upper Canal.
- c. The potential impacts of the proposed development on the security of the infrastructure and associated corridor including fencing.
- d. The potential impact of the proposed development on the ability of WaterNSW to manage and maintain the infrastructure, including maintenance of unrestricted access to the existing entry points to the Upper Canal corridor by WaterNSW staff, plant and vehicles.

Objectives

- a. Ensure the Upper Canal and associated corridor is taken into account in siting, designing constructing and operating any proposed development adjoining or in the vicinity of the Upper Canal.

Controls

1. Development proposals adjacent to or in the vicinity of the Upper Canal and associated corridor with the potential to impact on the Upper Canal, should be prepared in liaison with WaterNSW prior to lodging a development application. Development Applications are to refer to WaterNSW's [Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines](#).

The Upper Canal System is shown in Figure 2-3.

2. All development must include the provision of appropriate security/delineation fencing and/or other mitigation strategies in consultation with WaterNSW.

Note:

Proposals to access or enter the Upper Canal corridor at any time will require authorisation in writing from WaterNSW.

Refer to the provisions within the Environmental Heritage Chapter within this DCP and the [Heritage Act 1977](#) in relation to impact on the heritage significance of the Upper Canal.

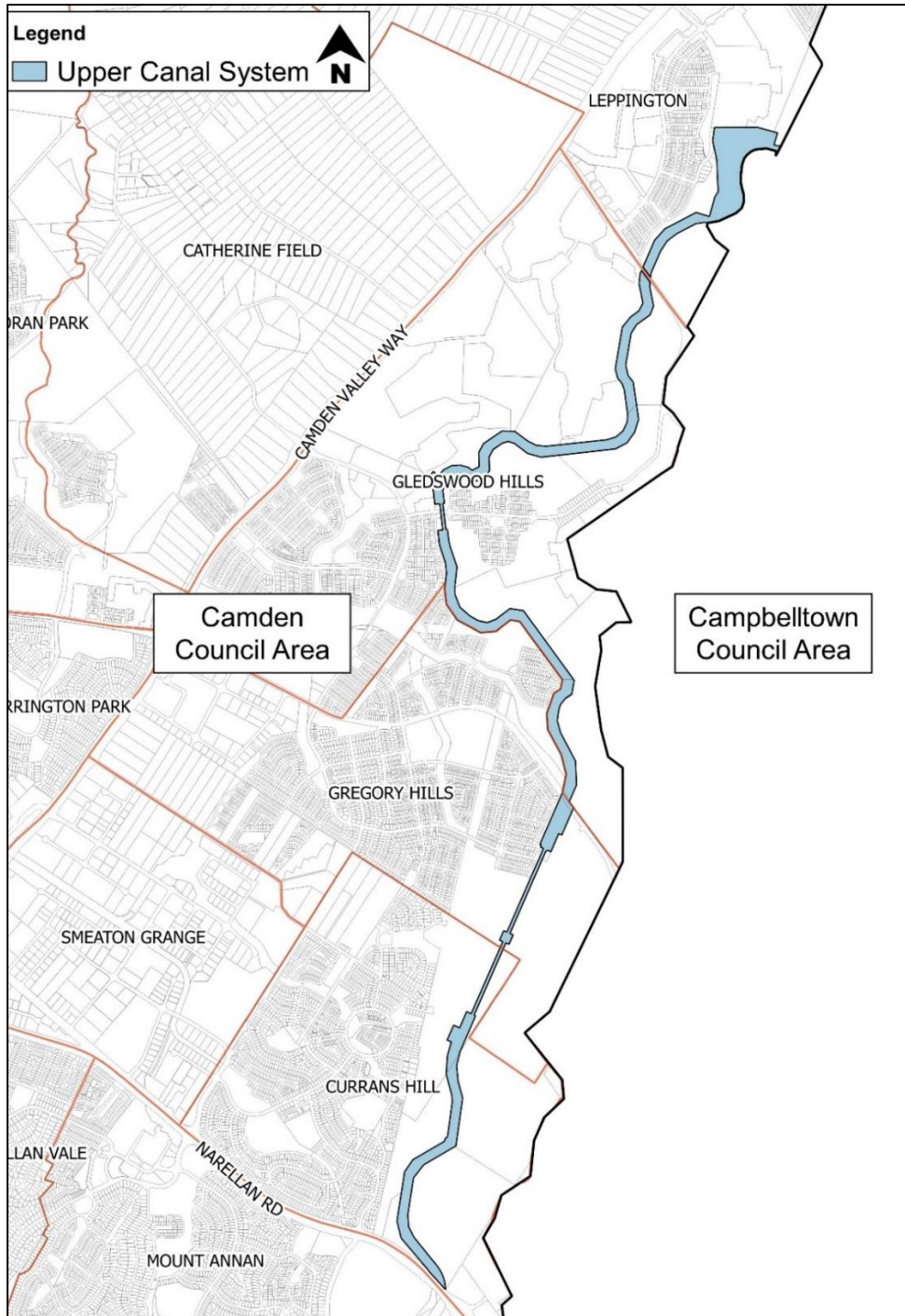


Figure 2-3: Upper Canal System

2.16 Environmental Heritage

Background

Camden's unique environmental heritage is made up of a combination of significant places, buildings, works, relics, moveable objects and precincts. It comprises elements of both the natural and built environment and their related landscape settings; as well as Aboriginal items and places.

Heritage is an integral part of the character of the Camden LGA and has been identified as such consistently over many years by the Camden community. It is important that heritage significance is protected for the benefit of current and future generations.

This chapter of the DCP is focused on ensuring that there is sufficient understanding of the significance of Camden's Heritage and that development and activities in both the private and public domains are sympathetic and contribute to its conservation.

Importantly, heritage listing does not prevent development or changes to a property. It just means that work must be done in a manner that is sensitive to the heritage significance of the site. A balance between protecting heritage significance and alteration to meet modern needs and desires is encouraged.

2.16.1 Aboriginal Culture and Heritage

Background

Aboriginal people are the cultural owners and managers of information relating to their heritage. It is vital to Aboriginal people and to the richness of Camden's heritage, that these important spiritual and cultural links to land are maintained by preserving and protecting places of cultural significance.

Objective

12. To manage Aboriginal heritage values to ensure enduring conservation outcomes.

Controls

1. Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).

Notes:

Developments or other activities that will impact on Aboriginal heritage may require consent from the Heritage (Department of Premier and Cabinet) (OEH) under the National Parks and Wildlife Act 1974 and consultation with the relevant Aboriginal communities.

Any development application that is within or adjacent to land that contains a known Aboriginal cultural heritage site, must consider and comply with the requirements of the National Parks and Wildlife Act, 1974.

Where the necessary consents under the National Parks and Wildlife Act, 1974 have been obtained, the development application must demonstrate that the development will be undertaken in accordance with any requirements of that consent.

Further Information

<http://www.environment.nsw.gov.au/>

2.16.2 Heritage Concepts

The following heritage concepts are fundamental to the heritage conservation provisions of this chapter.

The Burra Charter

The [Burra Charter](#) is a document prepared by the Australian National Committee of the International Charter for the Conservation and Restoration of Monuments and Sites (Australia ICOMOS). It provides guidance for the conservation and management of places of heritage significance.

Table 2-1: Description of Heritage Concepts

Heritage Places	A collective term used for Heritage Items, Heritage Conservation Areas, culturally significant Built Environment, Landscapes and Archaeological Sites.
Heritage Items	Heritage items can include buildings, sites, places, archaeological items, mature trees and landscapes of both state and local significance. Items of state significance are identified on the State Heritage Register . Items of State and Local significance are identified in Schedule 5 of the CLEP 2010 .
Heritage Conservation Area	<p>A Heritage Conservation Area is more than a collection of individual Heritage Items. It is an area in which the historical origins and relationships between various elements creates a sense of place that is special and therefore worth keeping.</p> <p>Two Heritage Conservation Areas are identified in CLEP 2010. One is focused on the Camden Town Centre (Camden Heritage Conservation Area Figure 2-4) and the other on Struggletown Heritage Conservation Area, in Narellan (Figure 2-7). In addition to the general controls, an overview of the character, future character aspirations and the unique controls for each Heritage Conservation Area are detailed in this chapter. These additional controls must be read in conjunction with the General Heritage Provisions.</p>

<p>Culturally Significant Place:</p> <ul style="list-style-type: none"> -Built Environment -Cultural Landscape -Archaeological Sites 	<p>Heritage as a concept is not static. Over time, culturally significant places evolve to warrant their listing as heritage items. As an area, Camden demonstrates a mixture of culturally significant built heritage, and landscapes. Although not listed as Heritage items, these heritage places are still considered to contain heritage significance and are listed in Tables 2-2, 2-3 and 2-4 and Figures 2-8 and Figure 2-9. Further investigation of heritage significance is required to be carried out on each identified place when a development application is lodged.</p> <p>An archaeological site may be a known site (as listed in Table 2-4); or a site that is discovered as part of site investigations and development.</p> <p>Where a development proposes disturbance to an archaeological site or relic, the applicant must contact the NSW Heritage Branch for compliance with the statutory requirements.</p>
<p>Development in the Vicinity of a Heritage Place</p>	<p>A development within the vicinity of a heritage item, culturally significant heritage place or heritage conservation area; must be assessed to determine whether it will have any impact on the significance of the heritage place and how this can be mitigated. A Heritage Impact Statement (HIS) may be required.</p>
<p>Aboriginal Heritage</p>	<p>Aboriginal Heritage includes places and objects which show evidence of Aboriginal occupation of the Camden LGA, as well as places which are of spiritual importance to Aboriginal culture or customs, but which contain no physical remains.</p> <p>Where a development proposes harm to an Aboriginal site or relic, the applicant must contact the Heritage (Department of Premier and Cabinet) for compliance with the statutory requirements.</p>

Heritage Significance

The Heritage Branch of NSW Heritage (Department of Premier and Cabinet) has established widely accepted criteria to be used in ascertaining heritage significance. In summary, a building, relic, object or place may have heritage significance for reasons of historical, aesthetic, scientific or social significance; or a combination of these. In addition, a place could be considered to be of particular note due to its rarity or representativeness.

It is important to note that a heritage place does not have to be completely intact or in good condition for it to be of heritage significance. Rather it is the place's ability to demonstrate the criteria discussed above that is important. Many heritage places have undergone change overtime such as extensions or alterations, and these have not had an adverse impact upon the identified significance of the place. Before any alterations or new works are proposed to a heritage place, there must be a thorough understanding of its heritage significance. Once this is known decisions about changes can be more easily and appropriately made.

NOTE:

The Development Application fees charged by other Authorities such as for Integrated Development will not be waived.

Heritage Impact Statement (HIS)

Council requires a HIS to be provided with a development application where, in the opinion of Council, the heritage significance of the following could be affected:

- a heritage item (see Schedule 5 of CLEP 2010).
- a heritage conservation area (Figures 2-4, 2-5 and 2-6).
- a Culturally Significant Place (Built Environment, Cultural Landscape or an Archaeological Site) identified in Table 2-2, 2-3 and 2-4 and Figures 2-8 and 2-9.
- development in the vicinity of any of the above and in the vicinity of St Thomas Chapel and Figure 2-7.

The size and content of the HIS will vary depending on the heritage place involved, and the scale and impact of the proposed development. Further guidelines for the preparation of Heritage Impact Statements can be found on the Heritage (Department of Premier and Cabinet) website or by using the following link.

<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>

Conservation Management Plan (CMP)

A CMP is generally required for items listed in the State Heritage Register. It may also be required for any major development or subdivision proposals to local heritage items, or where requested by Council. In addition to the above, it is to provide a conservation policy and associated strategy.

A HIS and CMP must be prepared by a qualified and experienced Heritage Consultant and be carried out in consultation with Council.

2.16.3 General Heritage Provisions**Background**

This subsection sets out general objectives and controls for various types of work and is applicable to all Heritage Items, Heritage Conservations Areas, Culturally Significant Places and for development in the vicinity of Heritage Places.

Objectives

Conservation

- a. Retain and conserve heritage items and their significant elements and settings including views and visual catchment;
- b. Retain and conserve where possible, the significant character of heritage places;
- c. Retain original elements such as verandahs, balconies, characteristic roof forms, traditional materials, finishes and associated details and traditional planting schemes;
- d. Retain and conserve culturally significant items if they are found to have heritage significance;
- e. Encourage new and sympathetic uses of buildings to conserve their heritage significance;
- f. Protect and conserve heritage in accordance with the principles of the Burra Charter;
- g. Ensure that development is undertaken in a manner that acknowledges a heritage place/s, archaeological potential or protects sites of archaeological significance;
- h. Encourage routine maintenance for the ongoing conservation of heritage places; and
- i. Ensure that adequate consideration is given to the significance of a heritage place, where demolition or partial demolition proposed.

Compatibility of new work

- a. Ensure development is based on, and sympathetic to, an understanding of the heritage significance of the place;
- b. Ensure that any development within a heritage conservation area is compatible with and sympathetic to the significant characteristics of the conservation area as a whole and makes a positive contribution to the area; and
- c. Ensure that the development in the vicinity of a heritage place is undertaken in a manner that does not detract from the heritage significance of the place.

Development details

- a. Ensure the integrity of the heritage item and its setting (including landscape visual catchment and significant characteristics); or the Heritage Conservation Area is retained by the careful design, scale and siting of new buildings and alterations and additions to existing buildings;

- b. Encourage the removal of unsympathetic work, the conservation of original elements and the reinstatement of significant missing building elements where documentary evidence of their detail or location exists;
- c. New development may use contemporary design, materials and construction techniques; but must maintain not adversely impact the heritage significance of the place, and the significant elements that make up the character of the Heritage Conservation Area;
- d. Promote the use of high quality design, materials, finishes and detailing which is appropriate sympathetic to the architectural style, building type and historic context of a heritage place; and
- e. Promote the use of colour schemes that are sympathetic to the character of the individual building, group of buildings and the historic context a heritage place.

Associated details

- a. Ensure that fences, gates, and outbuildings and other ancillary structures are sympathetic to the significance of the heritage place;
- b. Promote landscaping that is consistent with appropriate to the significance of the heritage place; and
- c. Minimise the impact of new driveways on heritage items and the streetscape; and retain an active retail street frontage.

Controls

Design

1. New buildings must be of a simple, contemporary design that avoids “heritage style” replication of architectural or decorative detail.
2. New work must be easily identified as such and is required to be sympathetic to the heritage place.
3. When alterations or additions are proposed, the removal of any existing unsympathetic elements is encouraged.
4. Where significance permits modification, alterations to the original room layout of a heritage item is permissible provided the original details such as joinery, plasterwork and wall nibs and can still be interpreted.
5. New development must be designed to interpret and complement the general form, bulk, scale, height, architectural detail and other significant elements of the surrounding heritage place.

6. Where an addition is not visible from a street or public place, greater flexibility in design may be considered.
7. The significant internal and external fabric and building elements of the principal building are to be retained and conserved.

Siting

1. Alterations and additions to a heritage item or within a conservation area will be sited and designed to retain the intactness and consistency of the streetscape and the significance of the conservation area;
2. Additions to buildings in the conservation area are to be predominantly to the rear of the existing building. Additions should not visually dominate the existing building.
3. Additions to the side of existing buildings will be considered where it is substantially set back from the front building alignment and the style and character of the building or conservation area will not be compromised.
4. Where there is a uniform building front setback, new development must recognise this.
5. The existing informal and irregular pattern of rear property building alignments is to be retained.

Roofs and Roofscape

1. The existing pattern, pitch, materials and details of original roof forms within the Heritage Conservation Area must be retained.
2. Secondary roof forms should be subservient in form, scale and location to the main roof.
3. Missing roof elements must be reinstated when unsympathetic roofs are replaced.

Verandas and Balconies

1. Original verandas and balconies are not to be removed, altered or enclosed.
2. Verandas and balconies may be reinstated on street front elevations where historical evidence supports their previous existence. In such circumstances, the detail and design should be representative of the original.
3. Verandas and balconies on new buildings should generally be of a contemporary design and materials that respond to the character, scale and from setting of the heritage place.

Height

1. Additional floor space may be permitted within attic roof space where no significant external changes are made to the existing wall heights and roof forms.

2. Dormers with traditional proportions and sympathetic detailing that complements the style and details of the roof may be considered.
3. Loft type structures in the conservation area may be appropriate only where the bulk, size and scale does not overwhelm the existing or surrounding buildings and can be included in the roof space of a pitch that reflects surrounding existing development.

Materials and Finishes

1. Surviving original materials, finishes, textures and details must be retained and conserved where appropriate.
2. Materials, finishes, and textures must be sympathetic to the historic context of the original significant buildings within the streetscape.
3. Contemporary materials are permitted where their proportions, detailing and quantities are compatible with the character of the area. Large expanses of glass and reflective wall and roof cladding are not appropriate.
4. The significant original internal elements of a building, such as distinctive joinery, fireplaces, decorative plasterwork are generally to be retained and conserved in heritage places.
5. Reconstruction or restoration of missing significant elements is encouraged and should be based on documentary evidence when available.

Colours

1. Colour schemes on heritage items must be appropriate and sympathetic to the building type period and architectural style.
2. New buildings need not employ traditional colour schemes, but should use colours sympathetic to surrounding development and contribute to the cohesiveness of the Heritage Place. A material and colour palette sheet must be provided to Council for assessment.
3. Original significant masonry that is unpainted or unfinished must not be rendered, bagged, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.

Fences and Gates

1. Existing fences that have been identified as being significant or that contribute to the overall setting or character of a heritage place are to be retained, rather than replaced.
2. New fences should be sympathetic to the original fencing in terms of design, materials, colour and height. If the original fence type is not known, it should be representative of the architectural period of the heritage building. Old photographs or inspection of remaining fabric can often reveal the original fence type.
3. Removal of unsympathetic fences and reinstatement with fencing appropriate to the architectural era is encouraged.

4. Traditional fence heights and styles that do not obscure heritage items or visually dominate Heritage Conservation Areas are to be used.
5. On sloping sites fences and walls should be stepped down the slope.

Landscaping

1. Front gardens should predominately be landscaped in a style appropriate to the building type and to embellish the street front elevation.
2. Landscaping in a heritage place should, retain the original design elements, paths, significant trees and established gardens.

Garages, Carports and Outbuildings

1. Garages, carports and outbuildings must be simple, ancillary structures, that are designed and sited so that they do not dominate the principal building and not detract from the Heritage Conservation Area.
2. Parking structures are not to be located in the front setback area, unless documentary evidence of their location in the front setback exists.

Vehicle Access

1. Vehicle access must not impact adversely upon the architectural character and significance of buildings or the streetscape.
2. Driveways should be constructed of gravel, crushed sandstone, bricks or plain concrete or be designed as separated wheel strips. Stencilled concrete is generally not appropriate.
3. Hard stand areas should be kept to a minimum.

Signage

1. Refer to Part 2.15 of this DCP for signs on Heritage Items or in Heritage Conservation Areas.

Associated structures

1. Where shutters and grills are considered necessary for property protection, they must be designed to suit the character of the building, be set back from the face of the surrounding wall, be of an open nature and have minimal impact on the existing building fabric.
2. Appropriate external lighting may be used to highlight the architectural features of significant buildings.

3. Skylights, air conditioning units, antennas, solar panels, satellite dishes etc. must not be visible from the street.

Demolition

- The demolition of a heritage place is contrary to the intent of heritage listing. It will only be considered as a last resort, where a Heritage Impact Statement is submitted covering the following:
 - (a) Documentation that all alternatives for retention have been investigated and ruled out.
 - (b) It can be satisfactorily demonstrated that the building does not satisfy the criteria for listing established by the NSW Heritage Branch.
 - (c) It has been sufficiently documented and justified that the structure is considered incapable of repair.
- Where consent is issued for demolition, or part demolition, of a heritage place a comprehensive diagrammatic and photographic archival record is to be made of the structure to be demolished. This must be submitted to Council's satisfaction prior to commencement of any demolition works. A heritage consultant experienced in the preparation of an archival recording is required to undertake the recording.

Minor Works and Maintenance

1. CLEP 2010 defines maintenance of heritage places. Routine maintenance, and minor work which is "like for like" or which Council considers will not impact on the heritage significance of the place; may be carried out without consent. Council must be contacted in this regard and approval issued in writing before work is carried out. See [Clause 5.10](#) of the CLEP 2010.
2. All maintenance must involve use of traditional materials or those that will not have an adverse impact on the heritage significance. Guidelines for the use of traditional material and conservation methods can be found on the Office of Environment website using the following link:

<http://www.environment.nsw.gov.au/Heritage/publications/index.htm>

2.16.4 Camden Heritage Conservation Area

Background

This subsection sets out the objectives and controls specific to development within the Camden Heritage Conservation Area, the area of which is shown in Figure 2-4. It must also be read in conjunction with the general heritage provisions and heritage controls in Part 5 within the Camden Town Centre.

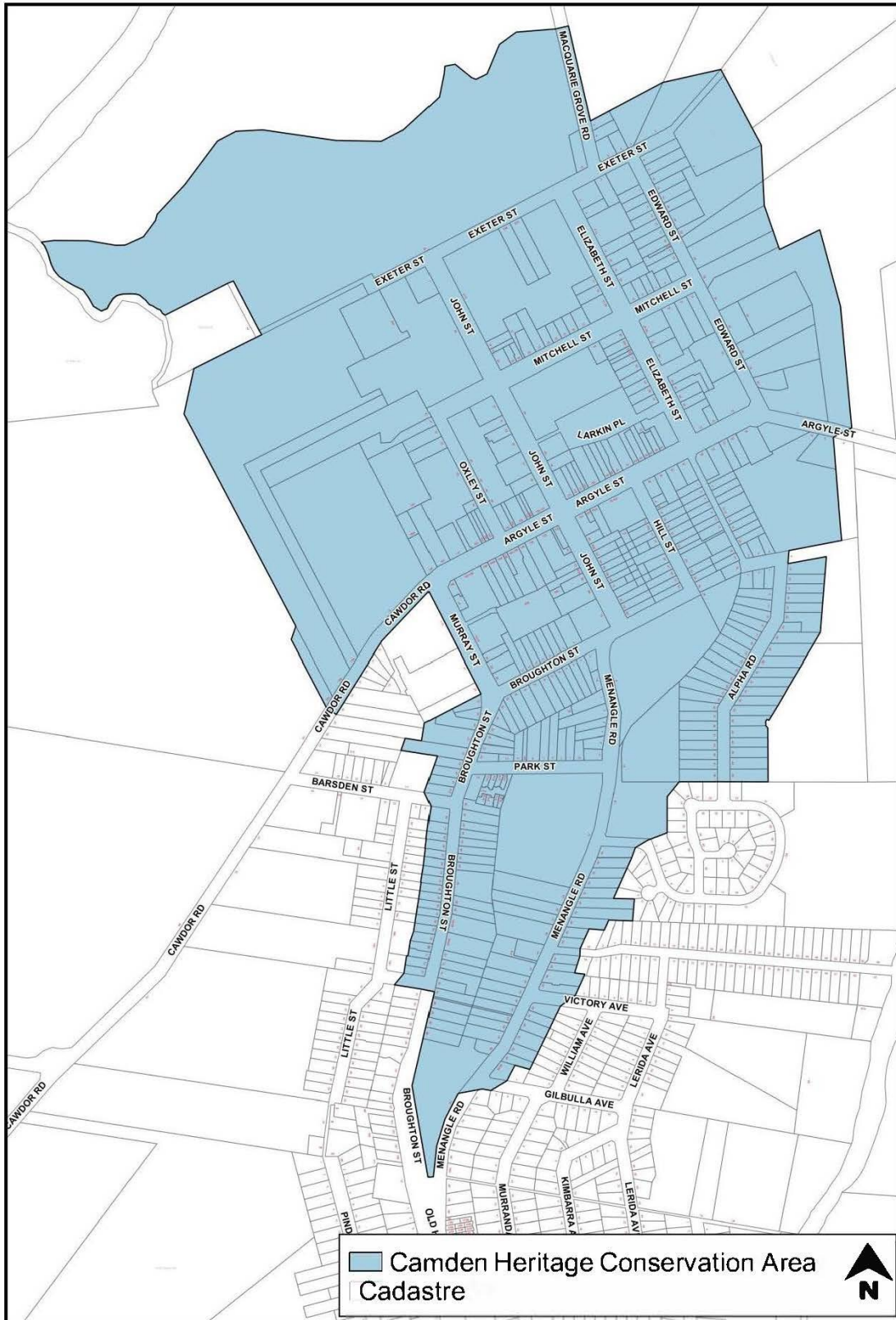


Figure 2-4: Camden Heritage Conservation Area

Character Elements

The distinguishing natural and built character elements of the Camden Heritage Conservation Area include:

1. Distinct tree lined visual gateways as viewed from rural floodplain on the fringes of Camden town.
2. A topographical form which rises from the floodplain.
3. A town which is surrounded by rural hinterland containing transitional community uses.
4. Prominent landmark buildings dominated by St John's Church and in particular it's spire.
5. Cowpasture Bridge which opened land to the west of the Nepean River.
6. A strong grid street network of Camden town.
7. A pronounced "High Street" in Argyle Street, performing a traditional shopping and commerce role and thoroughfare function.
8. A distinctive tree lined and landscaped medium strip with minimal landscaping fronting the shops along Argyle Street.
9. Street lights delineating the carriageway and communicating "seasonal" festive and event information.
10. Buildings covering a range in stylistic periods reflecting the evolution of the town centre and reflecting a diverse palette of building materials and finishes.
11. Uniform single to two storey shop fronts along a wide main street.
12. An important historical, visual and social axis is formed by John Street.
13. A cluster of civic and community buildings in lower John Street.
14. A range of residential premises, from the stately to workers cottages, largely converted to commercial functions; but still some with a residential use.
15. A unique roofscape of smaller roof forms viewed throughout the town.
16. Remnants of a rural service town, particularly in Edward Street.
17. A modest workers cottage precinct in View Street, transitioning into large middle class housing in Alpha Road.
18. Federation cottages and interwar bungalows radiating out from the town centre, with adaptive reuse of these in Broughton Street.
19. A health precinct surrounding Camden Hospital.
20. A series of informal pathways linking parking precincts.
21. The grand Macarthur Park is on the fringe of the Town Centre.

Objectives

- a. Retain the unique heritage significance of Camden town, recognising it as a rare and distinctive area;
- b. Retain and promote evidence of the historical development of the town and enable interpretation of that historical development;
- c. Retain the cohesive character particularly evident in the scale of development in each street;
- d. Retain distinctive features which unite the place. Such as parapets, chimneys, veranda's, the mixture of roofs, the road network, subdivision patterns, pathway connections, consistency of colours and the limited building material palette;
- e. Seek to foster a balance between historic character and sensitive contemporary development;
- f. Promote the concept of adaptive reuse as a major conservation tool;
- g. Reflect an embellishment of public spaces and places in a manner which is sympathetic and does not compete with the period qualities of the township;
- h. Retain the rural character of Camden town centre; and
- i. The collection of distinctive worker's cottages in View Street, will be conserved with sensitive and appropriate development encouraged.

Controls

1. Views associated with the St John's Church spire must not be compromised.
2. The tree lined "gateway" entrances to the township must be retained and embellished.
3. The rural-urban interface must be sensitively addressed in new development proposals.
4. The strong street grid must be maintained and not compromised by closures and/or permanent malls.
5. Opportunities for enhanced pedestrian linkages must be sensitively promoted
6. Additional development on the fringe of the town should complement and not detract from the viability of the "main street".
7. Original uses of significant buildings should be encouraged and facilitated. Where this is no longer possible, appropriate adaptive re-use opportunities can be used to facilitate the conservation of these buildings.
8. Existing cottage dominated streetscapes must be retained, new development such as extensions/additions should be compatible with the existing streetscape.
9. A two storey height limit must prevail except for significant architectural features incorporated into the design of buildings in significant locations.

10. Large built forms in cottage dominated precincts must be avoided through the use of various roof forms and pitches, wall openings and recesses, materials, recessive colours and landscaping
11. Development of the flood affected fringes of the town must not compromise the prevailing character.
12. In commercial areas where historical evidence exists, awnings and/or veranda's must be provided on the front elevation and must complement existing awnings and verandahs on adjacent buildings.

2.16.5 View Street Workers Cottages

Background

On the entrance to the Camden town, View Street is an important street which demonstrates the early development of residential housing in Camden (Figure 2-5). This street forms part of the Camden Heritage Conservation Area. The original built forms are exhibited as smaller one storey, closely settled cottages, on narrow lots located close to the street, with front verandahs, small front garden areas and picket fences. A regular character is established in the street through consistent setbacks, lot sizes and spacing between cottages. The cottages present simple hipped roof forms, finished in either corrugated metal or tiles. Some buildings provide projecting gables to the front elevation.



Figure 2-5: View Street, Camden

Controls

1. Any additions or alterations to the original cottages must be of a minor nature and appear subservient to the original sections.
2. Additions must only occur at the rear of the cottage and not be visible from the street.
3. Additions must not extend further than half the width of the original cottage, nor include any roof openings.
4. Open front verandahs must be retained or reinstated to their original form.
5. New development on a site must be approved only where the faithful restoration and conservation of the existing cottage is assured and supported by appropriate heritage management documentation.
6. New development will contribute to the streetscape by interpreting features of the prevailing character, including roof pitch and form, materials, bulk and scale, fencing styles, and front and side setbacks.
7. Building height for front building must not exceed one storey, and rear building must not exceed two storeys.
8. Fencing height for the front fence must not exceed 1.0m; rear fence must not exceed 1.8m and side fence must be 1.0m grading to 1.8m at the front building alignment.
9. The area of private open space per residential unit (located behind the primary building line) must have a minimum area of 25m² (with a minimum dimension of 5m).
10. Car parking for residential development must be provided at a minimum rate of 1 space for each 1 bedroom unit and 2 spaces for all other units.
11. Car parking for commercial development must be provided at a minimum rate of 2 spaces for each unit.
12. All car parking is to be provided behind the front building line.
13. Basement car parking is encouraged provided the visual impact of the entrance to the basement car park is minimised.
14. Basement car parks on the high side of the street must drain by gravity to the street. For properties on the lower side of the street, drainage must be provided to an inter-allotment drainage easement.
15. All other general heritage provisions must be complied with.

2.16.6 Struggletown Heritage Conservation Area, Narellan

Background

This subsection sets out the objectives and controls specific to development within the Struggletown Heritage Conservation Area. It must be read in conjunction with the general heritage provisions.

The Struggletown Heritage Conservation Area consists of remnants of original cottages along Sharman Close (Figure 2-6). This street is prominently located at the junction of Camden Valley Way and The Northern Road. It contains early examples of housing and is one of the last remaining intact groups within Narellan.

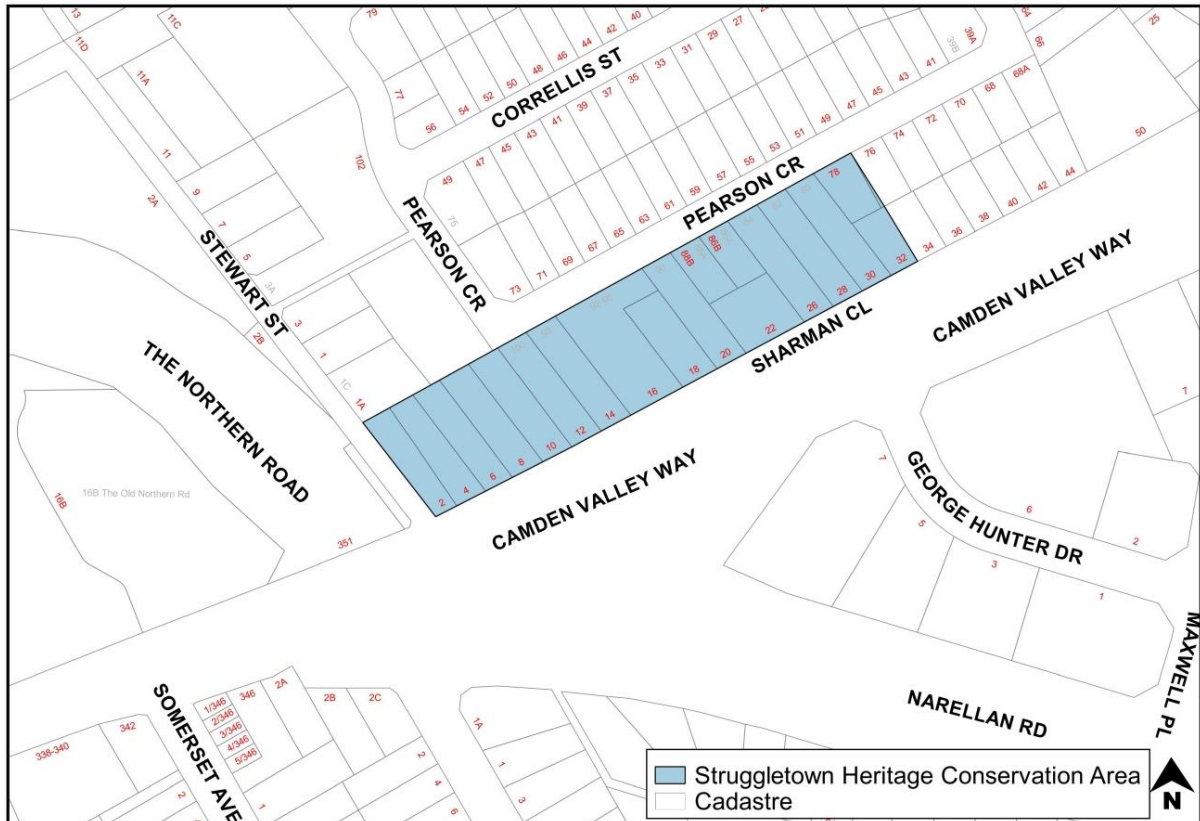


Figure 2-6: Struggletown Heritage Conservation Area, Narellan

Objectives

- a. Retain significant fabric and promote evidence of the historic development of the area and enable interpretation;
- b. Promote tourist /commercial uses, especially small boutiques that generate limited parking requirements such as art galleries, cafes, boutique retail;
- c. Retain the cohesive character particularly evident in the small scale of development;
- d. Retain distinctive features which unite the place, such as parapets, chimneys, verandahs, the mixture of roofs, subdivision patterns, consistency of colours and limited building material palette;
- e. Seek to foster a balance between historic character and sensitive contemporary infill development;
- f. Promote the adaptive reuse as a major conservation tool; and
- g. Conserve original significant fabric of early period housing and replace inappropriate additions/development with more sympathetic development and compatible uses.

Controls

1. Original uses of significant buildings should be encouraged and facilitated. Where this is no longer possible, compatible adaptive re-use opportunities should be explored to facilitate the conservation of these buildings.
2. Existing cottage dominated streetscapes must be retained and complemented with compatible extensions/additions and infill developments.
3. Large built forms in cottage dominated precincts must be avoided. New built forms are to be sympathetic in terms of scale, form, fenestration and siting. Architectural detail materials, recessive colours and landscaping can be used to reduce impacts.
4. All other general heritage provisions for design, siting, verandahs, colours, signs, demolition etc must be complied with.

2.16.7 St Thomas Chapel, Narellan – View Corridors

Background

This subsection sets out objectives and controls specific to development within and in the vicinity of St Thomas Chapel, the School Church, cemetery and Narellan Hotel. These are some of the historic buildings of the original Narellan Township. The School Church is a significant rare example of a rural colonial Church. The cemetery is one of the earliest in the district. The dominance of St Thomas Chapel and the School Church on a hill surrounded by open space is significant. The views between all buildings are important and are illustrated in Figure 2-7. This subsection must also be read in conjunction with the general heritage provisions.

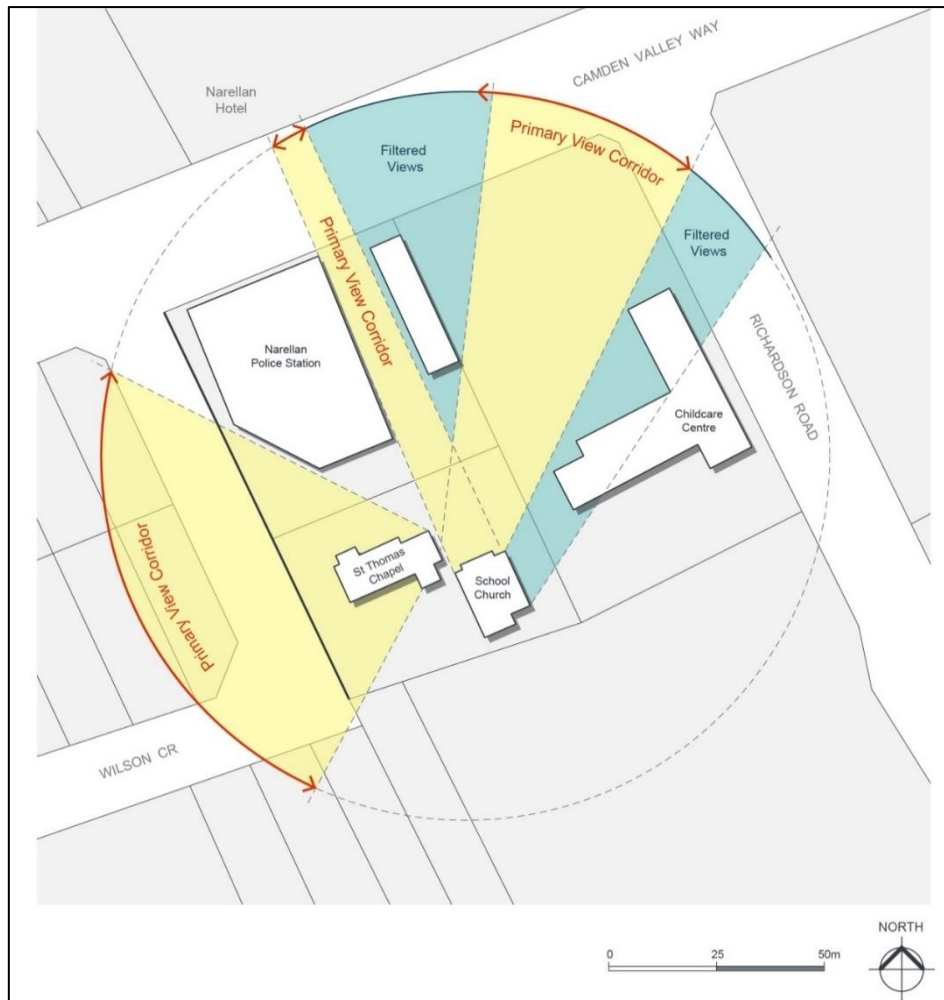


Figure 2-7: St Thomas Chapel, Narellan – View Corridors

Objective

- a. The buildings, surrounding open space and the significant view corridors between St Thomas Chapel, the School Church, Narellan Hotel, cemetery and Camden Valley Way, must be retained.

Controls

1. St Thomas Chapel, the School Church, Narellan Hotel, the cemetery and associated significant elements, including the open space and the semi-rural setting must be retained and conserved as outlined in 'St Thomas' Anglican Church and School Church, Narellan – Conservation Plan by Paul Davies Pty Ltd (CMP).
2. No building, structures, signage, trees or shrubs are permitted within the primary view corridors identified in Figure 2-7.
3. No development of the ovals/open space fronting Camden Valley Way is permitted. These ovals/open space are located north of the child care centre and school and are within the Narellan Public School (on the east and western corner Richardson Road). These areas should be retained as open space and a view corridor.

4. New development within the filtered view corridors or within the vicinity of the site (as identified on Figure 2-7); must be in accordance with the relevant provisions of the “Macarthur Anglican School Site – Site Analysis (Heritage) and Proposed Development Guidelines” by Design 5 Architects Pty Ltd, draft, dated 2 April 2003 and the CMP.
5. New development must be lower than and/or not dominate St Thomas Chapel, the School Church or the cemetery.
6. The cemetery must continue to be used as a cemetery and must retain its semi-rural character and heritage significance in accordance with the CMP.
7. Any development of the Hope School site must ensure the physical reconnection of the cemetery with the Church buildings via the Hope School site. This may be achieved by way of pathways, roads or open parklands.
8. All other relevant general heritage provisions must be complied with.

2.16.8 Cross References

The following Schedules also contain Heritage Objectives and Controls specific to these areas.

- i. Schedule 1 – Elderslie
- ii. Schedule 5 – Mater Dei
- iii. Schedule 6 – Camden Lakeside
- iv. Schedule 7 – El Caballo Blanco and Gledswood
- v. Schedule 10 – Yamba

Note: The item name is not an indication of what is significance on the site. This will be determined by further heritage investigation.

2.16.9 Culturally Significant Places

Background

This section is applicable to all Culturally Significant Places listed in Table 2-2, 2-3, 2-4 Figures 2-8 and 2-9 or in the vicinity of these places as described in Table 2-1. In addition, where applicable to the site, all other sections must be considered.

Objectives

- a. Conserve, protect, enhance and interpret Camden's unique Cultural Landscapes;
- b. Promote the importance of broader Cultural landscapes and an awareness of the impact that individual developments can have on these; and
- c. Promote view sharing of the Cultural Landscapes where appropriate.

Controls

1. A Heritage Impact Statement is required for any development identified as a Culturally Significant Place; Built Environment, Cultural Landscape or Archaeological Sites, as identified in Table 2-2, 2-3 and 2-4 and / or shown in Figures 2-8 and 2-9.
2. Development should optimise the preservation and interpretation of the identified Culturally Significant Places as listed in Table 2-2, 2-3 and 2-4 and shown in Figures 2-8 and 2-9.
3. Curtilages for heritage items established in Conservation Management Plans must be preserved.
4. Avenue plantings and building alignments must reinforce view corridors where appropriate.

Note: The item name is not an indication of what is significant on the site. This will be determined by further heritage investigation.

Table 2-2: Culturally Significant Place – Built Environment

Suburb	Item Name (see note above)	Address	Property Description
Bickley Vale	House "Boorabee"	35 Burragorang Road	Lot 391 DP 136254
Camden	House	13 Alpha Road	Lot 5 DP 6261
Camden	House	41 Alpha Road	Lot 19 DP 6261
Camden	House	14 Barsden Street	Lot 14 SP 42398

Suburb	Item Name (see note above)	Address	Property Description
Camden	Houses	18 Broughton Street	Lot 13 DP 343009
Camden	House	6-10 Elizabeth Street	Lot 100 DP 1007469
Camden	Former Picture Theatre	39-41 Elizabeth Street	Lots 8 & 9 DP 13105
Camden	House	42 Elizabeth Street	Lot B DP 378788
Camden	House	44 Elizabeth Street	Lot 1 DP 707531
Camden	House "Chellaston"	38 Menangle Road	Lot 1 DP 202352
Camden	House "Craig-y-nos"	45 Menangle Road	Lot B DP 319830
Camden	House "Coonac"	47 Menangle Road	Lot 1 DP 946375
Camden	House "Weetalabah"	57 Menangle Road	Lot 1 DP 970145
Camden	House	59 Menangle Road	Lot 1 DP 530480
Camden	Swimming Pool	43 Mitchell Street	Lot 1 DP 231794
Camden	House	24, 26 & 28 Murray Street	Lot 6 DP 37602 Lot B DP 152812

Suburb	Item Name (see note above)	Address	Property Description
			Lot A DP 152812
Camden	House "Mount Mellick"	1 Park Street	Lot 2 DP 1122806
Camden	House "Cooinda"	3 Park Street	Lot 1 DP 1122806
Camden	House "Karooia"	18 Park Street	Lot 1 DP 928268
Camden	Camden Bowling and Recreation Club	10, 10A and 10B Cawdor Road	Lot 1 DP 1170259 Lot 1 DP 1112588 and Lot 1 DP 668712
Cobbitty	House	95 Coates Park Road	Lot 22 DP 730360
Elderslie	House	64 Harrington Street	Lot 8 DP 1105408
Elderslie	Residence	175A Lodges Road	Lot 10 DP 1008863
Elderslie	Residence and associated structures	175B Lodges Road	Lot 100 DP 1018456
Elderslie	House	46 Macarthur Road	Lot 1 DP 112789
Elderslie	House	34 River Road	Lot B DP 360735
Elderslie	House	71 Springs Road	Lot 1 DP 1043066

Suburb	Item Name (see note above)	Address	Property Description
Elderslie	House and associated structures "Camden Acres House"	6 McLeod Place (formerly 13 Whyte Place)	Lot 161 DP 1087243
Ellis Lane	House	83 Ellis Lane	Lot 12 DP 260656
Grasmere	House "Fairview"	95 The Old Oaks Road	Lot 162 DP 819731
Spring Farm	House	2 Ettlesdale Road	Lot 10 DP 38392
Spring Farm	House, garden and curtilage	170 Macarthur Road	Lot 31 DP 635271
Spring Farm	Outbuildings and curtilage associated with 170 Macarthur Road	172 Macarthur Road	Lot 32 DP 635271
Spring Farm	House	214 Macarthur Road	Lot 1 DP 587631

Further Information

The following culturally significant landscapes were identified in the *Camden Scenic and Cultural Landscapes Study February 1998* (Lambcon Associates).

Table 2-3: Culturally Significant Place– Cultural Landscape

Suburb	Item Name	Address	View Description
Bickley Vale, Cawdor	Cultural Landscape	Westbrook Road	Westbrook Road corridor pastoral landscapes and sequential vistas and view corridors
Bringelly and Greendale	Cultural Landscape	Bringelly Road / Greendale Road	Rural Cultural Landscape
Camden	Cultural Landscape	Camden Valley Way (Approaches to Camden)	Includes sections of Camden Valley Way & Argyle Street, the Cowpasture Bridge & avenue of memorial trees along Camden Valley Way
Camden to Leppington	Cultural Landscape	Camden Valley Way	The former “Cowpastures Road” road corridor including trees and sequential vistas and view corridors to historical properties and pastoral landscapes
Camden, Cobbitty and Harrington Grove	Cultural Landscape	Macquarie Grove Road	Macquarie Grove Road corridor pastoral landscapes and sequential vistas and view corridors
Camden South	Cultural Landscape	Remembrance Drive	Remembrance Drive road corridor including trees
Cobbitty	Cultural Landscape	Cobbitty Road	Cobbitty Road cultural landscape
Cobbitty	Cultural Landscape	Cut Hill Road and Coates Park Road	Pastoral landscapes perceived from both roads and sequential vistas and view corridors
Elderslie	Rheinberger’s Hill reserve	30 Rheinberger’s Circuit	Lot 162 DP 1087243
Elderslie	Cultural Landscape (V1 on Figure 2-8)		Views between: <ul style="list-style-type: none"> • Studley Park House and Kirkham, Camelot and St John’s Church, Camden • views to St John’s Church from Rheinburger’s Hill and Lodges Road.

Suburb	Item Name	Address	View Description
			<ul style="list-style-type: none"> Views from the Camden By-pass to Camden and beyond to the Blue Mountains
Elderslie	Cultural Landscape (V2 on Figure 2-8)		Views to and from Studley Park House from Camden Valley Way, Hilder Street, Kirkham Recreational Park and from within the Elderslie Release Area.
Elderslie	Cultural Landscape (V3 on Figure 2-8)		Views to and from Rheinburger's Hill
Kirkham	Cultural Landscape	Kirkham Lane	Kirkham Lane road corridor, pastoral landscapes and sequential vistas and view corridors
Narellan, Harrington Park, Oran Park	Cultural Landscape	The Northern Road	The Northern Road corridor pastoral landscapes and sequential vistas and view corridors.
Narellan Vale	Cultural Landscape	William Howe Regional Park	Turkey Nest Dam
Spring Farm, Camden, Camden South, and Ellis Lane, Cobbitty	Cultural Landscape	Flood Plains along Nepean River	Camden flood plain pastoral landscape
Spring Farm	Cultural Landscape		<ul style="list-style-type: none"> Views from Belgenny Farm to the Spring Farm release area, between St Johns Church and Camden Park Estate and Mount Annan Views from Macarthur Road to Galvin Cottage, its immediate garden setting, alluvial flats and eastern ridgeline.

Suburb	Item Name	Address	View Description
Spring Farm	Cultural Landscape		<ul style="list-style-type: none"> Views from within the Spring Farm Release area to the Blue Mountains and Razorback Range. Views from William Howe Reserve, across Jacks Gully and the Spring Farm release area. Views from Camden By-pass across the alluvial flats.
Spring Farm	Cultural Landscape	Vicinity of Macarthur Road	Macarthur Road cultural landscape
Spring Farm	Cultural Landscapes	Vicinity of Nepean River and Camden By-pass	Vineyard and turf farming areas

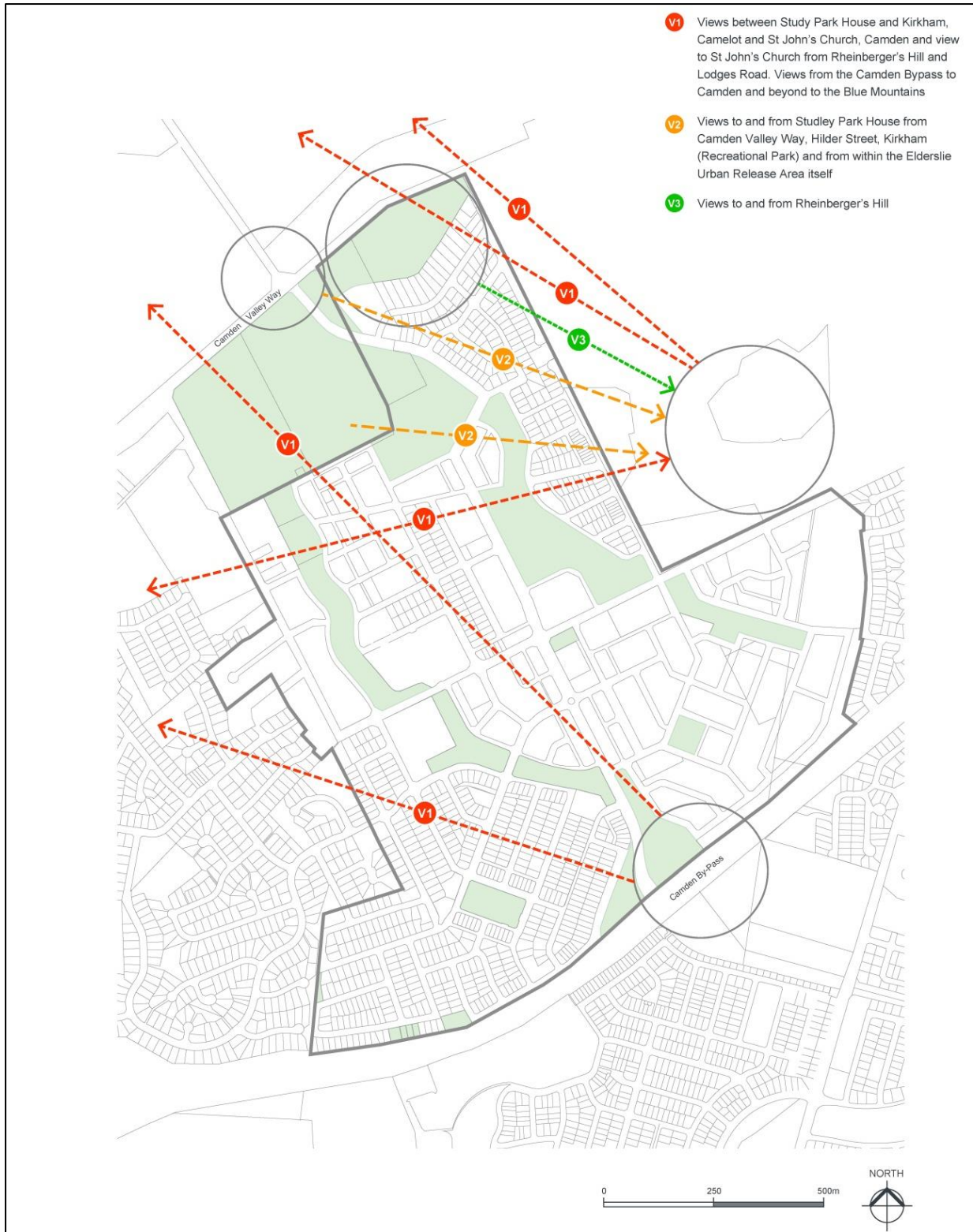


Figure 2-8: Elderslie Cultural and Visual Landscapes

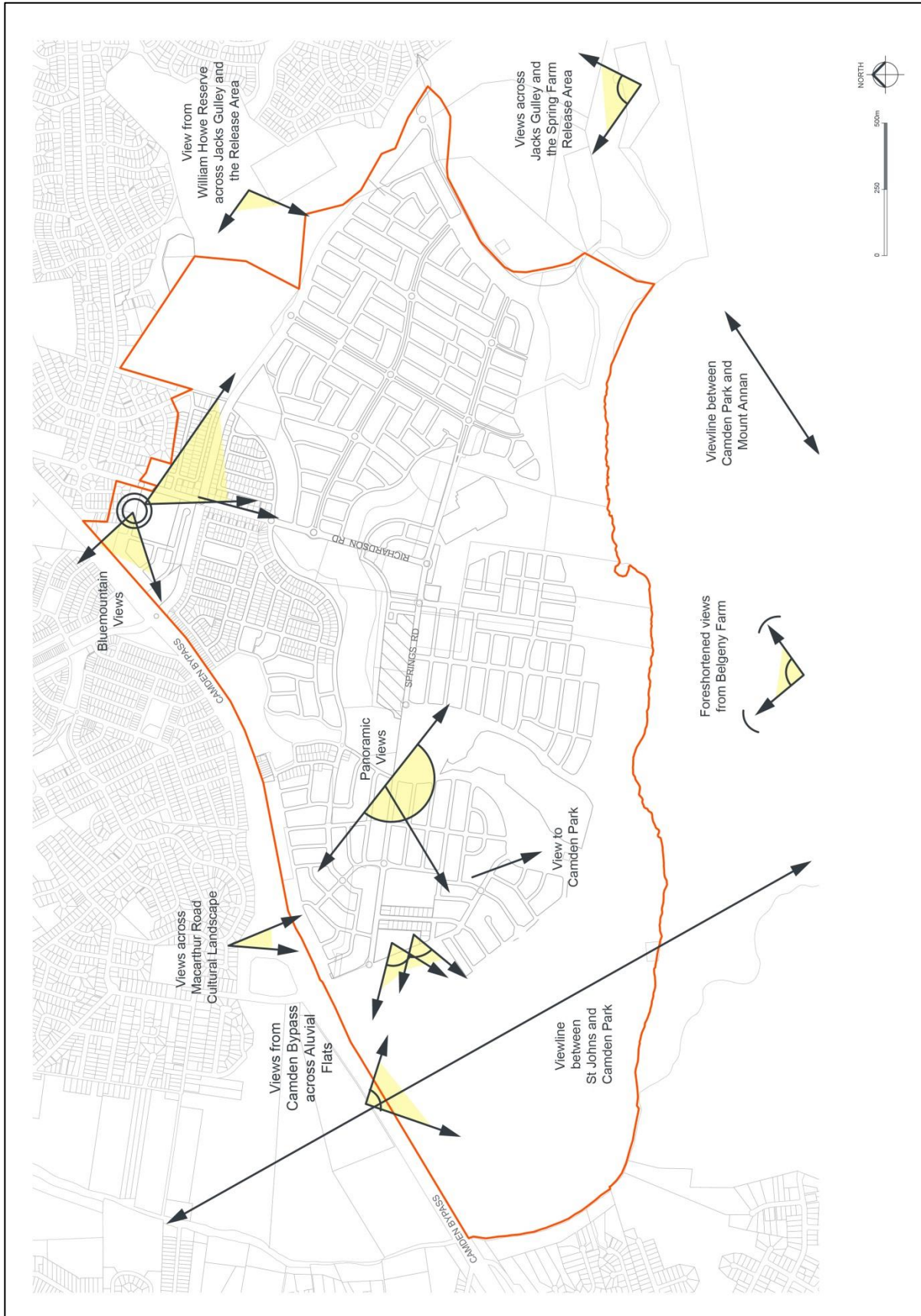


Figure 2-9: Spring Farm Cultural and Visual Landscapes

Table 2-4: Culturally Significant Place - Archaeological Sites

Suburb	Item Name	Address	View Description
Currans Hill, Narellan, Elderslie, Camden	Archaeological sites	Narellan Road and Camden Valley Way	Remnants of the Tramway Stations
Grasmere	Archaeological sites	5 Smalls Road	Underground cistern and archaeological remains of cottage
Kirkham	Archaeological Sites	Kirkham Lane	Former Camden Tramway
Kirkham	Archaeological Site	Kirkham Lane	Former Camelot underground brick water tanks

2.17 Signage

Background

The purpose of this section is to establish Council's specific objectives and development controls for the provisions of signage in the Camden LGA. This section should be read in conjunction with *State Environmental Planning Policy No. 64 Advertising and Signage (SEPP 64 Industry and Employment) 2021*. For the purposes of this section, signage has the same meaning as defined in ~~SEPP 64 (or equivalent)~~ *State Environmental Planning Policy (Industry and Employment) 2021*,

- Advertisement;
- Business identification sign; and
- Building identification sign.

Inappropriate signage

Consent will not be granted to the following advertisements:

- a. Above awning signs;
- b. Roof or sky signs;
- c. Vertical or horizontal projection signs;
- d. Flashing, electronic, running or moving signs – for example a variable message board sign (other than those signs authorised for traffic management, road traffic and road safety purposes);
- e. Illuminated advertising street name signs;
- f. Inflatable balloons or other inflatable devices;
- g. Banners, bunting, flagging and bill/fly posters (other than those erected by Council);
- h. Advertising on shipping containers, parked cars and / or trailers (registered or not registered);
- i. Temporary signage erected in or on a public place (other than temporary non-commercial signs); and
- j. Feather fan banners (where erected on public property).

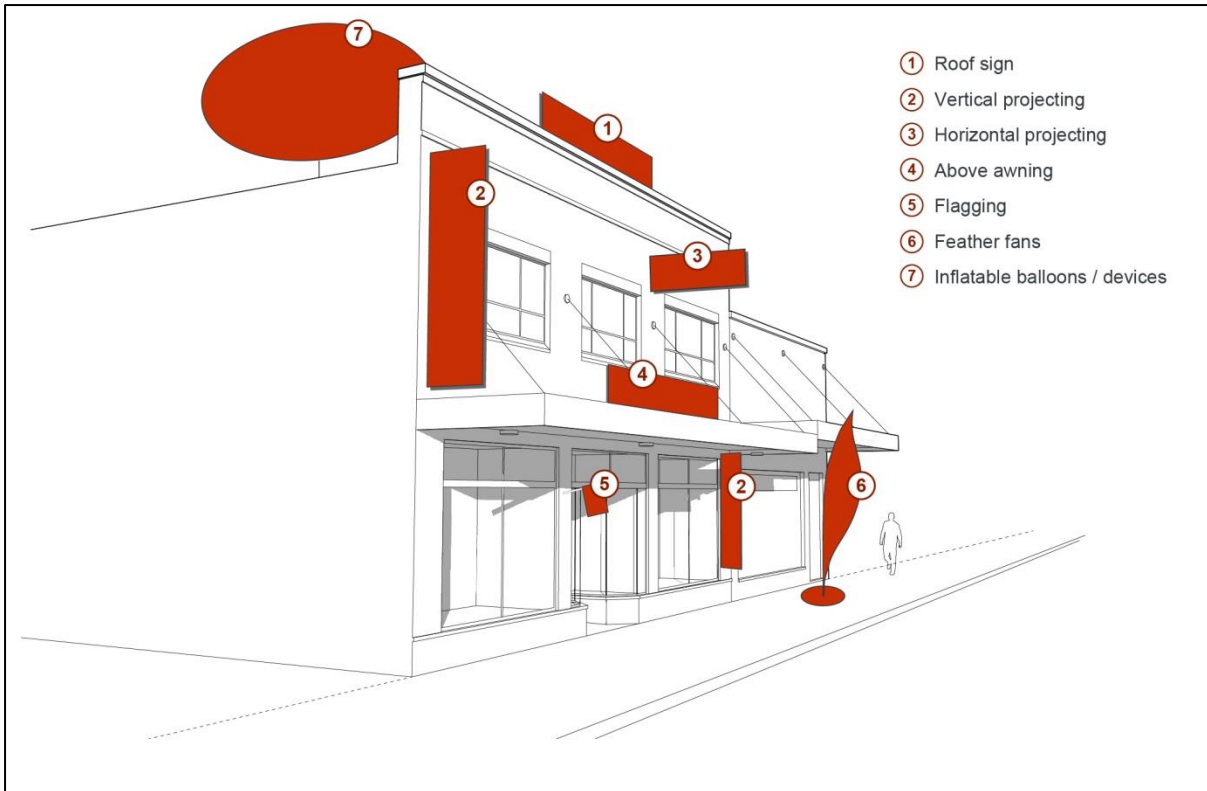


Figure 2-10: Inappropriate. Signage



Figure 2-11: Acceptable Signage

Note: Not every sign above is appropriate on the one building, particularly heritage buildings.

2.17.1 General Requirements for Signage

Objectives

- a. Encourage signage of a high quality design and finish that is compatible with the architectural character of building or sites;
- b. Limit signage to not adversely impact on the amenity of the streetscapes through visual clutter;
- c. To ensure that signage presents as a secondary, subservient feature of the development;
- d. Protect the heritage integrity of the Camden LGA by ensuring all signs remain sympathetic to the heritage character of buildings or heritage conservation area; and
- e. Ensure signage does not interfere with road traffic and pedestrian safety.

Note: Signage types which are specified in an Environmental Planning Instrument as exempt development do not require development consent. These include State Environmental Policy (Exempt and Complying Development Codes) 2008 and Camden Local Environmental Plan 2010.

The following controls apply to all signage as defined in this section:

1. The location, quantity, type, colour, design and size of all signage must not detract from the amenity and character of the land or building to which it relates.
2. All signage must be consistent with the scale of the building or the property on which it is located.
3. All signage must align with an approved or exempt land use being conducted on the land to which the sign is displayed. Signs or banners approved by Council under [Policy 2.8 Signs and Banners](#) are exempted.
4. All signage must remain within the property boundary except in the case of a sign attached to an awning over the footpath.

Note: Notwithstanding the controls within this chapter, signage requirements may differ within a heritage item or in a heritage conservation area (refer to 2.16.4 of this DCP). The extent of permitted signage may be limited to minimise impacts upon the heritage item or heritage conservation area.

Signs and Road Safety

1. Signage must not interfere with road and pedestrian safety and must adhere to the following controls:

2. The location of signs must not obscure views of traffic signs or traffic signals or have the potential to cause confusion with traffic signs or traffic signals.
3. The location of signs must not interfere with the view of oncoming vehicles, pedestrians or a road hazard or obstruction which should be visible to drivers or other road users.
4. Signs must not be located at a major intersection, pedestrian crossing or at merging or diverging lanes.
5. Signs must not consist of flashing, electronic, running or moving signs or signage with an intensity of lighting sufficient to impair driver vision or distract driver attention.

2.17.2 Commercial and Mixed Use Zones

Application

The controls within this section apply to signage in the following zones;

- E1 Local Centre
- E3 Productivity Support
- MU1 Mixed Use

Objectives

- a. Permit adequate identification and business advertising;
- b. Ensure that signs are in keeping with the scale of the building they are on and do not detract from the character of the business or commercial area; and
- c. Reduce the visual complexity of the streetscape by encouraging fewer and more effective signage types in this zone.

Controls

1. The total combined signage area on a building elevation must not exceed 20% of that building elevation that is visible from a public place.
2. With the exception of under awning signs, all signs must be located wholly within the property boundaries.
3. All Illumination signage must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting.

4. Window signs must be affixed to the inside of the window. The total combined window signage area must not exceed 20% of the visible window area.
5. A maximum of one pole or pylon sign per street frontage, not exceeding 6m above existing ground level is permitted.
6. In multiple tenancy developments:
 - a. Not more than one business identification sign per tenancy must be permitted;
 - b. Such signage may only display the business name, unit number, address and/or any associated logos or graphics;
 - c. Signage must not exceed 20% of the visible wall area of the primary elevation of the unit or tenancy;
 - d. All signage visible from a public place must be of a complementary size, shape and style throughout the development;
 - e. Directory board signage for the tenancies must be designed using one pole or pylon sign not exceeding 6m above ground level.

2.17.3 Additional Controls for the Narellan Town Centre

Objectives

- a. Environment graphics associated with the building and façade treatments are to be clearly distinguished from advertising and should take the form of abstracted architectural elements rather than “lifestyle” advertising images.

Controls

1. All signage (advertising, business identification, environmental graphics and the like) must be provided in accordance with General Requirements for Signage except where otherwise stated by the following controls.
2. All signage must be integrated into the architectural form and building elements.
3. Signage and environmental graphics should not adversely detract from significant views or vistas to and from heritage items.
4. Signage is permitted for the purpose of business identification for any retail, restaurant, commercial or banking use that has an active street or town square frontage. The provision of signage for each tenancy must comply with the following:
 - a. Where a unit or tenancy is visible from a public place, not more than one business identification sign per unit or tenancy is permitted;
 - b. Signage must only identify the business name, unit number, address and/or any associated logos or graphics;
 - c. Signage must not exceed 20% of the visible wall area of the primary elevation of the unit or tenancy;
 - d. All signage visible from a public place must be of a complimentary size, shape and style throughout the development; and
 - e. Signage must be provided in accordance with Figure 2-11.
 - f. Signage must be scaled appropriately in proportion to the building mass.

2.17.4 Signage on Heritage Items or in Heritage Conservation Areas

Objectives

- a. Encourage well designed signage that complements and enhances the visual quality and character of heritage items and heritage conservation areas.
- b. Encourage new signage that references traditional advertising methods such as painted signage, lettering style, location and style and spot lit illumination.

General Controls

1. Council may require a Heritage Impact Statement to accompany a development application for signage on a heritage item or in a heritage conservation area prior to the granting of development consent.
2. The development application will be required to demonstrate that the proposed signage will complement the historic character of the building or conservation area in terms of colour, material, proportion, positioning and font.
3. The number of signs permitted must not exceed two per elevation that is visible from a public place.
4. New signage should have minimal impact on the character of the heritage item or heritage conservation area.
5. Signage should be appropriately designed and located, to allow the character of the building or conservation area to remain prominent.
6. The design and location of new signage should not dominate or obscure the architectural details of a heritage item. For example, signage should not break the parapet or roofline of a building or buildings, be placed on cast iron balustrades or in front of cast iron verandah frieze work or on top of awnings.

Note: A Heritage Impact Statement should comply with the guidelines prepared by the [NSW Heritage Council](#)

Location Controls

1. Signage should be located in areas of the building which have been traditionally used for signage. If such areas do not exist, signage may be considered inappropriate.
2. Opportunities for new signage located on the side of a building are limited and may only be considered where it is surface painted and of a complementary design.
3. Painted signs on windows should be discreet, and not clutter or dominate the shop window.

Design Controls

1. The design of new signs should be in harmony with the character of the heritage item and heritage conservation area.
2. The design should incorporate traditional materials, colours, fonts and size, with a high standard of materials, construction and graphics.
3. Materials for new signage should be sympathetic to the character of the heritage item and heritage conservation area, and preferably be of a painted surface finish.
4. Fixings for new signage should be designed to allow for easy installation and removal, causing minimal damage to building fabric.

Lighting Controls

1. External surface illumination should be discreet or concealed and is the preferred method for signage illumination.
2. External surface illumination fittings should have minimal impact on the external fabric and be consistent with the character of the building.
3. Internally illuminated signage is restricted to under awning signs only.
4. Neon, flashing, pulsing or moving signage is not permitted.

Other Controls

1. Original and early signs should be conserved and not be covered or painted over by new signs.
2. Building name signs on the pediments and parapets of the facades are to be encouraged where appropriate, and historically accurate.

3. Temporary signage such as promotional or 'special offer' signage is to complement permanent commercial signage and the character of the heritage item and/or conservation area.
4. Corporate and franchise signage is not appropriate unless it is in harmony with the character of the heritage item or conservation area. Standard corporate signage is usually not considered appropriate in the context of the character of heritage items and heritage conservation areas and may require some modifications to suit the location.
5. Pole signs are preferred over pylon signs. Pole and pylon signs, if appropriate, must not exceed the predominant roof height of the conservation area or heritage item or 6m above ground level, whichever is the lesser.

Note: Reference should be made to the heritage provisions within this chapter.

2.17.5 Residential, Rural and Environmental Zones

Objectives

- a. To protect residential areas from the adverse impacts of inappropriate signage; and
- b. To ensure signage does not detract from the visual and physical amenity of rural and environmental areas.

Controls

1. Only one business identification sign with a maximum area of 0.7m² must be permitted for an approved or exempt land use.
2. Pole or pylon signs must not exceed 2m above ground level.
3. The location, type, colour, design and size must not detract from the amenity and character of the area.
4. All signs must be located wholly within the property boundaries.
5. Illuminated signs are not permitted.

2.17.6 Industrial Zones

Application

The controls within this section apply to signage in zone E4 General Industrial.

Objectives

- a. Ensure signs are consistent to the scale of the building they are on and do not detract from the character of the industrial area;
- b. Encourage a coordinated approach to advertising for multiple tenancy developments in an industrial zone; and
- c. Minimise a proliferation in signage, to prevent visual clutter at entry points to industrial areas.

Controls

1. All illumination must comply with AS 1158 – Lighting for Roads and Public Spaces and AS 4282 – Control of the Obtrusive Effects of Outdoor lighting.
2. Window signs must be affixed to the inside of any window. The total combined window signage must not exceed 20% of the visible window area.
3. In multiple tenancy developments:
 - a. The total combined signage area on a building elevation must not exceed 20% of that building elevation that is visible from a public place.
 - b. Only one business identification sign is permitted at the entrance to each occupied unit;
 - c. Such signage may only display the business name, unit number, address and/or any associated logos or graphics;
 - d. All signage visible from a public place must be of a complimentary and consistent size, shape and style throughout the development;
 - e. Directory board signage for the tenancies must be designed using one pole or pylon sign not exceeding 6m above ground level.
4. In large stand-alone developments:
 - a. The total combined signage area on a building elevation must not exceed 20% of that building elevation;

b. All signage visible from a public place must be complimentary and consistent size, shape and style throughout the development;

c. One pole or pylon sign not exceeding 6m above ground level is permitted.

2.17.7 Open Space Zones (Public and Private Recreation)

Objectives

- a. Ensure that signs are compatible with the use, scale and character of the land to which they relate; and
- b. Allow for business identification signs for approved business within these areas.

Controls

1. Pole or pylon signs must not exceed 2m above existing ground level.
2. All signs must be located wholly within the property boundaries.
3. Illuminated signs are not permitted

2.17.8 Estate Development – Place Entry Sign

Objectives

- a. Recognise the need for identification and promotion of new residential and employment estates, during the initial release of lots;
- b. Ensure place entry signage is compatible with the character and amenity of the locality; and
- c. Allow for estate identification to be located at justified strategic entrance points to residential and employment subdivisions.

Controls

1. Place entry sign(s) must be located at the strategic entrance point of a major subdivision and will only be considered in the context of the locality.
2. The number, type, colour, design and size of place entry sign(s) must not detract from the amenity and character of the land to which it relates.
3. Place entry sign(s) and associated structures must be entirely located within private property and not within the road reserve.
4. Design, materials, construction and detailing must be robust to minimise maintenance and vandalism.
5. A place entry sign(s) must generally comprise of a temporary fence or masonry constructed wall or other materials of solid construction and may incorporate banners, flags, sculptures and the like.
6. Each sign may only include the estate name and suburb name. At a minimum, each sign must include the words 'developer estate' to differentiate from the suburb name.

7. Illumination of a place entry sign(s) will generally not be permitted.

2.17.9 Exhibition Homes, Villages & Unit Signs

Signs erected on privately owned land

Objectives

- a. Ensure that outdoor advertising is compatible with the amenity of the surrounding locality.

Controls

1. Types of exhibition identification signs must be limited to:
 - a. One Pole / Pylon sign having maximum dimensions of;
 - b. Height: 3.5m x Width: 1.2m per exhibition home.
 - c. Two Wall signs having a maximum area of 1m² per sign per exhibition home.
2. The location, type, colour and design of advertisements are not to adversely affect;
 - a. the amenity of the area,
 - b. any adjoining/adjacent dwellings.
 - c. existing signage located on adjoining.
3. Signs are to be of a consistent shape, size and presentation throughout the exhibition village.
4. All signs must be located wholly within the property boundaries.
5. Illuminated signage will only be permitted where it is not readily visible from residential properties. In cases where illuminated signage becomes readily visible to surrounding residential development (development that is approved after the illuminated signage), illumination of the signage must cease. All illuminated signage must comply with AS 4282: Control of Obtrusive Effects of Outdoor Lighting.
6. All advertising signs and structures must be removed and the site rectified when the exhibition home / village ceases to operate.

2.17.10 Child Care Centres

Objectives

- a. Ensure child care centre signage is compatible with the amenity of the surrounding locality.

Controls

1. Types of business identification signs must generally be limited to:
 - a. Flush wall sign
 - b. Pole / pylon
2. A maximum of two wall signs to a total combined area of 4m² must be permitted.
3. The signs must be limited to the display of the business name, address and any associated logos/graphics, address, phone number, any other information required to be displayed by the Department of Education
4. All signs must be located wholly within the property boundaries and must not impact on the operation and safety of the child care centre.
5. A pole or pylon sign must not exceed 2m above existing ground level.
6. Illuminated signs are not permitted.

2.17.11 Service Stations

Objectives

- a. Ensure signage is compatible with the amenity of the surrounding locality.

Controls

1. Types of business identification signs must generally be limited to:
 - a. Fascia signs
 - b. Top hamper signs
 - c. Pole/pylon signs
 - d. Wall signs
 - e. Entry / exit signs
2. The location, type, colour, design and size must not detract from the amenity and character of the area to which it relates.
3. One pole or pylon sign not exceeding 6m aboveground level is permitted per development.
4. The display of fuel prices must be incorporated into the pole or pylon sign.
5. The location and design of signs (including their illumination) are not to adversely affect the amenity of adjacent development and the character of the locality and not to obstruct any traffic lights or traffic signs.

2.18 Traffic Management and Off-Street Parking

Background

All land use and development generates demand for parking facilities. This chapter outlines Council's requirements for the design and provision of car parking, motorcycle parking, bicycle parking and storage and loading facility requirements for specific developments.

This chapter also provides general requirements for the assessment and management of traffic impacts associated with development.

In the event of any inconsistency between the requirements of this chapter of the DCP and other Parts of this DCP, the other Parts of the DCP will prevail to the extent of the inconsistency.

Objectives

- a. Ensure pedestrian and traffic safety;
- b. Ensure quality of parking areas in terms of safety, amenity and integration with surrounding areas;
- c. Ensure a balance is achieved between the needs of proposed development and the needs of vehicular and pedestrian traffic;
- d. Ensure the provision of sufficient and suitably located parking for persons with a disability, cyclists, and motorcyclists within developments;
- e. Ensure landscaping and the materials of construction improve the amenity of the parking areas;
- f. Provide parking areas which promote ease of access as well as suitable internal circulation patterns;
- g. Ensure that adequate provision is made for off-street parking of passenger and service vehicles generated by new developments and redevelopments;
- h. Ensure adequate facilities are provided within a development for the loading and unloading of persons and goods; and
- i. Provide acceptable alternatives in lieu of on-site parking which:
 - i. enable Council to responsibly consider development proposals which do not comply with the on-site parking requirements of this DCP;

- ii. provide a mechanism to avoid the development of numerous small-scale dispersed car parks;
- iii. promote the establishment of strategically located larger parking facilities; and
- iv. provide an equitable system of monetary contribution in lieu of on-site parking provision in a Contributions Plan. This will ensure Council is able to responsibly approve development applications that cannot provide all the required parking on-site or where such on-site provision is inappropriate.

2.18.1 Access to Classified Roads and Sub Arterial Roads

1. No direct vehicular site access is permitted to Camden Valley Way or the Camden Bypass. Direct vehicular site access to proposed four (4) lane sub-arterial roads will be considered to neighbourhood centres in exceptional circumstances only, such as for large scale developments and/or the servicing of multiple developments. Direct vehicular site access to two (2) lane sub-arterial roads will be determined on merit having regard to traffic volumes, traffic speeds and the location of cycleways.

2.18.2 Off Street Car parking rates/requirements

Calculation of Spaces

Parking is to be provided for a development in accordance with **Table 2-5– Schedule of Car, Bicycle, and Motorcycle Parking Requirements** and **Table 2-6 Schedule showing Service Vehicle Requirements**.

1. Calculations for the number of parking spaces will primarily be based on the gross floor area of the development, unless otherwise specified.

Council may consider variations to parking rates in certain circumstances that do not warrant demand and may be supported by a car parking and traffic impact assessment study submitted with a development application. Council will give consideration to other features of the development, such as proposed maximum staffing levels, expected customer levels etc. where warranted.

Note: In the circumstances where the car parking and/or other requirements are not defined by this chapter for a particular land use in the CLEP 2010, a detailed Car Parking and Traffic Impact Assessment Study may be required to be prepared for the proposed development.

2. Where the calculation in respect of the level of parking required results in a fraction of a space, the requirement will be taken to the next highest whole number, unless otherwise specified. The number of off-street car parking spaces required for a development must be calculated in accordance with the methodology demonstrated in the following hypothetical development example:

EXAMPLE:

A combined industrial/warehouse development contains:

Industrial gross floor area = $1,500\text{m}^2 / 70 = 21.43$

Warehouse gross floor area = $1,050\text{m}^2 / 300 = \underline{3.5}$

TOTAL = 24.93

Therefore, this development would require 25 off-street car parking spaces³. Where relevant, applicants should comply with the suggested bicycle parking provision rates for different land use types in the document "Planning Guidelines for Walking and Cycling" (NSW Government 2004).

Parking Credits for Existing Development

1. Council recognises that, in certain cases, land uses may have been lawfully established without any off-street parking or with only a proportion of the parking that would now be required for those uses under this DCP.
2. An estimate of this "historic deficiency" may be obtained by calculating the relevant car parking requirements under this DCP for the existing lawful development on a site and subtracting any existing off-street parking spaces. The resultant figure will then be treated as a "credit" in any parking calculations which may be required for new development on the site (including changes of use).

EXAMPLE:

CURRENT USE – 375m² of industrial with 1 parking space provided

Parking requirement = $1/70\text{m}^2 = 5.36$ spaces

Credit = 5.36 spaces required take away 1 space provided = 4.36 spaces = 5 spaces

PROPOSED USE – 200m² of retail and 175m² of commercial

Parking requirement = $1/22\text{m}^2$ for retail = 9.09 spaces

= $1/40\text{m}^2$ for commercial = 4.37 spaces

Total requirement under DCP = 13.46 spaces = 14 spaces

FINAL REQUIREMENT WITH CREDIT

Proposed parking requirement (14 spaces) – Credit (5 spaces) = 9 spaces

Final Requirement = 9 spaces

3. Credits are not possible where a site is being fully redeveloped. That is the existing building is being removed and another rebuilt, or extensively changed. Gutting of a building with retention of the facade would be assessed as a redevelopment not eligible for parking credits.
4. Credits will not be allowed when there is a significant differing pattern of parking demand between the existing and proposed use.
5. Credits may be disallowed or only partially granted in situations where the local area is particularly sensitive to increases in parking demand on-street or in circumstances where the rates in this chapter of the DCP may be inappropriate;
6. Credits may not be allowed if the building has been vacant for any substantial length of time. When this is the case it effectively removes the justification that the parking demand is currently being catered for on-street.

In circumstances where it is considered that credits may not be strictly appropriate, the logistics and significance of the building or site may be taken into account and a concession for reduced parking granted. In these circumstances, the applicant will need to demonstrate that there is insufficient room in the building to accommodate parking on-site without compromising its heritage or architectural worth, or that the streetscape and overall amenity will be unreasonably damaged.

Monetary Contributions In Lieu Of Off-Street Parking

1. In certain circumstances Council may accept a monetary contribution pursuant to Section 7.11 of the EP&A Act, in lieu of off-street parking being provided as part of the development. Details are set out in the relevant Contributions Plan. The acceptance of a monetary contribution in lieu of off-street parking is not guaranteed and will be at Council's discretion.
2. The amount of contribution will be in accordance to the rate fixed from time to time in the [Contributions Plan](#).

Schedule of Parking Requirements

The parking rates specified in Table 2-5 - Schedule of Car, Bicycle and Motorcycle Parking Requirements are based on a consideration of rates published in the [RTA Guide to Traffic Generating Developments version 2.2, October 2002](#) (or as updated) and local requirements particular to Camden.

Table 2-5: Schedule of Car, Bicycle, and Motorcycle Parking Requirements

LAND USE	MINIMUM CAR PARKING REQUIREMENT
Residential	

LAND USE	MINIMUM CAR PARKING REQUIREMENT
Dwelling House	<p>1 car parking space for dwellings with 1 to 2 bedrooms.</p> <p>2 car parking spaces for dwellings with more than 2 bedrooms.</p> <p>In both instances, at least one car parking space behind the building line.</p>
Dual Occupancy and Semi-Detached Dwellings	<p>1 car parking space for each dwelling with 1 to 2 bedrooms.</p> <p>2 car parking spaces for each dwelling with more than 2 bedrooms.</p>
Multi Dwelling Housing and Attached Dwellings	<p>1 car parking space per dwelling, plus</p> <p>0.2 car parking spaces per 2 bedroom dwelling, plus</p> <p>0.5 car parking spaces per 3 or more bedroom dwelling.</p> <p>1 visitor car parking space per 5 dwellings.</p>
Residential Flat Buildings	<p>1 car parking space per unit, plus</p> <p>0.2 car parking spaces per 2 bedroom unit, plus</p> <p>0.5 car parking spaces per 3 or more bedroom unit.</p> <p>1 visitor car parking space per 5 units.</p> <p>1 bicycle space per 3 units.</p>
Hostels, Permanent Group Homes and Transitional Group Homes (excluding Seniors Housing)	<p>1 car parking space per full time equivalent staff member.</p> <p>Parking rate for residents to be assessed on the merits of the application.</p>
Boarding House	<p>As per the State Environmental Planning Policy (Affordable Rental Housing) 2009 Housing) 2021</p>
Home Business, Home Industry, Home Occupation, and Home Occupation (Sex Services)	<p>As per Dwelling House, plus</p> <p>1 car parking space per staff member other than permanent residents.</p> <p>Note: Additional car parking spaces may be required for visitors depending on the nature of the business.</p>

LAND USE	MINIMUM CAR PARKING REQUIREMENT
Affordable Housing	Refer to State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Affordable Rental Housing) 2009 .
Seniors Housing	
Residential Care Facility, Hostel, Self-Contained Dwelling	Refer to State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 .
Non-Residential Housing	
Exhibition Home / Village	<p>2 visitor car parking spaces per exhibition home to be provided in a separate car park.</p> <p>Where it can be demonstrated that the use of on-street parking within the village for visitors will not adversely affect traffic flows and the operation of the display village, then the on-street parking may be treated as a credit against the overall requirement for a separate car park. A detailed assessment identifying all on street parking spaces proposed to allocate to visitors will be required to obtain this concession.</p> <p>Exhibition homes are to be designed to ensure they will provide the required amount of off-street car parking for when they are converted into dwelling houses.</p>
Health Consulting Rooms	<p>3 car parking spaces per consulting room, and</p> <p>1 car parking space per 2 employees.</p> <p>A reduction in the parking requirement will be considered if it can be shown that not all consulting rooms will be in concurrent operation and/or if convenient on-street parking is available, providing that the use of such parking does not adversely affect the amenity of the immediate area.</p>
Casual Accommodation	

LAND USE	MINIMUM CAR PARKING REQUIREMENT
Hotel or Motel Accommodation / Tourist and Visitor Accommodation / Serviced Apartment	<p>1 car parking space for each unit, and</p> <p>1 car parking space per 2 employees, and</p> <ul style="list-style-type: none"> • 15 car parking spaces per 100m² GFA of restaurant / public entertainment / function / reception room / bar, or • 1 car parking space per 3 seats (whichever is the greater) <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p> <p>Provision for coaches to pick up and set down may be required.</p>
Backpackers' Accommodation	<p>1 car parking space per 10 beds or 1 car parking space per 5 bedrooms (whichever is the greater), and</p> <p>1 car parking space per 2 employees.</p> <p>1 bicycle space per 10 beds.</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p>
Bed & Breakfast Accommodation	<p>1 car parking space for each bedroom, and</p> <p>1 car parking space for the permanent residents of the dwelling.</p>
Farm Stay Accommodation	<p>1 car parking space for each dwelling.</p>
Tourist	
Caravan Park	<p>1 car parking space per van/mobile home/campsite, and</p> <p>1 car parking space per 2 employees, and</p> <p>1 visitor car parking space per 10 sites.</p>
Office and Commercial	

LAND USE	MINIMUM CAR PARKING REQUIREMENT
Office Premises and Business Premises	<p>1 car parking space per 40m² of GFA.</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p>
Public Administration Buildings and Community Facilities	<p>Assessment to be based on merit taking into consideration the proposed uses and equivalent rates for similar uses as prescribed in this DCP.</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p>
Mortuary/Funeral chapels / Funeral homes	<p>1 car parking space per 4 seats and</p> <p>1 car parking space per funeral service area</p>
Emergency Services Organisation / Emergency Services facility	<p>Assessment to be based on merit taking into consideration the proposed uses and equivalent rates for similar uses as prescribed in this DCP.</p>
Place of Assembly / Place of Public Worship	<p>1 car parking space per 6 seats.</p> <p><i>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</i></p> <p><i>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</i></p> <p>A detailed parking assessment may be required identifying impacts of overflow parking on surrounding land uses and the road system.</p>
Industry	
Service Station	<p>4 car parking spaces per service work bay for up to 2 bays and</p> <p>6 car parking spaces per service bay for each additional bay and</p> <p>1 car parking space per 22 m² GFA of Convenience Store;</p> <p>Plus, if a restaurant is present, the following rates apply for this component in addition:</p> <ul style="list-style-type: none"> • 7 car parking spaces per 100m² GFA ,or

LAND USE	MINIMUM CAR PARKING REQUIREMENT
	<ul style="list-style-type: none"> 1 car parking space per 3 seats (whichever is the greater).
Vehicle Body Repair Workshop	4 car parking spaces per service work bay for up to 2 bays and 6 car parking spaces per service bay for each additional bay.
Vehicle Repair Station	4 car parking spaces per service work bay for up to 2 bays and 6 car parking spaces per service bay for each additional bay.
Vehicle Sales or Hire Premises	0.75 car parking spaces per 100m ² of display site area and 6 car parking spaces per service work bay.
Boat Repair Facility	1 car parking space per work bay and 1 car parking space per 2 employees.
Industry / Light industry	<p>1 car parking space per 70m² of GFA.</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p> <p>The parking provision rate is increased when:</p> <ul style="list-style-type: none"> - Retailing is permitted on-site. The rate for Industrial retail outlets is applied for this component of the development. - The office space component is in excess of 20% of the floor area. The rate for Office Premises and Business Premises applies for the amount of this floor space in excess of 20% of GFA.
Industrial retail outlet	<p>1 car parking space per 30m² GFA.</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p>
Warehouse or Distribution Centre / Storage Premises	<p>1 car parking space per 300m² GFA.</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p>

LAND USE	MINIMUM CAR PARKING REQUIREMENT
	<p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p> <p>The parking provision rate is increased when the office space component is in excess of 20% of the floor area. The rate for Office Premises and Business Premises applies for the amount of this floor space in excess of 20% of GFA.</p>

LAND USE	MINIMUM CAR PARKING REQUIREMENT
Retail	
Shopping Centres	<p>Assessment to be based on merit taking into consideration the proposed mix of uses within the shopping centre. The following formula determines the minimum rate to be provided:</p> <p>Peak Parking Demand (per 1,000m²)</p> $= 24 A(S) + 40 A(F) + 42 A(SM) + 45 A(SS) + 9 A(OM)$ <p>where:</p> <ul style="list-style-type: none"> • A(S): Slow Trade GLFA, includes major Department stores such as David Jones and Myer, furniture, electrical and utility goods stores. • A(F): Faster Trade GLFA, includes discount department stores such as K-Mart, Big W, and Target. • A(SM): Supermarket GLFA, includes stores such as Franklins and large fruit markets. • A(SS): Speciality Shops and Secondary retail GLFA, includes speciality shops and take-away stores such as McDonalds. These stores are grouped since they tend not be primary attractors to the centre. • A(OM): Offices, medical GLFA. <p>It is recognised that a shopping centre may require more parking than the standard in certain circumstances and less in other circumstances. An application for a shopping centre should include a traffic and parking study identifying this parking requirement. Comparisons with similar sized shopping centre developments will be taken into consideration if the minimum requirement specified by Council is considered inappropriate.</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p>

LAND USE	MINIMUM CAR PARKING REQUIREMENT
Retail Premises / Shop / Kiosk	<p>200m² or greater - 1 car parking space per 22m² GFA.</p> <p>less than 200m² – 1 car parking space per 30m² GFA.</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p>
Neighbourhood Shop	1 car parking space per 30m ² GFA.
Shop top housing	<p>Shops 200m² or greater – 1 car parking space per 22m² GFA</p> <p>Shops less than 200m² - 1 car parking space per 30m² GFA.</p> <p>Residential rates apply to the housing component.</p>
Specialised retail premises	<p>1 car parking space per 50m² GFA.</p> <p><i>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</i></p> <p><i>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</i></p> <p>Comparisons with similar developments will be taken into consideration if this minimum requirement is considered inappropriate for a particular development.</p>
Landscape and garden suppliers	<p>15 car parking spaces or,</p> <p>0.5 car parking spaces per 100m² of site area (whichever is the greater).</p> <p><i>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</i></p> <p><i>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</i></p>
Market	<p>2.5 car parking spaces per stall for customers.</p> <p><i>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</i></p> <p><i>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</i></p>

LAND USE	MINIMUM CAR PARKING REQUIREMENT
	Parking for stallholders is to be provided separately. The amount of stallholder parking required is to be assessed as part of the Development Application.
Take away food and drink premises	<p><u>Developments with no on-site seating:</u></p> <p>12 car parking spaces per 100m² GFA.</p> <p><u>Developments with on-site seating:</u></p> <p>12 car parking spaces per 100m² GFA or greater of 1 car parking space per 5 seats (internal and external) or 1 car parking space per 2 seats (internal).</p> <p><u>Developments with on-site seating and drive through facilities:</u></p> <p>The greater of: 1 car parking space per 2 seats (internal), or 1 car parking space per 3 seats (internal and external)</p> <p>Plus queuing area for 5 to 12 cars.</p> <p>Developments must also accommodate: 1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and 1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces</p>
Restaurants and Cafés	<p><u>Where located within a business or industrial zone:</u></p> <p>1 car parking space per 30m² of GFA</p> <p><u>All other zones:</u></p> <p>15 spaces per 100m² GFA; or 1 space per 3 seats (whichever is greater)</p>
Roadside stall	Minimum of 4 car parking spaces.

LAND USE	MINIMUM CAR PARKING REQUIREMENT
Education	
Educational Establishments	<p><u>Schools:</u></p> <p>1 car parking space per full time equivalent staff member, plus</p> <p>1 car parking space per 100 students, plus</p> <p>1 car parking space per 5 students in Year 12 where appropriate.</p> <p>On street car parking cannot be considered as a parking.</p> <p>Adequate space is also required for delivery vehicles, a drop off / pick up area and buses as appropriate.</p> <p><u>Tertiary Institutions:</u></p> <p>1 car parking space per 5 seats or 1 space per 10m² GFA, whichever is the greater.</p> <p>Developments must also accommodate:</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces</p>
Information and Education Facility	Comparisons should be drawn with similar developments.
Child Care Centre	<p>1 car parking space per 4 children.</p> <p>1 of the car parking spaces must be designed for people with a disability.</p>
Home-Based Child Care	Residential rates apply plus adequate provision for parent pickup and drop off.
Recreation Facility	
Cinemas	1 car parking space per 5 seats
Entertainment Facility	Car parking will be determined on the characteristics of the facility. A submission based on parking arrangements for similar facilities may be required.
Function Centre	Single room function centre:

LAND USE	MINIMUM CAR PARKING REQUIREMENT
	<p>15 car parking spaces per 100m² GFA room; or</p> <p>1 car parking space per 3 seats (whichever is greater).</p> <p>Developments must also accommodate:</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces</p> <p>For larger function centres a separate parking study will be required.</p>
Recreation facility (indoor or outdoor)	<p><u>Squash / Tennis Courts:</u></p> <p>3 car parking spaces per court</p> <p><u>Bowling Alley:</u></p> <p>3 car parking spaces per alley</p> <p><u>Gymnasiums:</u></p> <p>7.5 spaces per 100m² GFA</p> <p><u>Local Soccer, Football and Similar Sporting Fields:</u></p> <p>50 car parking spaces per field.</p> <p><u>Trampoline Centres:</u></p> <p>0.37 car parking space per participant</p> <p><u>Other Recreation Uses</u></p> <p>Council may require a Car Parking and Traffic Impact Assessment Study for recreation uses other than those listed above.</p> <p>Developments must also accommodate:</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p>

LAND USE	MINIMUM CAR PARKING REQUIREMENT
Recreation facility (major)	Assessment to be based on merit taking into consideration the proposed uses and equivalent rates for similar uses as prescribed in this DCP.
Amusement Centre	200m ² or greater - 1 car parking space per 22m ² GFA less than 200m ² – 1 car parking space per 30m ² GFA. One bicycle space/rail for every 5 machines.
Health Care	
Health Service Facility / Medical Centre	4 car parking spaces per 100m ² GFA
Hospital / Veterinary hospital	Assessment to be based on merit taking into consideration the proposed uses and equivalent rates for similar uses as prescribed in this DCP.
Registered Premises	
Pub / Registered club / Restricted Premises	A detailed car parking submission is required. Provision for coaches to pick up and set down may also be required for large establishments. 1 car parking space per 2m ² GFA of public bar area and 1 car parking space per 5m ² GFA of lounge, beer garden, auditorium, billiard room, restaurant and 25 car parking spaces per 100m ² of remaining public floor area. Developments must also accommodate: 1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and 1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.
Restricted Premises	200m ² or greater - 1 car parking space per 22m ² GFA less than 200m ² – 1 car parking space per 30m ² GFA.
Sex service premises	1 car parking space per room where sex services are provided and

LAND USE	MINIMUM CAR PARKING REQUIREMENT
	<p>1 car parking space per two employees working at any one time on the premises.</p> <p>At least 1 of the car parking spaces is to be suitable for a driver with a disability.</p>

Assessment of the following uses as defined in CLEP 2010 are to be assessed on merit taking into consideration the proposed uses, staffing, servicing requirements and local requirements:

- Agricultural Produce Industry
- Animal Boarding or Training Establishment
- Freight transport facility
- Hazardous storage establishment
- Liquid fuel depot
- Livestock processing industry
- Offensive storage establishment
- Research station
- Resource recovery facility
- Rural industry
- Stock and sale yard
- Transport depot
- Truck depot
- Turf farming
- Waste disposal facility
- Waste management facility
- Waste or resource management facility
- Waste or resource transfer station
- Water recycling facility
- Water treatment facility

Adoption of relevant standards and guidelines

For the purposes of this chapter of the DCP, the provision of the following standards and guidelines must be complied with:

- [AS 2890.1](#) Part 1: Parking Facilities: Off-street Car Parking;
- AS 2890.2 Part 2: Parking Facilities: Off-street Commercial Vehicle Facilities;
- AS 2890.3 Part 3: Bicycle Parking Facilities;
- AS 2890.5 Part 5: On-street parking; and
- AS 2890.6 Part 6: Disabled parking.
- [AUSTROADS Guide to Traffic Management.](#)
- [Building Code of Australia \(BCA\)](#)

The following documents may also be used as best practice guidelines where specific development controls are not contained in this DCP.

- RTA "[Guide to Traffic Generating Developments version 2.2, October 2002](#)".
- [AUSTROADS](#) "[Guide to Road Design](#)".
- Planning Guideline for Walking and Cycling. 2004. NSW Government.
- Cycling Aspects of Austroads Guides. June 2017.

Note: Where the above mentioned standards and guidelines are superseded by updated versions, the version current at the date of lodgement of the Development Application must apply to the development.

Traffic Impact Assessment

A Car Parking / Traffic Impact Assessment Study must be prepared by a suitably qualified and experienced traffic engineering consultant. The Car Parking / Traffic Impact Study must be submitted in support of the following Development Applications:

- a. All Development Applications required to be referred to the Department of Transport (or equivalent) under Schedule 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2007/2021*; and
- b. Other Development Applications where, in the opinion of Council, the development may cause a potential significant adverse traffic impact upon the surrounding road network.

The Car Parking / Traffic Impact Assessment Study must address (but is not necessarily limited to) the following matters / aspects:

- a. Assessment of the proposed location and number of car parking spaces within the proposed development, including a breakdown of car parking numbers;
- b. Full details of the proposed location of any loading dock / servicing areas and waste storage and collection areas;
- c. Assessment of the performance of the existing road network / traffic environment, including the existing level of service of key intersections in the locality;
- d. Assessment of the anticipated traffic generation from the development;
- e. Cumulative impact assessment upon traffic flow movements and traffic safety in the locality, taking into account the traffic generation rates of the development;
- f. Assessment of the predicted performance of the surrounding road network and predicted level of service for each key intersection in the locality;
- g. Whether road upgrading and/or traffic improvement works are necessary in the locality as a result of the proposed development;
- h. Whether public transport (i.e. either on-site and / or in the immediate locality) is necessary to satisfactory cater for public transport demands in relation to the proposed development;
- i. Whether the proposed ingress/egress access arrangements of the development are satisfactory taking into account the proposed car parking and loading / servicing facilities within the development and the location of the proposed access points within the surrounding road network and proximity to key intersections in the locality;
- j. Whether sight line distance and other safety issues are satisfactory;
- k. Whether the construction of new pedestrian facilities or the upgrading of pedestrian areas / footpaths is required as a result of the proposed development; and
- l. Other relevant matters based on the locality or the nature of the proposed development.

State Environmental Planning Policy ([Transport and Infrastructure](#)) [20072021](#)

Under *State Environmental Planning Policy ([Transport and Infrastructure](#)) [20072021](#)*, Council is required to formally forward a Development Application to the Department of Transport (or equivalent) for certain developments listed in Columns 2 & 3 of Schedule 3 of the policy and to consider any representations made by the Department of Transport.

Service vehicle provisions

1. Council will assess the extent and size of service vehicle parking area to be provided having regard to the nature of a particular development and its likely servicing requirements.

In cases where provision of separate off-street loading/unloading areas may prove difficult Council may consider requests from applicants to allow:

- shared parking and loading areas, with limitations on the hours during which vehicular loading/unloading may take place; or
- creation of kerbside loading zones.

2. Access by a garbage collection vehicle, where necessary, must be provided to development.

LAND USE	MINIMUM SERVICE VEHICLE REQUIREMENT
Commercial Premises (Offices and Showrooms)	1 car parking space per 4,000m ² GFA or part thereof for areas up to 2,000m ² ; thereafter 1 car parking space per 8,000m ² GFA or part thereof (50% of spaces adequate for trucks)
Department Stores	1 car parking space per 1,500m ² GFA or part thereof for the first 6,000m ² and 1 car parking space per 3,000m ² GFA or part thereof thereafter (all spaces adequate for trucks)
Hotels and Motels	1 car parking space per 50 bedrooms or bedroom suites or part thereof for the first 300 bedrooms or bedroom suites or part thereof; and 1 car parking space per 100 bedrooms or bedroom suites thereafter; plus 1 car parking space per 1,000m ² GFA or part thereof of public area set aside for bar, tavern, lounge and restaurant (50% of spaces adequate for trucks or coaches)
Residential Flat Buildings	Multiple unit developments with long access driveways to provide for access by furniture

	removal van, garbage collection and emergency vehicles
Road Transport Terminals, Bus Stations and Liquid Fuel Depots and the Like	1 car parking space per car/truck/van/bus at the time of estimated peak parking accumulation
Supermarkets, Shops and Restaurants	1 car parking space per 400m ² GFA or part thereof for the first 2,000m ² GFA; and 1 car parking space per 800m ² GFA or part thereof thereafter (50% of spaces adequate for trucks)
Warehouses, Industrial Including Automotive Industries, Bulky Goods Retail Outlets	1 car parking space for the first 800m ² GFA or part thereof and thereafter developments will be assessed on merit
Other Uses	At Council's discretion

Table 2-6:

Schedule showing Service Vehicle Requirements

Disabled Parking Requirements

Design of off-street parking for people with a disability must comply with AS 2890.6 and the Commonwealth Disability Discrimination Act (1992). The car parking rates for accessible car parking spaces are to comply with the Building Code of Australia except where the requirements are specifically referred to in **Table 2-5**.

A continuous accessible path of travel must be provided between designated car parking spaces for people with a disability and lift lobby or access points servicing the development.

The designated car parking spaces for people with a disability must be appropriately signposted and line marked.

Parking for Motorcycles and Bicycles

The design of the bicycle spaces should be in accordance with AS2890.3. Alternative designs for bicycle racks will be considered.

The design of motorcycle spaces (on and off street) must be in accordance with the on-street design requirements specified in AS2890.5.

Arcades - Consideration in Parking Calculations

This subclause applies to arcades being pedestrian corridors traversing a building, which provide a link between two public places within a development, where their floor space should be incorporated within

the overall gross floor space of the development and generate additional car parking requirements at the applicable rates.

Arcades may qualify to be exempt from the car parking calculations where the developer can establish the following:

- a. the arcade will provide a practical pedestrian link to parking facilities used by the public.
- b. that the arcade will remain open to the general public for an appropriate period daily to serve as an unrestricted functional pedestrian link.
- c. the arcade will provide an attractive public area, with seating and landscaped features which do not impede pedestrian flow.
- d. the arcade floor space will not be utilised for retail, commercial, or like purpose by tenants of the complex or others.
- e. where the developer provides a legally binding undertaking to maintain the arcade and to open the arcade at specified times as agreed upon by the developer/owner and Council or as required in development consent.

2.18.3 Car parking design criteria

Parking for Visitors

1. Visitor parking spaces should be clearly marked and conveniently located to encourage their use by their intended users. Spaces should be freely accessible, preferably in front of the building.

Coaches and Car/Taxi Set-down

1. Taxi, private vehicle and coach drop-off/set-down areas should be provided for larger developments in a convenient off-street location close to pedestrian entrances, with consideration given to the design of the front of the building, safely and interruption to traffic.
2. The use of on-street space for set-down areas may be possible if off-street provision is impractical or detrimental to pedestrian amenity. However, this would be subject to negotiation with Council.

Public Transport

1. Access to public transport services from developments should be maximised.

Garbage Vehicles

1. Garbage storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts. Information should be gained from Council regarding specific garbage collection requirements for the site. Refer to *Council's Waste Management Guideline*.

Landscaping and Aesthetics

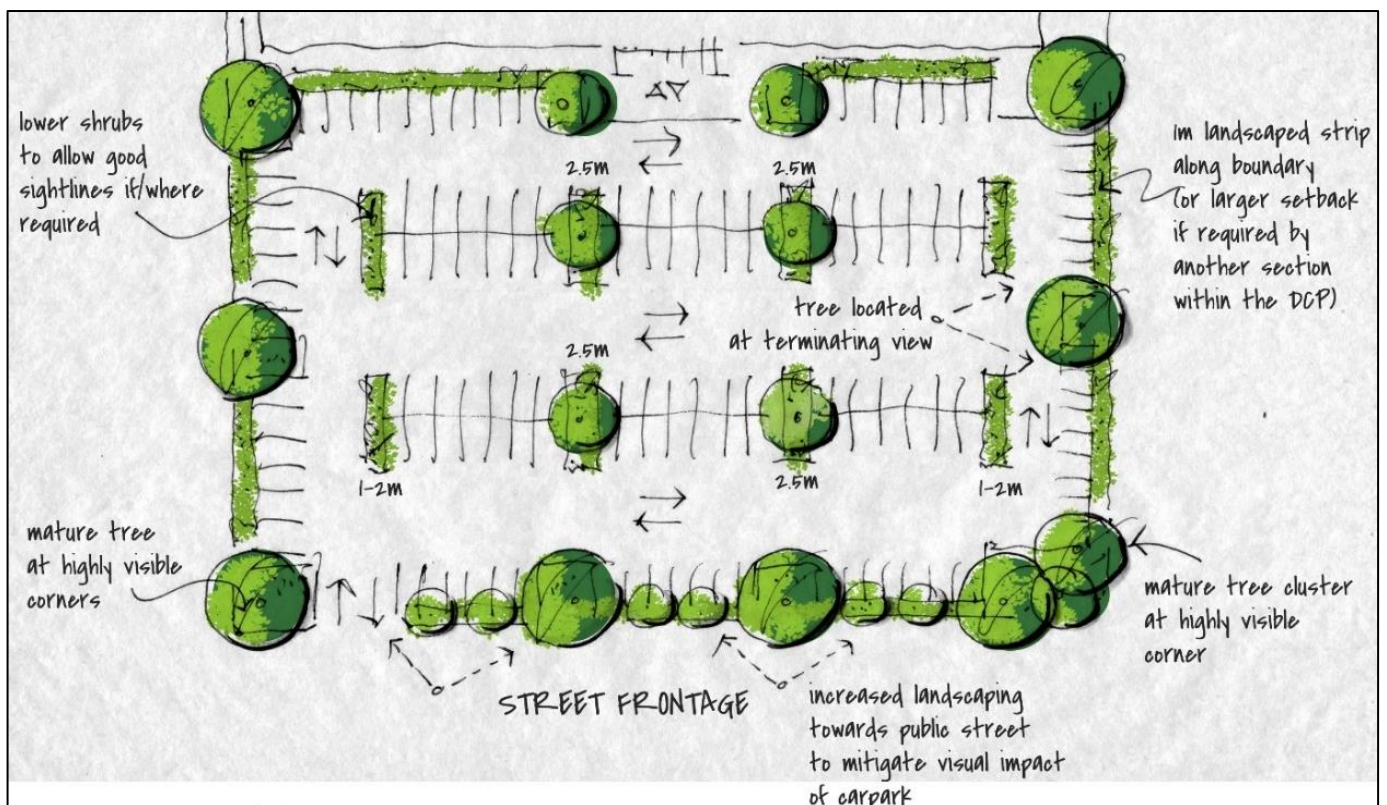
General Appearance and Design Considerations

1. The design of parking areas should take into account the likely visual impact of these areas in the context of the surrounding development and streetscape. Landscaping is the most effective means of "softening" the appearance of large paved surfaces and multiple rows of vehicles, as well as providing shade for users and assisting with surface water run-off. A landscape plan is required to be prepared by a suitably qualified person and submitted with the development application, showing the proposed layout of each design.

Planting Principles

1. The planting of trees and shrubs can improve the appearance of car parks considerably and enhance user amenity through sun control. Species should be selected and located to avoid maintenance problems such as interference with overhead wires, underground conduits, damage to paved areas by root systems, and leaf and branch litter.
2. Trees to avoid for parking areas are those with large surface roots, excessive girth, brittle limbs, fruits which drop and trees which attract large numbers of birds. In most cases landscaping can be integrated into parking layouts without the need for additional area or loss of spaces.
3. Car parks that are highly visible from the public domain must comply with the following requirements:
 - provide a 2.5m wide landscape bay between every 6-8 car parking spaces,
 - provide a minimum 1m landscaping strip at the end of parking aisles, and
 - be landscaped generally in accordance with the Figure 2-12.

Figure 2-12 Design features of car park



4. A minimum 1 metre landscaping strip is to be providing along the boundary (the 1 metre landscaping strip can be included in any front or secondary landscaping requirement e.g. Smeaton Grange).

Planting Preparation

1. Planting areas should be prepared with quality growing media to a minimum depth of 1 metre and have appropriate sub surface drainage. The planted area should be covered with weed free organic mulch to a depth of 100mm.

Landscaping Provision

1. Landscaped areas for car parks must be provided in the form of tree planting, garden beds, mounding, shrubberies, lawns and the like.
2. In multi-storey parking facilities, the use of planter boxes on the external face of the parking structure is encouraged. Likewise, exposed retaining walls may be planted with suitable trailing or climbing species.
3. Planting is also encouraged between parking spaces to maximise shaded areas and to further enhance the appearance of the car park. Trees should, where possible, be planted every four car parking spaces. To ensure greater sight distances, tree species should have thin trunks with high canopies and garden beds should include low shrubs.

Basement Car parking

1. Where basement car parking extends beyond the building envelope, a minimum soil depth of 1.0m is to be provided, measured from the top of the slab and will not be calculated as part of the deep soil zone.

2.19 Landscape Design

Background

This chapter sets out the provisions for landscape design within developments including residential, commercial, industrial and community facilities. Additional information is provided within *Appendix B Landscape Design Principles and Submission Requirements*.

Objectives

- a. Ensure that any new development considers and maximises the protection and provision of trees and vegetation in the site planning, design, development, construction and operation of the development;
- b. Ensure developments make an equitable contribution to the landscape setting of the locality;
- c. Encourage the planting of local indigenous, salt tolerant and low water consumption plants and trees;
- d. Provide and protect privacy and amenity;
- e. Promote energy efficiency and address urban heat island effect by balancing both solar access and shade;
- f. Contribute to the Urban Forest through use of a diversity of species to deliver a variety of ecosystem services;
- g. Provide for the infiltration of water to the water table, minimise run-off and assist with management of stormwater volumes and quality; and
- h. Manage non-native vegetation in accordance with its cultural heritage and landscape significance.

Controls

1. A landscape plan is to be submitted for all development that, in Council's opinion, will significantly alter the existing and intended landscape character of the land. In general, all development applications other than single dwelling house or minor alterations to an existing building will require the lodgement of a landscape plan.

Note:

For submission requirements refer to Appendix B Landscape Submission Requirements.

Any Landscape plans submitted for developments in Bushfire Prone Land must be prepared in accordance with the Planning for Bushfire Protection Guidelines.

Further Information:

- Council's *Tree and Landscape Species List*
- Camden Open Space Design Manual
- Camden's Spaces and Places Strategy
- [Rural Fire Service Planning for Bushfire Protection Guidelines](#)

-End of Part-

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 4654 7777

 www.facebook.com/camdencouncil

 ABN: 31 117 341 764



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Residential Dwelling Controls

4

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RESIDENTIAL DWELLING CONTROLS

4.1 Introduction

4.1.1 Background

There are a range of zones in the Camden LGA to provide for a variety of residential accommodation types and densities, both within existing urban areas and urban release areas. This chapter establishes the objectives and controls which will guide the design of residential development in the Camden LGA zoned under the CLEP 2010. This excludes land zoned under *State Environmental Planning Policy (Sydney Region Growth Centres 2006)* [Precincts – Western Parkland City\) 2021](#), where separate DCPs apply.

4.1.2 How to use this part?

Part 4 establishes the objectives and controls that guide residential development, including dwelling houses, secondary dwellings, dual occupancies and semi-detached dwellings, attached dwellings and multi-dwelling housing, residential flat buildings and shop top housing. Part 4 also covers residential amenity controls such as streetscape, safety, privacy and fencing.

4.1.3 What Chapters apply for my development?

Chapter 2 (below) provides general controls for residential development. Additional controls for specific development are also located in Chapters 3-6. In the event of any inconsistency between Chapter 2, controls in Chapters 3-6 prevail.

Controls for shop top housing (permitted within the R1, [B4E1](#), [B2](#) and [B4-MU1](#) zones) are contained within Chapter 7. Chapter 7 also provides controls for residential flat building development. Additional controls for residential flat buildings and shop top housing may be contained in *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development* (SEPP 65) or equivalent.

Chapter 9 provides controls for outbuildings (i.e. sheds, carports, decks etc.)

Table 4-1 Summary of Key Residential Dwelling Controls

Element	Control
Site Analysis	Provide a site analysis plan
Cut and Fill	Maximum cut 1m Maximum fill 1m
Streetscape / Architectural Elements	Two design features incorporated into the design

Front Setbacks	As per average setback	
Architectural element front setback encroachment	<ul style="list-style-type: none"> - Primary street frontage 1.5m (max) - Secondary frontage 0.5m (max) 	
Secondary Setback	<p>2m</p> <p>A greater secondary setback may be required if the proposed development does not positively address the secondary street and/or demonstrate a good level of amenity.</p>	
Side Setbacks	0.9m	
Rear Setbacks	Single storey 4m	Two storey component 6m
Garages and Carports (including garages on secondary setback)	<ul style="list-style-type: none"> - Minimum 1m behind the building line of the dwelling and at least 5.5m from the road in accordance with Figure 4-2. - Garages on the secondary setback must be setback a minimum of 5.5m from the road in accordance with Figure 4-2. 	
Height	Maximum two storeys and consistent with CLEP 2010	
Site Coverage	<p>Less than 450m²</p> <ul style="list-style-type: none"> - Single storey development 60% - Two storey development 50% (ground floor) 35% (upper floor) 	<p>450m² and Greater</p> <ul style="list-style-type: none"> - Single storey development 50% - Two storey development 50% (ground floor) 30% (upper floor)
Landscaped Area	Minimum 30% of allotment area	
Principal Private Open Space	<p>Lot width 10m and less = 16m²</p> <p>With a minimum dimension of 4m</p>	<p>Lot width greater than 10m = 24m²</p> <p>With a minimum dimension of 4m</p>

Solar Access	<ul style="list-style-type: none">- Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21 June.- Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints.- At least one window to a living area of dwellings on neighbouring properties must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.
--------------	---

4.2 General Residential Development Controls

4.2.1 Site Analysis

Site analysis for each individual lot is an important part of the design process. Development proposals need to illustrate design decisions which are based on careful analysis of the site conditions and their relationship to the surrounding context. By describing the physical elements of the locality and the conditions impacting on the site, opportunities and constraints for development can be understood and addressed in the design.

The Site Analysis Plan should show the existing features of the site and its surrounding area, together with supporting written material. A Site Analysis Plan must show at least the following features:

- the position of the proposed building in relation to site boundaries and any other structures and existing vegetation and trees on the site;
- any easements over the land;
- the location, boundary dimensions, site area and north point of the land;
- location of existing street features adjacent to the property, such as trees, planting, street lights;
- contours and existing levels of the land in relation to buildings and roads and, whether the proposed development will involve any changes to these levels;
- location and uses of buildings on sites adjoining the land;
- a stormwater concept plan (where required); and
- For Battle-axe blocks, On-site Stormwater Detention (OSD) is to be designed in accordance with Council's Engineering Specifications.

4.2.2 Cut and Fill

Objectives

- a. To minimise the extent of cut and fill within residential allotments;
- b. To protect and enhance the aesthetic quality of the area by controlling the form, bulk and scale of land forming operations; and
- c. To ensure that the amenity of adjoining residents is not adversely affected by any land forming operation.

Controls

1. Development Applications (DA's) are to illustrate where it is necessary to cut and/or fill land and provide justification for the proposed changes to the land levels.
2. The maximum amount of cut must not exceed 1m.
3. The maximum amount of fill must not exceed 1m.
4. Fill greater than 300mm within 1m of a property boundary must be fully contained by the use of deepened (drop) edge beam construction with no fill permitted outside of this building footprint.
5. The use of a deepened edge beam must not exceed 1m above natural ground level.

On steeply sloping sites, Council may consider deepened edge beams greater than 1 metre where it can be demonstrated that there will be no detrimental impacts on neighbouring properties, and can meet the objectives.

6. Council will consider permitting greater cut for basement garages, split level designed development and steeply sloping sites. Basement garages will be considered on steeply sloping sites where it can be demonstrated that:
 - a. a finished ground level slope equal to or more than 15% will be achieved; and
 - b. there will be no adverse impacts on the existing and future amenity of any adjoining land on which residential development is permitted.
7. Where excavation or filling is required alongside a driveway, it must be retained by a retaining wall.
8. Where the same builder or developer is developing adjoining sites, Council may vary Controls No. 2, 3 or 4 subject to a merit based assessment of the impacts upon each affected property.
9. All retaining walls (including associated footings and drainage etc.) are to be contained wholly within subject property boundaries. Excavations affecting adjoining properties are to be retained or shored immediately. All other approved retaining walls are to be in place prior to the issue of an occupation certificate.
10. Where retaining walls are proposed to be built on the boundary (on side and / or rear boundaries), an s88B Instrument stipulating a positive covenant is required on the lots affected by the retaining wall.
11. The maximum height of voids within individual allotments is 3m, as illustrated in Figure 4-1.

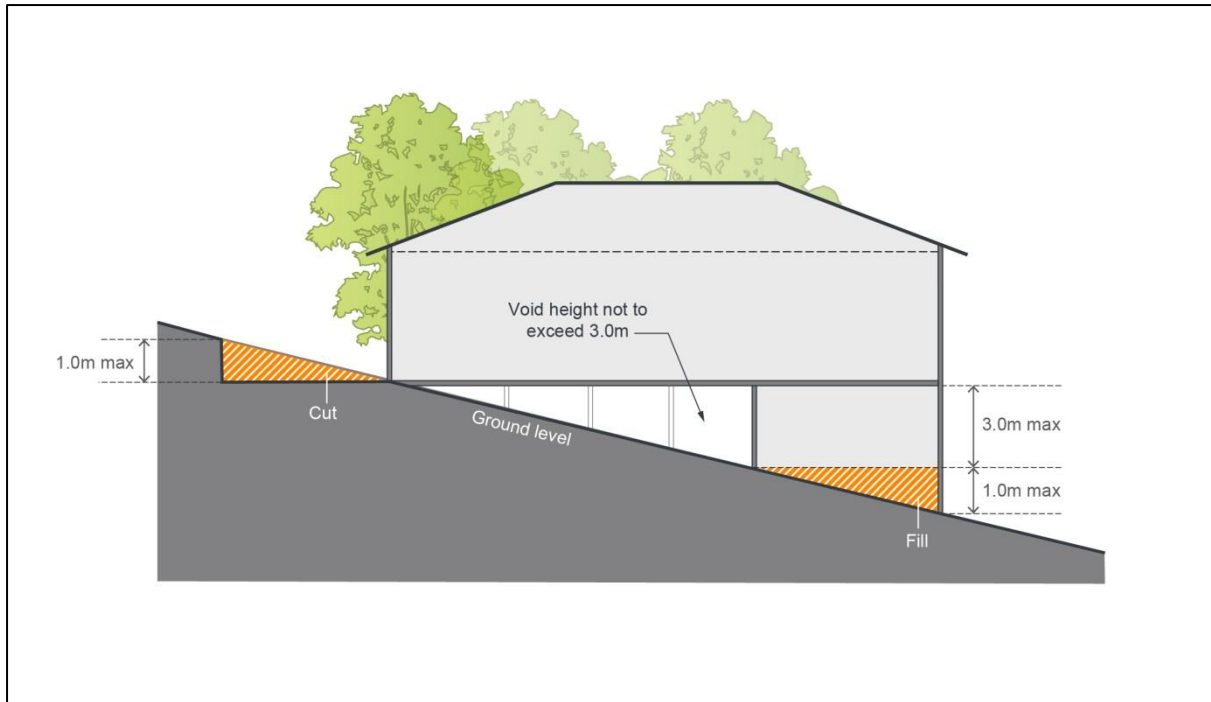


Figure 4-1: Maximum height of voids within residential lots

4.2.3 Streetscape and Architectural Design

Objective

- a. To encourage innovative and quality designs that enhances the built form and character of the neighbourhood;
- b. To encourage a diversity of built form design;
- c. To encourage casual surveillance of the street; and
- d. To encourage visual interest through articulation.

Controls

1. The primary street facade of a dwelling must address the street and incorporate a visible front entrance of the dwelling. At least two of the following design features are to be incorporated into the primary street façade:
 - entry feature or porch;
 - awnings or other features over windows;
 - balcony treatment to any first floor element;

- recessing or projecting architectural elements;
 - open verandah;
 - bay windows or similar features; or
 - verandahs, pergolas or similar features above garage doors.
2. Front facades are to feature at least one ground floor habitable room with a window facing onto the street.
 3. The secondary street facade for a dwelling on a corner lot should address the street and must incorporate at least two of the above design features.
 4. Modulation of the façade should be integral to the design of the building, rather than an unrelated attached element.
 5. Eaves must be provided. Eaves provide sun shading and protect windows and doors from extreme weather. Eaves also provide aesthetic interest. Except for walls built to the boundary, eaves should have a minimum of 450mm overhang (measured to the fascia board). Council will consider alternative solutions to eaves so long as appropriate sun shading is provided to windows and display a high level of architectural merit.
 6. The pitch of hipped and gable roof forms on the main dwelling house should be between 18 degrees and 35 degrees. Skillion roofs, roofs hidden from view by parapet walls, roofs on detached garages and ancillary buildings on the allotment are exempt from this control.
 7. On corner lots, garages are encouraged to be accessed from the secondary street or a rear lane.

4.2.4 Setbacks

Objective

- a. To minimise the impacts of development on neighbouring properties with regards to view, privacy and overshadowing;
- b. To ensure garages do not dominate the streetscape; and
- c. To ensure buildings on corner sites provide an appropriate secondary street setback and maintain sight lines for the safety of pedestrians and vehicles.

Controls

1. The general numerical setback requirements for residential accommodation are listed in Table 4-2 below.

Note: These apply to all areas except where a specific setback control is provided for that area elsewhere in this DCP, or where a registered building envelope applies to the lot.

2. Setbacks must be measured between the principal wall closest to the boundary and the boundary line, excluding any architectural building design element encroachments as permitted by this DCP
3. Front setbacks on irregularly-shaped lots (e.g. those which are not perpendicular to the street) must be calculated in accordance with control 2 above.
4. Architectural building design elements on the front façade may encroach 1.5m into the prescribed front setback area where it can be demonstrated that such elements have a positive effect on the streetscape. For further information regarding architectural building elements refer to subsection 2.3 – Control 1.
5. Building elements such as eaves, fascias, gutters, down pipes, flues, light fittings, electricity or gas meters, rainwater tanks and hot water units may encroach upon the prescribed side boundary setbacks, provided they do not impact upon adjoining properties and achieve compliance with the National Construction Code (NCC).
6. 900mm side setbacks for awnings may be measured to the awning post, with awning overhangs beyond the post of up to 450mm permitted, consistent with the allowable overhangs for dwelling eaves, fascias, sun hoods, gutters, downpipes, flues, light fittings, electricity or gas meters, rainwater tanks and hot water units.
7. Walls along the side boundary setbacks must be articulated to avoid the appearance of excessively long walls. Articulation may be provided in the form of a window, wall return or architectural feature.
8. Where there is a large or potentially large tree in the road reserve or public open space adjacent to the site, a setback will be required that is sufficient to avoid damage to the tree or future problems with the development.
9. For steeply sloping sites the front setbacks specified in this clause may be inappropriate and may need to be varied. The siting of buildings on such sites must take into consideration the grade of the resultant access driveway and allow for the need to provide batters and/or retaining walls for any areas of cut and filling. Generally front boundary setbacks need to be increased for steeply sloping sites.
10. In exceptional circumstances, Council may consider a reduced rear setback on corner allotments where it can be demonstrated that there is no adverse impact on the adjacent properties, streetscape in general and lot coverage. The following factors will be taken into consideration, but are not limited to:
 - Bulk, mass and scale of the structure;
 - Privacy impact;
 - Overshadowing;
 - Streetscape and architectural treatment; and

- Provision of Private Open Space and landscaping requirements

Note: In the case of corner allotments, the primary street frontage is taken to be the boundary which is the shorter of both frontages. The rear setback is taken to be the opposite boundary to the primary frontage.

Table 4-2: Setbacks

Element	Control								
Front setback (min)	<p>The setback of a dwelling house and any attached development from a primary road must not be less than the average setback from the primary road of the 2 nearest dwelling houses on the same side of the primary road.</p> <p>If there are not 2 dwelling houses within 40m of the lot on the same side of the primary road, the dwelling house and any attached development must have a minimum setback from the primary road as shown in the following:</p> <table border="1"> <thead> <tr> <th>Lot size</th> <th>Minimum setback from primary road</th> </tr> </thead> <tbody> <tr> <td>< or equal to 900m²</td> <td>4.5m</td> </tr> <tr> <td>>900m²–1,500m²</td> <td>6.5m</td> </tr> <tr> <td>>1,500m²</td> <td>10m</td> </tr> </tbody> </table> <p>A reduced front setback of 3.5m where the development is fronting open space.</p>	Lot size	Minimum setback from primary road	< or equal to 900m ²	4.5m	>900m ² –1,500m ²	6.5m	>1,500m ²	10m
Lot size	Minimum setback from primary road								
< or equal to 900m ²	4.5m								
>900m ² –1,500m ²	6.5m								
>1,500m ²	10m								
Front setback for Battle-axe block (min)	3.5m applies only if the lot fronts an access denied street or open space as per Figure 4-3								
Secondary Setback	2m A greater secondary setback may be required if the proposed development does not positively address the secondary street and/or demonstrate a good level of amenity.								
Garages and carports (including garages on secondary setback)	Minimum 1m behind the building line of the dwelling and at least 5.5m from the road in accordance with Figure 4-2.								
Articulation									
<ul style="list-style-type: none"> • Primary street frontage 	1.5m (max)								
Side setback	0.9m								
Rear setback – single storey dwelling or single storey portion of a two storey dwelling (min)	4m								
Rear setback – two storey portion of a two storey dwelling (min)	6m								

Rear lane setback (min)	<p>1m.</p> <p>Notwithstanding this, the rear lane setback can be reduced to 0.5m only if it can be adequately demonstrated to Council's satisfaction, that the development can facilitate waste collection in a safe and orderly manner.</p>
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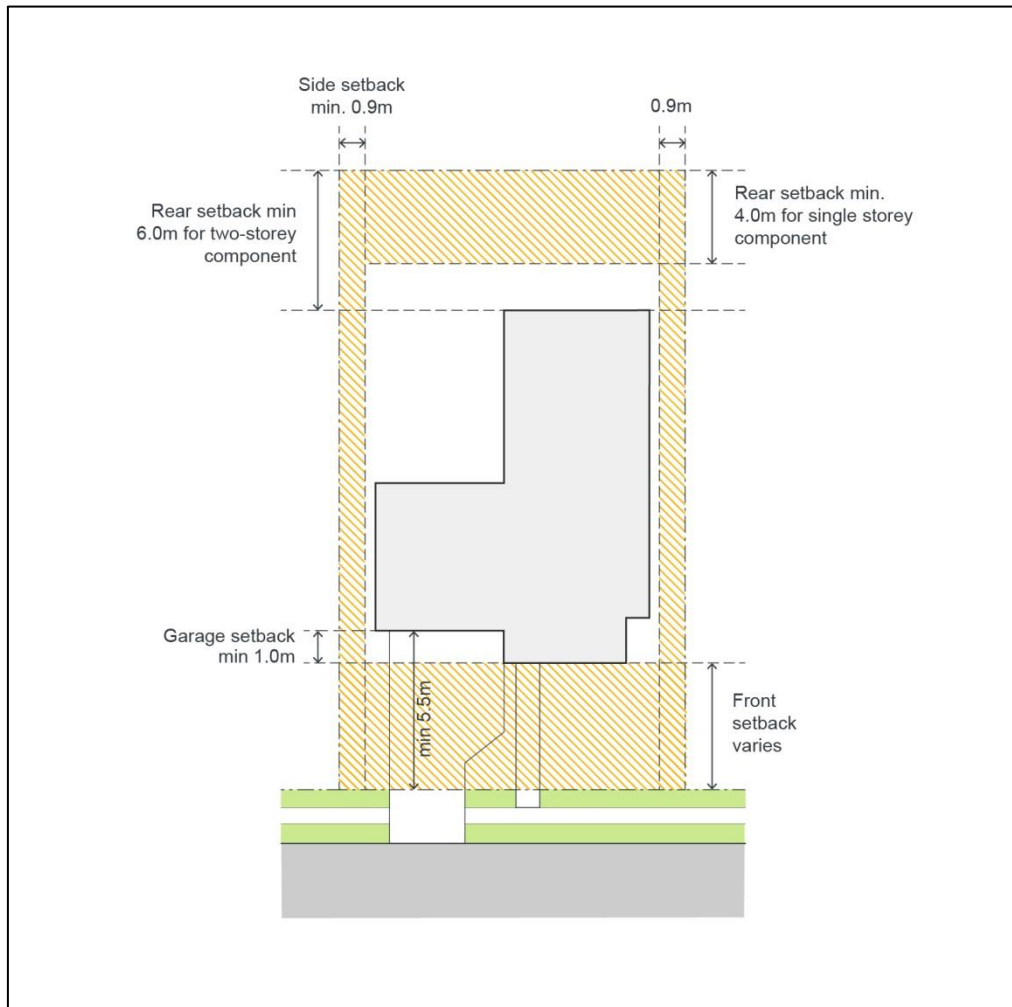


Figure 4-2: Setbacks

Setbacks for Battle-axe Lots

Background

Due to an existing subdivision pattern, or a particular landform, there may be an opportunity to create an additional allotment known as a battle-axe lot. Dwelling houses on battle-axe lots have some different impacts from dwelling houses on lots that face the street. There is a need to be more sensitive to neighbouring properties in terms of privacy, overshadowing and built form.

Objectives

- a. To ensure setbacks between neighbouring dwellings provide visual and acoustic privacy.

Controls

1. Front setback of 3.5m only applies to battle axe blocks where the lot fronts an access denied street and/or open space in accordance with Figure 4-3.
2. Side and rear setbacks for battle-axe blocks are to be measured in accordance with Figure 4-3 (below).

NOTE: The garage can utilise the side setback control, while the remainder of the house must be setback as per the rear setback control.



Figure 4-3: Setbacks for Battle-axe blocks

Zero Lot Line Development

Background

To facilitate the most efficient use of land on smaller lots, a dwelling may be designed so that a side wall of the dwelling is built on or close to the side boundary. This is referred to as 'zero lot line' development.

NOTE: Zero lot line development has a zero lot line on one side boundary only. This is distinct to semi-detached dwellings or attached dwellings which may also be attached to other dwelling/s.

Objectives

- a. Maximise the efficient use of small allotments where no adverse impact is created for adjoining properties.
- b. To ensure that the benefitted party can reasonably access and use the easement for its intended purpose.

Controls

1. An easement for 'support and maintenance' (servicing, construction and maintenance) of the zero lot line wall (and any services along the side of the dwelling) is to be provided on the adjoining property, except where a 450mm side boundary setback is provided. Refer to Figure 4-4.
2. Projections will be permitted to encroach into zero lot line easements where:
 - a. the encroachment will not impede the benefitted party from reasonably using easement for its intended purpose;
 - b. the encroachment will not have adverse amenity impacts on the adjoining lot;
 - c. there is an unobstructed vertical clearance of 5m from the underside of any eave, to the finished ground level of the adjacent benefitted lot, whichever is higher; and
 - d. services will not impede the ability to undertake maintenance.
3. For single storey development, walls must not exceed 50% of the length of the boundary that the zero lot applies to.
4. For two storey development, walls must not exceed 30% of the length of the boundary that the zero lot applies to.

5. No section of a wall built on a side boundary (including walls setback 450mm) should be longer than 10 metres (i.e. an internal courtyard or light well will be required to achieve this standard).
6. Excavation is not permitted within an easement for 'support and maintenance' (servicing, construction and maintenance). All filling adjacent to an easement for 'support and maintenance' must be contained within the building footprint i.e. drop edge beams.
7. Access to the rear yard of zero lot line development must be provided via a minimum 0.9m metre side setback on the opposite side of the dwelling, or via a rear garage door provided as a 'drive through garage'.



Figure 4-4: Zero Lot Line Development

4.2.5 Height, Site Coverage and Siting

Objectives

- a. To ensure development is of a scale appropriate to protect residential amenity; and
- b. To ensure building heights achieve built form outcomes that reinforce quality urban and building design.

Controls

1. The highest point of a building containing residential accommodation must not exceed the height specified on the Height of Buildings Map in CLEP 2010. In those areas which have a maximum height of 9.5m under CLEP 2010, the height of a dwelling house must not exceed two storeys above existing ground level.
2. Attic rooms may be provided in the roof void where the roof pitch does not exceed 45 degrees. Such rooms are not considered a storey.
3. Sub-floor garages may be considered on sloping sites where it will achieve a better design outcome.
4. The ground floor level should be no more than 1m above finished ground level. Finished dwelling ground floor levels greater than 1m above natural ground level may be permitted where it can be demonstrated that there are no adverse impact on adjoining properties and the streetscape.
5. Dwellings must not exceed the site coverage as shown in Table 4-3 below.

Table 4-3: Site Coverage

Lot Size	Site Coverage (maximum)
<450m ²	Single Storey development – ≤60%
	Two Storey Development –
	≤50% (ground floor) ≤35% (upper floor)
≥450m ²	Single Storey Development – ≤50%
	Two Storey Development –
	≤50% (ground floor) ≤30% (upper floor)

Site Coverage Definition CLEP 2010

site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- (a) any basement,*
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,*
- (c) any eaves,*
- (d) unenclosed balconies, decks, pergolas and the like.*

4.2.6 Landscaped Area

Objective

- a. To ensure that each site has sufficient area for landscaping, including deep soil planting areas, to facilitate the establishment of attractive and functional streetscapes;
- b. To enhance the quality of the built environment by providing opportunities for landscaping; and
- c. To create the desired street character.

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Controls

- 1. A minimum of 30% of the site must consist of landscaped area (Figure 4-5).
- 2. Areas less than 1.5 metres in width are not to be included in the calculation of landscaped area.
- 3. A minimum of 40% of the front setback (as measured from the building line) must be landscaped area.
- 4. Plans submitted with the development application must include a landscape plan.

Note: Synthetic or artificial grass is not to be included in landscaped area calculations. It is also noted that Council does not permit the use of artificial turf within public land adjacent to the road verge. Artificial turf can have detrimental impacts with regard to maintenance, access to utilities, natural drainage and offers no ecological or long term amenity benefits. It is an offence to install artificial turf on public land without the prior approval of Council. Council may pursue regulatory action in these instances, including requiring removal of any such installation.

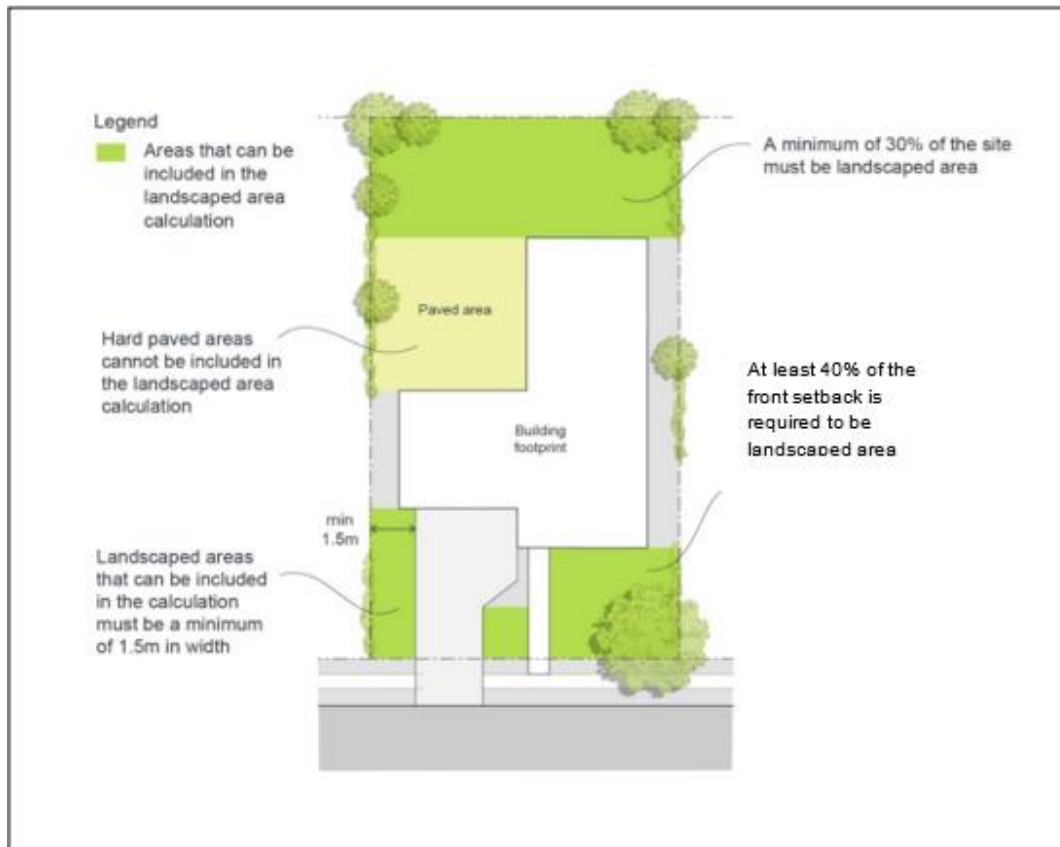


Figure 4-5: Landscaped Area

4.2.7 Principal Private Open Space

Objective

- To provide a high level of residential amenity with opportunities for outdoor recreation and relaxation within the property.

Controls

- The total area of Principal Private Open Space (PPOS) for each dwelling is to comply with Table 4-4 below.
- Each dwelling must be provided with quality, useable PPOS behind the building line.
- The PPOS must:

- a. be adequately screened for privacy from adjacent dwellings and passers-by;
- b. be directly accessible from, and adjacent to, a habitable room, other than a bedroom;
- c. be at least 4m wide and 4m deep, and
- d. not be steeper than 1:10 gradient.

Table 4-4: Principal Private Open Space

Principal Private Open Space (Minimum)	
Lot width ≤10m	≥16m ² with a minimum dimension of 4m
Lot width >10m	≥24m ² with a minimum dimension of 4m

4.2.8 Solar Access

Objective

- a. To facilitate solar access to the living areas and private open spaces of the dwelling; and
- b. To ensure that dwellings are designed to minimise overshadowing of adjacent properties and to protect minimum standards of sunlight access to private outdoor living space of adjacent dwellings.

Controls

1. Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints.
2. At least one living area must receive a minimum of 3 hours of direct sunlight between 9:00am and 3:00pm on 21 June.
3. Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling, for not less than 3 hours between 9:00am and 3:00pm on 21 June.
4. At least one window to a living area of dwellings on neighbouring properties must receive a minimum 3 hours of sunlight between 9:00am and 3:00pm on 21 June.

There may be circumstances where existing solar access on neighbouring properties will not be able to be retained due to:

- i. Existing living areas of neighbouring properties being inappropriately located regarding solar access;
- ii. Existing site topography;
- iii. Existing shadowing from other neighbouring dwellings, structures and trees; and
- iv. Orientation of existing lots.

4.2.9 Visual and Acoustic Privacy

Objective

- a. Locate and design dwellings to enhance visual and acoustic privacy, whilst minimising visual and acoustic impacts of development on adjoining properties.

Controls

1. The internal layout of residential buildings, window openings, the location of outdoor living areas (i.e. courtyards and balconies) and building plant should be designed to minimise noise impact and transmission.
2. Direct overlooking of the main living 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. A privacy screen or fixed obscure glass must be provided for any part of a window (on the first floor) to a habitable room (excluding bedroom) that is less than 1.5m above the finished floor level of that room, if the room overlooks an adjacent dwelling window or the private open space of an adjacent dwelling.
3. Active recreation facilities (e.g. swimming pools) should be located away from the bedroom areas of adjoining dwellings.
4. First floor balconies or decks facing the side or rear boundaries are not permitted, unless it can be demonstrated that there will be no adverse privacy impacts to neighbouring properties. The depth of the first floor balcony or deck is not to exceed 2 metres.

4.2.10 Parking, Garages and Site Access

Objectives

- a. Provide safe and secure onsite parking for residents and visitors;
- b. Reduce the visual impact of garages, carports and parking areas on the streetscape and improve dwelling presentation; and
- c. Ensure the design of garages do not dominate the frontage of the house.

Controls

1. One to two (1-2) bedroom dwellings will provide at least 1 car space.
2. Three (3) bedroom or more dwellings will provide at least 2 car spaces.
3. At least one car parking space must be located behind the building line where the car parking space is accessed from the street on the front property boundary.
4. The width of garage doors must not be greater than:
 5. 60% of the dwelling's front elevation width on lots between 12.5m -15m, wide.
 6. 50% of the dwelling's front elevation width on lots greater than 15m wide.
7. Triple garages are not permitted on lots less than 12.5m in width.
8. For lots equal to or less than 7m, garages must be accessed from a rear lane.
9. Garages should not be a dominant feature of the building façade. The garage must be subservient in scale to the dwelling, and integrated and compatible with the overall design of the dwelling in terms of height, form, materials, detailing and colour.
10. Where a triple garage is proposed, the garage doors must not exceed 50% of the dwelling's front elevation and 1 garage must be setback a minimum of 1m behind the other garages.
11. Driveways are to have the smallest configuration possible (particularly within the road verge) to serve the required parking facilities. Driveway widths crossing the road verge, setbacks to existing infrastructure and surface gradients must comply with Council's Design and Construction Specification for Access Driveways.

12. Vehicle turning movements and gradients of internal driveways must comply with AS2890. Planting and walls adjacent to driveways must not block lines of sight for pedestrians, cyclists and motorists.
13. For Battle-axe blocks, vehicles are to enter and exit the site in a forward direction.

Corner Lots

1. Driveway locations are not to conflict with utility services and street infrastructure.

Secondary Driveways

1. Generally, only one driveway is permitted per residential property. Separate, specific Council approval (non-standard driveway approval) is necessary for any proposed additional driveways. In considering a request for a secondary driveway, the following is considered:
 2. A second crossing will not be considered where:
 - a. The properties total road frontage is less than 20 metres wide.
 - b. The proposal will cause an unacceptable reduction in the available room for on-street parking caused by the additional driveway is not desirable.
 - c. Sight distance for the new driveway is limited because of a crest or curve in the road.
 - d. The removal of one or more street trees is required.
 - e. The driveway is within 6 metres of the tangent point of the kerb return at intersections, as per AS/ NZS 2890.1:2004 and Council's Engineering Specifications.
 - f. The site is located on a classified road, and the NSW Department of Transport (or equivalent) have not consented to a second driveway.
 - g. The driveway is otherwise constrained or not considered appropriate, as determined by Council.
 3. A second crossing will only be considered where:
 - a. Sight distance for the existing driveway is restricted. In these instances, the existing driveway will likely have to be removed when creating the new driveway.
 - b. A second garage, carport or parking area has been approved by Council.

- c. The property has frontage to two roads.
- d. The property fronts a busy road/s, is located in a school area, or near a bus stops etc; and the purpose of the second driveway is to provide for access into and out of the site in a forward direction.

Double Garages on Narrow Lots equal to or greater than 10m and less than 12.5m

Double Garages are permitted on lots equal to or greater than 10m and less than 12.5m, subject to the below.

Objectives

- a. To facilitate additional parking behind the building line on narrow allotments without reducing on street parking
- b. To reduce the visual impact of garages, carports, and parking areas on the streetscape.
- c. To ensure the dwelling is designed to provide casual surveillance of the street.
- d. To reduce the apparent bulk and scale of the dwelling.

Controls

1. Where a residential dwelling is proposed with a double garage on a lot with a frontage equal to or greater than 10 metres and less than 12.5 metres (measured at the building line);
 - a. It must be in conjunction with a 2 storey dwelling.
 - b. It must be demonstrated that there is no loss of on street parking, site plans must show:
 - i. an unencumbered area within the property line for on-street parking;
 - ii. driveway crossover (minimum 4m for double garage); and
 - iii. 500mm driveway setback (minimum) from the side boundary and demonstrate no conflict with services as per Council's Design and Construction Specification – Access driveways.
2. The floor plan must include a habitable room overlooking the street with a balcony incorporated into the design of the front façade.
3. The balcony must cover at least 50% of the width of the dwelling.
4. The double garage must be recessed from the main building.
5. To break up the bulk of the facade, the balcony element must be of a different finish to the main dwelling.
6. The front entrance must be visible from the street.

7. Non-habitable rooms are discouraged from being located at the front of the dwelling (apart from the front entrance).

4.2.11 Fencing

Objectives

- a. To ensure boundary fencing is of a high quality and does not detract from the streetscape.
- b. To encourage the active use of front gardens through provision of secure areas.
- c. To ensure that rear and side fencing will assist in providing privacy to private open space areas.
- d. To ensure that fence height, location and design will not affect traffic and pedestrian visibility at intersections.

Controls

1. Front fencing must have a maximum height of 1.2m above ground level (existing) and must be open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm (refer to Figure 4-6).
2. Front fences and walls are not to impede safe sight lines for traffic.
3. Fences on corner lots facing the secondary street frontage, must have a maximum height of 1.8m to a point which is a minimum of 2m behind the primary building line (refer to Figure 4-6) . Any fencing forward of this point must comply with control 1, having a maximum height of 1.2m and incorporating an open style design (refer to Figure 4-6). The location of corner lot fencing must be shown in the submitted site plan or landscape plan.
4. All other fencing must comply with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Details of any fencing which does not meet this criteria must be provided and assessed as part of a development application.

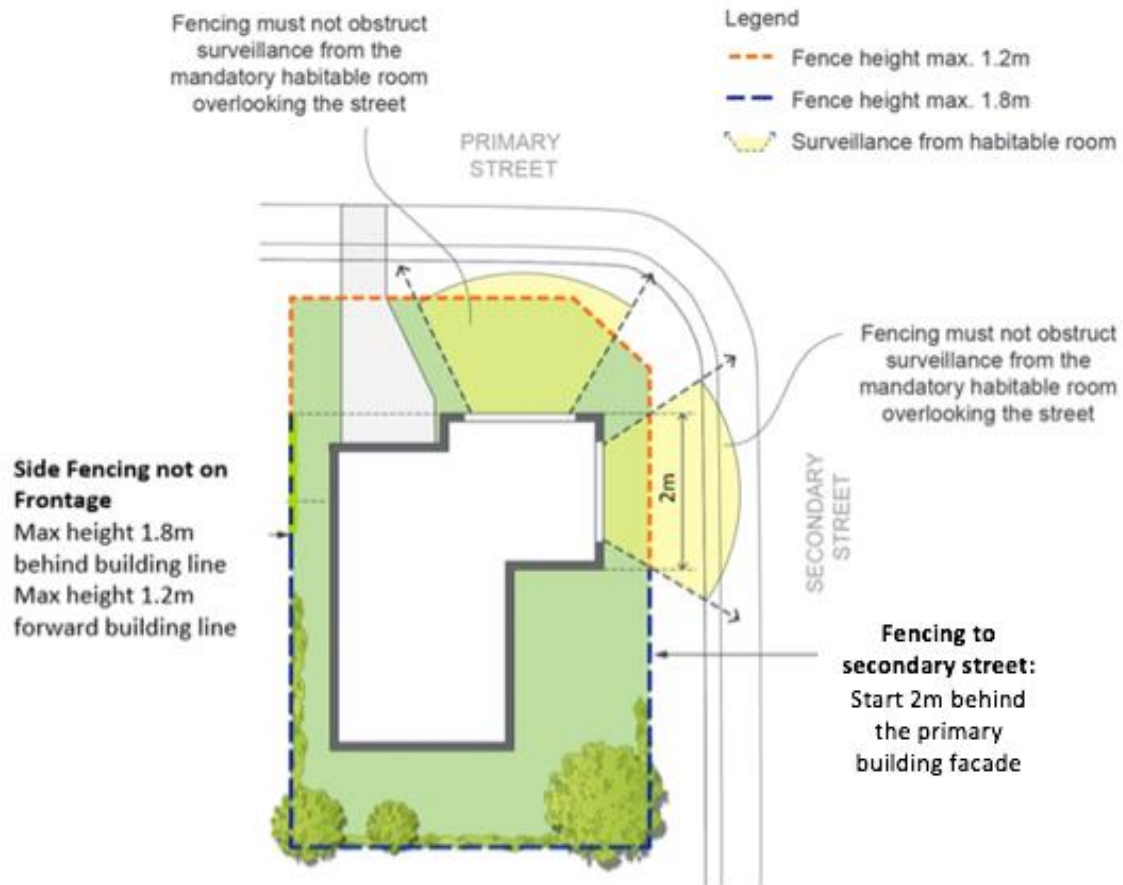


Figure 4-6: Fencing Controls

4.2.12 Waste Storage Areas and Waste Collection Areas

Objectives

- To ensure efficient storage and collection of waste and quality design of facilities.
- To ensure that waste facilities are suitably located and designed so they do not detract from the streetscape and overall local amenity.

Controls

- The number of bins to be provided must be calculated based on waste generation rates in Council's Waste Management Guidelines.
- Waste storage and collection areas must be provided and shown on the landscape/architectural plans. Refer to Council's Waste Management Guidelines for more information.

3. Waste storage areas should be provided behind the main building line and must not be located inside garages.
4. Bin path of travel from storage to collection area must be smooth and unobstructed.
5. Waste bins should be presented at the front of the lot for collection.
6. In exceptional circumstances where waste bins cannot be presented at the front of the lot, Council may consider the provision of an alternate collection location within 50m of the lot boundary. Where alternate collection locations are proposed, the waste collection area:
 - a. should be a concrete waste bin pad/s (refer to Councils Waste Management Guideline for design requirements); and
 - b. must be designed to ensure that it does not detract from streetscape and local amenity.
7. For any proposed collection area:
 - a. the maximum number of bins to be presented together is 9 bins;
 - b. there must be no negative impacts on neighbouring properties, streetscape and/or local amenity; and
 - c. must not obstruct traffic flows on the road, vehicle entry to the property or pedestrian traffic in front of the property.

4.3 Secondary Dwellings

Objectives

- a. To enable the development of a diversity of dwelling types;
- b. To contribute to the availability of affordable housing; and
- c. To promote innovative housing solutions that are compatible with the surrounding residential environment.

Controls

1. Secondary dwellings must comply with the controls in Sections 4.2.1- 4.2.12 (General Residential Development Controls), except where the controls in this chapter differ, in which case the controls below prevail.
2. Site coverage of the principal dwelling, secondary dwelling and all ancillary development on a lot must not be more than 50% of the area of the lot,
3. Secondary dwellings must be designed to complement the design of the principal dwelling and be subservient to the principal dwelling in terms of visual bulk and scale.
4. Windows and private open spaces of secondary dwellings must not overlook the private open space of any adjacent dwellings.
5. No additional car parking or private open space area is required for secondary dwellings; however, provisions must be made for clothes drying facilities in a location with adequate solar access.
6. Any secondary dwelling must be setback behind the front building alignment of the principal dwelling.
7. The front entrance of a secondary dwelling may be located behind the primary street façade.
8. Internal fences separating the principal and secondary dwelling are not permitted.
9. Strata or Torrens title subdivision of secondary dwellings is not permitted.
10. The conversion of garages to a secondary dwelling may only be permitted if at least one car parking space is provided behind the front setback of the principal dwelling (in addition to one space in front of the building line)

4.4 Dual Occupancies and Semi Detached Dwellings

Objectives

- a. Ensure dual occupancies and semi-detached dwellings are compatible with existing housing and do not adversely affect the local environment or the amenity of adjacent residents.
- b. Provide housing choice for the residents of the Camden LGA.

Controls

1. Dual Occupancy and semi-detached dwelling development must comply with the controls in Sections 4.2.1- 4.2.12 (General Residential Development Controls), except where the controls in this section differ, in which case the controls in this chapter and Table 4.5 take precedence.
2. Dual occupancy and semi-detached development on corner lots must be designed to address both street frontages.
3. Each dwelling must provide a minimum storage area of 8m³. This space is to be provided exclusively for storage purposes and must be provided in addition to any garage space.
4. Mirror-reversed or replicated built form is not permitted. Forms of differentiation and interest must be provided to all dwellings.
5. The architectural treatment and building materials of both dwellings should be compatible.
6. Each dwelling should have a separate driveway.
7. Dual Occupancy development is not permitted on battle-axe lots.

Note: Dual occupancies and semi-detached dwellings are types of residential accommodation that are very similar in terms of built form (both consist of two dwellings). The distinction between the two is that dual occupancies are located on one lot of land and may only be strata subdivided, whereas semi-detached dwellings are located on their own lot of land (Torrens title). Accordingly, semi-detached dwellings are generally suitable for locations which have a smaller minimum lot size, and development consent must be sought for both semi-detached dwellings and Torrens title subdivision concurrently when lodging a development application in order to satisfy the CLEP definition.

Table 4-5: Controls for Dual Occupancies and Semi-Detached Dwellings

SITE REQUIREMENTS	
Lot size (min)	≥600m ² For corner lots ≥800m ²
Lot width primary frontage (min) <ul style="list-style-type: none"> For development where the dwellings are side by side For development where one dwelling is directly behind the other (battle axe formation) –Figure 4-7 	≥22m (at the building line) ≥18m (at the building line)
SETBACKS	
Dual Occupancies Setbacks for Dual Occupancies where one dwelling is directly behind the other (battle axe formation)	Consistent with 4.2.4 Setbacks The setbacks for the rear dwelling in accordance with Figure 4-7.
Secondary street setback (min)	≥4.5m
SITE COVERAGE	
Site coverage (max)	Single storey development - ≤60%
	Two storey development – ≤60% ground floor, ≤30% upper floor
GARAGE DESIGN	
Car parking Requirements	1 car parking space for each dwelling with ≤2 bedrooms 2 car parking spaces for each dwelling with ≥3 bedrooms

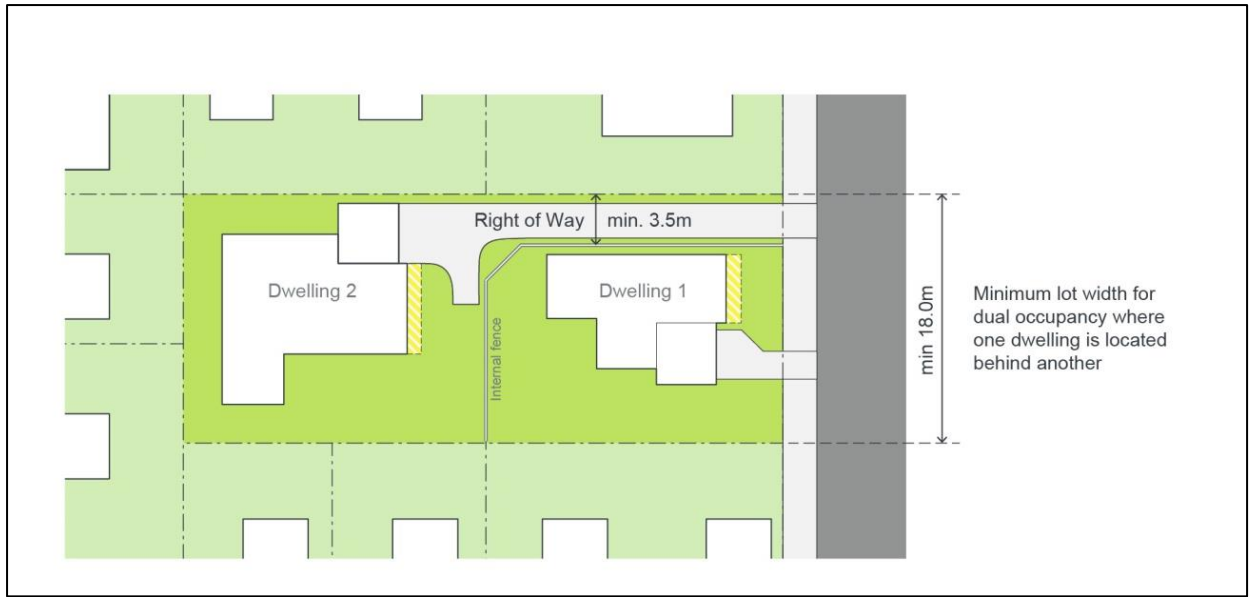


Figure 4-7: Dual Occupancy with 18 metre frontage

4.5 Attached Dwellings

Objectives

- a. Encourage high quality residential developments which feature a high standard of urban design and provide a high level of amenity for residents;
- b. Ensure that development sites have sufficient site area to accommodate appropriate setbacks and open space areas, including areas for deep soil planting and natural site drainage;
- c. To ensure that each new dwelling provides a sufficient amount of storage for elements such as garden equipment and bicycles; and
- d. To ensure waste storage areas and waste collection areas are designed to be compatible with the streetscape, accessible, clean and safe for all users and collectors.

Controls

1. Attached dwelling development must comply with the controls in Sections 4.2.1- 4.2.12 (General Residential Development Controls), except where the controls in this chapter differ, in which case the controls in this chapter and Table 4-6 take precedence.
2. Attached housing sites are to have direct frontage to a public road (i.e. not on battle-axe lots).
3. Subdivision of lots for Torrens title attached dwellings must take into account that construction will be in 'sets'. A 'set' is a group of attached dwellings built together at the same time that are designed and constructed independently from other dwellings.
4. The maximum number of attached dwellings permissible in a set is six.
5. The composition of sets needs to be determined in the subdivision design to take into account the lot width required for a side setback to the end dwellings in each set.
6. Attached dwellings should have a unified design for the whole development, a coordinated style and base colour palette. Individuality can be added as small details or accent colours, rather than strikingly different forms.
7. At least one habitable room is to be located at the front of each dwelling addressing the street and / or internal driveway.
8. PPOS must be directly accessible from the main living area.

9. Traffic calming measures should be provided to ensure a safer vehicle and pedestrian environment.
10. Driveways, manoeuvring areas, parking areas and garages are to be located away from bedrooms.
11. Internal driveways must be the smallest configuration possible while allowing for vehicle manoeuvrability and landscaping.
12. Internal driveways should avoid long gun barrel appearance. The alignment of driveways should:
 - a. be varied to avoid a straight gun barrel appearance, particularly when parking is at grade; and
 - b. be flanked by landscaped verges to soften development on either side.
13. Each dwelling must provide a minimum storage area of 8m³. This space is to be provided exclusively for storage purposes and must be provided in addition to any garage space.
14. Where possible, garages for attached dwellings should be located at the rear of the lot.

Image and legibility

1. The proposed development should:
 - a. blend in with its surroundings and/or be in keeping with the character of the area.
 - b. be designed to be compatible with the streetscape and be attractive when viewed within the site.
 - c. create an appearance of a single or grouped dwellings that are separated by gardens and ancillary structures, with facades designed to incorporate a variety of materials and shading structures.
 - d. avoid repeating designs used in other developments, particularly those located in close proximity to the proposal. It is, however, recognised that there may be instances in a planned development where repetition of a design element is used to create a theme development. These proposals will be considered on the merit of the design. Forms of differentiation and interest are encouraged in all dwellings.

Access and entries

1. The proposed development should:
 - a. minimise vehicular and pedestrian entry and exit points to the site.
 - b. provide a defined and well-lit pedestrian 'safe route' which can be clearly viewed by residents for passive surveillance.
 - c. consider site accessibility to people in wheelchairs and with lesser mobility.
2. The proposed development should be designed to comply with '[Safer By Design](#)' Guidelines.

Waste Storage Areas and Collection

1. A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site, how the development proposes to manage the waste on site and collection.
2. Waste storage area/s must be provided for each dwelling in accordance with Section 4.2.12 Waste Storage Areas and Waste Collection Areas.
3. Bins must be presented kerbside, the total number of bins awaiting collection must not negatively impact on neighbouring properties, streetscape and/or local amenity. Where this control cannot be met, alternate collection locations may considered and must be compliant with the relevant provisions of Section 4.2.12 Waste Storage Areas and Waste Collection Areas (see control 6 and 7).

Table 4-6: Controls for Attached Dwellings

SETBACKS	
Front setback (min)	4.5m or In established areas, the front setback must be consistent with the prevailing setback established by adjacent development. The prevailing setback is calculated as being the average distance of the setbacks of the

	nearest two dwelling houses having a boundary with the same primary road.
Secondary street setback (min)	1.0m
Side setback	<p>Zero Lot or Attached Boundary</p> <p>Ground floor: 0m</p> <p>Upper floor: 0m</p> <p>Detached Boundary 0.9m</p> <p>If lot burdened by zero lot boundary side setback must be within easement: 0.9m (single storey zero wall)</p> <p>1.2m (double storey zero lot wall)</p>
Rear Lane setback (min)	<p>1m</p> <p>Can be reduced to 0.5m subject to the development demonstrating that it can facilitate waste collection.</p>
SITE COVERAGE, LANDSCAPING AND PRINCIPAL PRIVATE OPEN SPACE	
Site coverage (max)	Upper level no more than 35% of lot area
Landscaped Area (min)	Refer to 4.2.6 Landscaped Area
Principal private open space (PPOS) (min)	<p>16m² with a minimum dimension 4m</p> <p>or</p> <p>10m² with a minimum dimension of 2.5m as balconies</p>
GARAGE DESIGN	
Garage door width (min)	2.4m (single) and 4.8m (double)
Car parking Requirements	<p>1 car parking space for each dwelling with ≤2 bedrooms</p> <p>2 car parking spaces for each dwelling with ≥3 bedrooms</p>

4.6 Multi Dwelling Housing

Objectives

- a. Encourage high quality residential developments which feature a high standard of urban design and provide a high level of amenity for residents;
- b. Ensure that development sites have sufficient site area to accommodate appropriate setbacks and open space areas, including areas for deep soil planting and natural site drainage;
- c. To ensure that each new dwelling provides a sufficient amount of storage for elements such as garden equipment and bicycles; and
- d. To ensure waste storage areas and waste collection areas are suitably located and designed to be compatible with the streetscape, accessible, clean and safe for all users and collectors.

Controls

1. Multi dwelling housing must comply with the controls in Sections 4.2.1- 4.2.12 (General Residential Development Controls), except where the controls in this chapter differ, in which case the controls in this Chapter and Table 4-7 take precedence.
2. Multi-dwelling housing sites are to have direct frontage to a public road (i.e. not on battle-axe lots).
3. Multi dwelling housing should have a unified design for the whole development, a coordinated style and base colour palette. Individuality can be added as small details or accent colours, rather than strikingly different forms.
4. At least one habitable room is to be located at the front of each dwelling addressing the street and/or internal driveway.
5. PPOS must be directly accessible from the main living area (Figure 4-8).
6. PPOS is permitted within the front setback provided that:
 - a. the dwelling is of a two-storey construction which provides casual surveillance to the street from a first-floor balcony; and
 - b. the location of PPOS in the front setback is required to achieve compliant solar access.

7. Multi dwelling housing should provide a clear differentiation between private areas (open space, private front and side yard areas, private car parking spaces) and communal open space and car parking.
8. Controls for adaptable dwellings (requirement triggered by minimum number of dwellings in development located in 4.7 Residential flat buildings and shop top housing) also apply to multi-dwelling housing. Adaptable dwellings are preferably to be single level accommodation at ground level and be located on the street frontage.
9. Communal visitor and/or resident's parking areas should be located within view of residents to facilitate passive surveillance of these areas.
10. Traffic calming measures should be provided to ensure a safer vehicle and pedestrian environment.
11. Driveways, manoeuvring areas, parking areas and garages are to be located away from bedrooms.
12. Internal driveways must be the smallest configuration possible while allowing for vehicle manoeuvrability and landscaping.
13. Internal driveways should avoid long gun barrel appearance. The alignment of driveways should:
 - a. be varied to avoid a straight gun barrel appearance, particularly when parking is at grade; and
 - b. be flanked by landscaped verges to soften development on either side.
14. Each dwelling must provide a minimum storage area of 8m³. This space is to be provided exclusively for storage purposes and must be provided in addition to any garage space.

Image and legibility

1. The proposed development should:
 - a. blend in with its surroundings and/or be in keeping with the character of the area.
 - b. be designed to be compatible with the streetscape and be attractive when viewed within the site.
 - c. create an appearance of a single or grouped dwellings that are separated by gardens and ancillary structures, with facades designed to incorporate a variety of materials and shading structures.

- d. avoid repeating designs used in other developments, particularly those located in close proximity to the proposal. It is, however, recognised that there may be instances in a planned development where repetition of a design element is used to create a theme development. These proposals will be considered on the merit of the design. Forms of differentiation and interest are encouraged in all dwellings.
- e. provide a clear differentiation between private areas (open space, private front and side yard areas, private car parking spaces) and communal open space and car parking.
- f. provide a minimum of 12m between front facades within the development so that the layout does not create gun-barrel vistas.
- g. clearly identify each unit, its entrance, visitor carparking to enable a visitor to easily understand the development's layout.

Access and entries

1. The proposed development should:
 - a. minimise vehicular and pedestrian entry and exit points to the site.
 - b. provide a defined and well-lit pedestrian 'safe route' which can be clearly viewed by residents for passive surveillance.
 - c. consider site accessibility to people in wheelchairs and with lesser mobility.
 - d. The proposed development should be designed to comply with '[Safer By Design](#)' Guidelines.

Communal open space and landscaping

1. A landscape plan is to be submitted with every application for multi dwelling housing.
2. Landscaping must take into account probable day and night use by residents, seating and the provision of shade. It should allow surveillance by residents i.e. the plants are either high (canopy trees) or low (ground covers).
3. Landscaping is to be provided to the side and rear boundary setback areas and along driveways to improve visual amenity.

4. If the area is fenced, the fence must be dark in colour and permeable to maximise passive surveillance of the area.
5. Communal open space landscaping must be designed to minimise water usage and maintenance requirements.
6. Communal open space should be provided in locations which help to retain existing trees wherever possible.

Waste Storage Areas and Collection

1. A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site, how the development proposes to manage the waste on site and collection.
2. Bins must be presented kerbside for collection. The total number of bins awaiting collection must not exceed 50% of street frontage (driveways not included in street frontage). Variations to this control will be considered only if it can be demonstrated to Council's satisfaction that there are suitable arrangements for waste collection and no adverse impacts on neighbouring properties, streetscape and local amenity.
3. In exceptional circumstances where suitable arrangements for kerbside presentation cannot be practically achieved, Council may consider a collect and return service from an alternate collection point (may be either the communal waste storage area or a temporary bin holding area). The alternate collection point must:
 - a. be provided within 10m of the kerb;
 - b. be setback at least 3 metres from the front boundary;
 - c. be suitably screened or otherwise not visible from the street;
 - d. be a hardstand which is graded and drained appropriately to prevent pollution;
 - e. be designed as per Council's Waste Management Guideline;
 - f. enable a collect and return service to be provided conveniently and safely, via a concrete, unobstructed pathway with a minimum width of 1.6m between the temporary bin holding area and waste collection area;
 - g. allow for each bin to be readily accessed and manoeuvred in and out of the area (stacked bin arrangements are not acceptable);

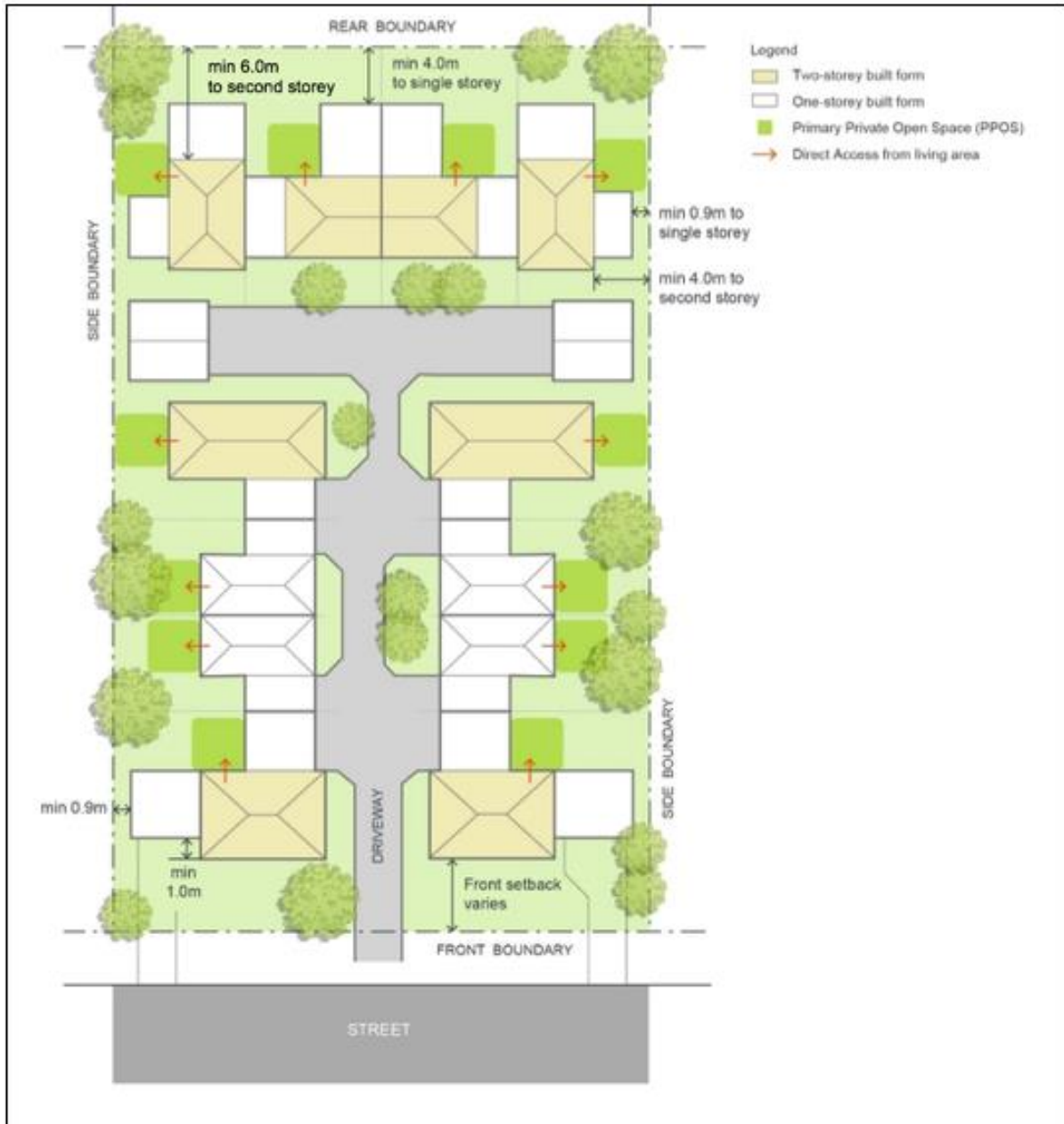


Figure 4-8: Multi dwelling housing setbacks and PPOS

Table 4-7: Controls for Multi Dwelling Housing

SITE REQUIREMENTS	
Lot size (min)	1,500m ²
Lot width primary frontage (min)	25m
SETBACKS	
Front setback (min)	4.5m

	<p>or</p> <p>In established areas, the front setback must be consistent with the prevailing setback established by adjacent development. The prevailing setback is calculated as being the average distance of the setbacks of the nearest two dwelling houses having a boundary with the same primary road.</p>
Secondary street setback (min)	2m
Side setback (min)	<p>Ground floor: 0.9m</p> <p>Upper floor: 4m</p>
Rear setback (min)	<p>Ground floor: 4m</p> <p>Upper floor: 6m</p>
SITE COVERAGE, LANDSCAPING AND PRINCIPAL PRIVATE OPEN SPACE	
Site coverage (max)	50%
Landscaped Area (min)	Refer to 4.2.6 Landscaped Area
Principal private open space (PPOS) (min)	<p>16m² with a minimum dimension of 4m at ground level</p> <p>or</p> <p>10m² with a minimum dimension of 2.5m as balconies.</p>
GARAGE DESIGN	
Garage door width (max)	Multi Dwelling Housing - 50% of front elevation of the width multi dwelling housing unit.
Car parking Requirements	<p>1 car parking space per dwelling, plus</p> <p>0.2 car parking spaces per 2-bedroom dwelling, plus</p> <p>0.5 car parking spaces per 3 or more-bedroom dwelling.</p> <p>1 visitor car parking space per 5 dwellings</p>

4.7 Large Lot Residential Areas (R5 Zones)

Background

The Camden LGA features an R5 Large Lot Development residential zone which permits a specific type and density within the area. Dwelling houses within R5 zones must comply with the controls in Sections 2.1- 2.12, except where the controls in this chapter differ, in which case the controls in this chapter takes precedence.

Objectives

- a. To provide controls for dwellings in R5 zones to ensure that it achieves a high standard of urban design and that it is compatible with the amenity and character of the R5 zone; and
- b. To provide a variety of attractive and cohesive streetscapes within the R5 zone.

Note: Additional objectives are listed in the detailed controls below.

Unsewered Sites

Objective

- a. To ensure that unsewered sites are provided with appropriate effluent management.

Control

1. On unsewered sites, effluent and household waste water is to be disposed in accordance with Council's Sewage Management Strategy.

Setbacks

Controls

1. The general numerical setback requirements for dwellings in R5 development are listed in Table 4-8 below. These apply to all areas except where a specific setback control is provided for that area elsewhere in this DCP, or where a registered building envelope applies to the lot.
2. Notwithstanding the numerical setback requirements in Table 4-8, all setbacks must be consistent with the prevailing setback established by existing adjacent development to maintain the streetscape. The prevailing setback is calculated as being the average distance of the setbacks of the nearest two dwelling houses having a boundary with the same primary road.

3. Setbacks must be measured between the principal wall closest to the boundary and the boundary line, excluding any architectural building design element encroachments as permitted by this DCP.

Table 4-8: Dwelling Setback Controls for Large Lot Residential Lots

Front setback (min)	20m
Secondary setback	5m
Side setback	5m
Rear setback	5m

Colours and Materials

Objective

- a. To protect the rural setting by minimising impacts on environmentally sensitive locations and scenic quality.

Control

1. Materials and colours for buildings (including ancillary structures) must adopt neutral / earthen colours such as tones or greys, grey-greens, blue-greys, browns or fawns. Bright colours, stark whites and blacks must be avoided.
2. Non-reflective materials for external use must be utilised.

Fencing

Objectives

- a. Ensure boundary fencing is of a high quality and constructed using materials and finishes which are consistent with the character of the locality and do not detract from the streetscape; and
- b. Permit appropriate fencing for the screening of courtyards and private open space areas.

Controls

Front fences and dividing fences

1. Front fences must have a maximum height of 1.5m and be of traditional picket, open post and wire, post and rail, or masonry utilising only brick or stone construction.
2. Dividing fences and returns to dividing fences must be a maximum of 1.5m in height and be open post and wire or post and rail in construction.
3. Front fences and dividing fences must be erected on the alignment of the common boundary of the land.
4. Front fences on corner lots must be designed to maintain adequate sight line distances for motorists.
5. Special feature entrances and special feature front fencing which does not comply with the above may be considered on a case-by-case basis and will be assessed on merit.
6. Continuous front and dividing fencing of masonry, paling, painted or unpainted or metal sheet, fibrous cement or the like in either part or full must not be used in the construction of a front fence or dividing fence.
7. Fences constructed over or adjacent to easements must include appropriate means of access (e.g. gates) to enable the servicing of the easements.
8. Fences constructed on land affected by drainage easements, watercourses or drainage waterways must be designed and constructed so as not to obstruct the free flow of stormwater.

Courtyard and screen fences

1. Courtyard and screen fences must not be erected forward of the front building line.
2. On lots 4000m² or greater, courtyard and screen fences must not be erected within 3m of any side or rear boundary.
3. Courtyard and screen fences must have a maximum height of 2m.
4. Where courtyard and screen fences are constructed using painted, unpainted or metal sheet, the materials used must be a recognised fencing-grade product with a profile, design and colour which integrates with the surrounding development.

5. Courtyard fences which enclose a part or portion of the allotment of land must have a maximum internal area of 50m².
6. The maximum length of any side of a court yard fence or screen fence must be 40 metres.
7. The exterior of all courtyard fences and screen fences must be provided with appropriate landscaping to minimise the impact on the adjoining premises and the area generally.

Feature entrances and special feature front fencing

1. Feature entrances and feature front fences are to be constructed of materials, and be a size, style and design to complement and be consistent with, the existing development on the site, are to impact minimally on the area generally.
2. Continuous brickwork incorporated in feature front fencing must be a maximum of 500mm above the natural ground surface beneath the fence.
3. Posts and/or columns incorporated in feature front fences must be maximum of 1.5 metres in height.
4. Fencing panels between the posts or columns in feature front fencing must be of the open, decorative type with the structure of the panel covering a maximum of 30% of the area of the panel.

4.8 Residential flat buildings and shop top housing

The controls in Sections 2.1- 2.12, do not apply to residential flat buildings and shop top housing, unless specifically referenced in the provisions that follow. The following clauses set out the controls for these types of housing. Additional controls for residential flat buildings and shop top housing may be contained in *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development* (SEPP 65) or equivalent.

Objective

- a. To establish a high quality residential environment where all dwellings have a good level of amenity;
- b. To encourage a variety of housing forms within residential areas; and
- c. To ensure the provision of housing that will, in its adaptable features, meet the access and mobility needs of any occupant.
- d. To ensure waste storage areas and waste collection areas are located and designed to be compatible with the streetscape, accessible, clean and safe for all users and collectors.

Controls

1. All residential flat buildings and shop top housing are to be consistent with the design quality principles outlined in SEPP No. 65 and the objectives, design criteria and design guidance outlined in the Apartment Design Guide (or equivalent).
2. In addition to the controls in this section, the controls within Part 2 General Land Use Controls of this DCP must also be taken into consideration when preparing a development application for residential flat buildings.
3. Residential flat buildings are to be located on sites with a minimum street frontage of 30m and have direct frontage to an area of the public domain (including streets and public parks).
4. Residential flat buildings are not to adversely impact upon the existing or future amenity of any adjoining land upon which residential development is permitted with respect to overshadowing impact, privacy impact or visual impact.

5. A minimum of 10% of all residential flat building developments containing 10 dwellings or more, are to be designed to be capable of adaptation for access by people with all levels of mobility. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard ([AS 4299-1995](#)), which includes 'pre-adaptation' design details to ensure visitability is achieved.

Note The proportion of adaptable dwellings in a development should be rounded up to the nearest figure.

6. Where adaptable dwellings are proposed above the ground level, lift access must be provided. The lift access must provide access from the basement to allow access for people with disabilities.
7. The development application must be accompanied by certification from a suitably qualified (and experienced) Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995).
8. Car parking and garages allocated to adaptable dwellings must comply with the requirements of Australian Standards for disabled parking spaces.
9. The proposed development should be designed to comply with 'Safer By Design' Guidelines.
10. Each dwelling must be provided with a separate secure storage space of 8m³. This space is to be provided exclusively for storage purposes and must be provided in addition to any garage space.

Access and entries

1. The proposed development should:
 - a. minimise vehicular entry and exit points to the site.
 - b. provide a defined and well-lit pedestrian 'safe route' which can be clearly viewed by residents for passive surveillance.
 - c. consider site accessibility to people in wheelchairs and with lesser mobility.

Building height, bulk and scale

1. The maximum height of buildings is established by Clauses 4.3A, 4.3B and 4.3C of CLEP 2010 and the associated Height of Buildings Map.

2. Residential flat buildings may be designed with flat roof forms in order to maximise the number of storeys within a building. However, such buildings must feature a high level of architectural design and incorporate appropriate treatments to minimise the visual bulk and scale of the building.
3. Basement car parks that do not exceed more than 1m above natural ground level are not considered to be a storey.

Communal open space and landscaping

1. Landscaping must take into account probable day and night use by residents, seating, shade and allows surveillance by residents i.e. the plants are either high (canopy trees) or low (ground covers).
2. If the area is fenced, the fence must be dark in colour and permeable to maximise passive surveillance of the area.
3. Communal open space landscaping must be designed to minimise water usage and maintenance requirements.
4. Communal open space should be provided in locations which help to retain existing trees wherever possible.
5. A landscape plan is to be submitted with every application for residential flat buildings.
6. Deep soil zones should adjoin the deep soil zones of neighbouring properties where possible to provide for a greater contiguous area of deep soil and vegetation. Additionally, deep soil zones should be designed and located around the existing retained vegetation on site.

Waste Management

General Requirements

1. A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site, how the development proposes to manage the waste on site and collection.
 - a. The site plan and floor layout plans submitted with a development application must show:
 - b. the location of waste service rooms, including chutes;
 - c. the location of bin storage area/s;
 - d. the location of bin holding area including stacked arrangements;
 - e. the location of bulky waste holding area/s;
 - f. all bins required by the development;

- g. an identified collection point for the collection and emptying of the waste; and
 - h. the path of travel for moving bins from the storage area to the bin holding area (if collection is to occur away from the storage area). The path of travel must be free of steps and kerbs and provide a 1:30 gradient to ensure safe transfer of the bins from the storage area to the collection point.
2. A swept path analysis must be prepared by a suitably qualified professional in accordance with AS2890.2. It must be demonstrated that a Heavy Rigid Vehicle:
 - a. perform collections in a safe manner;
 - b. can enter, manoeuvre and exit the site in a forward direction where onsite collection is proposed; and
 - c. is provided with adequate height and width clearance to safely access the site where onsite collection is proposed.

Waste Collection

1. All development must provide onsite collection via a dedicated waste collection point (See Councils Waste Guideline for design requirements). Dedicated waste collection point must include:
 - a. a loading dock or similar with adequate space for Councils waste vehicle including servicing requirements;
 - b. waste vehicles must not impede access to, within or from the site for other users;
 - c. a waste holding room adjacent to the loading dock/ truck standing area for the storage of all bins prior to collection. Waste holding room must have a floor area at least 20% larger than the size of the bins. Bins must not be placed in stacks more than 4 deep, or in such a way as to restrict access to and movement by collectors;

- d. a bulky waste holding area adjacent to the dedicated waste collection area that is sufficiently sized and consistent with bin storage provisions below;
 - e. the necessary allowances for a Heavy Rigid Vehicle throughout the vehicle's entire onsite path of travel as per AS2890.2. HRV must be able to enter and exit the site in a forward direction, reversing of a heavy rigid waste vehicle onsite must only be done in the vicinity of a turning bay;
 - f. a method to limit vehicular and pedestrian access to the loading dock and collection area;
 - g. developments may require a bin tug device or a goods hoist where bin storage and waste collection areas are on different levels or not within close proximity to each other; and
 - h. where underground collection is proposed dedicated waste collection point must be located within the first level of the basement. Maximum grade of ramps and driveway throughout waste vehicles path of travel is to be 1:6.5 (15.4%) and minimum ramp width is to be 6.2m.
2. In exceptional circumstances where suitable arrangements for onsite collection cannot be practically achieved, Council may consider kerbside collection or a collect and return service for smaller developments which propose a maximum of 24 dwellings. The development must comply with the provisions of Chapter 4.6 Multi Dwelling Housing for kerbside collection or collect and return service.
 3. Where a Council vehicle is required to manoeuvre on private property, an Indemnity Agreement must be entered into with Council prior to the issue of the Occupation Certificate.

Bin Storage

1. Bin storage area/s must be provided within each development. Refer to *Council's Waste Guidelines* for design requirements. Bin storage area/s must:
 - a. be suitably screened from the street frontage or otherwise not be visible from the street;
 - b. be well lit, built in accordance with the Building Code of Australia and well ventilated in accordance with AS 1668.4 (AS 1668.2 for buildings requiring mechanical ventilation)
 - c. have a smooth graded ground surface;
 - d. have a minimum ceiling height of 2.4m;
 - e. provide a water tap adjacent to the storage area;

- f. provide a drain in the bin storage area discharging to a sewer connection;
 - g. have doorways with a minimum width of 1.8m and pathway with a minimum width of 1.6m between waste storage area and waste collection area;
 - h. be sealed sufficiently to prevent vermin;
 - i. provide for storage for all bins required, refer to Council's Waste Management Guideline for waste generation rates and bin requirements;
 - j. have a floor area at least 50% larger than the size of the bins and/or equipment; and
 - k. in cases where chute systems are not used, be located in a convenient location that is accessible to all residents; and
 - l. in cases where chute systems are installed, chutes must discharge into the bin storage area and access to this area must be restricted.
2. Bulky waste storage area/s must be provided within each development (refer to *Council's Waste Management Guideline* for design requirements). Bulky waste storage area/s must:
- a. be sized as below:

6-20 Units	Minimum of 6m ²
20+ Units	6m ² for every 20 units (maximum of 24 m ²).

3. Where the development is four storeys or more it must be provided with a garbage and recycling chute system. E-diverters are not permitted. Refer to Council's Waste Management Guidelines for design requirements.
4. Council will consider the provision of 240L recycling bins as an alternative to recycling chutes. 240L bins must be mechanically decanted into 660L or 1100L bins in all developments with more than 90 residential dwellings.
5. Where the development is four storeys or more, it must provide waste service rooms within each level of the development (Refer to *Council's Waste Management Guidelines* for design requirements). Waste service rooms must:

- a. contain all bins and where relevant, chute inlets;
 - b. be adequately sized to accommodate councils waste bins (where required) and account for any fluctuations in waste generation;
 - c. be located in an accessible location that is convenient to all relevant residents; and
 - d. have its floors, walls and ceilings finished with smooth impervious materials that are capable of being easily cleaned.
6. Residential waste and non-residential waste must be stored and managed separately and must be able to operate concurrently without conflict. Residential waste must comply with the provisions under this Section and non-residential waste must comply with the relevant provisions under Section 5.2 General Controls Applying to all Business Zones.
 7. The owners' corporation must take responsibility for the management of waste and recyclable materials generated upon the site. An ongoing waste management plan must be submitted to demonstrate that there are suitable arrangements in place regarding the management, maintenance and cleaning of all waste/recycling management facilities.

Please refer to Councils Waste Management Guideline which will assist in determining:

- The requirements of waste storage in residential flat buildings;
- The requirements for waste collection in residential flat buildings;
- The dimensions and specifications of all waste handling areas.

Note: Shop top housing over two stories are to be assessed against the Residential Flat Building Controls

Further Information

State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development Low Rise Medium Density Design Guide for Development Applications

Table 4-9: Key controls for residential flat buildings and shop top housing

SITE REQUIREMENTS	Shop top housing	Residential flat buildings
Lot size (min)	On Merit	1,000m ²
Lot width primary frontage (min)	On Merit	30m

SITE REQUIREMENTS	Shop top housing	Residential flat buildings
SETBACKS		
Front setback (minimum)	As per the existing street setback	6m
Front setback encroachments	No	Balconies and other articulation may encroach into the setback to a maximum of 4.5m from the boundary for the first 3 storeys, and for a maximum of 50% of the façade length.
Secondary street setback (min)	3m	6m
Side Setback (min)	2m	3m
Rear setback (min)	6m	6m
Site coverage (max)	50% or site area	50% or site area
Landscaped Area (min)	30% of site area	30% of site area
Communal open space	Refer to Apartment Design Guideline or equivalent	Refer to Apartment Design Guideline or equivalent
Principal private open space (PPOS) (min)	Refer to Apartment Design Guideline or equivalent	Refer to Apartment Design Guideline or equivalent
GARAGE DESIGN		
Garage dominance	N/A	A maximum of two garage doors per 20m of lot frontage facing any one street frontage.
Car parking Requirements	1-2 bedrooms: 1 space (min) 3 bedrooms or more: 2 spaces (min) – may be provided in a ‘stack parking’ configuration. Garages to be set back 1m behind the building line	1 car parking space per dwelling, plus 0.2 car parking spaces per 2-bedroom dwelling, plus 0.5 car parking spaces per 3 or more-bedroom dwelling. 1 visitor car parking space per 5 dwellings Bicycle parking spaces: 1 per 3 dwellings

4.9 Seniors Housing

Objectives

- a. To ensure that the design of seniors housing is consistent with the character of surrounding residential areas.

Controls

1. Applications for seniors housing are to comply with the controls within **Section 4.5** of this DCP for multi-dwelling housing or controls for residential flat buildings in **Section 4.7**, as appropriate to the proposed development.

Note: SEPP (Housing) ~~for Seniors or People with a Disability~~ 2004-2021 is the primary environmental planning instrument controlling seniors housing. Applicants considering development of this kind should refer to that SEPP for specific controls and to determine the permissibility of seniors housing.

4.10 Outbuildings

Objectives

- a. Ensure outbuildings in the residential zones and environmental living zones are appropriately sited and designed to minimise impacts on adjoining properties, the streetscape and the character of the locality;
- b. Ensure the visual impact of the outbuilding is minimized and integrated into the existing surrounding environment;
- c. Preserve the existing natural vegetation on site.

Controls

The following controls apply to outbuildings in the [E4C4](#), R1, R2, R3 and R5 zones.

1. Outbuildings should be sited to retain existing vegetation on site and in a location where the future growth of vegetation can be retained and protected.
2. Unless otherwise approved by Council, the use of the outbuilding must be of domestic storage and hobby use only, which is ancillary to the use of the dwelling on the site.
3. Outbuildings should be sited so as they are not to encroach or impact on any existing service infrastructure, onsite sewerage management systems and associated effluent areas.

Site Requirements

1. The floor area of an outbuilding on a lot must not be more than the following:
 - 36m², if the lot has an area of less than 300m²;
 - 45m², if the lot has an area of 300m² but less than 600m²;
 - 60m², if the lot has an area of 600m² but less than 900m²;
 - 100m², if the lot has an area of at least 900m².
2. The maximum height of an outbuilding or alterations and additions to an existing outbuilding must not be more than 4.8m above ground level (existing)
3. Despite sub clause (5) above, a one storey structure with an attic above is permissible provided the height does not exceed 5.4m and amenity to adjacent sites is maintained and the roof pitch, of the building, must not exceed 45 degrees.
4. Despite sub-clauses 5 and 6 the maximum height of an outbuilding or alterations and additions to an existing outbuilding must not be more than 4.5m above ground level (existing) for 121 Raby Road, Leppington.
5. Stormwater discharge must be disposed of solely within the property boundary without causing any nuisance to the adjacent properties.
6. For outbuildings greater than 20m² in floor area, stormwater must be collected and discharged to:
 - Existing onsite stormwater lines; or
 - To a collection tank with an overflow connected to the existing onsite stormwater lines.
 - Absorption trenches or existing watercourse as deemed suitable by Council.
7. All outbuildings must comply with the cut and fill requirements within Part 4 of this DCP.

Setbacks

1. All outbuildings must be planned and organized in a group and must be located behind the building line, so it is predominantly hidden from view from the public domain.
2. All outbuildings must comply with the relevant outbuilding setback provisions within *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
3. Greater setbacks may be required to minimize any adverse impacts on the amenity of adjoining residents due to the proposed use of the outbuilding.

Building Design and Style

1. The roof pitch for any outbuilding must not exceed 36 degrees.
2. The external wall cladding of outbuildings should be of masonry, metal sheet or other approved material which is compatible with the surrounding development in terms of profile, colour and finish.
3. The roof cladding of outbuildings should be of tiles, metal sheet or other approved material which is compatible with the surrounding development in terms of profile, colour and finish.
4. The colours of roof and wall cladding should generally be of low reflective natural earth and vegetation tones.

NOTE: The external materials should be constructed of non-combustible materials if the outbuilding is located on bush fire prone land.

-End of Part-

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 4654 7777

 www.facebook.com/camdencouncil

 ABN: 31 117 341 764



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Employment Zones Development Controls

5

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CENTRES EMPLOYMENT ZONES DEVELOPMENT CONTROLS

5.1 Introduction and Employment Zone Hierarchy

The Camden LGA provides a network of successful and attractive retail centres and a network of productive industrial and urban services land, which is supported by a centres hierarchy. The centres hierarchy is defined in the Camden Centres and Employment Lands Strategy and reflected in Tables 5-1, 5-2, and 5-3 below, along with the desired future character for each centre.

Further detail regarding the desired future character of each centre can be found in chapters 5.3, 5.4, 5.6 and the relevant precinct schedule.

Table 5-1: Types of Centres in the Hierarchy

<u>Centre type</u>	<u>Desired character</u>
<u>Strategic Centre</u>	<u>A large regionally significant centre serving a large catchment. Offers a strong civic function and social services and includes a significant amount of retail and commercial floor space. Is usually connected by regionally significant roads and public transport routes.</u>
<u>Town Centre</u>	<u>Generally a smaller regional centre serving a wide catchment. Offers a wide range of land uses including full size supermarkets, commercial and retail premises, medical services, food and drink premises and civic services.</u>
<u>Local Centre</u>	<u>Generally serves a group of suburbs and are anchored by a large supermarket with a broader mix of supporting co-located uses such as medical services, restaurants and cafes.</u>
<u>Neighbourhood Centre (Large)</u>	<u>Generally serves a single suburb, without detracting from large nearby centres, and offers a convenience function to local populations, often anchored by a neighbourhood supermarket and supported by a mix of other uses.</u>
<u>Neighbourhood Centre (Small)</u>	<u>Generally serves a single locality, without detracting from large nearby centres, and offers a convenience function to the immediately surrounding population. No significant anchor tenant and offers a limited mix of uses such as neighbourhood shops, cafes, and take away food and drink premises.</u>

Business Zone Hierarchy

|

~~GLEP 2010 contains four business zones. These are described below:~~

~~Zone B1 Neighbourhood Centre~~

~~This zone generally covers small neighbourhood centres including small scale convenience retail premises, business premises or community uses that serve the needs of the surrounding area.~~

~~Centres zoned B1 in the Camden LGA are: Bringelly, Catherine Field, Cobbitty, Currans Hill, Harrington Park, Leppington, Mount Annan South, Narellan Vale and South Camden (Flinders Avenue). In addition, there are proposed neighbourhood centres in the new urban release areas of Elderslie and Spring Farm.~~

~~Zone B2 Local Centre~~

~~This zone generally covers centres that provide a range of retail, business, entertainment and community functions that typically service a wider catchment than a neighbourhood centre.~~

~~Centres zoned B2 in the Camden LGA are: Camden; Narellan and Mount Annan.~~

~~Zone B4 Mixed Use~~

~~This zone generally covers land where a wide range of land uses are encouraged, including retail, employment, residential, community and other uses.~~

~~Centres zoned B4 in the Camden LGA is that area surrounding the central core of the town of Camden.~~

~~Zone B5 Business Development~~

~~This zone is generally intended for land where employment generating uses such as offices, warehouses and bulky goods are to be encouraged.~~

~~Centres zoned B5 in the Camden LGA are: The Narellan Business Park; land bounded by Narellan Road, The Northern Road and Camden Valley Way; and a portion of land at the rear of Elyard Street Narellan.~~ [Table 5-2: Camden Centres Hierarchy](#)

<u>Level in Hierarchy</u>	<u>Centre</u>	<u>Role</u>
<u>Strategic Centres</u>	<u>Narellan Town Centre</u>	<u>Significant centre with regional retail and supporting services</u>
	<u>Leppington Town Centre (SWGA)</u>	<u>Future strategic centre</u>
<u>Town Centres</u>	<u>Camden</u>	<u>Specialty and everyday retail; Food and hospitality; professional services; medical services; art & culture; civic</u>

	<u>Oran Park (SWGA)</u>	<u>Everyday retail, professional services, civic, medical services, food and hospitality.</u>
<u>Local Centres</u>	<u>Mount Annan</u>	<u>Everyday retail; Professional services; Medical services</u>
	<u>Emerald Hills</u>	<u>Everyday retail; Medical services</u>
	<u>Gregory Hills (SWGA)</u>	<u>Everyday retail; medical services; professional services, food and hospitality</u>
	<u>Lowes Creek Maryland (SWGA)</u>	<u>Future local centre</u>
<u>Neighbourhood Centres (Large)</u>	<u>Spring Farm</u>	<u>Everyday retail; Medical services</u>
	<u>Harrington Park</u>	<u>Everyday retail; Professional services; Medical services</u>
	<u>Elderslie (Future)</u>	<u>Future everyday retail</u>
	<u>Gledswood Hills Entertainment Precinct (SWGA)</u>	<u>Specialty & everyday retail; food and hospitality</u>
	<u>Oran Park Southern Neighbourhood Centre (Future – SWGA)</u>	<u>Future everyday retail</u>
<u>Neighbourhood Centres (Small)</u>	<u>Currans Hill</u>	<u>Convenience retail</u>
	<u>Bringelly Village</u>	
	<u>Narellan Vale</u>	
	<u>Mount Annan South</u>	
	<u>Camden South</u>	
	<u>Cobbitty</u>	

Table 5-1: Characterisation of Industrial Precincts

<u>Industrial / Urban Services Precinct</u>	<u>Desired character</u>
<u>Smeaton Grange</u>	<u>Major industrial and employment precinct with high composition of population-serving businesses that also serves as a significant freight activity precinct.</u>
<u>Narellan (E4 General Industrial)</u>	<u>Industrial and employment precinct comprised of small local businesses with a large cluster of construction and trades-related, automotive, equipment wholesaling, equipment hire, gym/fitness and light manufacturing businesses.</u>
<u>Glenlee</u>	<u>Industrial and employment precinct suited to transport and logistics and heavy industrial uses including manufacturing.</u>
<u>Oran Park (SWGA)</u>	<u>Future industrial and employment precinct suited to transport and logistics, bulky goods and large format retail.</u>
<u>Gregory Hills (SWGA)</u>	<u>The precinct is separated into two distinct sub-precincts: the Gregory Hills Corporate Park (zoned E3 Productivity Support) north of Gregory Hills Drive and the Central Hills Business Park (zoned E3 Productivity Support and E4 General Industrial) to the south.</u>
<u>Narellan (E3 Productivity Support)</u>	<u>Buffer Transitional light industrial land in proximity to sensitive receivers</u>
<u>Narellan Business Park</u>	<u>Local service-oriented employment area suited to a mix of light industrial, business and urban services uses</u>
<u>Smeaton Grange</u>	<u>Transitional light industrial land in proximity to sensitive receivers</u> <u>Buffer</u>
<u>Little Street</u>	<u>Local service-oriented employment area also suited to light industries and industrial retail.</u>
<u>Ironbark Avenue</u>	<u>Local service-oriented employment area suited to commercial uses such as business, automotive and other urban services uses.</u>

Objectives

1. To reinforce Council's centres hierarchy identified within the Camden Centres and Employment Land Strategy;
2. To create a hierarchy of successful, integrated and attractive retail centres;
3. To ensure new development complements the existing network of centres;
4. To provide certainty around the role and function of each centre, and guide infrastructure planning;
5. To provide network of centres with clear identities and complementary functions;
6. To ensure land uses are appropriate to the scale of the centre; and,
—To ensure that development is compatible with the prevailing character and amenity of surrounding land.
7.

Controls

1. The proposed development must support the role and desired character of the relevant centre within the centres hierarchy identified in this DCP, and established by the Camden Centres and Employment Lands Strategy and the Camden Local Strategic Planning Statement.
2. The proposed development must complement the existing network of centres and not adversely impact centres identified within the centres hierarchy with regard to their role, function, identity, character, and scale.

5.2 General Controls Applying to all Business Zone Areas Centres and Commercial Uses

Application

There are a range of Employment zones in the Camden LGA that provide for development for various purposes. This chapter establishes the objectives and controls which will guide the design of commercial development in the Camden LGA on land zoned under the CLEP 2010. This excludes land zoned under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* where separate DCPs apply.

The objectives and controls contained within this chapter apply to:

- All development in Zone E1 Local Centre;
- All development in Zone MU1 Mixed Use; and,
- The following specified development in Zone E3 Productivity Support:
 - Amusement centres;
 - Business premises;
 - Entertainment facilities;
 - Function centres;
 - Office premises;
 - Recreation facilities (indoor);
 - Registered clubs; and,
 - The following land use terms under the 'retail premises' group term:
 - Food and drink premises
 - Neighbourhood shops
 - Specialised retail premises

Note: This section is to be read in conjunction with the site-specific provisions in ~~section~~ chapters 5.4 and 5.5 ~~6.4~~ of this DCP. Where there are inconsistencies between this section and the site-specific controls ~~contained within section 5.4, 5.5 and 5.6~~, the site-specific controls will prevail.

Objectives

- a. Ensure an appropriate supply, distribution, and mix of retail, commercial and employment floor space across the Camden LGA;
- b. Ensure that the retail floor space within the Camden LGA does not undermine the potential of existing and proposed centres within the region;
- c. Encourage the early investment and delivery of employment generating development and retail uses to serve the population;
- d. Achieve high quality urban design outcomes which deliver economic, social and environmental benefits to existing and new residents;
- e. Promote business development which is designed to facilitate an active public domain; and
- f. Ensure business zones in the Camden LGA are supported by adequate and appropriate public infrastructure and amenities.

Controls

Function and Uses

1. Development within business zones must incorporate a range of local retail, commercial, entertainment, childcare, residential and community uses to serve the needs of the local community.

Layout/Design

2. The layout and location of business zone uses must consider potential future noise and amenity conflicts for both the subject development and adjoining/nearby development.
3. Where development fronts the street or any other public place (including car parking areas and pedestrian thoroughfares) the development must be designed so that it addresses the street or public place.

4. New development must not detract from significant existing views and vistas.

Built Form and Appearance

5. Buildings should have a similar mass and scale to create a sense of consistency. Within business zones, generally there will be gradation of massing from a dense inner core to a less dense outer edge to provide an appropriate interface with land uses in the adjoining zones and symmetry to the building.
6. Business development must feature high quality architectural design and a built form that promotes a 'sense of place' and contemporary character for all business zones
7. Development in business zones must be compatible with surrounding business development in terms of appearance, type, bulk and scale, design and character.
8. Building wall planes must contain variations and architectural design features in their front facades in order to provide visual interest.
9. Where multiple tenancies are located within the one building, each tenancy must be defined by appropriate architectural design features (e. g. the integration of vertical elements into the façade).
10. Consideration is to be given to the interface where the building and awning abuts an adjoining development to ensure compatibility.
11. Roof forms should be appropriately designed to respond to the built form of other nearby business development. The design of roofs may adopt traditional forms found in the immediate locality, or alternatively they may adopt a more contemporary appearance to a juxtaposition to traditional roof forms. However, it must be clearly demonstrated that the proposed roof form relates appropriately to the existing adjoining development.
12. New development must not cause significant overshadowing or overlooking of public places, relative to the patterns of usage of those places.
13. Where a building addresses a corner:
 - a. the entrance should be on or near the corner;
 - b. the building should have positive frontage to both streets (i.e. windows and doors that overlook the streets and provide passive surveillance); and
 - c. the corner should be emphasised through a built form element such as a landmark feature.
14. Buildings on corner lots may have feature elements that exceed the building height limit prescribed in CLEP 2010 subject to compliance with Clause 5.6 of the CLEP 2010.

15. Where a building addresses a public space, buildings must always address and embellish that public space. Public spaces may include a street, any form of urban open space (e.g. courtyard, plaza, etc), or any form of landscaped open space. This must also help contribute towards place-making.
16. Service infrastructure such as air conditioning and other plant must be screened from public view and must be incorporated into the design of the building.
17. Site facilities such as loading, waste storage, servicing and other infrastructure must be designed to minimise the visual impact on the public domain and impacts on neighbours.
18. Security devices must be integrated with the design of the building and must enable design features to be interpreted outside centre trading hours.

Pedestrian Amenity

19. Business development must be designed to facilitate high levels of pedestrian amenity and permeability, including access and facilities for cyclists.
20. Development is to incorporate appropriate measures for convenient, weather sheltered access for pedestrians, including access to other land.
21. Buildings should be designed to minimise overshadowing of pedestrian thoroughfares and footpaths wherever possible.

Public Domain

22. Development must include a high quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the business zone. The design of landscaping and the public domain must be generally in accordance with Council's Landscape and Streetscape Elements Manual (or equivalent).
23. The building and landscape design is to be complementary to ensure legible, safe, comfortable and easy access for pedestrian from the street frontages, within the business zone and to adjoining land, where appropriate.
24. Street tree and open space plantings are to provide generous shade for pedestrians.
25. All signage and advertising is to be designed in a coordinated manner.

Parking and Access

26. The visibility of parking areas at street frontages must be minimised through parking layout and design, building location and design and landscaping treatments. Bitumen and cars are not to be the dominant features of the landscape.
27. Parking areas must be designed to enable legible, safe, comfortable and easy access for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate
28. Car parking must be provided in accordance with Part 2 of this DCP.

Waste Management

29. A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection.
30. The site plan and floor plans must show:
 - a. the location of temporary waste and recycling storage areas within each tenancy;
 - b. the location of designated waste and recycling storage room(s) or areas that are sized to meet the waste and recycling needs of all tenants (refer to *Council's Waste Management Guidelines* for generation rates);
 - c. an identified collection point for the collection and emptying of waste, recycling and other waste bins; and
 - d. the path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area). There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s).
31. A swept path analysis must be prepared by a suitably qualified professional in accordance with AS2890.2. It must be demonstrated that a Heavy Rigid Vehicle:
 - a. can enter, manouvre and exit the site in a forward direction;
 - b. perform collections in a safe manner; and
 - c. is provided with adequate height and width clearance to safely access the site.

32. Temporary waste and recycling storage area/s must be provided within each tenancy. At a minimum, the storage area should have a sufficient size to store waste generated within a day (refer to Council's *Waste Management Guidelines* for generation rates).
33. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids and stored in designated waste/recycling storage room(s) or area(s).
34. The number of bins to be provided must be calculated based on waste generation rates in Council's *Waste Management Guidelines*;
35. Development must include designated communal general waste and recycling storage area/s. Storage area/s must:
- a. provide a convenient area for separation of recyclable material, general waste and other waste;
 - b. provide convenient access to each commercial area/tenancy of the development;
 - c. provide for storage of all bins required;
 - d. have a floor area at least 50% larger than the size of the bins and/or equipment;
 - e. have a smooth graded ground surface;
 - f. be well lit, built in accordance with the Building Code of Australia and well ventilated in accordance with AS 1668.4 (AS 1668.2 for buildings requiring mechanical ventilation);
 - g. allow for each bin to be readily accessed and manoeuvred in and out of the area, providing a minimum 1.6m wide unobstructed walkway and a minimum 1.8m wide door/doorway (doors must be able to be locked open);
 - h. be suitably enclosed, covered and maintained so as prevent polluted wastewater runoff and unpleasant odour;
 - i. provide an external water tap adjacent to the storage area;
 - j. provide a drain in the bin storage area discharging to a sewer connection (where relevant);
 - k. be sealed sufficiently to prevent vermin;
 - l. be adaptable to changes in waste generation rates and type of waste produced;
 - m. developments may require a bin tug device or a goods hoist where bin storage and waste collection areas are on different levels or not within close proximity to each other;

- n. in cases where chute systems are not used, be located in a convenient location that is accessible to all residents; and
 - o. in cases where chute systems are installed, ensure that access to the discharge point/s is restricted.
36. Onsite collection must be provided for commercial developments. The development must be designed:
- a. to provide safe access and manoeuvrability for a Heavy Rigid Vehicle in accordance with AS2890.2.
 - b. allow waste collection vehicles to enter and exit the site in a forward direction, without impeding access for other users. Reversing onsite must only be done in the vicinity of a turning bay as private driveways or carparks are not permitted to be used as turning areas.
37. In exceptional circumstances where onsite collection cannot be achieved, waste/recycling containers should be collected from a kerbside, rear laneway or service passage. Waste collection should not be provided along shop frontages.
38. Premises that discharge trade wastewater must do so only in accordance with a written agreement from Sydney Water.
39. Where premises generate at least 50L of meat, seafood or poultry waste per day, that food waste must be collected daily and stored in a designated, refrigerated waste storage area until collection.
40. Arrangements must be provided for regular maintenance of waste management facilities.
41. All commercial tenants must keep written evidence on site of a valid contract with a licensed waste contractor for the regular collection and disposal of the waste and recyclables that are generated on site.

5.3 Camden Town Centre Development Controls

5.3.1 Camden – ~~B2~~ E1 Local Centre

Background

This section applies to the ~~B2~~ E1 zoned land which forms the core of the Camden town centre (Figure 5-1).

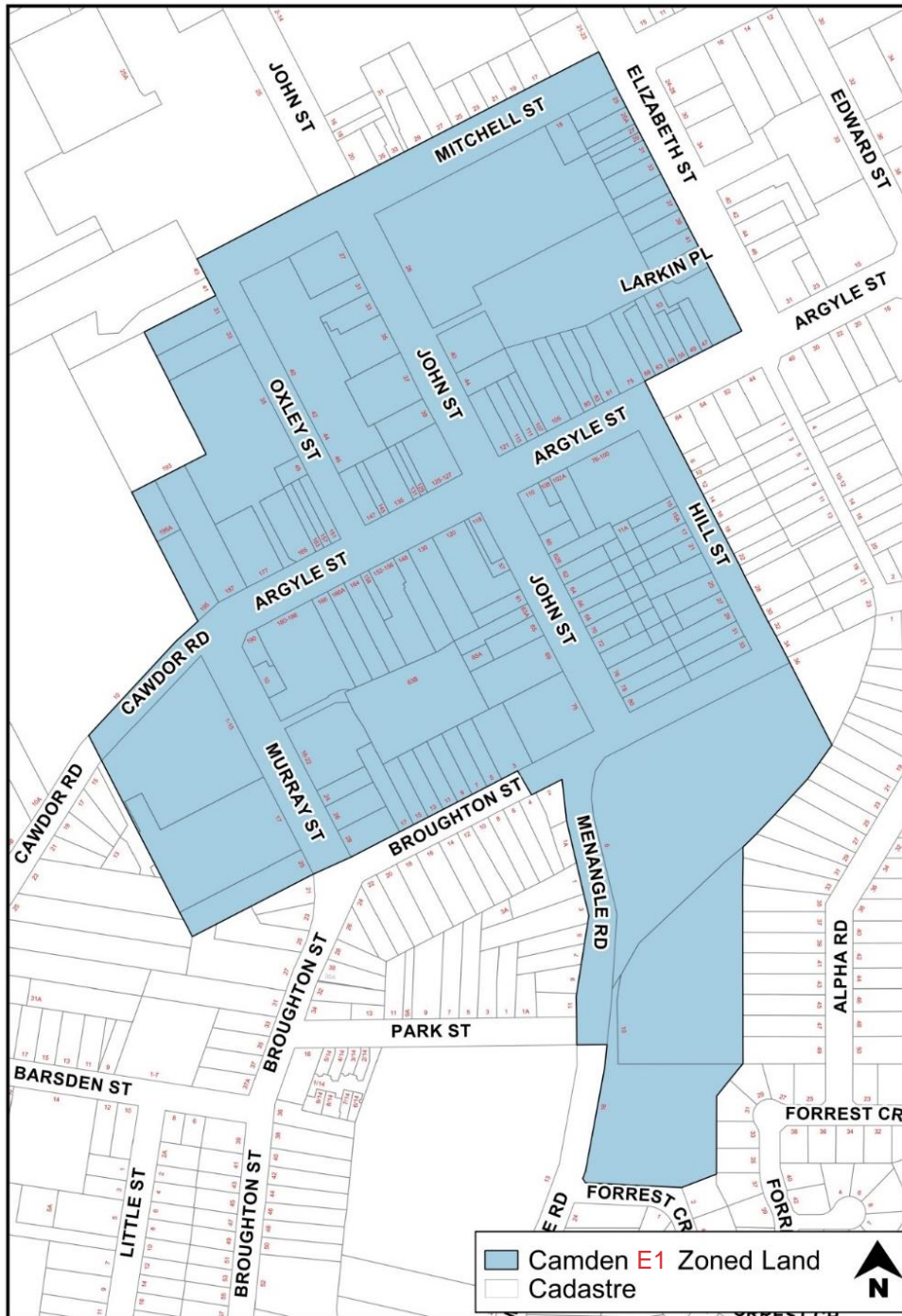


Figure 5-1: Camden Local Centre

Controls

Layout/Design

1. New development should complement or reinforce the retail functions of the centre, particularly along Argyle Street frontages and associated pedestrian accessways.
2. Buildings should maintain and enhance the historic character of Argyle, Hill and John Streets in the town centre.
3. Buildings fronting Argyle Street should incorporate awning structures into their front facades in a manner consistent with the prevailing character of existing buildings. These awnings will offer convenient and sheltered access for pedestrians at the frontage of the premises.

Heritage and Character

4. The Camden township is located within the Camden Heritage Conservation Area. Reference must be made to Part 2 of this plan, with specific regard to Chapter 16.
5. Development within the ~~B2-E1~~ Local Centre zone at Camden must be consistent with the [Camden Town Centre Urban Design Framework](#).

5.3.2 Camden Heritage Conservation Area – ~~B2-E1~~ and ~~B4-MU1~~ Zoned Land

Background

This subsection sets out the objectives and controls specific to development within The Camden Heritage Conservation Area, specific to the ~~B2-E1~~ and ~~B4-MU1~~ zoned land. It must also be read in conjunction with the general heritage provisions within Part 2 of this DCP.

5.3.3 Camden – ~~B4-MU1~~ Mixed Use

Background

This section applies to the ~~B4-MU1~~ zoned land which fringes the ~~B2-E1~~ zoned land at Camden (Figure 5-2).



Figure 5-2: Camden Mixed Use

Controls

Layout/Design

1. Development in the **B4-MU1** Mixed Use zone should be complementary to the existing land uses in the **B2-E1** Local Centre zone which forms the core business and retail precinct of the Camden township.

Built Form and Appearance

2. Buildings must contribute to the local distinctiveness of the Camden township by using a varied palette of colours, materials and finishes.
3. Buildings in full corporate colours will not be permitted. Corporate colours can, however, be sensitively integrated as part of an overall design and signage strategy.

Light Industrial Development

4. Light industrial development must be consistent with the objectives and controls contained in Part [5.56-3](#) of this DCP.

Heritage and Character

5. The Camden township is located within the Camden Heritage Conservation Area. Reference must be made to Part 2 of this DCP.
6. Development within the [B4-MU1](#) Mixed Use zone at Camden must be consistent with the Camden Town Centre Urban Design Framework.

5.4 Narellan – Town Centre

Background

The purpose of this part is to outline the vision for and facilitate development of the Narellan Town Centre.

5.4.1 Narellan **B2-E1** Local Centre

This section applies to land known as the Narellan Town Centre and surrounding land within the **B2-E1** - Local Centre zone (Figure 5-3).

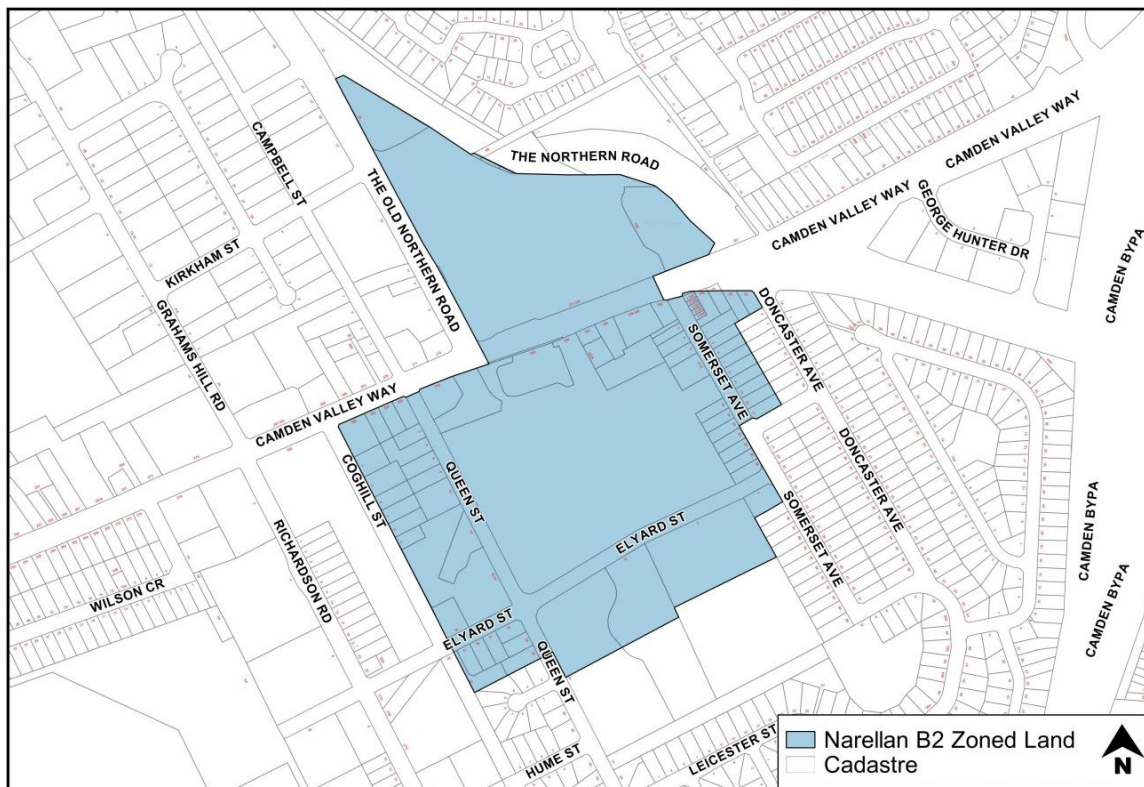


Figure 5-3: Narellan Local Centre

Desired future character for Narellan Town Centre

- a. Narellan is a town centre anchored by a large shopping centre and supported by a range of other uses.
- b. There is opportunity to demonstrate leading edge urban design principles in an integrated way which balances the challenge of achieving a sense of place and attractive streetscape within the constraints imposed by a traffic dominated environment.
- c. Build on the existing character and history of Narellan in a contemporary manner.

- d. Camden Valley Way to become a community heart with strong emphasis on integrated design and linkages at multiple levels.
- e. A variety of uses brings the community together in a central destination.
- f. Highly accessible place for all modes of transport.
- g. A place of high amenity and quality - a genuine Town Centre.
- h. A successful commercial hub that encourages ongoing growth.
- i. A place that reflects the history and promotes heritage items as an asset of Narellan while charting a new course to meet the aspirations of the growing community.
- j. The vision for Narellan Town Centre is to create a people orientated and pedestrian friendly environment, where the built form has a human scale at street level, with cultural and civic expression.
- k. Narellan Town Centre forms the heart of the existing region and community. Providing employment opportunities in a range of industries and professions is a critical element to ensure success of the Town Centre.
- l. Narellan Town Centre is prosperous and vibrant during the day and at night and all people feel safe and comfortable moving through the Narellan Town Centre at any time.
- m. Narellan Town Centre is not only a shopping centre; it is a true community hub providing all the services and facilities that a community needs.
- n. The design of the public and private realms is integrated to provide a sense of openness and space.
- o. Narellan Town Centre is designed to be used during a twenty-four hour cycle. A variety of spaces are located and designed for community interaction in large and small groups. Places are provided for recreation and entertainment, including community activities and cultural events

Town Centre Structure Plan Layout

1. The Narellan Town Centre Structure Plan (refer to Figure 5-4 Town Centre Structure Plan) has been prepared to guide the future development of Narellan Town Centre. The Structure Plan describes the layout and land uses proposed for Narellan Town Centre.

2. The Structure Plan demonstrates an integration of land uses, with active street frontages to promote a vibrant Town Centre, maximise employment generation, promote economic development together with social and cultural interaction and provide a wide range of public and private services.
3. The Narellan Town Centre Structure Plan promotes a pedestrian friendly environment with integration of surrounding buildings at street level via two public plazas addressing Camden Valley Way and elevated walkway over Camden Valley Way. The structure plan incorporates an integrated pedestrian, cycle and public transport network, with linkages to the broader network.

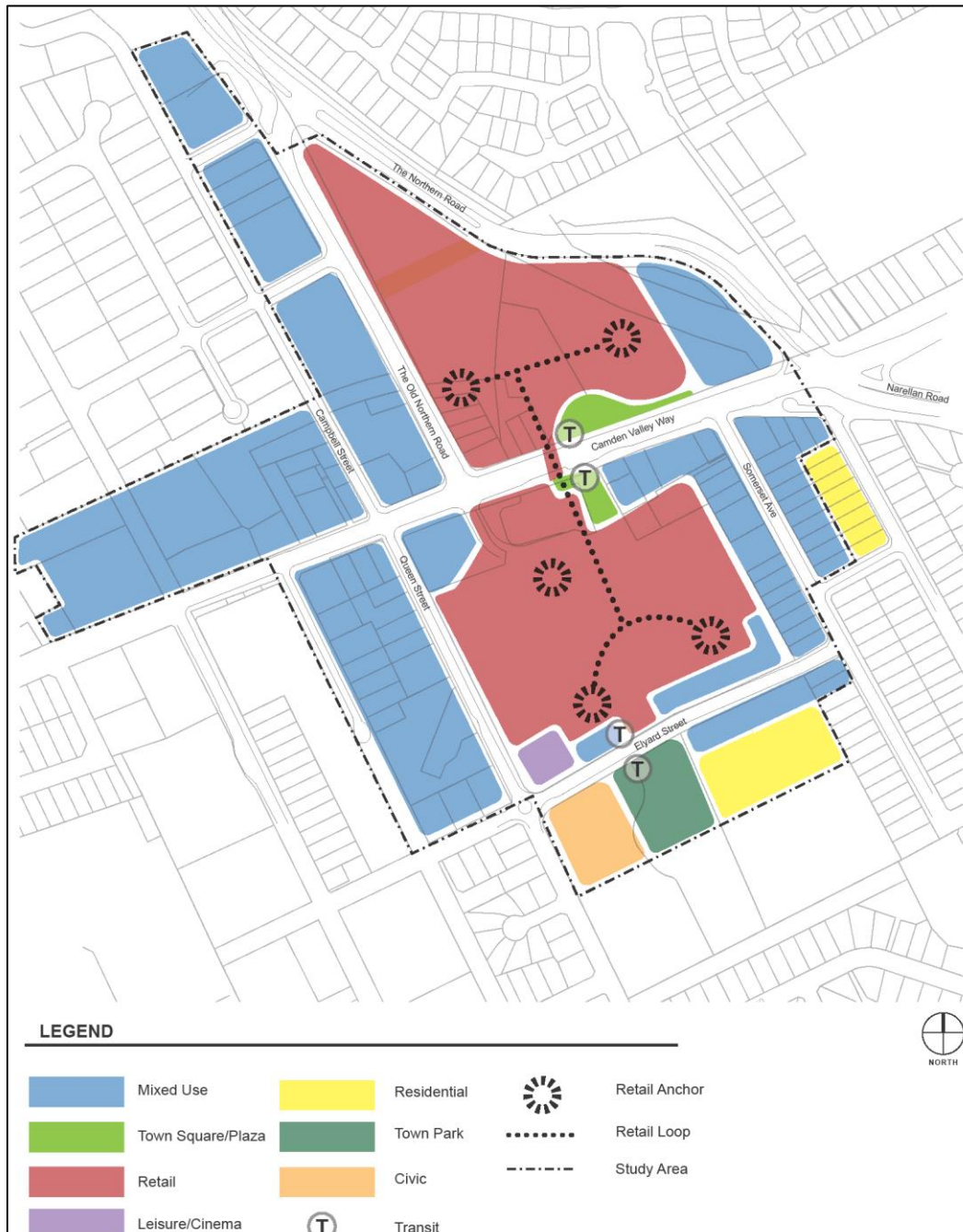


Figure 5-4: Town Centre Structure Plan

|

Objectives

The Narellan Town Centre layout is to be consistent with the following principles:

- a. Incorporate a pedestrian focused central heart consisting of two large public open spaces located on Camden Valley Way that act as the focal point for the retail precinct;
- b. Establish a clearly defined Town Centre core and frame differentiated through varying uses and intensity of development;
- c. Consider potential future noise and amenity conflicts in the layout and location of Town Centre uses;
- d. Provide legibility by emphasising sight lines to gateways, places of key cultural significance, civic buildings and public open space; and
- e. Locate bus stops within easy walking distance of the central heart of Narellan Town Centre.

Controls

1. Development should be generally in accordance with the principles set out in Figure 5-4 - Town Centre Structure Plan.

Land Uses

Objectives

- a. Narellan Town Centre is to incorporate a variety of integrated land uses to meet the needs of the existing region future residents;
- b. Two large Urban Squares are proposed as the heart of the future Narellan Town Centre, providing a key focal point for surrounding land uses and future visitors to the Town Centre; and
- c. Land uses within Narellan Town Centre will incorporate a range of retail, civic, community, recreational, commercial, residential and mixed-use types.

Retail Precinct

Objectives

- a. The Retail Precinct constitutes modern centre-based retailing. The Retail Precinct seeks to create a vibrant entry to Narellan Town Centre, which maximises employment generation and economic prosperity.

Controls

1. Narellan Town Centre is to be consistent with the following controls as demonstrated in Figure 5-4 Town Centre Structure Plan, although it is acknowledged that land uses within Narellan Town Centre will change over time. Figure 5-4 illustrates land uses which demonstrate consistency with the following controls:
2. Achieve a large scale focus of retail premises within the [B2-E1](#) Local Centre Zone, limited by a maximum floor space ratio (FSR) of 1:1. Additional retail premise floor space and uses are also acceptable, as appropriate, within the 'Mixed Use Area' identified on the Structure Plan.
3. Incorporate a variety of retail, commercial, entertainment, recreation, accommodation, and community uses to serve the needs of the wider community and promote an active and vibrant town centre.
4. Maximise employment opportunities within Narellan Town Centre.
5. Focus a mix of active retail, restaurants, commercial and banking uses at ground level along, and fronting the town squares/plaza, Camden Valley Way, Somerset Avenue, Queen and Elyard Street, with large-scale retail developments located within the retail precinct.
6. Co-locate uses and facilities where possible to maximise the efficient use of space.
7. Incorporate the needs of health and aged care providers, facilities for young people, civic and emergency services within the Town Centre.

The Town Squares

Objectives

~~a.~~—The Town Squares should be located at the centre of Camden Valley Way, at the heart of the Narellan Town Centre;

~~a.~~—

~~b.~~—The Town Square should be provided as early as possible in the delivery of the Town Centre development to provide a place for people to meet, recreate and dine;

~~z.~~—

~~e.b.~~

~~d.c.~~ The Town Squares should function as a traditional ‘European’ style town square or ‘Piazza’, with coffee shops, restaurants and shop fronts spilling onto the plaza areas, with no clear delineation of public and private property boundaries;

~~e.d.~~ The town square will incorporate appropriate levels of retail, commercial development and landscaping elements, enhancing the feeling of enclosure intimacy, activity and sense of place;

~~f.e.~~ The Squares should have places for people to sit and could include kiosk outlets and/or shade elements;

~~g.f.~~ The town Square should be designed to incorporate water elements that contribute to the activation of the town square and modify the microclimate; and

~~g.~~ domain should be provided to create a unique sense of place. Public art elements should reflect the history of Narellan.

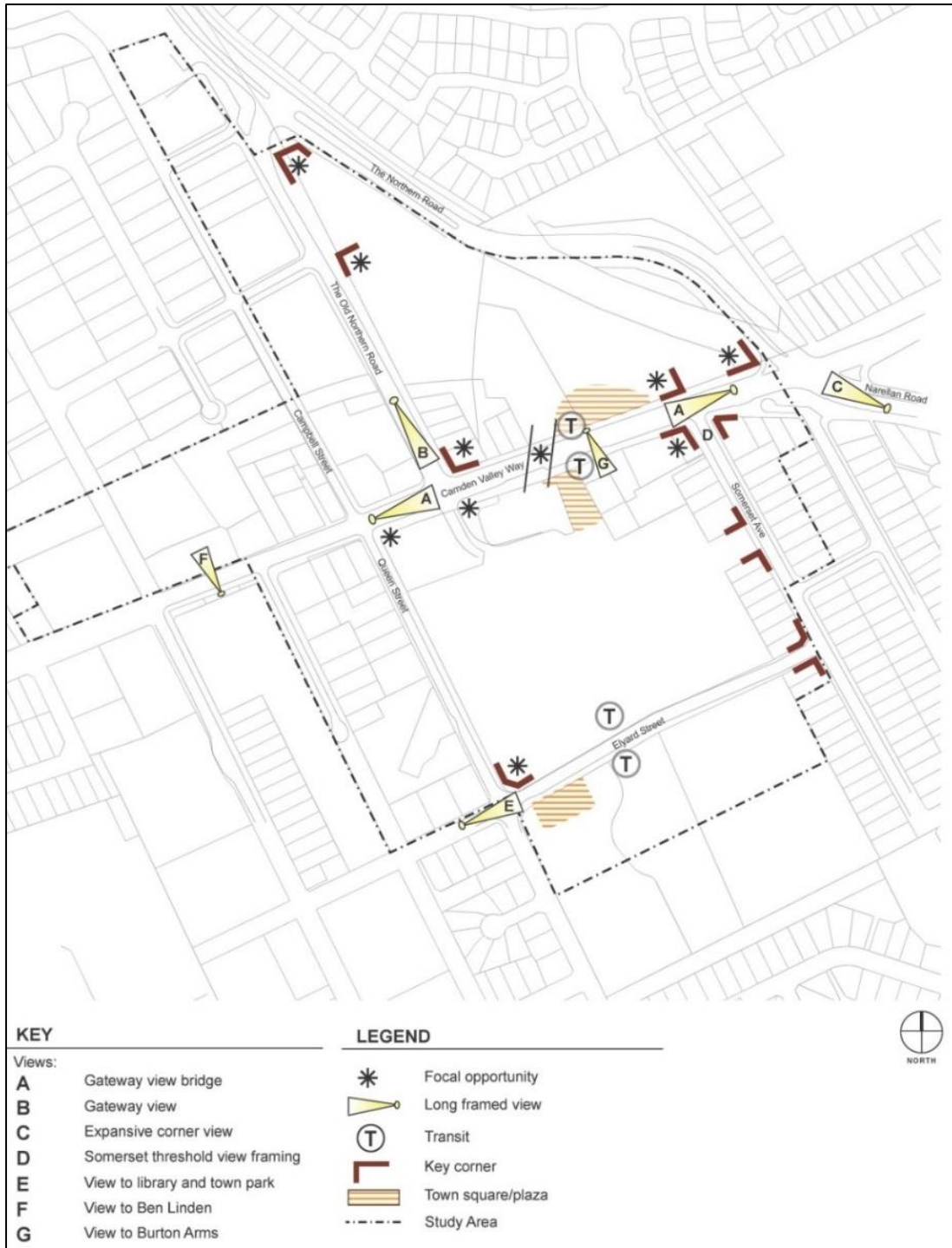


Figure 5-5: Views

Controls

8. Development must include the provision of two Town Squares generally in accordance with the principles for Special Places – Town Squares.
9. The two Town Squares should not be over scaled but should have a minimum useable area in the order of 2,000sqm (Northern Square) and 1,000sqm (Southern Square) clear of covered circulation areas or colonnades.
10. The Town Squares must contain appropriate public art elements.

Views, Vistas and Gateways**Objectives**

- a. The Narellan Town Centre Structure Plan has been designed to emphasise sight lines and define key gateways with key built form articulation.

Controls

11. Development should protect key sight lines. Refer to Figure 5-5.

Interaction with Surrounding Land Uses**Objectives**

- a. The Narellan Town Centre Structure plan has been designed to respond to existing key land uses including residential, educational, open space and commercial development outcomes.

Controls

12. Detailed design of Narellan Town Centre should take into consideration proposed adjoining land uses and ensure provision for a high level of pedestrian connectivity between Narellan Town Centre and the surrounding development. With particular reference being made to the Elyard Street proposed residential / commercial future developments and the existing civic uses including the Urban Forest Park, The Library and Council annex.

Access and Movement

Vehicle Movement Network

Objectives

- a. To provide an integrated hierarchy of roads, cycle ways and pedestrian pathways that provides safe, convenient and legible access within and around Narellan Town Centre;
- b. To ensure that the hierarchy of the streets is clearly discernible through variations in carriageway, pavement surfaces, on-street parking and street tree planting; and
- c. To ensure a high quality, functional, safe, legible and visually attractive public domain.
- d. To allow ease of vehicular access to Narellan Town Centre.

Controls

13. Traffic management measures are to be utilised within and surrounding Narellan Town Centre to produce a low speed pedestrian friendly traffic environment particularly on Somerset Avenue, Queen and Elyard Street. Such traffic management devices are to be identified at the time of lodgement of any Development Application directly affecting the local road network.
14. Principles of CPTED (Crime Prevention through Environmental Design) to be incorporated in the design of the access and movement system.

Pedestrian and Cycle Movement

Objectives

- a. To ensure that Narellan Town Centre is designed to promote high levels of accessibility for pedestrian and cyclists; and
- b. To encourage pedestrian and cycle movements as a means of accessing services and facilities within and surrounding Narellan Town Centre.

Controls

15. Narellan Town Centre is to be designed to provide clear and legible pedestrian and cycle connections as identified in Figure 5-6 Transport & Access.
16. Streets and pathway networks should be designed to ensure that walking and cycling within Narellan Town Centre takes priority over traffic circulation.
17. Continuous weather protection for pedestrians is to be provided in key locations by colonnades or awnings.
18. Bike parking facilities should be provided at key locations on streets within Narellan Town Centre and within the two public plaza areas located on Camden Valley Way. Refer to Figure 5-6 Transport and Access.

Public Transport

Objectives

- a. To encourage the provision and use of public transport as a preferred method of access to and from Narellan Town Centre;
- b. To provide a high level of access to public transport services within and surrounding Narellan Town Centre;
- c. To ensure that the Town Centre layout responds to the provision of a future public transport interchange to the Camden, Campbelltown and the future Leppington Regional Centre; and
- d. Bus stops to be located on both sides of Camden Valley Way and will be subject to detailed design.

Controls

19. The location of bus stops to Camden, Campbelltown and Leppington Centre is to achieve a high level of access to key places of interest such as residential and commercial development.
20. Bus stops are to be located to allow for integration of local and regional transport services.
21. Bus stops are to be located in areas of high pedestrian, active commercial / café's and vehicle activity and designed to ensure a high level of passive surveillance.

- 22. Bus stops are to be located to allow for integration of local and regional transport services.
- 23. Bus stops are to be located in areas of high pedestrian, active commercial / café's and vehicle activity and designed to ensure a high level of passive surveillance.

Note: Bus stops are to be provided generally in accordance with Figure 5-6 Transport and Access

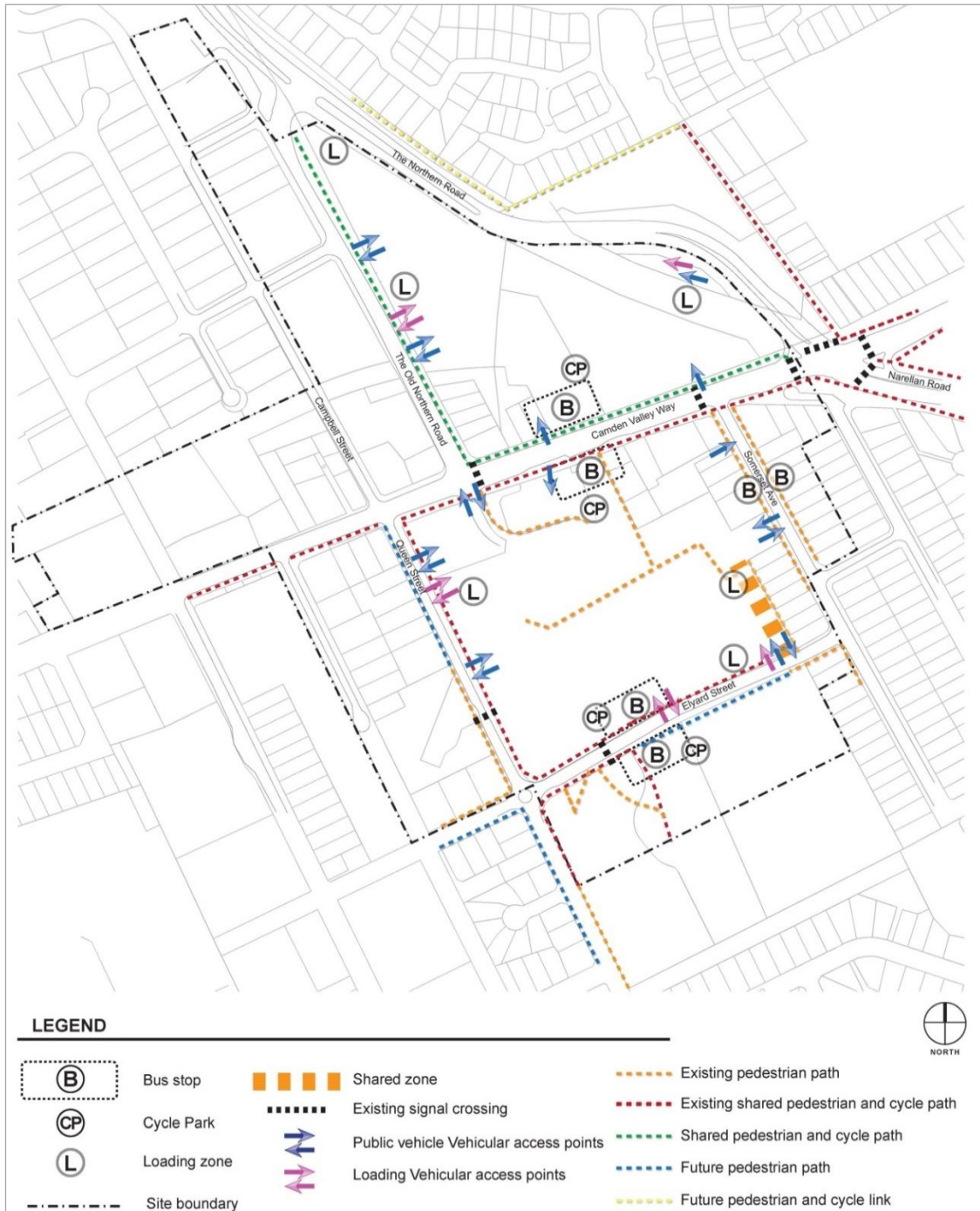


Figure 5-6: Transport and Access

Public Domain

Objectives

- a. To provide a variety of high quality public domain areas which cater for a wide range of activities;
- b. To ensure that public domain areas are designed in a manner which recognise Narellan Town Centre location and allow for a seamless transition between public and private spaces;
- c. The public realm must be unambiguously public in its design and detailing; and
- d. To ensure that the Town Squares respond to the character statements outlined in the desired future character for Narellan Town Centre.

Controls

24. Town Square areas are to be designed by a Registered Landscape Architect and located generally in accordance with Figure 5-4 Town Centre Structure Plan.
25. Two main Public Town Squares are to be designed to provide an urbanised, vibrant, interactive public space, which incorporates outdoor seating areas associated with retail tenancies, which will open onto the Town Squares and opportunities for informal seating and gathering places.
26. External lighting is to be provided within the Town Square and must provide ample lighting for night use throughout the year. Lighting is to be provided in accordance with Australian Standards AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting and AS 1158 - Lighting for Roads and Public Spaces.
27. Any Development Application, which seeks approval for the design of a Town Square must include a statement outlining how the design addresses the objectives for Town Squares
28. The Southern Square should include a means of vertical connection to achieve a seamless pedestrian link between the retail podium level and ground level on Camden Valley Way.
29. All paving materials must conform to relevant standards for durability, non-slip textures, strength and surface treatment to withstand use by light automobiles, service vehicles, pedestrians and bicycles.
30. Public art elements that reflect the history of Narellan are to be incorporated into the design of public spaces.

Street Trees

Objectives

- a. To create a landscaped urban environment which helps to provide shade, comfort and amenity, particularly for pedestrians and provide distinctive streetscapes through the use of various tree types / species;
- b. To create a strong visual order for the streetscape;
- c. To use appropriately scaled species, which can grow within the constraints, imposed by an urban environment; and
- d. To create a landscaped environment which responds to Environmentally Sensitive Design principles and can be reasonably maintained.

Controls

31. Each Development Application must include a landscaping plan that demonstrates how they address Crime Prevention through Environmental Design (CPTED) principles.
32. Plant and Tree selection must take into account the following:
 - a. Species that complement remnant native vegetation.
 - b. Level of on-going maintenance.
 - c. Potential impacts on road and footpath pavements.
 - d. Focus on hardy, drought tolerant, easily maintained species.
 - e. Scale in relation to the function of the area.
 - f. Contribution to the character of the Town Centre.
33. Street trees and open space planting is to provide generous shade for pedestrians in summer and allow for sunlight penetration to street level in winter.
34. The town square must incorporate a sufficient density of trees, incorporating placement of medium to large deciduous trees, in order to provide seasonal amenity for pedestrians in the public domain places. All landscaping throughout the town square must not obstruct the heritage significance of heritage items and view lines.

Land Use and Built Form

Built Form Articulation

Objectives

- a. To promote articulated building forms, which contribute to creating an interesting streetscape character; and
- b. To promote architectural articulation of building mass which responds to key design elements of the Narellan Town Centre buildings.

Controls

35. Articulation zones should be provided to complement the building mass and emphasise key design elements such as vehicular and pedestrian entrance points and respond to environmental conditions including solar access, noise, privacy and views. (Refer to Figure 5-7 Built Form)



Figure 5-7: Built Form

Architectural Character

Objectives

Architectural expression should be diverse across building groups/blocks and facades should be articulated to create visual interest and reflect the buildings adjacent uses and context.

- a. Recognise Camden Valley Way and associated key corners as the main focus for articulated elements, visual indicators and 'main street' facade elements;
- b. There should be consideration of a contemporary architectural style based on simple primary building forms and a fine-grained assemblage of elements (which may incorporate the diversity of character of streetscapes in historic towns such as Camden) where appropriate;
- c. Architectural design should be sympathetic to the heritage context of the Burton Arms building and other heritage items in the vicinity and respect the building's curtilage;
- d. Façade design should create a series of vertical elements along a building length reflecting a traditional main street façade where appropriate;
- e. Sleeve buildings or appropriate screening is to be provided to minimise the visual impact of large boxes, service areas and to define streets where viable and effective. Lifestyle environmental graphics alone are not considered as appropriate architectural screening and such graphics should be included in an integrated solution that offers a mix of techniques to improve visual presentation. Screening elements must be integrated within the Narellan Town Centre architectural character and language and
- f. Roof forms and structures such as clock towers/spires are encouraged for key sites, corners and roofs should be designed to break up the overall mass of a roof on a large building. Roof elements should be used to screen mechanical plant.

Controls

36. Articulation and Corners: Buildings within Narellan Town Centre are to generally align with street edges, be articulated in their façade treatments and express corners in design. (Refer Figure 5-7 Built Form).
37. Corners are to be visually prominent and may be reinforced by one and two-story verandahs / balconies which turn the corner in a contemporary manner.

38. Building Interface: The interface between the building and the public domain is to be designed to create active safer streets, to encourage flexibility in design for changing uses at ground level and provide weather protection for pedestrian amenity.
39. Building facades are to be designed to accentuate key architectural features and clearly delineate points of interest such as building entries, vertical and horizontal elements.
40. Building facades are to incorporate a variety of finishes and materials which provide visual relief to the built form and be of a robust construction to withstand constant use and interface with the public.
41. A diverse palette of durable and cost efficient external materials exploring a contemporary urban character is to be used. A range of materials is to introduce a fine grain façade treatment along street edges.

Safety and Surveillance

Objectives

- a. To ensure that the siting and design of buildings and spaces, through casual surveillance, decreases the opportunity for crime; and
- b. To ensure that development encourages people to use streets, parks and other public places without fear of personal risk.

Controls

42. Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance. In the case of corner lots tenancies windows are also to be oriented to overlook the side street.
43. The design of all development, in particular, the public domain and community facilities is to enhance public surveillance of public streets and open space.
44. Appropriate design of publicly accessible areas (e.g. footpaths, etc) encourages a sense of community ownership of open and public spaces.
45. Developments are to avoid creating areas for concealment and blank walls facing the street.

46. Pedestrian and communal areas are to have lighting (to Australian Standards) to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment.
47. All development should aim to provide casual surveillance of the street as a means of passive security. This should be achieved by maximising outlooks and views, but minimising the overlooking of neighbouring properties.
48. All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED). Development Applications for subdivision, public open space and community facilities may require a formal crime risk (CPTED) assessment as part of the EP&A Act, development assessment and Camden Council's Designing Safer Communities – Safer by Design Guidelines (October 2002).

Pedestrian Retail Bridge Articulation

Objectives

- a. The detailed design of the pedestrian retail bridge must acknowledge its importance as a primary gateway / threshold into Narellan Town Centre as it will be highly visible to all modes of transport passing through the area;
- b. The primary purpose of the pedestrian retail bridge is to ensure a successful commercial operation for the Shopping Centre, achieves a connected, vibrant link between the retail precincts on either side of Camden Valley Way; and
- c. The pedestrian retail bridge must reflect the architectural character of both buildings either side of Camden Valley Way and form an integrated composition of architectural form, elements and materials.

Controls

49. The pedestrian retail bridge should be single level only and may incorporate retail uses to activate the pedestrian connection across Camden Valley Way and achieve a connected, vibrant link between the retail precincts on either side of Camden Valley Way.
50. The façade design of the pedestrian retail bridge must have a high level of architectural finishes and be consistent to the main building façade treatments along the Camden Valley Way frontages.

51. The eastern facade of the pedestrian retail bridge must be fully integrated with the two vertical circulation (escalators) elements that link street level to the retail podium level in terms of material resolution and ease of pedestrian use.
52. Both facades of the pedestrian retail bridge need to be treated in a similar manner in terms of materials and proportions selected.
53. Equal consideration of materials and façade treatment need to be shown to the underside of the pedestrian retail bridge including the night time experience for pedestrians and vehicles.
54. The vertical pedestrian circulation entries are to be provided at an appropriate scale to maximise the open-air transparency of the pedestrian retail bridge abutments and encourage visible connectivity between plazas and retail levels.
55. The pedestrian retail bridge is comprised of the span and abutments to differentiate it from the remainder of the built form. Detailed consideration must be given to material selection of the pedestrian retail bridge with materials to reflect a lightweight feel to the pedestrian retail bridge structure. Solid, non-transparent or reflective materials are to be minimised and transparent/translucent glazing panels with detailed fenestration should be encouraged.
56. No advertising on the pedestrian retail bridge will be permitted.

Building Envelopes / Bulk & Scale

Objectives

- a. To ensure that the bulk and scale of future development responds to the desired vision, scale and character of Narellan Town Centre and existing surrounding development;
- b. To encourage a variety of building heights within Narellan Town Centre, which respond to the site-specific, design considerations;
- c. To encourage buildings with flexibility in their use over time;
- d. Encourage redevelopment of neighbouring sites over time;
- e. Hierarchy of height acknowledges the status of the centre;
- f. Heights to acknowledge the heritage buildings (in particular 'Burton Arms' and 'Ben Linden') and should respect and respond to them with appropriate transitions; and
- g. Building heights will transition to surrounding residential uses and school site.

Controls

57. Prominent street corners should be reinforced in a visual context through concentrating building height and built form.
58. Buildings are to be designed to ensure a human scale is maintained at street level.
59. Minimum floor to finished ceiling heights are as follows:
 - a. 3.6m for the ground floor of all buildings (applies only to commercial and retail uses)
 - b. 3.3m for the first floor for retail and/or commercial uses.
 - c. 3.3m for all other retail and/or commercial floors.
 - d. 2.7m for all other residential floors.

Weather Protection

Objectives

- a. Pedestrians should be provided with amenity and comfort throughout the public realm, and the commercial and retailer occupants provided with a commercially viable and sustainable environment. (Refer Figure 5-7 Built Form);
- b. The public realm should offer a diversity of experience, including providing a choice of exposure to environmental conditions; and
- c. A variety of types, materials and methods for weather protection must be adopted to promote a diverse experience across Narellan Town Centre.

Controls

60. Weather protection must maintain a feeling of openness and enhance both the public function of the specific space and /or street. (Refer Figure 5-7 Built Form).
61. Weather protection devices must take into account wind, sun, rain, night / day, seasons and shadowing effects of other built components.
62. Weather protection devices must consider the scale of adjacent buildings and the width of the street / public space in order to ensure appropriate proportions and “feel”.
63. Weather protection solutions should be predominantly naturally ventilated.

64. Weather protection should be included as part of the design of the architecture / built form or landscape design.
65. Pedestrian rights of way, squares and other public spaces should typically have a variety of weather protection devices, where provided, ranging from minimal protection, fixed or temporary devices (including an array of devices such as awnings, canopies, “floating” roofs or be incorporated into the architecture of the building), and landscaped solutions, thus providing a variety of experiences and conditions.
66. Except where a colonnade is provided, active retail, restaurants, commercial, community and banking uses fronting the street or town square at ground level must provide weather protection along the majority of the facade, especially those areas facing north and west. This protection should typically take the form of a variety of eavetypes.
67. Awnings increase the usability and amenity of public footpaths by protecting pedestrians from sun and rain. Awnings encourage pedestrian activity along streets and, in conjunction with active edges such as retail frontages, support and enhance the vitality of the Town Centre. Awnings can be used in conjunction with colonnades. There are to be no wing walls so colonnades are continuous and unimpeded.
68. In particular, continuous awnings and colonnades are required to be provided along the ground floor street frontage on active street frontages in accordance with Figure 5-7 Built Form.
69. The front fascia of the awning is to be set back a minimum of 500mm from the kerb of the street carriageway, including at street corners.

Setbacks

Objectives

- a. To ensure that building setbacks reflect the desired future character of Narellan Town Centre and significance of heritage items in the vicinity;
- b. To establish the desired vertical and horizontal spatial proportions of the streetscape;
- c. To provide a defined street edge within a Town Centre context; and
- d. To encourage passive surveillance of streetscape areas.

Controls

70. The urban character is achieved by adopting zero setback conditions to create street walls and introduce different types of streets. The main building facades are to be built to the block edge with allowances for insets and projections and to create stronger corner edges.

Streetscape Activation

Objectives

- a. To encourage active streets throughout Narellan Town Centre;
- b. To promote safety and security within Narellan Town Centre by maximising activation of street frontages where appropriate;
- c. To ensure outlook to and surveillance of the street; and
- d. To acknowledge Camden Valley Way, Somerset Avenue, Queen and Elyard St as the key areas of importance in terms of street activation.

Controls

71. Active frontage uses are defined as one of a combination of the following at street level:

- Entrance to retail premises.
- Shop fronts.
- Glazed entries to commercial lobbies occupying less than 50% of the street frontage, to a maximum of 12m frontage.
- Cafés or restaurants if accompanied by an entry from the street.
- Active office uses, such as reception areas, if visible from the street.
- Public buildings if accompanied by an entry.

72. Buildings are to maximise areas of street activation through a mixture of ground floor retail/commercial suites.
73. As far as practical, retail and commercial development is to be built to the street alignment to achieve active street frontages.
74. Large format retail such as supermarkets and parking areas are to be sleeved or hidden by retail, commercial uses and detailed architectural features where appropriate.
75. Restaurants, cafes and the like are to consider providing openable shop fronts.
76. No external security shutters to be permitted.
77. On corner sites, shop fronts are to wrap around the corner.

Solar Access

Objectives

- a. To maintain appropriate levels of solar access to public and private spaces within Narellan Town Centre; and
- b. To ensure that building mass does not impede solar access to public and private spaces within Narellan Town Centre and adjacent land uses without prior solar analysis.

Controls

78. Any Development Application is required to submit detailed solar access diagrams for between 9am and 3pm mid-winter to demonstrate sufficient solar access is maintained to public and private spaces and streets.
79. The Town Squares are to receive sunlight on a minimum of 50% of the combined site area between 11am and 2pm on June 21.
80. Building envelopes are to allow for north-south streets to receive 2 hours of sunlight between 9am-3pm on 21 June on a minimum of 50% of the eastern or western footpaths.
81. Building envelopes are to allow for east-west streets to receive 1 hour of sunlight between 9am-3pm on 21 June on a minimum of 50% of the southern footpaths.

Site Access, Parking and Loading

Vehicle Parking and Storage

Objectives

- a. To ensure an appropriate number of parking spaces are provided within Narellan Town Centre to service the needs of both residents and visitors;
- b. To encourage an appropriate mix of on and off-street parking options within Narellan Town Centre; and
- c. To provide integrated vehicle, bicycle and service access points without compromising the streetscape character or pedestrian amenity.

Controls

82. Access, parking and loading areas must be provided in accordance with Part 2 of this DCP.
83. Car parking dimensions are to be provided in accordance with relevant Australian Standards.
84. On street parking is encouraged and is to be provided as far as practical throughout Narellan Town Centre to contribute to street life and surveillance.
85. Above ground parking must incorporate appropriate design measures to mitigate adverse visual impact.
86. Below ground car parking is encouraged for mixed-use blocks as well as Town Centre retail blocks.
87. Where below ground parking is along a street edge and cross ventilation is desirable, any exposed section of car park wall is to be appropriately modelled and scaled.
88. The majority of car parking is to be provided under the Narellan Town Centre buildings and on street level to limit visual impact and maintain pedestrian amenity.
89. Natural ventilation of basement and sub-basement parking areas is encouraged to be provided wherever possible.
90. Service vehicle access points should be consolidated where possible to limit the potential for conflict points.

Note: Bicycle racks/storage areas are to be provided in accordance with Part 2 of this DCP.

Loading Docks

Controls

91. Loading docks are to be developed in accordance with Part 2 of this DCP.

5.4.2 Somerset Avenue, Narellan

The following controls apply to land fronting Somerset Avenue, Narellan known as Part Lots 32 and 34, and Lots 37 to 45 inclusive DP 25582 shown on Figure 5-8.

Controls

Urban Design

1. Any building to be constructed adjoining a pedestrian walkway i.e. at Nos. 3 & 5 and 11 & 13 are to provide an active edge to the walkway in the form of windows and entrances.
2. The rear wall of any development is to be constructed to accommodate a future decked parking structure.

Note: Additional foundations may be required to accommodate future excavation works associated with any deck-structured car park.

Building Footprint

3. A 2 metre strip of land fronting Somerset Avenue, as shown on Figure 5-8, must be restricted from development, but should be available for external activities associated with businesses within the premises.
4. This area may be used for some external activities associated with a shop front, subject to Council approval.
5. Building setback from the rear boundary is to be 19 metres, comprising a 17.5 metre car park area and 1.5 metre wide footpath at the rear of the building.

Awnings Treatment

6. Awnings are to extend 3.6 metres from the building alignment within Somerset Avenue.

Storm Water Quantity Management

7. A strategy for managing storm water quantity must be prepared in a manner consistent with the Somerset Avenue Augmentation Design Plan prepared by Council. (Ref No 2001-045)
8. Temporary on-site detention may be required as an interim measure in realising the overall Augmentation Design Plan.
9. Any drainage strategy incorporating car park detention must have regard to any catchment influences.

NOTE: Drainage design should be developed in consideration of the overall car park levels, which are available from Council.

Accessibility - Vehicles:

10. Access to the car parking area is to be via access driveways at Slade Street and north of No 1 Somerset Ave as indicated in Figure 5-8.
11. Short-term vehicle access may be achieved from Somerset Avenue, between Nos. 3 & 5, 11 & 13, where a 6 metre wide access is to be provided. Such access is to accommodate two-way vehicle movement and dedicated pedestrian access. Upon vehicle access becoming available from either Slade Street or North of No 1 Somerset Avenue then the temporary access is to revert to pedestrian access only. As an alternative should Nos. 3 & 5 or 11 & 13 develop jointly then Council would accept an arcade style development, subject to the rear car park having access to Slade Street or north of No 1 Somerset Avenue.
12. Council will require a right of way over the above-mentioned land to the rear car park for both vehicles and pedestrians until such time as the car park is linked to the adjoining car park and has access to either Slade Street or north of No 1 Somerset Avenue. Following the linking of the car park to adjoining car parks a pedestrian only right-of -way will be required.

Accessibility - Car Parking:

13. All car parking areas and associated footpaths are to be dedicated to Council as part of the development process. These areas are shown shaded grey on Figure 5-8.
14. Car parking is to be configured as shown on Figure 5-8.

15. Car parks are to be constructed in accordance with specifications available from Council's Works and Services Division.
16. Part Lots 35 & 36 DP25582 – Rear land to be dedicated to Council for car park when development occurs.

Note: A public “at grade” car park is to be provided at the rear of the properties facing Somerset and Doncaster Avenues, with attractive pedestrian walkways linking the car park to Somerset Avenue. Vehicular access to this car park will be gained from Slade Street, Somerset Avenue and Doncaster Avenue. At some time in the future and subject to demonstrated demand the car park will be redeveloped to a “decked” structure, which is to incorporate a commercial building fronting Doncaster Avenue.

Accessibility - Pedestrian:

17. Access to the rear car parking area is to be via pedestrian walkways as indicated Figure 5-8. These walkways may function as alternative vehicle access points until access is made available elsewhere.
18. The walkways are to be constructed without a defined level change; vehicle and pedestrian travel areas are to be identified within the paver/asphalt design.

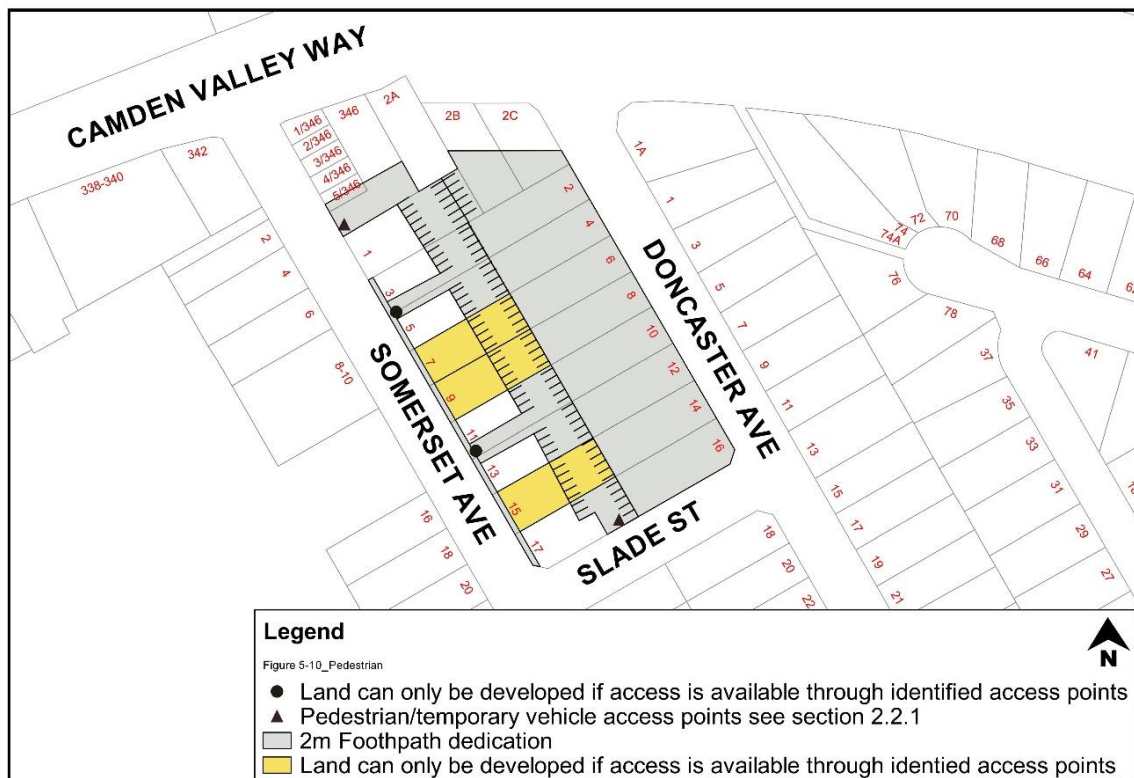


Figure 5-8: Somerset Avenue Narellan

5.4.3 Narellan Business Park – ~~B5 Business Development~~ E3 Productivity Support

Background

The Narellan Business Park area is located in the vicinity of Camden Valley Way and Narellan Road, Narellan, and is bisected by the Camden Bypass. The location of the land is shown in Figure 5-9.

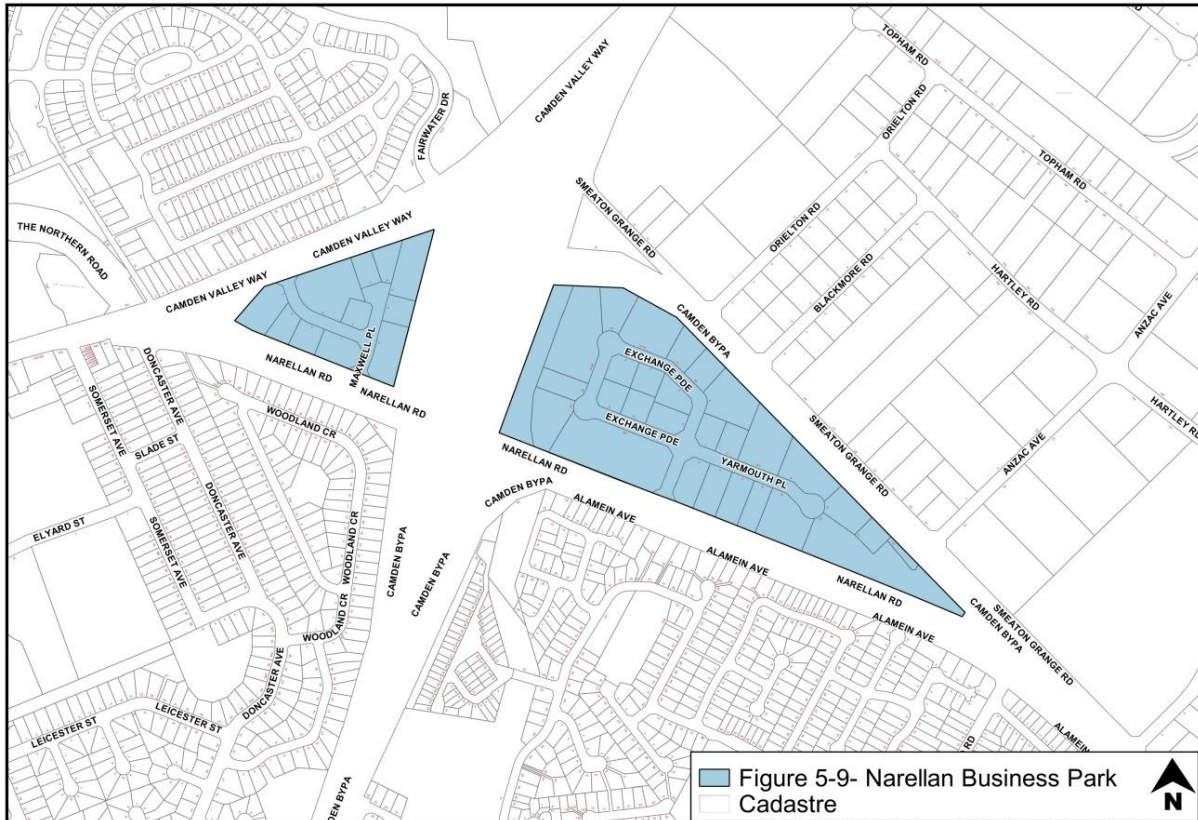


Figure 5-9: Narellan Business Park

Controls

Function and Uses

1. Development within the Narellan Business Park must be complementary to the function of the Narellan township as a local centre.

Layout/Design

2. Given the high visibility of the Narellan Business Park, storage areas will be located within the building.

3. A consistently high standard of landscaping must unify development within the area, particularly along major roads. All front setback areas must be landscaped to soften the visual impact of development.
4. A 3m landscaped area is to be provided along all road frontages
5. The following setbacks apply to all development within the Narellan Business Park:
6. front setback to Narellan Road, Camden By-Pass or Camden Valley Way – 10m
7. front setback to all other road frontages – 7.5m
8. side setback to secondary road frontages on corner lots – 3m
9. side and rear boundary setbacks – in accordance with the Building Code of Australia.

Built Form and Appearance

10. The area must have a low scale built form, softened by landscaping to the main roads.
11. Landmark features including signature buildings must be used in the gateway or highly visible locations where development adjoins the Camden Bypass, Narellan Road and Camden Valley Way and other highly visible areas. Such development will be constructed from high quality materials and designed to incorporate articulated roof and wall forms, ornamentation and prominent feature entrances. This may include glazed facades and recessed colonnades.
12. In order to avoid the proliferation of signage in the Narellan Business Park, signage will be integrated in a consistent theme as part of a building elevation, whether on a single occupancy building or multi unit development. Limited opportunities exist for individual free-standing signs and signage visible from arterial roads. No signage is to be directed towards the Camden By-Pass.
13. The maximum height of fencing must not be more than 2.1 metres.
14. The location of the front fencing will be dependent upon the type of fencing.
15. Decorative metal or a combination of decorative metal and masonry fences may be erected not less than 1 metre from the property boundary to allow a landscaped area to be provided in front.
16. A combination decorative metal and masonry fence must comply with the following:

- a. The ratio of the masonry component to decorative metal component must fall within the range of between 1 part masonry to 6.5 – 7 parts metal panels.
- b. The metal panels must not exceed 3 metres in length nor be less than 1.8 metres in length.
- c. Any masonry plinth established along the bottom of the fence must be not more than 600 mm high.
- d. Green or black plastic coated chain wire fencing may be erected behind the designated landscape area.
- e. Galvanised chain wire, untreated metal, metal sheeting and wooden fencing will not be permitted in front of the building line.
- f. All gates within the area covered by this DCP must be located behind the designated landscape area and must not swing towards the roadway.

6.35.5 Industrial Land Uses

5.56-3.1 Introduction

Application

The objectives and controls contained within this section apply to the following:

1. All development in zone E4 General Industrial
2. All development in zone E3 Productivity Support (excluding the land uses specified in subheading 'Application' of Section 5.2 of this DCP
3. Light Industrial development in the MU1 Mixed Use zone surrounding the Camden town centre as identified in Section 5.3.3 of this DCP

Note: This section is to be read in conjunction with the site-specific provisions under section 5.6 of this DCP which apply to development on land in Narellan, Smeaton Grange, Ironbark Avenue, Little Street and Glenlee. Where there are inconsistencies between this section and the site-specific controls, the site-specific controls will prevail.

Background

CLEP 2010 contains two ~~industrial zones~~ zones which facilitate industrial development – IN1-E4 General Industrial and IN2-E3 Light Industrial Productivity Support. The ~~IN1-E4~~ General Industrial zone is designed to accommodate traditional and modern forms of industrial development, including manufacturing and warehousing. The ~~IN2-E3 Light Industrial~~ Productivity Support zone is intended to provide a range of light industrial and commercial uses while minimising adverse impacts on surrounding land uses.

How to use this part?

This chapter (Chapter ~~35~~) establishes objectives and controls that guide industrial development such as a wide range of industrial, warehouse, employment and related land uses, along with ancillary uses that serve the day to day needs of workers in surrounding development.

~~What chapters apply for my development?~~

~~Chapter 3 provides general controls for industrial development within the IN1 and IN2 zones. Additional controls for site specific developments are in chapter 4, these include;~~

- ~~• Narellan Industrial Area — Zoned part IN1 General Industrial and part IN2 Light Industrial (**Part 6.4.1**).~~
- ~~• Smeaton Grange — Zoned part IN1 General Industrial and part IN2 Light Industrial (**Part 6.4.2**).~~
- ~~• Ironbark Avenue, South Camden — Zoned IN2 Light Industrial (**Part 6.4.3**).~~

~~In the event of any inconsistency between Chapter 3 and Chapter 4, controls in Chapter 4 prevail.~~

~~The objectives and controls contained in this section also apply to light industrial development in the B4 Mixed Use zone surrounding the Camden town centre in Part 5 of this DCP.~~

Objectives

- a. Facilitate the economic and orderly development of industrial areas for a wide range of uses including industrial, recreational and community uses, and limited business and retail uses that serve the day-to-day needs of those working in the immediate locality;
- b. Create high-quality industrial areas which embrace innovative and imaginative building design that is both functional and aesthetically pleasing;
- ~~e.~~ Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings and other infrastructure;

~~c.~~

- d. Ensure that ecological sustainable development principles are integrated into all industrial developments;
- e. Minimise the visual and environmental impact of development on the adjoining residential, rural residential and other sensitive land uses; and
- f. Ensure adequate facilities are provided within an industrial development for loading and unloading of goods, collecting garbage and trade waste and for the off-street parking of vehicles associated with that development.

6-3-25.5.2 Built Form and Design

Controls

Lot Dimensions / Subdivision

In new industrial areas, Council accepts that subdivision will result in the creation of allotments of varying sizes and dimensions to satisfy differing development requirements.

1. The minimum lot size is to be consistent with the CLEP 2010.
2. The minimum width of such allotments, at the building line must be 32m.

Setbacks

3. A front building line setback of 7.5m must be provided.
4. Side and rear setbacks will be assessed on the merits of the application and subject to the requirements of the Building Code of Australia.

Building Materials & Appearance

5. All elevations are to be constructed predominantly in masonry or textured pre-cast concrete panels. Non-reflective roof surfaces are mandatory. Reflective materials such as mirror glass, metal sheet, white or off-white metal colours will not be permitted. The reflectivity index for glass used externally in the construction of a building (as a curtain wall or the like) must not exceed 20%.

6. Development, which is free standing or abutting adjoining buildings, must avoid large, blank wall surfaces when viewed from a public place or a residential area. Substantial elevations must be articulated by either structural variation and/or a blend of external finishes and colours and decorative elements.

~~7.~~ Colonnades, verandahs and awnings must be provided along pedestrian areas, particularly for buildings that will experience high volumes of pedestrian movement.

~~8.7.~~

~~9.8.~~ While a variety of building designs and materials is encouraged, some continuity of style should be maintained.

~~10.9.~~ Proposed buildings on site adjoining land zoned for open space and/or riparian areas must have regard to the visual and functional opportunities of the location.

~~11.10.~~ All roof mounted plant/equipment must be designed and screened in a manner that complements the parent buildings.

5.56-3.3 Landscaped Area and Public Domain

Controls

Landscaped Area

1. A landscaped area along any street frontage is required with a minimum depth of 3 metres (excluding the driveway)

Nature Strip/Road Verge and Street Tree Landscaping

2. The road verge/nature strip area adjoining the development site must be turfed and planted with appropriate upper canopy street trees at the rate of approximately 1 tree per 15 metres (measured stem to stem). Location of Street Trees are to be in accordance with Appendix B.

Landscaping Elements

3. Landscaping can incorporate hard and soft elements and be used to:
 - a. Enhance the appearance of the development.
 - b. Provide a human scale and recreation facilities for staff.
 - c. Define, soften and enhance the area, building, building entries and car parking areas.
 - d. Make a statement for the character and community spirit of the site occupant and the Industrial/Commercial area as an entity.
 - e. Incorporate water sensitive urban design principals; and
 - f. Contribute to the urban forest and reduce the effects of urban heat appendix B

Lighting

4. The design of outdoor lighting poles and fixtures must be such as to minimise visual impact during daylight.
5. Bollard lights and wall mounted lights may be used at entrances to buildings and in setbacks along street frontages.
6. Choice of material for poles should be related to other building materials, and may include cell cured pine, pre-cast concrete or hollow aluminum.
7. The design of internal lighting and spotlighting is to be such as will ensure no adverse impact on approaching vehicles in terms of glare, blinding effects or driver confusion.
8. All lighting must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the obtrusive effects of outdoor lighting. Lighting in public space must have timer switches installed for managing time of operation and power consumption.

6.35.5.4 Multi-Unit Industrial Developments

Consent for the Use of Individual Units

Note: The consent of Council is required for the specific use of each individual unit before the unit can be occupied. Consent may be sought as a combined development application along with the industrial building or sought via a separate application.

The following requirements apply to multi-unit industrial developments

Controls

Numbering of the Units

1. Each unit in the development is to be numerically identified in the development application.

Amenities

2. Each unit is to have its own amenities. The premises are to be connected to the sewer.

Industrial Activity

3. All activities are to be carried out within the building and no activities must occur externally to the building. Arrangements for the external storage of new and waste materials require the consent of the Council.

Trade Waste Storage

4. Trade wastes must be stored inside each unit, or in an approved communally managed storage area located so as not to interfere with parking or maneuvering of vehicles. The area to be set aside for this purpose is to be indicated on the development application plans and must be screened from public view.

Strata Subdivision

5. All landscaping and access areas and must be included in any Strata Plan of subdivision as common property.
6. It is encouraged that car parking is included as common property to allow flexibility for future change of uses.
7. The subdivision certificate will not be issued until an Occupation Certificate has been issued for the development.

External Storage

8. Council does not encourage external storage. Where such storage is proposed, Council requires applicants to have regard to the following provisions:
 - a. Where any materials or products are to be stored outside buildings, detail must be provided with the development application.
 - b. External storage areas are to be effectively screened and must not be visible from any public areas.
 - c. In the case of development applications which do not include buildings, screen walls and/ or landscaping or other approved screen devices are to be erected in order to effectively prevent the use of the land being viewed from a public road, nearby public reserve, or dwelling.
 - d. Screening devices are to be designed to harmonise with any existing or proposed landscaping. Landscaping should be used to break up large expanses of screen walls.
 - e. In the case of development applications for the repair and/or wrecking of motor vehicles, the operation of junk yards, or recycling of metal and other waste materials, Council may impose special conditions on outdoor storage. In such cases, early consultation with Council (before the development application is lodged) is advisable.
 - f. Screen walls are to incorporate finishes which match or are compatible with external finishes of the industrial building elsewhere on site.
 - g. Any materials to be stored that can impact water quality must be covered or runoff water must be treated.

6.35.5.5 Fencing

Controls

1. Front fencing must be designed to complement the development and form an important security role, taking into account safer by design principles.
2. The maximum height of fencing is 2.1 metres.
3. The location of the front fencing will be dependent upon the type of fencing.
4. Decorative metal or a combination of decorative metal and masonry must be setback a minimum of 1 metre from the property boundary.
5. A combination decorative metal and masonry fence with a landscape screening buffer planted in front must comply with the following;
 - a. the ratio of the masonry component to decorative metal component must fall within the range of between 1 part masonry to 6.5 – 7 parts metal panels.
 - b. the metal panels must not exceed 3 metres in length nor be less than 1.8 metres in length.
 - c. any masonry plinth established along the bottom of the fence must be not more than 600 mm high.
 - d. galvanised chain wire, untreated metal, sheet metal, wooden or barbed wire fencing will not be permitted as fencing in front of the building line or where visible from a public place.
6. All fencing proposed must not restrict the function of existing and proposed overland flow paths.
7. All gates within the area covered by this DCP must be located behind the designated landscape area and must not swing towards the roadway.

5.5.6 ~~6.3.6~~ Stormwater

Controls

1. Industrial development in all areas except Smeaton Grange requires the use of on-site detention systems.
2. Water quality strategies must be incorporated to manage water generated from the site.
3. Council encourages the collection of roof stormwater into tanks which would serve as a detention and retention system.
4. The water in the retention system would be available for use for non-potable uses such as the watering of landscaped areas and use in toilets.

5.56-3.7 Liquid & Solid Waste

Controls

The following controls apply to the discharge and disposal of all waste types for industrial developments:

~~1. The following controls apply to the discharge and disposal of all waste types for industrial developments:~~

~~2.1.~~ A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection.

~~3.2.~~ The site plan and floor plans submitted with a development application must show:

- a. the location of the designated waste and recycling storage room(s) or areas, sized to meet the waste and recycling needs of all tenants (refer to Council's Waste Management Guideline for generation rates). Waste should be separated into at least three streams including co-mingled recycling, general waste and industrial process type wastes;
- b. an identified collection point for the collection and emptying of recycling and waste bins; and
- c. the path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area). There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s).

~~4.3.~~ A swept path analysis must be prepared by a suitably qualified professional in accordance with AS2890.2. It must be demonstrated that a Heavy Rigid Vehicle:

- a. can enter, manoeuvre and exit the site in a forward direction;
- b. perform collections in a safe manner; and
- c. is provided with adequate height and width clearance to safely access the site.

~~5.4.~~ Waste and recycling storage area/s must be provided within each tenancy and are to be of sufficient size to store waste generated within a day (Refer to Council's Waste Management Guidelines for waste generation rates);

~~6.5.~~ Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids and stored in the designated waste/recycling storage room(s) or area(s).

7.6. Development must include a designated waste and recycling storage area or room, as well as designated storage areas for industrial waste. Storage areas must:

- a. provide convenient facilities for separation of recyclable material, general waste and other waste;
- b. provide for storage for all bins required;
- c. have a floor area at least 50% larger than the size of the bins and/or equipment;
- d. have a smooth graded ground surface;
- e. be well lit, built in accordance with the Building Code of Australia and well ventilated in accordance with AS 1668.4 (AS 1668.2 for buildings requiring mechanical ventilation);
- f. be suitably enclosed, covered and maintained so as prevent polluted waste water runoff and unpleasant odour (where relevant);
- g. be designed to prevent vermin;
- h. provide an external water tap adjacent to the storage area;
- i. provide a drain in the bin storage area discharging to a sewer connection (where relevant);
and
- j. be adaptable to changes in waste generation rates and type of waste produced.

8.7. Onsite collection must be provided for industrial developments. The development must be designed:

- a. to provide safe access and manoeuvrability for a Heavy Rigid Vehicle in accordance with AS2890.2;
 - b. allow waste collection vehicles to enter and exit the site in a forward direction, without impeding access for other users. Reversing onsite must only be done in the vicinity of a turning bay as private driveways or carparks are not permitted to be used as turning areas;
and
 - c. to accommodate for all waste equipment including compactors.
8. The production, storage and disposal of all wastes must comply with the relevant laws and protocols. Development applications must provide evidence of compliance and address all specific waste requirements of other relevant regulatory authorities.

~~9.~~—No liquids (including water) discharged from the site must contain pollutants above acceptable levels (determined by Council in consultation with Environmental Protection Authority (EPA));

~~10.~~

~~12.~~

~~11.9.~~

10. A license to discharge may be required from the EPA. A copy of correspondence received from the EPA and any license issued by the EPA must be submitted.
11. Certain liquids (in addition to sewerage) may be discharged into the sewer subject to a Trade Waste agreement being approved by Sydney Water. A copy of any license issued by Sydney Water must be submitted.
12. Developments associated with the repair, servicing or maintenance of motor vehicles must provide a separate vehicular wash down bays.
13. Waste storage facilities must be properly sited and constructed to avoid negative impacts to the soil and water resources in the area.
14. Incinerators are not permitted for waste disposal.
15. Liquid waste storage must be covered and appropriately banded.
16. All tenants must keep written evidence on site of a valid contract with a licensed waste contractor for the regular collection and disposal of all the waste streams and recyclables which are generated on site.
17. Arrangements must be provided for regular maintenance of waste management facilities.

Further Information

Council's Waste Management Guidelines

5.56.3.8

Vibration

Controls

1. Where it is considered that a development may have an adverse vibration impact on nearby residential areas or adjoining properties, an assessment of vibration by a qualified consultant must be undertaken and submitted to Council with the development application. The assessment must be in accordance with EPA's *Assessing Vibration: A Technical Guideline*.

5.56-3.9 **Air Quality**

Controls

1. The emission of air impurities is to be strictly controlled in accordance with the Clean Air (Plant & Equipment) Regulation and must not exceed the prescribed standard concentration and emission rates.
- 2.
- ~~3.1.~~
- 4.2. Where there are no standards prescribed by the Regulation, any activity, or the operation of any plant, must be carried out by such means necessary to prevent or minimise air pollution.
- ~~5.3.~~ Applications for new development must include full plans and specifications of any required air pollution control equipment. The application must demonstrate that the development meets the requirements of the Regulations or other relevant standards. Council may also require monitoring of an activity to verify that the emission of air impurities complies with the relevant requirements.
- 6.4. In accordance with the Protection of the Environment Operations Act and Regulations, some developments may require a license with respect to air emissions from the EPA.

5.56-3.10 **Hazardous Goods and Materials**

Controls

1. Where a development involves the storage and/or use of dangerous goods, full details of the quantities and types of goods and chemicals are to be submitted with the development application, together with the storage locations, mediums and the use intended for the goods and chemicals.

NOTE: The requirements of SEPP No. 33 must be complied with. Based on the types and quantities of hazardous goods and of materials used/stored in a development, Council may require an assessment in accordance with SEPP No.33.

5.56-3.11 **Parking and Access**

Controls

1. The car parking requirements are to comply with the controls as set out in this DCP.
2. All parking must be provided off-street and must be appropriately line marked. The number of parking spaces must be in accordance with the car parking requirements referred to in this DCP.

Note: Designated car parking areas are not to be used for storing vehicles under repair, or for any other storage function

3. A maximum of one access driveway is permitted per lot frontage where the frontage is less than 60m.
- ~~4.~~ Multiple access driveways servicing a single lot are limited to a maximum of two (2) driveways per lot frontage which must have a minimum separation distance of 30m, measured from the inside edge of each driveway crossover.

~~5.~~

~~6.4.~~

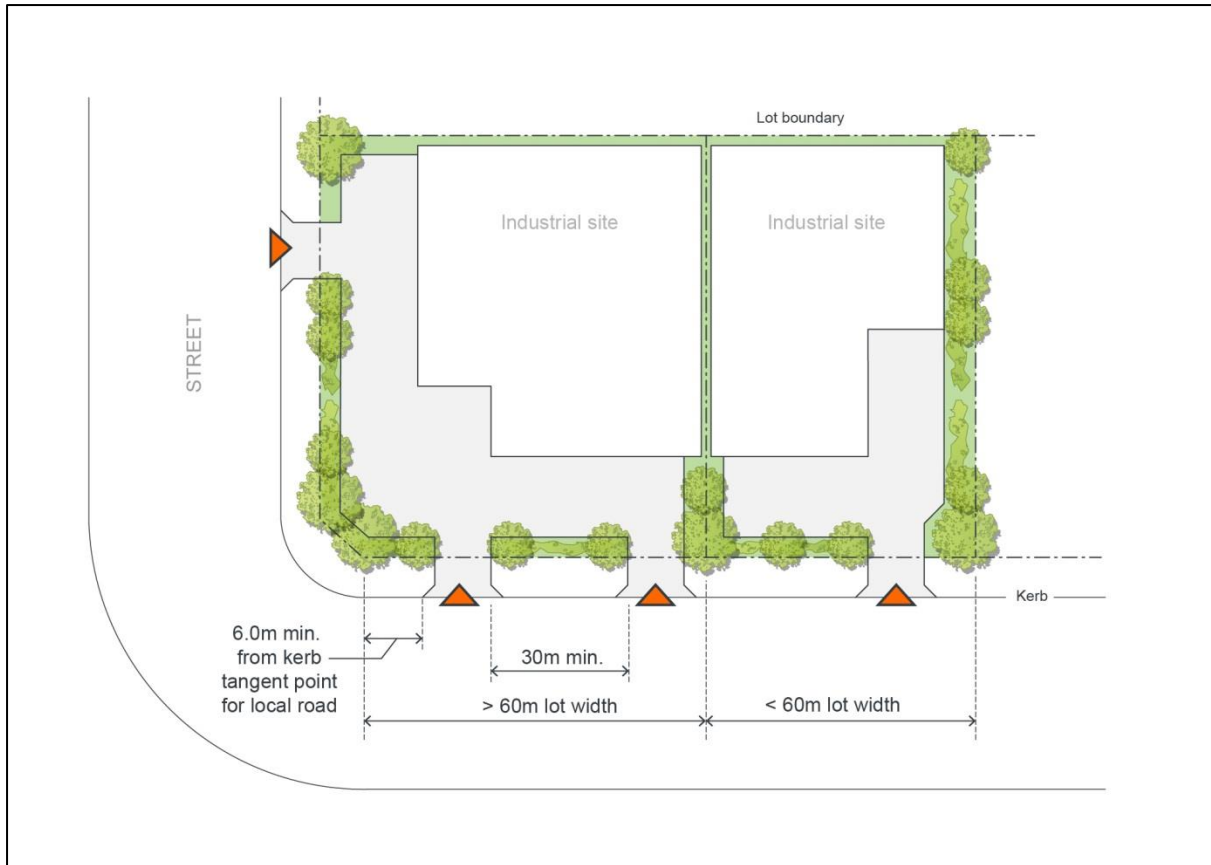


Figure 5-106-4: Driveways in Industrial Developments

7.5. All loading and unloading must take place within the loading docks for each building. Where practical, loading facilities or vehicular entries to buildings must not be provided on any street elevation. Where such facilities can only be provided to street frontages, they must be screened by suitable landscaping.

8.6. Car parking on individual sites must be located to integrate with proposed landscaping.

9.7. Access driveways must be constructed as a kerb return not as a splay and must otherwise be designed generally in accordance with Australian Standard 2890.2.

The following Table 5-46-3 gives Council's requirements for the minimum size of service vehicle that must be provided for industrial/warehousing developments.

Table 5-46-3: Minimum Size of Service Vehicle

Development GFA	Minimum Service Vehicle Size
< 300m ²	Medium Rigid Vehicle
> 300m ²	Large Rigid Vehicle

40-8. Consideration should also be given to providing parking, access and manoeuvring for B-double size service vehicles. Council encourages provision for these types of service vehicles, particularly on larger development sites.

5.56-3.12 Opposite, Adjacent or in the Vicinity of a Residential Area

Objectives

- a. To ensure that the use and development of the industrial land does not have an unacceptable impact on the amenity of the surrounding residential uses; and
- b. To ensure that land use conflicts are appropriately managed.

Controls

1. Details of the proposed operation including mechanical operations, deliveries, vehicle movements, acoustic impacts and hours of operation must be provided for all development.
2. Noise emitting activities, such as loading docks should be located away from residential areas to reduce the impact of the development.
3. Loading and unloading times must not impact on the amenity of nearby residential areas. Details of vehicle movements and their routes are to be provided in the development application.
4. The storage of plant, equipment, goods and other materials must be suitably screened from residential development.
5. Lighting must not create a nuisance to adjoining residential development. Council may require a lighting mitigation strategy to be submitted with a development application.

Vehicle body repair workshops and vehicle repair station

6. Council must not grant consent to development for the purpose of a vehicle body repair workshop or a vehicle repair station, if the land is opposite or adjacent to a dwelling, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:
 - within a building, or
 - within a suitably screened area.

Note: All proposed developments must comply with Councils Acoustic Amenity controls within this DCP. Applications must comply with the NSW EPA *Noise Policy for Industry (2017)*, or any other applicable policies.

5.56-3.13 Retailing in Industrial Areas

Controls

Permissibility

1. Retailing is not permissible except as outlined below. Showrooms may be permitted where they are ancillary to the principal use of the site, and are used only for the display of goods manufactured, produced or stored on-site.

Neighbourhood Shops

2. Neighbourhood Shops are permitted in Industrial Zones. Council must be satisfied that the neighbourhood shop will meet the day to day needs of people who live or work in the local area. The maximum gross floor area of a neighbourhood shop is 100m² (Clause 5.4 CLEP 2010).

Industrial Retail Outlets

3. Industrial Retail Outlets are permissible in all Industrial zones within the Camden LGA. The maximum gross floor area of an industrial retail outlet is 67% of the combined floor area of the industrial retail outlet and the building or place where the relevant industry is carried out, or 400m², whichever is the lesser (Clause 5.4 CLEP 2010).

Showrooms in Industrial Areas

4. In considering applications for ancillary showrooms on industrial premises, Council must take into account:
 - a. the proportion of the total floor space devoted to the showroom activity;
 - b. the nature of the goods to be displayed;
 - c. the traffic generating potential of the proposed ancillary showroom; and
 - d. the possible need for increased on-site car parking.

Note: Retailing from a showroom that is ancillary to the principal use of a premises is not permissible.

5.66.4 Site Specific Industrial Controls

5.66.4.1 Narellan **IN2-E3** Land

Background

The Narellan **IN2-E3** land is located to the north-west of the established Narellan industrial precinct and is known as often referred to as the Narellan Industrial Extension. The land is shown in Figure 6-3.

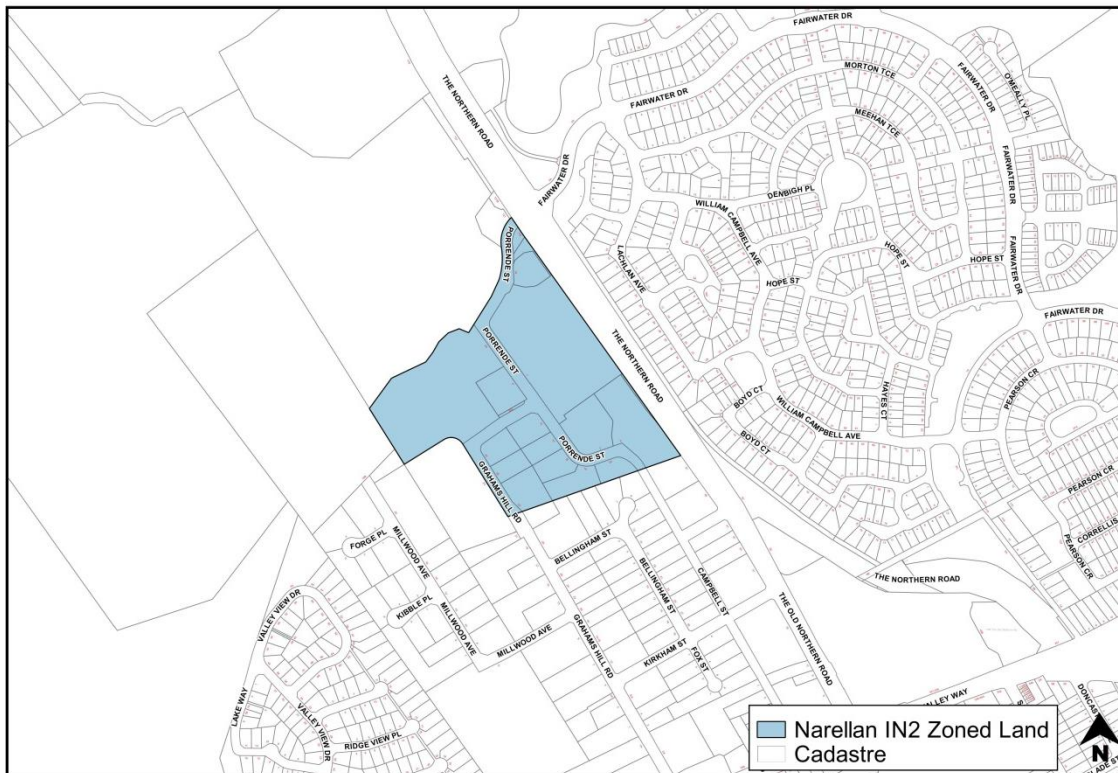


Figure 56-2-11: Narellan **IN2-E3** Zoned Land

Controls

Landscaping

1. A minimum 3 metre wide landscape buffer must be provided along all boundaries of the site that have an interface with any road or street and the proposed pedestrian/bike path.

Built Form and Appearance

2. Regardless of the approved traffic servicing arrangements, a 10 metre landscape buffer is to be provided along the Northern Road between the Eastern boundary (Pioneer Homes) and the Western boundary (Bunnings Hardware Store) which denies access to vehicles and pedestrians, other than that provided at the nominated entry and exit locations.

3. Individual advertising signs for each tenancy/land use within an industrial unit complex will not be permitted on the Northern Road frontage of any lots. All advertising must be located on or behind the approved building line within this precinct except where an integrated advertising structure has been approved as part of the original development application for the complex.
4. All service vehicles will be required to access the sites from the estates internal roads, i.e. Campbell Street extension.

6-45.6.2 Smeaton Grange

Desired Future Character Statement

The Smeaton Grange precinct as shown on Figure 6-4 will be the principal area for employment generation in Camden, providing a mix of lot sizes suitable for a broad range of industrial uses. Development within the precinct will strive for the highest standards of design, landscaping and environmental sustainability.

A consistently high standard of landscaping, which incorporates an ongoing maintenance program integrating useable areas of open space within developments, will work to unify development within the locality, particularly along major spine roads and sensitive interface areas such as Turner Road. Development will sensitively integrate with adjoining residential areas and business precincts.

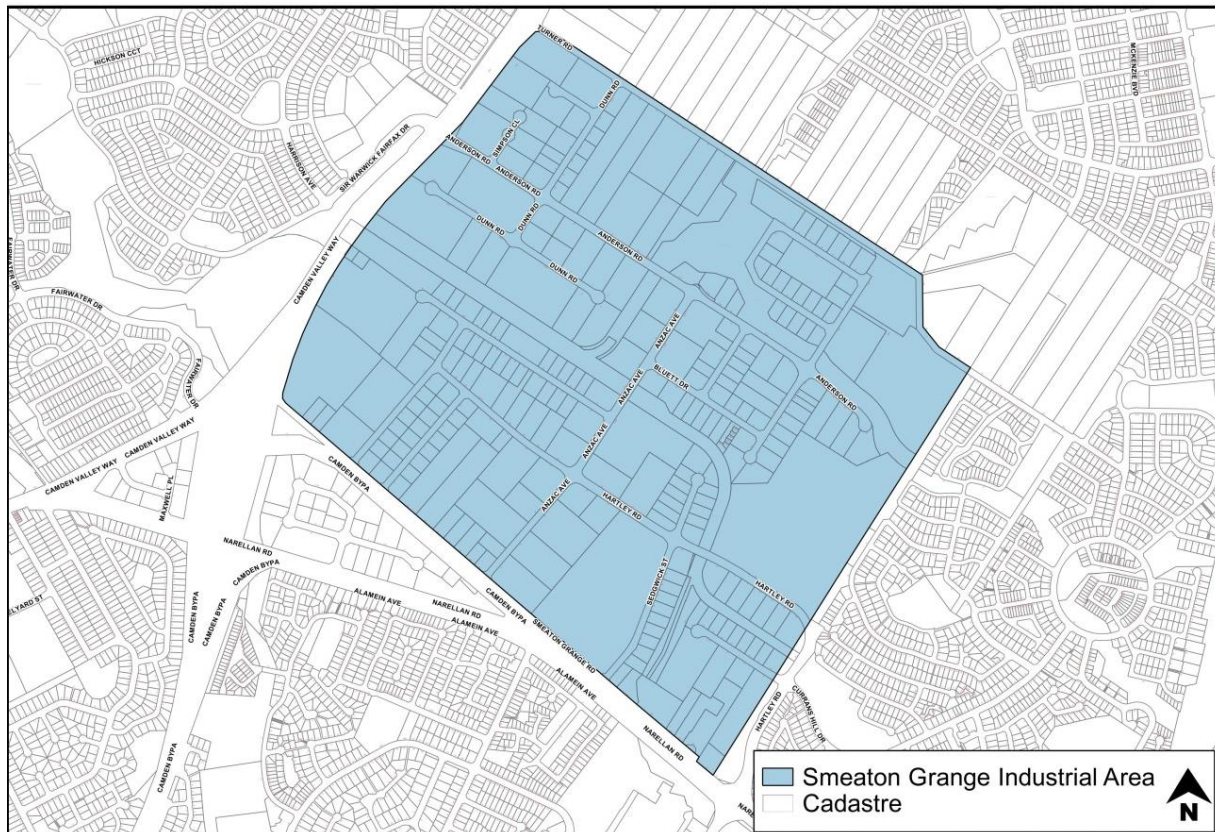


Figure 5-126-3: Smeaton Grange Industrial Area

Controls

Site Landscaping

1. The road verge (i.e. footpath area) in front of each development site, must be turfed and planted with selected trees at the rate of 1 tree per 7 metres.

2.1.

Visual Impact

3.2. A landscaped visual buffer is required for land adjacent to Camden Valley Way and Turner Road in accordance with the Landscape Master Plan.

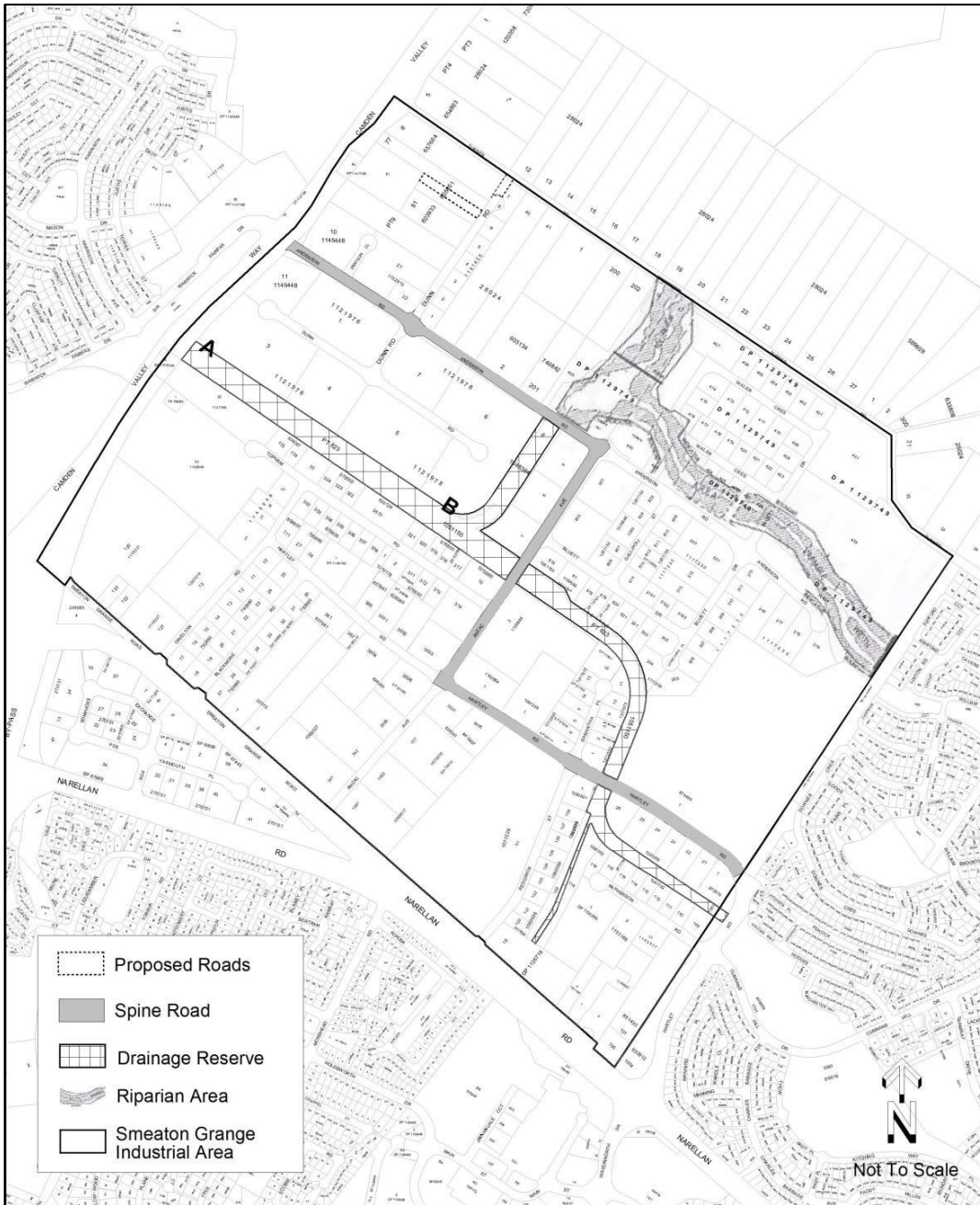


Figure 5-136-4: Drainage and Riparian Map

Individual site development

4.3. Development must provide minimum building setbacks and landscaping as outlined below:

- a. 15 metre setback from any spine road, of which 10 metres must be utilised for landscaping;
- b. 10 metre setback from any minor road, of which 5 metres must be utilised for landscaping;
- c. 30 metre setback from Camden Valley Way, of which 15 metres must be utilised for landscaping;
- d. 10 metres to existing alignment of Turner Road, of which 10 metres must be utilised for landscaping;
- e. For land adjacent to the eastern boundary of the Smeaton Grange Industrial Precinct a 10 metre setback is required, of which 10 metres must be utilised for landscaping;

5.4. For corner lots, the building setback to the secondary frontage must be:

- a. 10 metres to a spine road;
- b. 5 metres to any other road, other than Camden Valley Way or Turner Road;
- c. 10 metres to main drainage channel marked (A)-(B) in Figure 6-5, of which 5 metres must be utilised for landscaping.
- d. For the main drainage channel other than (A)-(B) the building setback is to be 5 metres of which 3 metres must be utilised for landscaping.
- e. 10 metres to Smeaton Grange Road between Narellan Road and Anzac Avenue of which 7.5 metres must be utilised for landscaping.

6.5. In assessing any application, Council will consider the visual impact of the height, bulk and scale of a proposed building to ensure that a high quality appearance is achieved, particularly as viewed from Turner Road, Camden Valley Way and Smeaton Grange Road. In this regard, buildings should not dominate the skyline and should include roof lines and facades which provide visual interest and an appropriate sense of scale. Roof mounted equipment such as air conditioning units, stacks, distilling towers, silos, communication towers and the like which protrude above the general roof line of the building must not be permitted except where they are appropriately integrated with the design of the building.

Location of Certain Developments

7.6. Industries whose principal function is the storage and/or processing of goods and materials not enclosed within a building, must not be located on land which fronts a spine road or land adjoining Camden Valley Way, Turner Road or Smeaton Grange Road.

Upgrade of Turner Road

8.7. Any redevelopment of properties that have frontage to southern side of Turner Road, being:

- a. Lot 6 DP 657664 (556 Camden Valley Way)
- b. Lot 40 DP 28024 (36 Turner Road)
- c. Lot 41 DP 28024 (42 Turner Road)
- d. Lot 1 DP 603134 (52 Turner Road)
- e. Lot 200 DP 746842 (62 Turner Road)
- f. Lot 202 DP 746842 (66 Turner Road)
- g. Lot 435 DP 1129749 (67 Anderson Road)

will be required, to upgrade half the road reserve to an industrial standard extending the width of the subject property. This is to be undertaken at either subdivision or building stage, whichever occurs first.

Stormwater Drainage (Properties fronting Turner Road)

9.8. Any redevelopment of properties that have frontage to the southern side of Turner Road, being:

- a. Lot 40 DP 28024 (36 Turner Road)
- b. Lot 41 DP 28024 (42 Turner Road)
- c. Lot 1 DP 603134 (52 Turner Road)
- d. Lot 200 DP 746842 (62 Turner Road)
- e. Lot 202 DP 746842 (66 Turner Road)
- f. Lot 435 DP 1129749 (67 Anderson Road),

will acquire an easement to convey stormwater drainage from that property, through the adjoining properties fronting Anderson Road, to the south in the event drainage is required. Documentary evidence of the acquisition of this easement must be submitted with any Development Application for further development of these properties fronting Turner Road.

6.45.6.3 Ironbark Avenue, Camden South

Background

The Ironbark Avenue Precinct comprises land zoned [IN2 Light Industrial](#) and [E3 Productivity Support](#), as shown with a red line in **Figure 6-5** below.



Figure 6-5-14: Location of Ironbark Avenue Precinct

Tree Planting

Background

The Ironbark Avenue Precinct contains scattered native vegetation. Opportunities do, however, exist to create an attractive streetscape for the precinct as depicted in **Figure 6-6** below.

Objectives

- a. To promote the landscape treatment of the Precinct by providing opportunities to increase landscaping within and external to sites.

- b. To create a soft, informal separation and aesthetically pleasing green interface between the residential and light industrial areas.
- c. To provide a higher level of public amenity by creating a safe, functional and professionally landscaped road verge open space area.

Controls

1. A Landscape Plan prepared for any development site within the Ironbark Avenue [IN2E3](#) zone is to compliment and to be generally in accordance with the concept landscape plan shown in Figure 6-6.

Acoustic Amenity

Background

Noise is a characteristic of the operation of certain industrial landuses and the accessing of such areas by industrial traffic. It must be managed so as to achieve established environmental objectives. It should be noted, however, that precise management measures for road related noise in particular will be dependent upon the type of industrial landuse.

In deriving acoustic strategies it will be important to avoid compromising proposed and existing industrial landuses and not unduly compromising the lifestyle of existing and future residential development.

Objectives

- a) To establish design criteria for noise emissions from industrial or other employment-generating development within the Ironbark Avenue Precinct;
- b) To establish acoustic environmental goals for existing and future developments adjacent to residential areas;
- c) To minimise the adverse impact of noise emissions on surrounding residential enjoyment;
- [d\)](#) To ensure visual impacts are minimised in the development and implementation of acoustic strategies;
- ~~d)e)~~
~~5-~~To ensure that development does not cause adverse environmental impacts from noise and vibration; and
- ~~e)~~—To discourage the use of local streets by heavy vehicles.
- [f\)](#)

Controls/Requirements

- 2.—Where it is considered likely that a development may cause an adverse impact on nearby residential areas, noise impact must be assessed in accordance with Council’s Environmental Noise Policy to determine if any acoustic assessment is required. Any required acoustic assessment must be submitted with the development application.

3.2.

Site Development and Urban Design

Public Domain

Background

The proposed redevelopment of this area has incorporated a streetscape that has open parkland like atmosphere to enrich the local area. The landscape retains existing large significant Iron Bark trees, which are culturally significant to the name Ironbark Avenue. Increased public amenity has been provided with additional planting of evergreen and deciduous street trees and low maintenance ground cover grasses. The deciduous trees provide seasonality and fit in with the landscape style of Camden.

Objectives

- g) — To provide a clear, functional and safe accessibility network.
- f) —
- g) — To provide and enhance amenity for the general community by retaining significant existing landscaping elements and trees and planting new trees and other landscaping within the open space areas.
- h) —
- h) — To provide a pleasant, informal and green interface between the residential and light industrial sections.
- i) —
- j) —
- k) —
- l) —
- m) —

n) —

o) —

p) —

q) —

r) —

s) —

t) —

u) —

v) i)

Controls

4.3. Any Landscape Plan prepared for the site is to be generally in accordance with the concept landscape plan shown in Figure 6-6.

6.45.6.4 Little Street Camden Zone IN2-E3 Light Industrial Productivity Support Land

Background

The Little Street industrial area is zoned light industrial under the Camden Local Environmental Plan 2010 and is made up of some residential uses, industrial uses and community type uses. This section applies to land zoned IN2-E3 Productivity Support Light Industrial on Little Street, Camden as shown in Figure 6-7. The land zoned light industrial is adjacent to the Camden Heritage Conservation Area. The broader precinct is also unique with an array of uses, such as mixed uses, detached dwellings, multi-dwelling housing, medical services, a NSW Ambulance station, rural uses and the Camden Hospital.

The below controls were developed with the aim of reducing the impact of new industrial developments on existing residential properties within Little Street and the surrounding area.

This section must be read in conjunction with Part 6-35.5 General Industrial Controls. In the event of any inconsistency between Part 6-35.5 and this section, the below controls prevail.

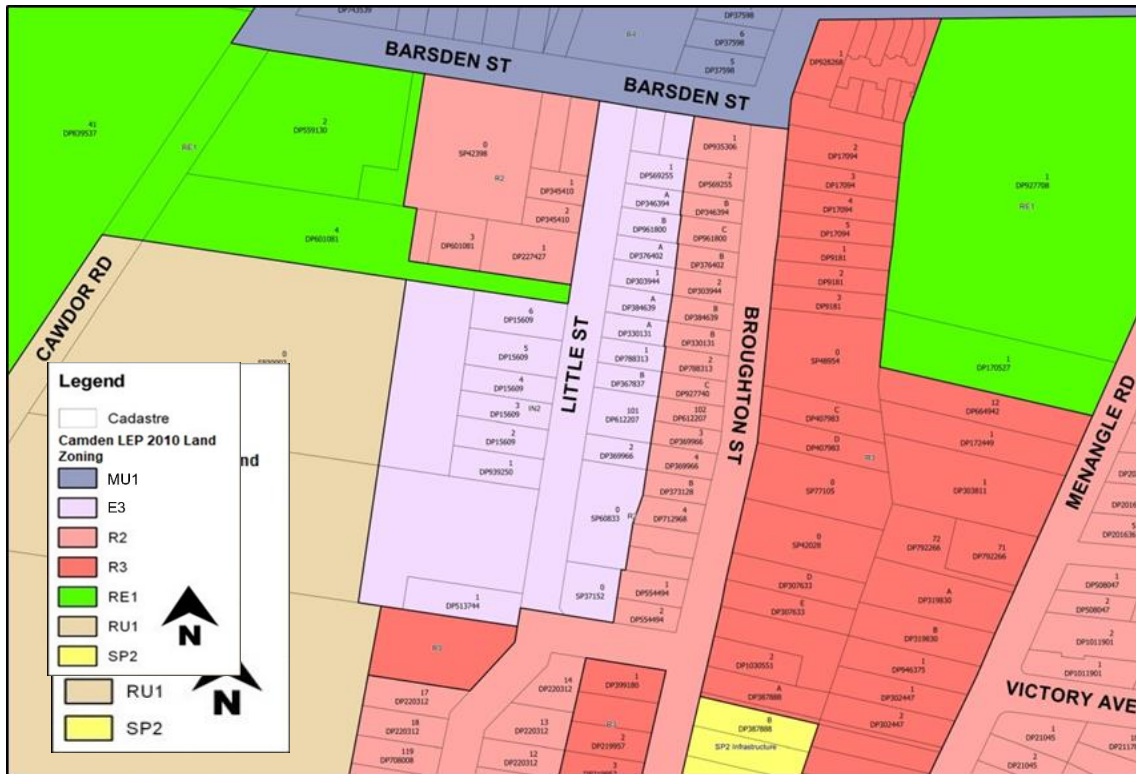


Figure 5-166-7: Little Street Camden IN2E3 Light Industrial Productivity Support Land

Objectives

To ensure that the use and development of the industrial land does not have an unacceptable detrimental impact on the amenity of the surrounding residential uses.

- a. The bulk and scale of development must be in keeping with the mixed use character of the locality.

- b. To recognise the significance of light industry in this location and minimise any adverse impacts of industry on other land uses.
- c. To ensure that land use conflicts are appropriately managed.

Controls

Operations

- 1. Details of the proposed operation including, mechanical operations, deliveries, vehicle movements, acoustic impacts and hours of operation must be provided for all development.
- 5.2. The maximum length of vehicles accessing properties from Little Street must not be longer than 12.5m.
- 6.3. The maximum permitted hours of operation (including deliveries) for development opposite or adjacent to residential development are between the hours of 7:30 am to 5:30 pm Monday to Saturday with no operation permitted on Sundays.
- 7.4. Where development is opposite or adjacent to a dwelling:
 - a. There must be no operations on public holidays.
 - b. Proposals to operate outside these hours will be required to demonstrate there will be no adverse impacts on adjoining dwellings.
 - c. Loading and unloading time is not to impact on the amenity of a dwelling. Schedules of vehicle movements and their routes are to be provided in the development application.

Building design

- 8.5. A minimum 2 metre side setback is required for industrial development adjacent to an existing dwelling. Landscaping is to be used to soften the impact of the development to neighbouring lots.
- 9.6. For industrial development which shares a common boundary with an existing dwelling, a minimum rear setback of 6 metres is required for any part of a building above 4.5 metres in height. It must be demonstrated that there will be no adverse impacts on adjoining dwellings from the operation of the use within the rear setback and the following Amenity controls are complied with.

Amenity

- 10.7. Direct sunlight must reach at least 50% of the PPOS of any adjoining dwelling, for not less than 3 hours between 9:00am and 3:00pm on 21 June.

41.8. At least one window to a living area of a dwelling on a neighbouring property must receive a minimum 3 hours of sunlight between 9:00am and 3:00pm on 21 June.

42.9. There may be circumstances where existing solar access on neighbouring properties will not be able to be retained due to:

- a. Existing living areas of neighbouring properties being inappropriately located with regard to solar access;
- b. Existing site topography;
- c. Existing shadowing from other buildings, dwellings, structures and trees; and
- d. Orientation of existing lots

NOTE: All proposed developments must comply with Councils Acoustic Amenity controls within this DCP. Applications must comply with the NSW EPA *Noise Policy for Industry (2017)*, or any other applicable policies. Council may require the submission of an Acoustic Report to support the development application.

Vehicle body repair workshops and vehicle repair station

43.10. Council must not grant consent to development for the purpose of a vehicle body repair workshop or a vehicle repair station, if the land adjoins a dwelling, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:

- a. Within a building, or,
- b. Within a suitably screened area.

6.45.6.5 Glenlee Industrial Precinct

Introduction and Application of this Section

The Glenlee Precinct is an Urban Release Area located to the south east of Spring Farm and is bound by Menangle Park to the east and Camden Park to the west. The Glenlee Precinct is partly within the Camden Local Government Area (LGA) and partly within the Campbelltown LGA.

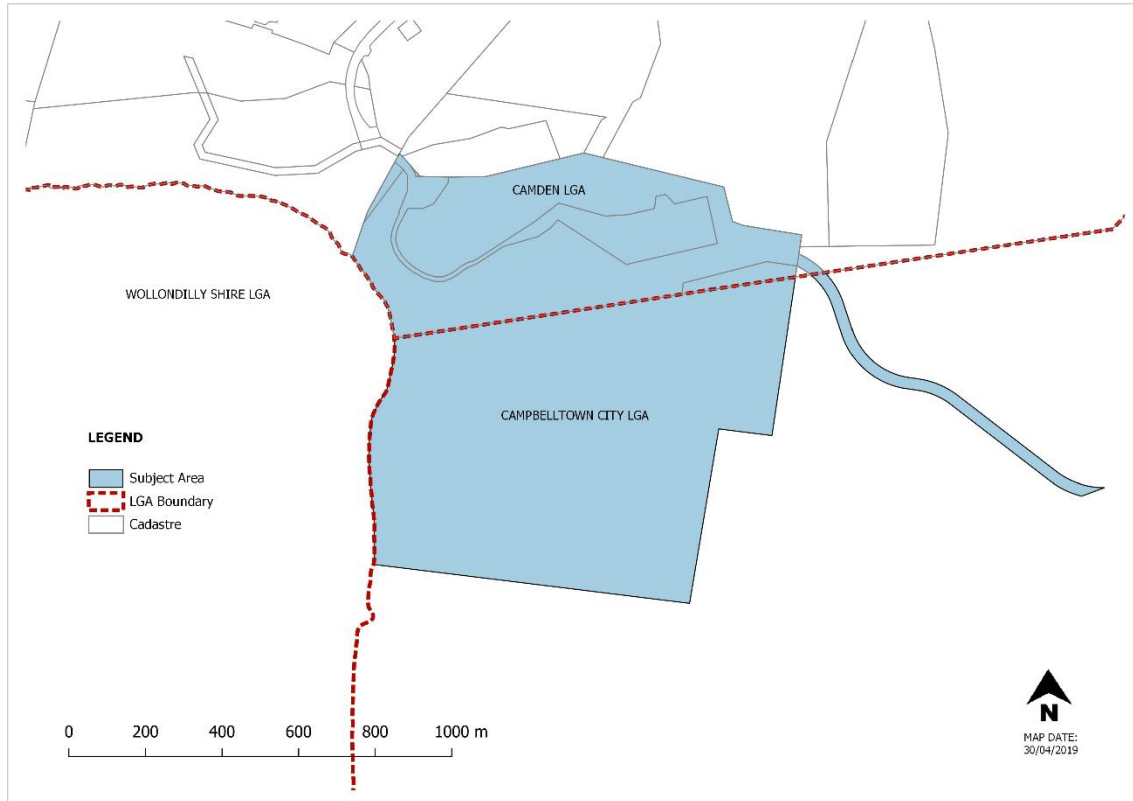


Figure 5-176-8: Glenlee - Where this Section Applies

The site comprises a raised coal emplacement platform with steep embankments on three sides (western, southern and eastern). A rail siding connects the northern part of the site with the Main Southern Railway line, and the western boundary adjoins the Nepean River. A riparian / environmental protection corridor runs along the western and southern perimeter of the site.

The controls in this subsection relate to the land contained within the Camden LGA only.

Where a development site falls within both LGAs the relevant control in each of the respective DCPs must be considered. A separate Development Application will need to be submitted concurrently to each Council with works proposed in each LGA clearly identified. It is recommended that a pre-DA be submitted for development that falls within both Councils.

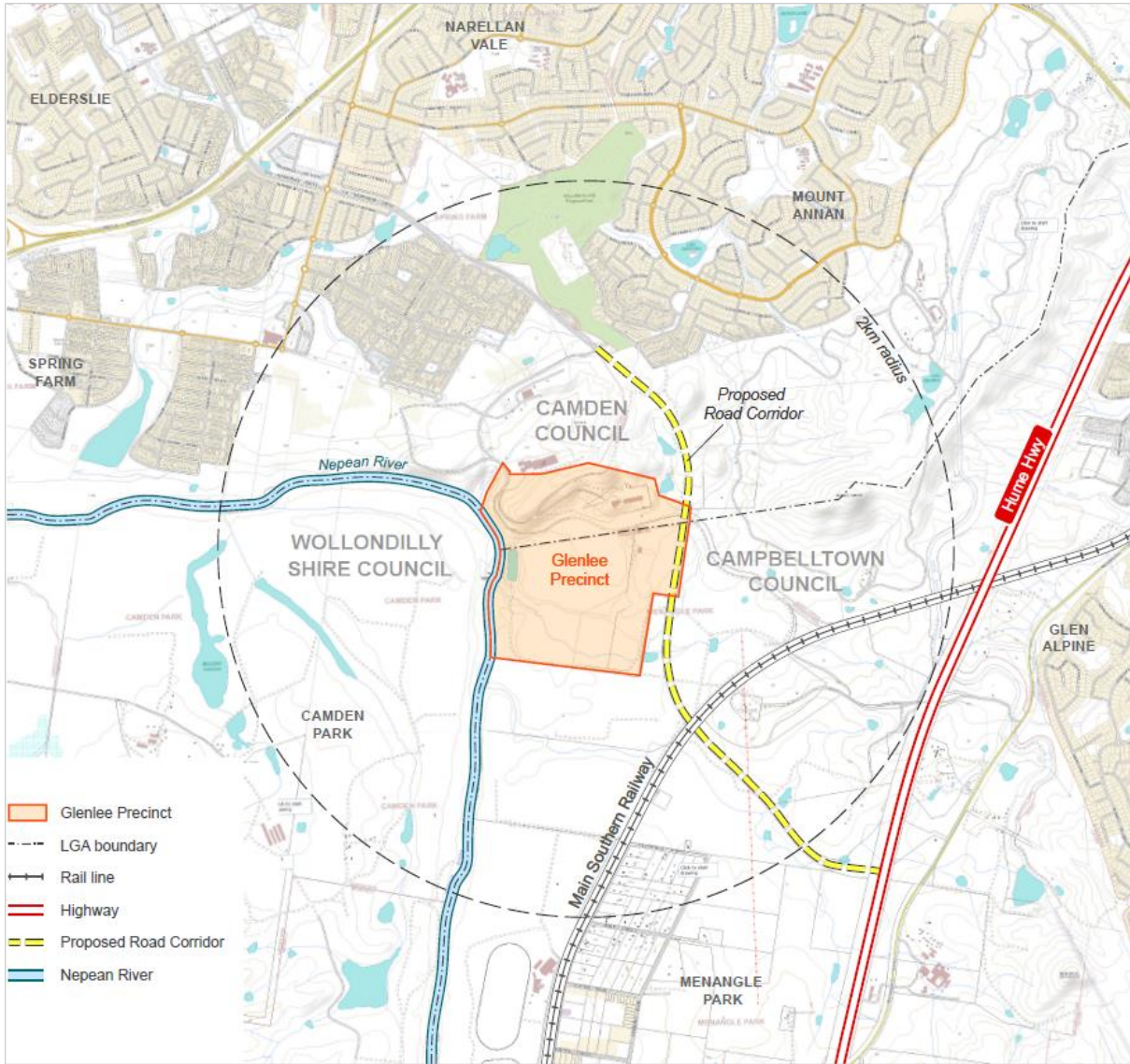


Figure 5-186-9: Site and Surrounds

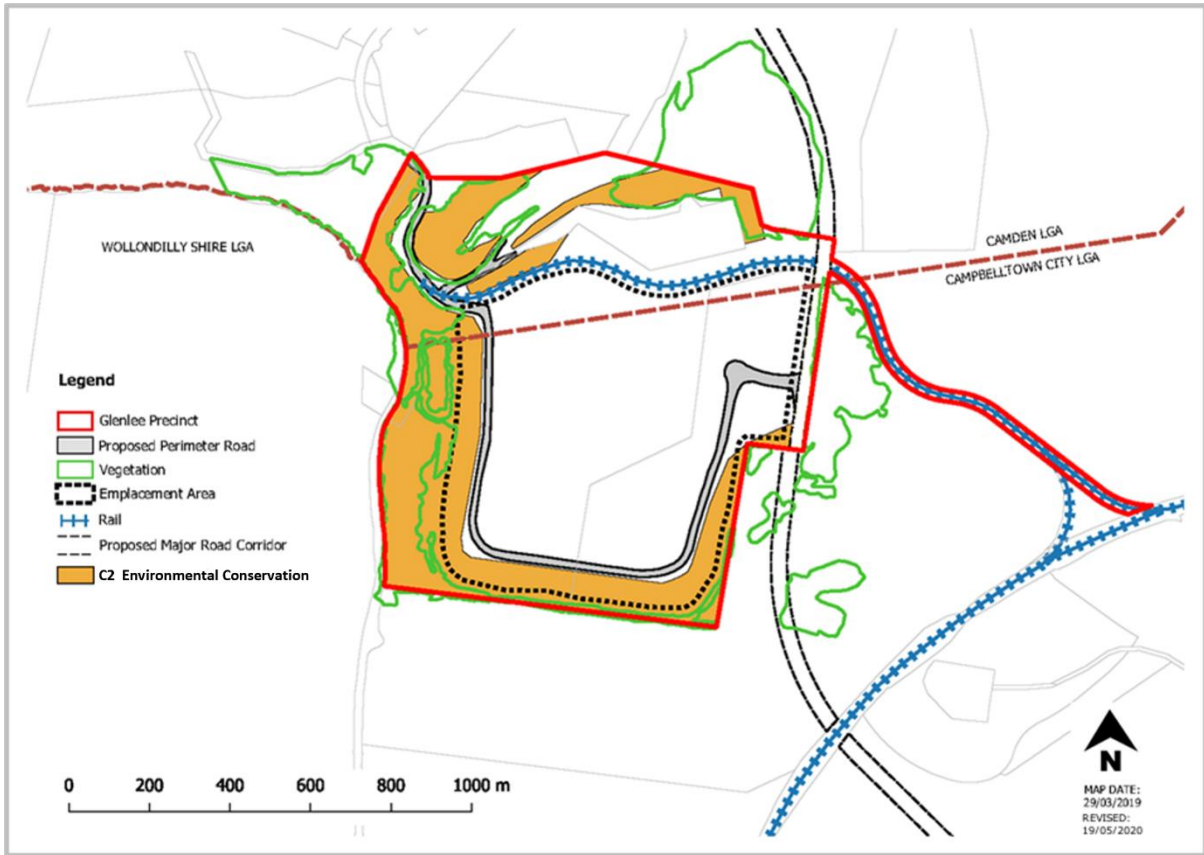
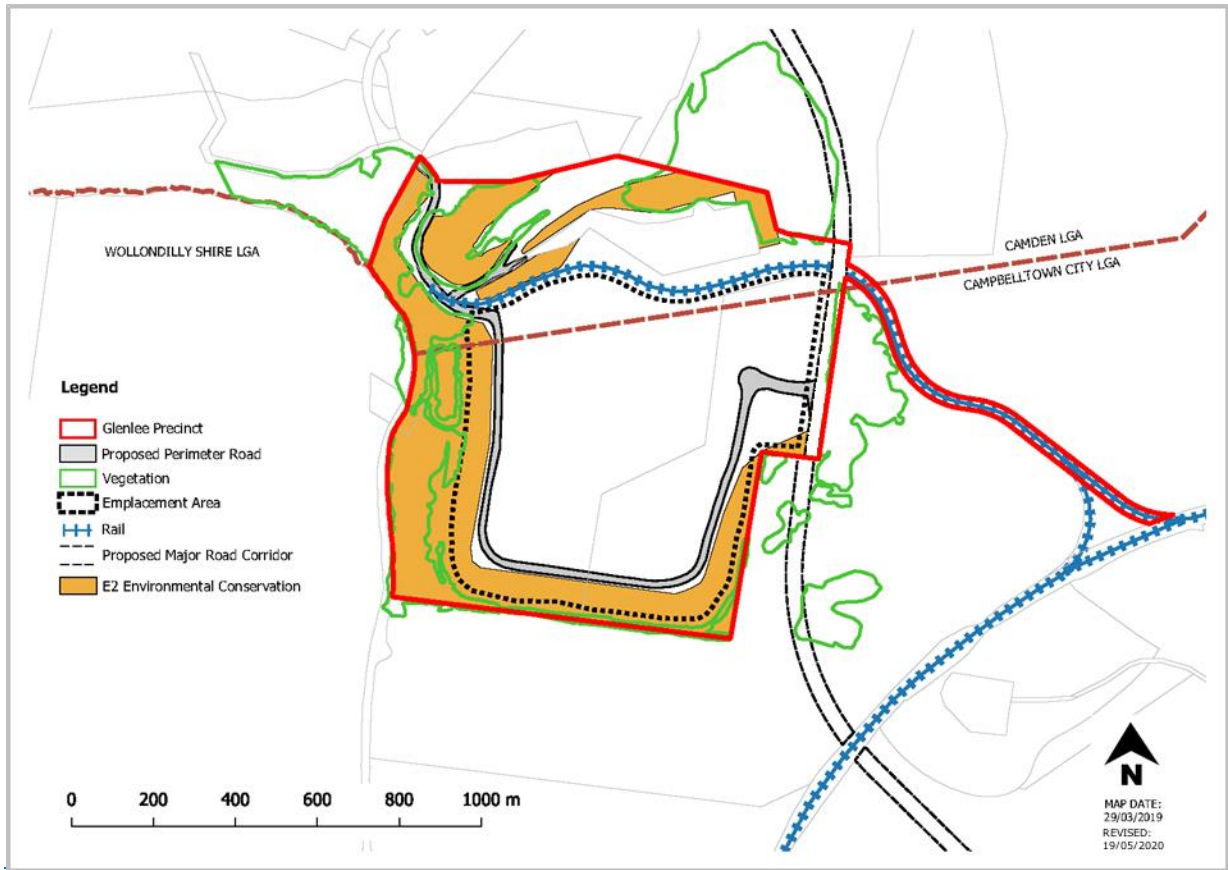


Figure ~~5-196-10~~: Location of Important Precinct Features

Desired Future Character Statement

Objectives

- a. The Glenlee Precinct (the Precinct) will be an employment area with a mix of sustainable land uses within the landscape context of its elevated position, the Nepean River and the Australian Botanic Garden Mount Annan. These land uses will complement new residential areas currently being released, residential areas proposed to be released, existing rail infrastructure and proposed road infrastructure including the Spring Farm Parkway connection to the M31 Hume Motorway.
- b. The Precinct will consist of a variety of industrial, warehouse and logistic development in a vegetated landscaped setting.
- c. Landscaping will be incorporated throughout the Precinct to respond to sensitive cultural landscapes and form a distant backdrop when viewed from the M31 Hume Motorway, surrounding residential areas and the Australian Botanic Garden Mount Annan.

Development Objectives

Objectives

- a. Facilitate new development and industries such as industrial, warehousing, logistic activities and the like, that meet the environmental management objectives contained in Part 2 of this DCP.
- b. Provide a framework that will lead to a high standard of development in the Glenlee Precinct, encouraging local employment and creating an area which is pleasant, safe and efficient to work in.
- c. Ensure that development takes account of the physical nature of the local environment, particularly the Nepean River, ridgelines and the natural landscape.
- d. Ensure that development does not result in pollution of waterways, particularly the Nepean River, and protects, restores and enhances riparian corridors.
- e. Promote the development of a visually attractive physical environment where the form, scale, colour, shape and texture of urban elements are managed in a way that will achieve an aesthetically pleasing place.
- f. Developments must not further detract from views to and from surrounding areas, particularly Menangle Park, Glenlee Estate, Australian Botanic Garden Mount Annan and Camden Park Estate.
- g. Ensure the stability of the Emplacement Area (see Figure 6-10) and stabilisation of embankments through revegetation.
- h. Establish environmental criteria and controls for development within the area to ensure that the environmental qualities of adjoining areas are not compromised.
- i. Promote the conservation of existing bushland and establish a vegetated corridor to allow for the movement of fauna from the Nepean River through to the Australian Botanic Garden Mount Annan.
- j. Minimise the impact of development on areas of native vegetation including areas of high biodiversity, archaeological and heritage significance.
- k. Encourage private ownership and maintenance of vegetated / landscaped areas throughout the Precinct.
- l. Ensure a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct.
- m. Allow suitable vehicular, pedestrian and cycle connectivity to and from the site including the Macarthur Regional Recreational Trail (see below Note).

Note

A copy of The Macarthur Regional Recreational Trail Concept Report prepared by Clouston Associates dated November 2008 can be obtained by contacting Council.

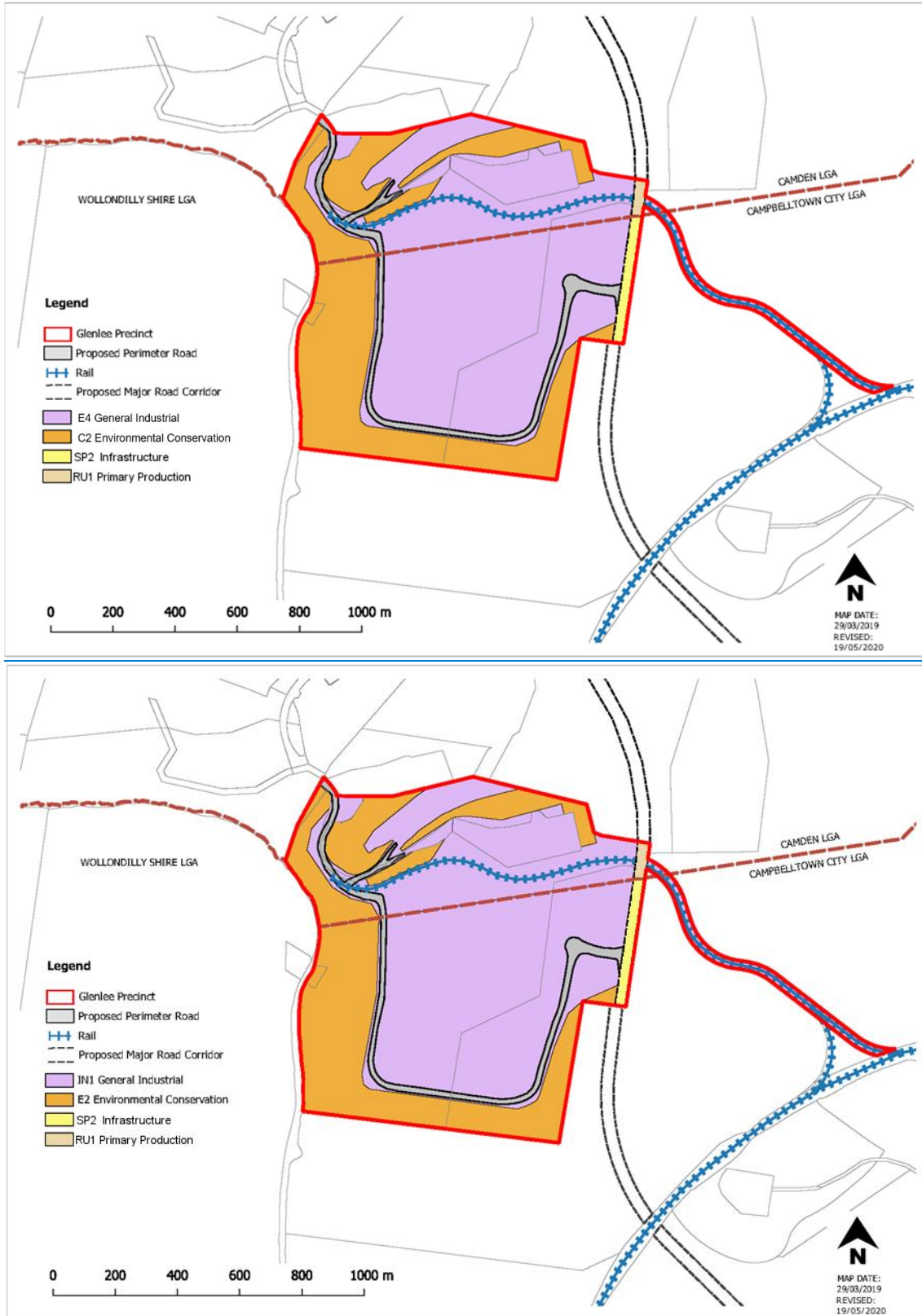


Figure 5-206-44: Glenlee Indicative Concept Plan

Related Studies

This section must be read in conjunction with the following supporting documents. These must be considered when preparing a development application:

1. Visual and Landscape Assessment prepared by Musecape dated October 2016
2. Riparian Corridor Study prepared by AECOM dated 16 May 2016
3. Water Cycle Management Strategy prepared by AECOM dated 13 May 2015
4. Ecological Assessment prepared by Ecological Australia dated 29 April 2016
5. Bushfire Assessment prepared by Ecological Australia dated 29 April 2016 and Addendum 9 November 2016
6. Land Capability Statement - Geotechnical Report prepared by AECOM dated 20 May 2016
7. Traffic Impact Assessment prepared by AECOM dated 20 May 2016 and Addendum September 2016
8. Aboriginal Heritage Due Diligence Assessment prepared by Cultural Heritage Connections dated July 2014
9. Non-Indigenous Heritage Assessment prepared by Musecape dated 24 July 2014
10. Air Quality Assessment prepared by AECOM dated 13 May 2016
11. Civil Infrastructure Report prepared by AECOM dated 13 May 2016
12. Remediation Strategy prepared by AECOM dated 13 May 2016
13. Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016
14. Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016
15. Noise and Vibration Impact Assessment prepared by AECOM dated 6 May 2015

Planning and Design

Subdivision, Lot Design and Development

Objectives

- a. Ensure the creation of lots does not impact adversely on natural and cultural features, existing biodiversity and views and vistas of heritage items.
- b. Ensure that development occurs in a logical and staged manner.

- c. Ensure that any development that may take place prior to any subdivision does not compromise the intended urban design outcome.
- d. Ensure provision of a perimeter road that provides a bushfire asset protection zone, a legible road spine and the opportunity for buildings to address the E2 Environmental Conservation Zone.
- e. Minimise the number of access points to major roads, whilst facilitating appropriate connectivity and permeability for all transport modes including pedestrians.

Controls

1. Development must be consistent with the Indicative Concept Plan (Figure 6-11) and any Council approved Indicative Layout Plan for the site.
2. The first Development Application must include an Indicative Layout Plan (ILP) for the approval of both Camden and Campbelltown Councils. The ILP will form the basis for urban development in the Precinct, including how the Precinct will be developed over time.
3. Development applications for the site must show the vegetation Management Zones described in Environmental Protection Works.
4. Development must ensure:
 - (a) proposed roads and driveways are connected to the perimeter road.
 - (b) that development of roads facilitates the development of adjoining lots.
 - (c) an attractive frontage to adjoining vegetation Management Zones or open space land.
 - (d) opportunities for passive surveillance to the public domain.
5. Perimeter public roads must be subject to significant landscape treatment in accordance with an approved Vegetation Management Plan and be compatible with any bushfire management requirements.
6. Battle-axe allotments must be avoided, where possible.
7. Where a Strata or Community Title subdivision is proposed, parking, landscaping, access areas and directory board signs must be included as common property.

Stormwater Management

Objectives

- a. To manage the quantity and quality of surface stormwater run-off.
- b. To manage flooding and stormwater run-of.
- c. To require the implementation of Water Sensitive Urban Design (WSUD) strategies.
- d. To ensure the geotechnical stability of future developments and Council infrastructure within the site.

Controls

8. Development applications must comply with Camden Council's Engineering Design and Construction Specifications for controls relating to detention, drainage and Water Sensitive

Urban Design, unless an alternative holistic and sustainable strategy is prepared and approved by Council.

9. On contaminated land, on-ground WSUD elements such as bio-retention facilities are not suitable unless the land is remediated and validated.
10. A comprehensive drainage system must be installed within the Precinct, particularly in the Emplacement Area and shallow fill areas to manage potential risk. The drainage system must:
 - (a) efficiently manage the perched water table and any recharge.
 - (b) be designed and constructed to limit embankment erosion, run off and loss of debris from the site.
 - (c) form part of the integrated water cycle management strategy.

Related Studies

Refer to the Water Cycle Management Strategy prepared by AECOM dated 13 May 2015 when considering site specific methods to manage stormwater and pollution control.

Environmental Protection Works

Objectives

- a. To protect, restore and enhance the environmental qualities of water courses, in particular the Nepean River.
- b. To promote the conservation of urban bushland and establish vegetated corridors to allow for the movement of fauna.
- c. To protect and preserve native vegetation and biological diversity in the Glenlee Precinct in accordance with the principles of ecologically sustainable development including the removal of weed infestations.
- d. To maintain and enhance the ecological values within the Precinct and corridors for fauna and flora through revegetation and restoration work.
- e. To ensure that all embankments are stabilised with vegetation and bush regeneration.
- f. To ensure that adequate soil is provided or available to support landscaping required by this DCP.

Controls

11. A Vegetation Management Plan (VMP) must be submitted to Council for approval with the first Development Application for Management Zones A, B and C.
12. Environmental protection works must be carried out in accordance with the VMP.
13. The VMP must be registered on the title of all lots identified as "Glenlee" on the Urban Release Area Maps (Camden Local Environmental Plan 2010) requiring compliance with the VMP.

14. The VMP must:
- (a) Include details on each management zone (A, B and C).
 - (b) specify what soil works are to be undertaken to support landscaping required to stabilise embankments and screen the site from views from surrounding areas.
 - (c) specify a vegetation landscape buffer along the boundaries of the Precinct in accordance with Control 2 under Visual Impact.
 - (d) show areas of vegetation that are to be fenced off and protected when earthworks and civil works are to be undertaken in close proximity.
 - (e) provide details on an ongoing weed control program for the precinct.
15. All roads that traverse vegetation Management Zones must consider fauna crossings.
16. The management of flora, fauna and the riparian corridors must be in accordance with the requirements below. The relevant locations of the Management Zones are contained in Figure 6-12:
- (a) Management Zone A – Nepean River
 - (i) Bushfire asset protection zones must not be located within this Management Zone including vegetation retained for conservation in this zone.
 - (ii) An ongoing weed control program in perpetuity and revegetation measures are to be implemented to improve the ecological value of this corridor.
 - (iii) Planting mix is to comprise both upper storey (tree) and lower storey (shrubs and grasses) vegetation using local endemic species.
 - (iv) Undertake soil erosion control during construction, and maintain as required, to prevent sediment flow into this zone.
 - (v) Use of spray grass, hydro seeding geo fabrics or jute weed matting to minimise the loss of top soil while plant establishment takes place must be considered during construction. These management measures must be detailed in the Construction Certificate plans.
 - (vi) Water storage dams and related pumping infrastructure is to be located outside the conservation area.
 - (b) Management Zone B – East West Terrestrial Link
 - (i) Bushfire asset protection zones must not be located within this Management Zone including vegetation retained for conservation in this zone.
 - (ii) An ongoing weed control program in perpetuity and revegetation measures are to be implemented to improve the ecological value of this corridor, including existing African Olive weeds are to be removed and replaced by native shrub and ground layer species representative of Cumberland Plain Woodland.
 - (c) Management Zone C – Caleys Creek Corridor
 - (i) A riparian corridor must be applied from the Caley's Creek watercourse to the top of the Emplacement Area, where the Creek is present or on the boundary of the Precinct (see Figure 6-10, Figure 6-12 and Figure 6-13).

- (ii) Soil remediation is to be undertaken in this area to encourage growth of Cumberland Plain or River-Flat Eucalypt Forest community.
- (iii) Restoration planting adjacent to the watercourse should comprise of plants in of the River-Flat Eucalypt Forest community.
- (iv) Embankments must be planted with a vegetation community reflective of the locality and be able to adapt to soil conditions and slope.
- (v) The vegetation on the top of the Emplacement Area must comply with Bushfire Asset Protection Zone requirements.
- (vi) An ongoing weed control program in perpetuity and revegetation measures are to be implemented to improve the ecological value of this corridor.

Related Studies

The recommendations contained in the following documents are to be used to inform the preparation of the Vegetation Management Plan:

Ecological Assessment prepared by Ecological Australia dated 29 April 2016;

Riparian Corridor Study prepared by AECOM and dated 16 May 2016;

Remediation Strategy prepared by AECOM dated 13 May 2016;

Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016; and

Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016.

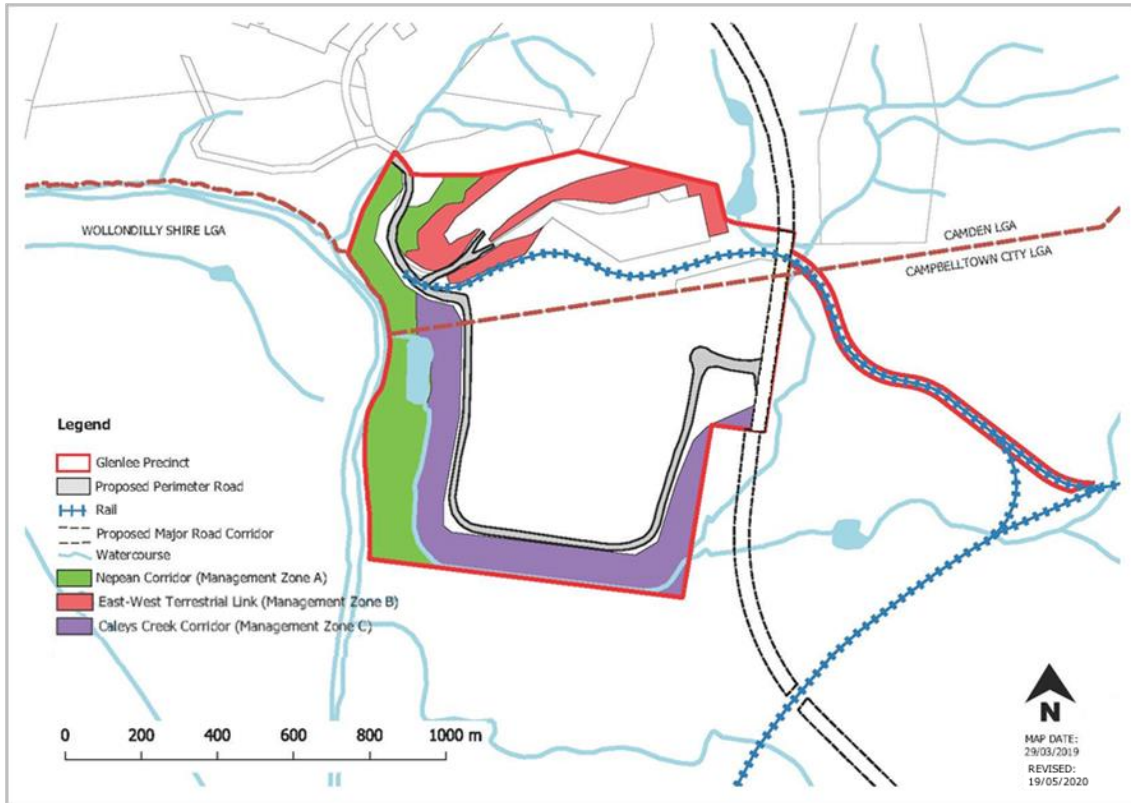


Figure 6-425-21: Location of Vegetation Management Zones in Glenlee

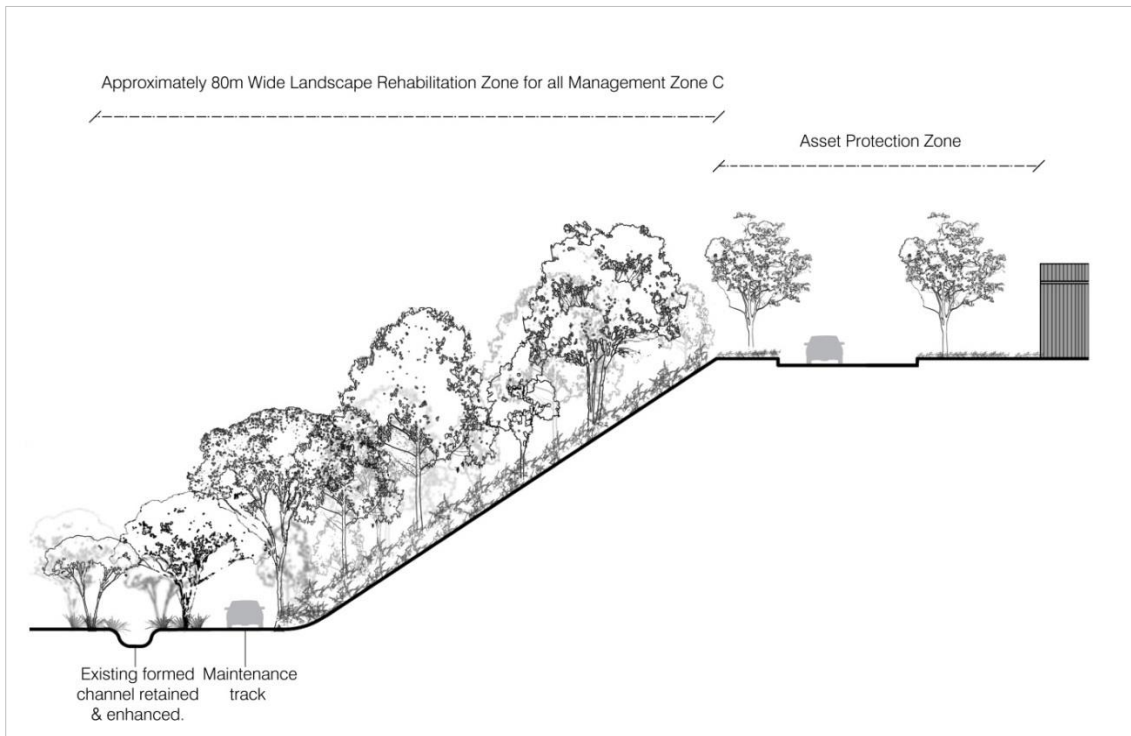


Figure 6-435-22: Indicative Structure of the Riparian Corridor for Management Zone C

Contamination

Objectives

- a. To protect the environment by ensuring that Potentially Contaminated Areas (PCAs) within the Glenlee Precinct are remediated.

Controls

17. Development Applications outside of Potentially Contaminated Areas (PCAs) identified at Figure 6-14, must be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with *State Environmental Planning Policy 55 – Remediation of Land and Council’s contamination policy – Management of Contaminated Lands*.
18. Development Applications within Potentially Contaminated Areas (PCAs) identified at Figure 6-14, must be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with *State Environmental Planning Policy 55 – Remediation of Land and Council’s contamination policy – Management of Contaminated Lands*.
19. Where remediation is required a Remediation Action Plan (RAP), prepared by a certified consultant, must be submitted with the development application.

Note

Developments relating to coal seam gas infrastructure are to be undertaken with consideration to the exclusion zones contained in State Environmental Planning Policy ([Mining, Petroleum Production and Extractive Industries Resources and Energy](#)) 202107.

Related Studies

The following reports contain site specific recommendations which may help inform your RAP:

Remediation Strategy prepared by AECOM dated 13 May 2016;

Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016; and

Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016.

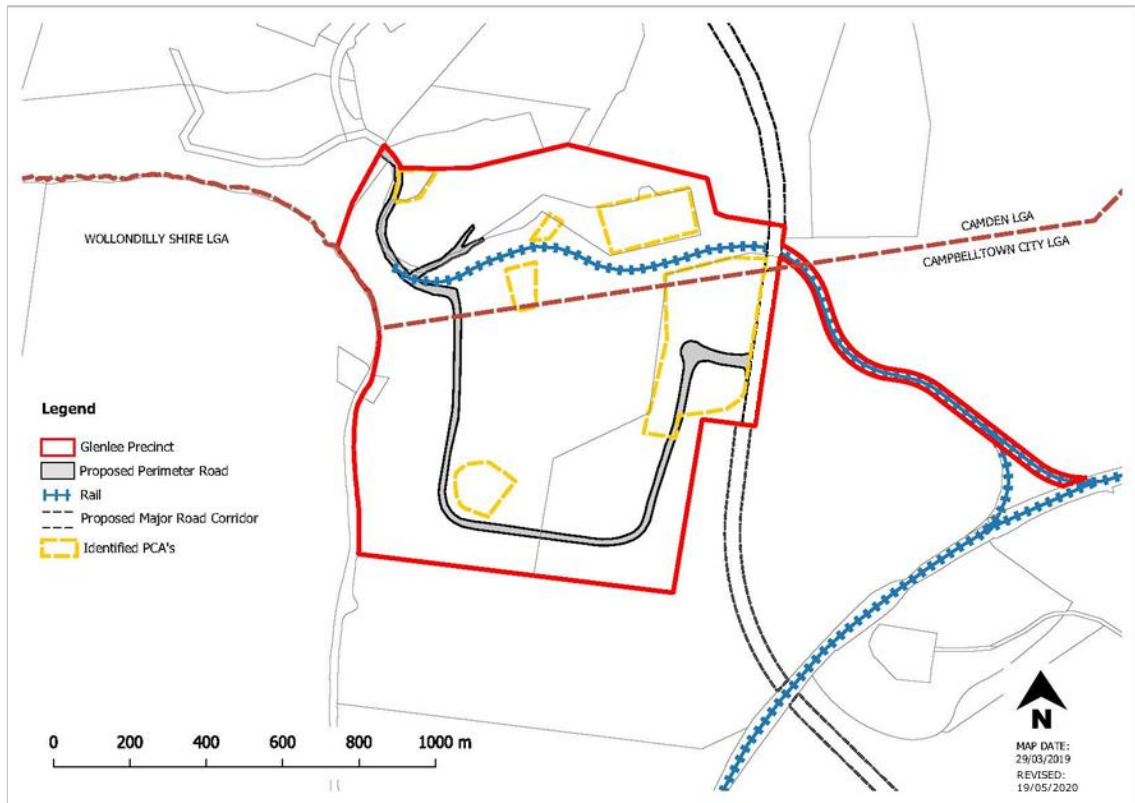


Figure 6-145-23: Potentially Contaminated Areas in Glenlee

Geotechnical Works

Objectives

- a. To ensure the geotechnical stability of existing and future developments and Council infrastructure within the site.
- b. To mitigate impacts associated with erosion and instability of subsoils.
- c. To ensure that landscaping and vegetation are used to stabilise the Precinct.

Controls

20. Development applications that involve the construction of new buildings, structures, roads or footpaths are to be accompanied by a geotechnical report, prepared by a suitably qualified consultant.
21. A capping layer of granular fill at a minimum depth of 2m, or otherwise specified by a geotechnical engineer, must be provided over the entire Emplacement Area.
22. Embankments must be suitably stabilised to prevent erosion and addressed in the geotechnical report.
23. Loose surface material must be suitably treated.
24. Developments on the Emplacement Area must support the continued growth of vegetation.
25. The new ground level resulting from ground level changes must be detailed as part of any

development application.

Note

Developments relating to coal seam gas infrastructure are to be undertaken with consideration to the exclusion zones contained in State Environmental Planning Policy ([Mining, Petroleum Production and Extractive Industries Resources and Energy](#)) 2007/2021.

Transport Network

Objectives

- a. Ensure the transport network accommodates all transport modes.
- b. To optimise access without compromising the safety and efficiency of the surrounding network.
- c. To develop a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct including the Macarthur Regional Recreational Trail.
- d. To provide safe, efficient access and manoeuvring.

Controls

26. The first Development Application must include a Transport Management Plan (TMP) for the approval of both Camden and Campbelltown Councils in conjunction with an Indicative Layout Plan as required in Control 2 in Subdivision, Lot Design and Development. The TMP must consider the location of public transport routes, pedestrian walkways and cycleways.
27. A clear road hierarchy must be reinforced through landscape treatment including street trees.
28. Road design must address all modes of transport.
29. All roads must have a minimum carriageway width of 13m.
30. Pedestrian and transport routes must have consideration to connections with the Macarthur Regional Recreational Trail (refer to Note).
31. Roads that will connect to the future Spring Farm Parkway must be constructed to the boundary of the Spring Farm Parkway corridor (identified as "Area 1" on the Clause 7.10(1) Application Map in Camden Local Environmental Plan 2010).

Related Studies

Consideration should be given to the Traffic Impact Assessment prepared by AECOM dated 20 May 2016 and Addendum September 2016 when preparing a Transport Management Plan.

Note

Infrastructure such as roads, drainage and cycleways are to be designed in accordance with Camden Council's Engineering Design and Construction Specification and Engineering Design Specification.

The Macarthur Regional Recreational Trail Concept Report prepared by Clouston Associates dated November 2008 can be obtained by contacting Council.

Site Specific Industrial Controls

Visual Impact

Objectives

- a. To ensure that view corridors are sensitively managed and identified between Glenlee and surrounding significant rural and historic sites.
- b. To mitigate visual impacts with vegetative screening.
- c. To require well-designed development in visually prominent locations.
- d. To ensure that light spill and glare from external lighting does not impact adversely upon the use and enjoyment of adjoining premises and surrounding areas, particularly residential and rural areas or compromise road safety.

Controls

32. A Visual Analysis Report must be submitted with any development application for the construction of a new building or change in ground level. The report is to be prepared by a suitably qualified consultant and must identify visually prominent areas, potential view corridors and potential view impacts to and from Menangle Park, Glenlee Estate, the Australian Botanic Garden Mount Annan and Camden Park Estate as a result of new buildings or finished landforms.
33. Vegetative screening must be provided along the southern and western perimeter of the Precinct and should incorporate upper, middle and lower canopy plantings. Details of the vegetative screening are to be included in the Vegetation Management Plan.
34. Services and utilities must be placed underground, where feasible. If provided overhead, infrastructure must be designed to minimise visual impact, particularly in respect to significant sites surrounding the Precinct.
35. Council may request an external lighting strategy be submitted with development applications. The strategy must detail the location and design of lighting and the proposed hours of operation with reference to AS 4282-1997 Control of the obtrusive effects of outdoor lighting.

Note

Remedial measures to reduce light spillage may include shielded street lighting, reduced height of light poles, directional lighting to avoid light spillage upwards or towards heritage items, box lighting and earth bunding.

Related Studies

Consideration should be given to the Visual and Landscape Assessment prepared by Musecape dated October 2016 when preparing a Visual Analysis Report.

Setbacks

Objective

- a. To provide setbacks to facilitate appropriate landscaping and to allow buildings to sit appropriately within the landscape.

Control

36. Front setbacks from the street must be a minimum of 10m. Secondary frontage setbacks, for corner allotments must be a minimum of 3m.

Building Design and Siting

Objectives

- a. To optimise integration of buildings with the natural topography, landscape and relative positioning of other buildings in the street and the surrounding context.
- b. To require a high standard of architectural design, utilising quality materials and finishes.
- c. To establish varied and articulated building frontages that address the existing or future public domain.
- d. To require the design of attractive and appropriate amenities for staff.
- e. To ensure fencing has been designed with regard to the desired future character of the Precinct.

Controls

37. Architectural Design:

- (a) Buildings are to be articulated to reduce the apparent height and scale of external walls.
- (b) Plant and mechanical equipment, including exhausts, are to be screened or located appropriately so that they are not prominent features from the existing and future public domain.
- (c) Materials and colours of buildings, utility and ancillary structures must adopt recessive toned colours such as earth tones (stone, browns, muted greens, sand, dark red / plums) or cool tones (soft greys, grey / blues). All materials must be constructed of non-reflective materials.
- (d) Building facades to the street must be predominately constructed of face brick, decorative masonry blocks (non-standard concrete blocks), precast panels (coloured and / or textured to a high-quality finish), glass, natural timber or other building materials that present attractively to the public domain.

38. Siting / Building Orientation:

- (a) Buildings must be integrated with the natural landscape and the existing and future streetscape with an articulated and landscaped appearance when viewed from the Vegetation Management Zones.
- (b) Building elevations oriented towards residential areas must be minimised. Where this is unavoidable, the building is to be designed to ameliorate negative impacts.
- (c) Buildings must be designed to maximise solar efficiency, landscape design at the frontage and passive surveillance.
- (d) Buildings and structures must be consistent with any future public roads on or adjacent to the Precinct.
- (e) On lots with multiple street frontages, such as corner lots, buildings must be designed to address both streets.

39. Fencing:

- (a) Fencing is to be constructed of non-reflective materials, consistent with the colour pallet prescribed in Control 1 of Architectural Design (above).
- (b) Fencing must be of an open form so as not impede sight lines for drivers.
- (c) Fencing is to be contained wholly within the site.

- (d) Fencing must be located behind required landscaped areas.

Landscaping

Objectives

- a. To create a landscape character and amenity that is appropriate to the scale and nature of the development.
- b. Encourage development which provides attractive staff amenities through landscaping.
- c. To minimise the visual impact of any development from the surrounding area.
- d. To create habitat creation and encourage fauna movement.

Controls

40. A detailed landscape plan, prepared by a suitably qualified consultant, must be submitted with all development applications for the subdivision of land and or erection of buildings. The landscape plan must detail landscaping and the location, height and type of fencing proposed within the site.
41. Landscaping should provide sufficient vegetative screening of buildings, outdoor activities and structures when viewed from surrounding areas including Menangle Park, Glenlee Estate, the Australian Botanic Garden Mount Annan and Camden Park Estate.
42. Details must be submitted demonstrating what soil works are required to support landscaping and street tree planting.
43. Street setbacks are to comprise a minimum 50% of soft landscaping.
44. Staff amenities and open spaces, such as break-out spaces must be incorporated into landscaped areas to provide attractive working environments.
45. Fencing must be softened with landscaping and planting.
46. Automatic irrigation systems must be installed for all landscaped areas.
47. Local Cumberland Plain Woodland tree species are to be planted in clusters of 5 to 7 trees consisting of at least two varieties, planted at 5m centres (from tree trunk centre to tree trunk centre) in two informal staggered rows (see Figure 6-15). The clusters are to be positioned within the first 3m of the primary street setback. A 75mm layer of leaf mulch shall be applied evenly over the entire planting area after planting. At the time of planting, the trees must have a minimum planted height of 2m with suitable hardwood stakes and ties. Tree stock to be sourced in minimum 75L container. Trees are to reach a mature height of at least 8m. Trees are to be located 0.5m from the back of kerb and a minimum of 1m from any other concrete surface. Positioning of the tree planting must ensure the following can be achieved:
 - (a) space for future driveways and waste storage collections points;
 - (b) street lighting, utilities, bus stops and pedestrian crossings; and
 - (c) appropriate sight distances in accordance with relevant standards.

The plantings are subject to a 12 months establishment and maintenance period at the end of which plantings must have signs of healthy and vigorous growth.

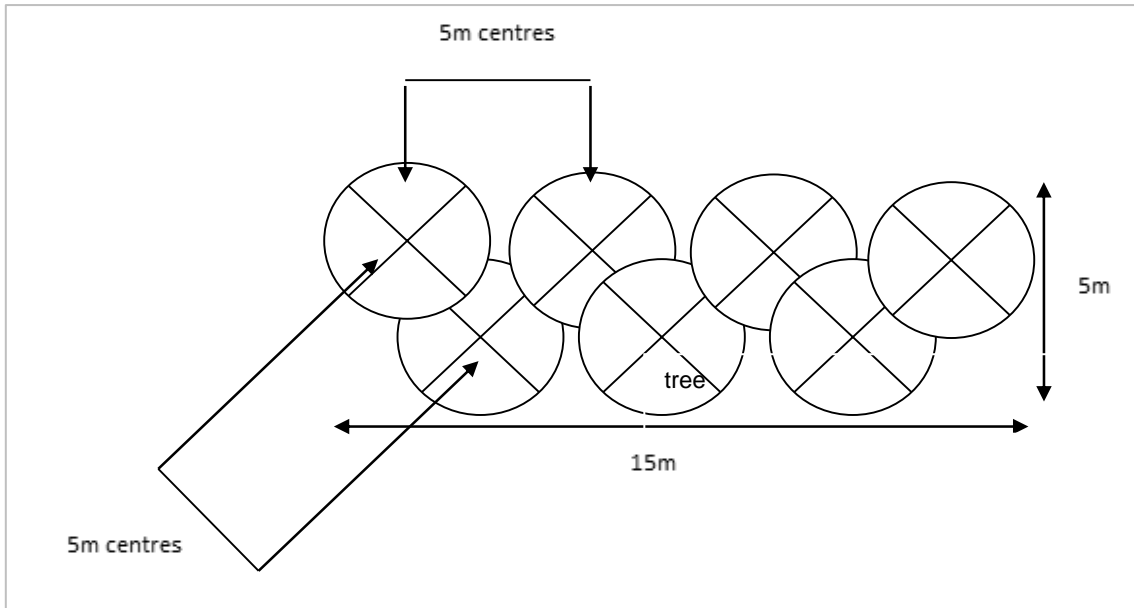


Figure 5-246-15: Tree Cluster Guide

-End of Part-

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

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Specific Land Use Controls

6

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SPECIFIC LAND USE CONTROLS

6.1 Introduction

This Part applies to land zoned for rural or industrial uses. This plan also applies to site specific uses such as:

- Child Care Centres
- Restricted Premises
- Sex Service Premises
- Exhibition Homes and Villages
- Home Business & Home Industry
- Domestic Solid Fuel Burning Appliances (Wood Fired Heaters)

6.2 Rural Land Uses

Background

Camden's rural areas play an important role – not only from an agricultural production perspective, but also through the provision of diverse rural landscapes. Increasing urbanisation has placed added pressure on the rural lands. Accordingly, Council seeks to ensure that development undertaken in the rural areas maintains the production potential of agriculture, conserves the scenic and cultural landscapes, and protects and enhances the natural environment.

What are Rural Land Areas?

The rural land areas that are covered by this section of the DCP include the RU1 (Primary Production), RU2 (Rural Landscape), RU4 (Rural Small Holdings) and other zones where rural land uses may occur including the E2 (Environmental Management) and E4 (Environmental Living) Zones.

Objectives

- a. Provide controls for rural dwellings, outbuildings and farm buildings which ensure the buildings are appropriately sited, designed and constructed in the rural context of the site;
- b. Ensure that the use of rural land for primary production purposes occurs in an orderly manner, minimising impacts upon the natural environment and surrounding land uses;
- c. Provide controls for non-agricultural developments in rural zones to ensure they are compatible with the use of the surrounding land for primary production and rural living;
- d. Ensure that support infrastructure in rural zones are appropriately sited and constructed; and
- e. Maintain the scenic rural landscapes which characterise the rural zoned land in the Camden LGA.

Further Information

Camden Rural Land Strategy 2017 Camden Scenic and Cultural Landscapes Study, February 1998 Lambcon Associates. Buffer Zones to Reduce Land Use Conflict with Agriculture, November 2018, Department of Primary Industries.

6.2.1 Landscape Setting and Land Use Conflict

Landscape Setting

Objectives

- a. Conserve significant natural features of the site and contribute to effective management of biodiversity;
- b. Conserve trees and other vegetation of ecological, heritage, aesthetic and cultural significance and
- c. Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings and other infrastructure.

Controls

1. Natural features of the site, such as trees and other vegetation, rock outcrops, cliffs, ledges, Indigenous species and vegetation communities should be retained where appropriate; and must be enhanced with a revegetation strategy for the site.
2. Landscaping is to enhance the visual setting and accentuate the design qualities of the built form. Landscaping solutions are to be used to create a screening effect for visually obtrusive land uses or building elements.
3. Landscaping should encourage the development of a tree canopy to soften the built environment and to encourage the continuity of the landscape pattern.

Land Use Conflicts

Objectives

- a. Minimise rural land use conflict through a number of strategies including provision of land use buffers, land use regulation and encouragement of best practice in rural land practices; and
- b. Preserve rural resources by ensuring that land is not effectively sterilised by being developed or encroached upon by urban or other incompatible uses.

Controls

1. Proposed development must demonstrate consideration of existing rural operations and surrounding land uses and impacts on the proposed development.
2. Buffers or other measures must be implemented to ensure that residences or other sensitive receiving environments are not adversely affected by noise, odour, chemicals, or the like.
3. Where there is potential for the proposed rural industry / agricultural use to generate noise and/or odour impacts, a noise and/or odour impact assessment must be carried out by a suitably experienced and qualified person(s) and provided with the development application.

6.2.2 Rural Accommodations, Dwellings, Secondary Dwellings and Outbuildings

Background

Rural Dwellings

Residential development in rural zones takes many forms, including dwellings which complement the use of the land for primary production purposes, and rural-residential living on smaller rural lots. Residential development has the potential to create conflict with other land uses in rural zones if buildings are inappropriately sited and designed. All development should take into account the inherent rural character of a locality and be responsive to that character and the local landscape qualities.

Outbuildings

Outbuildings are associated with rural dwellings and area an integral part of rural life and activities. Outbuildings should be designed and sited to complement rural character. Inappropriate uses and activities are not permitted.

Objectives

- a. Ensure that development does not detract from the rural landscape, scenic quality, heritage value, nature conservation significance or agricultural productivity of rural areas;
- b. Provide separation between residential uses and noise generating sources;
- c. Provide buffers between residential buildings and land uses to minimise the potential for land use conflict and additional pressure on agriculture or other rural activities;
- d. Ensure that external finishes used have minimal detrimental impact on the visual amenity of an area; and
- e. Encourage consideration of all the rural components of development such as fencing, outbuildings, driveways and landscaping in the design of the proposed development.

Controls

1. Buildings in all rural zones must provide a minimum front setback of 20 metres.
2. Buildings in all rural zones must provide a minimum side and rear setback of 5 metres.
3. Controls 1 and 2 apply unless existing land uses and operations impact on the proposed development, therefore larger setbacks may be required to buffer new dwellings.

4. Dwellings must be located to minimise the removal of existing vegetation.
5. Buildings should be visually unobtrusive in the overall landscape.
6. Buildings should complement the characteristics of the landform.
7. Cut and fill must be kept to a minimum.
8. The roofline of buildings should reflect the land profile within the vicinity of the development.
9. All outbuildings must be ancillary to an approved use on the land on which it is situated.
10. External wall cladding to outbuildings must be of masonry, metal sheet or other approved material compatible with authorised existing development on the site and the character of the immediate environment.
11. Roof cladding to outbuildings must be of tiles, metal sheet or other approved material compatible with authorised existing development on the site and the character of the immediate environment.
12. The colours of roof and wall cladding must be generally low reflective neutral/earth tones, compatible with authorised existing development on the site and environmentally sensitive, to minimise any possible adverse impact on the amenity of the area.
13. All outbuildings must be provided with appropriate complementary landscaping to minimise the environmental impact on adjoining premises and the area generally.
14. Land zoned E4 Environmental Living with a minimum lot size of 1500m² or less, may use the minimum setbacks for outbuildings within Part 4 of this DCP.
15. The maximum floor area for rural outbuildings not used for the purposes of agriculture is 100m².
16. On unsewered sites, effluent and household waste water is to be disposed in accordance with Council's Sewage Management Strategy.
17. Access driveways are to be of trafficable width to allow for passing vehicles, manoeuvring and turning space, and bush fire access including emergency and service vehicles.
18. Attached Dual Occupancy development, where permitted by an Environmental Planning Instrument, the dwellings must be physically attached under the same roofline and have the general appearance of a dwelling-house when viewed from the primary street frontage. Structures such as carports with skillion roofs, pergolas, covered awnings and the like are not acceptable as a mode of attachment.

19. Detached Dual Occupancy and Secondary Dwelling development, where permitted by an Environmental Planning Instrument, the architectural treatment and building materials of both dwellings in the development must be compatible. Mirror reversed or replica dwelling design is not acceptable form of development.
20. Handle widths to battleaxe lots in rural areas are to be a minimum of 6 metres with a maximum length of 100 metres. A handle may serve two lots, provided there are reciprocal rights of way. An all weather pavement surface constructed to Council's standards is to be provided within each handle.

6.2.3 Secondary Dwellings

Objectives

- a. To enable the development of a diversity of dwelling types; and
- b. To contribute to the availability of affordable housing on rural lots.

Controls

1. Secondary dwellings must comply with the controls outlined above - except where the controls in this clause differ, in which case the controls below prevail.
2. Secondary dwellings must be designed to complement the design of the principal dwelling and be subservient to the principal dwelling in terms of visual bulk and scale.
3. Windows and private open spaces of secondary dwellings must not overlook the private open space of any adjacent dwellings.
4. No additional car parking or private open space area is required for secondary dwellings; however, provisions must be made for clothes drying facilities in a location with adequate solar access.
5. Any secondary dwelling must be setback behind the front building alignment of the principal dwelling.
6. The front entrance of a secondary dwelling may be located behind the primary street façade.

6.2.4 Farm Buildings

Background

As the nature of agricultural activities changes there has been an increase in the number and size of farm buildings and a corresponding increase in their impacts on the surrounding area. For this reason, it is necessary to provide controls for all developments involving farm buildings.

Unless specifically stated, controls for farm buildings apply to all buildings associated with any permissible use of rural land, whether or not that use is considered an agricultural use. In some cases, there are additional controls for particular buildings, such as greenhouses and poultry farms. Controls for greenhouses and poultry farms are included in the relevant land use sections below and should be applied instead of these controls for farm buildings.

Objectives

- a. Protect the scenic, historic and cultural value of the Camden LGA's natural and built environment; and
- b. Maintain the existing streetscape and rural aesthetic of the area.

Controls

1. All farm buildings must be ancillary to an existing agricultural use being undertaken on the land on which it is situated.
2. Farm buildings should be constructed using materials, colours and finishes that complement the principal dwelling, including low reflective, neutral/earth tones which blend in with the natural landscape.
3. Farm buildings should be sited so as not to be visually prominent when viewed from the road.
4. Farm buildings should be constructed in a cluster to minimise the amount of land occupied by development.
5. The minimum setback from any road is 20 metres.
6. The minimum side and rear boundary setback is 5 metres.
7. Cut and fill must be kept to a minimum and slope should not exceed 15%.
8. Farm buildings should feature pitched roofs.
9. Farm buildings must be designed and located to comply with Council's Flood Risk Management Policy.

Note: Farm buildings may be exempt under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

6.2.5 Agricultural Development

Objectives

- a. Ensure that intensive plant agriculture is compatible with the rural environment;
- b. Minimise any adverse impact of intensive plant agriculture on surrounding properties; and
- c. Minimise the environmental impact of intensive plant agriculture on surrounding areas and watercourses.

Controls

1. The minimum lot size required to undertake intensive plant agriculture is 2 hectares.
2. The following setbacks apply to all buildings and structures associated with intensive plant agriculture:

Table 6-1: Setbacks

Front boundary	20m
Side and rear boundary	5m
Watercourses	40m

3. Only new and durable materials must be used in the construction of greenhouses/igloos/market gardens.
4. A suitable landscape screening or buffer must be established between any boundary and greenhouses/igloos/market gardens to effectively mitigate the visual impact and land use conflict from the development.
5. The landscape screening or buffers must be established through planting trees or shrubs (minimum 1.5m in height when mature), this should occur when any structures are erected.
6. On unsewered sites, development must be in accordance with Council's Sewage Management Strategy.
7. A Water Cycle Management Plan (WCMP) detailing how water will be sourced, stored, used, treated and recycled for the agricultural operation must be provided with any development application. The WCMP must demonstrate that the operation will not significantly impact on the total water cycle beyond the boundaries of the site.
8. Where the proposed use of the site is odour generating, an Odour Impact Assessment will be required.

6.2.6 Non-Agricultural Development

Rural Industry

Objectives

- a. Ensure that rural industries are compatible with the rural environment; and
- b. Minimise any adverse impact of rural industries on surrounding lands.

Controls

1. The minimum lot size required for rural industries is 10 hectares.
2. Buildings and outside storage areas are to be sited at least 20m from a public street and from any boundary where there is a dwelling on an adjoining property. These setbacks may need to be increased in order to address potential environmental or amenity impacts of the proposed development.
3. Rural industries must maintain the rural landscape, materials, colours and building form should be recessive in the landscape with low reflective, neutral/earth tones.
4. Outdoor storage yards are to be screened from roadways and neighbouring dwellings.
5. Council may limit the hours of operation of a rural industry where there is a likelihood of adverse impact on the amenity of the surrounding area.
6. No hazardous materials must be stored below 1% AEP flood level plus freeboard.
7. Where an industry has the potential to generate offensive odour beyond the boundaries of the site, an odour assessment must be undertaken in accordance with DECCW's "[Technical framework: Assessment and Management of Odour from Stationary Sources in NSW](#)" and be submitted with the application.
8. On unsewered sites, development must be in accordance with Council's Sewage Management Strategy.

6.2.7 Keeping of Trucks

Objectives

- a. Allow the storage of trucks, plant or similar vehicles owned and operated by the occupier of a property;
- b. Limit the interference of vehicle movements on the amenity of the neighbourhood; and
- c. Minimise visual impact of garaging and servicing equipment.

Controls

1. The maximum number of trucks, plant or similar equipment to be stored on a property (not associated with an authorised use occurring on that property), within a rural zone is two.

Note: If more than two vehicles are intended to be stored on the site, the use of the site may be defined as a "Truck Depot" under the Dictionary section of CLEP 2010, which will require the lodgement of a development application to seek consent for the use of the land for this purpose. Given the potential impacts on adjoining property owners, consideration should be given to locating truck depots on land within an industrial zone.

2. Loading Bays or parking for trucks are to be located in an area that is not visible from the street.
3. An Acoustic Report undertaken by a suitable acoustic consultant in accordance with the Department of Transport and Planning, Industry and Environment (Department of Premier and Cabinet) measurement methodology may be required to accompany the development application.
4. The vehicles should be stored where they are not visible from any public place. In this regard, screening of the truck and plant parking area may be required.
5. Goods, freight and the like are not to be stored on site.

6.2.8 Support Infrastructure

Earth Dams (Artificial Waterbody)

Objectives

- a. Ensure dams are stable, have minimal environmental impact and do not adversely affect surrounding properties, either by ponding water back onto upstream properties or by concentrating the flow of water to any downstream properties; and
- b. Ensure riparian right of the water users are not affected by the construction of a dam.

Note: Building and maintenance of dams may be subject to licence from the Department of Primary Industries Water. However, there are three categories of dams, listed below, which do not require licence for building and maintenance from the Department;

- Farm dams up to one mega litre on properties which were subdivided prior to 1 January 1999.
- Harvestable right dams (see definition above)
- Farm dams built before 1999 used for stock and domestic purposes.

The location of a dam, size and licence requirement can be obtained from the Department of Primary Industries Water. Large dams (more than 0.5ha surface area) located in or within 40m of a natural water body, wetland or an environmental sensitive area, or in a high waterable or acid sulphate, sodic or saline soils will be considered as Designated Development and need additional considerations.

Earth dams that are or will be classified as 'prescribed dams' in accordance with the NSW Dams Safety Committee's requirements, should only be constructed subject to obtaining development consent from Council.

Controls

1. Dams should not be sited near roads, utility installations or neighbouring dwellings due to potential adverse impacts of seepage and bywash/spillway overflow and potential breaks of the embankment.
2. If a dam is to be built near a boundary, any water which bypasses the dam or spillage discharges should flow from the property in the same place it did before the dam was built.
3. Dam spillways must be designed to handle storm flows and freeboard sufficient to prevent overtopping in a 1:100 year (1% Annual Exceedance Probability) storm when a by-wash is provided.
4. No dams must not be constructed within 15 metres (to top water level) of a public road. The toe of the embankment batter or top water level must not be closer than 3 metres of a private property.
5. The width of the dam crest must be a minimum of 3 metres for dams having up to a 3 metre high dam wall. Crests should increase in width 0.5 metres for every metre above a 3 metre high dam.
6. A minimum 1 metre freeboard is required over the top water level. This should increase by 10% for every metre over a 3 metre high wall. Deviations to this may be accepted depending on the particular hydrologic, operational or dam circumstances and the accuracy of engineering design, in accordance with NSW Dam Safety Committee's Guidelines for earth dams.
7. The height of the outlet in relation to the dam governs the top water level if pipes are excluded. The outlet must be level and at least six (6) metres wide. The width of the outlet should not be less than the inlet width.
8. Natural vegetation below the spillway outlet and on the inflow areas must not be disturbed by machinery, vehicles or livestock.
9. The spillway size must be as follows:

Table 6-2: Spillway size

Catchment Area (ha)	Outlet length(m)	Channel Width(m)
less than 20	7	3
20-40	12	6
greater than 40	Subject to detailed design	

10. An earth bywash is required on all dams in order to pass surplus run-off around the dam which would otherwise pass over the embankment. The bywash should be generally 6 metres in width.

11. The width of the outlet from the bywash is not to be less than the inlet width. The bywash must not direct flows onto the downstream batter toe. The bywash cut batter is not to exceed a maximum steepness of 1.5:1.
12. If the bywash is required to be vegetated, then the bywash is to be excavated 75mm below the top water level and backfilled with compacted topsoil and planted with a suitable holding grass such as kikuyu or couch. No trees and shrubs are to be planted in the bywash area.

Note: In some instances, Council may require a pipe spillway through the embankment to act as an outlet. This is especially applicable where spring flows or small flows of long duration are known to occur. Rock baskets and geotextile fabric may be required to prevent erosion where velocities are high. Outlet and/or spillway pipes in earth basins must be encased in concrete.

13. The pipe spillway invert is to be at least 100mm below the level of the bywash.
14. The bywash or spillway water from a dam should not have an adverse impacts on neighbouring properties. Dams are to be sited so that excess water is contained on the property on which they are located before meeting with a natural watercourse downstream.

Note: Continuous trickle flows kill vegetation, keeps the soil wet and encourages spillway erosion. A small diameter sewer class pipe or stronger (usually 150mm. but varied according to flow rate) can be built into the wall during construction to accommodate trickle flows. The pipe is normally installed with a fall in gradient between its inlet and outlet, with the outlet 300mm, below the flood spillway.

The trickle pipe is to be extended beyond the toe of the batter of the embankment to prevent any potential instability problem to the embankment.

15. Three metres should be considered the minimum depth of a dam, as evaporation in many areas will lower water level by approximately 1.5 metres during dry periods. Batter slopes should be retained at 1:3, therefore the depth will be dependent upon surface area measurements in small dams.
16. The material used to construct an embankment should be sufficiently impervious to keep seepage low and to be stable. A soil with 25% clay content is ideal to form an impervious barrier.
17. The following soil types should not be used for dam construction or batters:
 - a. sand
 - b. gravels
 - c. organic soils
 - d. peat
18. The slope of upstream embankment batters should conform with the ratio of 3(horizontal):1(vertical) and downstream embankment batters no steeper than 2.5(horizontal):1(vertical).
19. All dams must have a cut-off trench to be constructed along the entire embankment length a minimum depth of 300mm. Impervious material from the excavation must be placed into the trench and compacted forming a watertight barrier preventing seepage past the structure.

Backfilling of Earth Dams

1. A dam fill plan must be prepared by a suitably qualified person and should indicate the extent of filling, original and final contours, and depth of filling in maximum 0.5m increments. The dam fill plan must accompany a report prepared by a suitably qualified engineer, detailing the type of fill material used, the compaction levels achieved, and classification in accordance with the provisions of AS 1289, Methods of testing soils for engineering purposes Soil strength and consolidation tests.

6.3 Industrial Land Uses

6.3.1 Introduction

Background

CLEP 2010 contains two industrial zones – IN1 General Industrial and IN2 Light Industrial. The IN1 General Industrial zone is designed to accommodate traditional and modern forms of industrial development, including manufacturing and warehousing. The IN2 Light Industrial zone is intended to provide a range of light industrial uses while minimising adverse impacts on surrounding land uses.

How to use this part?

This chapter (Chapter 3) establishes objectives and controls that guide industrial development such as a wide range of industrial, warehouse, employment and related land uses, along with ancillary uses that serve the day to day needs of workers in surrounding development.

What chapters apply for my development?

Chapter 3 provides general controls for industrial development within the IN1 and IN2 zones. Additional controls for site specific developments are in chapter 4, these include;

- Narellan Industrial Area – Zoned part IN1 General Industrial and part IN2 Light Industrial (**Part 6.4.1**).
- Smeaton Grange – Zoned part IN1 General Industrial and part IN2 Light Industrial (**Part 6.4.2**).
- Ironbark Avenue, South Camden – Zoned IN2 Light Industrial (**Part 6.4.3**).

In the event of any inconsistency between Chapter 3 and Chapter 4, controls in Chapter 4 prevail.

The objectives and controls contained in this section also apply to light industrial development in the B4 Mixed Use zone surrounding the Camden town centre in Part 5 of this DCP.

Objectives

- a. Facilitate the economic and orderly development of industrial areas for a wide range of uses including industrial, recreational and community uses, and limited business and retail uses that serve the day-to-day needs of those working in the immediate locality;
- b. Create high-quality industrial areas which embrace innovative and imaginative building design that is both functional and aesthetically pleasing;
- c. Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings and other infrastructure;

- d. ~~Ensure that ecological sustainable development principles are integrated into all industrial developments;~~
- e. ~~Minimise the visual and environmental impact of development on the adjoining residential, rural residential and other sensitive land uses; and~~
- f. ~~Ensure adequate facilities are provided within an industrial development for loading and unloading of goods, collecting garbage and trade waste and for the off-street parking of vehicles associated with that development.~~

6.3.2 Built Form and Design

Lot Dimensions / Subdivision

~~In new industrial areas, Council accepts that subdivision will result in the creation of allotments of varying sizes and dimensions to satisfy differing development requirements.~~

- 1. ~~The minimum lot size is to be consistent with the CLEP 2010.~~
- 2. ~~The minimum width of such allotments, at the building line must be 32m.~~

Setbacks

- 1. ~~A front building line setback of 7.5m must be provided.~~
- 2. ~~Side and rear setbacks will be assessed on the merits of the application and subject to the requirements of the Building Code of Australia.~~

Building Materials & Appearance

- 1. ~~All elevations are to be constructed predominantly in masonry or textured pre-cast concrete panels. Non-reflective roof surfaces are mandatory. Reflective materials such as mirror glass, metal sheet, white or off-white metal colours will not be permitted. The reflectivity index for glass used externally in the construction of a building (as a curtain wall or the like) must not exceed 20%.~~
- 2. ~~Development, which is free standing or abutting adjoining buildings, must avoid large, blank wall surfaces when viewed from a public place or a residential area. Substantial elevations must be articulated by either structural variation and/or a blend of external finishes and colours and decorative elements.~~
- 3. ~~Colonnades, verandahs and awnings must be provided along pedestrian areas, particularly for buildings that will experience high volumes of pedestrian movement.~~

4. ~~While a variety of building designs and materials is encouraged, some continuity of style should be maintained.~~
5. ~~Proposed buildings on site adjoining land zoned for open space and/or riparian areas must have regard to the visual and functional opportunities of the location.~~
6. ~~All roof mounted plant/equipment must be designed and screened in a manner that complements the parent buildings.~~

6.3.3 Landscaped Area and Public Domain

Landscaped Area

1. ~~A landscaped area along any street frontage is required with a minimum depth of 3 metres (excluding the driveway)~~

Nature Strip/Road Verge and Street Tree Landscaping

1. ~~The road verge/nature strip area adjoining the development site must be turfed and planted with appropriate upper canopy street trees at the rate of approximately 1 tree per 15 metres (measured stem to stem). Location of Street Trees are to be in accordance with Appendix B.~~

Landscaping Elements

1. ~~Landscaping can incorporate hard and soft elements and be used to:
 - a. ~~Enhance the appearance of the development.~~
 - b. ~~Provide a human scale and recreation facilities for staff.~~
 - c. ~~Define, soften and enhance the area, building, building entries and car parking areas.~~
 - d. ~~Make a statement for the character and community spirit of the site occupant and the Industrial/Commercial area as an entity.~~
 - e. ~~Incorporate water sensitive urban design principals; and~~
 - f. ~~Contribute to the urban forest and reduce the effects of urban heat appendix B~~~~

Lighting

1. The design of outdoor lighting poles and fixtures must be such as to minimise visual impact during daylight.
2. Bollard lights and wall mounted lights may be used at entrances to buildings and in setbacks along street frontages.
3. Choice of material for poles should be related to other building materials, and may include cell-cured pine, pre-cast concrete or hollow aluminum.
4. The design of internal lighting and spotlighting is to be such as will ensure no adverse impact on approaching vehicles in terms of glare, blinding effects or driver confusion.
5. All lighting must comply with AS 1158 – Lighting for Roads and Public Spaces and AS 4282 – Control of the obtrusive effects of outdoor lighting. Lighting in public space must have timer switches installed for managing time of operation and power consumption.

6.3.4 Multi-Unit Industrial Developments

Consent for the Use of Individual Units

Note: The consent of Council is required for the specific use of each individual unit before the unit can be occupied. Consent may be sought as a combined development application along with the industrial building or sought via a separate application.

The following requirements apply to multi-unit industrial developments

Numbering of the Units

1. Each unit in the development is to be numerically identified in the development application.

Amenities

1. Each unit is to have its own amenities. The premises are to be connected to the sewer.

Industrial Activity

1. All activities are to be carried out within the building and no activities must occur externally to the building. Arrangements for the external storage of new and waste materials require the consent of the Council.

Trade Waste Storage

1. ~~Trade wastes must be stored inside each unit, or in an approved communally managed storage area located so as not to interfere with parking or maneuvering of vehicles. The area to be set aside for this purpose is to be indicated on the development application plans and must be screened from public view.~~

Strata Subdivision

1. ~~All landscaping and access areas and must be included in any Strata Plan of subdivision as common property.~~
2. ~~It is encouraged that car parking is included as common property to allow flexibility for future change of uses.~~
3. ~~The subdivision certificate will not be issued until an Occupation Certificate has been issued for the development.~~

External Storage

1. ~~Council does not encourage external storage. Where such storage is proposed, Council requires applicants to have regard to the following provisions:~~
 - a. ~~Where any materials or products are to be stored outside buildings, detail must be provided with the development application.~~
 - b. ~~External storage areas are to be effectively screened and must not be visible from any public areas.~~
 - c. ~~In the case of development applications which do not include buildings, screen walls and/or landscaping or other approved screen devices are to be erected in order to effectively prevent the use of the land being viewed from a public road, nearby public reserve, or dwelling.~~
 - d. ~~Screening devices are to be designed to harmonise with any existing or proposed landscaping. Landscaping should be used to break up large expanses of screen walls.~~
 - e. ~~In the case of development applications for the repair and/or wrecking of motor vehicles, the operation of junk yards, or recycling of metal and other waste materials, Council may impose special conditions on outdoor storage. In such cases, early consultation with Council (before the development application is lodged) is advisable.~~
 - f. ~~Screen walls are to incorporate finishes which match or are compatible with external finishes of the industrial building elsewhere on site.~~
 - g. ~~Any materials to be stored that can impact water quality must be covered or runoff water must be treated.~~

6.3.5 Fencing

1. Front fencing must be designed to complement the development and form an important security role, taking into account safer by design principles.
2. The maximum height of fencing is 2.1 metres.
3. The location of the front fencing will be dependent upon the type of fencing.
4. Decorative metal or a combination of decorative metal and masonry must be setback a minimum of 1 metre from the property boundary.
5. A combination decorative metal and masonry fence with a landscape screening buffer planted in front must comply with the following;
 - a. the ratio of the masonry component to decorative metal component must fall within the range of between 1 part masonry to 6.5 – 7 parts metal panels.
 - b. the metal panels must not exceed 3 metres in length nor be less than 1.8 metres in length.
 - c. any masonry plinth established along the bottom of the fence must be not more than 600 mm high.
 - d. galvanised chain wire, untreated metal, sheet metal, wooden or barbed wire fencing will not be permitted as fencing in front of the building line or where visible from a public place.
6. All fencing proposed must not restrict the function of existing and proposed overland flow paths.
7. All gates within the area covered by this DCP must be located behind the designated landscape area and must not swing towards the roadway.

6.3.6 Stormwater

1. Industrial development in all areas except Smeaton Grange requires the use of on-site detention systems.
2. Water quality strategies must be incorporated to manage water generated from the site.
3. Council encourages the collection of roof stormwater into tanks which would serve as a detention and retention system.
4. The water in the retention system would be available for use for non-potable uses such as the watering of landscaped areas and use in toilets.

6.3.7 Liquid & Solid Waste

The following controls apply to the discharge and disposal of all waste types for industrial developments:

The following controls apply to the discharge and disposal of all waste types for industrial developments:

1. A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection.
2. The site plan and floor plans submitted with a development application must show:
 - a. the location of the designated waste and recycling storage room(s) or areas, sized to meet the waste and recycling needs of all tenants (refer to Council's Waste Management Guideline for generation rates). Waste should be separated into at least three streams including co-mingled recycling, general waste and industrial process type wastes;
 - b. an identified collection point for the collection and emptying of recycling and waste bins; and
 - c. the path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area). There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s).
3. A swept path analysis must be prepared by a suitably qualified professional in accordance with AS2890.2. It must be demonstrated that a Heavy Rigid Vehicle:
 - a. can enter, manoeuvre and exit the site in a forward direction;
 - b. perform collections in a safe manner; and
 - c. is provided with adequate height and width clearance to safely access the site.
4. Waste and recycling storage area/s must be provided within each tenancy and are to be of sufficient size to store waste generated within a day (Refer to Council's *Waste Management Guidelines* for waste generation rates);
5. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids and stored in the designated waste/recycling storage room(s) or area(s).
6. Development must include a designated waste and recycling storage area or room, as well as designated storage areas for industrial waste. Storage areas must:
 - a. provide convenient facilities for separation of recyclable material, general waste and other waste;

- ~~b. provide for storage for all bins required;~~
 - ~~c. have a floor area at least 50% larger than the size of the bins and/or equipment;~~
 - ~~d. have a smooth graded ground surface;~~
 - ~~e. be well lit, built in accordance with the Building Code of Australia and well ventilated in accordance with AS 1668.4 (AS 1668.2 for buildings requiring mechanical ventilation);~~
 - ~~f. be suitably enclosed, covered and maintained so as prevent polluted waste water runoff and unpleasant odour (where relevant);~~
 - ~~g. be designed to prevent vermin;~~
 - ~~h. provide an external water tap adjacent to the storage area;~~
 - ~~i. provide a drain in the bin storage area discharging to a sewer connection (where relevant);
and~~
 - ~~j. be adaptable to changes in waste generation rates and type of waste produced.~~
- ~~7. Onsite collection must be provided for industrial developments. The development must be designed:~~
- ~~a. to provide safe access and manoeuvrability for a Heavy Rigid Vehicle in accordance with AS2890.2;~~
 - ~~b. allow waste collection vehicles to enter and exit the site in a forward direction, without impeding access for other users. Reversing onsite must only be done in the vicinity of a turning bay as private driveways or carparks are not permitted to be used as turning areas;
and~~
 - ~~c. to accommodate for all waste equipment including compactors.~~
- ~~8. The production, storage and disposal of all wastes must comply with the relevant laws and protocols. Development applications must provide evidence of compliance and address all specific waste requirements of other relevant regulatory authorities.~~
- ~~9. No liquids (including water) discharged from the site must contain pollutants above acceptable levels (determined by Council in consultation with Environmental Protection Authority (EPA));~~

10. ~~A license to discharge may be required from the EPA. A copy of correspondence received from the EPA and any license issued by the EPA must be submitted.~~
11. ~~Certain liquids (in addition to sewerage) may be discharged into the sewer subject to a Trade Waste agreement being approved by Sydney Water. A copy of any license issued by Sydney Water must be submitted.~~
12. ~~Developments associated with the repair, servicing or maintenance of motor vehicles must provide a separate vehicular wash-down bays.~~
13. ~~Waste storage facilities must be properly sited and constructed to avoid negative impacts to the soil and water resources in the area.~~
14. ~~Incinerators are not permitted for waste disposal.~~
15. ~~Liquid waste storage must be covered and appropriately bunded.~~
16. ~~All tenants must keep written evidence on site of a valid contract with a licensed waste contractor for the regular collection and disposal of all the waste streams and recyclables which are generated on site.~~
17. ~~Arrangements must be provided for regular maintenance of waste management facilities.~~

Further Information

[Council's Waste Management Guidelines](#)

6.3.8 Vibration

1. ~~Where it is considered that a development may have an adverse vibration impact on nearby residential areas or adjoining properties, an assessment of vibration by a qualified consultant must be undertaken and submitted to Council with the development application. The assessment must be in accordance with EPA's *Assessing Vibration: A Technical Guideline*.~~

6.3.9 Air Quality

1. ~~The emission of air impurities is to be strictly controlled in accordance with the Clean Air (Plant & Equipment) Regulation and must not exceed the prescribed standard concentration and emission rates.~~

2. ~~Where there are no standards prescribed by the Regulation, any activity, or the operation of any plant, must be carried out by such means necessary to prevent or minimise air pollution.~~
3. ~~Applications for new development must include full plans and specifications of any required air pollution control equipment. The application must demonstrate that the development meets the requirements of the Regulations or other relevant standards. Council may also require monitoring of an activity to verify that the emission of air impurities complies with the relevant requirements.~~
4. ~~In accordance with the Protection of the Environment Operations Act and Regulations, some developments may require a license with respect to air emissions from the EPA.~~

6.3.10 Hazardous Goods and Materials

1. ~~Where a development involves the storage and/or use of dangerous goods, full details of the quantities and types of goods and chemicals are to be submitted with the development application, together with the storage locations, mediums and the use intended for the goods and chemicals.~~

NOTE: ~~The requirements of SEPP No. 33 must be complied with. Based on the types and quantities of hazardous goods and of materials used/stored in a development, Council may require an assessment in accordance with SEPP No.33.~~

6.3.11 Parking and Access

1. ~~The car parking requirements are to comply with the controls as set out in this DCP.~~
2. ~~All parking must be provided off-street and must be appropriately line marked. The number of parking spaces must be in accordance with the car parking requirements referred to in this DCP.~~

Note: ~~Designated car parking areas are not to be used for storing vehicles under repair, or for any other storage function~~

3. ~~A maximum of one access driveway is permitted per lot frontage where the frontage is less than 60m.~~
4. ~~Multiple access driveways servicing a single lot are limited to a maximum of two (2) driveways per lot frontage which must have a minimum separation distance of 30m, measured from the inside edge of each driveway crossover.~~

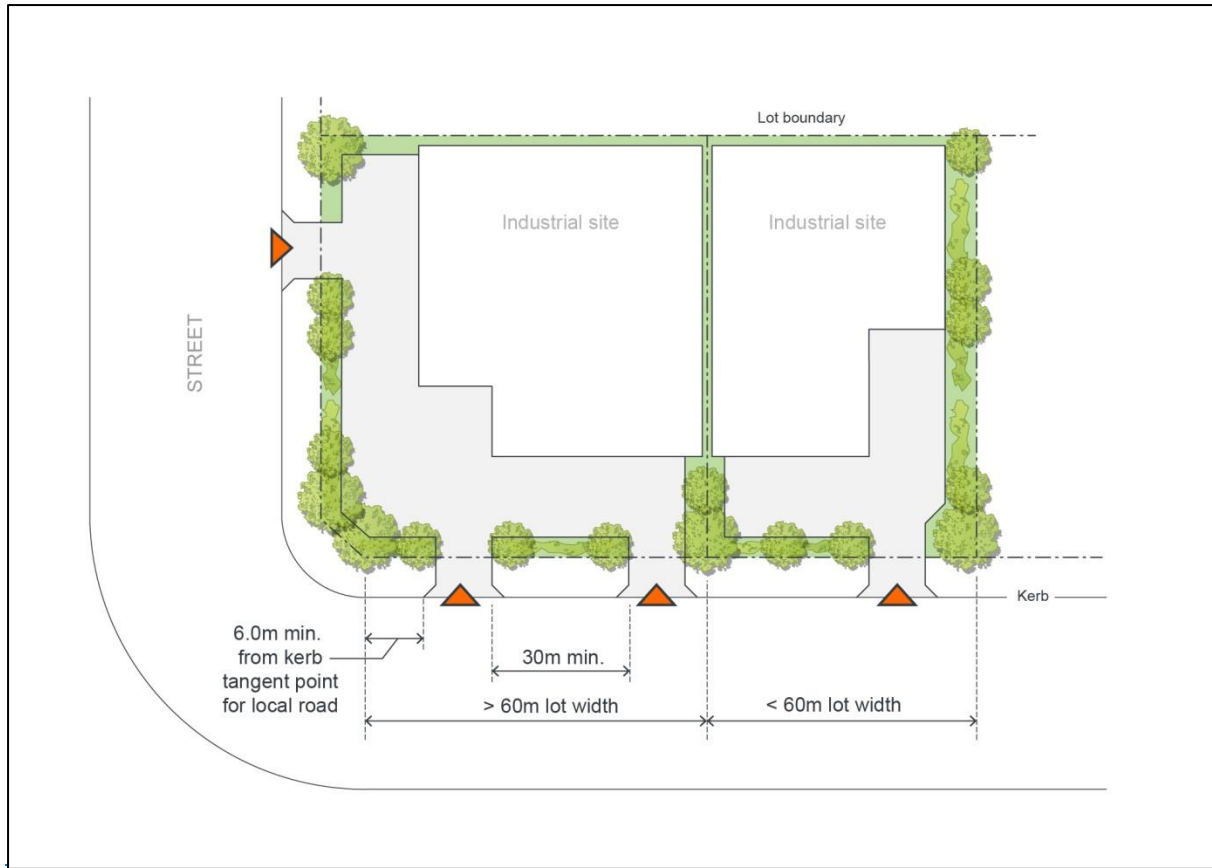


Figure 6-1: Driveways in Industrial Developments

5. All loading and unloading must take place within the loading docks for each building. Where practical, loading facilities or vehicular entries to buildings must not be provided on any street elevation. Where such facilities can only be provided to street frontages, they must be screened by suitable landscaping.
6. Car parking on individual sites must be located to integrate with proposed landscaping.
7. Access driveways must be constructed as a kerb return not as a splay and must otherwise be designed generally in accordance with Australian Standard 2890.2.

The following Table 6-3 gives Council's requirements for the minimum size of service vehicle that must be provided for industrial/warehousing developments.

Table 6-3: Minimum Size of Service Vehicle

Development GFA	Minimum Service Vehicle Size
< 300m ²	Medium Rigid Vehicle
> 300m ²	Large Rigid Vehicle

8. ~~Consideration should also be given to providing parking, access and manoeuvring for B-double size service vehicles. Council encourages provision for these types of service vehicles, particularly on larger development sites.~~

~~6.3.12 Opposite, Adjacent or in the Vicinity of a Residential Area~~

~~Objectives~~

- a. ~~To ensure that the use and development of the industrial land does not have an unacceptable impact on the amenity of the surrounding residential uses; and~~
- b. ~~To ensure that land use conflicts are appropriately managed.~~

~~Controls~~

1. ~~Details of the proposed operation including mechanical operations, deliveries, vehicle movements, acoustic impacts and hours of operation must be provided for all development.~~
2. ~~Noise emitting activities, such as loading docks should be located away from residential areas to reduce the impact of the development.~~
3. ~~Loading and unloading times must not impact on the amenity of nearby residential areas. Details of vehicle movements and their routes are to be provided in the development application.~~
4. ~~The storage of plant, equipment, goods and other materials must be suitably screened from residential development.~~
5. ~~Lighting must not create a nuisance to adjoining residential development. Council may require a lighting mitigation strategy to be submitted with a development application.~~

~~Vehicle body repair workshops and vehicle repair station~~

1. ~~Council must not grant consent to development for the purpose of a vehicle body repair workshop or a vehicle repair station, if the land is opposite or adjacent to a dwelling, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:~~
 - ~~— within a building, or~~
 - ~~— within a suitably screened area.~~

~~Note: All proposed developments must comply with Councils Acoustic Amenity controls within this DCP. Applications must comply with the NSW EPA Noise Policy for Industry (2017), or any other applicable policies.~~

6.3.13 Retailing in Industrial Areas

Permissibility

1. Retailing is not permissible except as outlined below. Showrooms may be permitted where they are ancillary to the principal use of the site, and are used only for the display of goods manufactured, produced or stored on-site.

Neighbourhood Shops

1. Neighbourhood Shops are permitted in Industrial Zones. Council must be satisfied that the neighbourhood shop will meet the day to day needs of people who live or work in the local area. The maximum gross floor area of a neighbourhood shop is 100m² (Clause 5.4 CLEP 2010).

Industrial Retail Outlets

1. Industrial Retail Outlets are permissible in all Industrial zones within the Camden LGA. The maximum gross floor area of an industrial retail outlet is 67% of the combined floor area of the industrial retail outlet and the building or place where the relevant industry is carried out, or 400m², whichever is the lesser (Clause 5.4 CLEP 2010).

Showrooms in Industrial Areas

1. In considering applications for ancillary showrooms on industrial premises, Council must take into account:
 - a. the proportion of the total floor space devoted to the showroom activity;
 - b. the nature of the goods to be displayed;
 - c. the traffic generating potential of the proposed ancillary showroom; and
 - d. the possible need for increased on-site car parking.

Note: Retailing from a showroom that is ancillary to the principal use of a premises is not permissible.

6.4 Site Specific Industrial Controls

6.4.1 Narellan IN2 Land

Background

The Narellan IN2 land is located to the north-west of the established Narellan industrial precinct and is known as often referred to as the Narellan Industrial Extension. The land is shown in Figure 6-3.

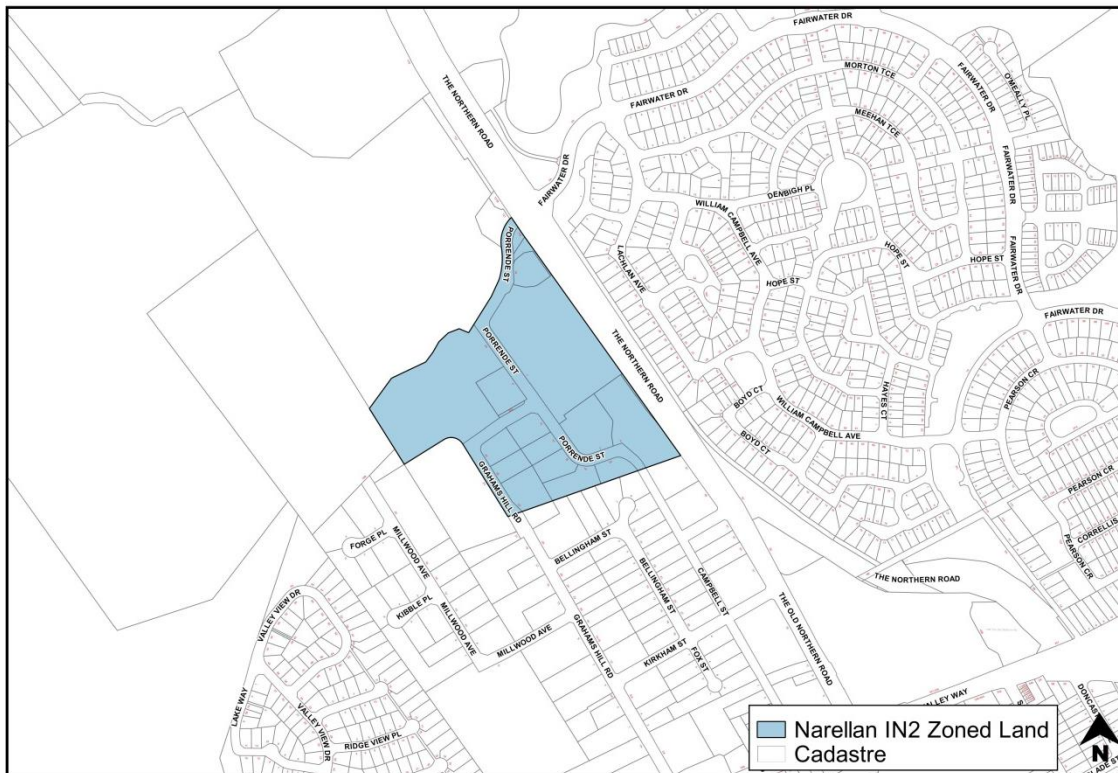


Figure 6-2: Narellan IN2 Zoned Land

Landscaping

1. A minimum 3 metre wide landscape buffer must be provided along all boundaries of the site that have an interface with any road or street and the proposed pedestrian/bike path.

Built Form and Appearance

1. Regardless of the approved traffic servicing arrangements, a 10 metre landscape buffer is to be provided along the Northern Road between the Eastern boundary (Pioneer Homes) and the Western boundary (Bunnings Hardware Store) which denies access to vehicles and pedestrians, other that if provided at the nominated entry and exit locations.
2. Individual advertising signs for each tenancy/land use within an industrial unit complex will not be permitted on the Northern Road frontage of any lots. All advertising must be located on or behind the approved building line within this precinct except where an integrated advertising structure has been approved as part of the original development application for the complex.

- All service vehicles will be required to access the sites from the estates internal roads, i.e. Campbell Street extension.

6.4.2 Smeaton Grange

Desired Future Character Statement

The Smeaton Grange precinct as shown on Figure 6-4 will be the principal area for employment generation in Camden, providing a mix of lot sizes suitable for a broad range of industrial uses. Development within the precinct will strive for the highest standards of design, landscaping and environmental sustainability.

A consistently high standard of landscaping, which incorporates an ongoing maintenance program integrating useable areas of open space within developments, will work to unify development within the locality, particularly along major spine roads and sensitive interface areas such as Turner Road. Development will sensitively integrate with adjoining residential areas and business precincts.

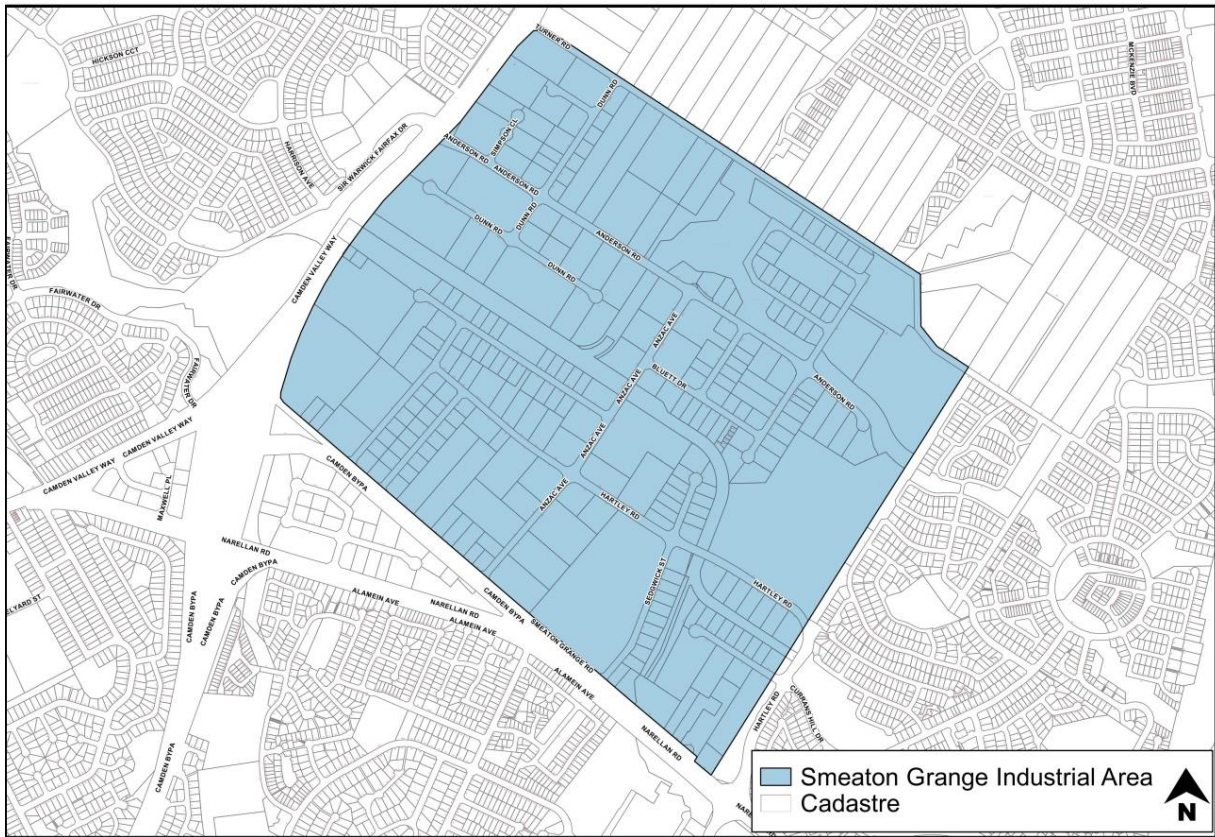


Figure 6-3: Smeaton Grange Industrial Area

Site Landscaping

- The road verge (i.e. footpath area) in front of each development site, must be turfed and planted with selected trees at the rate of 1 tree per 7 metres.

Visual Impact

- 2. A landscaped visual buffer is required for land adjacent to Camden Valley Way and Turner Road in accordance with the Landscape Master Plan.

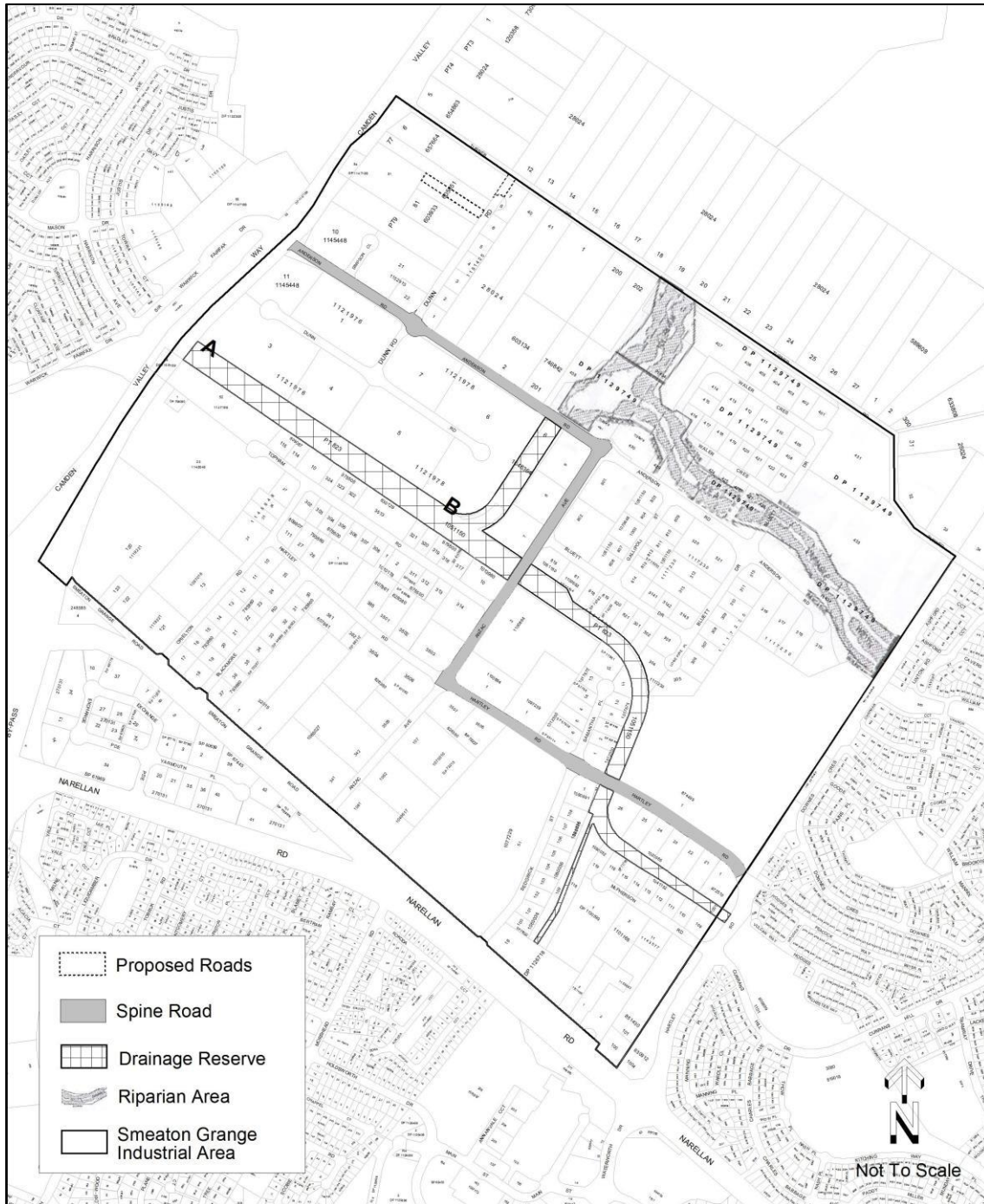


Figure 6-4: Drainage and Riparian Map

Individual site development

1. ~~Development must provide minimum building setbacks and landscaping as outlined below:~~
 - a. ~~15 metre setback from any spine road, of which 10 metres must be utilised for landscaping;~~
 - b. ~~10 metre setback from any minor road, of which 5 metres must be utilised for landscaping;~~
 - c. ~~30 metre setback from Camden Valley Way, of which 15 metres must be utilised for landscaping;~~
 - d. ~~10 metres to existing alignment of Turner Road, of which 10 metres must be utilised for landscaping;~~
 - e. ~~For land adjacent to the eastern boundary of the Smeaton Grange Industrial Precinct a 10 metre setback is required, of which 10 metres must be utilised for landscaping;~~
2. ~~For corner lots, the building setback to the secondary frontage must be:~~
 - a. ~~10 metres to a spine road;~~
 - b. ~~5 metres to any other road, other than Camden Valley Way or Turner Road;~~
 - c. ~~10 metres to main drainage channel marked (A)-(B) in Figure 6-5, of which 5 metres must be utilised for landscaping.~~
 - d. ~~For the main drainage channel other than (A)-(B) the building setback is to be 5 metres of which 3 metres must be utilised for landscaping.~~
 - e. ~~10 metres to Smeaton Grange Road between Narollan Road and Anzac Avenue of which 7.5 metres must be utilised for landscaping.~~
3. ~~In assessing any application, Council will consider the visual impact of the height, bulk and scale of a proposed building to ensure that a high quality appearance is achieved, particularly as viewed from Turner Road, Camden Valley Way and Smeaton Grange Road. In this regard, buildings should not dominate the skyline and should include roof lines and facades which provide visual interest and an appropriate sense of scale. Roof mounted equipment such as air conditioning units, stacks, distilling towers, silos, communication towers and the like which protrude above the general roof line of the building must not be permitted except where they are appropriately integrated with the design of the building.~~

Location of Certain Developments

1. ~~Industries whose principal function is the storage and/or processing of goods and materials not enclosed within a building, must not be located on land which fronts a spine road or land adjoining Camden Valley Way, Turner Road or Smeaton Grange Road.~~

Upgrade of Turner Road

1. ~~Any redevelopment of properties that have frontage to southern side of Turner Road, being:~~

- a. ~~Lot 6 DP 657664 (556 Camden Valley Way)~~
- b. ~~Lot 40 DP 28024 (36 Turner Road)~~
- c. ~~Lot 41 DP 28024 (42 Turner Road)~~
- d. ~~Lot 1 DP 603134 (52 Turner Road)~~
- e. ~~Lot 200 DP 746842 (62 Turner Road)~~
- f. ~~Lot 202 DP 746842 (66 Turner Road)~~
- g. ~~Lot 435 DP 1129749 (67 Anderson Road)~~

~~will be required, to upgrade half the road reserve to an industrial standard extending the width of the subject property. This is to be undertaken at either subdivision or building stage, whichever occurs first.~~

~~Stormwater Drainage (Properties fronting Turner Road)~~

1. ~~Any redevelopment of properties that have frontage to the southern side of Turner Road, being:~~
 - a. ~~Lot 40 DP 28024 (36 Turner Road)~~
 - b. ~~Lot 41 DP 28024 (42 Turner Road)~~
 - c. ~~Lot 1 DP 603134 (52 Turner Road)~~
 - d. ~~Lot 200 DP 746842 (62 Turner Road)~~
 - e. ~~Lot 202 DP 746842 (66 Turner Road)~~
 - f. ~~Lot 435 DP 1129749 (67 Anderson Road),~~

~~will acquire an easement to convey stormwater drainage from that property, through the adjoining properties fronting Anderson Road, to the south in the event drainage is required. Documentary evidence of the acquisition of this easement must be submitted with any Development Application for further development of these properties fronting Turner Road.~~

~~6.4.3 Ironbark Avenue, Camden South~~

~~Background~~

~~The Ironbark Avenue Precinct comprises land zoned IN2 Light Industrial, as shown with a red line in Figure 6-5 below.~~



Figure 6-5: Location of Ironbark Avenue Precinct

Tree Planting

Background

The Ironbark Avenue Precinct contains scattered native vegetation. Opportunities do, however, exist to create an attractive streetscape for the precinct as depicted in **Figure 6-6** below.

Objectives

- a. ~~To promote the landscape treatment of the Precinct by providing opportunities to increase landscaping within and external to sites.~~
- b. ~~To create a soft, informal separation and aesthetically pleasing green interface between the residential and light industrial areas.~~
- c. ~~To provide a higher level of public amenity by creating a safe, functional and professionally landscaped road verge open space area.~~

Controls

1. ~~A Landscape Plan prepared for any development site within the Ironbark Avenue IN2 zone is to compliment and to be generally in accordance with the concept landscape plan shown in Figure 6-6.~~

Acoustic Amenity

Background

~~Noise is a characteristic of the operation of certain industrial landuses and the accessing of such areas by industrial traffic. It must be managed so as to achieve established environmental objectives. It should be noted, however, that precise management measures for road related noise in particular will be dependent upon the type of industrial landuse.~~

~~In deriving acoustic strategies it will be important to avoid compromising proposed and existing industrial landuses and not unduly compromising the lifestyle of existing and future residential development.~~

Objectives

2. ~~To establish design criteria for noise emissions from industrial or other employment-generating development within the Ironbark Avenue Precinct;~~
3. ~~To establish acoustic environmental goals for existing and future developments adjacent to residential areas;~~
4. ~~To minimise the adverse impact of noise emissions on surrounding residential enjoyment;~~
5. ~~To ensure visual impacts are minimised in the development and implementation of acoustic strategies;~~
 5. ~~To ensure that development does not cause adverse environmental impacts from noise and vibration; and~~
6. ~~To discourage the use of local streets by heavy vehicles.~~

Controls/Requirements

1. ~~Where it is considered likely that a development may cause an adverse impact on nearby residential areas, noise impact must be assessed in accordance with Council's Environmental Noise Policy to determine if any acoustic assessment is required. Any required acoustic assessment must be submitted with the development application.~~

Site Development and Urban Design

Public Domain

Background

The proposed redevelopment of this area has incorporated a streetscape that has open parkland like atmosphere to enrich the local area. The landscape retains existing large significant Iron Bark trees, which are culturally significant to the name Ironbark Avenue. Increased public amenity has been provided with additional planting of evergreen and deciduous street trees and low maintenance ground cover grasses. The deciduous trees provide seasonality and fit in with the landscape style of Camden.

Objectives

- a. To provide a clear, functional and safe accessibility network.
- b. To provide an enhance amenity for the general community. By retaining significant existing landscaping elements and trees and planting new trees and other landscaping within the open space areas.
- c. To provide a pleasant, informal and green interface between the residential and light industrial sections.

6.4.4 Little Street Camden Zone IN2 Light Industrial Land

Background

The Little Street industrial area is zoned light industrial under the Camden Local Environmental Plan 2010 and is made up of some residential uses, industrial uses and community type uses. This section applies to land zoned IN2 Light Industrial on Little Street, Camden as shown in Figure 6-7. The land zoned light industrial is adjacent to the Camden Heritage Conservation Area. The broader precinct is also unique with an array of uses, such as mixed uses, detached dwellings, multi-dwelling housing, medical services, a NSW Ambulance station, rural uses and the Camden Hospital.

The below controls were developed with the aim of reducing the impact of new industrial developments on existing residential properties within Little Street and the surrounding area.

This section must be read in conjunction with Part 6.3 General Industrial Controls. In the event of any inconsistency between Part 6.3 and this section, the below controls prevail.

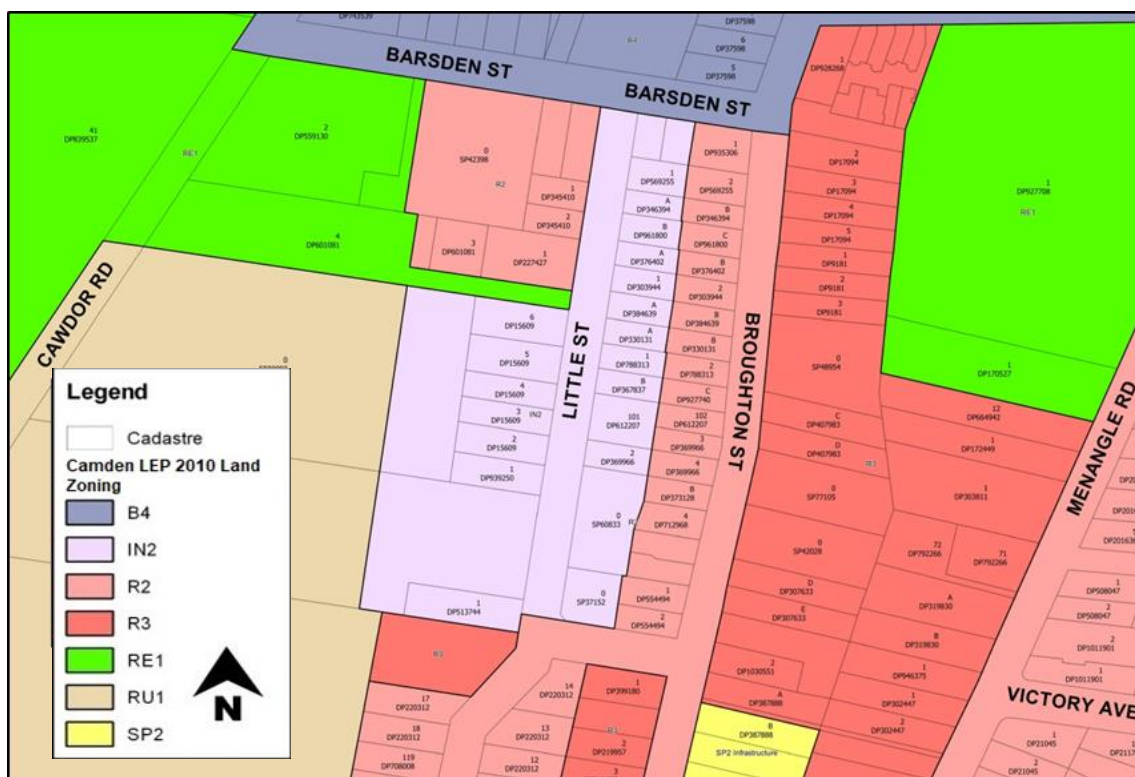


Figure 6-7: Little Street Camden IN2 Light Industrial Land

Objectives

- To ensure that the use and development of the industrial land does not have an unacceptable detrimental impact on the amenity of the surrounding residential uses.
- The bulk and scale of development must be in keeping with the mixed use character of the locality.
- To recognise the significance of light industry in this location and minimise any adverse impacts of industry on other land uses.
- To ensure that land use conflicts are appropriately managed.

Operations

- Details of the proposed operation including, mechanical operations, deliveries, vehicle movements, acoustic impacts and hours of operation must be provided for all development.

- ~~2. The maximum length of vehicles accessing properties from Little Street must not be longer than 12.5m.~~
- ~~3. The maximum permitted hours of operation (including deliveries) for development opposite or adjacent to residential development are between the hours of 7:30 am to 5:30 pm Monday to Saturday with no operation permitted on Sundays.~~
- ~~4. Where development is opposite or adjacent to a dwelling:

 - ~~a. There must be no operations on public holidays.~~
 - ~~b. Proposals to operate outside these hours will be required to demonstrate there will be no adverse impacts on adjoining dwellings.~~
 - ~~c. Loading and unloading time is not to impact on the amenity of a dwelling. Schedules of vehicle movements and their routes are to be provided in the development application.~~~~

Building design

- ~~1. A minimum 2 metre side setback is required for industrial development adjacent to an existing dwelling. Landscaping is to be used to soften the impact of the development to neighbouring lots.~~
- ~~2. For industrial development which shares a common boundary with an existing dwelling, a minimum rear setback of 6 metres is required for any part of a building above 4.5 metres in height. It must be demonstrated that there will be no adverse impacts on adjoining dwellings from the operation of the use within the rear setback and the following *Amenity* controls are complied with.~~

Amenity

- ~~1. Direct sunlight must reach at least 50% of the PPOS of any adjoining dwelling, for not less than 3 hours between 9:00am and 3:00pm on 21 June.~~
- ~~2. At least one window to a living area of a dwelling on a neighbouring property must receive a minimum 3 hours of sunlight between 9:00am and 3:00pm on 21 June.~~
- ~~8. There may be circumstances where existing solar access on neighbouring properties will not be able to be retained due to:

 - ~~a. Existing living areas of neighbouring properties being inappropriately located with regard to solar access;~~
 - ~~b. Existing site topography;~~
 - ~~c. Existing shadowing from other buildings, dwellings, structures and trees; and~~
 - ~~d. Orientation of existing lots~~~~

~~NOTE: All proposed developments must comply with Councils Acoustic Amenity controls within this DCP. Applications must comply with the NSW EPA *Noise Policy for Industry (2017)*, or any other applicable policies. Council may require the submission of an Acoustic Report to support the development application.~~

Vehicle body repair workshops and vehicle repair station

- ~~1. Council must not grant consent to development for the purpose of a vehicle body repair workshop or a vehicle repair station, if the land adjoins a dwelling, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:

 - ~~a. Within a building, or,~~
 - ~~b. Within a suitably screened area.~~~~

6.4.5 — Glenlee Industrial Precinct

Introduction and Application of this subsection

The Glenlee Precinct is an Urban Release Area located to the south east of Spring Farm and is bound by Menangle Park to the east and Camden Park to the west. The Glenlee Precinct is partly within the Camden Local Government Area (LGA) and partly within the Campbelltown LGA.

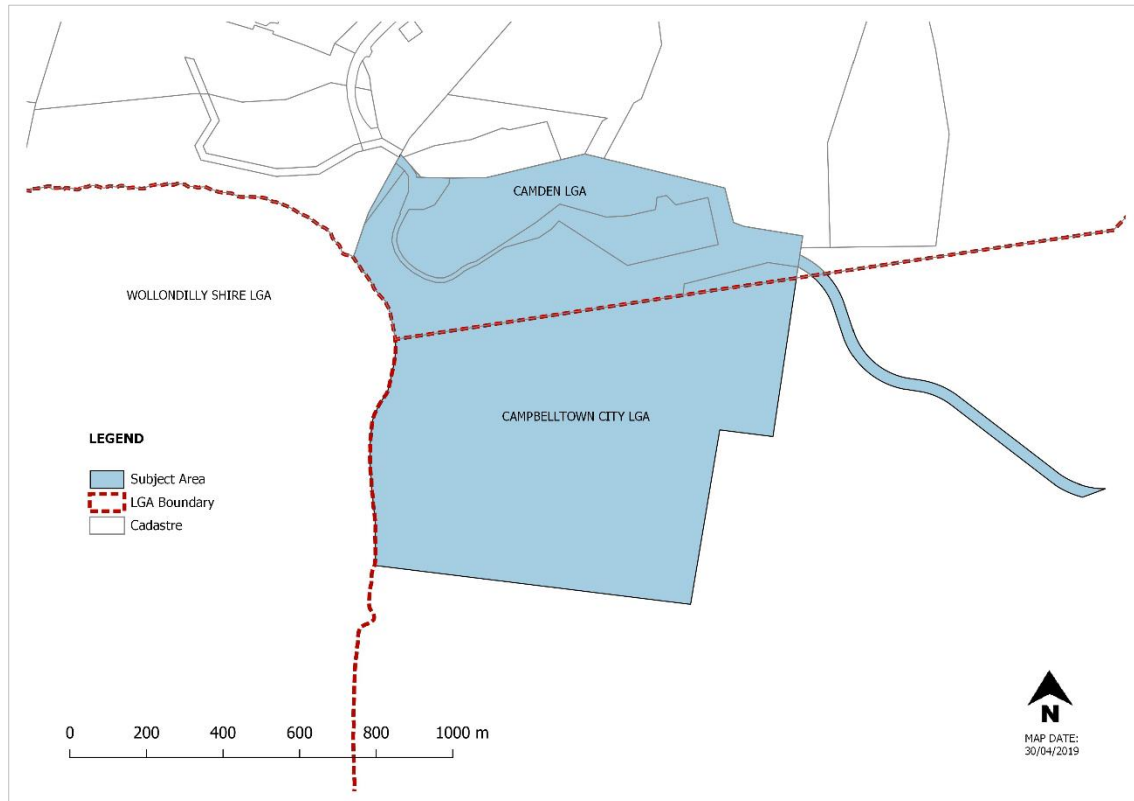


Figure 6-8: Glenlee – Where this Subsection Applies

The site comprises a raised coal emplacement platform with steep embankments on three sides (western, southern and eastern). A rail siding connects the northern part of the site with the Main Southern Railway line, and the western boundary adjoins the Nepean River. A riparian / environmental protection corridor runs along the western and southern perimeter of the site.

The controls in this subsection relate to the land contained within the Camden LGA only.

Where a development site falls within both LGAs the relevant control in each of the respective DCPs must be considered. A separate Development Application will need to be submitted concurrently to each Council with works proposed in each LGA clearly identified. It is recommended that a pre-DA be submitted for development that falls within both Councils.

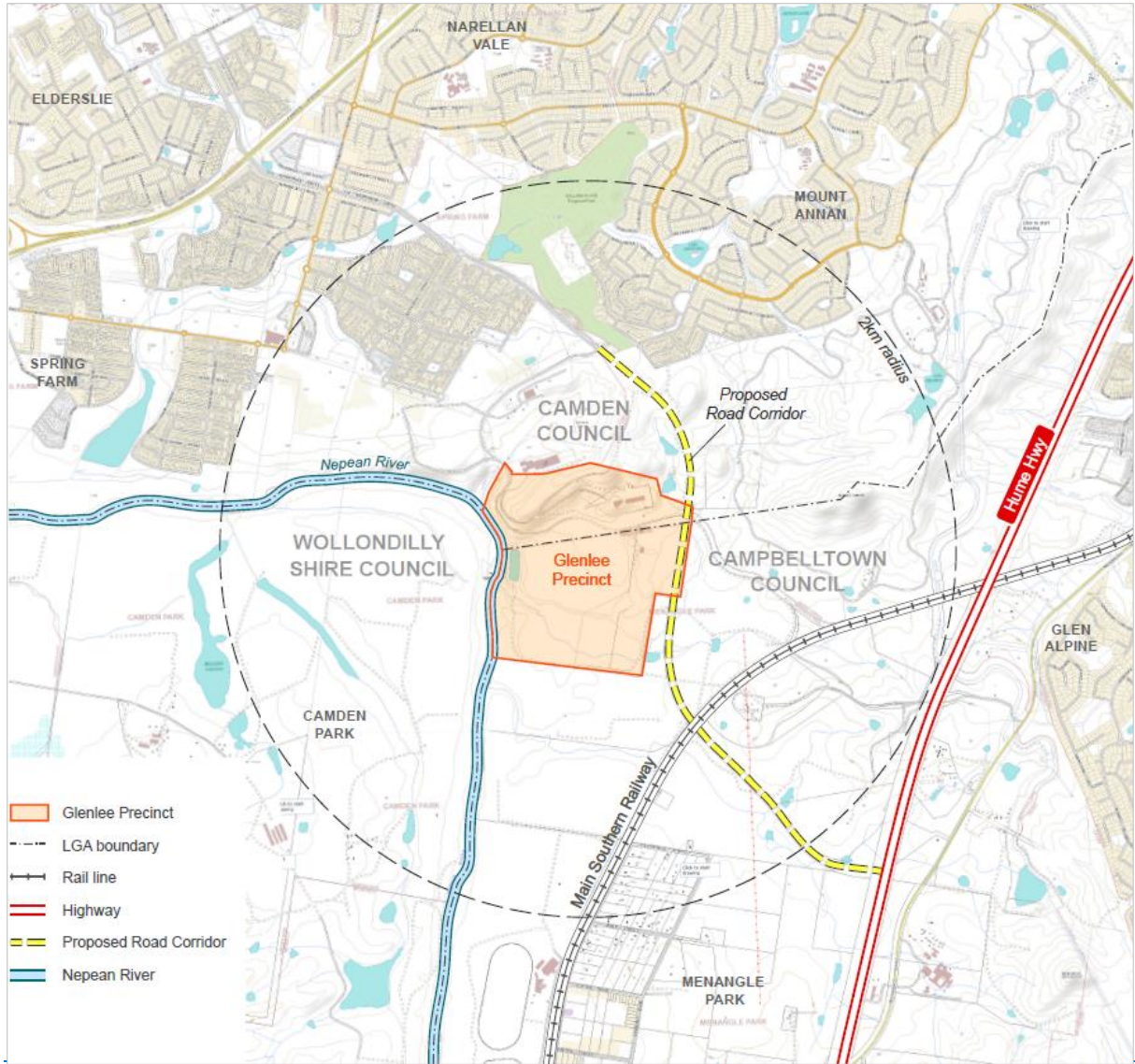


Figure 6-9: Site and Surrounds

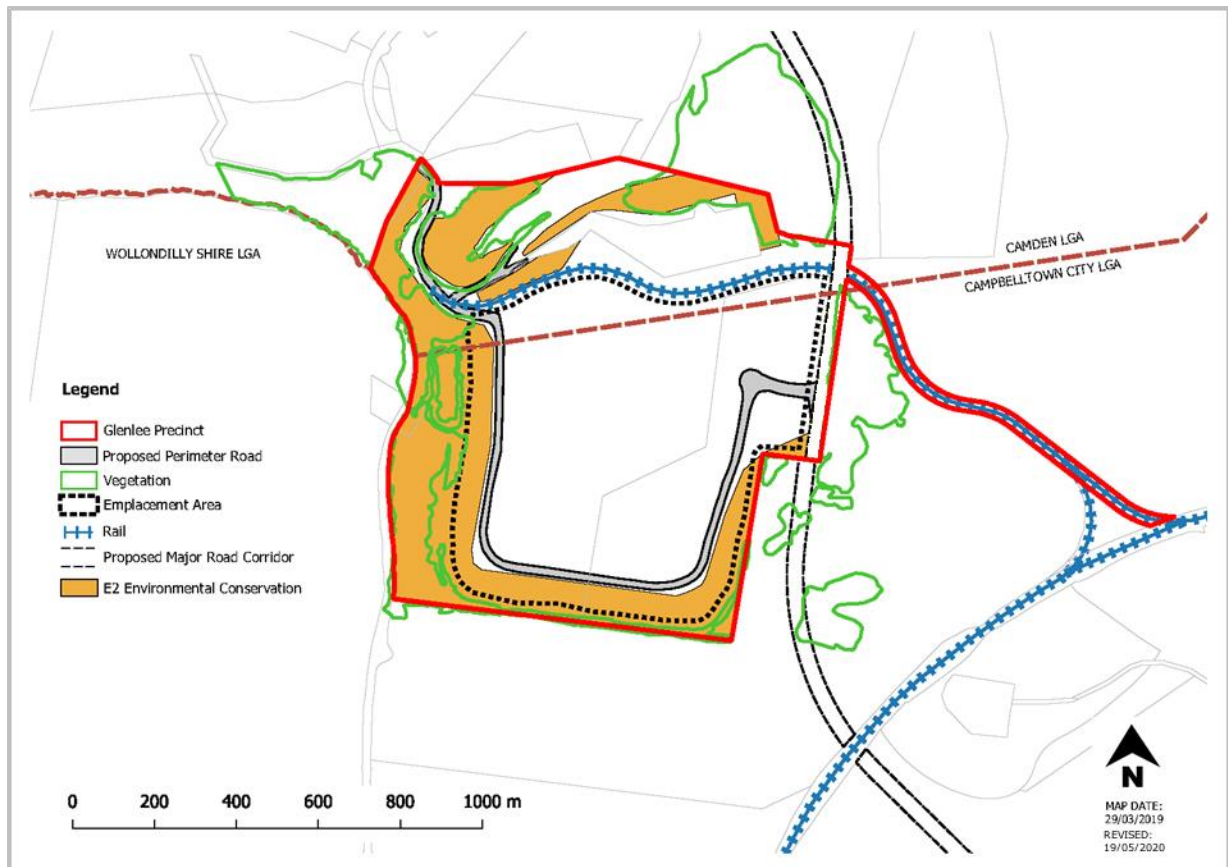


Figure 6-10: Location of Important Precinct Features

Desired Future Character Statement

Objectives

- a. The Glenlee Precinct (the Precinct) will be an employment area with a mix of sustainable land uses within the landscape context of its elevated position, the Nepean River and the Australian Botanic Garden Mount Annan. These land uses will complement new residential areas currently being released, residential areas proposed to be released, existing rail infrastructure and proposed road infrastructure including the Spring Farm Parkway connection to the M31 Hume Motorway.
- b. The Precinct will consist of a variety of industrial, warehouse and logistic development in a vegetated landscaped setting.
- c. Landscaping will be incorporated throughout the Precinct to respond to sensitive cultural landscapes and form a distant backdrop when viewed from the M31 Hume Motorway, surrounding residential areas and the Australian Botanic Garden Mount Annan.

Development Objectives

Objectives

- a. ~~Facilitate new development and industries such as industrial, warehousing, logistic activities and the like, that meet the environmental management objectives contained in Part 2 of this DCP.~~
- b. ~~Provide a framework that will lead to a high standard of development in the Glenlee Precinct, encouraging local employment and creating an area which is pleasant, safe and efficient to work in.~~
- c. ~~Ensure that development takes account of the physical nature of the local environment, particularly the Nepean River, ridgelines and the natural landscape.~~
- d. ~~Ensure that development does not result in pollution of waterways, particularly the Nepean River, and protects, restores and enhances riparian corridors.~~
- e. ~~Promote the development of a visually attractive physical environment where the form, scale, colour, shape and texture of urban elements are managed in a way that will achieve an aesthetically pleasing place.~~
- f. ~~Developments must not further detract from views to and from surrounding areas, particularly Menangle Park, Glenlee Estate, Australian Botanic Garden Mount Annan and Camden Park Estate.~~
- g. ~~Ensure the stability of the Emplacement Area (see Figure 6-10) and stabilisation of embankments through revegetation.~~
- h. ~~Establish environmental criteria and controls for development within the area to ensure that the environmental qualities of adjoining areas are not compromised.~~
- i. ~~Promote the conservation of existing bushland and establish a vegetated corridor to allow for the movement of fauna from the Nepean River through to the Australian Botanic Garden Mount Annan.~~
- j. ~~Minimise the impact of development on areas of native vegetation including areas of high biodiversity, archaeological and heritage significance.~~
- k. ~~Encourage private ownership and maintenance of vegetated / landscaped areas throughout the Precinct.~~
- l. ~~Ensure a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct.~~
- m. ~~Allow suitable vehicular, pedestrian and cycle connectivity to and from the site including the Macarthur Regional Recreational Trail (see below Note).~~

Note

A copy of The Macarthur Regional Recreational Trail Concept Report prepared by Clouston Associates dated November 2008 can be obtained by contacting Council.

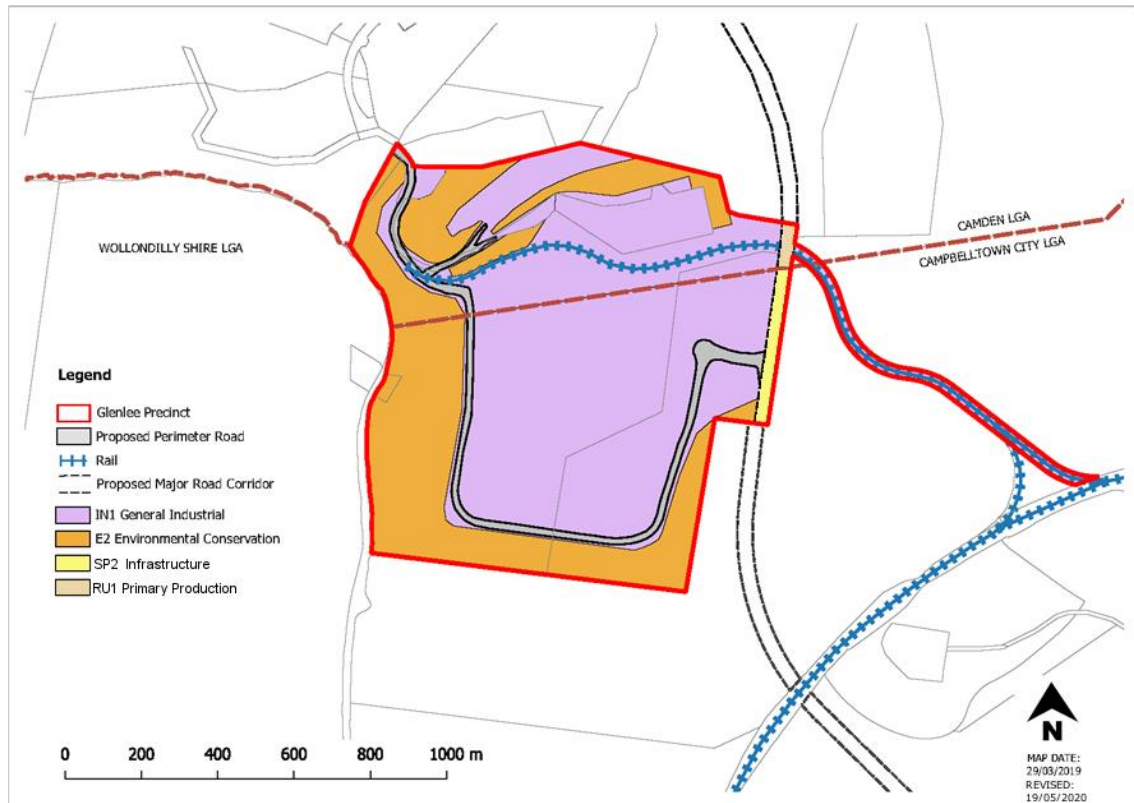


Figure 6-11: Glenlee Indicative Concept Plan

Related Studies

This section must be read in conjunction with the following supporting documents. These must be considered when preparing a development application:

1. ~~Visual and Landscape Assessment prepared by Musecape dated October 2016~~
2. ~~Riparian Corridor Study prepared by AECOM dated 16 May 2016~~
3. ~~Water Cycle Management Strategy prepared by AECOM dated 13 May 2015~~
4. ~~Ecological Assessment prepared by Ecological Australia dated 29 April 2016~~
5. ~~Bushfire Assessment prepared by Ecological Australia dated 29 April 2016 and Addendum 9 November 2016~~
6. ~~Land Capability Statement - Geotechnical Report prepared by AECOM dated 20 May 2016~~
7. ~~Traffic Impact Assessment prepared by AECOM dated 20 May 2016 and Addendum September 2016~~

- ~~8. Aboriginal Heritage Due Diligence Assessment prepared by Cultural Heritage Connections dated July 2014~~
- ~~9. Non-Indigenous Heritage Assessment prepared by Musecape dated 24 July 2014~~
- ~~10. Air Quality Assessment prepared by AECOM dated 13 May 2016~~
- ~~11. Civil Infrastructure Report prepared by AECOM dated 13 May 2016~~
- ~~12. Remediation Strategy prepared by AECOM dated 13 May 2016~~
- ~~13. Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016~~
- ~~14. Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016~~
- ~~15. Noise and Vibration Impact Assessment prepared by AECOM dated 6 May 2015~~

Planning and Design

Subdivision, Lot Design and Development

Objectives

- ~~a. Ensure the creation of lots does not impact adversely on natural and cultural features, existing biodiversity and views and vistas of heritage items.~~
- ~~b. Ensure that development occurs in a logical and staged manner.~~
- ~~c. Ensure that any development that may take place prior to any subdivision does not compromise the intended urban design outcome.~~
- ~~d. Ensure provision of a perimeter road that provides a bushfire asset protection zone, a legible road spine and the opportunity for buildings to address the E2 Environmental Conservation Zone.~~
- ~~e. Minimise the number of access points to major roads, whilst facilitating appropriate connectivity and permeability for all transport modes including pedestrians.~~

Controls

- ~~1. Development must be consistent with the Indicative Concept Plan (Figure 6-11) and any Council approved Indicative Layout Plan for the site.~~
- ~~2. The first Development Application must include an Indicative Layout Plan (ILP) for the approval of both Camden and Campbelltown Councils. The ILP will form the basis for urban development in the Precinct, including how the Precinct will be developed over time.~~
- ~~3. Development applications for the site must show the vegetation Management Zones described in Environmental Protection Works.~~
- ~~4. Development must ensure:

 - ~~(a) proposed roads and driveways are connected to the perimeter road.~~~~

- ~~(b) that development of roads facilitates the development of adjoining lots.~~
- ~~(c) an attractive frontage to adjoining vegetation Management Zones or open space land.~~
- ~~(d) opportunities for passive surveillance to the public domain.~~
- ~~5. Perimeter public roads must be subject to significant landscape treatment in accordance with an approved Vegetation Management Plan and be compatible with any bushfire management requirements.~~
- ~~6. Battle-axe allotments must be avoided, where possible.~~
- ~~7. Where a Strata or Community Title subdivision is proposed, parking, landscaping, access areas and directory board signs must be included as common property.~~

Stormwater Management

Objectives

- ~~a. To manage the quantity and quality of surface stormwater run-off.~~
- ~~b. To manage flooding and stormwater run-of.~~
- ~~c. To require the implementation of Water Sensitive Urban Design (WSUD) strategies.~~
- ~~d. To ensure the geotechnical stability of future developments and Council infrastructure within the site.~~

Controls

- ~~1. Development applications must comply with Camden Council's Engineering Design and Construction Specifications for controls relating to detention, drainage and Water Sensitive Urban Design, unless an alternative holistic and sustainable strategy is prepared and approved by Council.~~
- ~~2. On contaminated land, on-ground WSUD elements such as bio-retention facilities are not suitable unless the land is remediated and validated.~~
- ~~3. A comprehensive drainage system must be installed within the Precinct, particularly in the Emplacement Area and shallow fill areas to manage potential risk. The drainage system must:

 - ~~(a) efficiently manage the perched water table and any recharge.~~
 - ~~(b) be designed and constructed to limit embankment erosion, run-off and loss of debris from the site.~~
 - ~~(c) form part of the integrated water cycle management strategy.~~~~

Related Studies

~~Refer to the Water Cycle Management Strategy prepared by AECOM dated 13 May 2015 when considering site specific methods to manage stormwater and pollution control.~~

Environmental Protection Works

Objectives

- a. ~~To protect, restore and enhance the environmental qualities of water courses, in particular the Nepean River.~~
- b. ~~To promote the conservation of urban bushland and establish vegetated corridors to allow for the movement of fauna.~~
- c. ~~To protect and preserve native vegetation and biological diversity in the Glenlee Precinct in accordance with the principles of ecologically sustainable development including the removal of weed infestations.~~
- d. ~~To maintain and enhance the ecological values within the Precinct and corridors for fauna and flora through revegetation and restoration work.~~
- e. ~~To ensure that all embankments are stabilised with vegetation and bush regeneration.~~
- f. ~~To ensure that adequate soil is provided or available to support landscaping required by this DCP.~~

Controls

1. ~~A Vegetation Management Plan (VMP) must be submitted to Council for approval with the first Development Application for Management Zones A, B and C.~~
2. ~~Environmental protection works must be carried out in accordance with the VMP.~~
3. ~~The VMP must be registered on the title of all lots identified as "Glenlee" on the Urban Release Area Maps (Camden Local Environmental Plan 2010) requiring compliance with the VMP.~~
4. ~~The VMP must:~~
 - (a) ~~Include details on each management zone (A, B and C).~~
 - (b) ~~specify what soil works are to be undertaken to support landscaping required to stabilise embankments and screen the site from views from surrounding areas.~~
 - (c) ~~specify a vegetation landscape buffer along the boundaries of the Precinct in accordance with Control 2 under Visual Impact.~~
 - (d) ~~show areas of vegetation that are to be fenced off and protected when earthworks and civil works are to be undertaken in close proximity.~~
 - (e) ~~provide details on an ongoing weed control program for the precinct.~~
5. ~~All roads that traverse vegetation Management Zones must consider fauna crossings.~~
6. ~~The management of flora, fauna and the riparian corridors must be in accordance with the requirements below. The relevant locations of the Management Zones are contained in Figure 6-12:~~
 - (a) ~~Management Zone A – Nepean River~~
 - (i) ~~Bushfire asset protection zones must not be located within this Management Zone including vegetation retained for conservation in this zone.~~

- ~~(ii) — An ongoing weed control program in perpetuity and revegetation measures are to be implemented to improve the ecological value of this corridor.~~
 - ~~(iii) — Planting mix is to comprise both upper storey (tree) and lower storey (shrubs and grasses) vegetation using local endemic species.~~
 - ~~(iv) — Undertake soil erosion control during construction, and maintain as required, to prevent sediment flow into this zone.~~
 - ~~(v) — Use of spray grass, hydro seeding geo fabrics or jute weed matting to minimise the loss of top soil while plant establishment takes place must be considered during construction. These management measures must be detailed in the Construction Certificate plans.~~
 - ~~(vi) — Water storage dams and related pumping infrastructure is to be located outside the conservation area.~~
- ~~(b) Management Zone B — East West Terrestrial Link~~
- ~~(i) — Bushfire asset protection zones must not be located within this Management Zone including vegetation retained for conservation in this zone.~~
 - ~~(ii) — An ongoing weed control program in perpetuity and revegetation measures are to be implemented to improve the ecological value of this corridor, including existing African Olive weeds are to be removed and replaced by native shrub and ground layer species representative of Cumberland Plain Woodland.~~
- ~~(c) Management Zone C — Caley's Creek Corridor~~
- ~~(i) — A riparian corridor must be applied from the Caley's Creek watercourse to the top of the Emplacement Area, where the Creek is present or on the boundary of the Precinct (see Figure 6-10, Figure 6-12 and Figure 6-13).~~
 - ~~(ii) — Soil remediation is to be undertaken in this area to encourage growth of Cumberland Plain or River Flat Eucalypt Forest community.~~
 - ~~(iii) — Restoration planting adjacent to the watercourse should comprise of plants in of the River Flat Eucalypt Forest community.~~
 - ~~(iv) — Embankments must planted with a vegetation community reflective of the locality and be able to adapt to soil conditions and slope.~~
 - ~~(v) — The vegetation on the top of the Emplacement Area must comply with Bushfire Asset Protection Zone requirements.~~
 - ~~(vi) — An ongoing weed control program in perpetuity and revegetation measures are to be implemented to improve the ecological value of this corridor.~~

Related Studies

The recommendations contained in the following documents are to be used to inform the preparation of the Vegetation Management Plan:

Ecological Assessment prepared by Ecological Australia dated 29 April 2016;

Riparian Corridor Study prepared by AECOM and dated 16 May 2016;

Remediation Strategy prepared by AECOM dated 13 May 2016;

Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016; and

Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016.

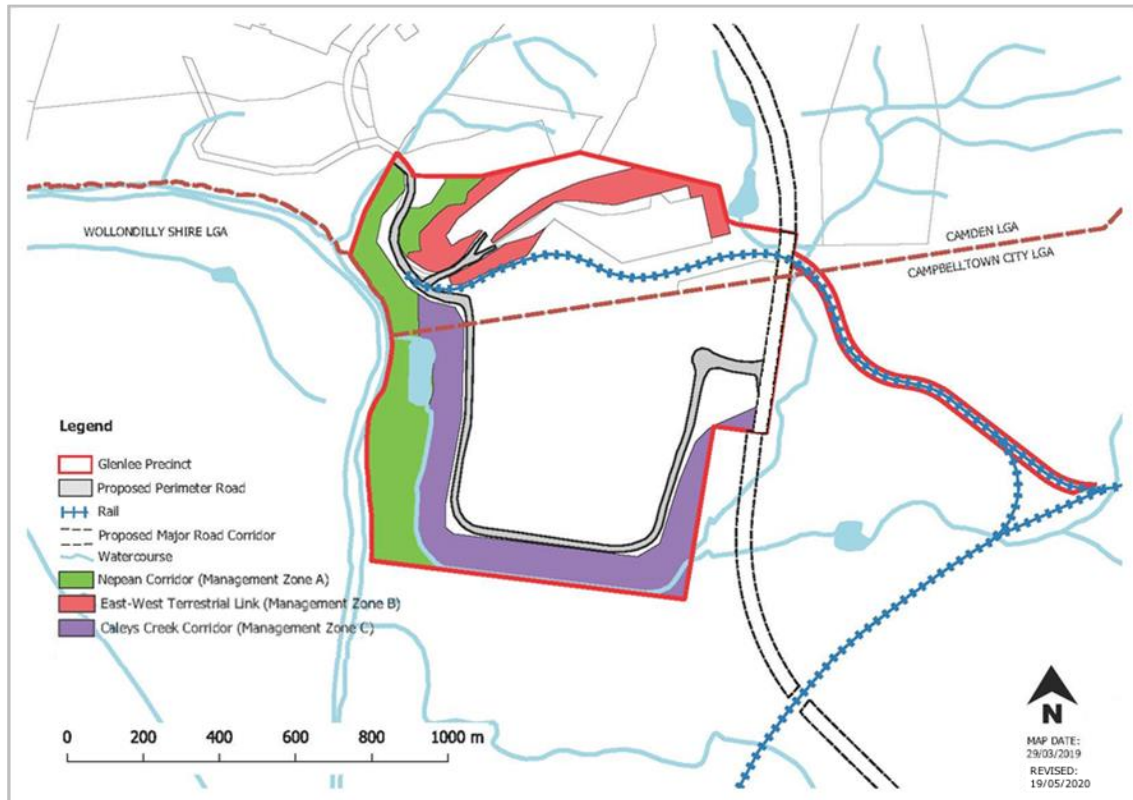


Figure 6-12: Location of Vegetation Management Zones in Glenlee

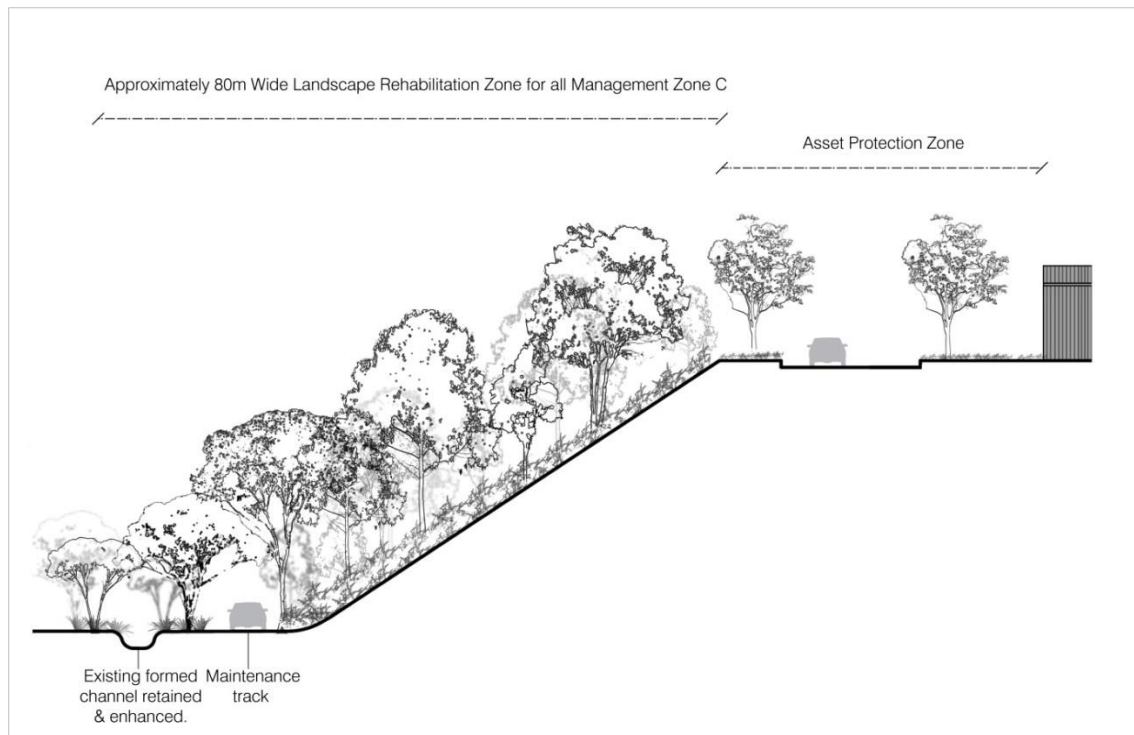


Figure 6-13: Indicative Structure of the Riparian Corridor for Management Zone C

Contamination

Objectives

- a. To protect the environment by ensuring that Potentially Contaminated Areas (PCAs) within the Glenlee Precinct are remediated.

Controls

1. Development Applications outside of Potentially Contaminated Areas (PCAs) identified at Figure 6-14, must be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with State Environmental Planning Policy 55—Remediation of Land and Council's contamination policy—Management of Contaminated Lands.
2. Development Applications within Potentially Contaminated Areas (PCAs) identified at Figure 6-14, must be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with State Environmental Planning Policy 55—Remediation of Land and Council's contamination policy—Management of Contaminated Lands.
3. Where remediation is required a Remediation Action Plan (RAP), prepared by a certified consultant, must be submitted with the development application.

Note

Developments relating to coal seam gas infrastructure are to be undertaken with consideration to the exclusion zones contained in State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

Related Studies

The following reports contain site specific recommendations which may help inform your RAP:

Remediation Strategy prepared by AECOM dated 13 May 2016;

Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016; and

Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016.

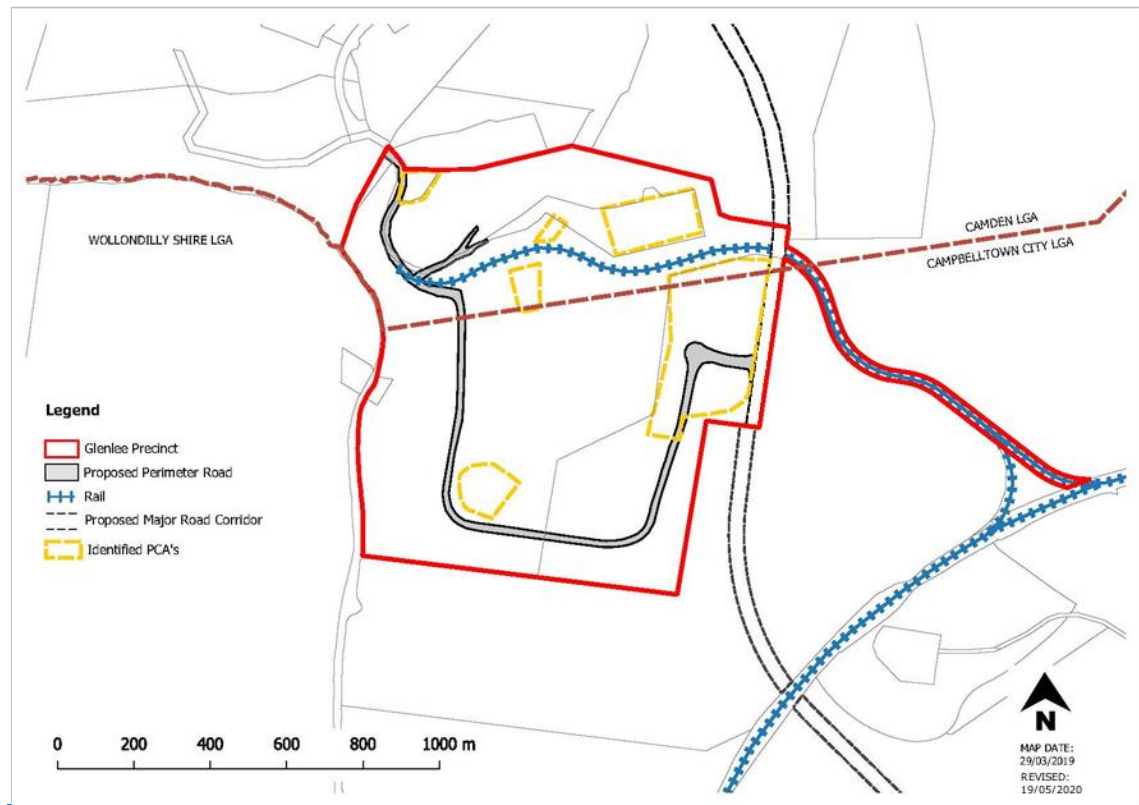


Figure 6-14: Potentially Contaminated Areas in Glenlee

Geotechnical Works

Objectives

- a. To ensure the geotechnical stability of existing and future developments and Council infrastructure within the site.
- b. To mitigate impacts associated with erosion and instability of subsoils.
- c. To ensure that landscaping and vegetation are used to stabilise the Precinct.

Controls

1. Development applications that involve the construction of new buildings, structures, roads or footpaths are to be accompanied by a geotechnical report, prepared by a suitably qualified consultant.
2. A capping layer of granular fill at a minimum depth of 2m, or otherwise specified by a geotechnical engineer, must be provided over the entire Emplacement Area.

3. ~~Embankments must be suitably stabilised to prevent erosion and addressed in the geotechnical report.~~
4. ~~Loose surface material must be suitably treated.~~
5. ~~Developments on the Emplacement Area must support the continued growth of vegetation.~~
6. ~~The new ground level resulting from ground level changes must be detailed as part of any development application.~~

Note

~~Developments relating to coal seam gas infrastructure are to be undertaken with consideration to the exclusion zones contained in State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.~~

Transport Network

Objectives

- a. ~~Ensure the transport network accommodates all transport modes.~~
- b. ~~To optimise access without compromising the safety and efficiency of the surrounding network.~~
- c. ~~To develop a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct including the Macarthur Regional Recreational Trail.~~
- d. ~~To provide safe, efficient access and manoeuvring.~~

Controls

1. ~~The first Development Application must include a Transport Management Plan (TMP) for the approval of both Camden and Campbelltown Councils in conjunction with an Indicative Layout Plan as required in Control 2 in Subdivision, Lot Design and Development. The TMP must consider the location of public transport routes, pedestrian walkways and cycleways.~~
2. ~~A clear road hierarchy must be reinforced through landscape treatment including street trees.~~
3. ~~Road design must address all modes of transport.~~
4. ~~All roads must have a minimum carriageway width of 13m.~~
5. ~~Pedestrian and transport routes must have consideration to connections with the Macarthur Regional Recreational Trail (refer to Note).~~
6. ~~Roads that will connect to the future Spring Farm Parkway must be constructed to the boundary of the Spring Farm Parkway corridor (identified as "Area 1" on the Clause 7.10(1) Application Map in Camden Local Environmental Plan 2010).~~

Related Studies

~~Consideration should be given to the Traffic Impact Assessment prepared by AECOM dated 20 May 2016 and Addendum September 2016 when preparing a Transport Management Plan.~~

Note

Infrastructure such as roads, drainage and cycleways are to be designed in accordance with Camden Council's Engineering Design and Construction Specification and Engineering Design Specification.

The Macarthur Regional Recreational Trail Concept Report prepared by Clouston Associates dated November 2008 can be obtained by contacting Council.

Site-Specific Industrial Controls**Visual Impact****Objectives**

- a. To ensure that view corridors are sensitively managed and identified between Glenlee and surrounding significant rural and historic sites.
- b. To mitigate visual impacts with vegetative screening.
- c. To require well-designed development in visually prominent locations.
- d. To ensure that light spill and glare from external lighting does not impact adversely upon the use and enjoyment of adjoining premises and surrounding areas, particularly residential and rural areas or compromise road safety.

Controls

1. A Visual Analysis Report must be submitted with any development application for the construction of a new building or change in ground level. The report is to be prepared by a suitably qualified consultant and must identify visually prominent areas, potential view corridors and potential view impacts to and from Menangle Park, Glenlee Estate, the Australian Botanic Garden Mount Annan and Camden Park Estate as a result of new buildings or finished landforms.
2. Vegetative screening must be provided along the southern and western perimeter of the Precinct and should incorporate upper, middle and lower canopy plantings. Details of the vegetative screening are to be included in the Vegetation Management Plan.
3. Services and utilities must be placed underground, where feasible. If provided overhead, infrastructure must be designed to minimise visual impact, particularly in respect to significant sites surrounding the Precinct.
4. Council may request an external lighting strategy be submitted with development applications. The strategy must detail the location and design of lighting and the proposed hours of operation with reference to AS 4282-1997 Control of the obtrusive effects of outdoor lighting.

Note

Remedial measures to reduce light spillage may include shielded street lighting, reduced height of light poles, directional lighting to avoid light spillage upwards or towards heritage items, box lighting and earth-bundling.

Related Studies

Consideration should be given to the Visual and Landscape Assessment prepared by Musecape dated October 2016 when preparing a Visual Analysis Report.

Setbacks

Objective

- a. ~~To provide setbacks to facilitate appropriate landscaping and to allow buildings to sit appropriately within the landscape.~~

Control

1. ~~Front setbacks from the street must be a minimum of 10m. Secondary frontage setbacks, for corner allotments must be a minimum of 3m.~~

Building Design and Siting

Objectives

- a. ~~To optimise integration of buildings with the natural topography, landscape and relative positioning of other buildings in the street and the surrounding context.~~
- b. ~~To require a high standard of architectural design, utilising quality materials and finishes.~~
- c. ~~To establish varied and articulated building frontages that address the existing or future public domain.~~
- d. ~~To require the design of attractive and appropriate amenities for staff.~~
- e. ~~To ensure fencing has been designed with regard to the desired future character of the Precinct.~~

Controls

1. Architectural Design:

- (a) ~~Buildings are to be articulated to reduce the apparent height and scale of external walls.~~
- (b) ~~Plant and mechanical equipment, including exhausts, are to be screened or located appropriately so that they are not prominent features from the existing and future public domain.~~
- (c) ~~Materials and colours of buildings, utility and ancillary structures must adopt recessive toned colours such as earth tones (stone, browns, muted greens, sand, dark red / plums) or cool tones (soft greys, grey / blues). All materials must be constructed of non-reflective materials.~~
- (d) ~~Building facades to the street must be predominately constructed of face brick, decorative masonry blocks (non-standard concrete blocks), precast panels (coloured and / or textured to a high-quality finish), glass, natural timber or other building materials that present attractively to the public domain.~~

2. Siting / Building Orientation:

- (a) ~~Buildings must be integrated with the natural landscape and the existing and future streetscape with an articulated and landscaped appearance when viewed from the Vegetation Management Zones.~~
- (b) ~~Building elevations oriented towards residential areas must be minimised. Where this is unavoidable, the building is to be designed to ameliorate negative impacts.~~
- (c) ~~Buildings must be designed to maximise solar efficiency, landscape design at the frontage and passive surveillance.~~
- (d) ~~Buildings and structures must be consistent with any future public roads on or adjacent to the Precinct.~~

~~(e) On lots with multiple street frontages, such as corner lots, buildings must be designed to address both streets.~~

~~3. Fencing:~~

~~(a) Fencing is to be constructed of non-reflective materials, consistent with the colour pallet prescribed in Control 1 of Architectural Design (above).~~

~~(b) Fencing must be of an open form so as not impede sight lines for drivers.~~

~~(c) Fencing is to be contained wholly within the site.~~

~~(d) Fencing must be located behind required landscaped areas.~~

Landscaping

Objectives

~~a. To create a landscape character and amenity that is appropriate to the scale and nature of the development.~~

~~b. Encourage development which provides attractive staff amenities through landscaping.~~

~~c. To minimise the visual impact of any development from the surrounding area.~~

~~d. To create habitat creation and encourage fauna movement.~~

Controls

~~1. A detailed landscape plan, prepared by a suitably qualified consultant, must be submitted with all development applications for the subdivision of land and or erection of buildings. The landscape plan must detail landscaping and the location, height and type of fencing proposed within the site.~~

~~2. Landscaping should provide sufficient vegetative screening of buildings, outdoor activities and structures when viewed from surrounding areas including Menangle Park, Glenlee Estate, the Australian Botanic Garden Mount Annan and Camden Park Estate.~~

~~3. Details must be submitted demonstrating what soil works are required to support landscaping and street tree planting.~~

~~4. Street setbacks are to comprise a minimum 50% of soft landscaping.~~

~~5. Staff amenities and open spaces, such as break-out spaces must be incorporated into landscaped areas to provide attractive working environments.~~

~~6. Fencing must be softened with landscaping and planting.~~

~~7. Automatic irrigation systems must be installed for all landscaped areas.~~

~~8. Local Cumberland Plain Woodland tree species are to be planted in clusters of 5 to 7 trees consisting of at least two varieties, planted at 5m centres (from tree trunk centre to tree trunk centre) in two informal staggered rows (see Figure 6-15). The clusters are to be positioned within the first 3m of the primary street setback. A 75mm layer of leaf mulch shall be applied evenly over the entire planting area after planting. At the time of planting, the trees must have a minimum planted height of 2m with suitable hardwood stakes and ties. Tree stock to be sourced in minimum 75L container. Trees are to reach a mature height of at least 8m. Trees are to be located 0.5m from the back of kerb and a minimum of 1m from any other concrete surface. Positioning of the tree planting must ensure the following can be achieved:~~

- (a) ~~space for future driveways and waste storage collections points;~~
- (b) ~~street lighting, utilities, bus stops and pedestrian crossings; and~~
- (c) ~~appropriate sight distances in accordance with relevant standards.~~

~~The plantings are subject to a 12 months establishment and maintenance period at the end of which plantings must have signs of healthy and vigorous growth.~~

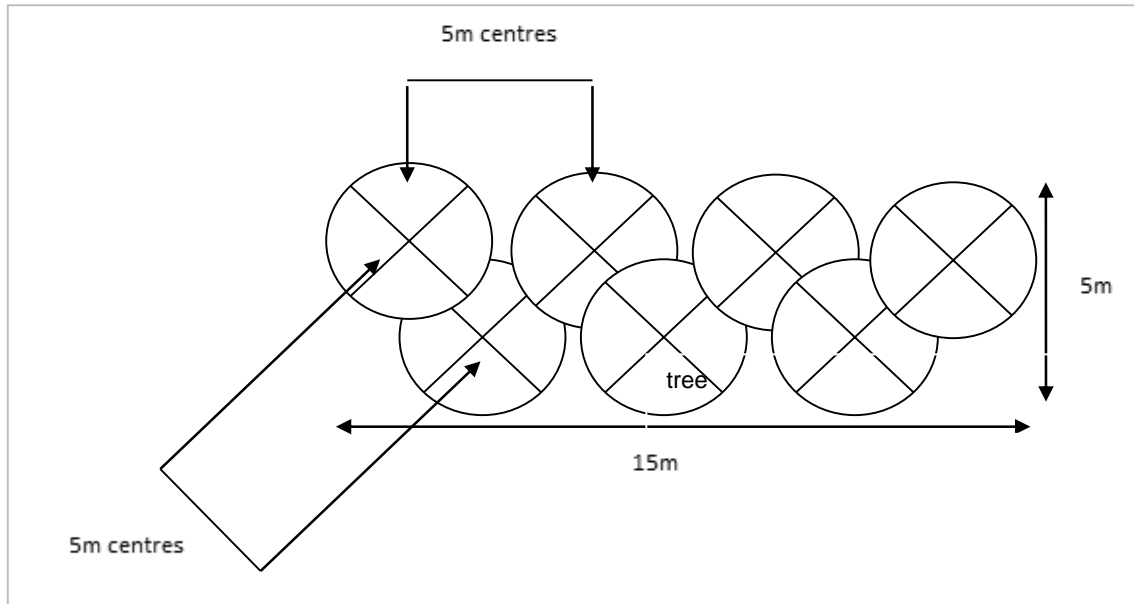


Figure 6-15: Tree Cluster Guide

6.35 Specific Land Uses Controls

6.53.1 Child Care Facility (Child Care Centres)

Background

Centre Based Child Care Facilities are managed under the [State Environmental Planning Policy \(Educational Establishments and Child Care Facilities\) 2017](#) ~~State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017~~ [State Environmental Planning Policy \(Transport and Infrastructures\) 2021](#) and the [Child Care Planning Guideline](#), the *CLEP 2010* and the below controls.

The definition of a child care facility is stated in the [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#) ~~State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017~~. It is strongly recommended that applicants arrange a pre-DA meeting with Council prior to submitting a development application to ensure that all prerequisite documentation has been prepared.

Regulatory Authority means the Regulatory Authority for New South Wales under the [Children \(Education and Care Services\) National Law \(NSW\)](#) (as declared by section 9 of the [Children \(Education and Care Services National Law Application\) Act 2010](#)).

Objectives

- a. Ensure child care centres are compatible with neighbouring land uses and are appropriately integrated into existing or new residential environments;
- b. Ensure child care centres are well designed with a high standard of outdoor play areas, landscaping and are integrated in appropriate locations to meet community needs;
- c. Minimise adverse impacts on the environment and amenity of residential areas and other land uses. In particular, noise and traffic generation from the development and operation of child care centres; and
- d. To ensure the location and design of waste storage facilities, and the on-going management of waste associated with the centre, minimises undue impacts on amenity (e.g. visually, by emission of odour, or causing noise nuisance).

Note

If a development application does not meet the minimum indoor or outdoor space requirements of the [Education and Care Services National Regulations](#), Council must, within 7 days of receiving the development application forward a copy to the Regulatory Authority and notify them in writing of the basis on which the Authority's concurrence is required and of the date it received the development application.

Council must forward a copy of its determination of the development application to the Regulatory Authority within 7 days after making the determination.

Controls

Setbacks in Residential zones

Table 6-34: Setbacks for Child Care Facilities

Front setback (min)	Consistent with the existing character
Secondary street setback (min)	4m
Side setback (min)	1.2m
Side setback to access doors from children's internal space (min)	4m
Rear setback (min)	4m ground floor and 8m second floor

Access and Car parking

1. The car parking requirements are to comply with the controls set out in this DCP.
2. All required car parking must be provided off-street.

Hours of Operation

1. Council may consider longer hours of operation including Saturday mornings if it can be demonstrated that no adverse impact on neighbouring properties will result from an earlier starting and/or a later closing time.

Dual Use of the Centre (in association with a dwelling)

1. Any dwelling component must have separate access at the front. No entry is permitted by way of access through any part of the child care centre.
2. Separate toilet, laundry and kitchen facilities must be provided for each use.
3. Children in care must not be able to access any part of the dwelling and its private open space area.
4. A separate outdoor principal private open space area must be provided for the dwelling in accordance with this DCP.
5. The provision of parking spaces for the residents must be in addition to the parking requirements of the child care centre.

Kitchen fit-out

1. If the child care centre requires a commercial kitchen, it must be demonstrated, that the kitchen has been designed to comply with the Food Act and Regulations incorporating the Food Standards Code and Council's Food Premises Code.

On-site Sewage Management

1. Where a child care centre is proposed in an unsewered area, a commercial on-site sewage management facility will be required to be installed. Council will not approve the child care centre unless it can be demonstrated to the satisfaction of Council that effluent will be disposed of in an appropriate manner.
2. An application under section 68 of the Local Government Act is to be submitted to Council and approved, prior to approval of the development application for the Childcare Centre. The application must be in accordance with Council's Sewage Management Strategy.
3. Sewage systems and the disposal area will be required to be fenced, to ensure that they are childproof and to limit exposure (physical contact).

Waste Management

1. A waste management plan is to be submitted for the proposed demolition, construction and ongoing use of the child care centre,
2. Adequate provision must be made for the storage and collection of all waste receptacles.
3. The waste and recycling storage area must be designed to be visually and physically integrated into the design of the development, and not stored within the front setback to avoid visual clutter. Waste facilities are not to be sited within the areas required for car parking, vehicular and pedestrian access, landscaping and outdoor play areas.
4. In cases where the waste storage area is likely to be visible from the street, design elements such as fencing, landscaping and roof treatments may be used to screen the waste and recycling storage area so as not to detract from the aesthetics of the streetscape.
5. Consideration is to be given to frequency and times of collection to minimise impacts of waste vehicle noise on neighbouring properties.

Water Supply

1. A child care centre must have access to a potable water supply.

Signage

1. Any signage must comply with Part 2.15 of this DCP.

6.53.2 Restricted Premises

Objectives

- a. Ensure that the amenity and safety of a particular area is not overly compromised by the implementation of a restricted premise.

Note: CLEP 2010 contains the definition of a restricted premises and clause 7.7 provides requirements regarding the location of restricted premises.

Controls

1. Development for the purpose of restricted premises must be designed to minimise any impact on the surrounding area with regards to the appearance of the building or premises, the appearance and content of signage and advertising, and the location and intensity of external lighting.
2. Development applications seeking consent for restricted premises must include:
 - a. A description of all materials, articles, compounds, preparations and the like to be offered for sale.
 - b. The size, form or shape, illumination and position, colour and content of any proposed business identification sign, street number, advertisement or promotional device to be erected or displayed.
 - c. Details of the existing and proposed external lighting.
 - d. A specified operator, which must be named on the application.

Note: For Restricted Premises, Council may include as a condition of consent a trial period for 12 months.

Further Information - Additional controls applying to restricted premises are located within the following legislation:

Pt 16 s 578(E)(2) of the [Crimes Act 1990](#).

Section 49, No.63 of the [Classification \(Publications, Films and Computer Games\) Enforcement Act 1995](#).

6.53.3 Sex Service Premises

Objectives

- a. Provide appropriate planning controls relating to the use of a building or place as a sex service premise;

- b. Ensure that sex service premises do not adversely affect the amenity of land used for educational, recreational, residential, service industrial, business, cultural or community purposes; and
- c. Ensure that sex service premises will not have adverse impacts on the community.

Controls

Note: The land use table and Schedule 1 Additional Permitted Uses in CLEP 2010 provides statutory land use controls for sex services premises in the Camden LGA.

1. Development for the purpose of a sex service premise must not be carried out if the building or place is adjacent to any property used, or partly used for residential purposes.
2. Sex services premises must not be located near, or within view from a place of public worship, child care centre, hospital, community facility, school, public open space, residential development or any place regularly frequented by children for educational, recreational or cultural activities.
3. The operation of the sex services premise must not affect the amenity of the surrounding neighbourhood because of its size, operating hours, number of employees or clients.
4. The entrance to and exit from a sex services premise is not to be within view of any place regularly frequented by children.
5. A suitable waiting area is to be provided in the sex services premise to prevent clients loitering outside the building.
6. The operator of a sex services premise must ensure proper conduct of patrons exiting the building.
7. Sex workers must not display themselves in windows or doorways of the sex services premise or outside such buildings.
8. The NSW Department of Health should be contacted in regards to relevant health standards for the operation of a sex service premise.
9. Advertising signs and structures are to be discreet and inoffensive. No signs may display words or images, which are in the opinion of the Council, sexually explicit, lewd or otherwise offensive.
10. Any sign should not exceed 0.3m x 0.6m in size (or other dimensions, but of equivalent surface area), and identifies only the name of the person who conducts the business or the registered name of the business.
11. All buildings used as a sex services premise must be fitted with the necessary services and facilities which are currently required for Class 5 buildings (an office building used for professional or commercial purposes) under the Building Code of Australia.
12. The development application must specify the name and residential address of the person responsible for operating the sex services premise. If development consent is granted, a condition of any consent will require written notification to Council of a change of name or address of the nominated operator.
13. In determining a development application for sex services premises, Council consider:

- a. whether or not the operation of the sex service premise is likely to cause disturbance in the area when taking into account other sex service premises operating in the area or other land uses within the area involving similar hours of operation;
- b. the design and external appearance of the building and any associated structure and their impact on the character of the surrounding built environment;
- c. the content, illumination, size and shape or any advertisement and distinctive external lighting;
- d. the operation of the sex service premise is likely to cause a disturbance in the area because of its size, operating hours, number of employees or clients.

Note: For Sex Service Premises, Council may include as a condition of consent a trial period for 12 months.

6.53.4 Exhibition Homes and Villages

Background

Exhibition homes and exhibition villages are a way for homebuilders to display finished dwellings within a residential environment. During their use as exhibition homes & exhibition villages there is a potential for significant traffic generation, particularly on weekends. The exhibition homes can eventually be sold for use as dwellings and become part of the residential environment.

Objectives

- a. Ensure that exhibition homes and exhibition villages operate with minimal impact on the surrounding residential area;
- b. Ensure that exhibition homes and exhibition villages operate for a limited time after which they cease to operate; and
- c. Ensure that exhibition homes and exhibition villages revert to a conventional residential environment.

Controls

Subdivision, Frontage and Lot Sizes

1. Any subdivision of land must be in accordance with the requirements for dwellings in CLEP 2010.
2. Any proposed street with an exhibition village may be held as one lot within the development until the cessation of the operation of the exhibition village. Public road dedication must be completed prior to use as a separate dwelling.

Site Location

1. Exhibition homes/ exhibition villages should be located:
 - a. close to classified roads or sub classified roads.
 - b. where vehicular access is from a collector street.
 - c. on streets with widths that permit adequate safe manoeuvrability of vehicles and lines of sight for pedestrians, cyclists and vehicles.
 - d. where traffic control devices do not impede vehicular access to and from the site.
2. Exhibition homes/ exhibition villages must not be permitted:
 - a. where access is from a street with a carriageway width of less than 6.5m.
 - b. on streets which are cul-de-sacs.

Car Parking

1. Car parking for exhibition homes must be provided off street. However, on-street car parking may be considered where there are no privately occupied dwellings opposite or adjoining the individual exhibition homes.
2. Internal streets may be closed out of hours of operation only where the streets are not yet dedicated as public roads.

Amenities and Environmental Impact

1. During the operation of an exhibition home/ exhibition village additional measures to maintain the privacy of adjoining residential development may be required.
2. The hours of operation must be limited to 7am to 7pm each day.
3. Buildings used for such uses as providing home finance, display of materials or take-away food and the like must cease to operate when the exhibition home/ exhibition village ceases.
4. Temporary buildings used for providing home finance, display of materials or take-away food must be removed and the site made good.
5. When the use of the dwelling ceases to be an exhibition home, any garage that has been used as a sales office is to be reinstated as a functioning garage with an appropriate garage door and associated driveway, prior to the occupation of the dwelling for residential purposes.

6. When the exhibition village/home ceases to operate, all signs and structures etc. associated with the exhibition home/village must be removed to ensure the site has a residential appearance.
7. Security lighting must be provided in such a way to minimise any adverse impact on adjoining residential areas.
8. The operation of the exhibition village (including the use of designated off-street car parks) must not cause offensive noise or affect the acoustic amenity of adjoining residents.

Waste Management

1. Waste disposal facilities must be provided for development. These must be located adjacent to the driveway entrance to the site.
2. Any structure involving waste disposal facilities must be located as follows:
 - a. setback one metre from the front boundary to the street.
 - b. landscaped between the structure and the front boundary and adjoining areas to minimise the impact on the streetscape.
 - c. not be located adjacent to an adjoining residential property.

Letterboxes and Numbering

1. Letterboxes must be located along the front boundary and be clearly visible and accessible from the street.
2. The street number of a site must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the site.

Frontage Works and Damage to Council Assets

1. Where a footpath, road shoulder or new or enlarged access driveway is required to be provided this must be provided at no cost to Council.
2. Council must be notified of any works that may threaten Council assets. Council must give approval for any works involving Council infrastructure.
3. Where there are no existing street trees in front of the site and contributions have not been collected for street tree planting, it may be a condition of consent that street trees be provided in the footpath area immediately in front of the site.

Acoustic Amenity

1. Dwellings located near future sources of noise are to incorporate appropriate noise attenuation measures when designed and constructed, to ensure that future residents are afforded an appropriate level of amenity.

Signage

1. Any signage must comply with Part 2.15 of this DCP.

6.53.5 Home Business and Home Industry

Objectives

- a. To allow for occupations or suitable low scale business activities to be conducted from houses or ancillary buildings in residential and rural areas, where the scale of the business does not interfere with the amenity of neighbouring properties.

Note: CLEP 2010 contains the definition of home business and home industry and clause 5.4 provides requirements regarding these uses.

Controls

1. Council must not consent to an application for the purpose of a home business, unless it is demonstrated that the home business:
 - a. does not involve the employment of more than two persons other than those residents;
 - b. does not take up floor space of more than 50m² in the dwelling or ancillary building. The use of land (for storage purposes, etc.) external to a dwelling or an outbuilding for home business purposes will not be permitted;
 - c. does not interfere with the amenity of the locality because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste, water, waste products, grit or oil or otherwise;
 - d. does not involve exposure to view from any adjacent premises or from any public space of any unsightly matter, goods or products;
 - e. does not give rise to traffic levels out of keeping with those of the surrounding locality;
 - f. maintains existing parking spaces for residential use on site and business car parking be provided off street in accordance with this DCP;
2. A home business must operate within the hours specified below, unless it can be demonstrated to Council's satisfaction that operation outside of these hours will not have an unacceptable impact on the amenity of adjoining dwellings or the neighbourhood;
 - a. 8.30am to 5.30pm, Monday to Friday;

- b. 8.30am to 5pm Saturdays;
 - c. Sundays or public holidays (closed).
3. Deliveries and loading/unloading activities can only occur during the approved hours of operation;
4. All signage must comply with this DCP. If signage is to be associated with the home business, it must:
 - a. not exceed a maximum area of 0.72m²;
 - b. be attached to the dwelling-house, letter box, front gate or the like;
 - c. only indicate the name and occupation of the resident;
 - d. not detract from the residential character of amenity of the area; and
 - e. will only involve retailing of products which are ancillary to the home business and will not adversely impact on the amenity of the locality in terms of traffic generation and pedestrian movement.
5. Development Applications for skin preparation, must comply with the Skin Penetration Guidelines (Public Health Regulations 2000) and Skin Penetration Code of Best Practice. Applications for the food manufacturing, must demonstrate compliance with the Food Act and Regulations incorporating the Food Standards Code and Camden Council's Food Premises Code. Any application must submit plans and supporting documentation that demonstrate compliance with these policies.
6. A Statement of Environmental Effects must be submitted for all types of home business applications, they must outline the overall operation of the proposal.

Note: A home business does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

Trial Period

1. In the event that Council grants development consent for a home business, Council may include (as a condition of consent), a condition which limits the duration of the consent to a maximum 12 month period, after which a further development application is required to continue the use beyond that date. Council, in determining any further application, will have regard to the operation of the use within the preceding 12 month period.

6.53.6 Domestic Solid Fuel Burning Appliances (Wood Fired Heaters)

Objectives

- a. To allow for Domestic Solid Fuel Burning Appliances (Wood Fired Heaters) that are installed appropriately and will not have an adverse impact on air quality or the amenity of the surrounding residential neighbourhood.

Controls

1. Must be installed in accordance with the Building Code of Australia and the relevant Australian Standards (includes 4 grams per kilogram of fuel burnt)

Note: Heaters with a 1gram per kilogram emissions rate or less and an efficiency rating of 65% or greater are preferred as they have a lower impact on air quality.

-End of Part-

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 4654 7777

 www.facebook.com/camdencouncil

 ABN: 31 117 341 764



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Appendix A & B



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Appendix A – Glossary

General Definitions	
Lot width	The width of the lot measured at the building line.
Outbuilding	<p>an outbuilding means any of the following:</p> <ul style="list-style-type: none"> • balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house, • cabana, cubby house, fernery, garden shed, gazebo or greenhouse, • carport that is detached from a dwelling house, • farm building, • garage that is detached from a dwelling house, rainwater tank (above ground) that is detached from a dwelling house, • shade structure that is detached from a dwelling house, and • a shed.
Traffic Management Definitions	
Aisle	means an area used by vehicles to gain access to a parking space;
Display area	means any outdoor area of a site principally used for the display of goods for sale;
Driveway	means the roadway by which vehicles move between the road carriageway and the car parking spaces and vice versa, including the crossing over the public footpath;
Full time equivalent (FTE) staff member	<p>is a standardised way of describing the size of the workforce based on the total number of ordinary time paid hours worked (excluding overtime and unpaid work)</p> <p>The FTE workforce describes the total number of full-time employees required to account for all ordinary time paid hours work. It is not a count of the number of employees. For example, two employees, both working half the standard number of full-time hours for their position, will together be counted as one FTE employee.</p>
Gross leasable floor area (GLFA)	is the sum of the area of each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts corridors and other public areas but including stock storage area.
Market area	means an area equivalent to twice the site area physically occupied by the market stalls at that market;

Pick up/set down area	means an area set aside for the picking up or setting down of vehicle passengers or goods, preferably physically separate from any adjacent vehicle carriageway;
Public floor area	means the area where the public are permitted in a bar, lounge, beer garden, dining room, auditorium and other similar entertainment area, but does not include non-licensed areas in registered clubs.
Service vehicle	means a vehicle used for the purpose of loading and unloading goods and waste collection;
Shopping centre	means one or more buildings forming a complex of shops. It typically has interconnecting paths between shops allowing visitors easy access. It typically has interconnecting walkways enabling visitors to easily walk from unit to unit, along with a parking area. It could best be described as a modern, indoor version of the traditional marketplace.
Sports Field	means a playing surface of accommodating senior sporting activities with an area ranging from 64m-70m wide x 100m-130m long with surrounding space around the field. These fields accommodate sports such as soccer, rugby league, rugby union and touch football. With sufficient surrounding space, two parallel sports fields can accommodate the overlay of a sports oval field for sports such as cricket and AFL.
Work bay	means an area of a vehicle repair station, service station or similar establishment which is normally used for the servicing or repair of a single vehicle, including any car washing bay.
Signage Definitions	
'A' Frame Sign (Double or Single-Sided)	a portable, free standing advertisement consisting of either two advertising boards supporting each other in an 'A' configuration, or one advertising board supported by one or more posts in an 'A' configuration.
Above Awning Sign	an advertisement which is located above an awning or verandah.
Advertising Land Developments –	a sign erected for the purposes of displaying information about a development such as the name of the development, the plan, the features as well as sales, real estate or developer contact details.
Banner Sign –	a soft plastic/canvas/polycanvas material bearing letters and numbers and/or pictures, which is visible from a public place. Banners are usually fixed to a solid frame or posts. This includes Blade signs.
Billboard Sign	an advertisement supported by one or more column(s) or post(s) which are independent of any building or other structure.
Bill / fly-posters	bills or posters attached to walls, power poles, street name signs, public furniture or public property.
Bunting/Flagging	a string of lightweight coloured material or plastic secured at both ends but allowed to move freely.
Community Signs	are signs for a community organisation erected to advertise a community event or place of community interest and may include a safety house or neighbourhood watch sign.

Exhibition Homes, Villages & Unit Signs	a sign advertising an exhibition home or homes, villages or units open for public inspection.
Fascia Sign	a sign fixed or applied to the face of a building or awning.
Flagpole Sign	a tall staff or pole on which a flag or banner is raised for advertising purposes.
Flashing Sign	an advertisement illuminated at frequent intervals by either an internal or external light, whether or not included in any other type of sign.
Multiple Occupancy Identification Sign	a sign, or group of signs containing a list of businesses or people occupying a shared tenancy or premises.
Place Entry Sign	an identification sign incorporated into the landscaping and or retaining structures located at the entrance of a major urban release or place.
Pole / Pylon Sign	a single advertising structure which is independent of a building.
Projecting Wall Sign	an advertisement attached to a building at one end and projecting away from the building facade, but not protruding beyond the roadside edge of the awning or above the roof line of a building.
Real Estate Sign	an advertisement in respect of a place, land, or premises to which it is affixed and contains only a notice that the place or premises is for sale or letting, together with particulars of the sale or letting.
Roof Sign	an advertisement erected on or above the parapet of a building that is wholly or partly supported by the building.
Sponsorship Sign	advertisements on the playing surface or on the inside of a fence around the playing surface of a sporting facility displaying information about sponsors or products of sponsors of teams or organisations using the sporting facility seen only from the inside of the ground or complex.
Street Sign	sign erected on public road which include guide sign, warning sign, temporary warning sign, regulatory sign, parking sign, hazardous markers and service symbols as defined under Australian Standard AS 1742.
Temporary Sign	means an advertisement of a temporary nature which: <p>(a) announces any local event of a religious, educational, cultural, political, social or recreational character or relates to any temporary matter in connection with such an event, and</p> <p>(b) does not include advertising of a commercial nature (except for the name of an event sponsor), and</p> <p>(c) is displayed for a period of not more than 28 days.</p>
Top Hamper Sign	an advertisement attached to the transom of a doorway or display window of a building.

Under Awning Sign	an advertisement attached to the underside of the awning other than the fascia or return end of the awing.
Variable Message Board	means a device used to display a message by the display of lights that are capable of being programmed to deliver a message to passing motorists. These devices are generally used to deliver road traffic alerts.
Visible Wall Area	the total wall area of the building façade of the primary frontage including the area of windows and openings.
Wall Sign	an advertisement attached to the side or front wall of a building and not projecting more than 100mm from the wall surface.
Window Sign	signs painted on or affixed to the window of a building.
Dams Definitions	
Batter	means the slope of the dam wall, the excavated or constructed face of a dam wall, embankment or cutting, produced as a result of earthmoving operations involving cutting and filling.
Bywash	means a depressed area adjacent to the dam wall used for the dispersion of overflow water away from or around the embankment.
Crest	means the top of the dam wall.
Cut-off trench	means a trench dug below ground level of the dam wall, parallel to the crest, to prevent seepage or movement of water under or past the structure. Pervious material is removed and replaced with clay.
Earth dam	means a barrier, embankment or excavated earth structure generally built in or near a drainage line which has the primary purpose for impounding water for storage. These dams are usually used for water conservation on properties with an agricultural use and are used for such purposes as stock watering, domestic supply, irrigation and firefighting.
Freeboard	means the height from the top water level to the crest.
Maximum harvestable right dam capacity (MHRDC)	means the total dam capacity allowed under the harvestable rights for your property, based on 10% of the average regional rainfall runoff and takes into account local evaporation rates and rainfall periods.
Spillway	means pipes, bywashes or other devices used to divert excess water from a dam. In most cases this includes an excavated level channel extending from the end of the embankment to a level outlet, i.e., bywash.
Top water level	means the height of the water level of the dam determined at its maximum capacity at spillway level.

Appendix B – Landscape Design Principles and Submission Requirements

Design Principles

1. Natural features on the site, such as trees, vegetation, rock outcrops, cliffs, ledges, indigenous species and vegetation communities must be retained and incorporated into the design of development and the associated landscape plan.
2. Landscaping is to be designed to integrate new development with the existing landscape character of the street and be sensitive to site attributes, existing landscape features, streetscape view and vistas (refer to Part 2 Environmental Heritage).
3. Landscaping is to enhance the visual setting and accentuate the design qualities of the built form. Landscaping solutions are to be used to create a screening effect for visually obtrusive land uses or building elements.
4. Landscaping should encourage the development of a tree canopy to soften the built environment and to encourage the continuity of the landscape pattern or urban forest.
5. Landscaping is to be designed to minimise overlooking between properties and to enhance amenity.
6. Landscape design should take into consideration solar access both within the site and adjacent sites.
7. Public / private open space areas must incorporate appropriate landscaping that is designed to maximise surveillance opportunities.
8. Landscaped areas should be designed to require minimal maintenance by using robust landscape elements and using hardy plants with low maintenance requirements. Where space and site layout permits, water tanks should be installed to provide for the watering requirements.
9. The amount of hard surface area on each site is to be minimised to reduce run-off. Run-off leaving the site should be reduced by directing the overland flow during rainfall events to permeable surfaces such as garden beds and rain gardens.

Landscape Submission Requirements

Development Type	Required	Prepared by		
		No requirements	Experienced Landscape Designer	Landscape Architect (registered or eligible for registration)
Residential subdivisions up to 2 lots	Site Analysis Plan (DA)	✓		
Residential subdivisions up to 10 lots	Site Analysis Plan (DA) Landscape Concept Plan (DA) Detail Plan (CC)		✓	
Residential subdivisions > 10 lots	Landscape Concept Plan (DA) Detail Plan (CC)and Site Analysis Plan (DA)			✓
Dual Occupancy (attached or detached)	Landscape Concept Plan (DA) Detail Plan (CC)		✓	
Multi-dwelling development	Landscape Concept Plan (DA) Detail Plan (CC)			✓
Residential Flat Buildings	Landscape Concept Plan (DA) Detail Plan (CC)			✓

Mixed use development	Landscape Concept Plan (DA) Detail Plan (CC)			✓
Business or Retail Development	Landscape Concept Plan (DA) Detail Plan (CC)		✓	
Community, educational, health, aged care/housing, tourism, child care facilities, places of public worship	Context Analysis Plan (DA) and Landscape Concept Plan (DA) Detail Plan (CC)			✓
Industrial development	Landscape Concept Plan (DA) Detail Plan (CC)		✓	
Infrastructure projects	Landscape Concept Plan (DA) Detail Plan (CC)			✓
Rural Development	Landscape Concept Plan (DA) Detail Plan (CC)		✓	
Public Open Space	Refer to Camden Open Space Design Manual			✓

Site Analysis Plan

1. A context analysis plan should capture the unique environmental setting of the proposed project. It must include (but not limited to):
 - a. Must be at an appropriate scale – 1:200, 1:500, show true north and 1m contours;
 - b. Show surrounding buildings, roads, paths, cycleways, creek lines, existing trees and vegetation and land form, pedestrian, vehicular and maintenance access;
 - c. Show existing and proposed services;
 - d. Show any easements or other site encumbrance;
 - e. Show overland flow path and natural site drainage;
 - f. Show areas of protected vegetation;
 - g. Show any applicable bushfire asset protection zones and other firefighting requirements;
 - h. Show waste storage areas and access.

Landscape Concept Plan

1. A landscape concept plan must provide an illustrated plan showing all key site features and design elements. It must include (but not limited to):
 - a. The plan should be at an appropriate scale and should include:
 - b. Name business address and contact details of the person or business that prepared the plans;
 - c. The address of the site including DP and Lot number;
 - d. Job, plan number, revision and date;
 - e. Site boundaries and surveyed dimensions;
 - f. North point;
 - g. Existing and proposed levels;
 - h. Show site analysis detail 1 (a) to (h);
 - i. Indicative planting plan and plant schedule;

Detail Landscape Plan

1. A detail landscape plan must provide an illustrated plan showing all key site features and design elements. It must include (but not limited to):
 - a. The plan should be at an appropriate scale and should include:
 - i. Name business address and contact details of the person or business that prepared the plans;
 - ii. The address of the site including DP and Lot number;
 - iii. Job, plan number, revision and date;
 - iv. Site boundaries and surveyed dimensions;
 - v. North point;
 - vi. Existing and proposed levels;
 - b. Show site analysis detail 1 a. to h.;
 - c. The positioning and construction details of hard surfaced access paths and concrete pads for maintenance vehicles, where there is any proposed or existing permanent open water bodies, rain gardens and/or detention basins;
 - d. The detailed landscaping plans must be consistent with and comply with any development consent, vegetation management plan, master plan or landscape concept plan applicable to this site;
 - e. Demonstrate compliance with universal access standards for any open space areas and public facilities;
 - f. The plans must include all proposed soft and hard landscaping elements and materials, e.g. type and area of lawn, plantings, garden bed areas, edging materials, volume and type of mulch, bricks, stones, volume and type of growing media, playground equipment, signage, path and cycle way placement, path and cycleway material and finish, bin collection location and storage areas (if relevant), exercise stations, seating, shelters and art if applicable;
 - g. Any landscape amenity elements such as boardwalks, lookouts, seating, playgrounds, picnic facilities, BBQ's, water meter, bubblers, signage, shade structures, paths, cycle ways, dog and litterbins and furniture elements;
 - h. Details of any fencing, bollards or other means of entry control;
 - i. Clearly detail how access to any open space areas for maintenance and emergency vehicles will be achieved;

- j. Detailed planting schedule keyed to the plan, which includes positioning, species listed by botanical and common names, quantities, planting sizes and the estimated size of the plant at maturity;
- k. Section drawings, detail planting sections and cultural and maintenance notes;
- l. That the proposed landscaping is consistent with and complies with any cultural, ecological, environmental, heritage and existing amenity considerations applicable to the area;
- m. Any existing trees that adjoin the Development or may be impacted by Development must be detailed in the Landscape Plans;
- n. Street trees in residential areas must consist of minimum of 75lts container stock and must be provided at the rate of one (1) per lot or maximum distance of 10 metres apart. Tree guards and root barrier are to be provided for all street trees;
- o. That any relevant, existing, created or significant view lines are clearly shown on the plans;

Placement of Street Trees

1. The selection and placement of street trees should have regard to the following criteria:
 - a. Power/Gas/Water/Sewer/Cable Services and Easements.
 - b. Not planted within 3m of a Sydney Water access shaft.
 - c. Positioning of street lights.
 - d. Pruning and shaping adaptability of selected trees.
 - e. Driveways & bus stop placements.
 - f. Frontages/setbacks.
 - g. Lateral spread of branches.
 - h. Road verge widths.
 - i. Waste services collections.
 - j. Pedestrian & vehicle vision. Trees must not be planted closer than 10-metres from road corners or intersections;
 - k. Existing amenity;
 - l. Above ground services and easements;

Footpaths and cycleways – (Street trees must not be planted less than 1 metre away from a concrete footpath/cycleway or other concrete structures. Further Information:

- Council's Tree and Landscape Species List
- Camden Open Space Design Manual

- Draft Camden's Spaces and Places Strategy (as updated)
- Rural Fire Service Planning for Bushfire Protection Guidelines

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 4654 7777

 www.facebook.com/camdencouncil

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Schedule 1 Elderslie



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ELDERSLIE

S1.1 Introduction

The Elderslie release area is bounded by Studley Park Golf Course to the east, Camden Valley Way to the north, the Camden By-pass to the south, and the existing Elderslie residential area. The site is in a variety of ownerships. Development in the public domain and residential areas of the Elderslie release area is to achieve the highest standards of urban design and environmental performance in accordance with principles relating to enhancing accessibility, achieving environmental sustainability and delivering social and economic benefits.

S1.1.1 Elderslie Planning Principles

1. Development of the Elderslie release area will be in the form of an urban village, adjoining and connected to the existing suburban development in Elderslie and Narellan. The village will consist of a variety of housing forms, in landscaped garden and natural settings and a small neighbourhood centre.
2. The new suburban area must integrate with the existing Elderslie and Narellan communities and with Kirkham Park by suitable low-level road, pedestrian and cycle links. Internally, the subdivision pattern will promote accessibility by pedestrians and cyclists. The areas of higher residential densities will be located close to the public transport corridors and within close proximity to the local commercial and educational facilities and the open space corridors.
3. The urban village will be serviced by local and regional public transport services that provide a viable alternative to private vehicles. The Camden Valley Way—Camden By-pass link road will facilitate improved access to the Camden Bypass and form a natural extension linking with the Macarthur Centre.
4. The visually and culturally significant “Rheinberger’s Hill”, the gateway to Camden from the north, must remain a visually prominent open landscape. Housing must not encroach on to Rheinberger’s Hill. Large lot housing should be sympathetically located behind the hill to the east of the saddle in the ridgeline. It must be of a density that provides a transition from the Studley Park Golf Course to the suburban housing area. Studley Park and Rheinberger’s Hill will form a significant open space break between Narellan and Elderslie.
5. Hilder Street and Lodges Road continue to provide evidence of the historic development of the area. While land in the vicinity of these roads will undergo development and change, the alignment of the roads must be maintained.
6. Visually and ecologically significant vegetated areas must be preserved, by inclusion in the open space network, based principally on the creek lines as significant biological corridors.
7. District views and view corridors between historic items and culturally significant places must be preserved.
8. Stormwater management must be ecologically sustainable by using local control measures, which will relate strongly to the creek line corridors.

Related Studies

This section must be read in conjunction with the following supporting documents which contains controls, guidelines and recommendations. These are additional to those set out in this subsection and must be considered when submitting a development application:

- Landscape Master Report (December 2001) by Context Landscape Architects.
- Heritage Assessment Elderslie Urban Release Area (July 2001) Godden Mackay Logan.
- Heritage Report for 150 Lodges Road (August 2003) by Godden Mackay Logan.
- Heritage Report for Rheinberger's Hill (November 2002) by Godden Mackay Logan.
- Water Cycle Master Plan Report (December 2001) by J. Wyndham Prince Pty Ltd.
- Traffic and Transport Report (September 2002) by Masson Wilson Twiney.
- Flora and Fauna Report (December 2001) by Conacher Travers.

Note: *The Elderslie urban release area master plan is show in Figure [S1-1](#). It identifies the road connections and indicative lot yield to be achieved. Variations to the master plan should be considered if the principles set out in this DCP are complied with.*

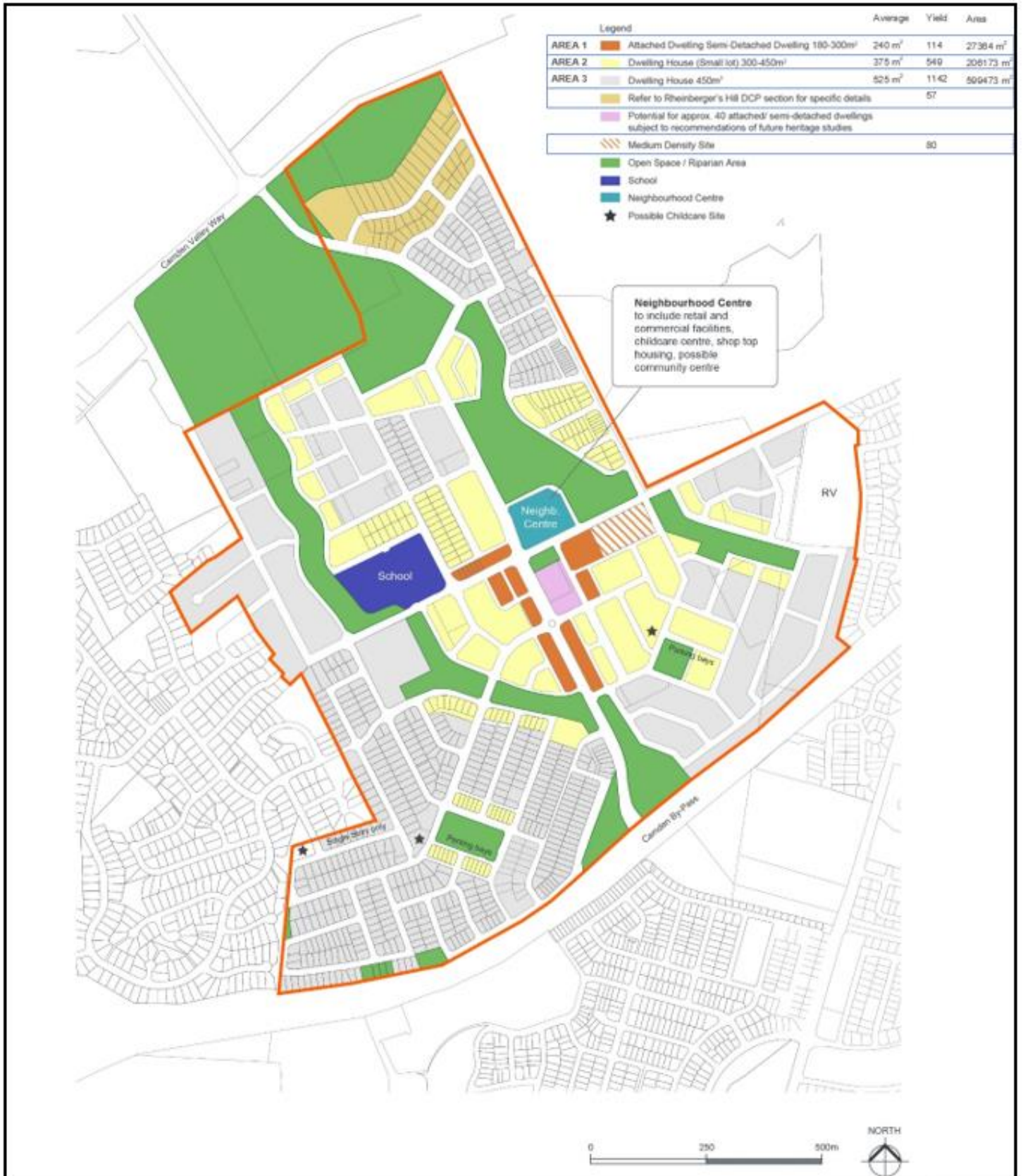


Figure S1-1: Elderslie Master Plan

S1.1.2 Elderslie Residential Density Targets

A variety of lots sizes and types are to be provided to facilitate housing diversity and choice and meet the requirements of people with different housing needs. Smaller lots and medium density developments are to be located near the village centre, parks and areas of highest amenity proximity to facilities. To achieve this, lots must be consistent with the dwelling densities shown at Figure S1-1 and the residential lot types detailed below.

Controls

1. The residential dwelling target for Elderslie is 1978 dwellings. To ensure this, subdivision applications are to demonstrate to Council that the dwelling targets shown in Figure S1-1 will be achieved. Subject to the agreement of Council and consultation with relevant landowners, dwelling yield may be 'traded' between development blocks, as long as it meets the overall targets and objectives of this DCP and Master Plan.
2. Where variation to the block dwelling targets is proposed, an applicant is to demonstrate that:
 - a. the overall dwelling target of 1978 dwellings for Elderslie can still be achieved.
 - b. the proposed variation is consistent with the principles of the Elderslie Master Plan and provisions of this DCP.

Refer to Figure S1-1 which identifies Area 1, Area 2 and Area 3 further defined below.

Area 1:

Shop Top Housing – Village Centre (180/300m²)

This provides scope for shop top housing above retail or commercial uses. Demand is unknown at this time but building forms must contain sufficient flexibility for later change of use as Elderslie develops.

Area 1:

Attached and Semi-Detached Dwellings (6-8m Wide Lot) from 180/240m² to 200m²)

This provides opportunity for dwellings in small groups, duplexes or triplexes. They are located in areas of high amenity, along the central village spine. They may contain home work/business opportunities.

Areas 1 & 2:

Dwelling House (8-12.5m Wide Lot) (300/375m²)

This provides a small lot housing form generally with north facing (good solar access) rear yards and with rear lane car access or single stacked parking. These are generally free standing are encouraged to have a zero lot line on one boundary.

Area 2:**Dwelling House (12.5 - 15m Wide Lot) (375/450m²)**

This type comprises housing suitable for free standing small family housing. This is a flexible and efficient housing form.

Area 3:**Dwelling House (15 - 18m Wide Lot) (450/540m²)**

These are free standing traditional one and two storey dwellings often in prime or feature locations. In some cases, they could sustain a duplex or a 'big house' (which contains 3 or 4 apartments) which fit comfortably within a large single house context.

Area 3:**Dwelling House (20m Plus Lot) (600+m²)**

These are large lots that occupy prime sites (corner sites and avenues). They provide opportunity for large family dwellings and could also include some discreet multi dwelling housing in 'big home' form.

Multi Dwelling Housing Site

A multi dwelling housing site has been identified on Lodges Road overlooking the riparian corridor. The site has the potential for 78 dwellings in a two-storey development with a third storey located within the roof structure.

S1.2 Subdivision Planning and Design

S1.2.1 Neighbourhood and Subdivision Design

Controls

1. Smaller lots and housing types are to be located close to the neighbourhood centre, public transport and adjacent to higher amenity areas such as parks.
2. The following minimum lot sizes apply under CLEP 2010:
 - a. attached dwellings - 180m².
 - b. semi-detached dwellings - 200m²
 - c. dwelling houses - 300m².

Note: These are minimum development standards as set out in the LEP 2010. However, all subdivisions are to demonstrate compliance with the Elderslie Residential Density Target as specified in Part 1 of this Schedule.

3. At subdivision/development stage, noise attenuation measures need to be developed for sites that fall within the criteria set out below:
 - a. applicants will be required to submit an acoustic impact assessment report for development:
 - b. within any commercial or neighbourhood centre areas.
 - i. adjacent to Camden Valley Way, Camden Bypass and/or Liz Kernohan Drive.
 - ii. for any non-residential use of any part within the area that this DCP covers.
 - iii. steep (1:10) or elevated land within 100 metres of a freeway, arterial or future arterial road.
 - c. Council will not consent to the subdivision/development of land to which this clause applies, unless a program, satisfactory to the Council, has been prepared proposing traffic noise attenuation devices for the development. The report must predict noise levels for a 10 year period and any attenuation measures must address these noise levels.
4. The master plan aims to protect significant views, and these corridors must be protected in any subdivision application. Details such as fences, walls and tree plantings must also respect these corridors. Subdivision that is designed around heritage items and curtilages must be sympathetic in form, shape and lot size to the heritage places (see Part 2).
5. The significant view corridors identified in Part 2 Environmental Heritage must be preserved in any development application for subdivision. Development adjoining existing development outside of this release area, is to be of a similar nature and scale to the adjoining area and to be located so as not to eliminate views from the existing residences. Refer to the Elderslie Master Plan (Figure S1-1) for locations that are restricted to single storey construction.

6. To reinforce and enhance the identity of the area, mature vegetation must be preserved where possible and integrated into the new landscape in accordance with Figure S1-2.

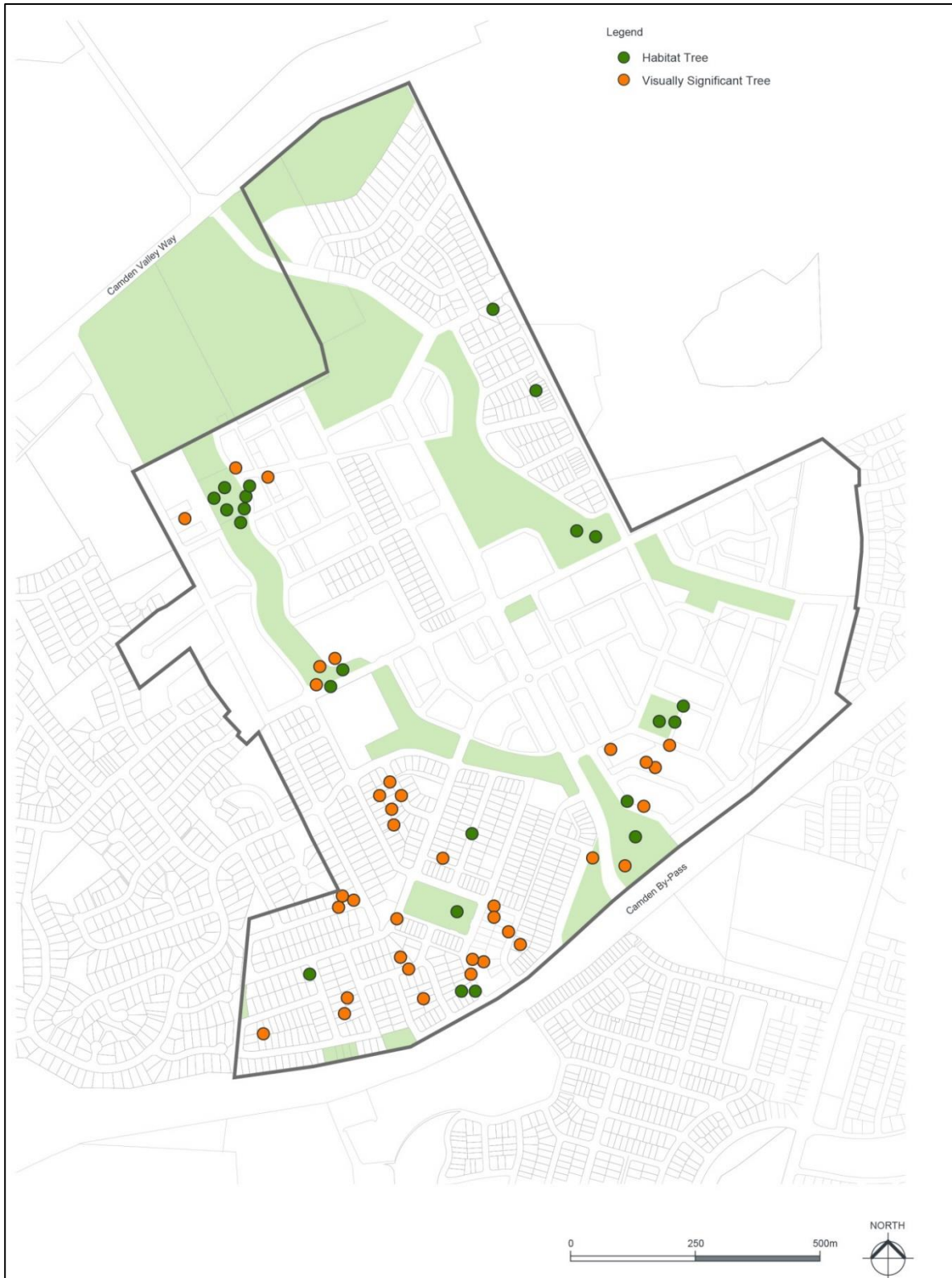


Figure S1-2: Elderslie Indicative Vegetation

S1.2.2 Street Network and Design

Street network and design in the Elderslie release area has been designed to provide a safe and efficient movement for all users including vehicles, pedestrians and cyclists.

Controls

1. Provide a road connection and pedestrian overbridge to the Spring Farm Release Area (Figure [S1-104](#)).
2. Direct and clear street connections are made between the site and existing main routes to the:
 - a. North: To Camden Valley Way;
 - b. South: to the Camden Bypass and Spring Farm;
 - c. East: to Narellan; and
 - d. West: to existing Elderslie.

As indicated in Figure [S1-1](#) – Elderslie Master Plan

3. Other existing roads are extended or linked into the new street pattern. For example, Southdown and Coopworth Roads as indicated in the master plan.
4. The old rural road known as Irvine Street is retained in the new street pattern, as are the reservations of Lodges Road and Hilder Street.
5. New road connections to Camden Bypass and Camden Valley Way must be consistent with the master plan.
6. No direct vehicular site access is permitted to Camden Bypass and Camden Valley Way.
7. Figures [S1-4](#) to [S1-9](#) illustrate various street types and details which must be used throughout the design and construction phase. Detail must be submitted at the development application stage.
8. Laneways are to be designed and built in accordance with the Camden Council's Engineering Design and Construction Specifications. Where existing laneways have been built and need to continue through, they should align with the existing laneway cross section.

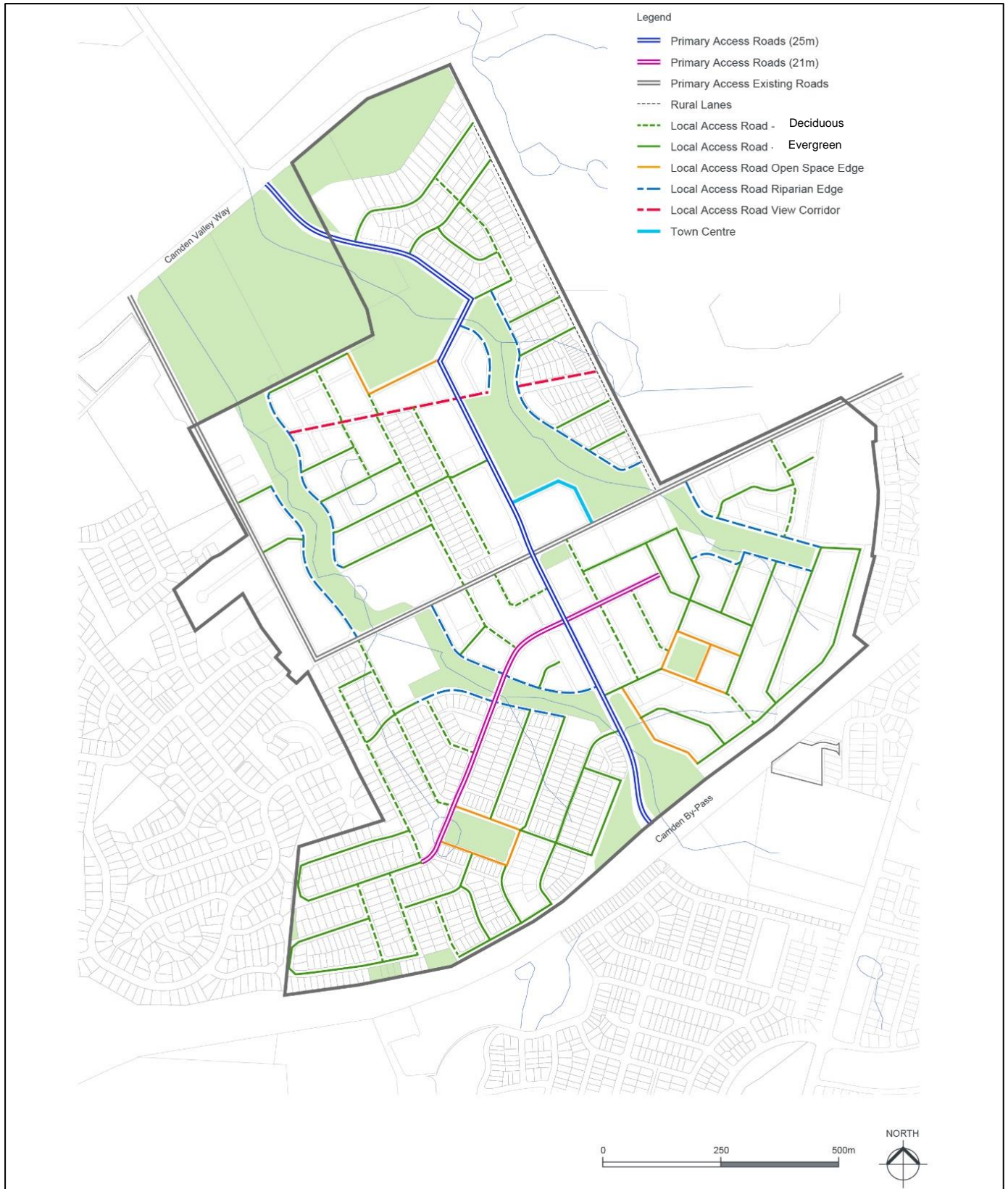


Figure S1-3: Elderslie Street Hierarchy Plan

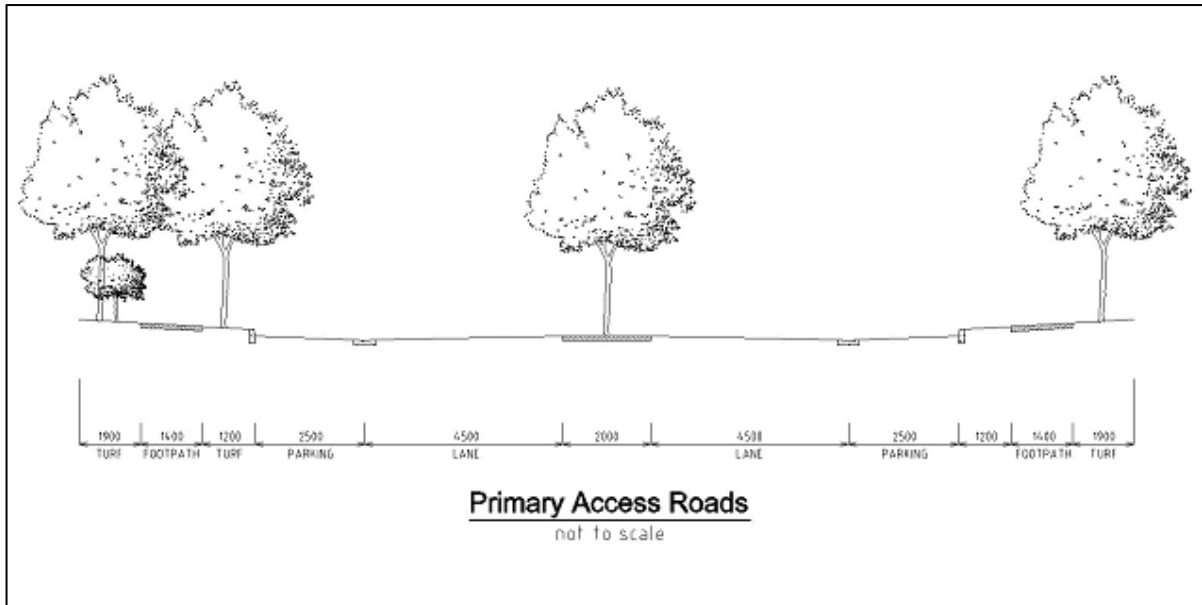


Figure S1-4: Elderslie Primary Access Roads

Note: Link Roads only, east/west Access Roads to be 21m wide, have 4m verge and 13m carriageway

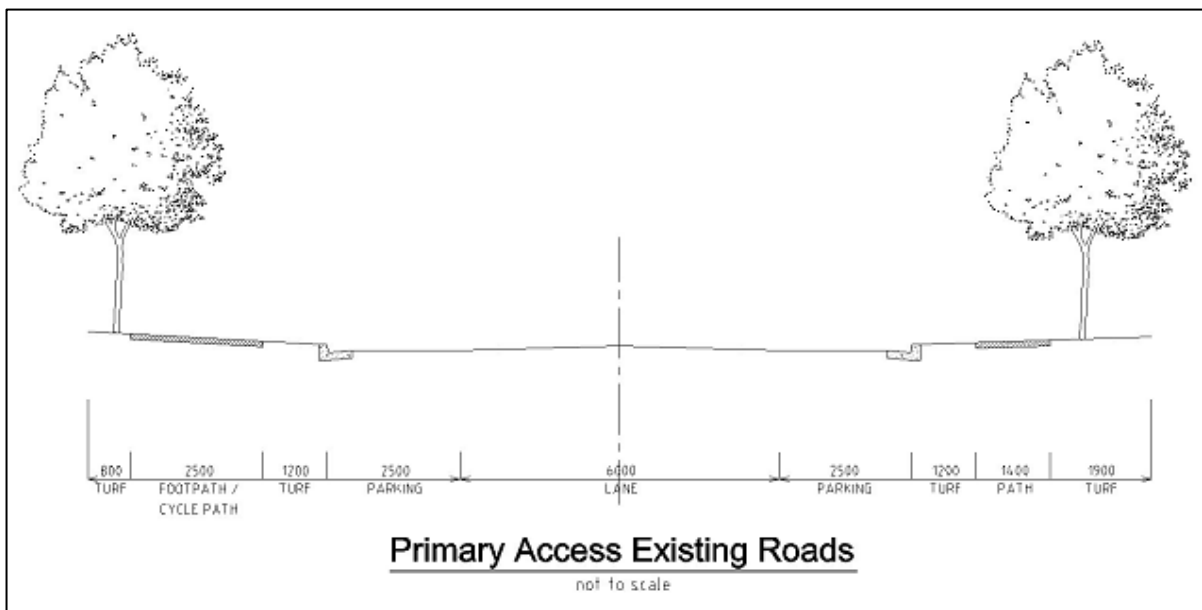


Figure S1-5: Elderslie Primary Access Existing Roads

Note: Location of street trees are indicative only. Final location is to be determined following subdivision and allowing for driveways, garbage collection, bus stops etc.

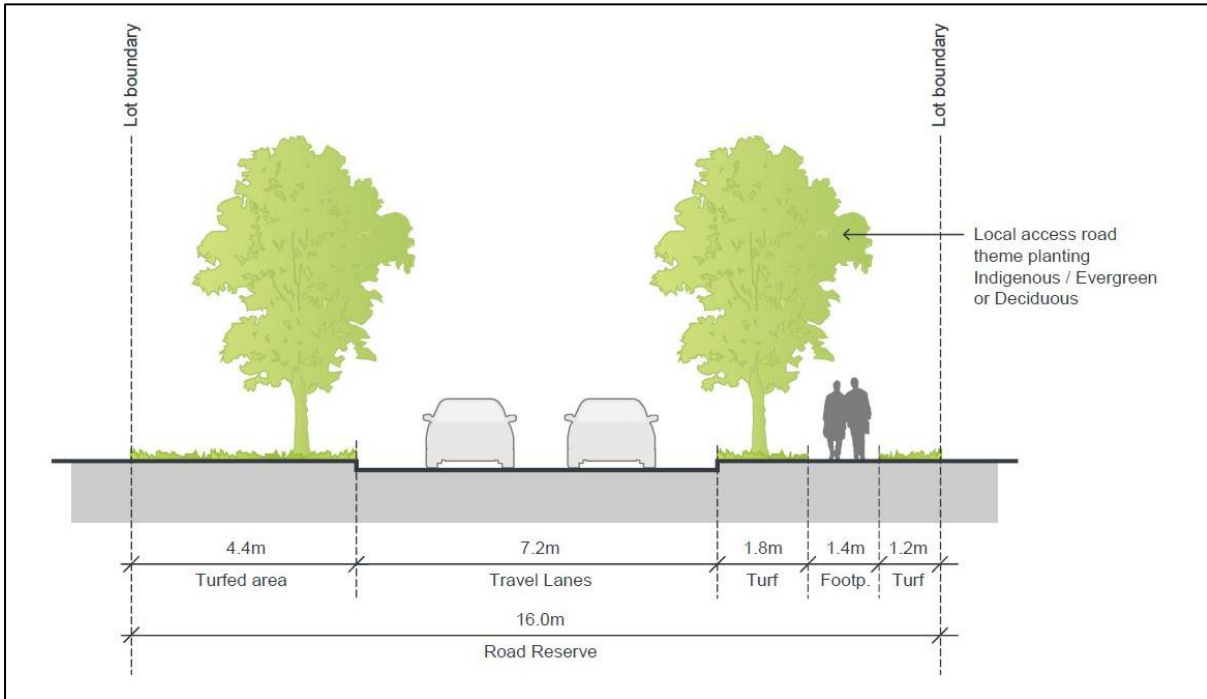


Figure S1-6: Elderslie Local Access Roads

Note: Location of street trees is indicative only. Final location is to be determined following subdivision and allowing for driveways, garbage collection bus stops, etc.

For local access roads identified in Figure S1-3 Pedestrian / Cycle Network to include an off-road cycleway, must have a footpath cross section from kerb 1.4m turf area, 2.5m cycleway, 0.5m to property boundary.

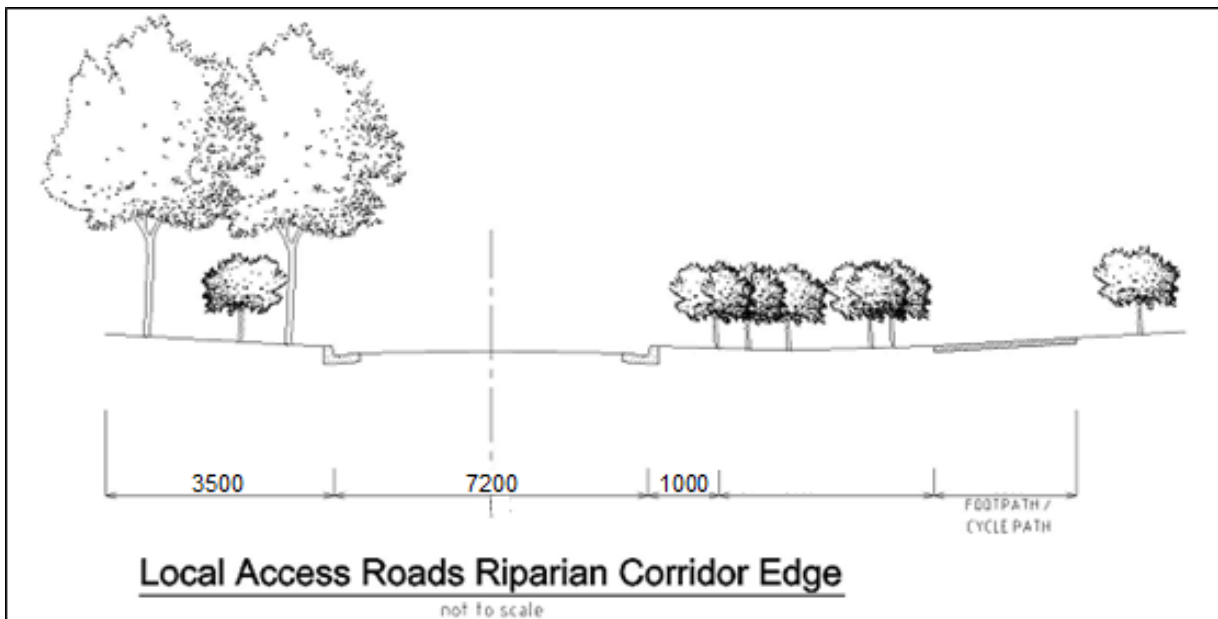


Figure S1-7: Elderslie Local Access Roads Riparian Corridor Edge

Note: Location of street trees is indicative only. Final location is to be determined following subdivision and allowing for driveways, garbage collection, bus stops, etc.

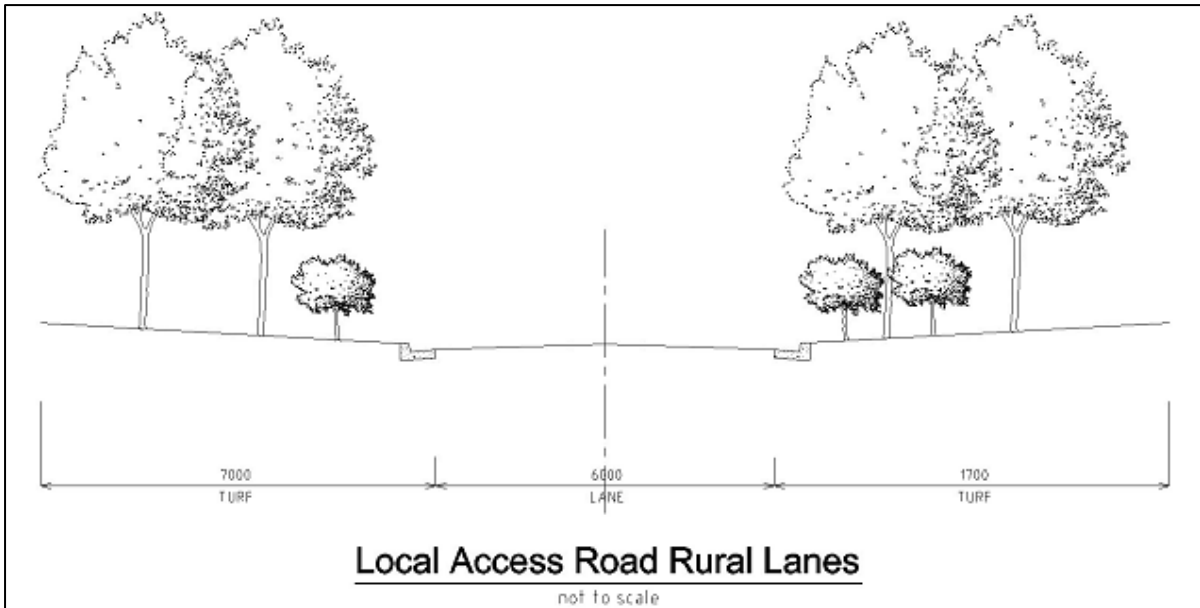


Figure S1-8: Elderslie Local Access Road Rural Lanes

Note: Rural land adjoining Camden Golf Club 16m reserve, 6m carriageway

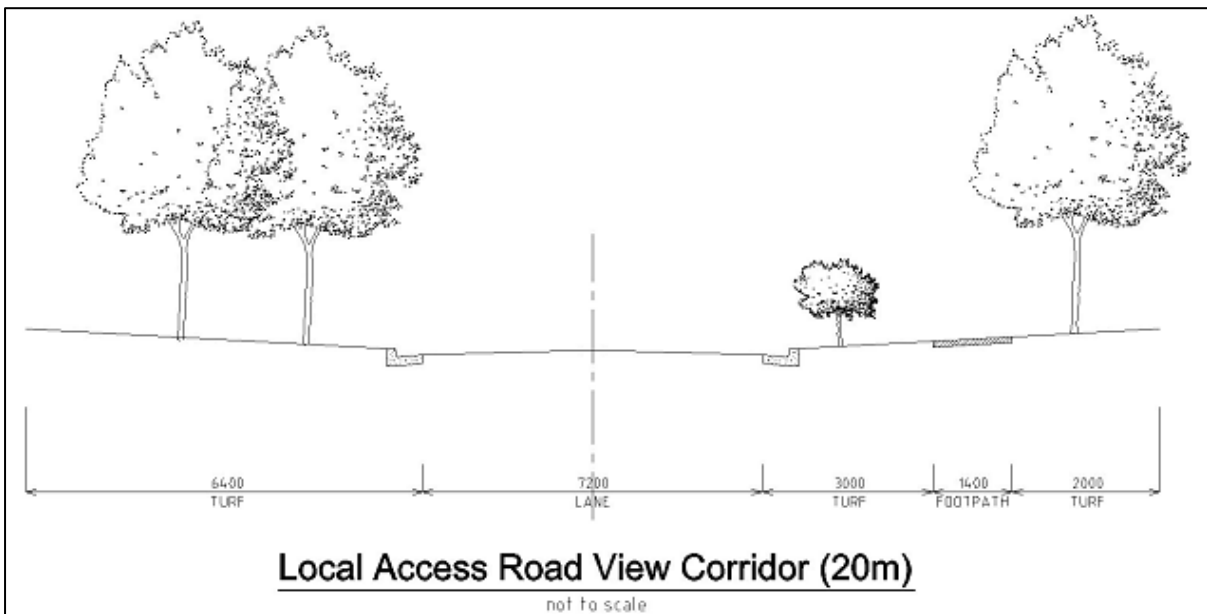


Figure S1-9: Elderslie Local Access Road View Corridor (20m)

Note: See Local Access Road View Corridor in Figure S1-9 and Figure 2-8 Elderslie Cultural and Visual Landscape within Part 2 of this DCP.

S1.2.3 Pedestrian and Cycle Network

The Elderslie Release Area encourages walking and cycling by providing safe, convenient and legible routes to points of attraction within and beyond the suburb.

Controls

1. The cycle network for the Elderslie Release Area is to be designed, constructed and clearly marked in accordance with Elderslie Release Area Pedestrian/Cycle Network Map (Figure [S1-10](#)).
2. Cycle paths shown in the Elderslie Release Area Pedestrian/Cycle Network that go through or parallel to open space, should be located either in the road reserve or in the open space/drainage land.
3. Cycle and pedestrian bridges must be located above the 20 year ARI flood level.



Figure S1-10: Elderslie Pedestrian/ Cycle Network

S1.2.4 Public Transport Network

The development of the Elderslie Release Area involves the opportunity to provide for choice in mode of transport. As a result, convenient road connections to adjoining areas and other public transport routes will provide for ease of movement of buses between suburbs, link activity centres within and external to the suburb, and to the railway at Campbelltown and Macarthur. It will also ensure bus stops are located near neighbourhood parks, shops, and schools and are related to the main pedestrian routes.

Controls

1. Bus routes and bus stops are designed, constructed and clearly marked in accordance with Figure [S1-11](#) Elderslie Release Area Indicative Bus Routes.
2. In addition to Figure [S1-11](#), road reserves of streets linking with the surrounding areas must not prevent the operation of future potential bus routes.
3. A development application must:
 - a. include a bus routes plan, showing how the route links with existing and/or proposed routes.
 - b. show location of bus stops and proportion of dwellings within the 400m catchment.
 - c. include a street network plan showing street reserve information.
 - d. include how bus stops relate to surrounding activities.



Figure S1-11: Elderslie Indicative Bus Routes

S1.2.5 Parks and Open Space

Objectives

- a. Ensure the public open space network for the Elderslie Release Area addresses the recreational, aesthetic and natural systems of the area.
- b. Ensure the functional requirements of these spaces accommodate sporting activities whilst creating memorable places that contribute to the legibility and character of the suburb.

Controls

1. The landscape plans for the Elderslie parks and open space network must refer to the Landscape Master Report dated December 2001 and prepared by Context Landscape Architects.
2. The design of the open space areas and riparian corridors with the existing bush remnants and proposed revegetation of Cumberland Plain Woodland must include a Management and Maintenance Plan. The Plan will identify short and long term management requirements and the associated costs including: rehabilitation and replanting methods: protection during construction requirements: weed and feral animal control: and a strategy to allow appropriate recreational use of the area.
3. Two sports grounds are to be provided within Elderslie Release Area (Kirkham Park).

S1.2.6 Rheinberger's Hill

Background

Rheinberger's Hill has been identified as a potential Heritage Item and is a very significant visual element when viewed from Camden Valley Way and several other vantage points.

Objectives

- a. To define the areas which need to be conserved.

Controls

1. Development of the site must be consistent with Figure [S1-12](#) and the "Camden Acres Housing Design Guidelines" prepared by Crownland Developments dated December 2002.
2. Rheinberger's Hill must be generally managed as an open space area by Council to protect the visual amenity and the rural ambience of the northern gateway to Camden
3. The visual integrity of the site must be preserved when viewed from both North and South on Camden Valley Way.



Figure S1-12: Rheinberger's Hill Development Pattern

S1.3 Centre Development Controls

S1.3.1 Elderslie – ~~B1-Neighbourhood~~E1 Local Centre

Background

The Elderslie ~~B1-Neighbourhood~~E1 Local Centre will form part of the Elderslie Urban Release Area and is defined as a 'Neighbourhood Centre' within the centres hierarchy as per Chapter 5.1 of this DCP.

Controls

Maximum Floor Area

1. The neighbourhood centre will have a combined gross floor area of up to 2,500m² for business premises and retail premises.

Layout / Design

1. A separate masterplan for the Neighbourhood Centre must be submitted to Council for approval before development applications can be considered, other than development applications for the purposes of remediation, environmental landscape works and other minor works that, in the opinion of Council, do not predetermine an outcome on the land covered by the ~~B1-E1~~Neighbourhood-Local Centre zone boundaries in LEP 2010.
2. The development must be designed to maximise exposure to Lodges Road and Liz Kernohan Drive (Spring Farm Link Road) whilst incorporating a vibrant and active focal point in the form of a civic square, plaza or main street.
3. In addition to any relevant controls for the neighbourhood centre, residential buildings within the neighbourhood centre residential precinct are subject to the controls contained in Part 4 of this DCP and Chapter 4 of this Schedule. An exception to those controls is the front setback which will be assessed on merit.

Built Form and Appearance

1. Subject to compliance with the building height limits contained in CLEP 2010, development within the neighbourhood centre should have a range of building heights up to a maximum of three storeys.
2. Important public buildings should be designed as landmark buildings which exhibit high quality design, are preferably two storeys in height, and sited at visually prominent locations such as corners and entries.
3. Buildings are to be visible from and have a presence to street frontages. Where buildings are not proposed to be built to the street frontage, setbacks are to be minimised. Buildings are also to be designed and located to take advantage of proximity to open space areas, including riparian corridors.

4. Blank walls visible from principal streets and the public domain are to be limited. Large format retail premises are to be sleeved, where appropriate, with active uses. In other circumstances, careful building design and landscaping must be used to minimise the extent and visibility of blank walls.
5. The neighbourhood centre should exhibit a character which is in keeping with nearby local heritage items. Significant heritage items and significant landscape elements should be promoted as urban design features.
6. Retail/commercial/residential buildings built to street alignment should have a posted awning/verandah over the footpath. This verandah should be two storeys in height and accessible for use as open space/balcony from the upper residential level.
7. All buildings should be able to function as residential or as a mix of retail, business or home office at ground level and with an ancillary or separate residential unit upstairs. The design of buildings should provide flexibility to enable the use of various parts of the building to change over time as necessitated by demand.
8. A multi-purpose community centre of approximately 800m² floor space is to be provided within either the Elderslie or Spring Farm release area.
9. The neighbourhood centre must be provided with on-street parking for convenience and to contribute to the street life and surveillance.

S1.4 Site Specific Residential Controls

S1.4.1 Background

The controls listed below (Table S1-1) are specific to the Elderslie Release Area. They must be read in conjunction with the controls in Part 4 of this DCP. In the event of any inconsistency, the controls included in this subsection will take precedence.

Front setback

1. The minimum front setback of a residential building fronting Liz Kernohan Drive is 6m.

Secondary street setback

1. The minimum secondary street setback of a residential building fronting Liz Kernohan Drive is 3m

Table S1-1: Summary of residential accommodation controls – Elderslie Release Area

SETBACKS	
Front setback (min)	4.5m
Front setback - Liz Kerhohan Drive	6m
Secondary street setback (min) – lots >450m ²	3m
Secondary street setback (min) – lots <450m ²	2m
Secondary street boundary setback on a corner lot - Liz Kerhohan Drive	3m
Side setback (min)	0.9m
Rear setback ground floor (min)	4m
Rear setback first floor (min)	6m
Garage setback (min)	1m behind principal building line and 5.5m from front boundary; third garage to be set back 2m behind principal building line.
Architectural element front setback encroachment (max)	1.5m

Rear lane setback (min)	1m Notwithstanding this, the rear lane setback can be reduced to 0.5m only if it can be adequately demonstrated to Council's satisfaction, that the development can facilitate waste collection in a safe and orderly manner.
Public reserve setback (min)	3m
HEIGHT	
As per LEP 2010 and Part 4 of this DCP	
PRIVATE OPEN SPACE, LANDSCAPING AND SITE COVERAGE	
Site coverage (max) – lots less than 450m ²	Single storey development - 60%
	Two storey development – 50% ground floor, 35% upper floor
Site coverage (max) – lots 450m ² or greater	Single storey development - 50%
	Two storey development – 50% ground floor, 30% upper floor
Landscaped area (min)	30%
Landscaped area (min) within the front setback	40%
Principal private open space (PPOS) (min)	24m ² with a minimum dimension 4m
Gradient of PPOS (max)	1:10
Solar access to PPOS (min)	<p>Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21 June.</p> <p>Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints.</p> <p>At least one window to a living area of dwellings on neighbouring properties must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.</p>

GARAGE DESIGN	
Garage door width (max) – lots 7-15m wide	60% of front elevation width
Garage door width (max) – lots greater than 15m wide	50% of front elevation width

S1.4.2 Double Garages on Narrow Lots equal to or greater than 10m and less than 12.5m

Double Garages are permitted on lots equal to or greater than 10m and less than 12.5m, subject to the below.

Objectives

- a. To facilitate additional parking behind the building line on narrow allotments without reducing on street parking
- b. To reduce the visual impact of garages, carports, and parking areas on the streetscape.
- c. To ensure the dwelling is designed to provide casual surveillance of the street.
- d. To reduce the apparent bulk and scale of the dwelling.

Controls

1. Where a residential dwelling is proposed with a double garage on a lot with a frontage equal to or greater than 10 metres and less than 12.5 metres (measured at the building line);
 - a. It must be in conjunction with a 2 storey dwelling.
 - b. It must be demonstrated that there is no loss of on street parking, site plans must show:
 - i. an unencumbered area within the property line for on-street parking;
 - ii. driveway crossover (minimum 4m for double garage); and
 - iii. 500mm driveway setback (minimum) from the side boundary and demonstrate no conflict with services as per Council's Design and Construction Specification – Access driveways.
2. The floor plan must include a habitable room overlooking the street with a balcony incorporated into the design of the front façade.
3. The balcony must cover at least 50% of the width of the dwelling.

4. The double garage must be recessed from the main building.
5. To break up the bulk of the facade, the balcony element must be of a different finish to the main dwelling.
6. The front entrance must be visible from the street.
7. Non-habitable rooms are discouraged from being located at the front of the dwelling (apart from the front entrance).

- End of Schedule -

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 4654 7777

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SPRING FARM

S2.1 Introduction

The Spring Farm release area is bounded by Camden Bypass to the northwest, Narellan Vale to the northeast, Mount Annan and Macarthur Resource Recovery Park to the east, and the Nepean River to the south.

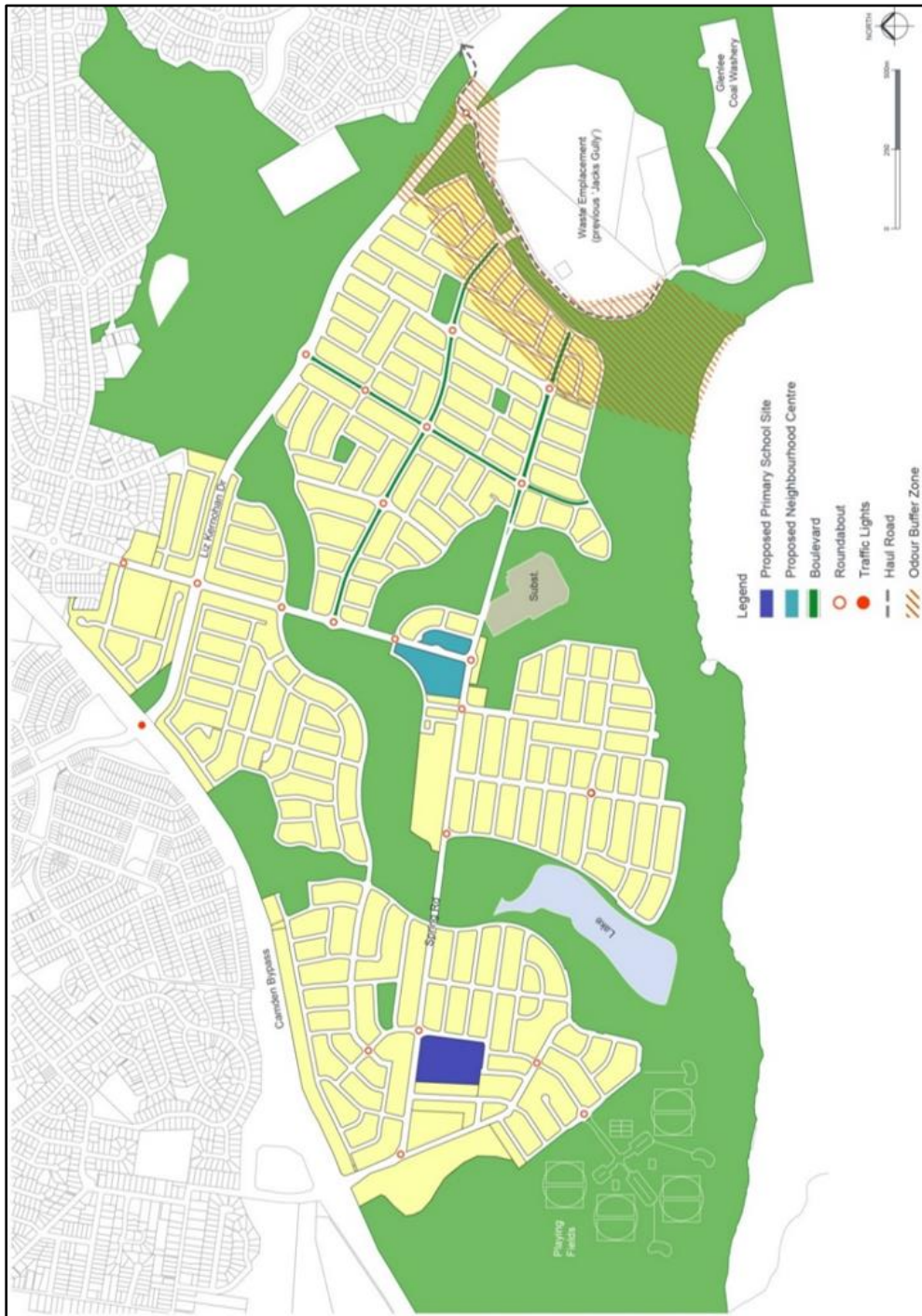


Figure S2-1: Spring Farm Master Plan

Spring Farm Master Plan

The Spring Farm Master Plan shown at Figure S2-1 identifies a broad subdivision pattern for the area. The overall master plan was prepared with consideration to the State Government's objective of achieving a target density of 15 dwellings per hectare in new subdivisions. Development applications for subdivision must generally comply with the master plan. Figure S2-2 below demonstrates the basic relationship between the four villages - the Village Centre, main roads, bush corridor and river.



Figure S2-2: Spring Farm Master Plan Concept Sketch

Relationship to Other Plans

This section must be read in conjunction with:

- *The Spring Farm Local Environment Study (Oct 2000) by Patterson Britton and Partners Pty Ltd.*
- *Landscape Master Plan Report (Dec 2003) by Context Landscape Design.*
- *Heritage Assessment (June 2002) by Godden Mackay Logan.*
- *Aboriginal Archaeological Assessment (Jan 2002) by Mary Dallas and Paul Irish.*
- *Water Cycle Master Plan Report (Oct 2002) by J. Wyndham Prince Pty Ltd.*
- *Traffic and Transport Report (Oct 2002) by Masson Wilson Twiney.*
- *Spring Farm Conservation Strategy Documents (26 Sep 2003) by Anne Clements and Associates Pty Ltd.*

- *Fauna Habitat Study (Aug 2002) by Conacher Travers.*
- *Geotechnical Assessment: Spring Farm Release Area (including groundwater, salinity, instability, contamination) (Feb 2002) by SMEC Testing Services.*
- *Spring Farm Sydney: Assessment of Market Potential for a Retail Centre by Jebb Holland Dimasi.*
- *Spring Farm Urban Release Open Space and Social Plan (Aug 2002) by BBC Consultants.*

S2.1.1 Spring Farm Planning Principles

1. Development of Spring Farm will comprise a series of urban villages. The form and character of these villages will be shaped by bush corridors linking William Howe Reserve and Gundungurra Reserve with the Nepean River. The villages will be located within an ecologically sustainable, mixed use environment that meets the needs of its residents and the broader community in terms of housing choice and access to shopping, community services, recreation and public transport.
2. Spring Farm's setting within the broader rural environment will be recognised through the conservation of bushland corridors, riparian areas and the continued use of land on the floodplain for agriculture. The bush corridors will be located generally along creek lines and play a role in drainage management and water quality control. They will also facilitate the conservation of endangered ecological communities which include Elderslie Banksia Scrub Forest and Cumberland Plain Woodland. Street trees will complement the bushland corridors to enhance the view corridors to and from identified cultural landscapes and Camden Park Estate.
3. Access to the land at a regional level is to be provided by a reservation for the link road from the Camden Bypass to the F5 Freeway and Menangle Road. Bus routes to the district centre at Narellan and through Mount Annan to the regional centre at Campbelltown must also be provided. The Spring Farm Primary School, shops and open space will provide a focal point for community activity.
4. Residential accommodation will be designed to take advantage of, but minimise impact on, bush corridors, the large dam and vistas over the river corridor; ensuring a safe and pleasant environment for all residents.
5. Springs, Richardson and Macarthur Roads continue to provide evidence of the historic development of the area. Whilst land near these roads will undergo development and change, the alignment of the roads must be maintained. Refer to section B3 Environmental Heritage.
6. Development of the villages will commence before the completion of the sand mining associated with the recovery of the Elderslie sand deposits. As the sand mining is completed and areas are rehabilitated, development will move towards the reconstructed Springs Road and the Nepean River.
7. The housing precincts/urban villages will be protected from the activities of the Macarthur Resource Recovery Park, heavy vehicle access to the Glenlee industrial area and remaining sand mining areas; by appropriate buffers and setbacks and restricted access provisions to the major roads. Buffer areas will also protect the housing areas from the electrical substation facilities and transmission lines will be relocated where possible to minimise impact on future urban development.

Objectives

- a. Articulate the planning principles for Spring Farm.
- b. Ensure the orderly, efficient and environmentally sensitive development of Spring Farm, in accordance with the Master Plan.

S2.1.2 Residential Density Targets

Objective

- a. Ensure the dwelling density target for Spring Farm is achieved.

Controls

1. Residential subdivision in Spring Farm must provide a dwelling target range of 3717-4083 (Figure [S2-3](#)). To ensure this, subdivision applications are to demonstrate to Council that the dwelling targets shown in Figure [S2-3](#) will be achieved. Subject to the agreement of Council and consultation with relevant landowners, dwelling yield may be 'traded' between development blocks, as long as it meets the overall targets and objectives of the DCP and Master Plan.
2. Where variation to the block dwelling targets is proposed, the applicant is to demonstrate the proposed variation is consistent with the principles of the Spring Farm Master Plan and provisions of this DCP.

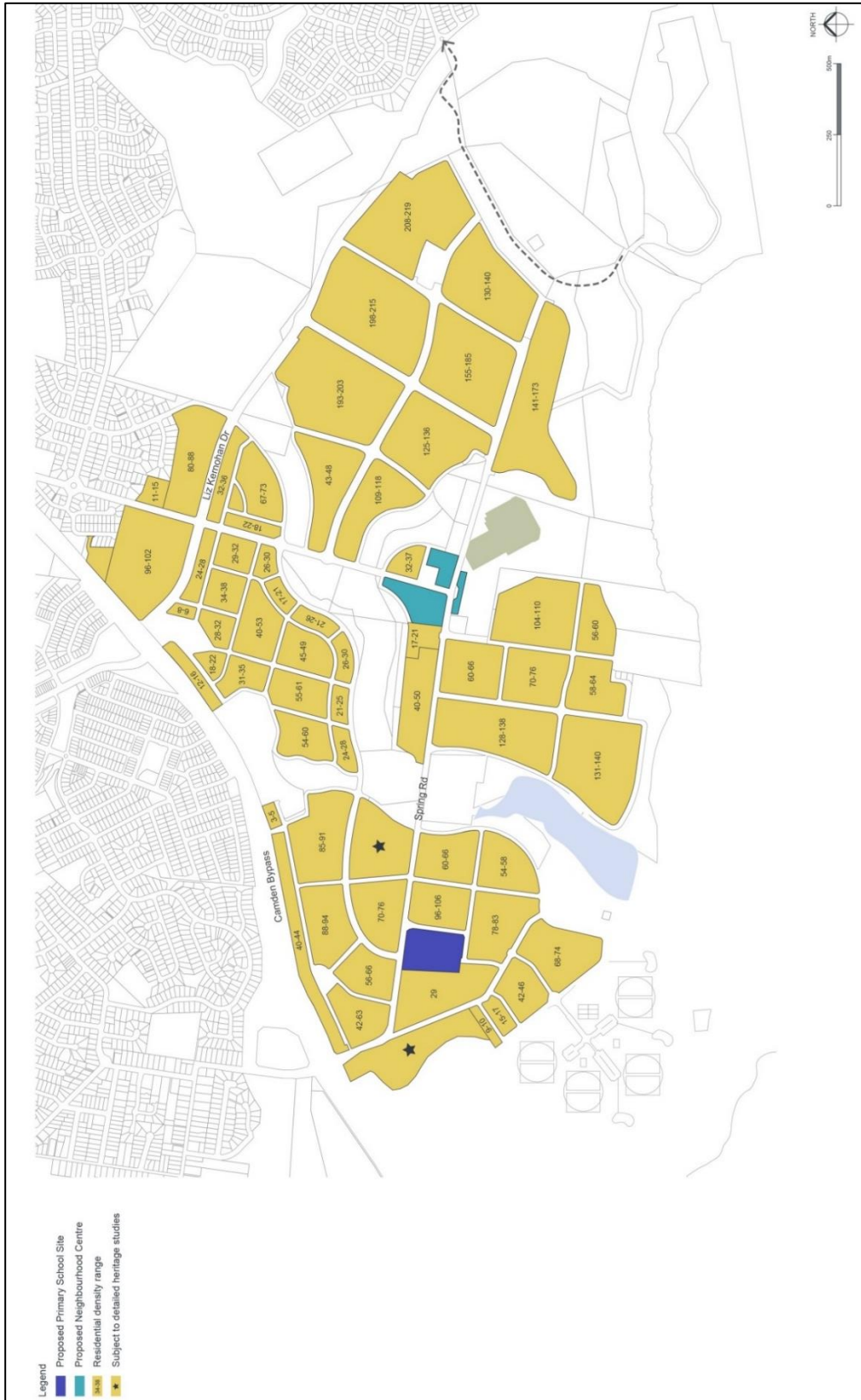


Figure S2-3: Spring Farm Residential Dwelling Density Range

S2.1.3 Staging of Development

Objective

- a. Ensure the orderly development of the land and assist in the coordinated programming and provision of necessary infrastructure and sequencing.
- b. Ensure staging of works protects the amenity of future residents from the effects of mining, industrial and waste disposal activities.
- c. Ensure services and works are carried out in logical and related stages.
- d. Ensure the overall order of residential subdivision includes the putting in place of the “living” infrastructure to deal with stormwater drainage in an ecologically sensitive manner.

Controls

The overall stages proposed are as follows and are illustrated in the Figure [S2-4](#):

1. Bush Corridors and knoll relocation
2. Link Road, residential subdivision stage, sewer pumping station, rebuilding dam wall.
3. Lower Springs Road and commence regrading of sand mined areas.
4. Residential subdivision stage
5. Residential subdivision stage including Village Centre
 - a. Further residential subdivision after odour mitigation occurs (See LEP 2010)
6. Residential subdivision stage
7. Residential subdivision stage
8. Residential subdivision stage
 - a. Further residential subdivision after sand mining rehabilitation works are completed (See LEP 2010)

Note: One residential stage does not need to be completely built out before another can proceed. The staging may be varied where it can be demonstrated the objectives are addressed.

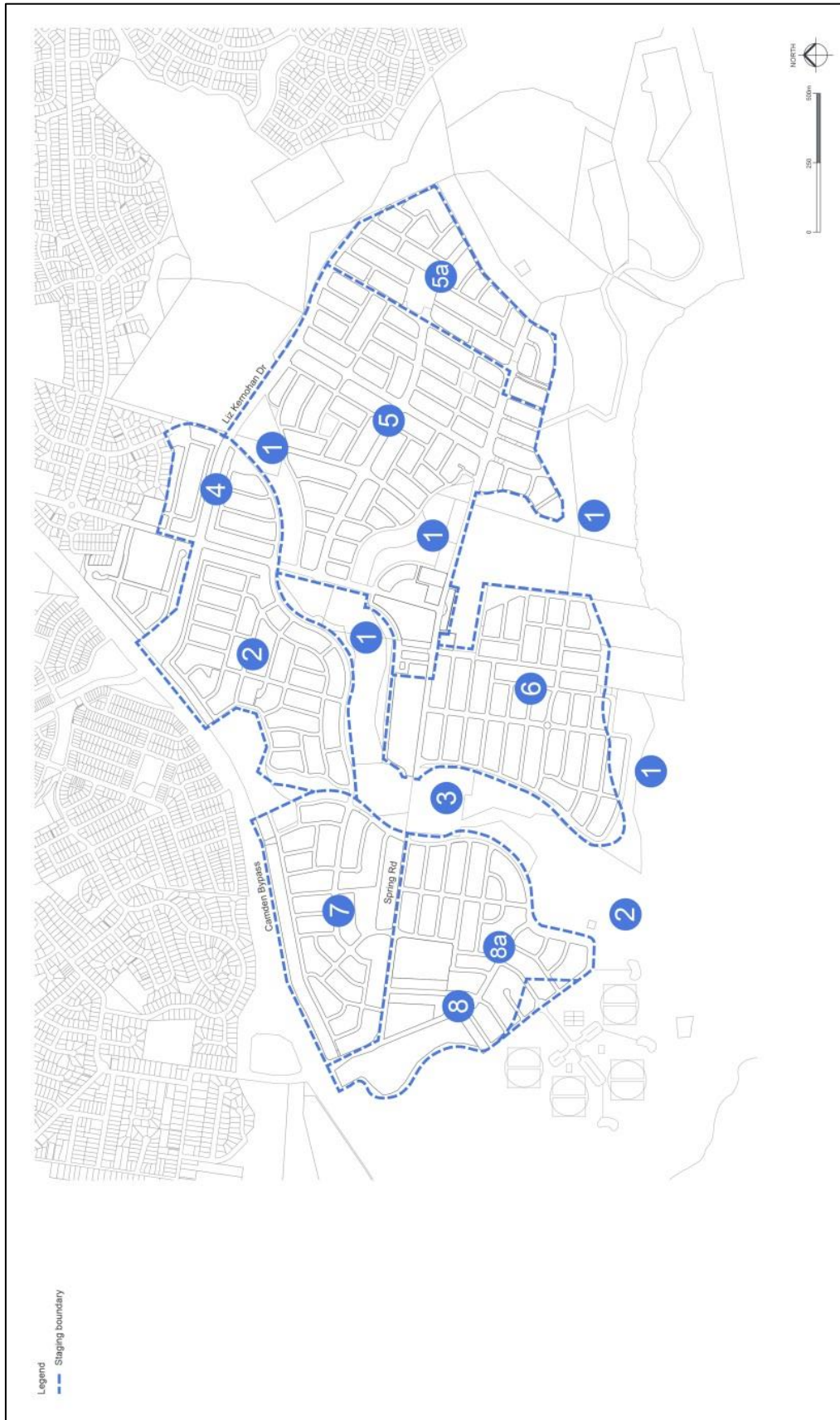


Figure S2-4: Spring Farm Staging Plan

S2.1.4 Macarthur Resource Recovery Park

Background

This section relates to the odour buffer zone illustrated in Figure [S2-1](#).

Objective

- a. Ensure that odour impacts from the Macarthur Resource Recovery Park are mitigated prior to the undertaking of development on affected land.

Control

1. Consent must not be granted for development for the purpose is for dwellings on land shown hatched on the Spring Farm Master Plan (Figure [S2-1](#)) unless the consent authority is satisfied that adequate works have been or will be undertaken to manage odour and any other environmental impacts associated with the Macarthur Resource Recovery Park.

Note: Refer to Clause 6.5 of LEP 2010 for further information

S2.2 Subdivision Planning and Design

S2.2.1 Neighbourhood and Subdivision Design

Controls

1. The master plan adopts a typical block depth of 60m in the traditional subdivisions areas, and 50m in the small lot and medium density areas. Typically, the block length is in the order of 150m – ranging from 75m minimum and 200m maximum. This strikes a balance between the need to achieve high accessibility by having shorter block length, with the extra cost and land consumption of having more roads. The maximum length of the block is governed by the need to make neighbourhoods accessible, as well as to provide visual breaks to add interest to the streetscape. Perimeter blocks can be longer if the street curves, as this itself adds interest and variety.
2. No residential development is permitted below the 100 year ARI flood line. With the exception of areas affected by sand extraction, no fill will be permitted below the 100 year ARI flood line or within 40m of a waterway.
3. The two primary noise attenuation measures include the use of architectural treated buildings to block noise or the erection of acoustic barriers including mounding and fences where they will not detract from a streetscape. The master plan makes provision for a sound fence along the Camden Bypass and architectural treatment along the proposed Link Road. The report must predict increases in road traffic noise levels for a 10 year period and provide recommendation for attenuation where required.
4. At subdivision/development stage, noise attenuation measures need to be developed for sites that fall within the criteria set out below:
 - a. applicants will be required to submit an acoustic impact assessment report for development:
 - i. within any commercial or neighbourhood centre areas.
 - ii. adjacent to Camden Valley Way, Camden By-Pass and/or Liz Kernohan Drive and Springs Road.
 - iii. For any non-residential use of any part within the area that this DCP covers.
 - iv. Steep (1:10) or elevated land within 100 metres of a freeway, arterial or future arterial road.
 - b. Council will not consent to the subdivision/development of land to which this clause applies unless a program, satisfactory to the Council, has been prepared outlining traffic noise attenuation devices proposed for the development. The report must predict noise levels for a 10 year period and any attenuation measures must address these noise levels.
 - c. Noise attenuation measures must not block identified view corridors and must contribute positively to urban design outcomes of a high quality.
5. Electricity easements are to be incorporated in public road reserves and must not burden private lots.

6. The Master Plan aims to protect significant views, and these corridors must be protected in any subdivision application. Details such as fences, walls and tree plantings must also respect these corridors. Subdivision that is designed around heritage items and curtilages must be sympathetic in form, shape and lot size to the heritage places (see Environmental Heritage within Part 2 of this DCP).

S2.2.2 Former School Site (Lot 101 DP 1121699, Lot 200 DP1182085, and Lot 2 DP1175939)

Controls

1. Any development application for this site is required to demonstrate appropriate consideration and documentation as to the appropriate management of bushfire in accordance with the NSW RFS publication 'Planning for Bushfire Protection'.
2. The block depth controls outlined in 1.1 Neighbourhood and Subdivision Design (1) may be reduced where it can be demonstrated to provide a better urban and traffic outcome.
3. Any development proposed in land zoned [CE2 Environmental Conservation](#), must be in accordance with the relevant legislation.

S2.2.3 Street Network and Design

The street network and design in Spring Farm will provide connections to its surrounding localities. This will be fulfilled through a clear hierarchy system, which will facilitate accessibility, movement flows and visual connections in the area.

Figures [S2-5](#) to [S2-17](#) illustrate the desired outcome for the road network and design within Spring Farm.

Controls

1. Provide a road connection and pedestrian overbridge to the Elderslie release area.
2. The existing alignments of Richardson Road and Springs Road are to be retained. Ettlesdale Road is to be retained.
3. Macarthur Road is to be retained to represent the settlement pattern of the early colonial era at Spring Farm.
4. New road connections to Camden By-Pass and Liz Kernohan Drive (Spring Farm Link road) must be consistent with the Master Plan.
5. Kerb returns of 8.5m radius for intersections between streets must be provided.
6. Streets are to be constructed in accordance with Figures [S2-5](#) to [S2-12](#). In certain sections, some cross sections are to be widened by 1m in accordance with Figure [S2-5](#) Spring Farm Street Network and Design Map.

- The school boundary road around the eastern and southern boundaries of the future school site in Spring Farm may require widening to facilitate indented bus bays.

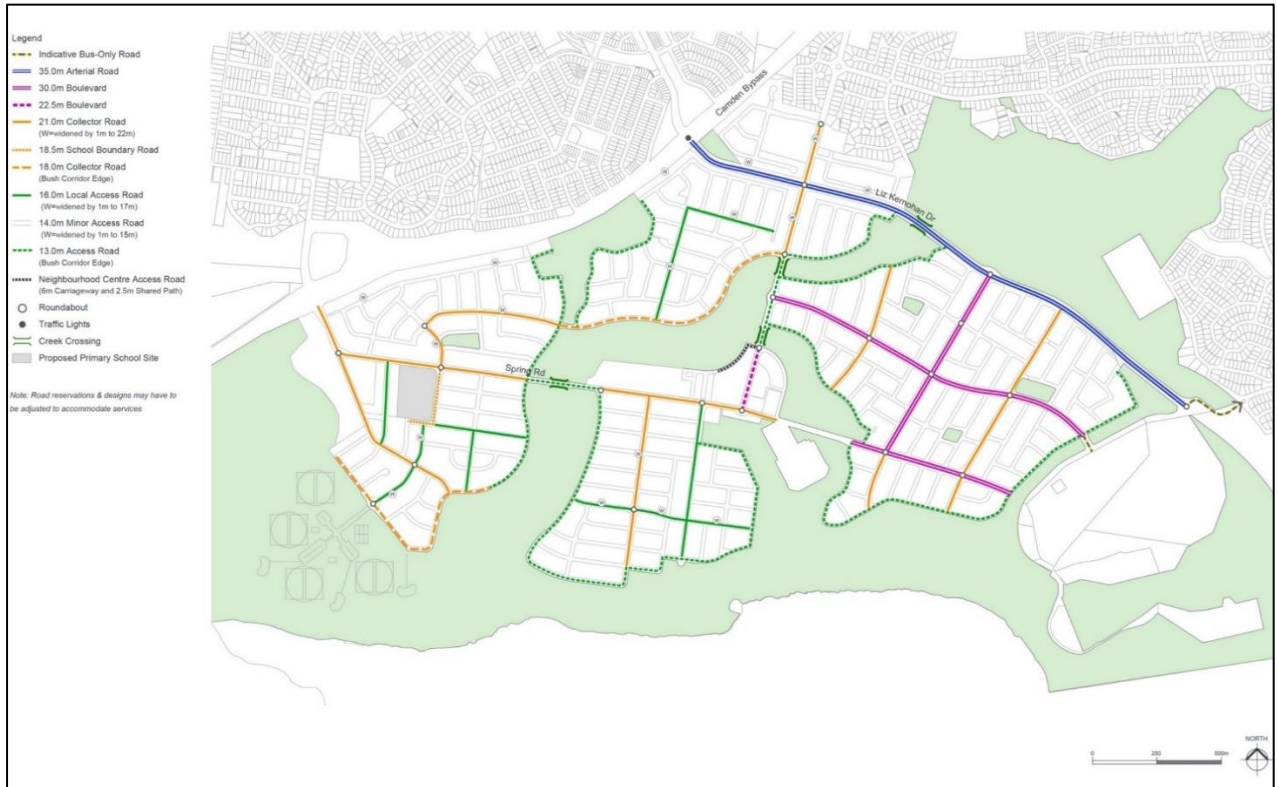


Figure S2-5: Spring Farm Street Network and Design Map

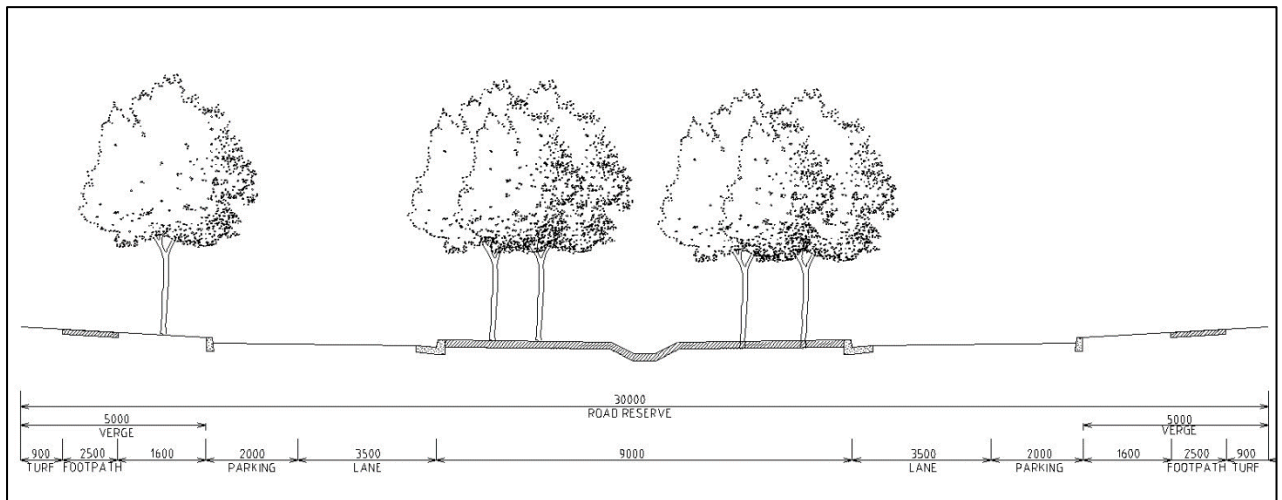


Figure S2-6: 30m Boulevard Spring Farm

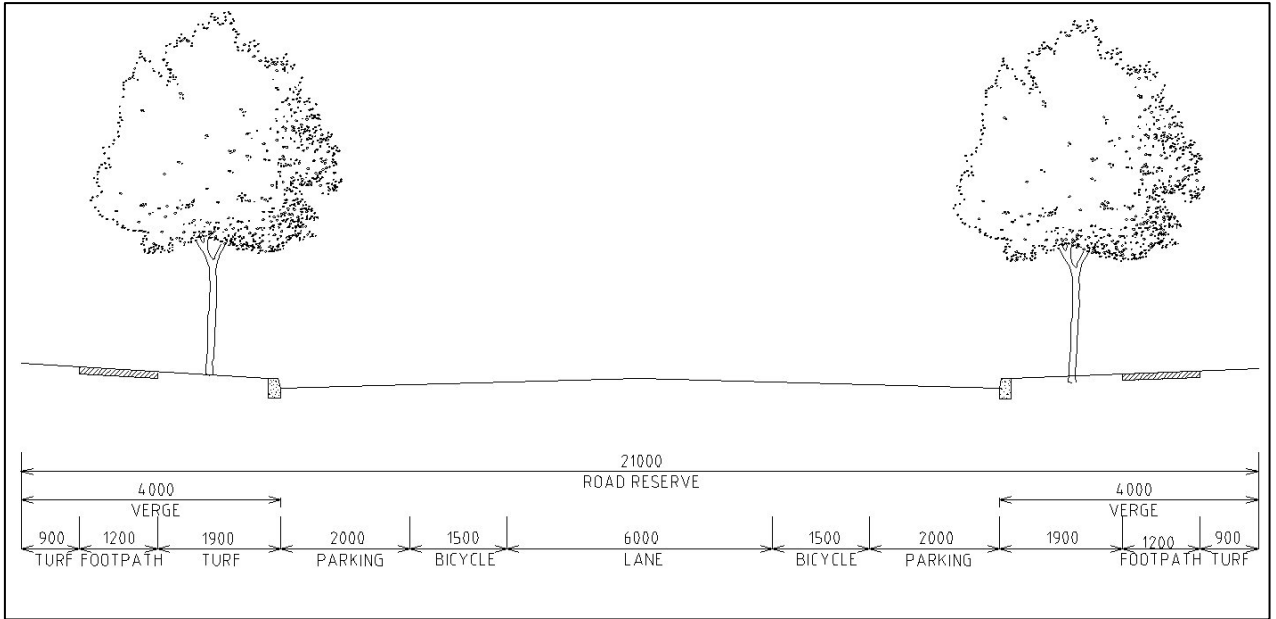


Figure S2-7: 21-22m Collector Road Spring Farm

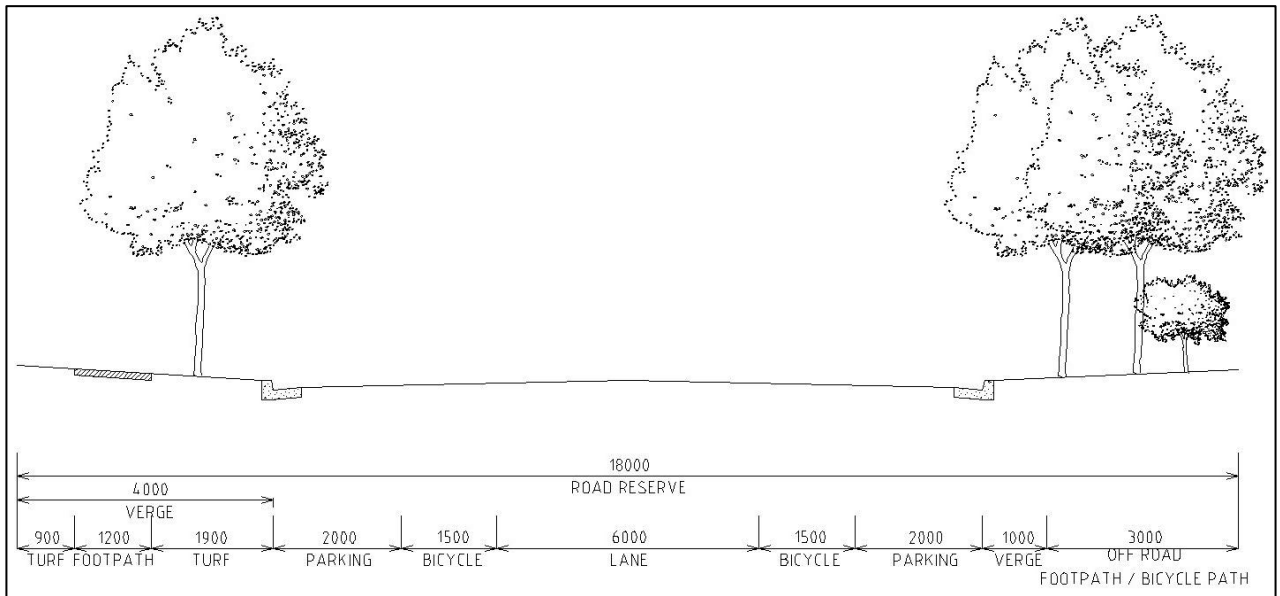


Figure S2-8: 18m Collector Road (Bush Corridor Edge) Spring Farm

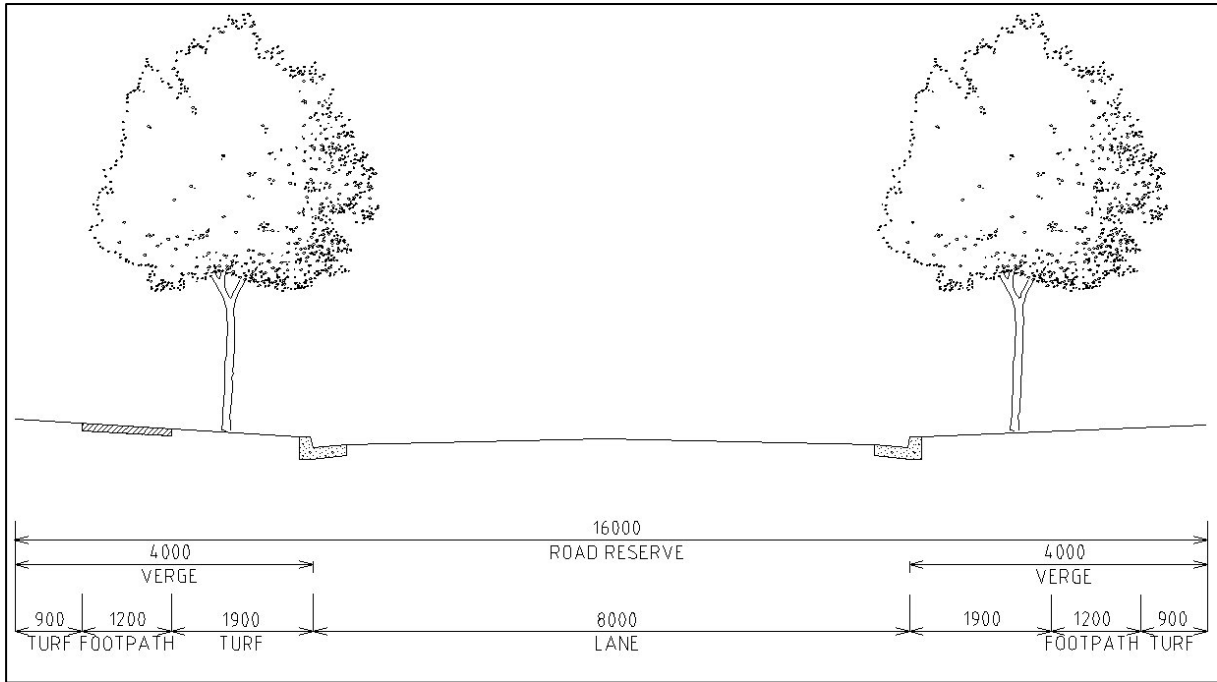


Figure S2-9: 16-17m Primary Access Road Spring Farm

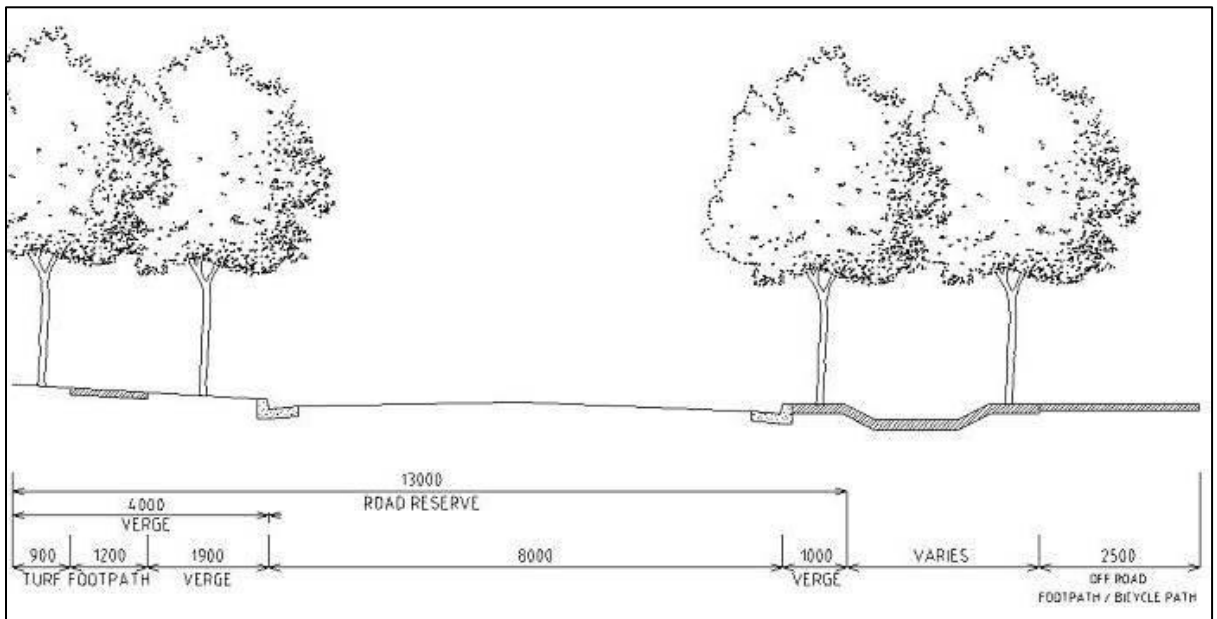


Figure S2-10: 13m Access Road (Bush Corridor Edge) Spring Farm

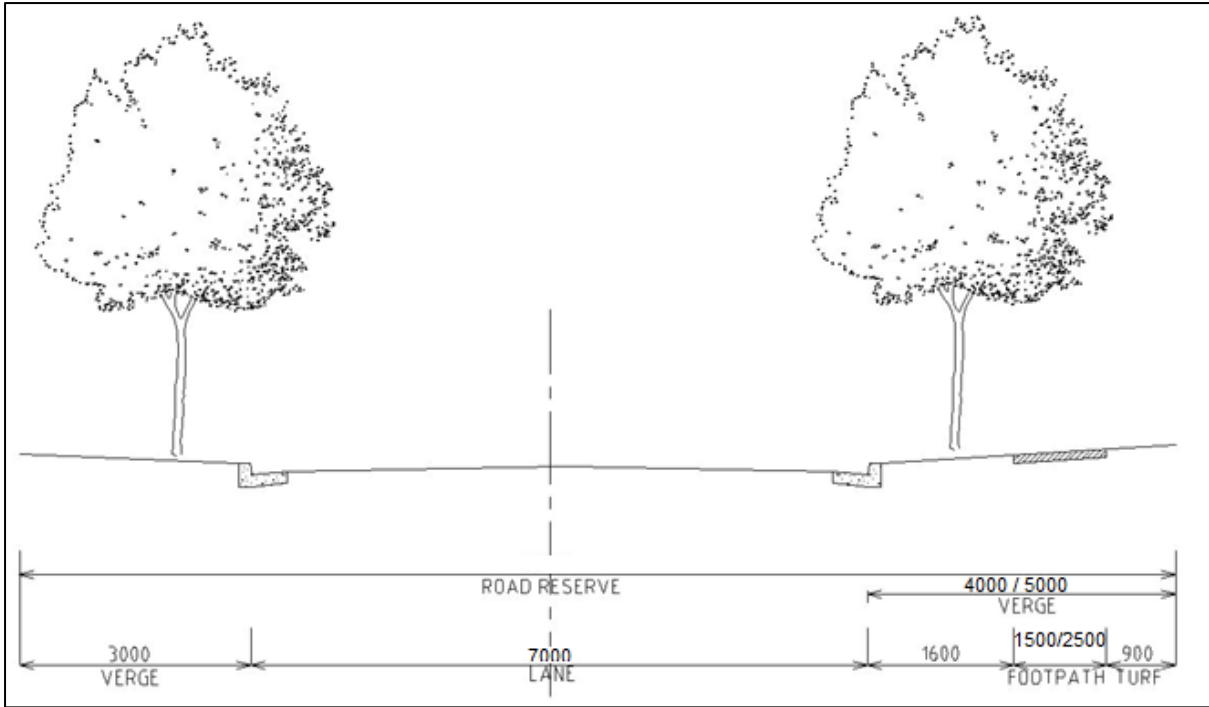


Figure S2-11: 14-15m Access Road Spring Farm

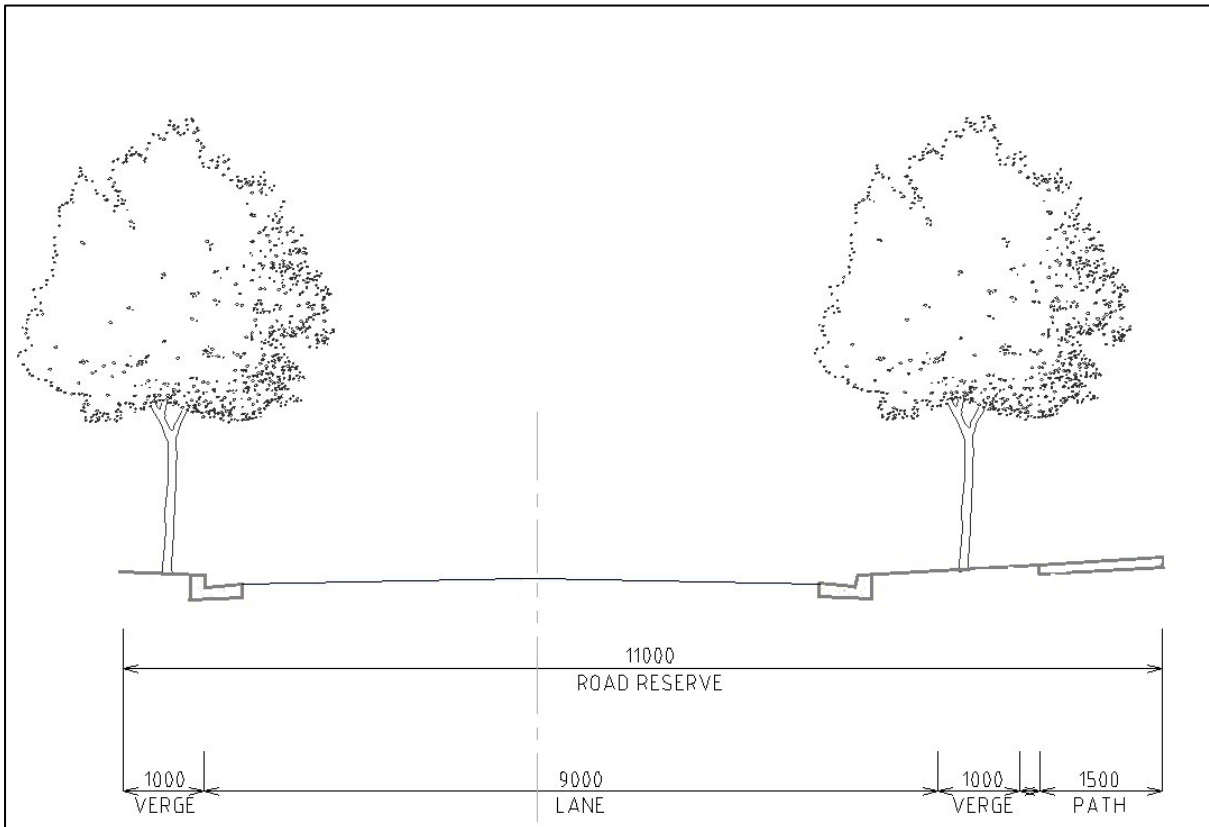


Figure S2-12: Bus-only Road Spring Farm

S2.2.4 Pedestrian and Cycle Network

Controls

1. The pedestrian and cycle path network for Spring Farm is to be constructed to comply Figure S2-13.
2. Cycle and pedestrian bridges must be located above the 20 year ARI flood level.

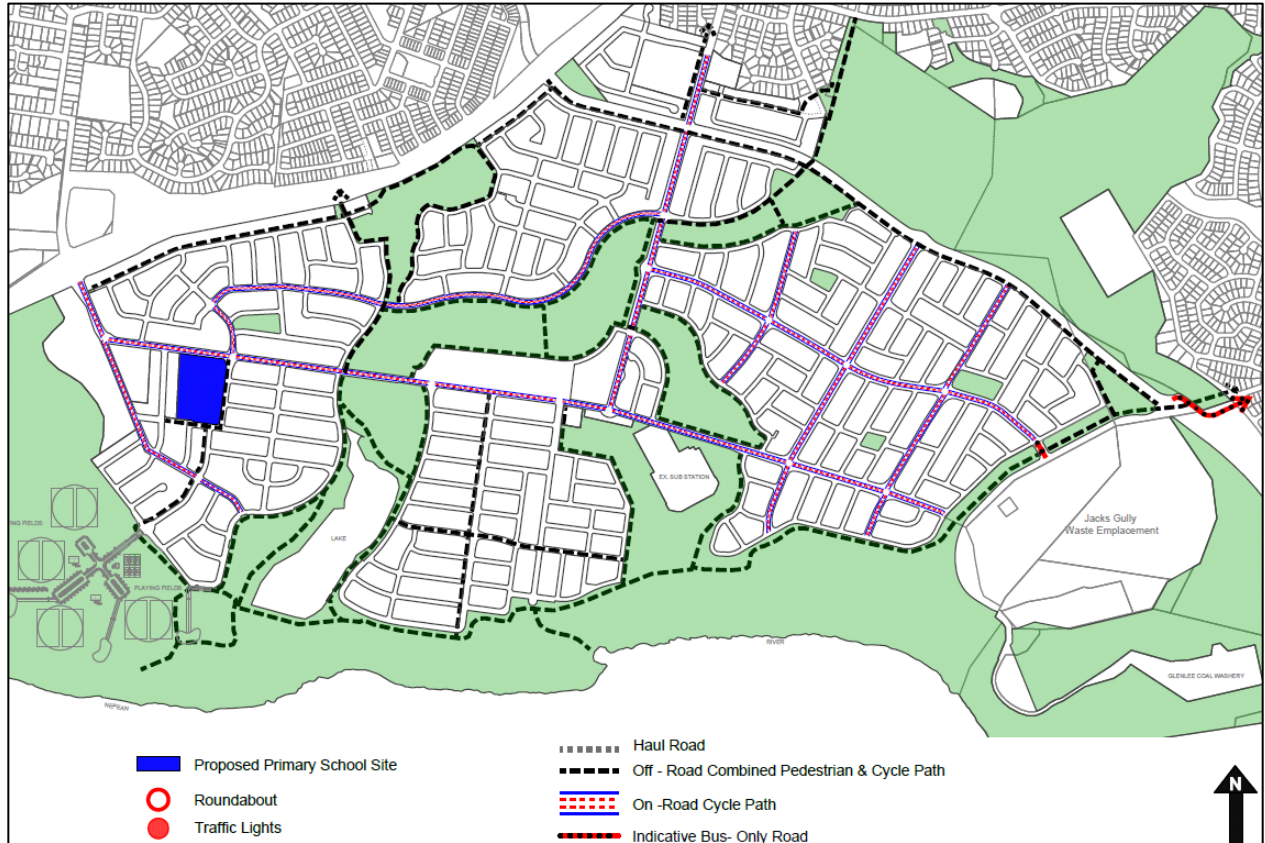


Figure S2-13: Spring Farm Pedestrian and Cycle Path Network

S2.2.5 Public Transport Network

Controls

1. Figure S2-14 illustrates the proposed bus routes through Spring Farm and the connections to the surrounding areas.
2. A bus only link is to be created to Mount Annan as shown below.

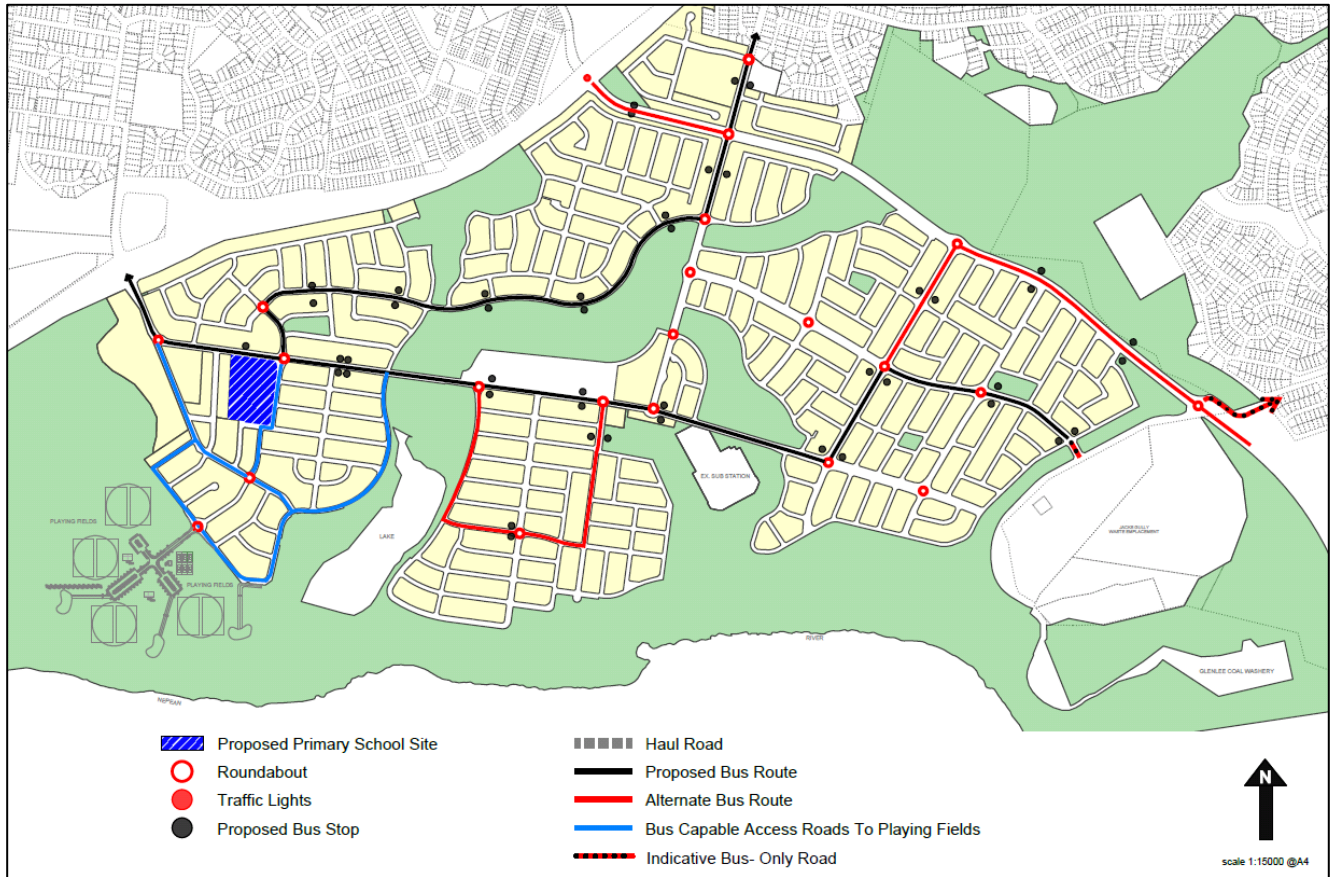


Figure S2-14: Spring Farm Indicative Bus Route

S2.2.6 Parks and Open Space

Controls

1. The provision of parks and open space within the Spring Farm release area is to comply with the open space shown on the Landscape Master Plan Report (December 2003) by Context Landscape Design.
2. Landscaping of village greens and local parks for Spring Farm must be in accordance with the Landscape Master Plan Report by Context Landscape Design.
3. Pedestrian and cycle paths are to be located to the perimeter of village greens to provide central open space for activities.
4. Pedestrian and cycle paths are to be located on desire lines and integrated with landscaping.
5. Provide shade trees or shade structure to play and seating areas.
6. Reference must be made to the *Water Cycle Master Plan* prepared by J. Wyndam Prince in park design.

7. Generally, no disturbance to existing ground levels are permitted within the drip line of existing significant trees to be retained, unless advised otherwise by a qualified arborist. Utilise physical barriers where necessary to prevent unauthorised vehicular access.
8. The location and detailed design of parks is to be consistent with the Spring Farm Conservation Strategy and Spring Farm Bush Corridor and Riparian land use provisions following.
9. Eight sports grounds are to be provided on land at the southern end of Spring Farm. The location and detailed design of sports grounds is to be consistent with the Spring Farm Conservation Strategy and Spring Farm Riparian and Bush Corridor Land Uses provisions which follow.

Note: Council will consider a district athletics facility in this location.

S2.2.7 Bush and Riparian Corridors in Spring Farm

Background

The Spring Farm Bush Corridor is a significant environmental corridor that serves biodiversity conservation, fauna movements and natural drainage through bushland restoration, enhancement and reinstatement.



Figure S2-15: Spring Farm Riparian and Bush Corridor Land Uses

Objectives

- a. Ensure protection and management of environmentally sensitive land for the principal purpose of biodiversity conservation, where this land has been identified for this purpose on the Riparian Area and Bush Corridor Land Uses Map shown at Figure [S2-15](#).
- b. Conserve, restore and enhance native flora and fauna habitat and the ecological viability of land identified for biodiversity protection purposes.
- c. Provide a buffer around areas identified for biodiversity protection purposes.
- d. Provide for development in locations identified on Figure [S2-15](#) that will not destroy, damage or compromise:
 - i. the extent, quality or integrity of the ecological attributes of the land or watercourses.
 - ii. the potential for restoration and enhancement of native fauna and flora habitat on the land identified for biodiversity protection.
- e. Provide links with other natural areas, as part of an open space and bush corridor network.
- f. Ensure viable management, long-term survival and enhancement of the bush corridor through the preparation and implementation of plans of management.
- g. Facilitate passive recreation, pedestrian and cyclist access within the bush corridor, to link the urban villages and beyond, with minimal impact on the bushland.

Controls

1. Remnant vegetation must be protected and management plans must be established in accordance with the Spring Farm Conservation Strategy Documents (Anne Clements & Associates, December 2003).
2. The bush corridor must be designed to accommodate stormwater flows and natural functions for Spring Farm.
3. Crossings of the bush corridors must be minimised and limited only to critical locations to minimise disturbance to existing vegetation. Bush corridor/creek crossings and service corridors must be co-located.
4. Pedestrian and cycle paths must be located on desire lines and integrated with existing vegetation, landform and landscaping.
5. Screen planting and landscape structures must be used to screen the Integral Energy substation compound.
6. Acoustic barriers and screen planting must be used to minimise acoustic and visual impact on nearby dwellings.
7. When designing bush and riparian corridors, reference must be made to the Water Cycle Master Plan prepared by Wyndham Prince as shown at Figure [S2-16](#).

8. A riparian zone of 20m on either side of a minor stream bank and 40m from a major stream bank must be preserved, or as negotiated with the Department of Environment, Climate Change and Water (DECCW).
9. Bio-retention swales are to be located adjacent to public reserves/bush corridor and/or within central medians of wide roads.
10. Off-line bio-retention basins are to be located within public reserves, public roads, or adjacent to bush corridors.

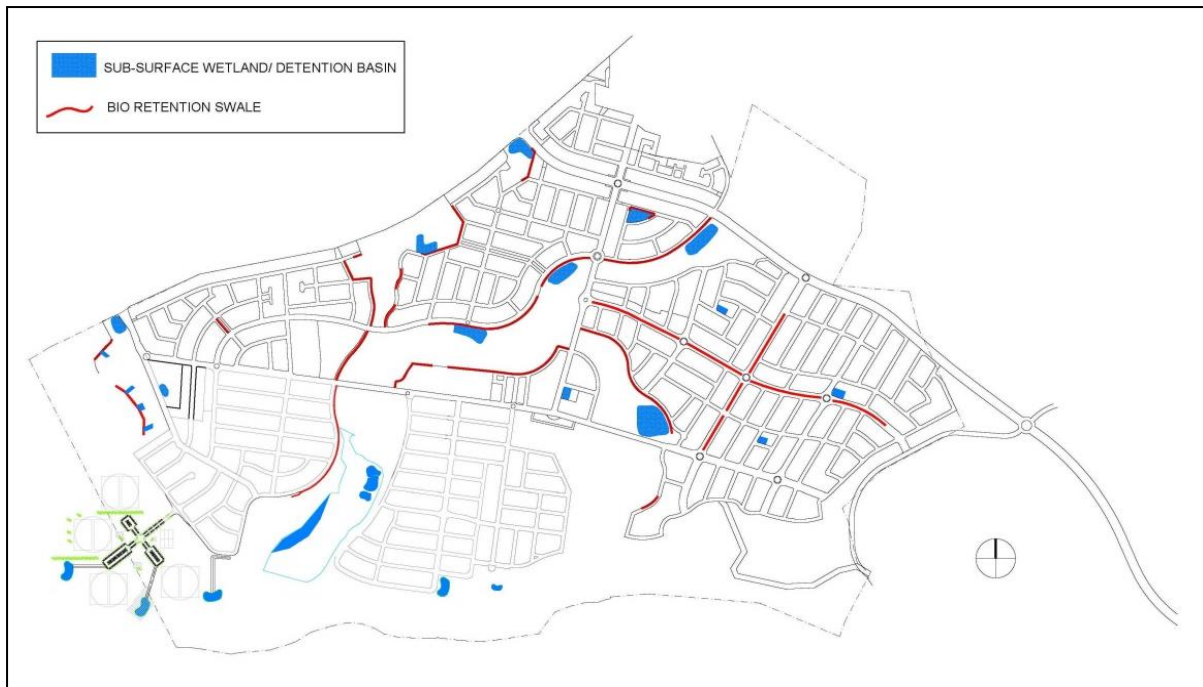


Figure S2-16: Spring Farm Bush Corridor Water Management Features

S2.3 Centre Development Controls

Background

The Spring Farm [B4-E1 Neighbourhood Local](#) Centre will form part of the Spring Farm Urban Release Area. It is located as shown in Figure S2-17 below. [The Centre is classified as a Neighbourhood Centre \(Large\) as per Chapter 5.1 of this DCP.](#) The Spring Farm Neighbourhood Centre is to allow for a mix of retail, commercial, residential, community and recreational facilities and civic uses. It is intended to located shopping and entertainment/recreation facilities, a childcare centre, preschool, multi-function hall, sports centre/youth centre, village green, residential uses (including opportunities for flexi-units) and off-street parking areas.

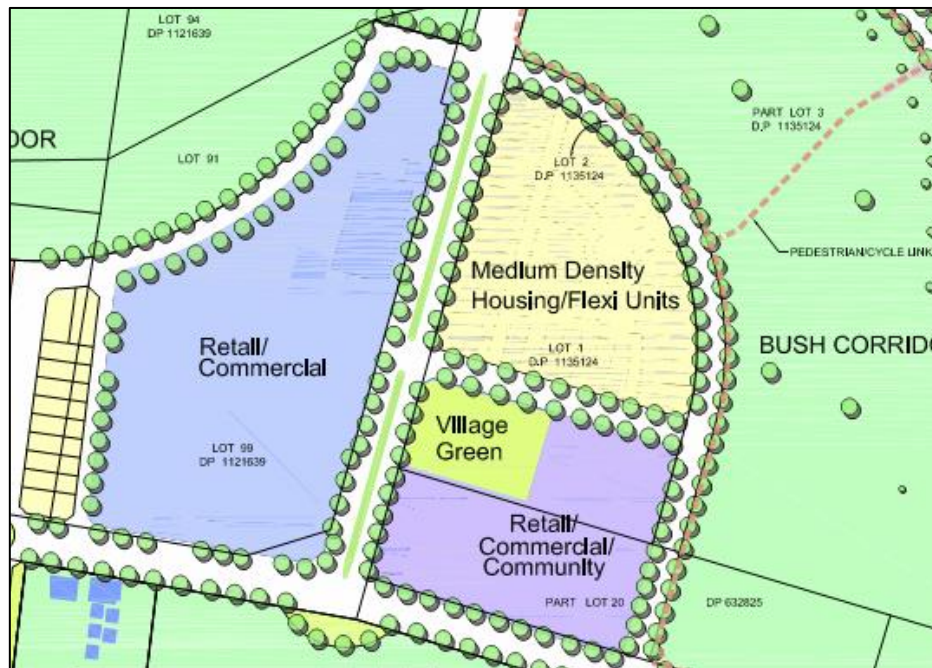


Figure S2-17: Proposed Spring Farm Neighbourhood Centre

Controls

S2.3.1 Maximum Floor Area

1. The neighbourhood centre will have a combined gross floor area of up to 7,000m² for a retail neighbourhood centre and 1,000m² for commercial uses.

Layout/Design

1. Layout and design of development in the Spring Farm Neighbourhood Centre must have regard to Figure S2-17 and the Spring Farm Town Centre Guiding Principles which are provided below.
2. The layout and design must support the vitality of the neighbourhood centre and permit a level of activity to be maintained over long periods to create a vibrant atmosphere. It should also be

recognised that there needs to be a balance between urban design principles, such as street activation, and design considerations important to the long term economic sustainability of retail and commercial services in the centre.

3. The village green must have good solar access and be suitably landscaped to enable a range of public and communal activities. Elements such as formal gardens, recreational facilities, sculptures or memorials should be provided.
4. The development must be designed to provide good exposure to surrounding streets and the village green.
5. The neighbourhood centre must be provided with on-street parking for convenience and to contribute to the street life and surveillance.
6. The neighbourhood centre must also be provided with properly screened off-street parking. Landscaping should be provided to reduce the visual impact of large expanses of parking areas.
7. All parking configurations must be in accordance with the relevant Australian Standards. Disabled bays are encouraged to be close to main entrances and clearly marked. Reference should be made to Council's car parking requirements and retail industry standard of 5 car spaces per 100sqm of gross lettable floor area.
8. Potential noise and amenity conflicts from the Nepean/Camden zone substation must be taken into consideration when designing the development.
9. Where possible, travel distances for pedestrians and cyclists should be minimised to and within the neighbourhood centre. Consideration should be given to accessibility for pedestrian and cyclists connectivity in surrounding residential areas to the neighbourhood centre.
10. In addition to any relevant controls for the neighbourhood centre, residential buildings within the residential precinct of the neighbourhood centre are subject to the controls contained in Part 4 of this DCP. An exception to those controls is that the minimum front setback is 3m.

S2.3.2 Built Form and Appearance

1. Subject to compliance with the building height limits contained in LEP 2010, development within the neighbourhood centre should have a range of building heights up to a maximum of 3 storeys.

Note: Clause 4.3B of CLEP 2010 contains specific provisions for building height at specific sites in Spring Farm

2. All development in the neighbourhood centre should respect the human scale and limit the visual impact of building height and mass, as to create a sense of visual comfort to the public.
3. Buildings are to be visible from and address the street frontages. Where buildings are not proposed to be built to the street frontage, setbacks are to be minimised. Buildings are also to be designed and located to take advantage of proximity to open space areas, including riparian corridors.

4. Blank walls visible from principal streets and the public domain are to be limited. Large format retail premises are to be sleeved, where appropriate, with active uses. In other circumstances, careful building design and landscaping must be used to minimise the extent and visibility of blank walls.
5. Dedicated service access to loading facilities for retail and commercial buildings must be provided via back or side lanes that are screened from view on the main street. The potential for service traffic to conflict with other vehicle movements is to be minimised.
6. Development within the Retail/Commercial precincts must be built to the street alignment.
7. Important public buildings should be designed as landmark buildings which exhibit high quality design, are preferably two storeys in height, and sited at visually prominent locations such as corners and entries.
8. Street trees providing shelter from both sun and rain are important to encourage pedestrian use of the neighbourhood centre.
9. Development must use design solutions to reduce opportunities for crime and reduce the perception of crime within the community. Housing designs must provide casual surveillance over adjacent streets and public spaces. Public spaces must also have good linkages i.e. the village green with the adjoining retail/commercial/community precincts to reinforce the concept of safety and accessibility.
10. The neighbourhood centre must be provided with on-street parking that is conveniently located, attractive and open for surveillance.
11. Development located on the edges of the neighbourhood centre must consider the surrounding environment, in order to address the potential for land use conflict and to ensure that the neighbourhood centre relates sympathetically to the surrounding development, providing for an appropriate visual transition between areas.
12. An allocation of 6,200sqm of land must be provided for the combined area of the Village Green, Multi-Purpose Community Facility and Youth Recreation Facility. Should the Youth Recreation Facility not be required at Spring Farm the surplus land allocation must be incorporated into the Village Green.

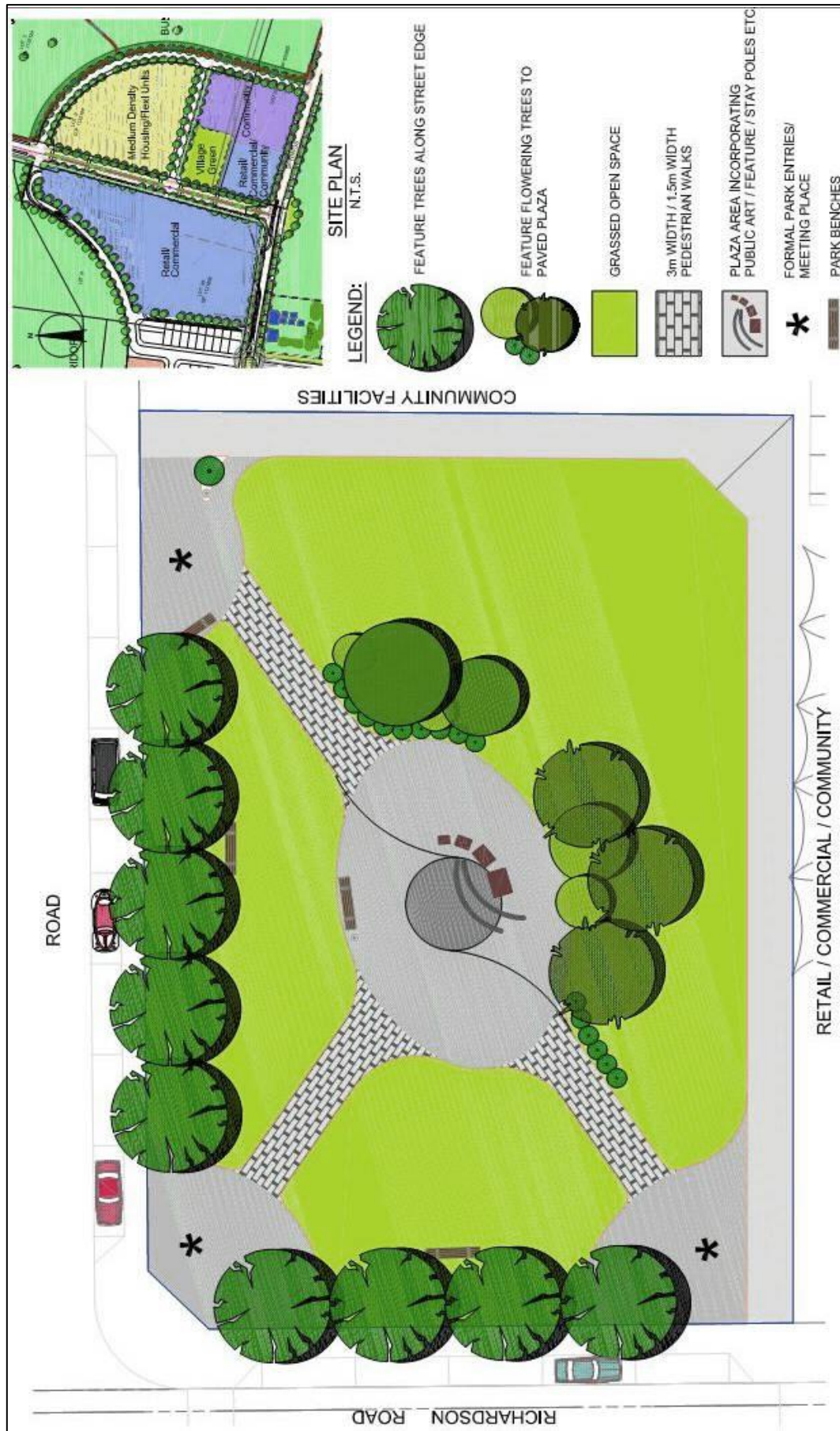


Figure S2-18: Spring Farm Neighbourhood Centre Village Green Concept Plan

S2.4 Site Specific Residential Controls

S2.4.1 Background

The controls listed below (Table S2.1) are specific to the Spring Farm Release Area. They must be read in conjunction with the controls in section Part 4 of this DCP. In the event of any inconsistency, the controls included in this subsection will take precedence.

Front setback

1. The minimum front setback of a residential building is 4m.
2. The minimum front setback of a residential building fronting collector roads (including Liz Kernohan Drive) is 4.5m.

Secondary street setback

1. The minimum secondary street setback of a residential building is 1m.
2. The minimum secondary street setback of a residential building fronting Liz Kernohan Drive is 2m.

Table S2-1: Summary of residential accommodation controls – Spring Farm Release Area

SETBACKS	
Front setback (min)	4m
Front setback – collector road (incl. Liz Kerhohan Drive) (min)	4.5m
Secondary street setback (min)	1m
Secondary street setback - collector road (incl. Liz Kernohan Drive) (min)	2m
Side setback (min)	0.9m
Rear setback ground floor (min)	4m
Rear setback first floor (min)	6m
Garage setback (min)	1m behind principal building line and 5.5m from front boundary; third garage to be set back 2m behind principal building line.

Architectural element front setback encroachment (max)	1.5m
Rear lane setback (min)	1m. Notwithstanding this, the rear lane setback can be reduced to 0.5m only if it can be adequately demonstrated to Council's satisfaction, that the development can facilitate waste collection in a safe and orderly manner.
Public reserve setback (min)	3m
HEIGHT	
As per LEP 2010 and Part 4 of this DCP.	
PRIVATE OPEN SPACE, LANDSCAPING AND SITE COVERAGE	
Site coverage (max) – lots less than 450m ²	Single storey development - 60%
	Two storey development – 50% ground floor, 35% upper floor
Site coverage (max) – lots 450m ² or greater	Single storey development - 50%
	Two storey development – 50% ground floor, 30% upper floor
Landscaped area (min)	30%
Landscaped area (min) within the front setback	40%
Principal private open space (PPOS) (min)	24m ² with a minimum dimension of 4m
Gradient of PPOS (max)	1:10
Solar access to PPOS (min)	Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21 June. Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints. At least one window to a living area of dwellings on

	neighbouring properties must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.
GARAGE DESIGN	
Garage door width (max) – lots 7-15m wide	60% of front elevation width
Garage door width (max) – lots greater than 15m wide	50% of front elevation width

S2.4.2 Double Garages on Narrow Lots equal to or greater than 10m and less than 12.5m

Double Garages are permitted on lots equal to or greater than 10m and less than 12.5m, subject to the below.

Objectives

- a. To facilitate additional parking behind the building line on narrow allotments without reducing on street parking
- b. To reduce the visual impact of garages, carports, and parking areas on the streetscape.
- c. To ensure the dwelling is designed to provide casual surveillance of the street.
- d. To reduce the apparent bulk and scale of the dwelling.

Controls

1. Where a residential dwelling is proposed with a double garage on a lot with a frontage equal to or greater than 10 metres and less than 12.5 metres (measured at the building line);
 - a. It must be in conjunction with a 2 storey dwelling.
 - b. It must be demonstrated that there is no loss of on street parking, site plans must show:
 - c. an unencumbered area within the property line for on-street parking;
 - d. driveway crossover (minimum 4m for double garage); and
 - e. 500mm driveway setback (minimum) from the side boundary and demonstrate no conflict with services as per Council's Design and Construction Specification – Access driveways.
2. The floor plan must include a habitable room overlooking the street with a balcony incorporated into the design of the front façade.

3. The balcony must cover at least 50% of the width of the dwelling.
4. The double garage must be recessed from the main building.
5. To break up the bulk of the facade, the balcony element must be of a different finish to the main dwelling.
6. The front entrance must be visible from the street.
7. Non-habitable rooms are discouraged from being located at the front of the dwelling (apart from the front entrance).

- End of Schedule -

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

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Schedule 3 – Manooka Valley



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MANOOKA VALLEY

S3.1 Introduction

Manooka Valley is located between Spring Hill Village urban area at Currans Hill, Gregory Hills and the adjoining RU2 Rural Landscape zoned land to the north (see Figure [S3-1](#) and [3-2](#)).

S3.1.1 Manooka Valley Planning Principles

1. Manooka Valley will provide a physical and visual transition between rural/scenic protection areas and Currans Hill. The residential zone will be characterised by a range of lot sizes. Lot size and building character within residential precincts will reflect their relationship to adjacent amenities and the provision of housing diversity. Other lots will provide a low key and visually sensitive transition to surrounding rural and scenic protection land.
2. The visual impact of development on Manooka Valley's landscape setting will be minimised. A high level of scenic quality will be achieved by protecting significant watercourses, significant trees, ridgetops and steep slopes from any adverse effects of development. The design of roads, landscaping, open spaces, water cycle management systems, houses and other elements of the urban landscape, will positively respond to these aims. The public open space design and water cycle management system will be environmentally sensitive, will contribute to the maintenance of downstream water quality and will recognise the importance of revegetated riparian corridors in the locality.
3. A variety of publicly accessible open space areas, suitable for a range of passive recreation opportunities will be available to residents. Pedestrians and cyclists will have convenient access throughout the precinct and connections to surrounding precincts.
4. A significant area of endangered Cumberland Plain Woodland has been set aside for restoration and revegetation. A Village Common will be created within an attractive and functional creek line. An integrated stormwater management system will help make Manooka Valley an attractive, environmentally sustainable neighbourhood.
5. The detailed design of the public domain in Manooka Valley, and its seamless integration with the private domain of each dwelling, is critical to achieving this vision. For this reason, control of the neighbourhood's streets and open spaces is rigorous. It has been planned and designed to respond to the natural features of the site, and to integrate innovative integrated water cycle management techniques. The combination of a thoughtful public domain design and its integration with the private domain of each dwelling will make Manooka Valley a great place to live.

Related Studies

Plan of Management prepared by *Conacher Travers*, (Ref: 3167, April 2003)

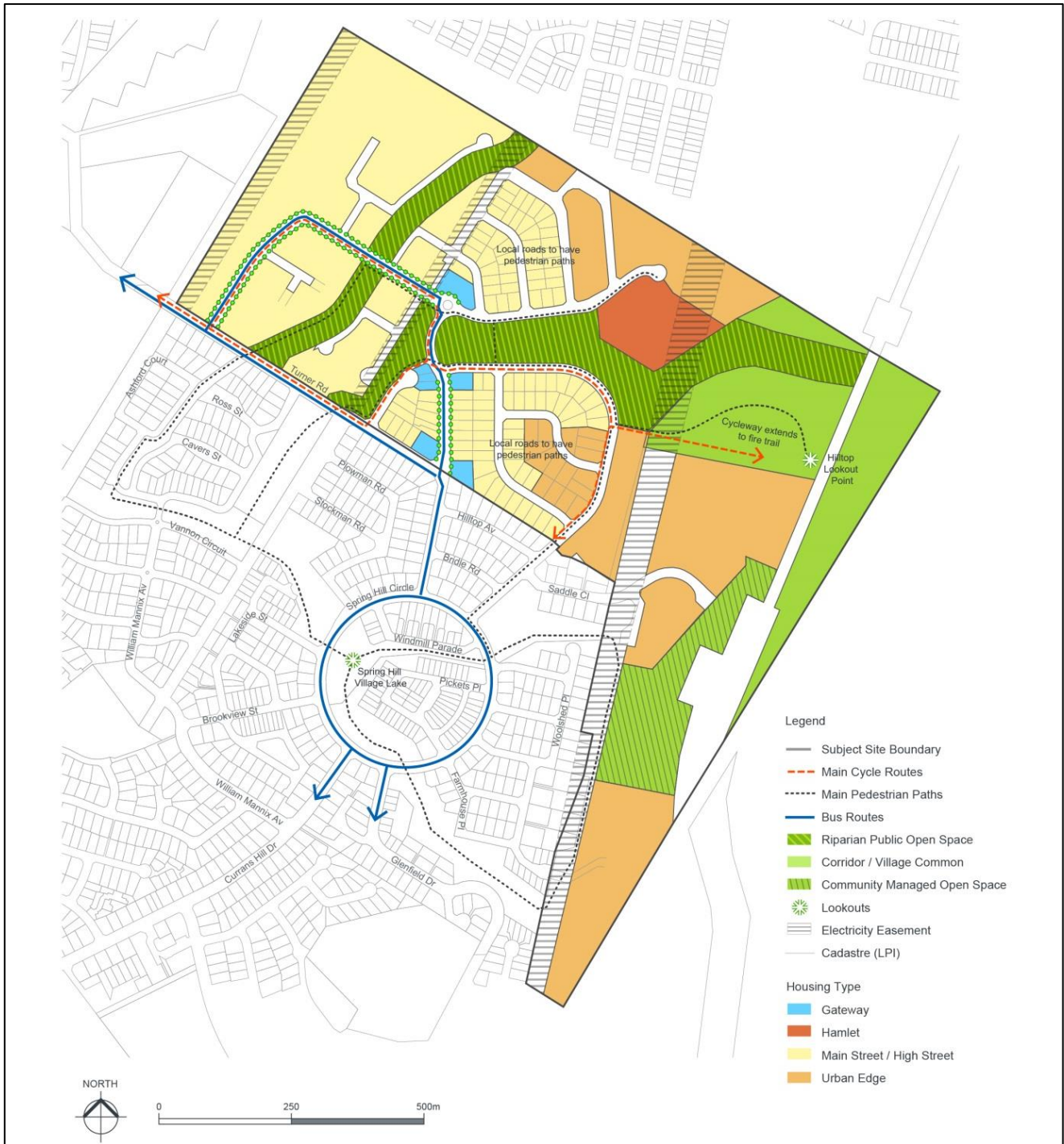


Figure S3-1: Manooka Valley Master Plan

Controls

1. All developments within Manooka Valley must comply with the above planning principles and the Manooka Valley Master Plan shown at Figure S3-1.
2. Management of the public domain must comply with the management principles and objectives contained in the Plan of Management.

S3.2 Subdivision Planning and Design

S3.2.1 Street Network and Design

Controls

- The street network and design in Manooka Valley must be undertaken in accordance with Figure [S3-2](#) Manooka Valley Road Hierarchy Plan and the street cross-sections contained in this section at Figures [S3-3](#) to [S3-7](#). There are five types of streets throughout Manooka Valley. Table [S3-1](#) indicates the minimum width of the road reserve of each road type.

Table [S3-1](#): Road Type and Width

Road Type	Minimum Road Reserve Width
Collector Road	19.6m
Collector Road (Bridge/Culvert)	15.5m
Minor Collector Road	16.0m
Local Street	14.0m
Rural Road	16.0m



Figure S3-2: Manooka Valley Road Hierarchy Plan

Note: The proposed rural road located within the southern portion of the East Village is subject to TransGrid approval.

Collector Road

The Collector Road is the main road of the Village and the entry to Manooka Valley from Turner Road. The road will be lined with an avenue of trees with a broad canopy that overhangs the road.

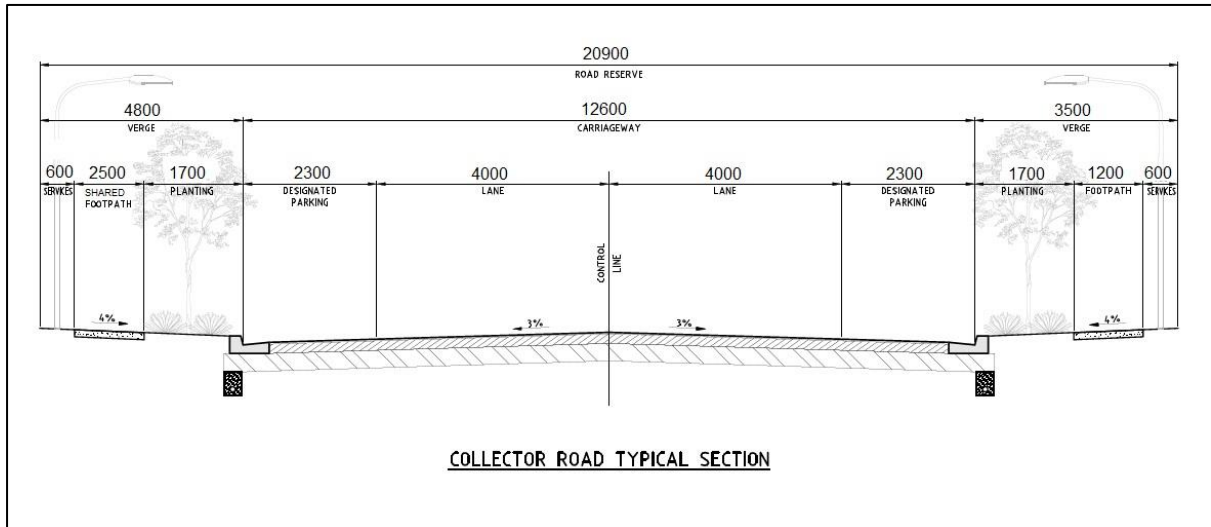


Figure S3-3: Typical road section and dimensions.

Note: Collector roads with proposed cycle paths must adopt a 20900mm wide road reserve. This includes a shared path of 2.5m located within one of the road verges.

Collector Road (Bridge/Culvert)

The Collector Road (Bridge/Culvert) continues the Collector Road and defines the North Village entry. Figure S3-4: shows the typical road section and dimensions.

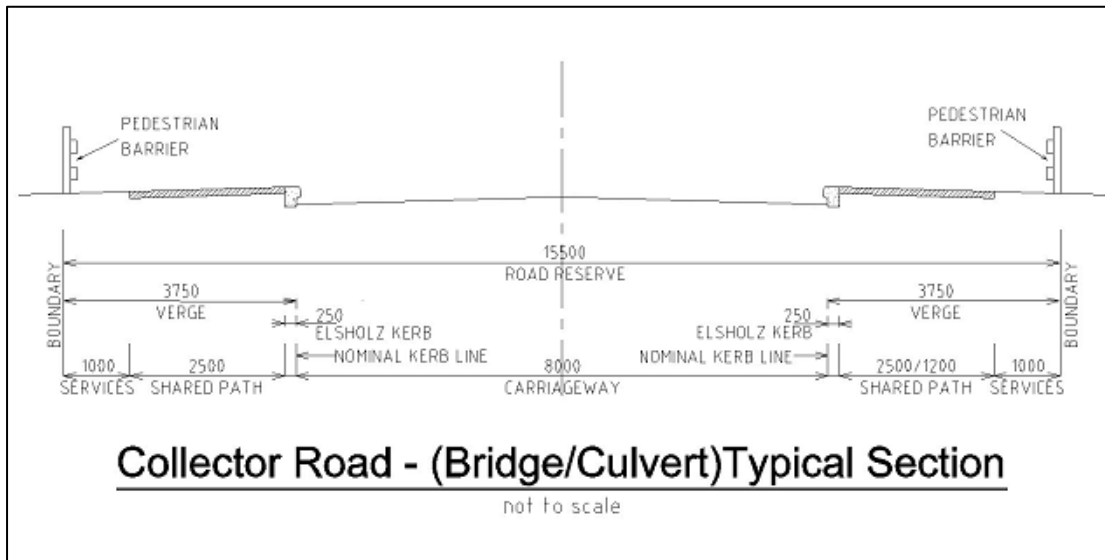


Figure S3-4: Manooka Valley Collector Road (Bridge/Culvert) Typical Section

Local Street (with or without parking bays)

The local street provides safe access to residents and pedestrians. On street parking must be provided along the carriageway. Figures S3-5 and S3-6 shows the typical road section and dimensions.

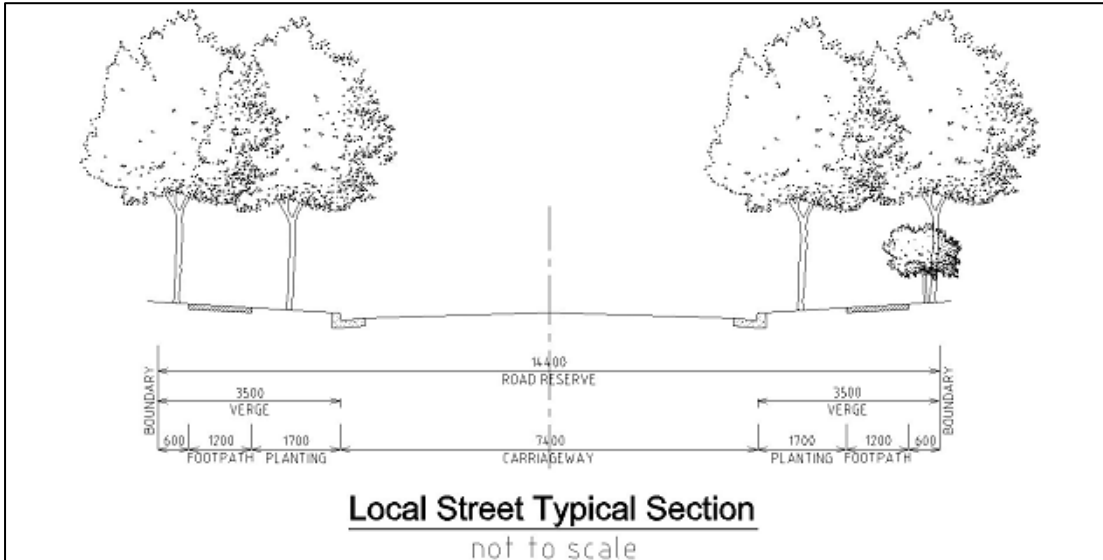


Figure S3-5: Local Street Typical Sections without Parking Bay

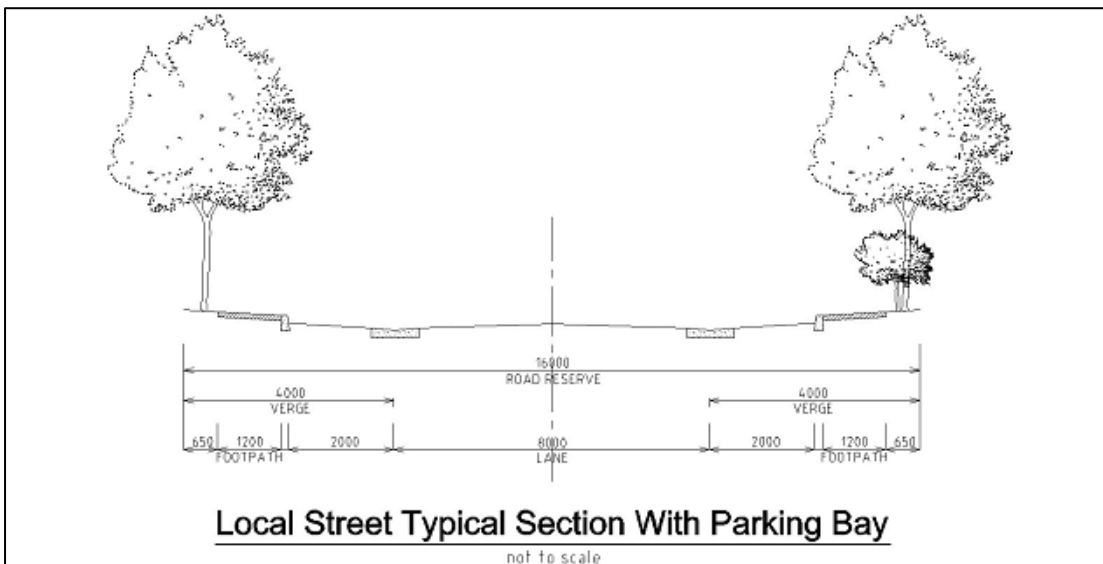
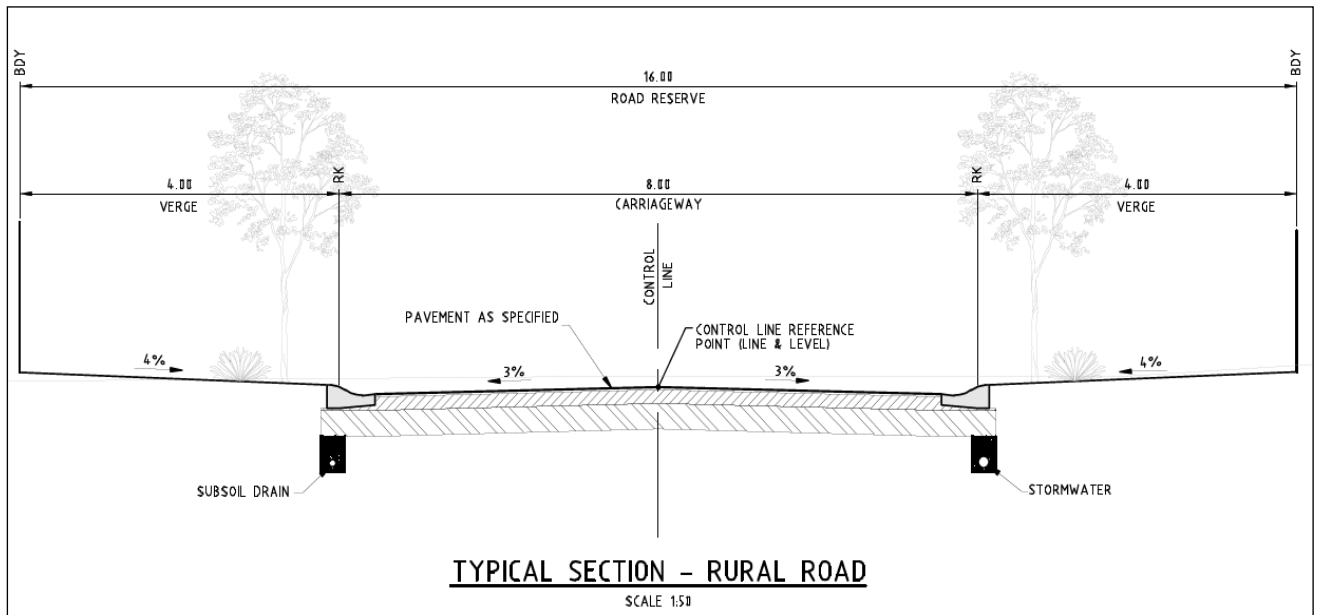


Figure S3-6: Local Street Typical Sections with Parking Bay

Rural roads

Rural roads are located within the Eastern Village and provide safe access to residents of the Urban Edge lots. On street parking must be provided along the carriageway. Figure S3-7 shows typical road



section and dimensions.

Figure S3-7: Manooka Valley Rural Road Typical Section

S3.2.2 Pedestrian and Cycle Network

Controls

1. The layout of the main pedestrian paths and cycleway routes are shown in Figure S3-1 Manooka Valley Master Plan.
2. Pedestrian paths are to be provided for pedestrian movement through the open spaces in Manooka Valley and connected into the wider Currans Hill area.
3. Bridges, boardwalks and other landscape devices are to be used to limit pedestrian access into areas of high vegetation sensitivity, and to provide views of special interest points and the broader landscape.
4. Dedicated cycle routes should be provided within the road reserve and must be off road.

S3.2.3 Public Transport Network

Controls

1. The layout of bus route is shown in Figure [S3-1](#) Manooka Valley Master Plan.
2. Bus route must be extended into Manooka Valley along the Collector Road, in order to increase the number of dwellings within a reasonable walking distance to public transport.

S3.2.4 Parks and Open Space

Controls

1. Requirements for bushland restoration are provided in the Plan of Management prepared by Conacher Travers (2003). All development consents must implement the recommendations of the Conacher Travers Plan of Management.
2. A path system must be constructed to provide links across and through the area, connect with the bushland regeneration areas, and the Currans Hill open space system. Emergency and service vehicle access will be controlled.

S3.2.5 Housing Type

Objectives

- a. To create a socially and environmentally sustainable environment that balances residential demands with preservation of the sites assets; and
- b. To provide a range of housing choice.

Controls

1. Development applications must be supported by a Master Plan showing the different types of housing within the subdivision. These housing types must include:
 - a. **Gateway** sites on the main boulevard bus route are to be developed as distinctive 'icons' that define the principal entry points into Manooka Valley. Two-storey attached, or two-storey single/multiple dwelling medium density housing is permissible.
 - b. One and two storey detached **Main/High Street** housing of a more traditional character is to be located on local streets within the North, South and West Villages.
 - c. In addition, the perimeter of Manooka Valley will be a carefully planned transition zone between urban and rural developments. Large **Urban Edge** lots and housing clusters will minimise the impact of low density development on the area's landscape.

S3.3 Centre Development Controls

Not Applicable

S3.4 Site Specific Residential Controls

Note: The controls listed below (Table S3-2) are specific to Manooka Valley. They must be read in conjunction with the controls in Part 4 of this DCP. In the event of any inconsistency, the controls below prevail.

Front setbacks

1. The minimum front setback of a residential building on north-facing lots fronting 'Main Street' is 6m.
2. The minimum front setback of a residential building on land zoned CE4 Environmental Living is 5.5m.

Secondary street setback

1. The minimum secondary street setback of a residential building on land zoned CE4 Environmental Living is 4.5m.

Side setback

1. The minimum side setback of a residential building on land zoned CE4 Environmental Living is 1.5m.

Table S3-2 : Summary of residential accommodation controls – Manooka Valley

SETBACKS	
Front setback (min)	4.5m
Front setback – north-facing lots fronting 'Main Street' (min)	6m
Front setback - Land zoned CE4 (min)	5.5m
Secondary street setback (min) – lots >450m ²	3m
Secondary street setback (min) – lots <450m ²	2m
Secondary street boundary setback on a corner lot - Land zoned CE4 (min)	4.5m
Side setback (min)	0.9m

Side setback - Land zoned CE4 (min)	1.5m
Rear setback ground floor (min)	4m
Rear setback first floor (min)	6m
Garage setback (min)	1m behind principal building line and 5.5m from front boundary; third garage to be set back 2m behind principal building line.
Architectural element front setback encroachment (max)	1.5m
Rear lane setback (min)	1m. Notwithstanding this, the rear lane setback can be reduced to 0.5m only if it can be adequately demonstrated to Council's satisfaction, that the development can facilitate waste collection in a safe and orderly manner.
Public reserve setback (min)	3m
HEIGHT	
As per LEP 2010 and Part 4 of this DCP	
PRIVATE OPEN SPACE, LANDSCAPING AND SITE COVERAGE	
Site coverage (max) – lots <450m ²	Single storey development - 60%
	Two storey development – 50% ground floor, 35% upper floor
Site coverage (max) – lots 450m ² or greater	Single storey development - 50%
	Two storey development – 50% ground floor, 30% upper floor
Landscaped area (min)	30%
Landscaped area (min) within the front setback	40%
Principal private open space (PPOS) (min)	24m ² with a minimum dimension of 4m
Gradient of PPOS (max)	1:10

Solar access to PPOS (min)	<p>Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21 June.</p> <p>Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints.</p> <p>At least one window to a living area of dwellings on neighbouring properties must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.</p>
GARAGE DESIGN	
Garage door width (max) – lots 7-15m wide	60% of front elevation width
Garage door width (max) – lots greater than 15m wide	50% of front elevation width

S3.4.1 Double Garages on Narrow Lots equal to or greater than 10m and less than 12.5m

Double Garages are permitted on lots equal to or greater than 10m and less than 12.5m, subject to the below.

Objectives

- a. To facilitate additional parking behind the building line on narrow allotments without reducing on street parking
- b. To reduce the visual impact of garages, carports, and parking areas on the streetscape.
- c. To ensure the dwelling is designed to provide casual surveillance of the street.
- d. To reduce the apparent bulk and scale of the dwelling.

Controls

1. Where a residential dwelling is proposed with a double garage on a lot with a frontage equal to or greater than 10 metres and less than 12.5 metres (measured at the building line);
 - a. It must be in conjunction with a 2 storey dwelling.

- b. It must be demonstrated that there is no loss of on street parking, site plans must show:
 - c. an unencumbered area within the property line for on-street parking;
 - d. driveway crossover (minimum 4m for double garage); and
 - e. 500mm driveway setback (minimum) from the side boundary and demonstrate no conflict with services as per Council's Design and Construction Specification – Access driveways.
2. The floor plan must include a habitable room overlooking the street with a balcony incorporated into the design of the front façade.
3. The balcony must cover at least 50% of the width of the dwelling.
4. The double garage must be recessed from the main building.
5. To break up the bulk of the facade, the balcony element must be of a different finish to the main dwelling.
6. The front entrance must be visible from the street.
7. Non-habitable rooms are discouraged from being located at the front of the dwelling (apart from the front entrance).

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 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

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Schedule 4 Harrington Grove



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HARRINGTON GROVE

S4.1 Introduction

Harrington Grove is located to the north of the existing Harrington Park Estate and is adjacent to the rural living allotments to the east of Macquarie Grove Road (Figure 4Figure S4-1). The site is bound by Camden Valley Way to the east, Cobbitty Road to the north and Macquarie Grove Road to the west. The Northern Road bisects Harrington Grove into two areas.

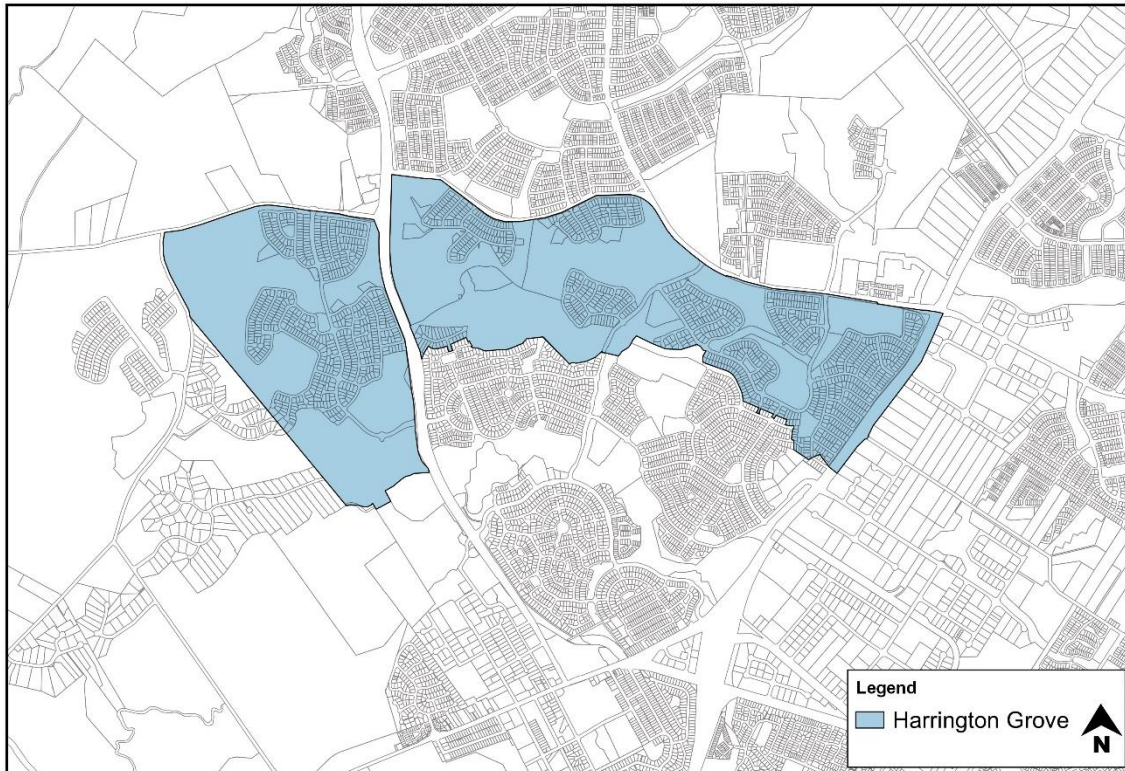


Figure S4-1: Harrington Grove Site and Location Plan

S4.1.1 Harrington Grove Planning Principles

Harrington Grove will provide a diverse range of environments focused on both urban development and conservation outcomes.

An ecological and open space corridor will be a key feature of the site. The corridor will extend from Macquarie Grove Road through the Orielson Homestead property broadly along the alignment of Cobbitty Creek. It will extend into the north-western section of the main part of the Harrington Park property, before traversing the northern part of that site through to Camden Valley Way. The corridor provides habitat for the conservation of Cumberland Plain Woodland and its associated flora and fauna in a large, contiguous land unit.

Over time, as the place transforms from a mix of bushland and rural pasture, it will progressively become part of a larger regional bio-diversity network, performing the function of an ecological corridor. It will do this by creating linkages to other lands with ecological value. The corridor will also provide recreational

opportunities in the form of a walking trail which provides access to key points of visual interest such as hilltops and viewing points for the key heritage items.

A site will also be created at the top of Crear Hill on Harrington Park where a restaurant will be able to be provided. The design and scale of the restaurant and associated facilities such as parking areas will be in keeping with the bushland character of the setting. Particular attention will be paid to minimising the visual impact of any structures in this area.

The existing landscape corridor along Cobbitty Road and Macquarie Grove Road will be substantially preserved. Significant hedging and fence lines will be retained, and views across the landscape will be preserved. Areas of consolidated bushland will be preserved, restored and maintained over time. Appropriate traffic management measures will be implemented within this context.

Harrington Grove and Orierton will also incorporate areas of housing. These will vary in character and scale across the site and are separately described below.

Areas zoned R1 General Residential located in the central part of the Orierton property, and generally on the eastern side of Harrington Grove, will reflect a lower density residential character of detached houses on large lots within a pedestrian friendly environment.

These areas will feature one and two storey dwelling houses on generously sized allotments, with private rear yards and open front gardens. All dwellings will be designed to address the streets and public spaces such as parks and will be designed to achieve high levels of water and energy efficiency. The design of dwellings will reflect the natural setting of the properties, but will also be identifiably urban in character.

A site will be created within the central portion of Harrington Grove to facilitate the creation of a country club. This facility will provide a range of amenities to residents of Harrington Grove, which should include recreation facilities, meeting rooms, restaurants, bars, gymnasiums, community facilities, child care, associated office space and a sales office and other similar uses.

Native vegetation within parks and drainage lines will be preserved, and generally replicated in the landscaped areas of the residential development area. Plantings will be strongly reflective of the character of the surrounding bushland.

Other areas, zoned [CE4](#) Environmental Living, will also incorporate residential dwellings, but in a manner which is more sympathetic to the bushland environment. These dwellings are defined as eco-residential housing. This zone applies to the area to the north of Cobbitty Creek, adjacent to Cobbitty Road, and several areas generally located in the central part of the main Harrington Park site.

These places will be characterised by housing which is less densely developed and approaching a more rural character. Dwellings and roads will be sensitively located in an effort to preserve as much existing vegetation as possible. Housing designs will be particularly reflective of the bushland settings of these areas, with materials and designs reflecting the need to minimise visual impact and address bushfire risks.

The bushland character of these places will be further enhanced in two discrete areas, located in the north-western and north-eastern corners of the main Harrington Park property. These dwellings will be located within a bushland setting, and materials and colours will reflect the muted tones of that environment. Dwellings will be located in defined building envelopes, and landscaping will be of an unobtrusive nature, relying primarily on existing surrounding vegetation. In the north-eastern corner of Harrington Park, the place will also be characterised by dwellings which generally seek to preserve existing vegetation, reflecting the ecological corridor role that this land plays. In both these locations,

setbacks required for bushfire protection will be achieved without the removal of significant stands of existing vegetation.

Land is also set aside to provide curtilages for the two important heritage properties, Harrington Park and Orielton. These properties will remain prominent landmarks within the overall place and will continue to be conserved in accordance with the approved Conservation Management Plans. Views to and from the homesteads will be preserved, as will their surrounding landscape and associated buildings. Dwellings proposed in the areas adjacent to the curtilages set aside for these homesteads will be sympathetic to the heritage significance of these places.

A small area located to the south and west of the Orielton Homestead will be developed for low density residential purposes. This place will provide opportunities for housing in defined areas above the Narellan Creek flood line. Housing designs will reflect the visual prominence of this area, by using visually unobtrusive colours, and height, scale and mass which seeks to minimise visual impacts.

Objectives

- a. Facilitate the development of Harrington Grove in a way that is environmentally sensitive and responds positively to the site's heritage and scenic character, while conserving large sections of regionally significant remnant bushland.
- b. Provide a viable regionally significant habitat corridor in an east – west direction across the site, that retains the high value remnant Cumberland Plain Woodland and includes riparian corridors.
- c. Protect the scenic character and significant views.
- d. Provide appropriate curtilages in accordance with the Conservation Management Plans around the areas of heritage significance.
- e. Facilitate the ongoing management and conservation of the natural and cultural heritage of the site.
- f. Avoid development in areas of high salinity potential, areas with excessive steepness and associated instability.
- g. Ensure future residents of the site can conveniently access employment, shops, educational, community facilities and recreational opportunities both within the site and in the surrounding area.
- h. Ensure that development is staged in a manner which is efficient in terms of infrastructure use and provision.

S4.1.2 Structure Plan

The Harrington Grove Indicative Structure Plan has been prepared as a strategic plan to demonstrate the vision for the future development of the subject land ([Figure 4](#)[Figure S4-2](#)). The Indicative Structure Plan was prepared in conjunction with the preparation of the Local Environmental Study and reflects the background studies and Government Agency negotiations.

The Indicative Structure Plan establishes a framework for the urban form and defines the critical components to satisfy the road pattern, land uses, conservation, drainage, transport and social

infrastructure requirements. More detailed planning and design is required through the preparation of Precinct Plans prior to Development Applications being considered by Council.

The Indicative Structure Plan illustrates the road network and the proposed intersection locations along The Northern Road, Cobbitty Road and Camden Valley Way. This includes connections to existing roads within Harrington Park. The Indicative Structure Plan also illustrates a general road layout for the residential zoned land.

The Indicative Structure Plan also shows the land use activity across the subject land and the land within public ownership. This includes the area to the north and west of the Orielton Homestead, the land incorporating the southern face of Crear Hill (including Crear Hill) and the regional pedestrian and cycle share path traversing the subject land.

Precinct Areas

The Indicative Structure Plan has been divided into 15 Precincts. For the purpose of clarity, precincts have been grouped into the following Precinct Areas (~~Figure 4~~[Figure S4-3](#)).

1. Development Precincts
 - R1 General Residential
 - [CE4](#) Environmental Living
 - R5 Large Lot Residential
2. Environmentally Sensitive Precincts
3. Heritage Homestead Precincts
4. Recreation Precincts

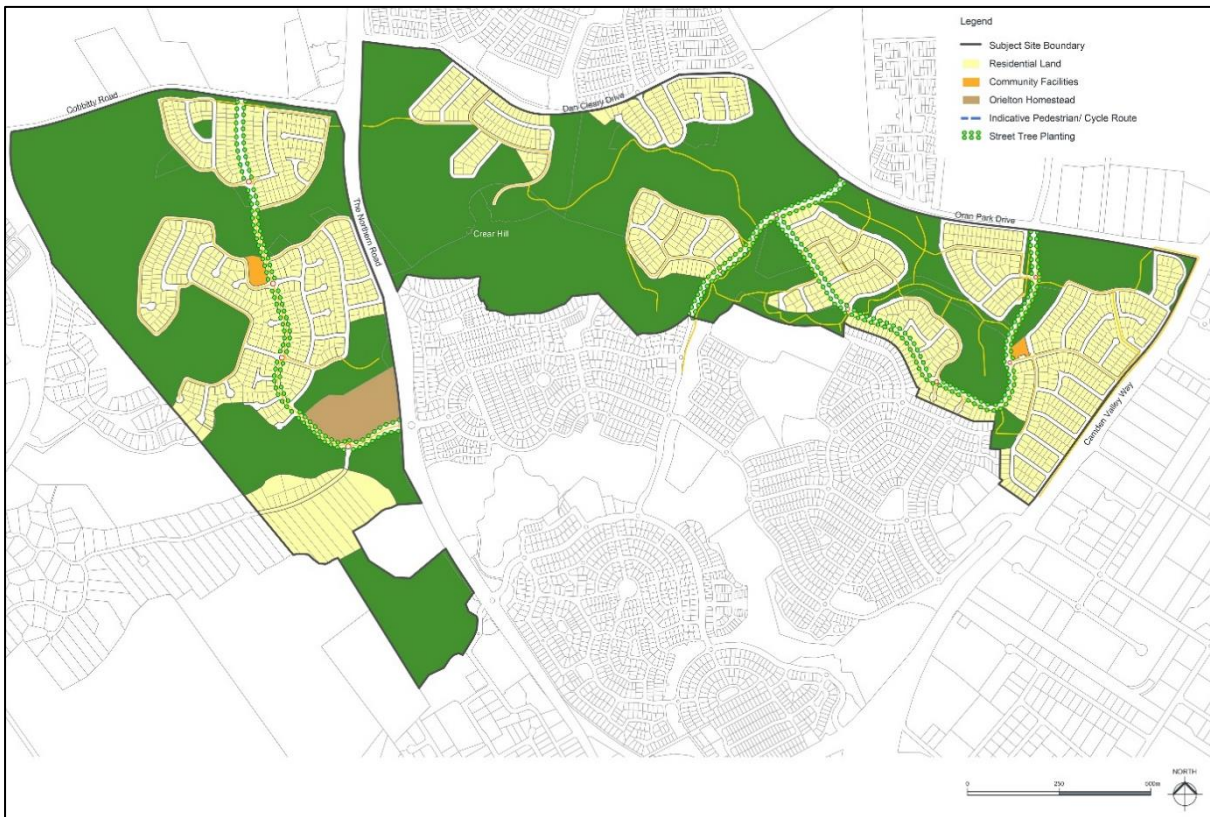


Figure 4 Figure S4-2: Harrington Grove Structure Plan

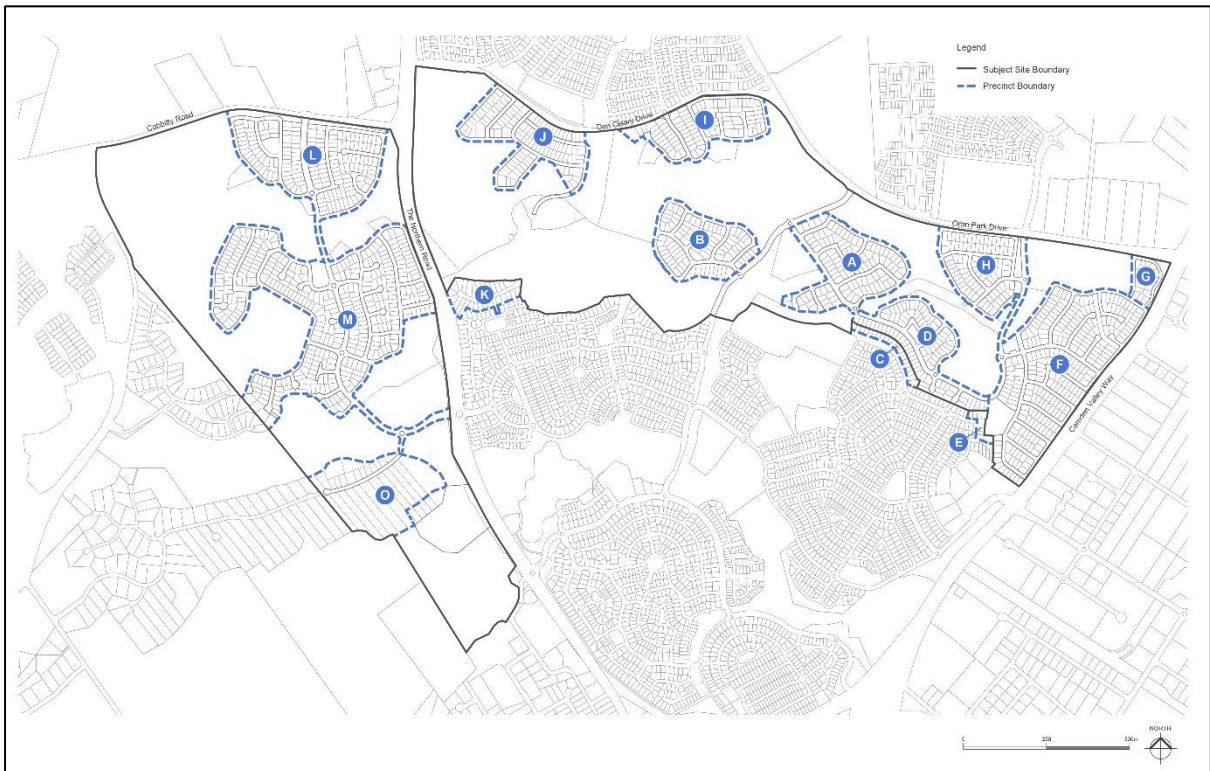


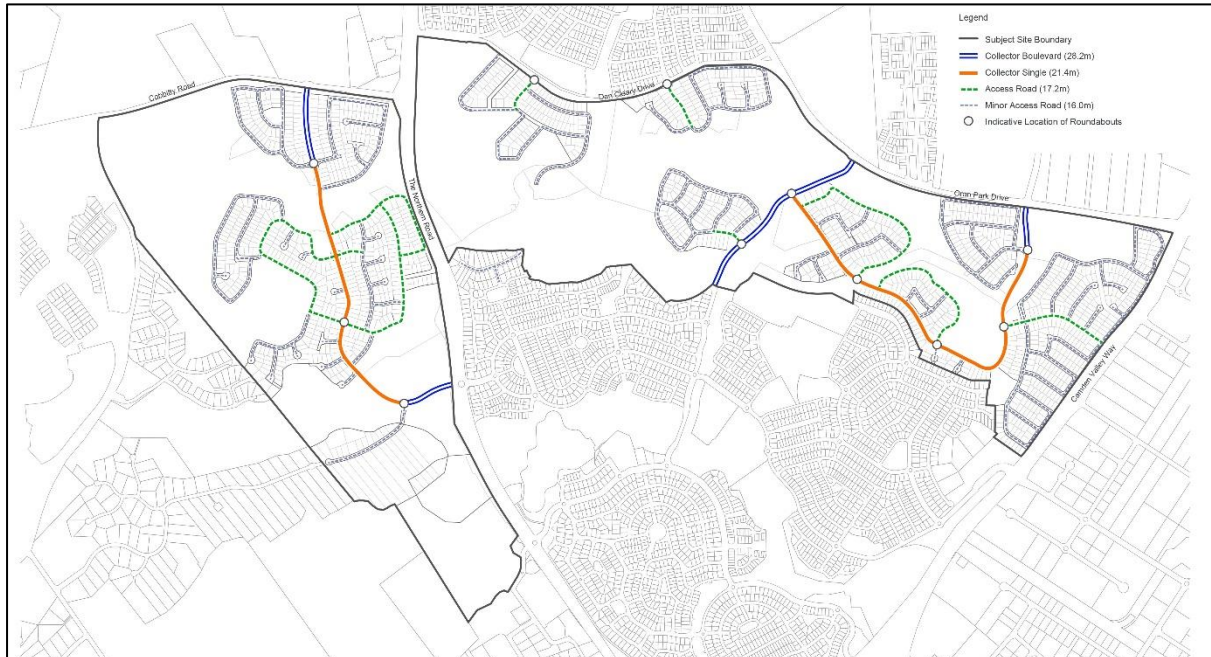
Figure 4 Figure S4-3: Precincts within Harrington Grove

S4.2 Subdivision Planning and Design

S4.2.1 Street Network and Design

Background

This subsection establishes the road hierarchy (~~Figure 4~~[Figure S4-4](#)) for and minimum street cross-sections for Harrington Grove.



~~Figure 4~~[Figure S4-4](#): Harrington Grove Indicative Road Hierarchy Plan

Minor Access Road or Minor Access Place (Cul-de-sac)

These roads provide access to residential lots and are to be designed to take account of the natural contours of the site.

Vehicle and bicycle use is shared within the carriageway. The carriageway width provides for two lanes of traffic and parking.

Table S4-1 Minor Access Road or Minor Access Place (Cul-de-sac)

Road Type	Carriageway	Footway Width	Footpath Width	Road Reserve (Minimum)	Design Considerations
Minor Access Road or Minor Access Place	6m	10m total (i.e. 5.0-5.0m or 6.0-4.0m)	1.2m (Refer to Figure 4-6 for location of path)	16m	<ul style="list-style-type: none"> No cycle lane. Site responsive road alignments. Designed to accommodate traffic flows up to 1,000 vpd.

Road Design

- Roads are to be designed in accordance with Council's Engineering Design Specifications.
- Pavement design are to be in accordance with 'Ausroads Publication – Pavement Design of Road Pavements' and 'Ausroads Pavement Research Group Publication, Report No. 21 - A Guide to the Design of New Pavements for Light Traffic'
- Roundabouts are to be provided generally in accordance with the Harrington Grove Indicative Structure Plan. Roundabout are to have a minimal internal radius of 8m, with a minimum pavement width of 3.5m
- Intersection treatments are required to clearly identify the road hierarchy and to create more defined intersections.
- Precinct Plans are to define the locations of road intersection thresholds. These are to be constructed of coloured asphalt or paved.
- The colour of the threshold paving/concrete is to be similar to the road pavement.
- Traffic islands and slow points are to be constructed of concrete or paving. Extended speed humps (i.e. Plateaus) are not to be provided for traffic calming.
- Road pavement must be asphalt. Coloured asphalt, concrete or paving bricks should be used to define cycle lanes, car parking spaces or at intersections.
- The road layout is to be generally in accordance with the Harrington Grove Road Hierarchy Plan (~~Figure 4~~[Figure S4-4](#))
- The location of street lights, street tree planting, street furniture, traffic control devices and bus bays are to be identified in Part B.
- Roads are to be designed to take account of the topography and minimise earthworks.

12. A turning area at the end of proposed cul-de-sac must be provided generally in accordance with Appendix B “Turning Heads”.
13. “T” configuration turning heads are to be designed in accordance with Appendix B “Turning Heads”.
14. For road works within areas identified as a salinity hazard, the following is to occur as a minimum:
 - a. Roads should be perpendicular to the contours as much as possible.
 - b. Minimum disturbance of subsoil.
 - c. Engineering designs incorporating considerations of salinity impacts are required.
 - d. Subsoil drainage is to be installed along both sides of all roads.

Road Geometry

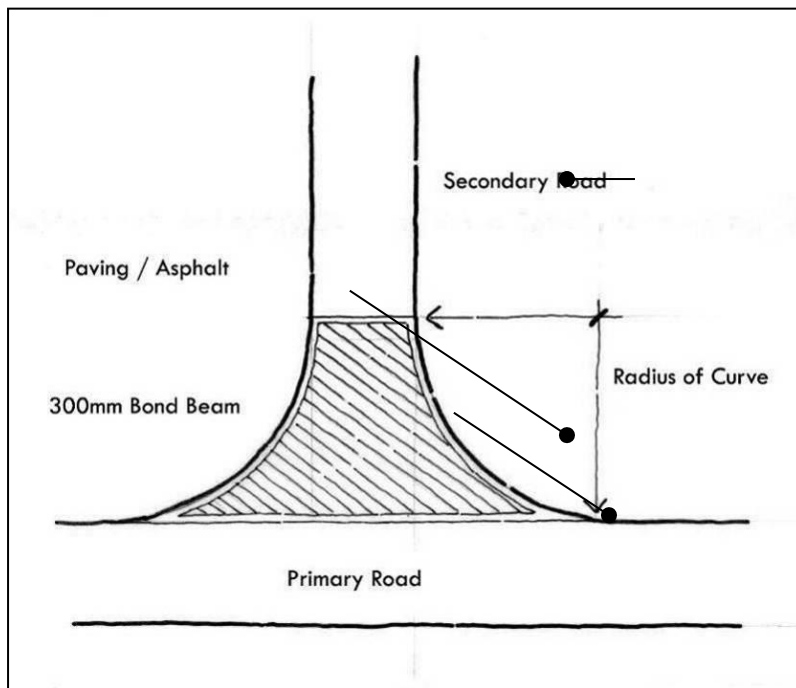
1. On-street and off-road cycleways are to be provided in accordance with Councils Engineering Design Specifications.
2. All residential roads (e.g. minor collector roads, access road/paths, minor access road/paths, and share ways) are to be designed and sign posted at a minimum of 50kph (i.e. traffic management must be considered at the subdivision application, with either road layout or speed reducing devices to produce a traffic environment which reduces traffic speed).
3. Verge widths are to respect the character of the Development Precinct and provide sufficient space for service infrastructure.
4. Where roads are adjacent to public reserves or conservation areas the verge widths are to be a minimum of 1.5 metre, subject to public utilities, bollards and fencing being adequately provided within the road reserve, unless prescribed by an approved Conservation Management Plan, Bushfire Management Plan or Landscape Master Plan.

Road Principles

- a. The road network for is a safe, permeable road system providing an appropriate level of road access and connectivity both within Harrington Grove and externally to the surrounding district, including the neighbourhood shopping centre at Harrington Park (via Harrington Parkway and Fairwater Drive).
- b. The interconnected road network facilitates safe and efficient pedestrian movement throughout Harrington Grove, linking residents to all proposed land uses and residences, including the Local Community and Recreation Centre, public parks and Community Woodland.
- c. The road system provides a road interface with the surrounding Community Woodland/public reserve and has been designed to be sympathetic with the natural contours of the precinct

Controls

1. Roundabouts are to be provided in the locations shown on the Road Hierarchy Plan ([Figure 4Figure S4-4](#)).
2. Intersection treatments are to clearly identify the road hierarchy and create defined intersections through the utilisation of thresholds.
3. Thresholds at intersections ([Figure 4Figure S4-5](#)) are to be provided in the locations identified on the Road Hierarchy Plan ([Figure 4Figure S4-4](#)). These are to be constructed of coloured or stamped concrete or asphalt (individual pavers, cobblestones etc. are not acceptable for trafficable roads)
4. Kerb profile and materials may be varied depending on road drainage requirements.
5. Medians, traffic islands and slow points are to be landscaped.



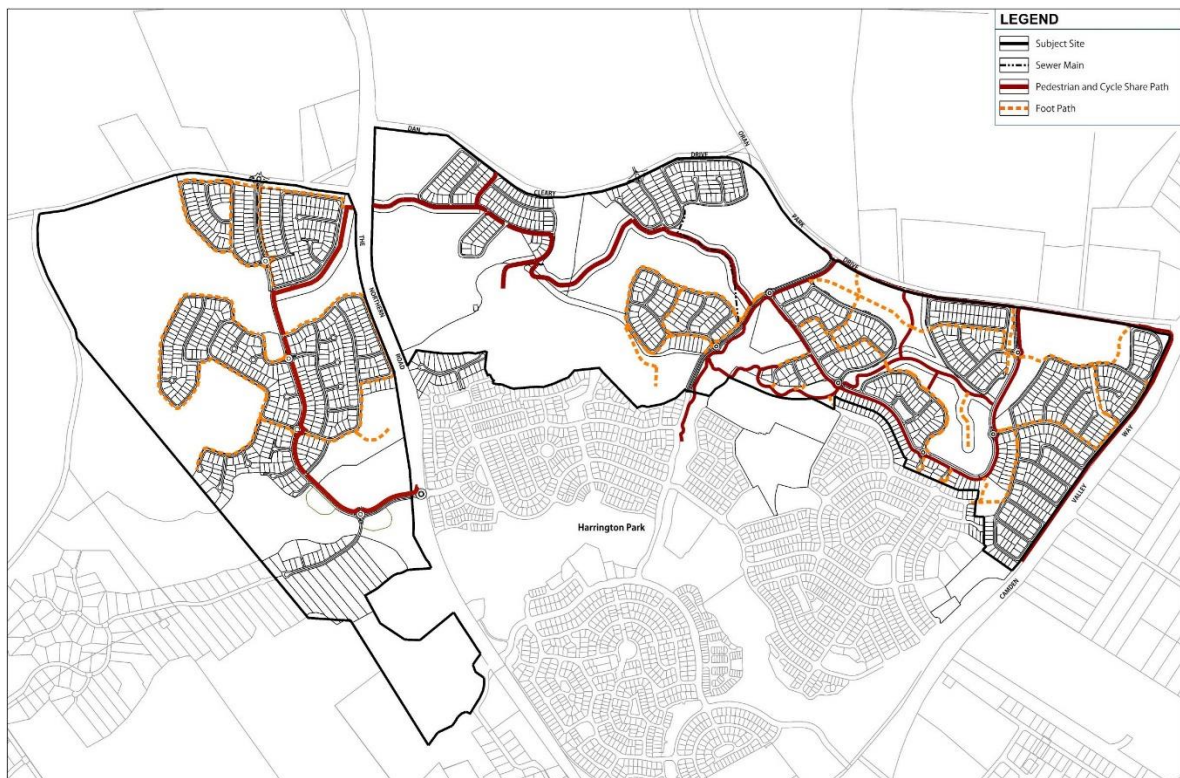
[Figure 4Figure S4-5](#): Indicative Threshold Treatment

S4.2.2 Pedestrian and Cycle Network

Controls

1. Development applications are to provide for the detailed design and location of footpaths and cycleways generally in accordance with the layout provided in [Figure 4Figure S4-6](#).
2. The construction material, alignment and use of the pedestrian & cycle share path are to be determined by an approved conservation management plan for the conservation area and landscape master plan for the subject land.
3. Pedestrian and cycle share path crossings of The Northern Road are only to occur at the Cobbitty Road west intersection for safety reasons.

4. The pedestrian & cycle share path is to be a minimum width of 2.5m metres. The width and construction standards should cater for the user types and volumes anticipated as determined by an approved conservation management plan and landscape master plan for the subject land.
5. Lookouts are to be generally provided in locations in accordance with an approved conservation management plan and/or landscape master plan.
6. The construction material and associated public facilities at each lookout are to be in accordance with an approved conservation management plan and landscape master plan for the subject land.
7. The pedestrian & cycle share path must be contained within a 50 metre wide corridor (i.e. 25 metres either side of the path).
8. The pedestrian and cycle pathway network is to:
 - a. provide safe and convenient linkages between open space systems, community facilities, schools and shops, and
 - b. respond to the topography and achieve appropriate grades for safe and comfortable use where possible.
 - c. Pedestrian and cycle share paths are to be provided in accordance with AustRoads Part 14 and locations are shown in [Figure 4](#)[Figure S4-6](#). These locations are indicative and subject to further detailed survey work and discussions with Council.



[Figure 4](#)[Figure S4-6](#): Harrington Grove Indicative Pedestrian and Cycle Network

S4.2.3 Street Trees and Landscaping

1. Street trees and landscaping is to be provided to increase the amenity of the precinct area and encourage pedestrian use and walkability. The standards and design of street furniture are to be included in a landscape plan and lodged with the development application.
2. The landscape plan is to be prepared by a qualified landscape architect and lodged with the development application.
3. Street trees are to be generally provided on both sides of roadways (two per lot, typically one aligned with the lot side boundary and one central to the lot). The species and general location of trees are to be contained within the landscape plan.
4. No street trees are to be placed within 1.0m of the street kerb.
5. Street lights are to be approved by Council.

Tree Retention

1. Trees to be retained are to be identified in the Development Application.

S4.2.4 Bulk Earthworks

Controls

1. Development Applications are to provide accurate site surveys prepared by a qualified surveyor to provide a clear and accurate representation of the contours of the land.
2. Development Applications are to illustrate bulk earthworks and provide justification for proposed changes to land levels.
3. Compaction of filled areas is to be 98% standard compaction and in accordance with AS 3798-1990 in accordance with engineering standards and a compaction certificate is to be submitted to Council.
4. Proposals requiring significant moving and filling of earth will be considered if it contributes to the overall quality of the development and the urban design outcomes for the area.
5. Earth moved from areas containing noxious weed material must be disposed of at an approved waste management facility and transported in compliance with the Noxious Weed Act 1993.

S4.2.5 Sloping Land and Retaining Walls

Controls

1. Retaining walls at the subdivisional works stage of development are permitted to reduce the need for cut and fill at the dwelling construction stage.

2. The maximum height of a retaining wall is 1.5 metres.
3. In instances where a retaining wall greater than 1.5 metres in height is required, a second retaining wall is permitted providing the retaining wall structure incorporates a step of 1 metre in width, with the second retaining wall being limited to 1 metre in height (i.e. first wall a maximum of 1.5 metres and second retaining wall is a maximum of 1 metre).
4. Retaining walls are to be constructed of masonry materials.
5. Any wall with a height of 1.5m or greater requires lodgement of a Development Application.

S4.2.6 Estate Fencing

Controls

1. Estate fencing will be erected in specific locations to separate public and open space areas with residential development. Estate fencing is to be constructed of high quality materials and finishes and is to form part of the subdivisional works for the site.
2. The location of estate fencing is identified in a Development Application and is to be constructed in accordance with a Landscaping Plan.
3. Estate fencing is limited to a maximum height of 1.8m above ground level.
4. Estate fencing is not to be removed or altered in finish, shape or form of the fence.

S4.2.7 Bushfire Management

Background

The natural environment and native vegetation is a significant feature of the Harrington Grove landscape. The retention of a significant area of remnant bushland within proximity to residential development across the subject land has been considered during the preparation of the Indicative Structure Plan.

Controls

1. Precinct G and J will require a Bushfire Management Plan to be prepared to demonstrate the measures necessary to minimise the impact of fire on buildings in accordance with Planning for Bushfire Protection (NSW RFS).
2. A Bushfire Management Plan is to be prepared in conjunction with a Conservation Management Plan and Landscape Master Plan for Precincts Q, R and T.
3. A Bushfire Management Plan is to be prepared in accordance with Planning for Bushfire 2006 (or a more recent Rural Fire Services policy) and submitted with a Development Application for subdivision.

4. ~~CE2~~ Environmental Conservation zone needs to be located and designed in accordance with a Bushfire Management Plan and/or Conservation Management Plan and/or a Landscape Master Plan.
5. Fire Trails are to be constructed between areas where development is separated by bushland or alternative access is required to a public road. An approved Bushfire Management Plan and/or a Conservation Management Plan and/or a Landscape Master Plan will outline the alignment, construction and management of fire trails.

S4.2.8 Specific Development Precincts

The development precincts are those which are proposed to be developed for residential purposes, as outlined in ~~Figure 4~~Figure S4-3. The development of each precinct will be undertaken in accordance with the objectives for each respective development precinct.

Zone	Precincts
R5 Large Lot Residential	N, O

Residential Precincts (R5 Large lot Residential)

Objective

- a. Conserve the heritage significance of the heritage homesteads and their immediate environs, whilst facilitating the provision of public road linkages and appropriate development.

Harrington Grove – Precinct N Orielton Homestead

Controls

1. Implement the Orielton Conservation Management Plan for Orielton Homestead.
2. Alignment and construction of public road linkages, where necessary, to respect and be sympathetic to the natural environment.
3. Provide adequate bush fire management measures.
4. Identify areas of tree planting in accordance with a Conservation Management Plan to provide vegetated screening of development, where necessary.

Harrington Grove – Precinct O

Objectives

- a. Create a range of lot sizes that:
 - (i) reflects the adjacent Kirkham Estate; and
 - (ii) allows for smaller lots for the more elevated northern portion of the precinct, whilst ensuring the visual quality of the development respects important viewscape elements.
- b. Provide for small holding rural residential living opportunities on land not being of prime crop or pasture potential and having ready access to urban areas and facilities.
- c. Ensure development is carried out in a manner that minimises risk from natural hazards, particularly bushfires and flooding.

Controls

1. Design and locate roads to take account of the natural contours of the site.
2. Provide pedestrian and cycle linkages.
3. Provide adequate bush fire management measures.
4. Introduce building envelopes to control the location of dwellings.
5. Appropriate separation of dwellings from flood affected land.
6. Prepare building controls to control building form, fences, materials and colours to ensure that all buildings have minimal visual impact.

S4.2.9 Environmental Elements

Development in Saline Areas

Areas of salinity risk exist within the Precinct which require specific management and construction standards to ensure buildings and structures are protected from salinity damage. The areas of salinity risk including those that contain soils with aggressivity to concrete and steel are identified in Figures [S4-22](#) to [S4-39](#). Specific construction standards and procedures need to be implemented to address potential aggressivity impacts.

1. Development in areas of salinity risk must be consistent with Camden Council's Policy No. 1.15 – Building in Salinity Prone Environments.

S4.3 Centre Development Controls

Not applicable.

S4.4 Site Specific Residential Controls

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

S4.4.1 Harrington Grove General Residential Building Controls Applying to all Precincts

Objectives

- a. Development is to enhance the existing or planned town/suburban character and streetscape.
- b. The form, scale and siting of buildings, and the materials and colours are to be appropriate to the character of the area.
- c. Garages are to be recessed from the front facade so as not to dominate the house and the streetscape.
- d. Building heights are to maintain the single and double storey residential character of the Camden LGA and to minimise the impact on existing residential development.
- e. Setbacks are to enhance or create landscape features, and maintain visual and acoustic privacy.

S4.4.2 Building and Site Design

Form and Character

Residential development within Harrington Grove comprises a variety of styles, densities and form, which creates neighbourhood villages of a high standard.

1. Whilst encouraging variety in housing design these Building Controls promote characteristics of good design such as:
 - a. facades that are attractive and provide interest.
 - b. facades that are “welcoming” and do not dominate the streetscape.
 - c. rooflines that are aesthetically pleasing and incorporate adequate eaves.
 - d. reduced visual impact from garage doors.
 - e. make best use of the site area and orientation of the lot.
 - f. energy consumption reductions in housing through passive solar design.
 - g. good landscape design to maximise energy efficiency of dwellings.
 - h. high levels of amenity (daylight, outlook, privacy) from within the house and the private open space.
 - i. safe neighbourhoods through informal surveillance of the street.

Siting of Dwellings

1. The orientation, siting and layout of dwellings is to consider the following:
 - a. location and design of houses are to relate to the site topography.
 - b. houses to be orientated to the front street.
 - c. visual and acoustic privacy is to be maintained between the dwellings and adjacent residential properties.
 - d. the benefits of passive solar design and natural ventilation.
 - e. effective landscaping and careful site design is to assist in acoustic and visual privacy and enhance shaded areas.
 - f. minimise the effects of overshadowing, and visual and acoustic intrusion.
 - g. the provision of sunlight in living spaces within buildings and in open spaces around buildings to improve energy efficiency.

Corner Lots

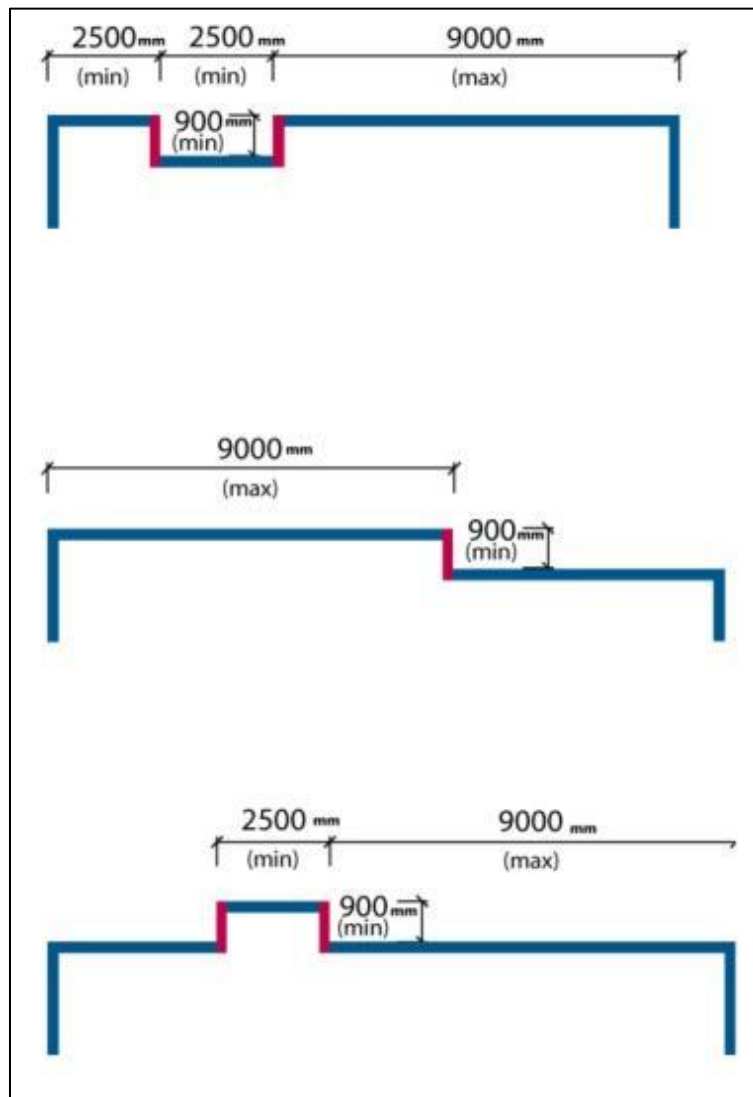
1. Dwellings on corner lots are to consider the following:
 - a. Dwellings on corner lots are to address both street frontages ([Figure 4](#)[Figure S4-7](#)).
 - b. Dwellings on corner lots should encroach closer to the road reserve to frame the corner and improve the visual quality of the streetscape.

[Figure 4](#)[Figure S4-7](#): Street Frontage for Corner Lots



Street Facades

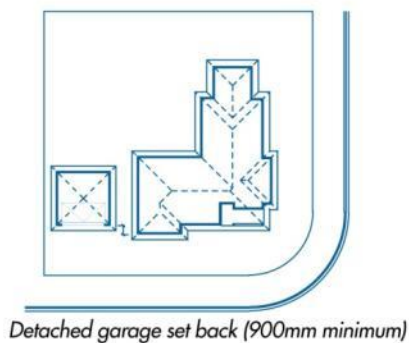
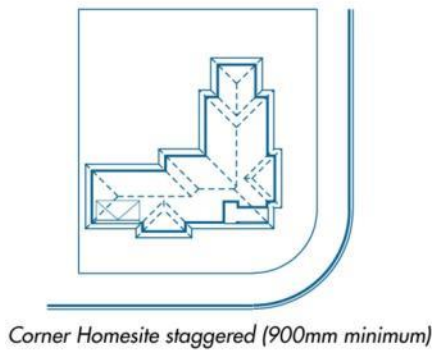
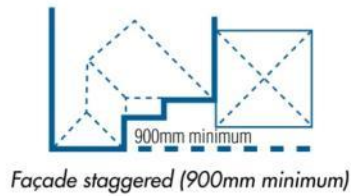
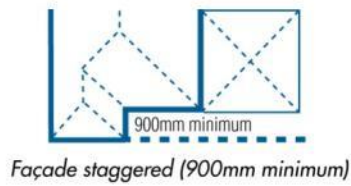
1. Garages are not to protrude in front of houses and/or dominate the streetscape. The front of the house is to have an attractive facade that displays sufficient articulation ([Figure 4Figure S4-8](#)). To achieve this, the following provisions apply.
2. Triple garages are to have at least one garage set back a minimum distance of 900mm behind the other garages.
3. Part of the front facade (excluding the garage) must be set back a minimum of 900mm from the rest of the facade (excluding the garage) ([Figure 4Figure S4-9](#)). This results in a staggered or articulated facade. Recessed or protruding entry alcoves, central to the front building facade and containing the front door, do not, alone, satisfy this requirement.
4. On corner homesites, no straight section of the side wall facing a street is to be longer than 9m or shorter than 2.5m. Walls longer than 9m are to have a 'step' of at least 900mm between the sections.



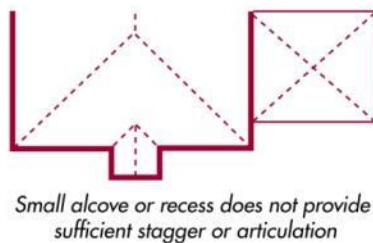
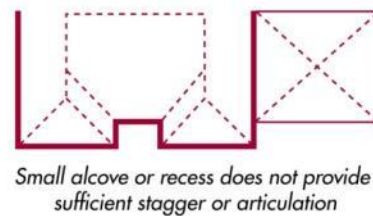
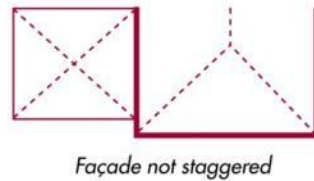
[Figure 4Figure S4-8](#): Street Facades

5. Garages are permitted forward of the front building facade providing (~~Figure 4~~Figure S4-9):
 - a. garage doors do not front the street,
 - b. the facade of the garage fronting the street resembles a dwelling facade which includes windows and similar architectural elements, and
 - c. the garage is integrated with the dwelling.

Facades – Acceptable



Facades – Not Acceptable



~~Figure 4~~Figure S4-9: Facades which are/are not permitted

Setbacks for Dwellings and Structures (General)

1. Setbacks within these precincts are to be in accordance with Table S4-2.

Table S4-2 Precinct Setbacks

Precinct	Front Setback					Side Setback					Rear Setback	Garages			
	Collector Road – Street Access	Collector Road – No Street Access	Collector Road – Corner Lots	Minor Access Road – Street Access	Minor Access Road – Corner Lots	Common Lot Boundary	Collector Road – Corner Lots	Minor Access Road – Corner Lots	Secondary Frontage	Lots Abutting Open Space	Common Lot Boundary	Building line Setback	Front Boundary Setback	Third Garage Setback to Main Garage	Common Lot Boundary
Precinct A	8m	6m	6m	6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct B	8m	6m	6m	6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct C	4.5m	4.5m	4.5m	4.5m	4.5m	0.9m ^{**}		3m	4.5m [~]	6m [#]	0.9m	5.5m	0.9m	0.9m	0.9m ^{**}
Precinct D	8m	6m	6m	6m	4m	2m [^]	6m		2m [^]	6m [^]	0.9m	5.5m	0.9m	0.9m	1.1m [^]
Precinct E	4.5m	4.5m	4.5m	4.5m	4.5m	0.9m ^{**}		3m	4.5m [~]	6m [#]	0.9m	5.5m	0.9m	0.9m	0.9m ^{**}
Precinct F	8m	6m	6m	6m	4m	2m [^]	6m		2m [^]	6m [^]	0.9m	5.5m	0.9m	0.9m	1.1m [^]
Precinct G				6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct H				6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct I				6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct J				6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct K				4.5m	4.5m	0.9m ^{**}		3m	4.5m [~]	6m [#]	0.9m	5.5m	0.9m	0.9m	0.9m ^{**}
Precinct L	8m	6m	6m	6m	4m	2m [^]	6m		2m [^]	6m [^]	0.9m	5.5m	0.9m	0.9m	1.1m [^]
Precinct M	8m	6m	6m	6m	4m	2m [^]	6m		2m [^]	6m [^]	0.9m	5.5m	0.9m	0.9m	1.1m [^]
Precinct O				6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]

Notes:

- * On corner lots, the rear boundary may be interchanged with the side boundary to respond to dwelling orientation and design
- [^] Reductions to the side and rear setback requirements are permitted in the following circumstances:
 - i Side setbacks can be reduced to 1.5m for single storey dwellings on residential allotments less than the 800m², and
 - ii Garages are permitted to encroach into the side and rear setbacks on corner lots. Garages must be setback to a minimum of 1.1m from the lot boundary to the garage wall.
- ** This figure may be reduced to 600mm providing any windows in walls utilising the reduced setback provisions are linked to a non-habitable room and are not larger than 900mm x 600mm. Such windows are to comply with fire safety hazards in the Building Code of Australia.

2. Eaves, facias, downpipes, chimneys and gutters can encroach into the side setbacks provided there is a minimum separation distance of 450mm from the boundary, as shown on Figure 4 Figure S4-10.

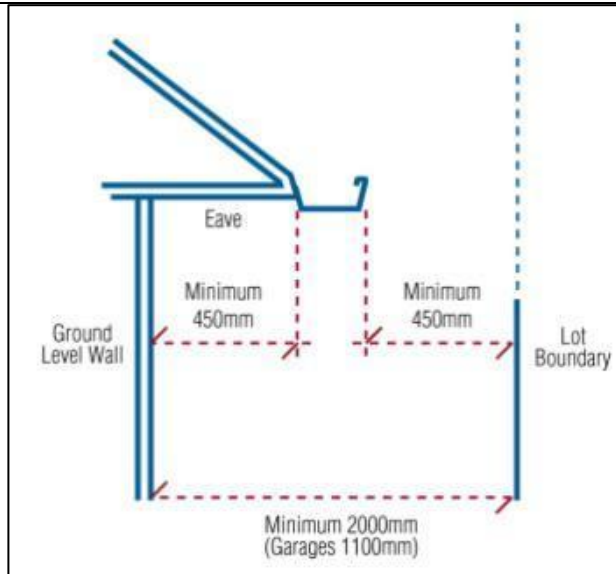


Figure 4Figure S4-10: Side Boundary Setback

- All outbuildings greater than 10m² in area are to comply with the standard setback provisions above.

Corner Lots

- Corner lots may have a reduced front setback to the neighbouring allotments primary front setback. (i.e. where an abutting lot has a primary street setback of 6 metres, the corner lot must have a setback to that road of 4 metres) (Figure 4Figure S4-11).
- No side wall is to be longer than 9m or shorter than 2.5m in length and is to contain a minimum 900mm step in the facade.

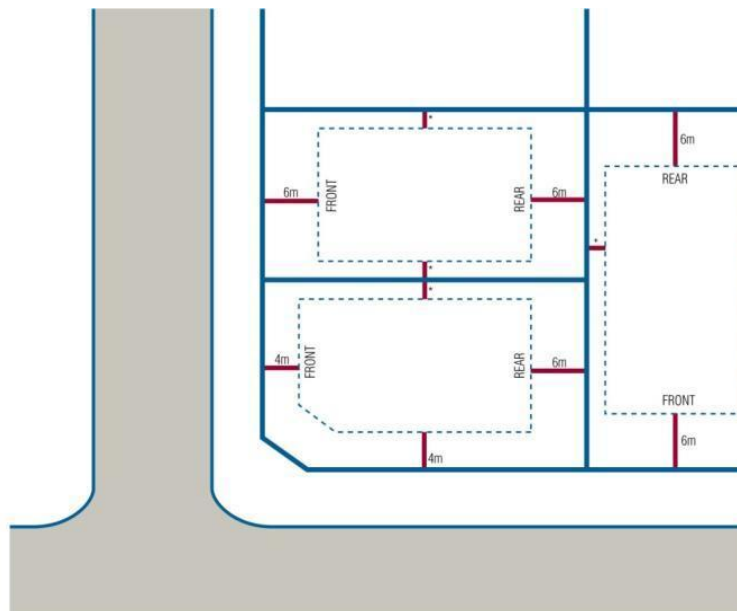


Figure 4Figure S4-11: Corner Lot Setbacks

Garages

1. Garages are to be setback a minimum of 5.5m from any street frontage.
2. Garages are to be setback a minimum of 1.1m from any other boundary.
3. Garages are to be setback by a minimum of 900mm from the primary building facade closest to the road.
4. Triple garages are to have at least one garage setback a minimum distance of 900mm behind the other garages.

Site Coverage and Floor Area

1. The area of the dwelling (including ancillary buildings) is to occupy no more than 50% of the lot area (excluding access legs of battle-axe allotments).

Note: *Open verandahs and covered outdoor entertaining areas with perimeter walling no higher than 1m are excluded, as are garden sheds that comply with the SEPP*

S4.4.3 Materials

Colour

1. A colour schedule containing samples of external colours is to be provided to Camden Council when applying for development consent.
2. Bolder, brighter, deeper shades of colour on feature areas of the building is encouraged provided they are in keeping with the overall colour scheme of the dwelling and do not detract from the streetscape.

Walls

1. External walls of all dwellings are to be constructed of;
 - a. face or rendered brickwork,
 - b. stone,
 - c. rendered concrete blocks,
 - d. glass, or
 - e. lightweight materials such as fibre cement or seamless, textured and coated materials.
2. The use of lightweight materials is only permitted on upper-storey walls and is to be constructed of fibre cement or other seamless, textured, coated materials.

3. Dwellings are to be finished in earthy colours that blend with the natural surrounds. Bold contrasting colours are to be avoided, so as not to detract from the natural setting of the development.

Roofs

1. Roofs are to be constructed of pre-painted steel sheet, tiles or slate.
2. Roofs are to consist of a single colour and material.
3. Highly reflective roofing materials (such as uncoated zincalume) are not permitted as the reflective qualities can impact upon neighbouring allotments and the surrounding area.
4. A colour schedule containing samples of roof colours is to accompany the Development Application for building.
5. The colour of roofing, whether tiles or pre-painted sheet steel, is to be generally consistent with the natural surrounds and recessive in tone

S4.4.4 Roof Form

Roof Pitch and Line

1. The roof pitch is to be a minimum of 22.5⁰ and a maximum of 45⁰.
2. Skillion roofs are permitted with a minimum slope of 22.5⁰.
3. The roof line is to be articulated to follow the modulation of the dwelling facade where the step within the facade exceeds 2.5m in length and fronts a road or public reserve (i.e. corner lot and street front) (~~Figure 4~~Figure S4-12).
4. Eaves no smaller than 450mm are to be incorporated into the building design and are required on all front and side facades of dwellings.
5. Notwithstanding controls 1-4, dwellings in Harrington Grove with low pitched roofs and lacking eaves on front/side facades are permitted if it can be demonstrated that:
 - a. a BASIX Certificate has been provided to Council which demonstrates the proposed dwelling will comply with thermal and energy requirements,
 - b. the proposed dwelling design demonstrate architectural merit through a modern and contemporary design, and
 - c. the proposed variation will not result in any negative impacts on the future character of the streetscape or locality.

Note: Variations to the minimum roof pitch requirement can be considered where architectural merit and innovation in the building design is demonstrated.

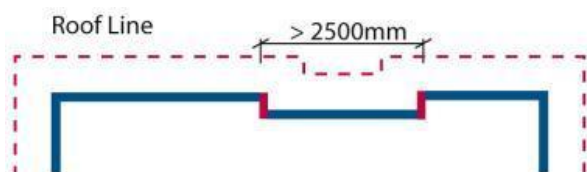


Figure 4 Figure S4-12: Roof Articulation

Lofts

1. Lofts are intended to provide flexibility in the design and location of floor space within a dwelling but are not intended to be an additional storey.
2. Lofts are to be contained entirely within the roof pitch.
3. Lofts will not be counted as a storey.
4. Lofts may be used as habitable areas but are not included in floorspace calculations.
5. Dormer windows and tilt up windows that are flush with the roof are permitted.

S4.4.5 Garages and Driveways

Garage Design

1. Garages are to have a minimum internal dimension of 3m wide x 5.5m length for a single garage or 5.5m width x 5.5m length for a double garage. All dimensions are to be clear of any fixed internal structures, such as staircases (Figure 4 Figure S4-13).
2. A garage or carport is permitted at the rear or side of the dwelling, though not permitted to be constructed in the front setback of the allotment. All garages are to be positioned behind the setback line, and a minimum of 5.5m from the lot boundary fronting a road.
3. A third garage is permitted in accordance with Control 4 \within **Street Façades** of this Schedule.
4. A detached garage is permitted.
5. The carport/garage must be constructed of materials that match or complement the primary dwelling in respect of material, pitch of roof, design, colour and external appearance.
6. Garage doors are to be tilt-up, panel or sectional. Roller doors are not permitted to the front of the garage.
7. The width of the garage doors when viewed from the street must not exceed 50% of the width of the dwelling's front elevation.

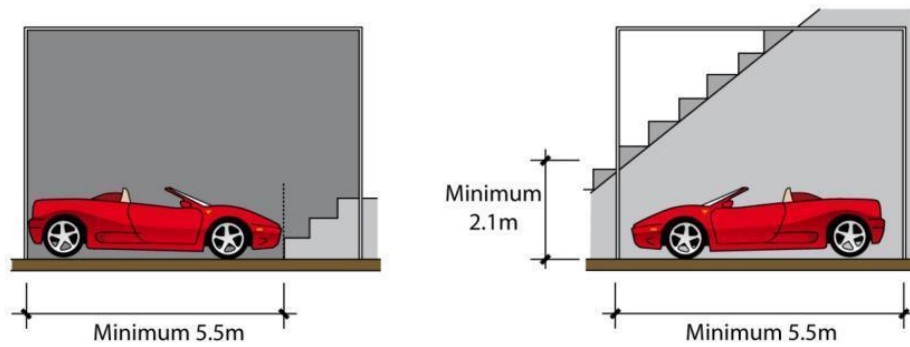


Figure S4-13: Carparking Clearance from Fixed Structures

Driveways (Access Design)

1. Driveways must be constructed from the garage to the road kerb prior to occupation of the dwelling and be a minimum of 5.5m in length from the lot boundary to the garage.
2. Driveways to corner lots are to be a minimum of 6 metres from the end point of the curve adjacent to the intersection of the primary and secondary lot boundaries (as shown on Figure S4-14).

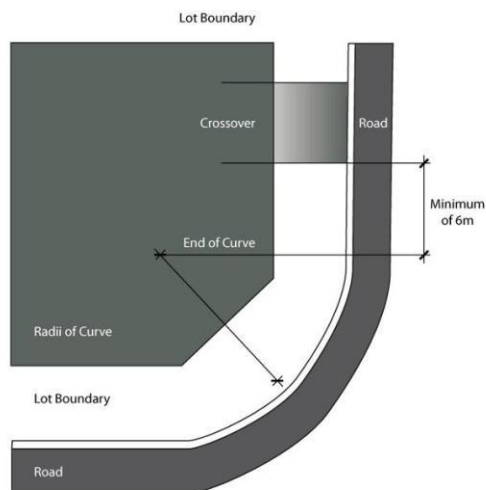


Figure S4-14: Carparking Clearance from Fixed Structures

3. The footpath cross-over needs to be constructed from the kerb to the boundary.
4. The driveway must not be less than 3m and no greater than 5.5m in width from the kerbside to the boundary of the lot and a consistent width for its length between the kerb and the lot boundary.
5. The driveway must be constructed to its full width using either a stencilled or stamped concrete, clay pavers or exposed aggregate. No portion of the driveway is to be uncoloured concrete.
6. Driveways are to be sufficiently setback from side boundaries to allow effective screen planting along the boundary, provided vehicular and pedestrian safety is maintained.

7. Driveways are to have an average overall grade of 1:6 (refer to Council's detailed requirements for grades and vertical curves) and be a minimum of 500mm clear of all drainage structures on the kerb and gutter and side fencing. They are not to interfere with the existing public utility infrastructure unless prior approval is obtained from the relevant authority.

S4.4.6 Landscaping and Private Open Space

Landscaping

1. All parts of the lot not built upon or paved are to be landscaped with turf, groundcover, shrubs and/or trees.
2. No more than 40% of the front yard is to be hard paved surfaces.
3. Impervious areas are to be limited to a maximum of 65% of the lot area.
4. All gardens visible from roads or parks must be fully landscaped within three months of the house being occupied.

Private Open Space

1. Each dwelling is to have quality, useable private open space, behind the primary building line to allow outdoor recreational and clothes drying areas.
2. The total area of private open space is to be a minimum area of 80m² (dwellings with 3 or less bedrooms) and 100m² (dwellings with 4 or more bedrooms).
3. Each dwelling is to have a principal private open space in at least one courtyard directly connected to a living zone, with the minimum dimensions of 5m wide x 5m deep and being not steeper than 1:15 gradient. On steeper sites open space is to be terraced to provide useable space or a timber deck with the minimum dimensions of 4m x 2.5m constructed adjacent and accessible to a living zone to minimise any site disturbance.
4. Sunlight must reach at least 50% of the principal private open space and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21st June.

Note: Any area to be included in the above calculation is to have a minimum dimension of 2.5m. Any area in front of the front building alignment is not to be considered in the above calculation.

S4.4.7 Fencing

Front Fencing

1. Fencing along the front boundary is limited to a maximum height of 1m from finished ground level. Notwithstanding piers with a maximum dimension of 500mm x 500mm are permitted to a maximum height of 1200mm.

2. Fencing is to be constructed of face brick, rendered brick or rendered blockwork piers with visually permeable infill panels of landscaping, decorative steel, wrought iron or timber pickets ([Figure S4-15](#)). Panels are to be at least 70% visually permeable.
3. Where front fencing is located on top of a retaining wall, the total height of the front fence and retaining wall (measured from finished ground level on the verge side) is not to exceed 1m in height.
4. Fences constructed entirely of timber pickets, palings or materials of similar appearance are not permitted.
5. Bold contrasting primary coloured fencing is to be avoided so as not to detract from the natural setting of the development.



Front fencing with infill panels

Face brick piers with pickets

Rendered brick with decorative Steel

[Figure S4-15](#): Examples of Allowable Fences

Fencing Along Common Lot Boundaries

1. Fencing on side boundaries is limited to:
 - a. 1m in height from the front boundary to 1m behind the front building facade closest to the side boundary, and
 - b. 1.8m in height from 1m behind the front building facade closest to the side boundary to the rear boundary ([Figure S4-16](#)).

Note: The side fence erected with the first constructed dwelling, will take precedence, unless otherwise agreed by both affected landowners that these arrangements are impracticable.

- c. Fencing on rear boundaries is limited to 1.8m in height.

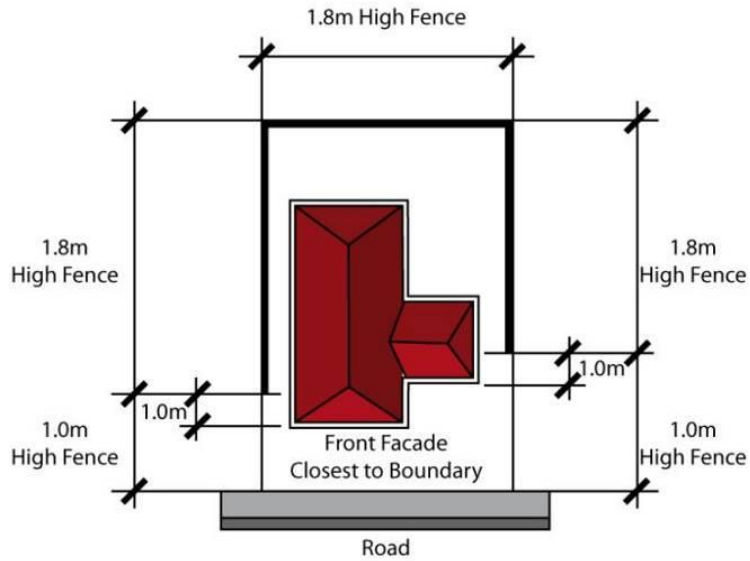


Figure 4 Figure S4-16: Common Boundary Fencing

2. Fencing along the side and rear common lot boundaries is to be constructed:
 - a. of pre-painted sheet steel fencing or masonry materials where a fence height limit of 1.8m is permitted, and
 - b. in accordance with the front fencing requirements where a fence height limit of 1m is permitted (refer to control 1 in this subsection).

Fencing Along a Road Reserve

1. Fencing abutting a road reserve is to be constructed of:
 - a. face brick, rendered brick or rendered blockwork, or
 - b. face brick, rendered brick or rendered blockwork piers with infill panels of landscaping, decorative steel, wrought iron, decorative timber or brushwood, or
 - c. brushwood.

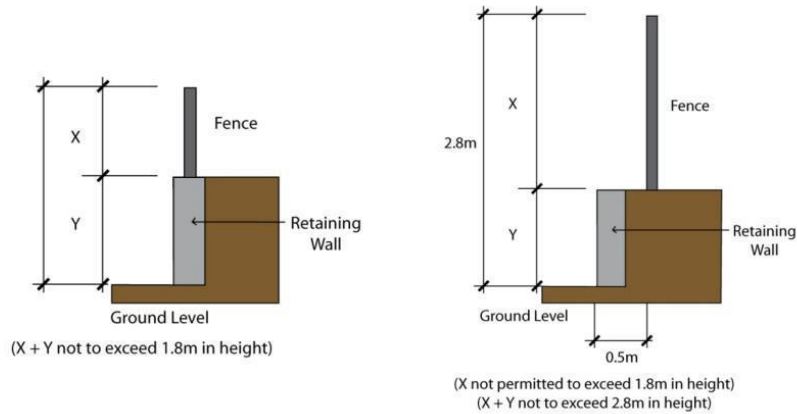


Figure S4-17: Lot Fencing Abutting a Road Reserve on a Retaining Wall

2. Where 1.8m corner lot fencing abutting a road reserve is constructed on top of a retaining wall, the total height of the front fence and retaining wall (measured from ground level on the verge side) is not to exceed 1.8m in height. Notwithstanding fencing is permitted to a height of 1.8m above a retaining wall provided the fence is setback a minimum of 500mm from the fascia of the retaining wall (Refer Figure S4-18).
3. Fencing on common lot boundaries for corner lots is limited to a height of 1.8m.
4. Pre-painted sheet steel fencing alongside and rear common lot boundaries on corner lots is not to extend past a point measured to be 2.9m behind the minimum building setback for the corner lot (Refer to Figure S4-19 and Table S4-2 for setback requirements for corner lots). Fencing forward of this point is to be constructed of face brick, rendered brick or rendered blockwork with or without visually permeable infill panels of landscaping, decorative steel, wrought iron, brushwood, or decorative timber.

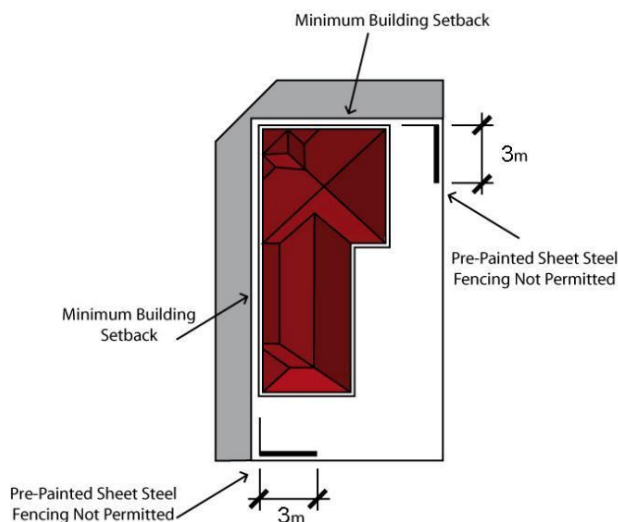
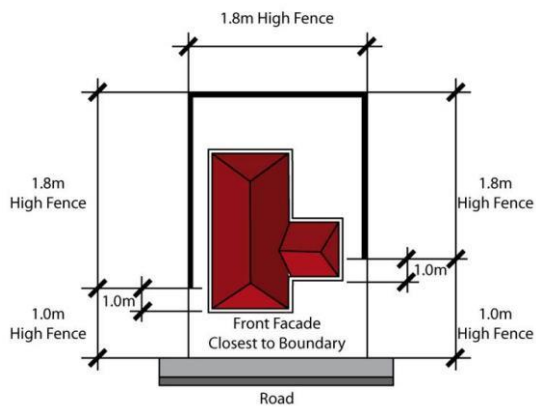


Figure S4-18: Pre-painted Sheet Steel Fencing on Common Lot Boundaries

Return Fencing to the Dwelling

1. Return fencing to the dwelling is:
 - a. limited to a maximum height of 1.8m, and
 - b. is to be setback a minimum of 1m behind the building facade fronting the street and closest to the lot boundary.
2. Fencing between the dwelling and the side boundary is to be constructed from the same or similar materials as the dwelling.
3. Gates located between the dwelling and the side boundary are to be constructed of decorative steel, wrought iron, brushwood or decorative timber.
4. Gates painted with bold primary colours are not permitted.
5. Fencing between the dwelling and side boundary may be constructed from pre-painted sheet steel where the distance is less than 3m to the boundary, and a minimum of 1.0m behind the building line. (Maximum height of 1.8m). (Refer [figure 4Figure S4-19](#)).



[Figure 4Figure S4-19](#): Return Fencing

S4.4.8 Outbuildings

1. Any outbuilding in excess of 10m² must be of the same architectural form as the main dwelling and be constructed of the same material. Such outbuildings must be contained within the building envelope.
2. Temporary structures are not permitted in front of the building facade and are not to be visible from the abutting street.

S4.4.9 Bushfire Management

1. A Bushfire Management Plan is to be prepared in accordance with *Planning for Bushfire 2006* (or a more recent Rural Fire Services policy) and submitted with a Development Application for subdivision.

Specific building controls and plans for Harrington Grove Precincts

Note: The controls listed below are specific to Precincts within Harrington Grove. They must be read in conjunction with the generic controls in section D2.3.4 of this DCP. In the event of any inconsistency, the Precinct specific controls included in this subsection will take precedence.

S4.4.10 Precinct A



Lots with Single Storey Limitations

1. Certain development sites may potentially impact on the visual linkages from the Harrington Park Homestead to across the ridgeline ([Figure 4](#)[Figure S4-20](#)). These sites must ensure dwellings are limited to single storey.



Figure 4-20: Single Storey Lots in Precinct A

Dual Frontage Residential Lots Fronting Harrington Parkway

1. Dwellings that front both Harrington Parkway and an opposing street (front and rear) are to address both frontages.
2. No direct vehicular access to Harrington Parkway is permitted.
3. Garages are to be setback a minimum of 20 metres from the lot boundary fronting Harrington Parkway.
4. Boundary fencing along the street frontage where vehicular access is permitted is limited to a maximum height of 1.8 metres. A minimum length of 10 metres of this fencing is to be 70% permeable.

Salinity and Aggressivity

Refer to Environmental Elements in Section 2 of this Schedule salinity and aggressivity controls and Figure 4-21 and 4-22.

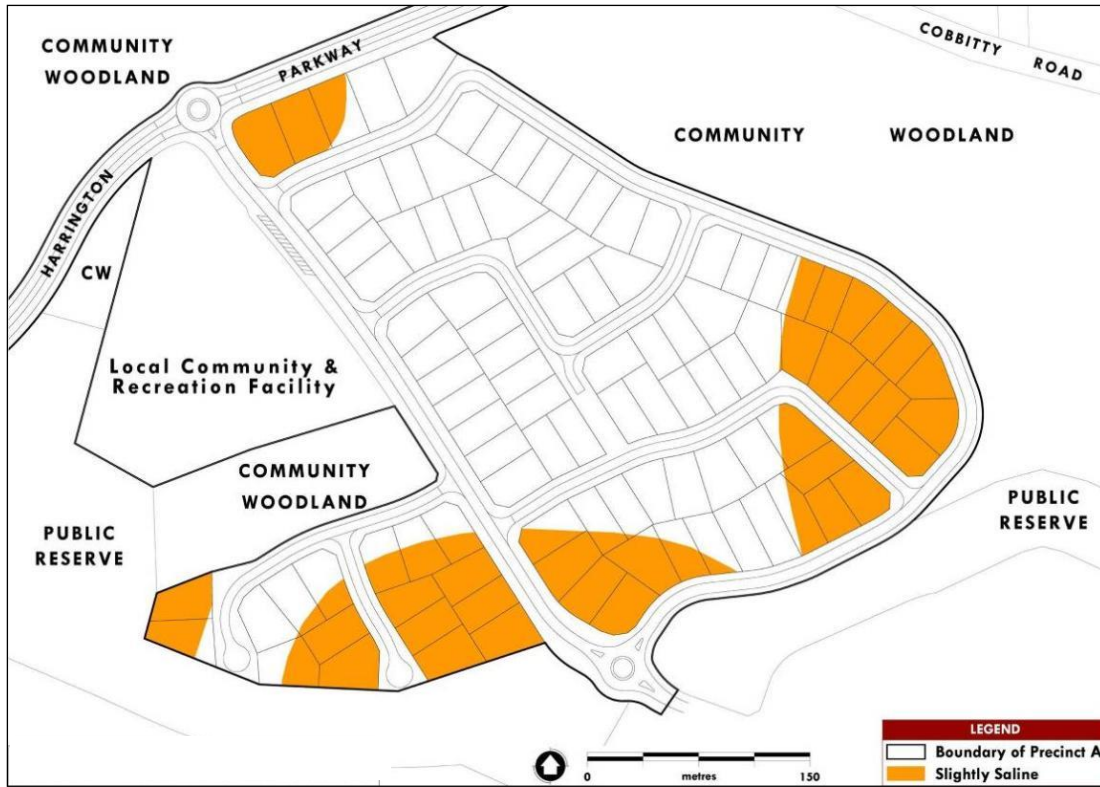


Figure 4-21: Salinity Risk Areas in Precinct A

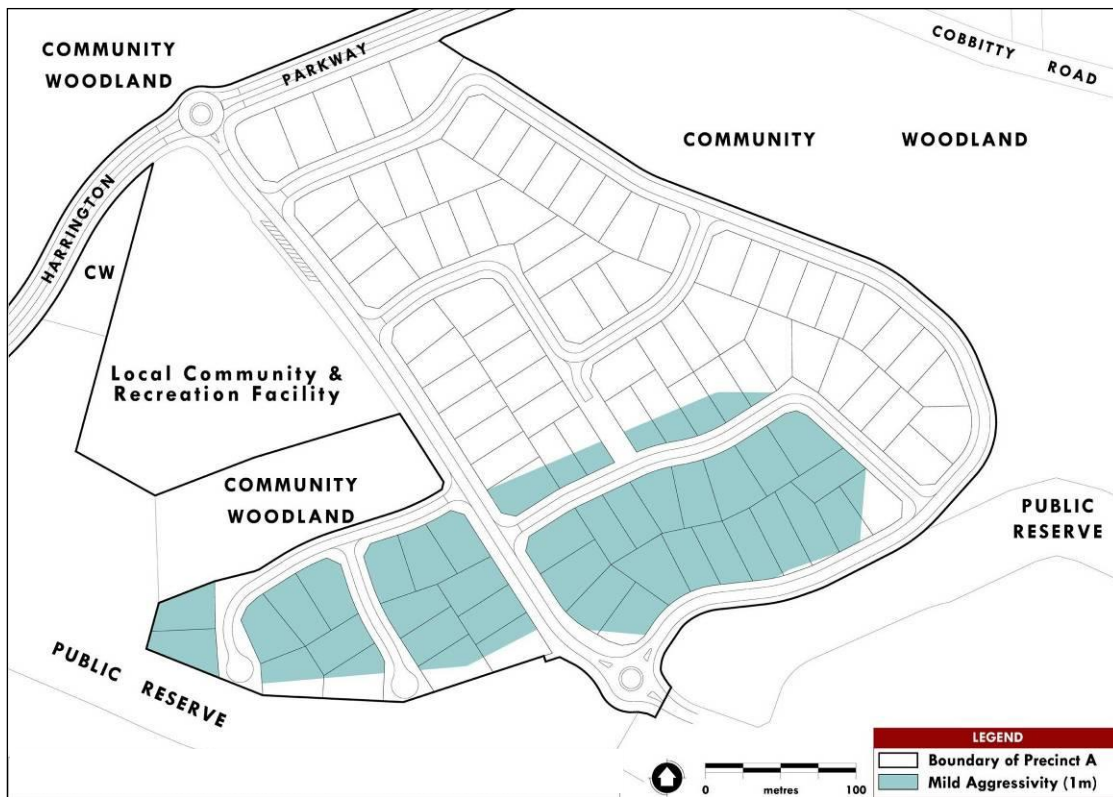
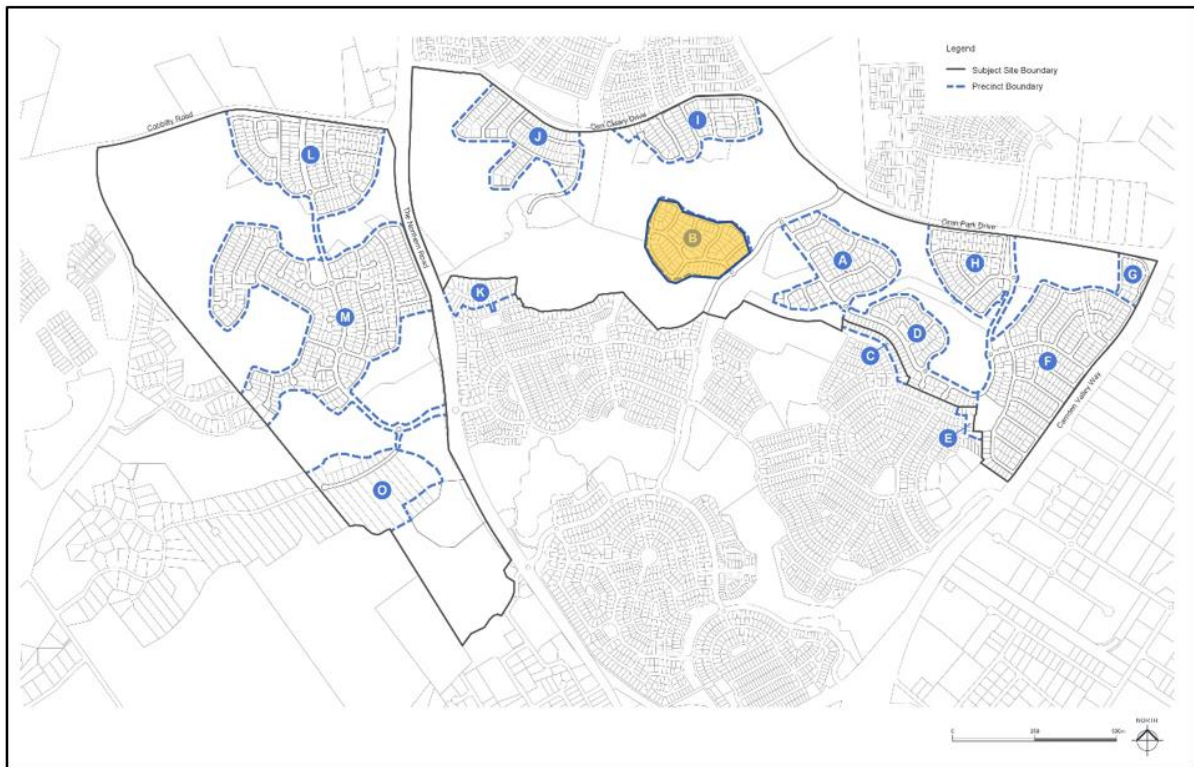


Figure 4-22: Aggressivity to Concrete and Steel in Precinct A

S4.4.11 Precinct B



Dual Frontage Residential Lots Fronting Harrington Parkway

1. Dwellings that front both Harrington Parkway and an opposing street (front and rear) are to address both frontages.
2. No direct vehicular access to Harrington Parkway is permitted.
3. Garages are to be setback a minimum of 20 metres from the lot boundary fronting Harrington Parkway.
4. Boundary fencing along the street frontage where vehicular access is permitted is limited to a maximum height of 1.8 metres. A minimum length of 10 metres of this fencing is to be 70% permeable.

Salinity and Aggressivity

Refer to Environmental Elements in Section 2 of this Schedule for salinity and aggressivity controls and [Figure 4](#) [Figure S4-23](#) and [4-24](#).

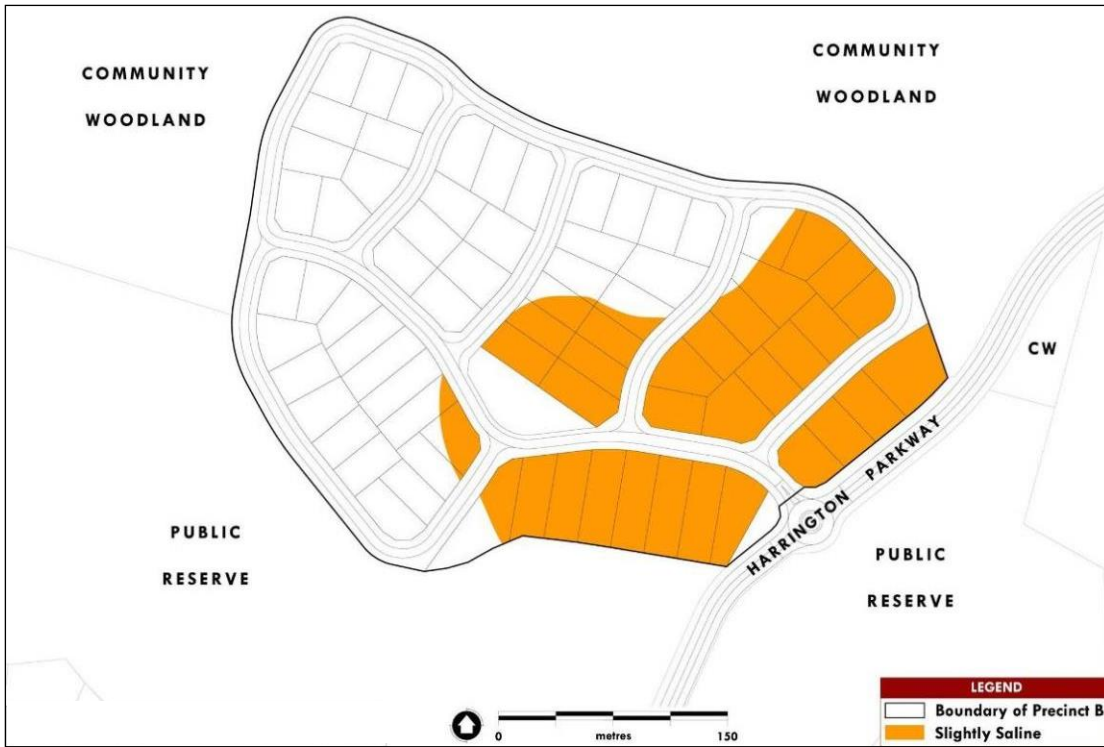


Figure 4 [Figure S4-23](#): Salinity Risk Areas in Precinct B

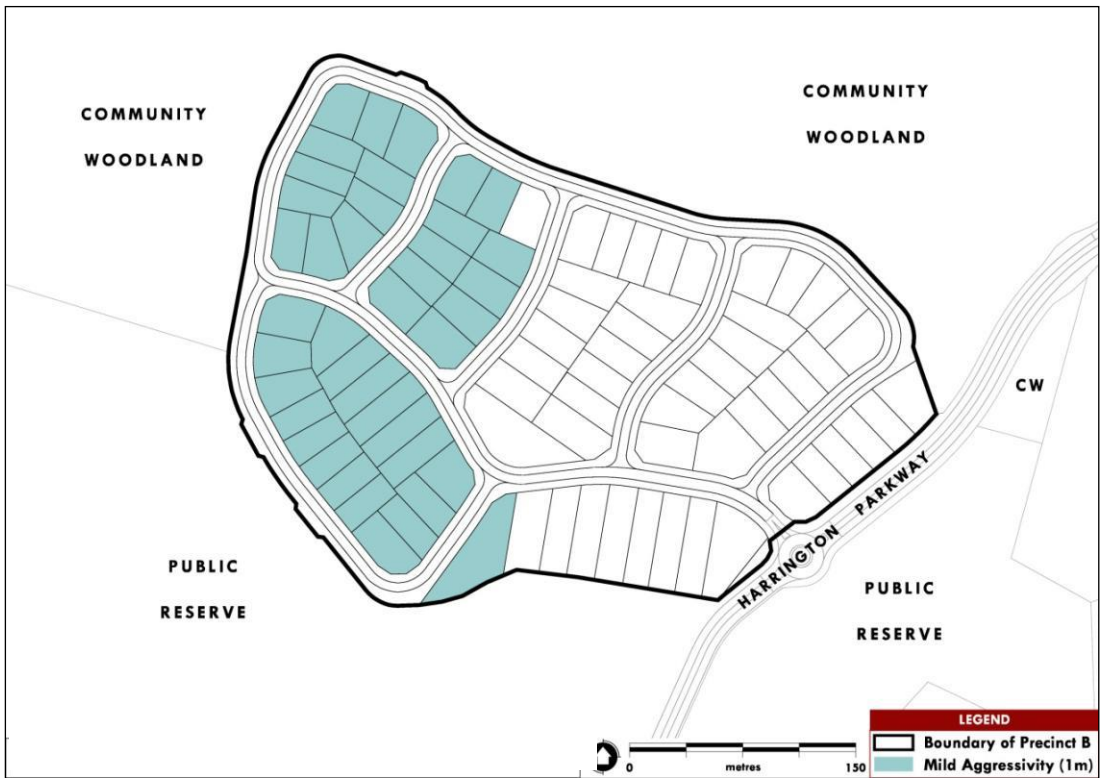
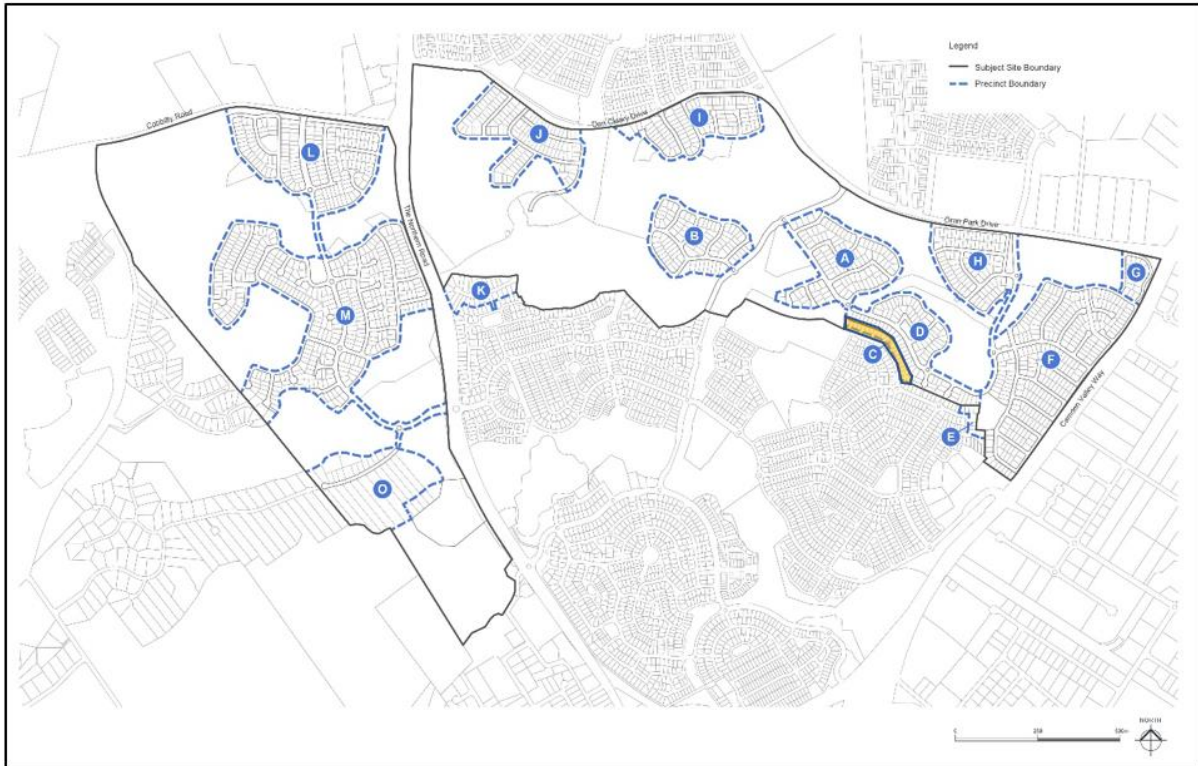


Figure 4 [Figure S4-24](#): Aggressivity to Concrete and Steel in Precinct B

S4.4.12 Precinct C



Zero Lot Line Guidelines and Controls

The zero lot line guidelines and controls only apply to a single storey dwelling or to a single storey element of a two storey dwelling (e.g. garage). To ensure efficient use of a residential lot, part of the dwelling may be built as a 'zero lot line' (Figures S4-25 and S4-26).

1. The use of zero lot lines provides flexibility to maximise private courtyard spaces and take advantage of the opportunities for improved solar design. Buildings with zero lot lines are to comply with the following provisions:
 - a. Ensuring there is no unreasonable adverse impact on the privacy, amenity or solar access of an adjoining allotment, side or rear walls without windows may be built on the boundary.
 - b. The maximum length of wall built on the side boundary is limited to 8m and is to be a continuous length without any windows. Garages and carports are appropriate for zero lot line situations.
 - c. An easement may be required on the neighbouring land for maintenance and support, except where a 400mm setback is adopted. Downpipes and drainage lines are not permitted within this setback area.

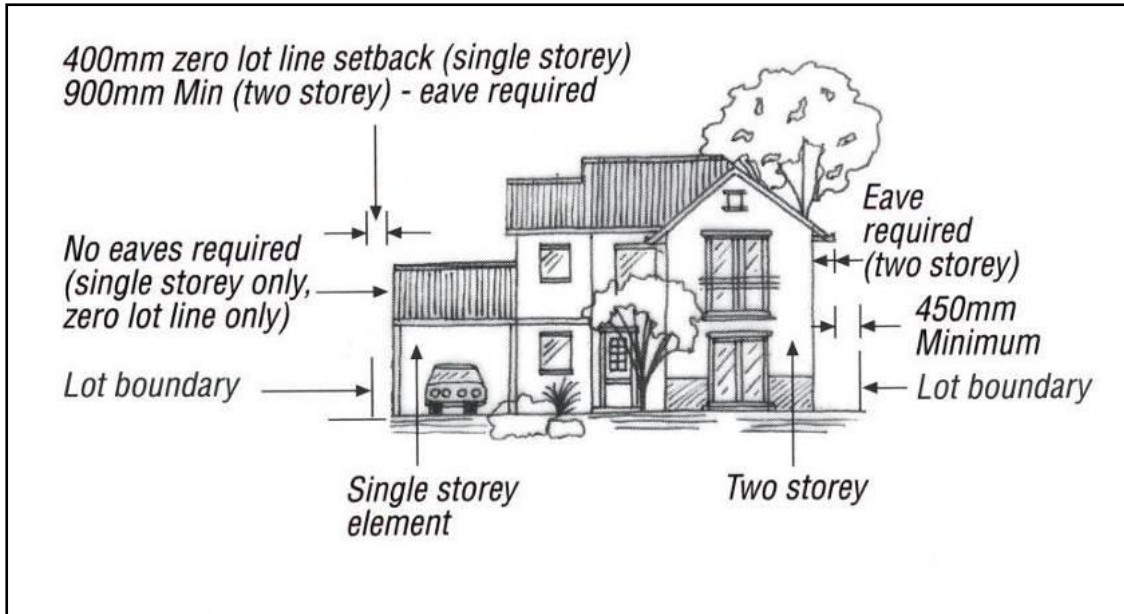


Figure 4-25: Zero Lot Lines in Elevation

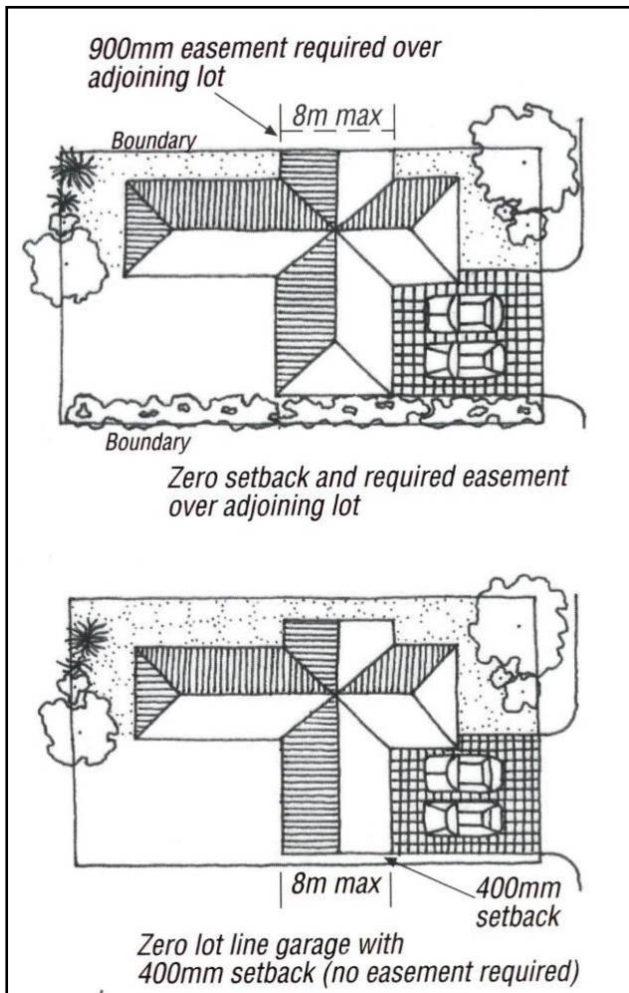


Figure 4-26: Zero Lot Lines in Plan View

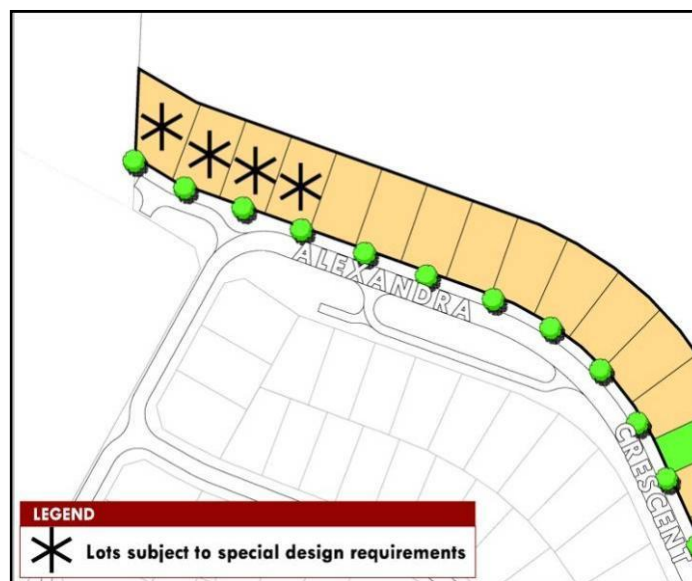
Private Open Space

Private outdoor open space is an important component of any dwelling. The climate in Sydney allows outdoor living areas to be utilised for most of the year. Therefore, it is important that these spaces are functional and relate to the size and activity areas of the dwelling.

1. Private open space areas should be securely enclosed (fences and gates) and abut living and kitchen areas of the dwelling. Private open space areas are not intended to be walled with a roof, but a portion may be covered with a pergola or weatherproof canopy providing that the energy efficiency of the home is not affected.
2. A principal private open space area is to be provided within the private open space area. The principal private open space is to provide a highly usable private living area which adjoins the internal living areas of the dwelling.
3. A minimum of 80m² of private open space is to be provided for each dwelling.
4. Any area to be included in the above calculation must have a minimum dimension of 2.5m.
5. Any area in front of the front building alignment will not be considered in the above calculation.
6. A principal private open space area no less than 25m² with a minimum dimension of 5m x 5m is to be provided.
7. The principal private open space area is to be directly accessible from internal living area.

Lots adjacent to the Harrington Park Homestead Heritage Curtilage

There are four lots near the boundary of the Harrington Park Homestead heritage curtilage which have specific design requirements for dwellings. These lots are identified in [Figure 4](#) [Figure S4-27](#) below.



[Figure 4](#) [Figure S4-27](#): Lots subject to special design requirements

8. The following design and construction requirements apply to these lots:
- a. Materials used for external surfaces are to comply with the following:
 - i. roofs are to use concrete tiles or non-reflective metal sheeting, in either case being of a uniform dark colour (such as black, dark grey or olive),
 - ii. external walls of a building are to be finished in:
 - iii. unpainted brickwork comprising brown or brownish red bricks, or
 - iv. brickwork or masonry that is bagged or rendered in a soft muted colour (such as grey, grey-green, blue-grey, brown, salmon or fawn).
 - v. the front fencing on the site is of a post and rail or post and wire construction,
 - b. The building has a verandah that has a minimum depth of 2 metres and that extends across at least 50% of the front of the building (excluding any garage).
 - c. Any trees planted in the front yard of the site are of a species approved by the Council.

Front Fencing Abutting a Road

1. The height of front fencing is limited to a maximum of 900mm and is to be at least 70% visually permeable.
2. Front fencing is to be constructed of rendered brick or blockwork columns with visually permeable infill panels of landscaping, decorative steel, wrought iron or timber pickets.
3. Front fencing is to be consistent in colour with the dwelling and neighbouring houses and fences.

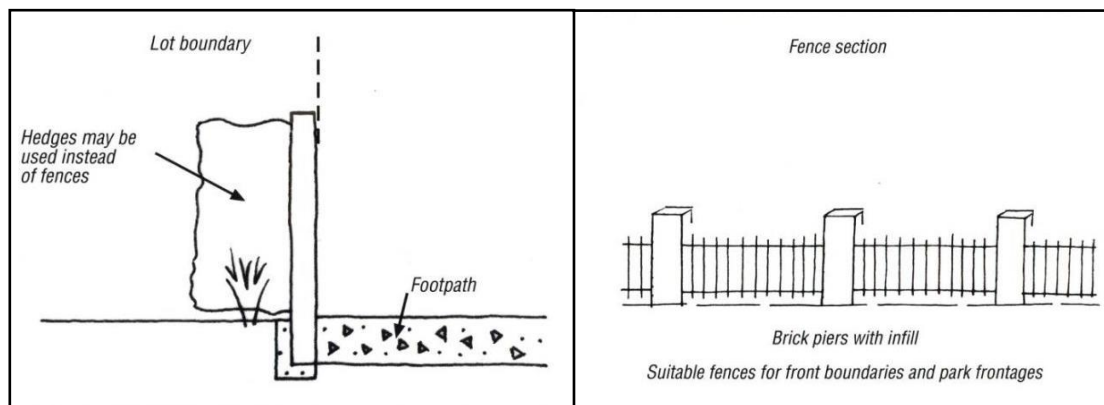


Figure S4-28: Lot Boundary Fencing

Side Fencing Abutting a Reserve or Park

1. The height of side fencing is limited to a maximum 1.8m.

2. Side boundary fencing abutting a park or reserve can be constructed the entire length from the rear boundary to the front lot boundary line.
3. Fencing on side boundaries facing a reserve or park is to be constructed of:
 - a. faced/rendered brick or rendered blockwork columns with infill panels of landscaping (hedges), decorative steel, wrought iron, timber pickets, rendered/faced brickwork or rendered blockwork (~~Figure 4~~Figure S4-28), or
 - b. dressed timber.

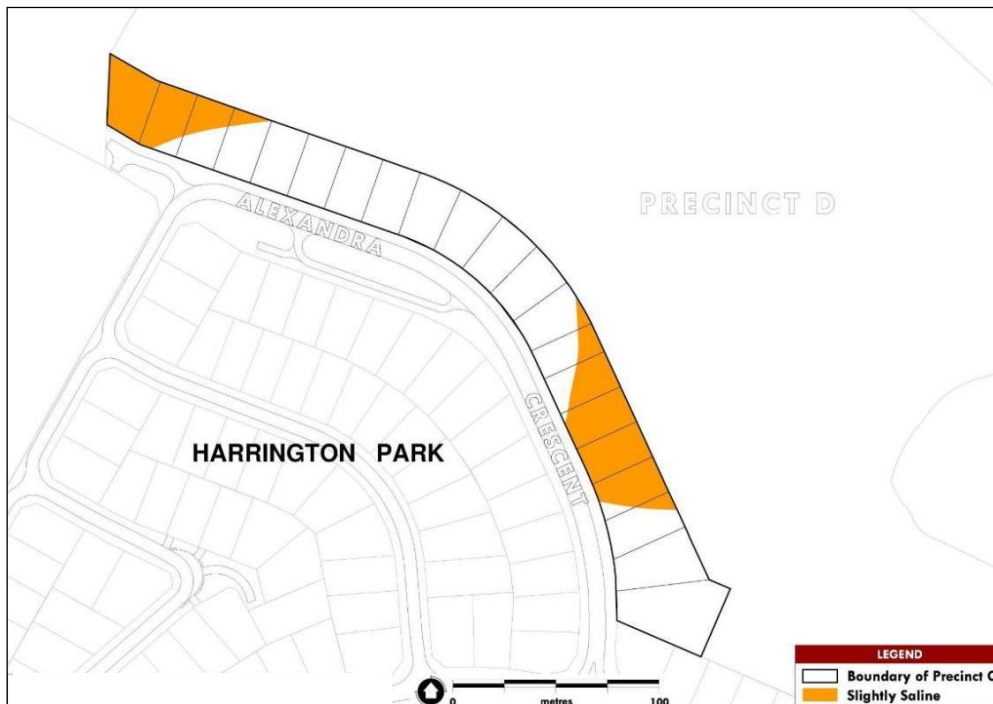
Side and Rear Fencing Between House Lots

1. The height of side and rear fencing is limited to a maximum of:
 - a. 900mm where the fence is in front of the front facade of the home, or
 - b. 1800mm where the fence is 900mm behind the front facade of the house.

Note: Side and rear fencing is to be constructed of Colorbond® pre-painted sheet steel in the colour of Riversand® or a similar product and colour.

Salinity and Aggressivity

Refer to Environmental Elements in Section 2 of this Schedule for salinity and aggressivity controls and ~~Figure 4~~Figure S4-29 and 4-30.



~~Figure 4~~Figure S4-29: Salinity Risk Areas in Precinct C

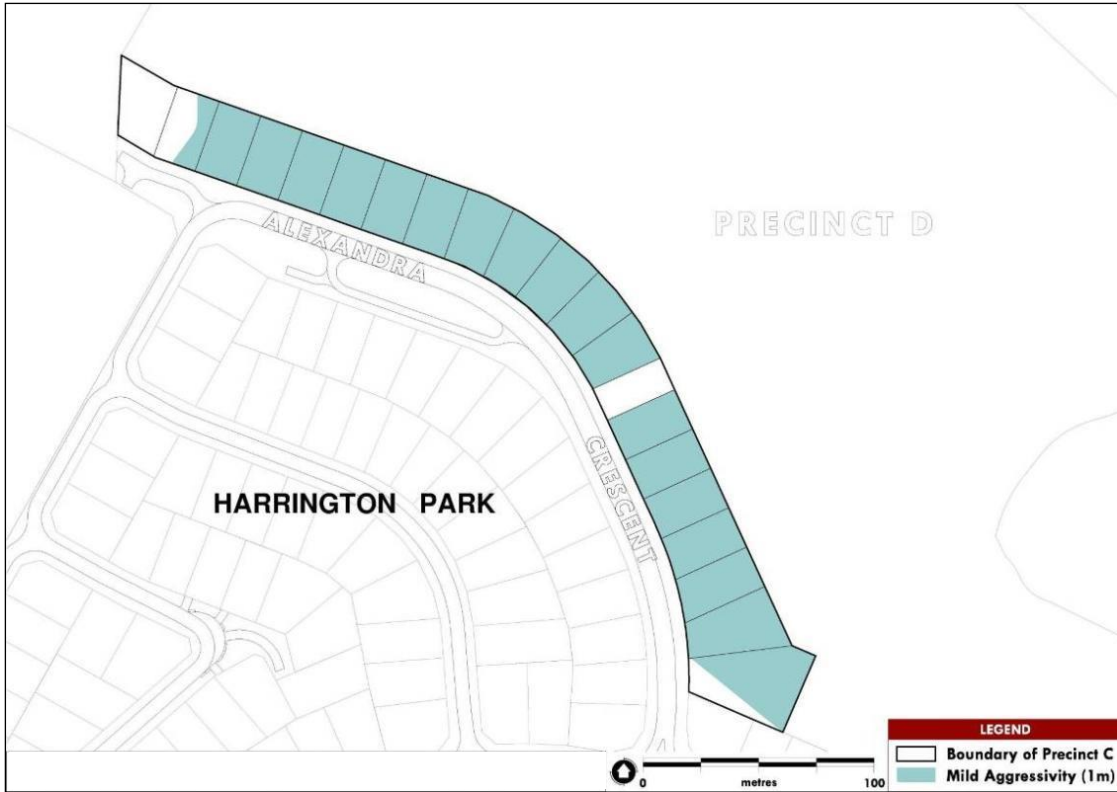
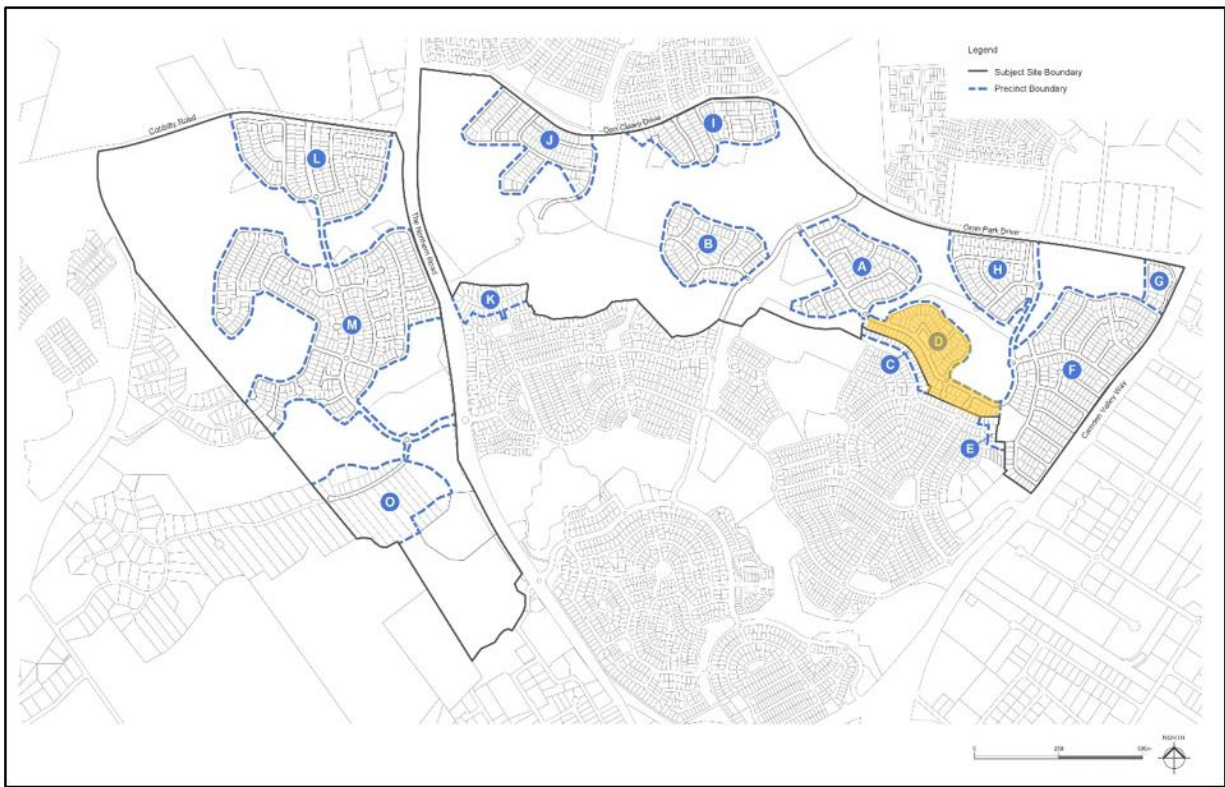


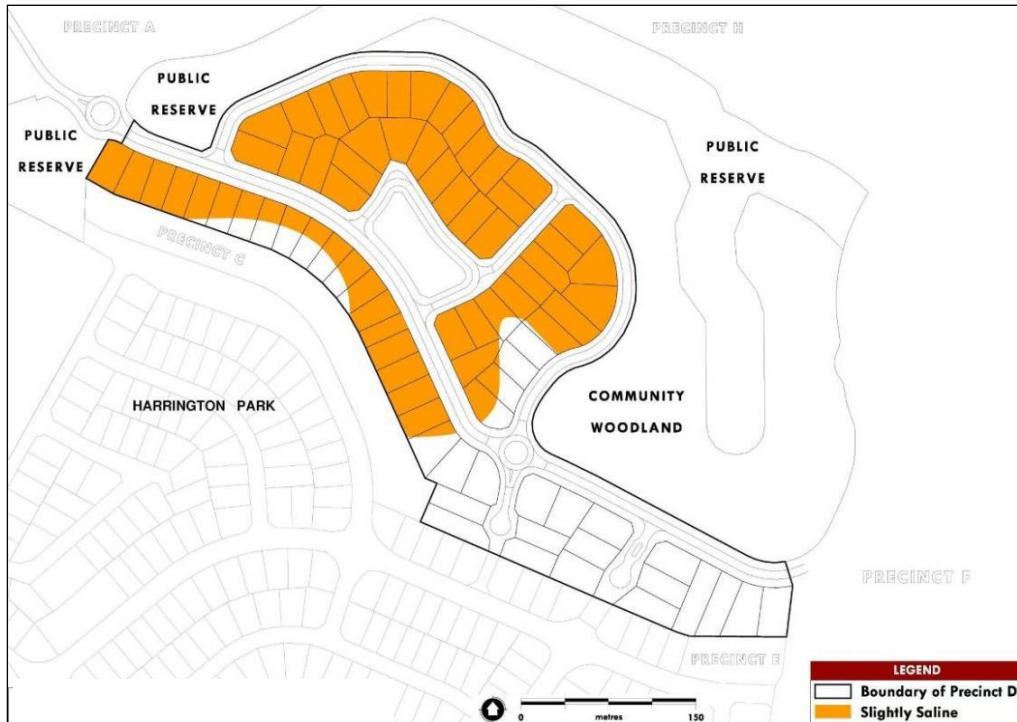
Figure 4 Figure S4-30: Aggressivity to Concrete and Steel in Precinct C

S4.4.13 Precinct D

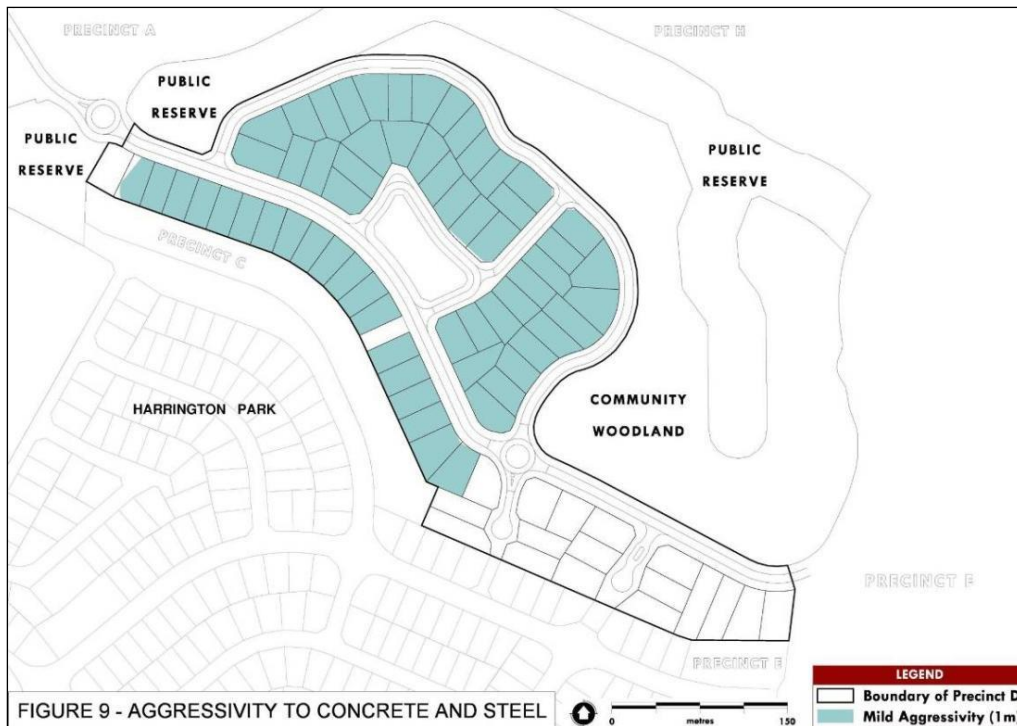


Salinity and Aggressivity

Refer to Environmental Elements in Section 2 of this Schedule for salinity and aggressivity controls and [Figure 4Figure S4-31](#) and 4-32.



[Figure 4Figure S4-31](#): Salinity Risk Areas in Precinct D



[Figure 4Figure S4-32](#): Aggressivity to Concrete and Steel in Precinct D

S4.4.14 Precinct E



Setbacks to Open Space Areas

1. Setbacks to lot boundaries abutting open space are to be a minimum of 4.5m.
2. Verandahs and balconies can extend into the setback to open space by up to 1m provided these areas are not enclosed (excluding handrails and balustrades).
3. Eaves overhangs can extend into the setback to open space up to 1m.

Zero Lot Line Guidelines and Controls

The zero lot line guidelines and controls only apply to a single storey dwelling or to a single storey element of a two storey dwelling (e.g. Garage). To ensure efficient use of a residential lot, part of the dwelling may be built as a 'zero lot line' (Refer Figures [S4-33](#) and [S4-34](#)).

1. The use of zero lot lines provides flexibility to maximise private courtyard spaces and take advantage of the opportunities for improved solar design. Buildings with zero lot lines are to comply with the following provisions:
 - a. Ensuring there is no unreasonable adverse impact on the privacy, amenity or solar access of an adjoining allotment, side or rear walls without windows may be built on the boundary.
 - b. The maximum length of wall built on the side boundary is limited to 8m and is to be a continuous length without any windows. Garages and carports are appropriate for zero lot line situations.
 - c. An easement may be required on the neighbouring land for maintenance and support, except

where a 400mm setback is adopted. Downpipes and drainage lines are not permitted within this setback area.

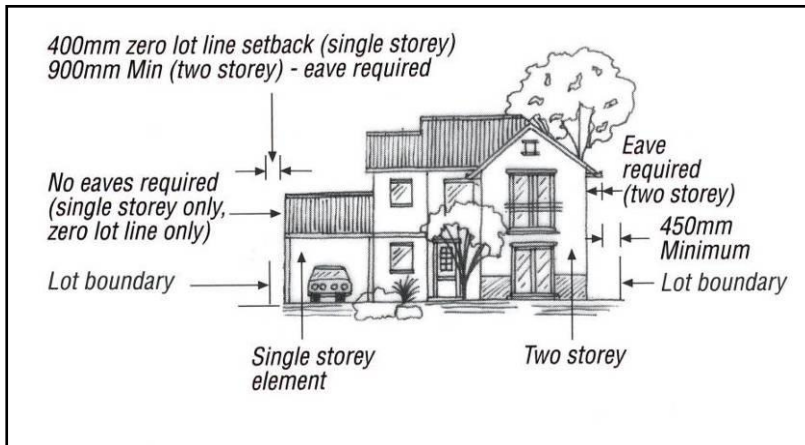


Figure 4Figure S4-33: Zero Lot Lines in Elevation

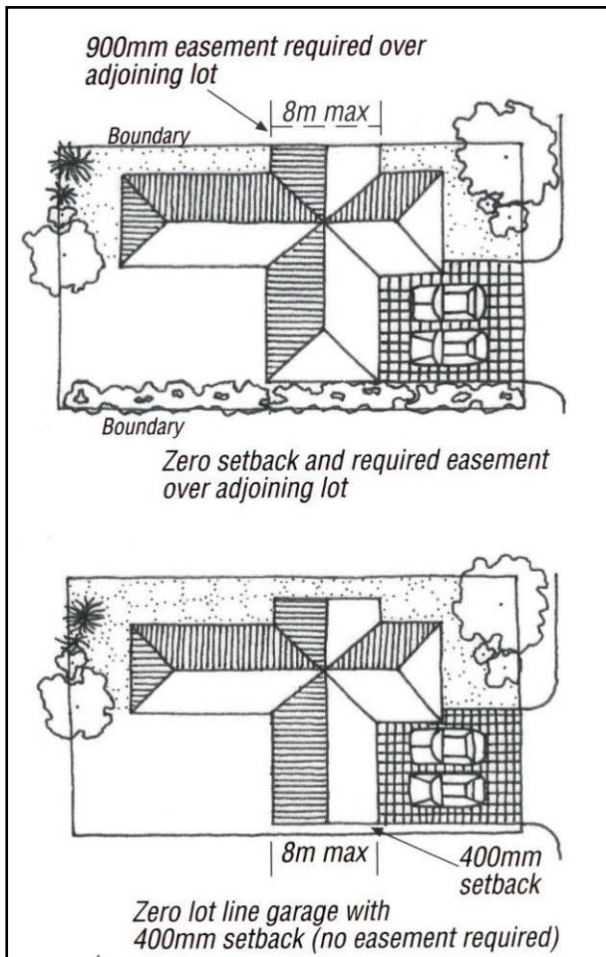


Figure 4Figure S4-34: Zero Lot Lines in Plan View

Private Open Space

Private outdoor open space is an important component of any dwelling. The climate in Sydney allows outdoor living areas to be utilised for most of the year. Therefore, it is important that these spaces are functional and relate to the size and activity areas of the dwelling.

1. Private open space areas should be securely enclosed (fences and gates) and abut living and kitchen areas of the dwelling. Private open space areas are not intended to be walled with a roof, but a portion may be covered with a pergola or weatherproof canopy providing that the energy efficiency of the home is not affected.
2. A principal private open space area is to be provided within the private open space area. The principal private open space is to provide a highly usable private living area which adjoins the internal living areas of the dwelling.
3. A minimum of 80m² of private open space is to be provided for each dwelling.
4. Any area to be included in the above calculation must have a minimum dimension of 2.5m.
5. Any area in front of the front building alignment will not be considered in the above calculation.
6. A principal private open space area no less than 25m² with a minimum dimension of 5m x 5m is to be provided.
7. The principal private open space area is to be directly accessible from internal living area.

Front Fencing Abutting a Road

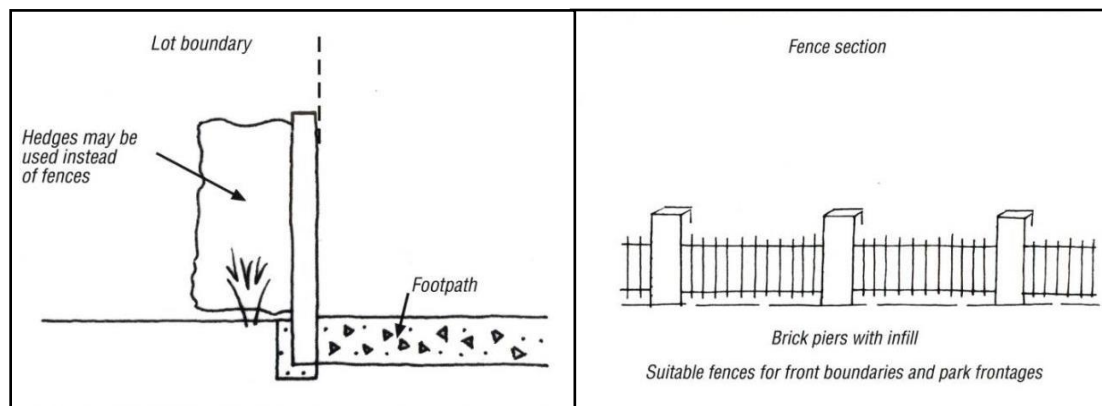


Figure 4Figure S4-35: Lot Boundary Fencing

1. The height of front fencing is limited to a maximum of 900mm and is to be at least 70% visually permeable.
2. Front fencing is to be constructed of rendered brick or blockwork columns with visually permeable infill panels of landscaping, decorative steel, wrought iron or timber pickets (Figure 4Figure S4-35).
3. Front fencing is to be consistent in colour with the dwelling and neighbouring houses and fences.

Side Fencing Abutting a Reserve or Park

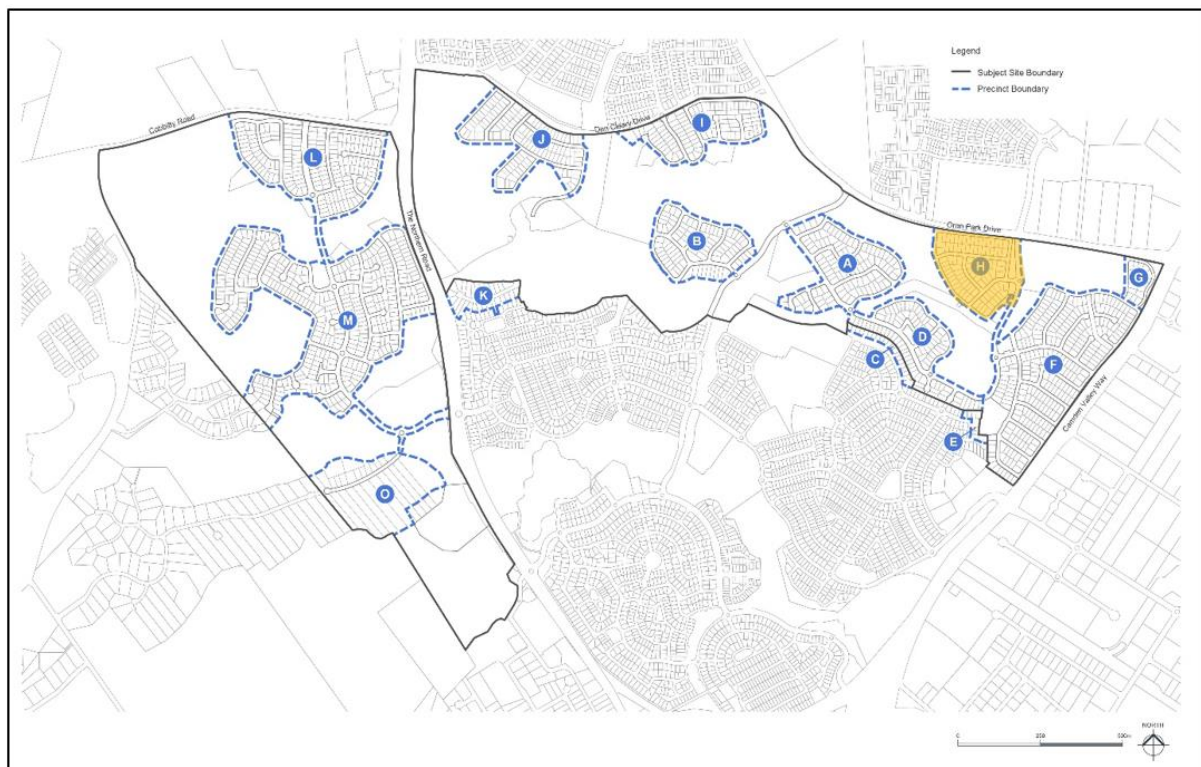
1. The height of side fencing is limited to a maximum 1.8m.
2. Side boundary fencing abutting a park or reserve can be constructed the entire length from the rear boundary to the front lot boundary line.
3. Fencing on side boundaries facing a reserve or park is to be constructed of:
 - a. faced/rendered brick or rendered blockwork columns with infill panels of landscaping (hedges), decorative steel, wrought iron, timber pickets, rendered/faced brickwork or rendered blockwork (Figure 4 Figure S4-35), or
 - b. dressed timber.

Side and Rear Fencing Between House Lots

1. The height of side and rear fencing is limited to a maximum of:
 - a. 900mm where the fence is in front of the front facade of the home, or
 - b. 1800mm where the fence is 900mm behind the front facade of the house.

Note: Side and rear fencing is to be constructed of Colorbond® pre-painted sheet steel in the colour of Riversand® or a similar product and colour.

S4.4.15 Precinct H



Salinity and Aggressivity

Refer to Environmental Elements in Section 2 of this Schedule for salinity and aggressivity controls and ~~figure 4~~Figure S4-36 and 4-37.

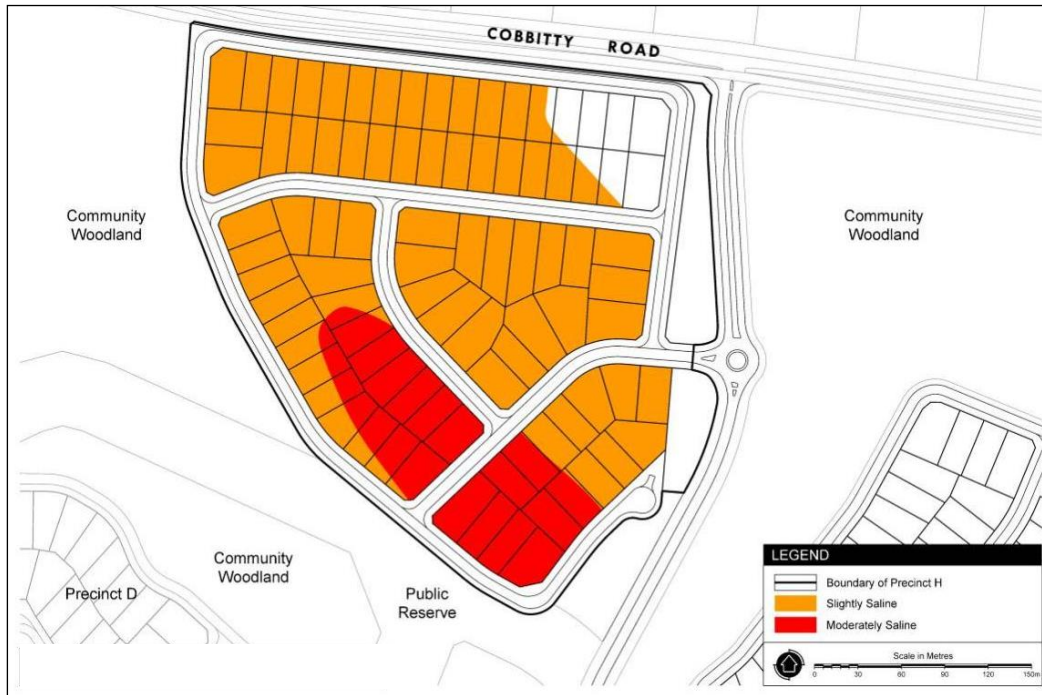


Figure 4~~Figure S4~~-36: Salinity Risk Areas in Precinct H

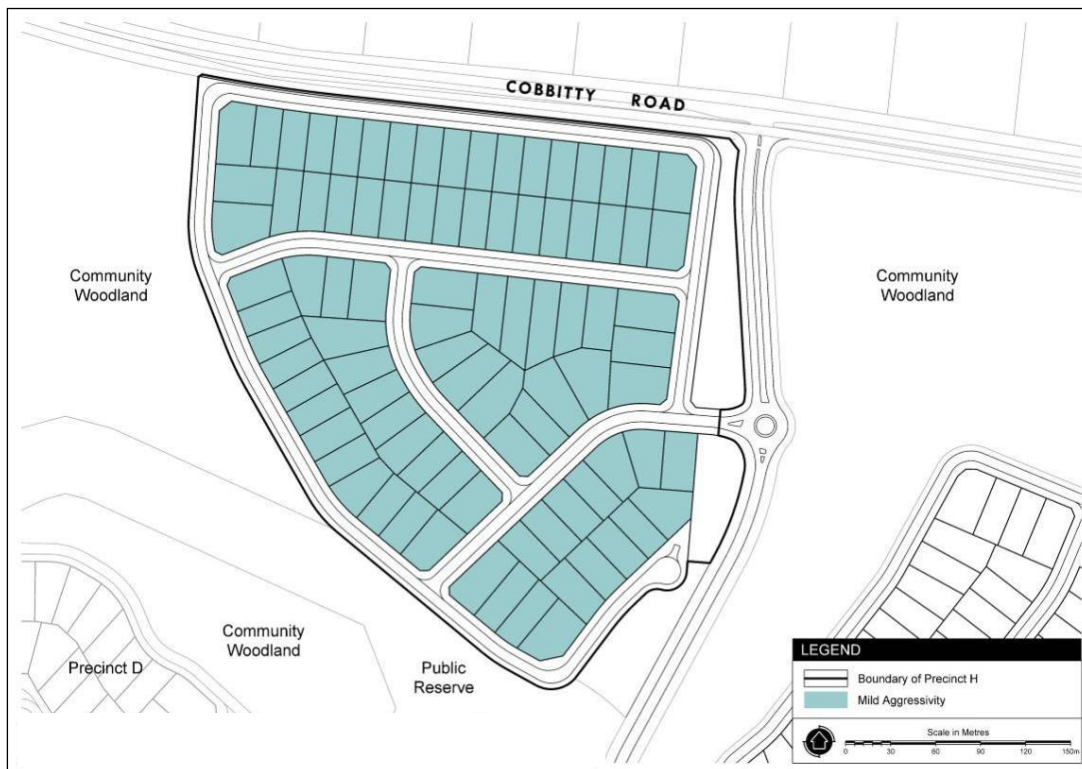


Figure 4~~Figure S4~~-37: Aggressivity to Concrete and Steel in Precinct H

S4.4.16 Precinct K



Private Open Space

Private outdoor open space is an important component of any dwelling. The climate in Sydney allows outdoor living areas to be utilised for most of the year. Therefore, it is important that these spaces are functional and relate to the size and activity areas of the dwelling.

1. Private open space areas should be securely enclosed (fences and gates) and abut living and kitchen areas of the dwelling. Private open space areas are not intended to be walled with a roof, but a portion may be covered with a pergola or weatherproof canopy providing that the energy efficiency of the home is not affected.
2. A principal private open space area is to be provided within the private open space area. The principal private open space is to provide a highly usable private living area which adjoins the internal living areas of the dwelling.
3. A minimum of 80m² of private open space is to be provided for each dwelling.
4. Any area to be included in the above calculation must have a minimum dimension of 2.5m.
5. Any area in front of the front building alignment will not be considered in the above calculation.
6. A principal private open space area no less than 25m² with a minimum dimension of 5m x 5m is to be provided.
7. The principal private open space area is to be directly accessible from internal living area.

Lot Specific Setbacks

Refer to ~~Figure 4~~ Figure S4-38 below.



Figure 4 Figure S4-38: Precinct K - Indicative Lot Layout & Setback Plan

Salinity and Aggressivity

Refer to Environmental Elements in Section 2 of this Schedule for salinity and aggressivity controls and 4-39.

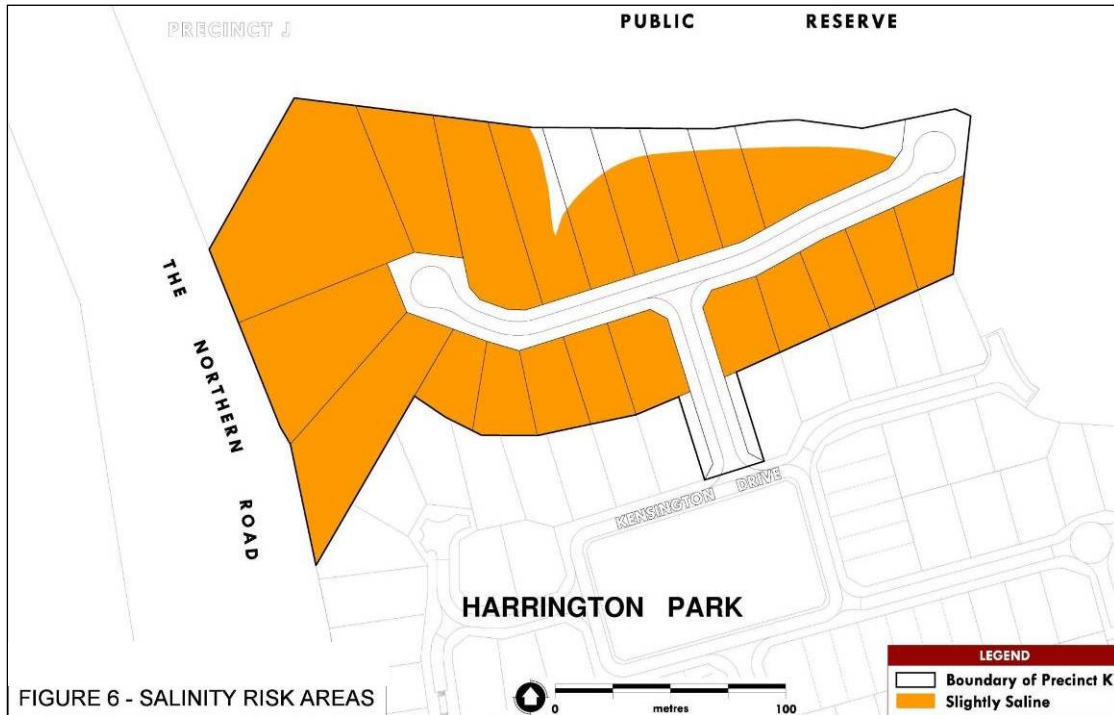
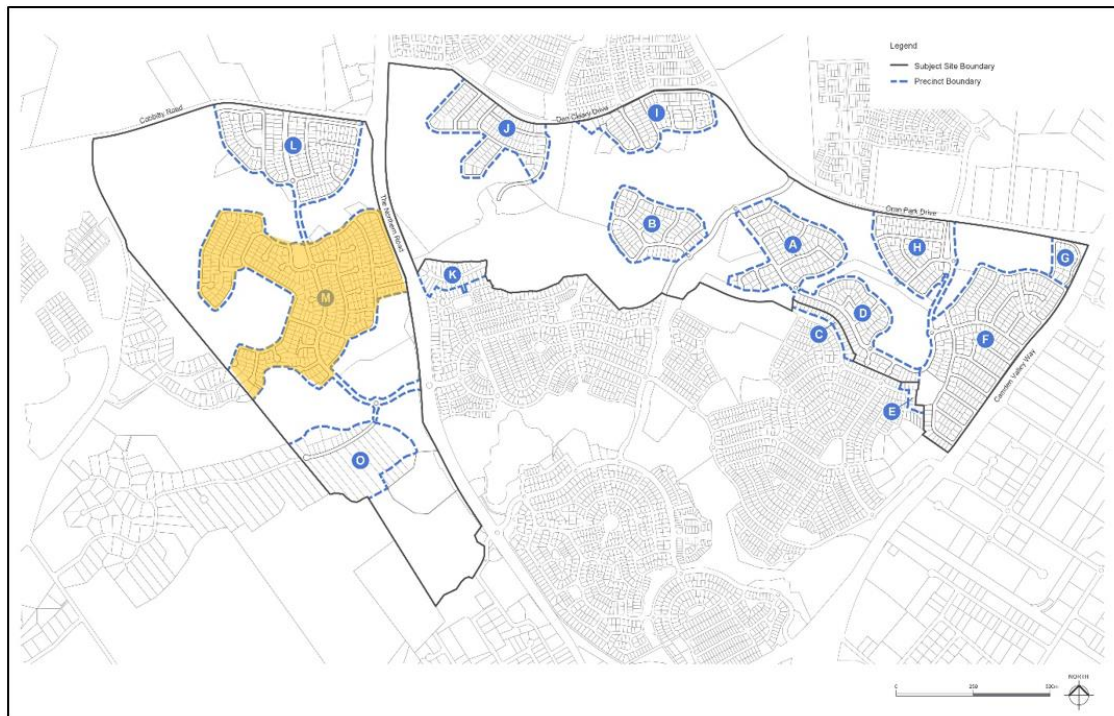
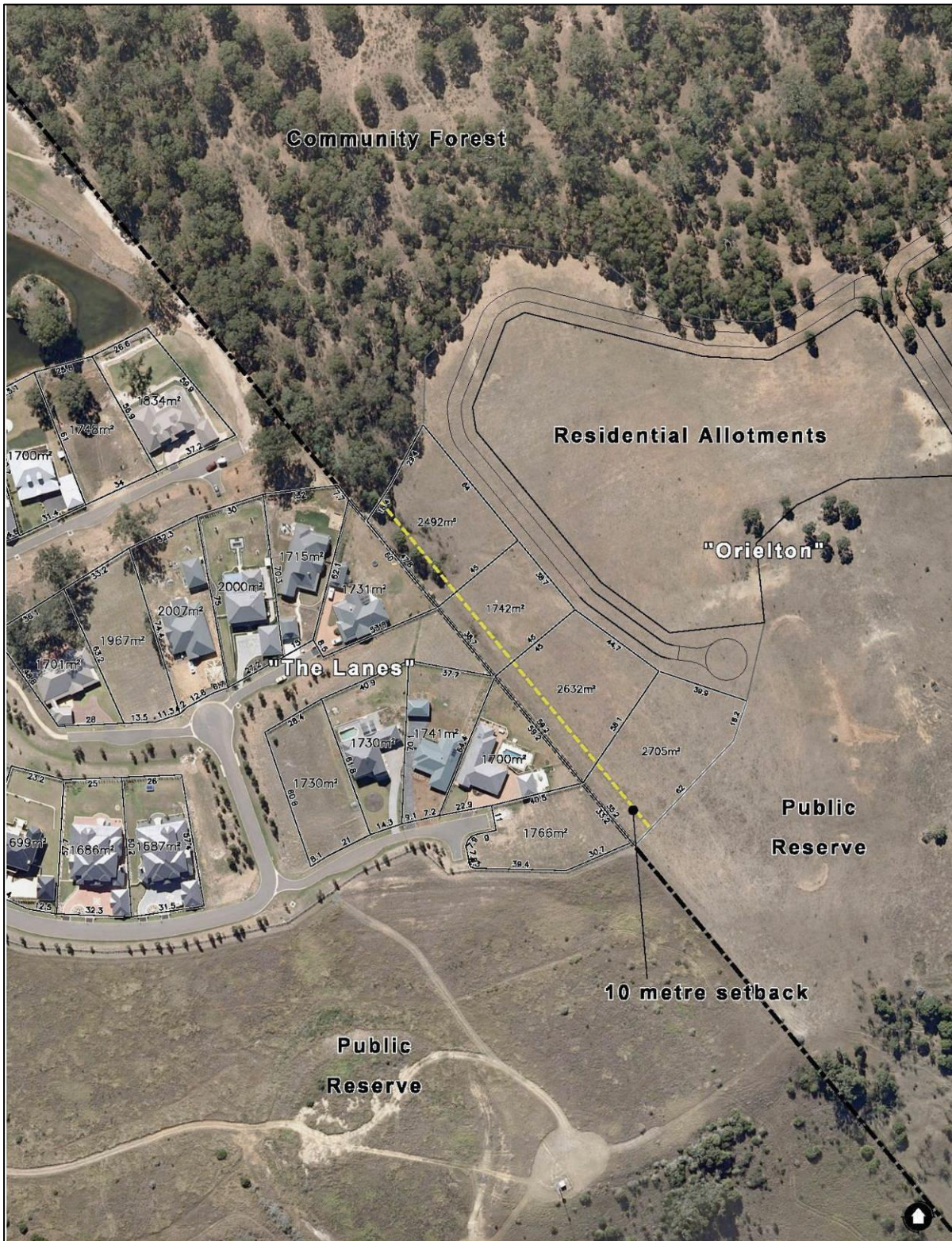


Figure 4 Figure S4-39: Salinity Risk Areas in Precinct K

S4.4.17 Precinct M



The rear setback to "The Lanes" residential area is 10m as outlined in [Figure 4Figure S4-40](#).



[Figure 4Figure S4-40](#): Precinct M - Indicative Interface Lot Layout Plan

Note: The controls listed below are specific to Harrington Grove Precincts (excluding C, E and K). They must be read in conjunction with the controls in Part 2 and Part 4 of this DCP. In the event of any inconsistency, the controls included in this subsection will take precedence.

Table S4-3: Summary of residential accommodation controls

SETBACKS (Refer to Table S4-2)	
Front setback (min) – Precincts	6m
Front setback (min) – Collector road with street access	8m
Secondary street setback (min)	4-6m
Side setback (min)	2m
Rear setback (min)	6m
Garage setback (min)	0.9m behind principal building line and 5.5m from front boundary; third garage to be set back an additional 0.9m.
Architectural element front setback encroachment (max)	1.5m
HEIGHT	
As per LEP 2010 and Part 4 of this DCP	
PRIVATE OPEN SPACE, LANDSCAPING AND SITE COVERAGE	
Site coverage (max)	50%
Landscaped area (min)	35%
Landscaped area (min) within the front setback	60%
Private open space (min)	80m ² for 3br dwelling; 100m ² for 4br dwelling
Principal private open space (PPOS) (min)	24m ² with a minimum dimension 4m
Gradient of PPOS (max)	1:15
Solar access to PPOS (min)	Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21 June.

	<p>Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints.</p> <p>At least one window to a living area of dwellings on neighbouring properties must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.</p>
GARAGE DESIGN	
Garage door width (max)	50% of front elevation width

Note: The controls listed below are specific to Harrington Grove Precincts C, E and K. They must be read in conjunction with the controls in section Part 2 and Part 4 of this DCP. In the event of any inconsistency, the controls included in this subsection will take precedence.

Table S4-4: Summary of residential accommodation controls – Precincts C, E and K

SETBACKS (Refer to Table S4-2)	
Front setback	Between 4.5m and 6.5m
Secondary street setback (min)	3m
Side setback (min)	0.9m
Rear setback (min)	6m
Open space setback (min)	4.5m
Garage setback (min)	0.9m behind principal building line and 5.5m from front boundary; third garage to be set back an additional 0.9m.
Architectural element front setback encroachment (max)	1m
HEIGHT	
As per LEP 2010 and Part 4 of this DCP	
PRIVATE OPEN SPACE, LANDSCAPING AND SITE COVERAGE	
Site coverage (max)	50%
Front yard paved surfaces (max)	40%

Private open space (min)	80m ²
Principal private open space (PPOS) (min)	24m ² with a minimum dimension 4m
Gradient of PPOS (max)	1:15
Solar access to PPOS (min)	<p>Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21 June.</p> <p>Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints.</p> <p>At least one window to a living area of dwellings on neighbouring properties must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.</p>
GARAGE DESIGN	
Garage door width (max)	50% of front elevation width

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 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 4654 7777

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Schedule 5 Mater Dei



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MATER DEI

S5.1 Introduction

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

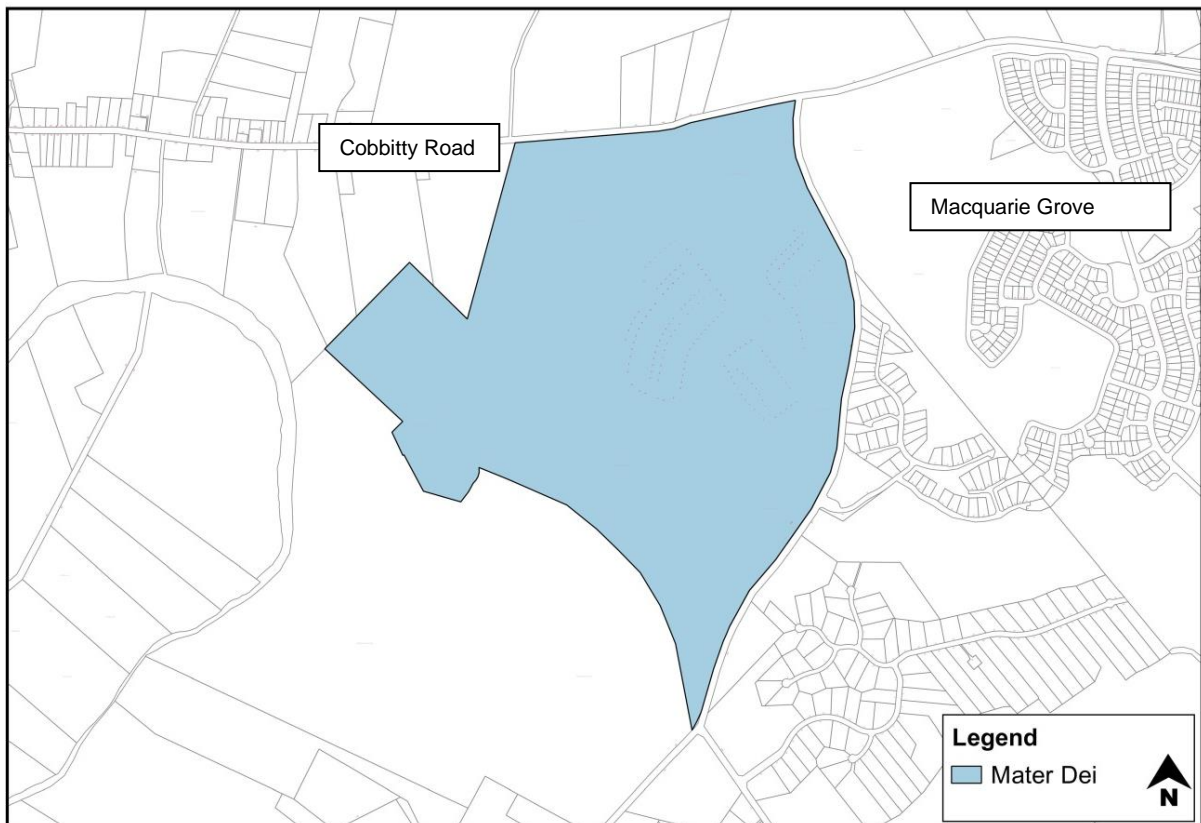


Figure S5-1: Mater Dei Location Plan

S5.2 Subdivision Planning and Design

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

S5.3 Centre Development Controls

Not applicable.

S5.4 Site Specific Residential Controls

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

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

Objectives

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

Controls

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

S5.4.2 Mater Dei

Appearance

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

Roof Eaves

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

Corner Lots

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

Parkland Lots

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

Roofing

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

Colours and Materials

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

Fencing

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

Maximum Driveway Width

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

Rainwater Tanks

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

Kirkham Rise Guidelines

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

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

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

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

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 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 4654 7777

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Schedule 13

190 Raby Road, Gledswood Hills



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190 Raby Road, Gledswood Hills

S13.1 Introduction

The subject site is located on the eastern boundary of the Camden LGA, adjacent to the Campbelltown LGA Scenic Hills land and the South West Growth Area. Immediately to the west of the site is the Sydney Water Upper Canal and to the north is the El Caballo Blanco, Gledswood and East Side release area.

Access to the development will be provided via Gregory Hills Drive at its southern boundary. A new collector road will run through the development to provide a connection between Gregory Hills Drive in the south and the El Caballo Blanco, Gledswood and East Side release area to the north. This will provide an improved public transport link.

The gas pipeline easements will be integrated within the development through their embellishment and utilisation as a linear open space area that will provide a range of pedestrian, cycleway and passive recreation uses. The pedestrian path/cycleway will provide good connections to the surrounding urban areas. This linear open space will be complemented by two drainage areas. An area adjoining the easement area will also be embellished as a park and playground.

Housing on the site will benefit from the natural setting and retention of select areas of native vegetation that will be restored. It will also provide a transition of larger lots between the Scenic Hills ridgeline to well established and newly developing release areas to the west and north.

In order to protect the scenic landscape, additional controls to establish appropriate building height, setbacks, material and colours have been specified for land located to the east of the collector road shown on the Indicative Layout Plan (ILP) in **Figure S13-1**.

S13.1.1 Indicative Layout Plan

The Indicative Layout Plan (ILP) is shown in **Figure S13-1** and establishes a framework for the urban form and defines the critical components of the site. These include land use, drainage areas, vegetation conservation areas, access points and collector road, easements and open space, and restriction on heights area.

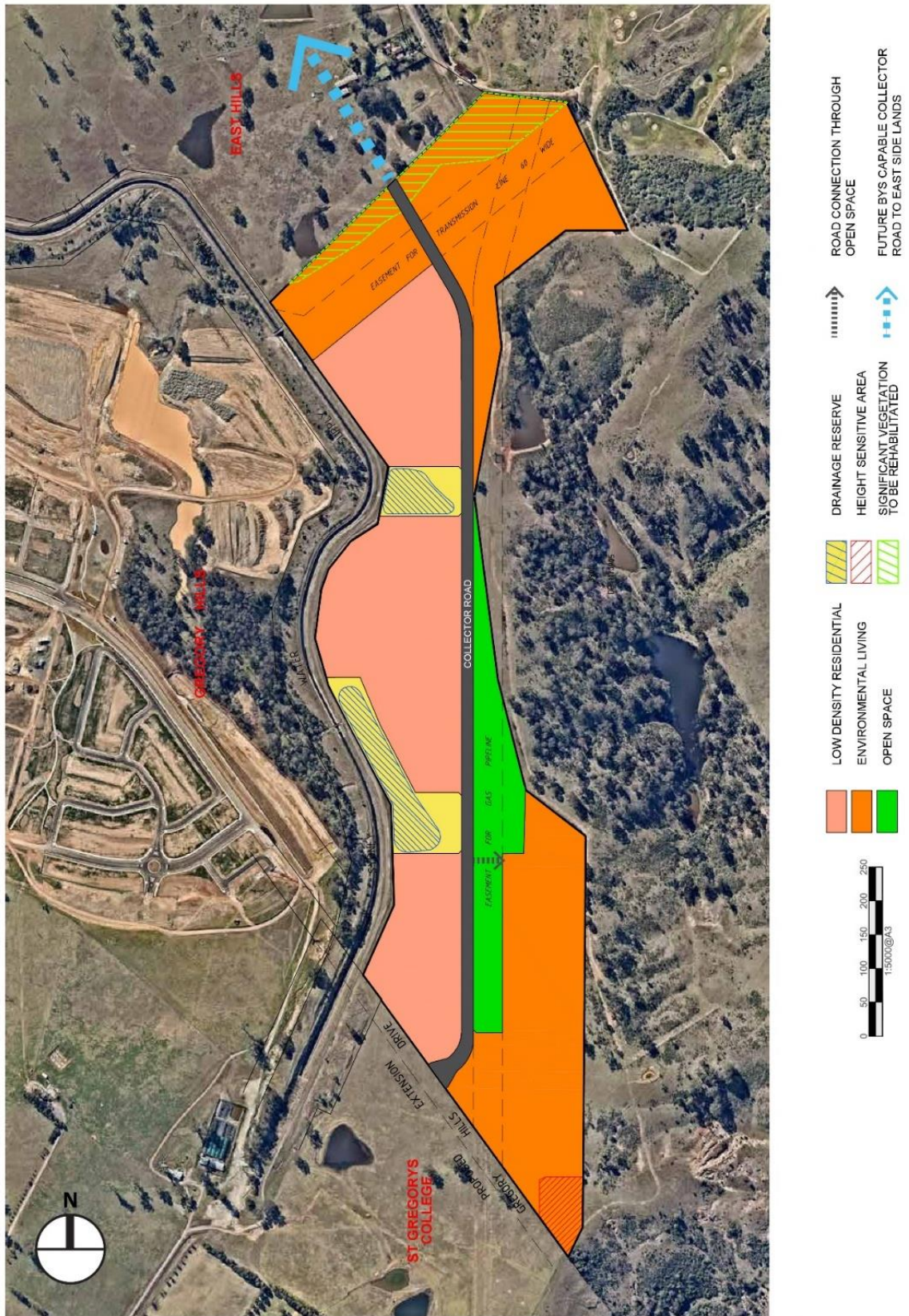


Figure S13-1: Indicative Layout Plan

Relationship to other Plans

190 Raby Road, Gledswood Hills indicative layout plan is based on the following technical and environmental studies:

- Distinctive, November 2015, Landscape and Visual Assessment;
- MUSEcape, October 2016, Visual Impact Assessment Peer Review;
- MUSEcape, January 2017, Visual Impact Assessment Peer Review with Supplement;
- Lesryk, November 2015, Flora and Fauna Assessment;
- Traffix, July 2015, Traffic Impact Assessment;
- Dominic Steel Consulting Archaeology, December 2015, Preliminary Aboriginal & Cultural Heritage Assessment;
- PKA Acoustic Consulting, May 2015, Acoustic Assessment;
- ABPP, March 2015, Bushfire Constraints Assessment;
- Douglas Partners, February 2014, Geotechnical Assessment;
- GLN Planning, November 2015, Open Space and Community Facilities Assessment;
- Douglas Partners, February 2014, Salinity Assessment;
- Stefani Group, April 2015, Stormwater Management and Flood Assessment;
- Douglas Partners, February 2014, Preliminary Site Investigation.

S13.2 Street, Pedestrian and Cycle Network

In addition to general controls in the DCP, the following objectives and controls for the road and pedestrian network apply to 190 Raby Road, Gledswood Hills.

Objectives

- a. To establish a legible and well-connected street network that promotes pedestrian and cyclist movement and convenient vehicular movement.
- b. To provide a safe and convenient public transport, pedestrian and cycleway network with strong links to Gregory Hills Drive and the Gregory Hills and Gledswood release areas.

Controls

1. Subdivision of the 190 Raby Road Gledswood Hills release area will deliver a key collector road in accordance with the ILP.
2. The collector road is to be designed to accommodate future north/south bus movements through the release area.
3. Prior to approval of the road construction (Construction Certificate) and riparian crossing (in accordance with the Voluntary Planning Agreement) between the subject land and the Gledswood release area land, the Developer for 190 Raby Road Gledswood Hills must ensure the upgrade of the existing local road (within the Gledswood release area) to a collector road so as to provide a bus capable road link from Gregory Hills Drive to Raby Road.
4. A north/south pedestrian and cycleway path is to be provided through the site and be a minimum width of 2.5m. The path must generally follow the alignment of the collector road and linear open space.
5. Residential lots are to be separated from the Sydney Water Canal through the use of a perimeter local road.

S13.3 Parks and Open Space

In addition to general controls in the DCP, the following objectives and controls for the parks and open space apply to Gledswood Hills.

Objectives

- a. Provide usable open space in conjunction with the gas easement.

Controls

1. Parks and open space must be delivered in accordance with the ILP.
2. The gas easement must be utilised to provide a linear open space area.

S13.4 Environmental Living Zone

The following controls apply to the portion of land zoned **CE4** Environmental Living on the site. This is so that the environmental qualities of the landscape are preserved and maintained.

S13.4.1 Retention of remnant vegetation in the **CE4** Environmental Living zone

Objectives

- a. To ensure remnant vegetation identified on land zoned **CE4** Environmental Living in the northern part of the site is rehabilitated.
- b. To ensure that the remnant vegetation remains in private ownership and is appropriately managed to improve and maintain its function and quality.

Controls

1. Land zoned **CE4** Environmental Living in the northern part of the site that contains remnant Cumberland Plain Woodland, as identified in the ILP, is to have a minimum lot size of 20,000m² to ensure the vegetation is not further fragmented and appropriate management and rehabilitation of the vegetation is provided.
2. A Vegetation Management Plan (VMP) is to be submitted with the first DA for lands zoned **CE4** in the northern part of the site.
 - a. The VMP is to specify the necessary rehabilitation works, revegetation works and ongoing maintenance.
 - b. Areas of remnant vegetation are to be fenced off and protected when earthworks and civil works are being carried out in proximity.
 - c. An 88b restriction must be registered on the title of the lots requiring compliance with the VMP.
 - d. Rehabilitation works, and revegetation works as per the VMP must be completed prior to release of the Subdivision Certificate for the relevant lots.

S13.4.2 Residential controls for dwellings in Environmental Living Zone

Objectives

- a. To protect the landscape and visual character of the Scenic Hills.

Controls

1. For land zoned **CE4** Environmental Living in the northern part of the site, a minimum front building setback of 15 metres is to be provided. Where lots have frontage to two roads, the secondary street setback must be a minimum of 5 metres;
2. For land zoned **CE4** Environmental Living located east of the bus capable road, a minimum front building set back must be 4.5 metres. The minimum side boundary setback must be 900 millimetres.

S13.5 Scenic Amenity Protection

Objectives

- a. To protect the landscape and visual character of the Scenic Hills.
- b. To ensure the height of new dwellings are appropriate and do not have an adverse impact on the Scenic Hills.
- c. Minimise opportunity for light spill from infrastructure in the public domain.

Controls

These controls apply to land east of the collector road

1. Development on land to the east of the collector road must not encroach above the 141 RL. Lots must have an 88b restriction placed on title requiring compliance with RL 141, consistent with the requirements of the Landscape and Visual Assessment, prepared by Distinctive Consulting, November 2015.
2. An 88B restriction on title requiring lots backing onto the ridgeline of the Scenic Hills to have a 20-metre rear building setback;
3. An 88B restriction on title requiring lots backing onto the ridgeline of the Scenic Hills to be of single storey construction;
4. Street lighting provided to public roads is to incorporate a shroud, hood or other appropriate design treatment to minimise light spill.

-End of Schedule-

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

 camden.nsw.gov.au

 4654 7777

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