Campbelltown (Sustainable City) Development Control Plan 2015

Volume 2

Site Specific DCPs

Part 6: Edmondson Park Smart Growth DCP

Creating Campbelltown's Future 2025

CAMPBELLTOWN

Note:

The Edmondson Park Smart Growth DCP was adopted by Council on 1 May 2007 and has been incorporated as Part 6, Volume 2 of Campbelltown (Sustainable City) DCP

Further Amended May 2021

CAMPBELLTOWN
CITY COUNCIL

Edmondson Park Smart Growth Development Control Plan

Locality CB

masterplan

Prepared for Monarch Investments Group in consultation with
Campbelltown City Council
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Date: April 2007
Amended: May 2021

Edmondson Park Smart Growth DCP

Locality CB

masterplan

Contents

Part 1 General Information

1.1 What is this Plan called?

This Plan shall be known as the "*Edmondson Park Smart Growth Development Control Plan Locality CB, Masterplan"*

1.2 How is this Plan made?

1.2.1 This Plan is adopted by Council in accordance with Section 72 of the *Environmental Planning & Assessment Act 1979* and Campbelltown (Urban Area) Local Environmental Plan 2002.

Council adopted the Plan on 1 May 2007 and the Plan became effective on 15 May 2007.

1.2.2 Notes are provided in italic text within boxes throughout the Plan to provide supplementary information and explanation. These notes do not form part of the Plan adopted by Council.

1.3 Why is the Plan required?

1.3.1 This Plan is required to provide a planning framework and detailed controls to supplement the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002.

1.3.2 This Plan supersedes an earlier masterplan approved for the land by Council, with a Plan which reflects current planning considerations inclusive of a public transport corridor and the proposals for the Composite Edmondson Park Release Area as identified within the North Campbelltown Structure Plan.

1.4 Where does the Plan apply?

This Plan applies to that land within the Campbelltown Local Government Area (LGA) generally bound by Campbelltown Road, the M31 Motorway (Hume Motorway) and the Ingleburn Army Camp, as identified on Map 1.

1.5 What applications does the Plan apply to?

This Plan provides a masterplan and associated criteria for the assessment of all applications lodged for the purposes of obtaining development consent. The types of development for which approval may be sought will primarily relate to subdivision, single dwelling houses, medium density housing residential aged care facilities, educational establishments and ancillary development.

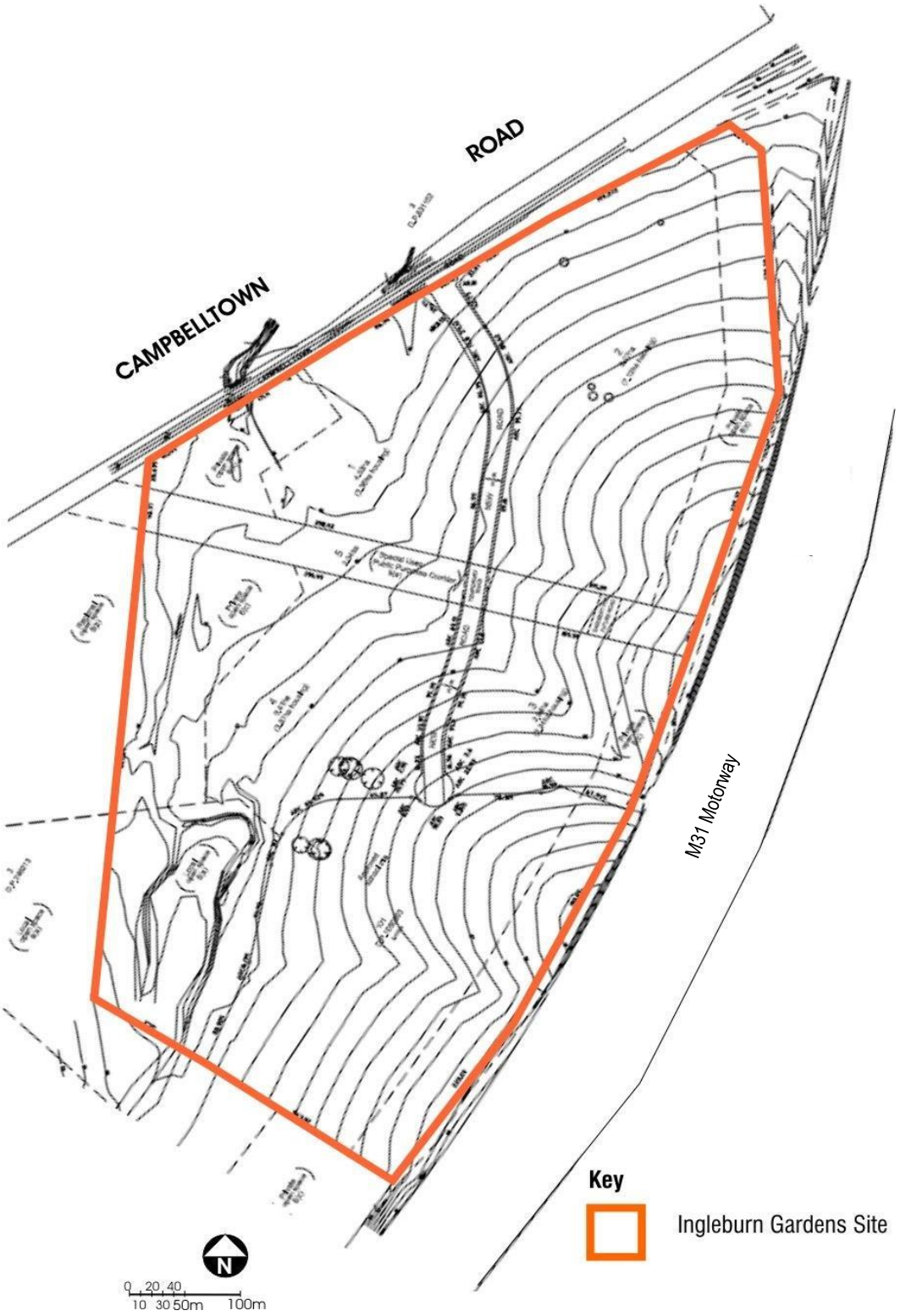
1.6 Who is the Consent Authority?

Campbelltown City Council is the consent authority for local development.

1.7 What do the terms used in this Plan mean?

For the purposes of this Plan, the definitions outlined within the Dictionary appended to the Plan as Schedule A have been adopted.

Map 1 – Areas Where the Policy Applies



1.8 How does this Plan relate to other Plans and Legislation?

1.8.1 This Plan should be read in conjunction with Campbelltown LEP (Urban Area) 2002 the Environmental Planning and Assessment Act, 1979 and associated Regulations and applicable Regional Environmental Plans and State Environmental Planning Policies.

1.8.2 Reference should also be made to other development control plans (DCPs) adopted by Council. This Plan prevails to the extent of any inconsistency between this Plan and any other DCP.

1.9 What are the objectives of the Plan?

The aim of this Plan is to provide a masterplan for a new residential estate together with detailed planning guidelines and standards to ensure the orderly, efficient and environmentally sustainable development of a new urban area in a manner which achieves the following objectives:

a) To ensure that the land is developed in a manner which is consistent with the North Campbelltown Structure Plan and the broader objectives of the Edmondson Park Urban Release Area Precinct.

b) To comprehensively outline all criteria which will be relevant to the assessment of development proposals, including urban character, subdivision design, building form, open space and landscaping, transport, traffic and access, car parking, ecologically sustainable development, noise, soil, water management and pollution control.

c) To specify criteria to ensure that development is consistent with the planned urban character of the area.

d) To identify key principles associated with the development of the area, inclusive of land required for open space/drainage management purposes, protection of watercourses, riparian corridors, bushland conservation and salinity management.

e) To identify land required for a public transport corridor and protect the availability of land so identified for that purpose.

f) Identifies appropriate locations for uses such as a residential aged care facility, school, kindergarten and community facilities.

1.10 How is the Plan to be applied to achieve its objectives?

1.10.1 The design elements within Part B of this Plan have three components:

- A set of objectives;
- Performance criteria; and
- Development standards.

The "***objectives***" specified for each design element represent the outcomes that Council wishes to achieve.

The "***performance criteria***" represent a means of assessing whether the desired outcomes will be achieved.
Council will consider how each of these criteria (where relevant) has been addressed by the applicant or designer when determining an application under this Plan.

The "***development standards***" are ways of achieving the outcomes. While these solutions may satisfy the performance criteria, other solutions could also be considered.

1.10.2 It is essential that all development satisfies the performance criteria to meet the objectives of that criteria, and in some cases compliance with the development standard may not be sufficient. The aim is to suit the approach to the site while satisfying market requirements and enable proponents to develop a variety of design responses.

1.10.3 Council may consider variations to the requirements of the Plan in certain circumstances. Requests for variations are required to be in writing and shall clearly demonstrate the reason(s) why the variation sought would not adversely impact on the environment or local amenity, would not erode the relevant standard and requirement; and that compliance with the objectives and requirements of the Plan are unreasonable or unnecessary in the circumstances of the case. Council gives no assurance that it will permit any variations(s) to the requirements of the Plan. Variations will only be considered in exceptional circumstances.

Compliance with any numerical provisions of the Plan does not guarantee the granting of development consent. Each application will be considered on its merits, having regard to the matters for consideration under Section 79C of the Act.

Consistent application of the provisions of the Plan will be given high priority by Council.

1.11 What is a site analysis?

A site analysis is the process of examining and recording the opportunities and constraints to the potential development of the site, including consideration of how such development may best achieve compatibility with the existing and likely future urban character of the locality.

A site analysis should form the basis for the design of any development proposal, to ensure that the best possible design for a site is achieved.

The amount of information required for a site analysis will vary depending on location, scale and complexity of the proposal.

A site analysis shall be lodged with the development application for all development involving the construction of a building.

Each application is required to demonstrate that a site analysis has been undertaken. The preferred means to demonstrate that a site analysis has been undertaken is to provide an annotated diagram and, if appropriate, commentary within an accompanying statement of environmental effects.

An investigation of the site should identify:

- Site dimensions:
- Topography: spot levels and/or contours; north point; natural drainage; and any contaminated soils or filled areas.
- Services: easements/connections for drainage and utility services.
- Existing vegetation: location; height; spread of established trees; and species.
- Micro climates: orientation; and prevailing winds.
- Location of buildings and other structures; fences; property boundaries; and pedestrian and vehicle access.
- Views to and from the site.
- Overshadowing by neighbouring structures.
- The location of the possible public transport corridor.

Features of the surrounding locality that should be considered within a site analysis include:

- Neighbouring buildings: location; height; and use.
- Privacy: adjoining private open spaces; living room windows overlooking site (particularly those within 9 metres of the site); and location of any facing doors and/or windows.
- Walls built to the site's boundary: location; height; and materials.
- Difference in levels between the site and adjacent properties at its boundaries.
- Views and solar access enjoyed by neighbouring properties.
- Major trees on adjacent properties, particularly those within 9 metres of the subject site.
- Street-frontage features: poles; trees; kerb crossovers; bus stops; and other services.
- The built form and character of adjacent development including: architectural character; front fencing; and garden styles.
- Direction and distance to existing and planned local facilities: shops; schools; public transport; and recreation and community facilities.
- Existing and planned open space, location; and use.
- Adjoining bushland or environmentally sensitive land.
- Sources of nuisance: noisy roads or significant noise sources; and polluting operations.

1.12 What is required to lodge a development application?

Applicants are encouraged to use the services of architects, town planners, engineers, landscape architects, professional designers and other specialists as required to undertake the site analysis, design of development and to prepare the supporting documentation.
Consultation with Council officers before completing the proposal is highly recommended.

The amount of information required for a development application will vary depending on location, scale and complexity of the proposal.

The following information *must* be submitted as part of an application:

- a completed **application form**, signed by the owner of the land or accompanied by the written authority of the owner to lodge the application (including where appropriate the company seal or seal of the owner's corporation).
- **application fees** as advised by Council.
- **a survey and site plan** at a scale of 1:200 showing:
  - site dimensions;
  - changes of levels on the site;
  - existing vegetation, showing canopy spread of trees and ground levels at the base of the trunk;
  - spot levels of street frontage including road gutter; and
  - easements for drainage and services affecting or benefiting the subject property.
- a **site analysis** as outlined in Section 1.11 for development applications proposing to construct

a building, including a statement of how the proposed development has addressed the site opportunities and constraints identified.

- **architectural plans** (8 copies) at a minimum scale of 1:200 showing:
  - dimensions and reduced levels of all floors and ridge-lines;
  - detailed floor plans; and
  - all elevations and relevant sections.
- **notification plans** (10 copies) (A4 size) showing the location, height and external configuration of the proposed development.
- a **statement of environmental effects** (for all development applications) which:
  - explains how the proposal has addressed the relevant considerations contained in Section 79C of the Environmental Planning and Assessment Act 1979, and in particular this Plan;
  - explains how the project design has responded to the information contained in the site analysis; and
  - demonstrates that the intent of the criteria has been satisfied.
- A **statement of compliance with this DCP**, demonstrating how the subject application is consistent with the Plan and policies contained in this document. This should be incorporated into the statement of environmental effects.
- a **landscape plan** showing:
  - proposed site contours and reduced levels at embankments, retaining walls, adjacent floor levels and other critical locations
  - existing vegetation and the proposed planting and landscaping (including proposed species)
  - details of planting procedure and maintenance
  - general arrangement of hard landscaping elements on and adjoining the site
  - possible location of composting areas
  - barriers between landscaped and trafficable areas
  - proposed lighting arrangements
  - proposed maintenance and irrigation systems.
- A **stormwater management plan** specifying the proposed method of draining the site and provision of on-site stormwater detention. Location, diameter, invert levels and specification of all proposed piping with supporting calculations are to be included.

Other information may also be required, including:

- **shadow diagrams** showing the effect of 9am, 12 noon and 3pm shadows during mid-winter. In some circumstances it may be necessary to provide shadow diagrams at 10.30pm and 1.30pm to demonstrate compliance
- a **species impact statement** where a threatened species, population or community is identified in accordance with the *NSW Threatened Species Conservation Act, 1995*.
- **soil and water management on and sediment control plan**, for all subdivisions requiring site works and residential development sites.
- A **salinity assessment** that details the levels of salt present in the soil which may affect the building materials used in the development.
- An **acoustic report** demonstrating compliance with the acoustic standards established in the Rail Infrastructure Corporation/State Rail Authority document *Interim Guidelines for Applicants* -

consideration of rail noise and vibration in the planning process, when the proposed development is within 100 metres of the centreline of the future public transport corridor.

For further information, refer to Council's application form or enquire with Council's Planning and Environment Division.

Part 2 Criteria for Development

2.1 Land use and development patterns

OBJECTIVES

a. To ensure that the area to which this Plan applies is planned in a comprehensive and integrated manner.

b. To provide flexibility in planning to reflect the possible alternate scenarios of the New South Wales Government commitment and timing regarding possible future public transport corridor.

c. To provide details in regard to the urban form and design of the new residential area in the form of a Masterplan map, including the location of public open space, roads, lot configurations, pedestrian access connections, drainage systems, preservation of significant vegetation and the provision of community facilities and services and public utilities.

d. To provide safe, convenient and effective new neighbourhoods that meet the diverse and changing needs of the community.

Performance Criteria	Development Standards
P1.1 Development must proceed in accordance with the masterplan map that shows the future public transport corridor.	**D1.1** The distribution of land uses and development patterns must conform to Maps 2 and 3. Development should be staged in accordance with Map 4. Approval will not be granted for subsequent stages until construction has commenced on prior stages.
P1.2 While allowing for the creation of its own identity, the new residential area is to retain important linkages with surrounding proposed release areas.	**D 1.2** Development consent will not be granted to the erection of a building, subdivision, or the carrying out of a work or the use of land within the possible public transport corridor or land adjacent to it unless the Council is satisfied that the proposed building, subdivision work or use is designed with reference to the level and alignment of the public transport link to the satisfaction of Rail Corporation NSW.

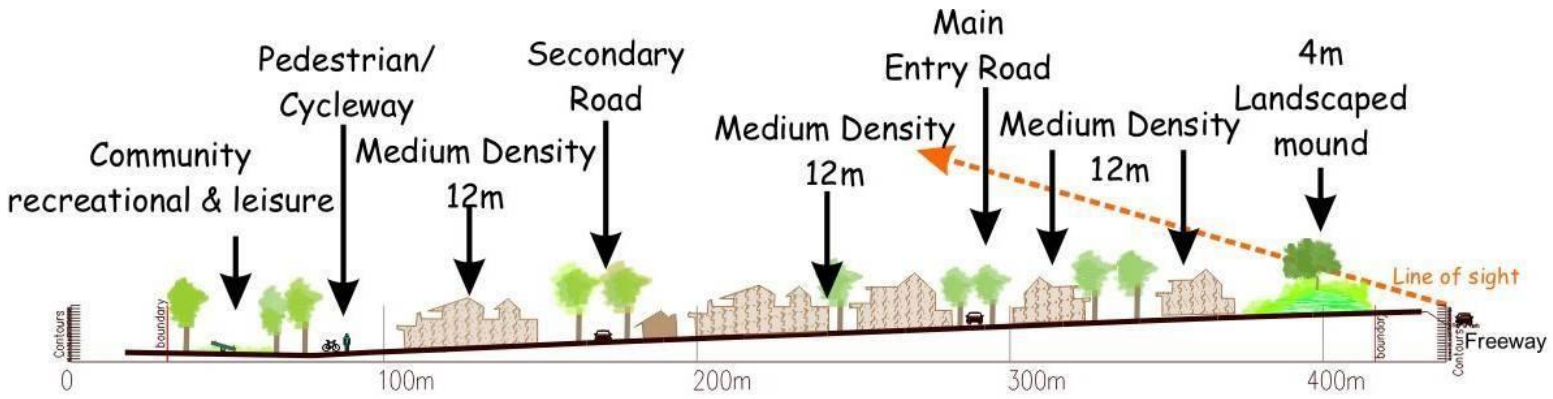
Performance Criteria	Development Standards
P1.3 Vehicle, cyclist and pedestrian networks, land use mix and residential density should minimise fossil fuel use by reducing local vehicle trips, travel distances and speeds, maximise public transport effectiveness, and encourage walking and cycling to daily activities.	**D1.3** Council will refer development applications to carry out any development within the possible public transport corridor or within 100 metres from the centre line of the defined public transport corridor to the Director-General of the Department of Planning and will take into consideration any comments received from the Director-General in determining the application. **D1.4** Council will refer development applications to carry out any development within the possible public transport corridor or within 100 metres from the centre line of the defined public transport corridor to the Chief Executive Officer of RailCorp and will take into consideration any comments received from the Chief Executive in determining the application.
P1.4 The site layout should retain significant vegetation and habitat areas, incorporate natural features, minimise soil erosion and avoid development on flood prone land.	**D1.5** Development applications shall address and be consistent with the Rail Infrastructure Corporation's *Interim Guidelines – Consideration of Rail Noise and Vibration in the Planning Process* or any other relevant NSW Government rail noise policy.

Map 2 – Ingleburn Gardens Masterplan Concept

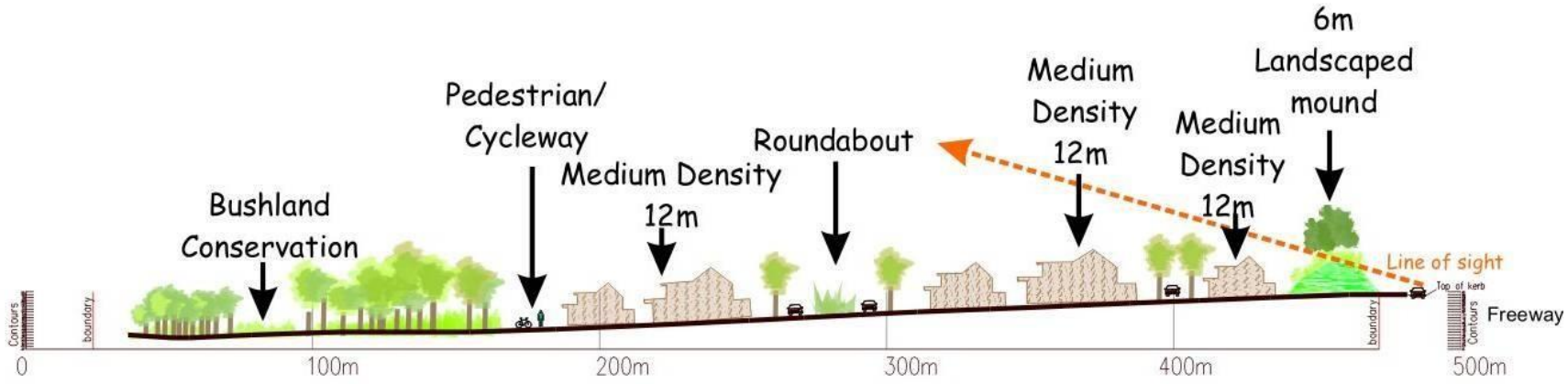
Map 3

Ingleburn Gardens Masterplan Concept

- Indicative Sections



SECTION A - A



SECTION B - B

Map 4

Ingleburn Gardens

Masterplan Staging

Sequence

2.2 Streetscape and urban character

OBJECTIVES

a. To ensure that all new development is compatible with the intended future character of the locality.

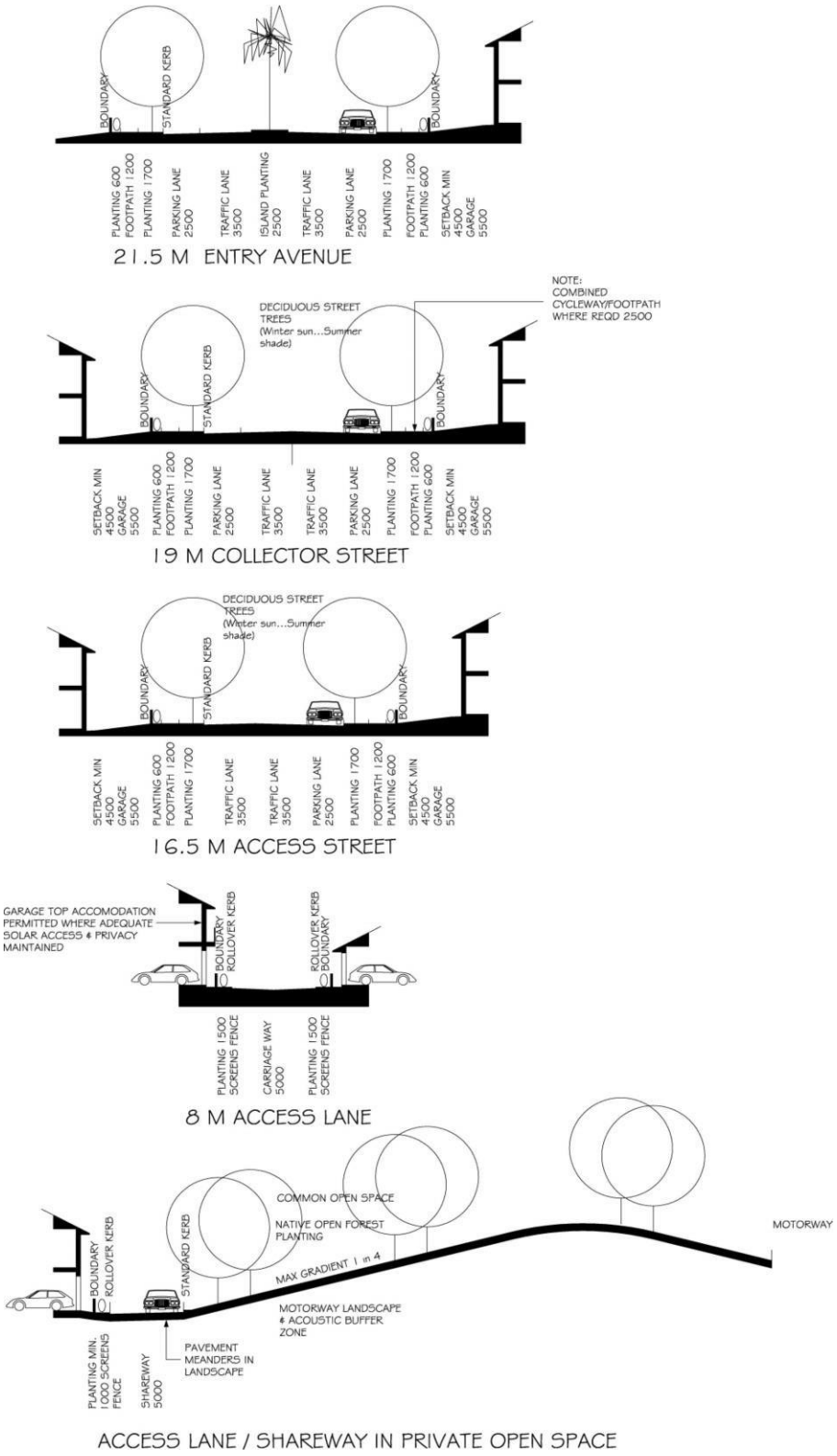
b. To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.

c. To ensure that the appearance of new development is of a high visual quality, and will establish an exemplary model for the future Composite Edmondson Park Urban Release Area Precinct.

Performance Criteria	Development Standards
Urban Character **P1**. Development should be consistent with the desired urban character of the Ingleburn Gardens site. Elements which describe the desired urban character are as depicted by the Streetscape and Urban Form Plan (Map 5 and 6) and described as follows: ▪ To create a high quality master planned residential estate, to promote a coherent sense of community. ▪ The creation of a legible, attractive and inviting entry statement at the main vehicular and pedestrian entries to the estate. ▪ To ensure that the most memorable future impression is that of a landscape dominated living area. ▪ To encourage functional building detail elements to relieve building mass by modulation of light and shadow (using eaves, verandahs, sun control devices, shutters, pergolas, balustrading and dormers). ▪ To provide opportunities for a variety of housing choice, inclusive of lower density housing including detached dwellings, terrace style/cluster housing and medium density multi-unit dwellings.	**D1.** The development should be consistent with the desired urban character of the estate and the Streetscape and Urban Form Plan.  **Typical future urban character – cluster housing development**  **Terrace Style** - Articulated roof form **D1.1**Achievement of net residential densities which assists the viability of public transport (exclusive of open space and community facilities land, roads and non-residential uses) **of a minimum of 15 dwellings per hectare**:

Map 5 - Streetscape and Urban Form Plan

Map 6
Typical Sections – Urban Form and Road Design



Performance Criteria

- To provide maximum connectivity through the estate for pedestrians, with a defined pedestrian/ cycle network which takes advantage of the attractiveness of the proposed bushland open space corridor, to encourage pedestrian/cycle movements throughout the estate, connecting to the possible future Bardia transport node and Centre.
- The cycleway network shall be constructed in a staged fashion consistent with the approved staging pattern of subdivision. The cycleway in that particular stage shall be completed prior to the release of the first occupation certificate for a dwelling in that particular stage.
- Pedestrian footpaths shall be constructed at the same time the adjacent road is constructed.
- All community facilities within the Ingleburn Gardens site shall be constructed by the developer at no cost to Council.
- To maximise the number of dwellings with an outlook to the proposed open space lands.
- The provision of community facilities within the estate which provides a focal point for the incoming population, linked by the pedestrian/cycle and open space system.

Detached House
Parking from rear

Development Standards

Terrace Style
Articulated Roof – Height variation Parking from rear
Individual dwellings expressed
Break in long lengths
Light wall colours contrast to landscape

Terraces/ Townhouses
Articulated façade
Parking from rear
Detail, texture & colours break down scale

Performance Criteria

Opportunity for larger landscaped area
Incorporate single storey element

Semi Detached Houses
Pair 1 or two storey houses
Breaks between buildings
Articulated roof in subdued colours
Elevated court assists privacy

Garage Top Accommodation
Option for self contained studio utilizing space above the garage
Passive surveillance over the laneway
Designed to compliment the house

Streetscape
P2.1 Development should positively contribute towards the creation and enhancement of the landscape dominated visual character of the street with particular reference to architectural themes, landscape themes and fencing styles.

Development Standards

Communal open space
Park with playground area

Communal Open Space
Local park within close proximity from the houses provides amenity to local residents

D2.1 New buildings shall adhere to a minimum front building line of 4.5 metres. However, projections including, balconies, porches, bay windows and sun control devices are permitted to be setback a minimum of 3.5 metres. A setback of 5.5 metres applies to the face of

Performance Criteria

Streetscape
Deciduous Trees provide solar access Formal symmetrical planting to major streets Landscape screening to fence

P2.2 Development on corner sites shall incorporate façade treatments that address both street frontages.

P2.3 Where a rear lane is provided to a dwelling house, vehicular access to the front of the dwelling house shall be denied.

Front Fences
P3. Front fences and walls shall maintain the streetscape character and be consistent with the established style and pattern of fences in the locality.

Development Standards

garage doors or carports. Nil setbacks to rear lanes are acceptable subject to vehicles being able to manoeuvre in the laneway.

D2.2 Subdivision proposals shall provide for street tree planting consistent with the Masterplan.

D2.3 Landscaping shall be provided with all developments, which is consistent with the Masterplan and incorporate existing trees where possible.

D2.4 Where a rear laneway is not provided to a dwelling house, garages facing a street shall not occupy more than 45% of the total width of the dwelling.

D3.1 Visually impenetrable solid forms of front fences (such as masonry or timber fences) shall not exceed a height of 1.0 metre.

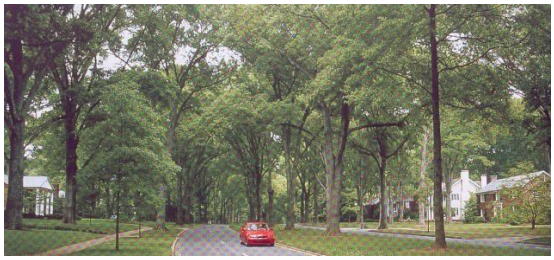
D3.2 Visually penetrable front fences (such as pre-painted metal grill or timber picket fences) shall not exceed a height of 1.2 metres.

D3.3 Front fences of a height exceeding 1.2 metres in height are permitted only where required to

Performance Criteria	Development Standards

Terrace Style
Varied architectural detail Individual dwellings expressed
Slightly elevated court assists privacy
Provision for landscaping between fence and path

Landscape
P4. The urban form and landscape design shall be integrated and of a combined high standard.



Streetscape
A landscape dominated visual environment

Crossovers and Driveways
P5. Crossovers and driveways are to be consistent with the landscape dominated streetscape character, and are to maintain the planned street tree planting.

satisfy acoustic abatement criteria and shall be provided with a landscaped area of not less than 600mm wide on the street side of the fence and shall not exceed 10 metres in length without some articulation or detailing to provide visual interest.

D3.4 Any fence between a building and its street frontage (other than a rear lane) is to have a minimum 600mm wide screen landscape both sides.

D3.5 Retaining walls visible from the public domain shall be a maximum height of 1.0 metres and be softened with landscaping at the base and at the top of the wall. The details of such walls shall be provided at the development application stage.

D4.1 All development proposals shall include landscape plans and demonstrate that the landscape design has been produced as an integral component of the development design and not subsequent to building siting and design being completed.

D5.1 Crossover, driveway widths on public or open access streets shall not exceed the following:

- Single dwellings: 3.0 metres
- Multiple dwellings:6.0 metres
- Rear lane access: 4.8 metres

D5.2 Crossover, driveway shall be

Performance Criteria	Development Standards
	located to preserve existing or planned street trees.
	D5.3 Vehicle access shall be solely from rear lanes where available and secondary streets if located on a corner site.
	D5.4 Driveway crossovers shall be provided to rear lanes only where present. The crossover will be constructed of concrete and broomed.

2.3 Subdivision design

OBJECTIVES

a. To encourage a variety of lot sizes to promote housing choice.

b. To develop a subdivision and lot size pattern that will reinforce the desired future character of the estate.

c. To encourage integrated housing and subdivision design.

d. The ensure the future allotments are of a size and configuration to accommodate future intended housing, in recognition of any constraints that may exist on the land.

e. To provide usable allotments which maximise energy efficiency and mitigate environmental impacts.

f. To design roads which balance the functions of traffic movement and pedestrian and residential amenity.

g. To ensure that the subdivision pattern accommodates the preferred alignment for the possible public transport corridor.

h. To ensure that subdivision of land in close proximity to areas likely to be affected by bushfire is carried out in accordance with the NSW Rural Fire Services Planning for Bushfire Protection 2006

Performance Criteria

Development Standards

Minimum Allotment Sizes

P1. Lot size and dimensions should be capable of accommodating a dwelling or a multi-unit housing development where consistent with the masterplan, in a manner which complies with all other requirements of this DCP, inclusive of the provision of adequate landscaped area, private open space and car accommodation.

D1.1 The minimum lot size for each dwelling type shall be as follows:

Housing Type	Minimum Lot Size	Site Width at the Building Line
Single Detached Dwelling	430m^2	12m
Zero lot line or semi-detached dwelling	330m^2	7.5m
Terraces	230m^2	7.5m
Multi-unit housing developments	1500m^2	25m

D1.2 Lots to be created for single detached dwellings shall be able to accommodate a building footprint of 200m^2 with a minimum dimension of 10 metres.

D1.3 Subdivision proposals for zero lot line, semi-detached and attached terrace housing shall also consist of a development application for the proposed housing, to be approved by Council in conjunction with the subdivision. Council shall not release a subdivision certificate until an occupation certificate for all buildings on the land has been issued.

Performance Criteria	Development Standards
Road & Pedestrian Planning **P2.** Road and pavement widths should be adequate for the traffic volumes generated and to provide for a safe pedestrian environment.	**D2.1** Road reservation widths and construction standards shall be in accordance with the Urban Form and Streetscape Plan (Maps 5 and 6 or otherwise as provided for in Campbelltown (Sustainable City) Development control Plan. Road reservation and pedestrian cycle path widths and construction within the possible future public transport corridor are to be designed to the satisfaction of Rail Corporation NSW and/or the Transport Infrastructure Development Corporation. **D2.2** Pedestrian and cycle paths to be provided as shown on the Urban Form and Streetscape Plan (Maps 5 and 6) or otherwise as provided for in Campbelltown (Sustainable City) Development control Plan **D2.3** Traffic control devices to be provided to the requirements of Council and are to be designed to Austroad Guidelines and to the satisfaction of Council.

Performance Criteria	Development Standards
Subdivision Pattern **P3.**The subdivision pattern should accommodate the preferred alignment for the possible public transport corridor.	**D3.1** Development consent will not be granted to the subdivision of land within the possible public transport corridor unless the Council is satisfied that the proposed subdivision: • will not facilitate development for a purpose or in a manner that is likely to prejudice the ultimate development of the corridor for public transport purposes, or • does not otherwise prejudice the ultimate development of the corridor for public transport purposes, and • would not increase the likely cost to a government agency of acquiring the land within the corridor for public transport purposes.
Bushfire **P4**. The subdivision pattern should comply with the requirements of the NSW Rural Fire Services Planning for Bushfire Protection 2006.	**D4.1** A Bushfire Assessment Report shall be submitted with development applications for the subdivision of bushfire prone lands and the allotment layout shall conform to the requirements of Planning for Bushfire Protection 2006.

2.4 Building form

OBJECTIVES

a. To ensure that the bulk, scale and height of proposed development provides reasonable neighbour amenity and maintains an appropriate residential character.

b. To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.

Performance Criteria	Development Standards
Building Size and Setbacks **P1.** The form of proposed buildings, which is controlled by setbacks, height, the extent of cut and fill and achievable floor space should be consistent with the intended character of the neighbourhood within which it is located.	**D1.1** The maximum height of buildings should not exceed 3 storeys or 12 metres in height. A fourth storey, in the form of attic rooms, may be provided for architectural articulation of buildings (eg. in a street corner situation).
	**D1.2 Floor Space Ratio** The floor space ratio (FSR) (ratio of gross floor area to the site area) on any allotment shall not exceed 0.75:1.
Terrace Style Varied architectural detail Privacy shutters Individual dwellings expressed Dark spearpoint fence merges with landscape Alternative built form can provide variety	Gross floor area includes the sum of all floor area and their enclosing walls but excludes areas used exclusively for garaging and habitable spaces with a ceiling height of less than 1.2m. **D1.3** Walls with windows or other openings are to have a minimum side and rear setback of 1 metre. A 8m rear setback for lots is required abutting the M31 Motorway subject to acoustic investigations as part of a subdivision application.

Performance Criteria	Development Standards

Detached House
Two storey house with one storey element visible from the street
Articulated façade

Semi Detached Houses
Articulated façade in subdued colours
Wall detail, texture & colours
break down scale

Building Design
P2. The building design, detailing and finish should provide an appropriate scale to the street, add visual interest when viewed from public streets.

D1.4 Walls built to site boundaries shall have a maximum wall height of 3.5 metres and a maximum wall length of 40% of the abutting property boundary. This does not apply to integrated semi-detached, terrace or villas style development or garage top studio units.

D2.1 The frontage of buildings and their entries shall address the street.

D2.2 A maximum unarticulated length of a wall facing a public street shall be 6.5 metres.

***Note**: Punctuation by bay windows, verandahs, balconies or wall offsets may be considered to be adequate articulation.*

Performance Criteria

Development Standards

Corner Sites
Façade treatment to address both streets
Muted grey shade roofs are the least obtrusive

Attached Dwellings
Variety in setback and height
Minimise crossover width to maximize street planting opportunity

Performance Criteria	Development Standards
Roof Form and Materials P3. Roof design is to: • minimise impact on tree-top skyline viewed from beyond the site; • avoid glare, high colour contrast and screen unsightly roof mounted services; and • obscure roof mounted structures when viewed from higher dwellings and the public domain.	**D3.1** Pitched hip and gable roof forms shall predominate. **D3.2** Roof materials shall to be low reflectance muted grey tones. **D3.3** Strong colours and black shall be avoided. **D3.4** Roof design shall fully integrate and coordinate services. Antennae, plant and solar panels should not be viewed from public aeras where practical.
Car Parking Structures **P4.1** Large car parking structures, podiums and the like are to be unobtrusive and to be capable of being landscape screened from the public domain.	**D4.1** Resident car parking for multi unit buildings shall be predominantly below ground. Car parking floors of buildings are to be located a maximum of 1 metre above natural ground level.
P4.2 Car parking is to be planned to minimise on site hard stand and maximise landscape opportunities.	**D4.2** External walls of car parking structures shall be screened by landscape planting and shall extend no more than 2 metres above finished ground level.

Performance Criteria	Development Standards
Garage Top Studio Units **P5.1** Passive surveillance shall be provided to rear lanes.	**D5.1** Garage Top Studio Apartments shall, as a minimum, be located at the intersection of rear lanes.
P5.2 Shall be used primarily by family members of the dwelling on the site and will share the open space and parking facilities available on the site.	**D5.2** The Garage Top Studio Units shall not be strata titled.
P5.3 Shall be designed in such a manner as to preserve visual privacy to adjoining properties.	**D5.3** Side facing windows shall not be provided. A balcony is to be provided off the living area to address the rear lane only.
	D5.4 Garage Top Studio Units may be located with a 0 metre side boundary to one side only. A minimum 900mm side boundary shall be provided to at least one side boundary.
	D.5.5 Garage Top Studio apartments shall be designed and located so as to provide at least the minimum solar access requirements to the site and adjoining properties.

2.5 Open space and landscaping

OBJECTIVES

a. To provide sufficient and accessible open space for the reasonable recreation needs of the likely residents of the proposed dwelling.

b. To provide private outdoor living areas that relate well to the living areas of dwellings.

c. To enhance the appearance, amenity, energy and water efficiency of developments through integrated landscape design.

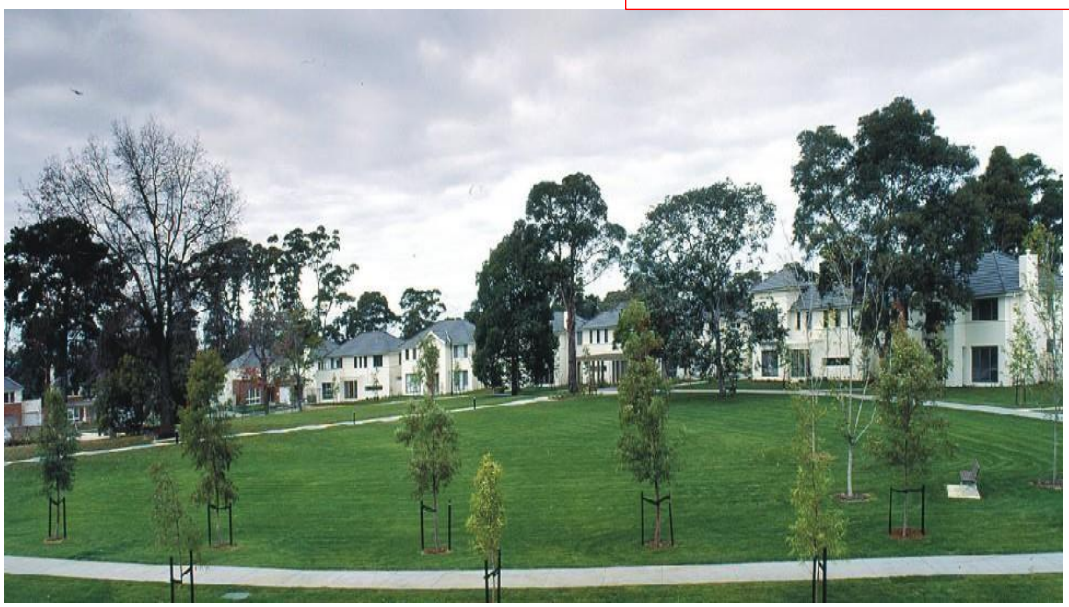
Performance Criteria	Development Standards
Private Outdoor Living Areas **P1.** Each dwelling to have access to some usable and private external area.	**D1.1** All dwellings shall be provided with some form of outdoor living area such as either private open space, balconies or roof terraces.
P2.1 Private outdoor living areas are to be of sufficient area and dimensions to meet the needs of expected occupants and clearly defined and screened for private use.	**D2.1.1** Private outdoor living areas located at ground level shall be: • bound by buildings, fencing or dense landscaping which will restrict views to a height of 1.8 metres • a minimum area of 20% of the site area of each allotment with a minimum dimension of 2.5 metres • one area with a minimum dimension of 4m x 4m • directly accessible from a living area of the dwelling • a maximum gradient of 1 in 10 • Private open space is to be located behind the building except when lot orientation is such that the minimum solar access requirement cannot be achieved on that lot only. In this circumstance, private open space may be located both in front of and behind the building if: ○ Clotheslines are located at the rear of the dwelling. ○ The front courtyard is adequately screened by vegetation or level change only. Under no circumstances is privacy to be achieved by fencing.

Terrace Style
Fences to street merge with landscape
Variety in colour and texture

Performance Criteria	Development Standards
P2.2 Private outdoor living areas are located to: • take advantage of available outlooks or views and natural features of the site • reduce adverse impacts of adjacent buildings on privacy and overshadowing • resolve surveillance, privacy and security issues when private open space abuts public space.	**D2.2.** Private outdoor living areas located above-ground level shall be: • Connected to the dwelling • A minimum dimension of 2 metres • A minimum area of $8m^2$ **D2.3** Private open space and balconies shall take advantage of mid and long distance views where privacy impacts will not arise. **D2.4** Fencing of private open space, where abutting public open space, shall provide for casual surveillance. This may be achieved by an open palisade fence or being partially visually penetrable above 1.5m.
P3. Orientation of the private outdoor living areas should achieve comfortable year round use.	**D3.1** Solar access to private outdoor living areas is to be available for 3 hours to 50% of the required minimum private open space area at the winter solstice. Development applications are to include shadow diagrams. Where the rear private open space is located to the south of the dwelling the front courtyard may be used for the purposes of calculating solar access to open space. The development application must demonstrate that adequate privacy is afforded to the front courtyard and that any privacy measures will not detract from the streetscape.

Performance Criteria	Development Standards
Landscaping	
P4.1 The landscape design specifies landscape themes, vegetation (location and species), paving and lighting that provide a safe, attractive and functional environment for residents, integrates the development with the neighbourhood and contributes to energy efficiency and water management.	**D4.1** The submission of a detailed landscape plan is required for all applications for new buildings.
P4.2 The design and management of landscaping should reduce the consumption of mains water that would otherwise normally be required.	**D4.2** A minimum of 20% of the landscaped area in residential zoned areas shall consist of deep soil.
	D4.3 The proposed landscaping shall comply with the minimum specification requirements outlined under Schedule B.
	D4.4 Landscape design should: • Choose species of plants which are suited to the soil type and aspect of the area, thereby reducing the need for supplementary watering; • Provide a minimum cover of 75mm to 100mm of mulch on garden areas; • Minimise the area of lawn and substitute with ground cover or native grasses.
P5. Major existing trees are retained in viable condition wherever practicable through appropriate siting of buildings, accessways and parking areas and appropriate landscape treatment.	**D5.1** No building structures or disturbance to existing ground levels shall to be within the drip line of existing significant trees to be retained.
~~**P6.** Development adjoining the M5 Freeway (Hume Highway) and zoned RE2 Private Open Space or R3 Medium Density Residential, under the provisions of LEP 2015, shall incorporate a sound wall and native vegetation screening plan.~~	~~**D6.1** The Ingleburn Gardens site includes a 50 metre buffer from the M5 Freeway, is to be revegetated with local native vegetation. The 50 metre wide private open space buffer from the M5 Freeway is to be revegetated with local native vegetation. This buffer is also required for acoustic purposes and~~
P6. Development adjoining the M31 Motorway and zoned RE2 Private Open Space or R3 Medium Density Residential, under the provisions of LEP 2015, shall incorporate an acoustic barrier and native vegetation screening plan.	

Performance Criteria	Development Standards
	~~will be constructed at the cost of the developer prior to the first occupation certificate being issued.~~
D6.2 The pocket park identified by the masterplan is to be included in future subdivision development application of Lot 39 DP 280032. The pocket park is to form part of the Community Title Scheme DP 270983. The pocket park is to include: • Functional useable kick about area, • Access to the existing community open space • Seating • Nature play equipment • Accessibility Requirements • Natural tree landscaping and Embellishment Embellishment works are to be completed prior to the registration of land resulting from the subdivision of Lot 39 DP 280076	**D6.1** The Ingleburn Gardens site includes an acoustic barrier from the M31 Motorway. The acoustic barrier is to extend from the landscaped mound to the southern extent of the estate. This acoustic barrier will be constructed at the cost of the developer prior to the first subdivision certificate being issued and comprise the following: • Easements for maintenance and access • Landscape screening plan; and • Artwork plan The acoustic barrier is to be entirely contained within private land and maintained by the body corporate. Note: Once deleted controls are removed, new control will reside here.



Incorporating existing trees into parkland and orientation of dwellings to address the open space enhances the appearance, safety and useability of these spaces

2.6 Ecologically sustainable development

OBJECTIVES

a. To reduce the demand for waste disposal by maximising the reuse and recycling of building/ construction materials.

b. To promote development which maximises the opportunities for energy efficient uses of resources, particularly in regard to solar power and water management.

c. To encourage the protection and conservation of native animals and plants, including threatened species, populations and ecological communities and their habitat.

d. To ensure that redevelopment of contaminated or potentially contaminated land does not pose a risk to public health or the environment, is suitably assessed to determine the extent of contamination, and is remediated to render the site suitable for the proposed use.

Performance Criteria	Development Standards
Waste Management **P1.1** Provide procedures to facilitate waste minimisation and materials recycling as part of the demolition and construction process.	**D1.1** The applicant shall prepare a waste management plan for all development applications which propose to construct a building, which identifies and nominates opportunities to reuse materials from the demolition and excavation phase for the proposed new use as well as potential waste materials (such as recyclable packaging, off cuts and other excess materials as part of the construction process. **D1.2** All dwellings shall be provided with waste and recycling bins that re conveniently located.

Dedicated metal recycling skip, Seven Hills Waste Transfer Station.

Source : Waste Planning Guide for Development Applications 1998

Performance Criteria	Development Standards

Recover valuable **resources** from the waste stream for recycling and reuse.
Resource Recovery reduces disposal costs, prevents further environmental damage and saves resources for further use.

Source : Waste Planning Guide for Development Applications 1998

Energy Efficiency

P2. Design developments to current best practice standards and so as to facilitate the use of renewable energy sources wherever possible.

Solar Access

P3. Developments shall be designed to ensure that the proposed building and adjoining buildings are provided with adequate solar access to allow collection of solar energy

D1.3 The development application shall detail the following (as applicable):

i) the size and location of waste and recycling storage areas;
ii) routes for occupants to access waste and recycling areas;
iii) Collection point and/or access route for collection vehicles;
iv) Ventilation of waste and recycling storage areas;
v) Bin and storage area washing facilities; and
vi) Occupant's disposal points for all waste streams.

D1.4 Space shall be allocated behind the primary and secondary building alignment for dwellings out of public view to store the following bins:

i) a 140 litre/dwelling/week for household garbage;
ii) a 240 litre/dwelling/fortnight for dry recyclables; and
iii) a 240 litre/dwelling/fortnight for garden organics.

D2.1 All development applications are to include BASIX (Building Sustainability Index) Certification as required by the Environmental Planning and Assessment Regulation 2000.

D2.2 The development application shall demonstrate that new development provides unimpeded solar access to a minimum of $3m^2$ of the north facing roof of adjoining properties and shall not overshadow an existing solar roof mounted solar collectors between 9am and 3pm on June 21.

Performance Criteria	Development Standards
P3.1 Residential buildings should be designed to be energy efficient through their design, construction and choice of appliances and to maximise use of renewable energy sources.	
Flora and Fauna Conservation **P5.1** Development should not significantly affect threatened species, populations or ecological communities and their habitats in any way, including: • their removal or destruction; • an alteration to drainage patterns, water quality, solar access or potential for weed invasion in a manner which would critically affect their long-term survival.	**D5.1** The proposed development shall not significantly affect the endangered ecological community known as Cumberland Plain Woodland, the area to be conserved being delineated upon the DCP Maps.
P5.2 Particular attention shall be given to the preservation and long term viability of the remnant Cumberland Plain Woodland that exists on the site.	**D5.2** A vegetation management plan shall be submitted Council for the Woodland area and riparian corridors to be conserved prior to development works proceeding.
	D5.3 An active streetscape shall be presented to the edge of the Cumberland Plain Woodland so that the remnant vegetation is seen as a community asset. This will also increase casual surveillance and help with on-going management of the area.
Note: *Reference should be made to the provisions of the Environmental Planning & Assessment Act, 1979 and the NSW Threatened Species Conservation Act, 1995 in regard to the requirements for the protection of rare, threatened or endangered*	**D5.4** Where there is potential for scheduled species to be threatened by a proposed development, an 7- part test shall be undertaken to confirm the existence or otherwise of threatened species. **D5.5** Where confirmed by 7 part test, or where the existence of threatened species is known, a Threatened Species Impact Statement shall be provided with the development application, and the design of the development shall take into consideration the findings of that statement.

Performance Criteria	Development Standards
Water Conservation **P6.** All practical means shall be employed to maximise water reuse and minimise water usage.	**D6.1** Install rainwater tanks where practicable and utilise water collected for the watering of landscaping on the site. If rainwater tanks are not installed the design of the development must incorporate provision for the installation of suitable tanks at a later date. **D6.2** The overflow from the domestic rainwater tank is required to be discharged to the site stormwater disposal system. **D6.3** The rainwater tank shall comply with the following Australian Standards: AS/NZ 2179-1994 "Specifications for Rainwater Goods, Accessories and Fasteners". AS 2180-1986 "Metal Rainwater Goods – Selection and Installation". **D6.4** Alternative rainwater collection systems may be used if practical, where the use of an external tank would not be suitable (ie. combined gutter/eave rain-water collection system which feeds directly to a water closet and extension taps). The system may be supplemented by the mains system if required. **D6.5** Consideration should also be given to the reuse of grey water in the design of development to supplement town water demand.
P7. New buildings should provide for the use of water efficient fixtures to reduce the demand for (mains) water and wastewater discharge.	**D7.1** Consideration shall also be given to the reuse of grey water in the design of development to supplement town water supply demand.

2.7 Water management

OBJECTIVES

a. To provide drainage systems which adequately protect people and the natural and built environments at an acceptable level of risk and in a cost effective manner and which contribute positively to the environmental enhancement of catchment areas

b. To ensure effective and adequate drainage is provided for new development sites.

c. To ensure development is designed in consideration of potential flood hazards.

Performance Criteria	Development Standards
Floodplain Management **P1.1** The proposed development should not result in any increased risk to human life.	**D1.1** The development application shall demonstrate compliance with Council's Engineering Design Guide for Development (as amended) and The Government's "Floodplain Development Manual, The Management of Flood Liable Land, 2005).
P1.2 Potential economic and social costs which may arise from damage to property from flooding should not be greater than that which can reasonably be managed by the property owner and the general community.	
Stormwater Drainage **P2.** Stormwater runoff generated by new development should be managed to protect any potential damage to persons or property.	**D2.1** All properties shall be piped a Council approved stormwater system. **D2.2** Where properties fall away from the street and/or are unable to drain to a trunk drainage system, an easement for draining stormwater shall be created through downstream properties. **D2.3** Development shall be designed to incorporate the principles detailed in the Department of Environment and Conservation's "*Managing Urban Stormwater: harvesting and reuse 2006*".

2.8 Transport

OBJECTIVES

a. To increase opportunities for choice in mode of transport and to assist in facilitating cost effective and energy efficient public transport services that are acceptable and convenient to the community.

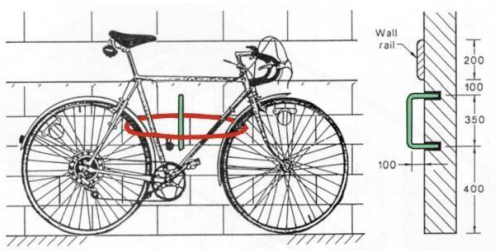
b. To encourage walking and cycling by providing safe, convenient and legible movement networks to points of attraction within and beyond the development and facilities for the secure temporary storage of bicycles.

c. To provide convenient and safe access and parking to meet the needs of all residents and visitors.

d. To provide access arrangements which do not impact upon the efficient or safe operation of the surrounding road system.

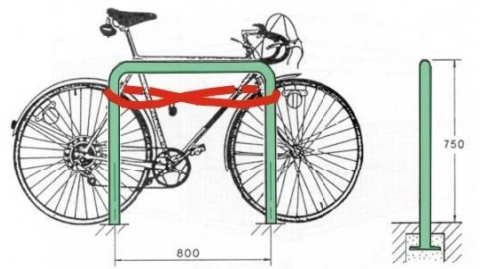
d. To encourage the integrated design of access and parking facilities to minimise visual and environmental impacts.

Performance Criteria	Development Standards
Public Transport **P1.** Site layout and location should maximise opportunities for use of public transport.	**D1.1** All dwellings shall be planned to be within 400 metres walking distance of a bus route. **D1.2** Where opportunities exist, pedestrian and cycle links shall be provided to, a bus route and the future Bardia Centre and possible future public transport node. **D1.3** Pedestrian and cycle links shall be well lit and benefit from casual surveillance from surrounding development or vehicular routes in regular use (eg. bus routes).



Wall-mounted bracket and rail - frame and both wheels secured by single chain

Source : AS2890.3 - 1993 Parking Fascilities



Floor Rail - frame and both wheels secured by single chain in figure - of - eight pattern

Source : AS2890.3 - 1993 Parking Fascilities

Performance Criteria	Development Standards
	D1.4 Bicycle racks in safe and convenient locations shall be provided in multi-dwelling housing developments with a total gross floor area exceeding 1,000m^2, at the rate of one rack per 5 dwellings.
Access and Circulation Design	
P2. Vehicular movement to and from the site and within the site, should be designed to reduce potential conflict with other vehicles and pedestrians.	**D2.1** No direct vehicular access to the M31 Motorway or Campbelltown Road (other than through the intersection shown on the DCP maps is permitted and an emergency vehicle only access to Campbelltown Road). **D2.2** Accessways and driveways for multi-unit dwelling developments with common driveways shall: • Be designed to enable vehicles to enter the parking space in a single turning movement; • Leave the parking space in no more than two turning movements; • Permit entry and egress in a forward direction; • Comply with AS 2890 – 1993 (Parts 1 to 5) Parking Facilities; and • Comply with AS 1428.1 – 1993 Design for Access and Mobility **D2.3** All intersections shall be designed in accordance with the RTA and Austroads standards.
P3. Accessways, driveways and open parking areas are suitably landscaped to enhance amenity while providing for security and accessibility of all residents and visitors.	**D3.1** Landscaping along driveways and accessways shall be provided as required to a minimum standard which complies with the specification provided within Schedule B.
Vehicular Parking **P4.** Parking facilities are designed and located to:	**D4.1** Designated car parking spaces shall comply with the

Performance Criteria	Development Standards
• conveniently and safely serve users; provide designated car parking spaces for people with disabilities; • enable the efficient use of car spaces and accessways; • use innovative solutions to car parking (underground, semi- basement or dual use) particularly where site conditions permit; and • reduce the visual dominance of car parking areas and accessways. •	requirements of parking for persons with disabilities specified by AS 2890.1 and AS 1428.2. **D4.2** Car parking spaces and areas shall be designed to comply with AS 2890 – 1993 (Parts 1 to 5) Parking Facilities.
P5. The public transport corridor shown on map 2 and map 5 indicates the preferred alignment of the corridor.	
P6. Car parking is provided with regard to the: • likely parking demand generation of the development; • availability of public transport • availability of on-street car parking • locations of schools and local shops • possible demand for car parking space from adjoining localities; • occasional need for overflow car parking; • requirements of people with a limited mobility, sensory impairment and at different stages of the family life cycle.	**D6.1** Accommodation on-site for 2 cars shall be provided for single detached dwelling-houses. **D6.2** Car parking shall be provided for residential dwelling developments at the following minimum rates.

Number of Bedrooms per Dwelling	**Car Parking Spaces per dwelling**
Bedsitter or 1 bedroom	0.75
2 bedroom	1
3 or more bedrooms	1.5
Visitor spaces	0.2

Notes:

- Visitor spaces are required for all multi- unit dwelling developments in addition to resident spaces. These may be provided on-site, on-street, or a combination of both. On street parking shall be unallocated and available to the public.
- Car parking calculations are to be rounded up.

D6.3 Stacked parking, for a maximum of 2 car parking spaces, may be provided only for use by the same dwelling.

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Performance Criteria

Design of Parking Spaces

P7 The size of parking spaces and structures should reflect:

- functional requirements;
- the amount of space available (for example, having regard to the location of existing buildings or trees); and
- bulk/scale relationship with adjacent development on-site.

Terrace Style
Rear Lane/shareway access street

Terrace Style
Parking from rear
Low fence & landscape to

Development Standards

D7.1 Car parking structures shall be incorporated into the design of residential buildings, so to not dominate the appearance of the building when viewed from public streets or internal private roadways.

D7.2 Parking spaces and manoeuvring areas shall conform to the standards provided by AS2890.

D7.3 The openings of undercover parking spaces shall not occupy more than 45% of the total width of the street elevation of the building. This does not apply to rear lanes.

D7.4 The design of car parking structures shall be integrated with the design of the proposed development, and be in sympathy with the appearance of adjacent development by:

- the use of similar materials, colours, height and roof pitch;
- integrating the structure within the development;
- breaking up structures with different surface and wall treatments and landscaping;
- locating car parking at the rear of the site where rear access is available; and limit the number of adjoining garages to single or double, without some form of articulation or break.

2.9 Security, privacy and acoustic amenity

OBJECTIVES

a. To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.

b. To provide personal and property security for residents and visitors and enhance perceptions of community safety.

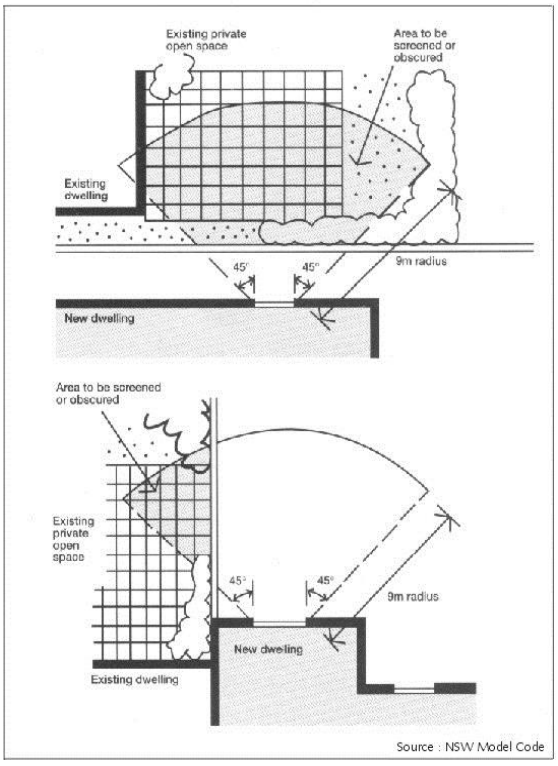
c. To ensure that all future occupants are provided with appropriate acoustic amenity.

Performance Criteria

Overlooking

P1. Private external living spaces and internal living areas of adjacent dwellings should be protected from overlooking.

Screen views to adjacent private open spaces



Development Standards

D1.1 Site layout and building design ensures that windows do not provide direct and close views into windows, or private external living spaces of adjoining dwellings.

D1.2 Habitable room windows (other than bedroom windows) of adjacent dwellings within a distance of 9 metres shall be:

- Offset by a distance sufficient to limit views between windows; or
- Have sill heights of 1.7 metres above floor level; or
- Have fixed obscure glazing in any part of the window within 1.7 metres of the floor level.

D1.3 Direct views onto adjoining private external living spaces shall be obscured by:

- Screening that has a maximum area of 25% openings, is permanently fixed and made of durable materials; or
- Existing dense vegetation or new planting.

Performance Criteria	Development Standards
Noise **P2.1** The transmission of noise between adjoining residential properties should be minimised.	**D2.1** New dwellings shall be protected from existing and likely future noise sources emanating from adjoining residential properties and other high noise sources (such as busy roads, railway lines and industries) and minimise the transmission of intrusive noise to adjoining residential properties.
P2.2 Residential development should be designed to be protected from the transmission of noise from the possible public transport corridor.	**D2.2** No occupation of residential dwellings will be permitted until noise abatement barriers recommended by an acoustic engineer for that dwelling are constructed. The noise abatement barriers and dwellings will need to be designed to comply with the following: □ recommendations of the noise planning report prepared by a qualified Acoustic engineer and submitted with the development application for approval.
 **Terrace Style** Garages to rear lane/shareway Garage top accommodation provides surveillance, variety and assists as a noise barrier	**D2.3** Required acoustic barriers shall be constructed at no cost to Council. **D2.4** The development application shall demonstrate compliance with the provisions of the *Environmental Noise Control Manual* published by the NSW Environment Protection Authority. **D2.5** **(1)** This development standard applies to a development application made to the Council on or after the date on which this development standard takes effect being an application for consent to the erection or alteration of a dwelling on land within 100 metres of the centre line of the public transport corridor. • An application to which this clause applies shall be prepared on the assumption that noise emanating from the possible public transport corridor, if it is developed for public

transport purposes in the future, will, on the worst-case scenario, be noise from heavy rail.

- A development application to which this clause applies shall be accompanied by a report from a suitably qualified acoustical consultant demonstrating that the proposed development will comply with the requirements of paragraph 4. The acoustical consultant is required to prepare the report in consultation with the Department of Planning.

(2) The development standards in relation to noise are as follows:

- new dwellings or altered dwellings do not require the incorporation of acoustic treatment into building design if they will be constructed in a location where noise levels in habitable rooms with external windows and doors shut will not exceed the acceptable noise levels for habitable rooms set out in the Environmental Noise Control Manual published by the Department of Environmental Conservation of NSW.
- However, new dwellings that will be constructed in a location where noise levels in habitable rooms with external windows and doors shut will exceed the acceptable noise levels set out in that Manual shall incorporate acoustic treatment into building design that complies with the following criteria in habitable rooms with external windows and doors shut:

Internal Space	*Time Period*	*Noise Level LAeq(1 hour)*
Living Areas	Day or Night	≤ 40 dBA
Sleeping Areas	Day (7am to 10pm)	≤ 40 dBA
	Night (10pm to 7am)	≤ 35 dBA

Performance Criteria	Development Standards
	If noise levels from railway noise within such buildings with windows or doors open exceed these criteria by more than 10dBA, the design of the ventilation for habitable rooms shall be such that windows and doors may be left shut.
	A development application to erect a new dwelling or dwellings within 100 metres from the centre line of the possible public transport corridor shall be accompanied by a report from a suitably qualified acoustical consultant demonstrating that the new dwelling or dwellings will comply with the requirements of this development standard
	D2.6 Residential buildings shall be setback a minimum of 20 metres from the proposed future public transport corridor. Should the mode of transport chosen for the corridor be determined to be other than rail at the time of determining a development application, then Council may consider a reduced setback.
Security **P3**.Site layout and design of the dwellings, including height of front fences and use of security lighting, should minimise the potential for crime, vandalism and fear.	**D3.1** Shared pedestrian entries to multiple dwelling complexes shall be lockable.
	D3.2 Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance and shall have at least one habitable room window facing that area.

Source : Better cities (National Status Report 1995)

2.10 Ancillary site facilities

OBJECTIVES

(a) To ensure that site facilities are effectively integrated into the development and are unobtrusive.
(b) To ensure site facilities are adequate, accessible to all residents and easy to maintain.
(c) To ensure facilities are provided for efficient solid waste management.

Performance Criteria	Development Standards
Waste Disposal **P1.1** Provisions of waste and recycling bin enclosures which are: • adequate in size • durable and waterproof • blend in with the development • avoid visual clutter • easy to maintain in a clean and hygienic condition.	**D1.1** The development application shall nominate a waste and recycling bin storage area which is capable of accommodating one 120-litre bin per dwelling with easy access to the public street frontage and which is located within 60m walking distance from each dwelling.
P1.2 Waste and recycling bin enclosures are located for convenient access by residents and collection vehicles.	**D1.2** If the area is to be a bin storage area for more than one dwelling it shall be adequately screened.
Clothes Drying Areas and Other Site Facilities **P2.** Adequate and accessible clothes drying facilities are provided for all residents.	**D2.1** Internal mechanical and/or external passive clothes drying facilities shall be provided, in a manner conveniently accessible to all residents. **D2.2** External clothes drying facilities shall be adequately screened from the public domain.
Roof Mounted Structures **P3.** Roof mounted structures such as television antennae and satellite dishes or solar panels shall be unobtrusive.	**D3.1** No roof mounted structures such as television antennae and satellite dishes shall be visible from the public domain.

PART 3 Schedules

SCHEDULE A Dictionary

"AMCORD" means the national resource document for residential development published by the Commonwealth Government and entitled "*Australian Model Code for Residential Development"* (1997 Edition).

"*amenity"* means features, facilities or services of a house, locality or district which make for a pleasant and comfortable life.

"*biodiversity"* means variety of life forms, plants, animals and micro organisms. It is usually considered at three levels:

(a) genetic diversity;

(b) species diversity; and

(c) ecosystem diversity.

(See also *ecologically sustainable development*).

"*conservation"* means all of the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these. (*Source: The Burra Charter*)

"*ecologically sustainable development (ESD)"* means development that uses, conserves and enhances the community's resources so that ecological processes, on which life depends, are maintained and the total quality of life now and in the future can be increased. (Source: National Strategy for Ecologically Sustainable Development, 1992) ESD is essentially about creating a system which is self sustaining in the long term. It is more a process than a product. It incorporates conservation principles and practices into the development process, so that a sustainable balance between environmental and economic objectives can be achieved.

"height" means the vertical distance between finished ground level and the top most point of a structure, excluding minor attachments and architectural detailing such as television aerials and fenestration.

"***Public domain"*** is the shared urban areas and spaces, the structures that relate to those spaces and the infrastructure that serves them, which is accessible or available to the general public, regardless of whether they are in public ownership, or not.

"Storeys, and the number of storeys" are as defined by Clause 6 of State Environmental Planning Policy No. 6 – Number of Storeys in the Building (SEPP No. 6).

Note: *SEPP 6 generally defines the number of storeys in a building as follows:*

- *the maximum number of storeys, floors or levels as the case may be, of the building which may be intersected by the same vertical line, not being a line which passes through any wall of the building; but*
- *excluding the whole or any part of a roof used as an uncovered garden, terrace or deck.*

"Terrace" means a single dwelling which shares at least one side boundary line with adjoining neighbours and is generally built from side boundary to the other side boundary. This building type is repeated to form a row of attached dwellings.

"Zero lot line dwelling" means a dwelling built to one side boundary line. The planned configuration shall form a courtyard space usually to the rear of the allotment.

SCHEDULE B

Minimum Landscaping Specification

1.0 SITE MANAGEMENT CONDITION Site Condition

1.1 Areas to be landscaped should be left clean of building materials and rubbish.

Existing Plant Material

1.2 All existing trees, shrubs, ground covers, perennial plants and lawn areas except those indicated to be removed shall be retained irrespective of size. Ensure that trunks, branches and roots are protected against damage.

1.3 Special care is to be taken when cultivating around existing plant material.

Tree Protection

1.4 Protect all trees to be retained on site and their root systems from damage caused by or arising from the course of the carrying out of works.

1.5 Before commencing any other work, surround each tree or group of trees on site with a 2 metre high light gauge reinforcing mesh fence supported and tied to 50mm diameter galvanised steel posts firmly driven into the ground at not less than 1.5 metre spacings

1.6 The fences shall be not less than 2 metres from any tree trunk and no materials, equipment, machinery, rubbish and other items shall be stored within the fence. Remove any materials, rubbish, etc. that may be within the fences at any time.

1.7 Should any minor trimming or removal of lower branches be necessary, this shall comply with the requirements of the Council's Tree Preservation.

Weed Eradication

1.8 Eradicate weeds by environmentally acceptable methods, using a non- residual glyphosate herbicide in any of its registered formulas.

1.9 Regularly remove by hand rubbish and weed growth or regrowth that may occur throughout the grassed, planted and mulched areas.

2.0 SITE PREPARATION

2.1 All garden areas shall have a minimum depth of 300mm of topsoil, being either suitably improved and cultivated insitu soil or imported topsoil. Add organic matter in the form of compost to a depth of 75mm over the entire areas previously cultivated as specified. Organic matter shall be thoroughly mixed through the prepared soil before planting out.

2.2 Insitu topsoil in garden areas shall be free from grass, weeds, stumps or materials toxic to plant growth, and appropriately cultivated and fertilised.

2.3 Imported topsoil shall be of a horticulturally suitable quality sandy loam comprising 85% coarse and fine sands and no more than 15% humus and fine materials. It shall be in a friable state and free from any materials toxic to plant growth, and free from stumps, roots, clay lumps or similar material. It shall be entirely free from noxious weeds and free from grass. Topsoil shall only be worked whilst in a moderately moist condition.

2.4 Level the site so that the contours are as shown on the plan. The surface shall be left smooth and free of all foreign material. The contours shall be within plus or minus 150mm of those shown on the plan.

3.0 FERTILISER

3.1 The areas to be turfed shall first be fertilised with a complete lawn fertiliser with a N:P:K ratio of 10:9:8 such as “Shirley’s No. 17” applied evenly by a fertiliser spreader at the rate of 4kg/100m^2.

3.2 Plants are to be fertilised with a slow release fertiliser of 20g per hole.

4.0 TURFING

4.1 Provide 75mm depth of topsoil for lawn areas. Level, compact lightly and rake to a smooth surface prior to turf laying. Ensure that turf finishes flush with kerbs and pavements and no ponding occurs as a result of turf levels.

4.2 Turf shall be obtained from an approved commercial grower of cultivated turf. It shall be free of lawn pests, diseases and reasonably weed free. Before cultivating, turf shall be mown to a height of 12mm to give a close sward. Turf shall be machine cut, of even thickness in either squares or rolls. After cutting, it shall not be stacked or rolled for more than 48 hours.

4.3 Prior to final raking, apply fertiliser as specified elsewhere evenly over levelled surfaces. Lay turf sods without excessive joints, thoroughly water without delay and roll with light roller to bring into firm contact with soil.

4.4 Top-dress joints with sandy loam to give good cover whilst still revealing the grass shoots.

4.5 Maintain lawn areas during construction with regular watering and mowing.

5.0 EDGINGS

5.1 Timber edgings shall consist of 300mm x 150mm hardwood edgings that have been treated with one coat of creosote. Edgings to be fixed at 5 metre centres using 50mm x 50mm hardwood pegs nailed to the edge board with a 40mm galvanised clout. Edge boards are to be approximately 10mm below all grass areas.

5.2 Brick edgings shall consist of well baked selected common bricks placed on edge 10mm below existing ground or grass level. A 10mm wide cement mortar joint shall be applied between each brick.

6.0 PLANTING

6.1 Planting holes shall be at least 450mm square and dug to a depth of 75mm more than the depth of the root ball.

6.2 All surplus material shall be removed and replaced with planting soil as specified previously. The bottom of each hole shall be loosened to a further 150mm to assist drainage.

6.3 A slow release fertiliser at the rate of 20g/hole shall be placed at the bottom of each hole before planting. Stake and tie as specified elsewhere. If planted in lawn areas, leave a neat 600mm square opening in turf after planting is completed. Form a shallow saucer-like depression in soil around base of plant.

6.4 Planting shall not be carried out in dry soil or in extreme weather conditions.

6.5 Avoid hilling up of soil around young plant stem. Firm soil around the root ball and thoroughly soak the areas after planting. On completion, cultivate, rake and leave all gardens areas in a neat and tidy condition. Remove all containers from site.

7.0 PLANTING MATERIALS

7.1 Trees and shrubs shall be true to name and variety. Substitutes in size and variety shall not be made without approval.

7.2 All plants shall be true to size, in well developed, healthy condition, free from insects and diseases with well established root systems.

7.3 Advanced sizes shall be grown in a container of minimum 5 litre capacity. Semi-mature sizes shall be grown in a container of minimum 3.5 litre capacity. Ground cover plants shall be in 150mm pots.

8.0 STAKING

8.1 Provide stakes for all trees and shrubs.

8.2 All trees shall have one (1) 40mm x 40mm x 1.5m straight hardwood stake, pointed at one end. Tall shrubs shall have one (1) 25mm x 25mm x 1.2m stake pointed at one end.

8.3 Firmly install stakes to each tree/shrub taking care not to damage the root system.

8.4 Ties shall be of plastic strips of webbing material or hessian tie.

8.5 Securely tie plant to the stake in a way to avoid damage to the stem whilst allowing a small degree of movement.

8.6 Labels shall be entirely removed from the plants.

9.0 MULCH

9.1 Spread mulch to all areas indicated on plan. Mulch shall be of commercial quality, free from foreign debris and without potential to initiate weed growth.

9.2 After planting the areas indicated, spread the material to an even depth of 75mm to 100mm on the surface of the topsoil so the refinished levels are flush with surrounding kerbs, edges or paths.

10. MAINTENANCE

10.1 Approved landscaping will be required to be maintained in good condition at all times as a condition of development consent.

10.2 Maintenance shall be carried out in accordance with accepted horticultural practices and, as a minimum, is to include the following:

i) Watering, as required, to maintain a healthy growth rate and not place plant material under stress through lack of moisture.
ii) Weed and rubbish removal from any area deemed to be in the landscape works. The site is to be maintained in a clean and orderly state at all times.
iii) Replacement of any plant material deemed to have failed with a specimen of similar size and identical species and/or cultivar.
iv) Grassed areas require watering, weeding, mowing, fertilising, top dressing and replacement of failed areas of turf.
v) Mulched surfaces shall be kept in a clean and tidy condition and reinstated to ensure adequate cover is retained.
vi) Adjust staking and tying as necessary to support the planting.
vii) Spraying of herbicide, insecticide and/or fungicide, shall be carried out in accordance with the manufacturer's directions.
viii) Make good any defects or faults arising from defective workmanship.

11. PREFERRED PLANT SPECIES LIST

11.1 The following tables provide a list of preferred plant species. Alternate and additional species may be proposed provided they are shown to be appropriate plant material for the application context and suitable for the subject environment.

11.2 A consistent landscape theme must be adopted for public areas. A street tree planting theme must be proposed for all new roads, utilising recommended tree species below or alternate suitable species.

11.3 Species endemic to the locality should be used with the interface area between urban development and remnant bushland.

TREES			
Botanical Name	***Common Name***	***Mature Height***	***Description***
Acacia decurrens∅	Green Wattle	3-5m	native evergreen flowering
Acacia parramattensis∅	Sydney Green Wattle	3-5m	native evergreen flowering
*Backhousia myrtifolia**	Aniseed Tree	10m	native evergreen flowering
Brachychiton acerifolius	Flame Tree	25m	native deciduous
Casuarina glauca∅	Swamp Oak	20m	flowering native evergreen
*Eleocarpus reticulatus**	Blueberry Ash	8m	native evergreen flowering
*Eucalyptus amplifolia**	Cabbage Gum	15m	native evergreen
Eucalytpus crebra	Narrow Leafed Ironbark	20m	native evergreen
*Eucalyptus moluccana**∅	Coastal Grey Box	18m	native evergreen
Eucalyptus tereticornis∅	Forest Red gum	20m	native evergreen
Ficus rubiginosa	Port Jackson Fig	40m	native evergreen
Flindersia brayleyana	Flindersia	20m	native semi evergreen flowering
Flindersia shottiana	Bumpy Ash	20m	native semi evergreen flowering
*Fraxinus excelsior 'Aurea'**	Golden Ash	10m	exotic deciduous
*Fraxinus oxycarpa 'Raywood'**	Claret Ash	10m	exotic deciduous
Grevillea robusta	Silky Oak	15-25m	native evergreen
*Jacaranda mimosifolia**	Jacaranda	10m	exotic deciduous flowering
*Koelreuteria paniculata**	Golden Rain Tree	9-15m	exotic deciduous flowering
Lagerstroemia indica	Crepe Myrtle	5-7m	exotic deciduous flowering
*Lophostemon confertus**	Brush Box	15-30m	native evergreen
Magnolia grandiflora	Magnolia	7-10m	exotic evergreen flowering
Malus floribunda	Crab Apple	5-8m	exotic deciduous flowering
Melaleuca decora	Paperbark	6-9m	native evergreen flowering
Melaleuca stypheloides	Prickly-leafed Paperbark	8-12m	native evergreen flowering
Melia azederach var. australis∅	White Cedar	7-10m	native deciduous flowering
Pinus canariensis	Canary Island Pine	20m	exotic evergreen
Pistacia chinensis	Chinese Pistacia	8m	exotic deciduous
*Pittosporum thombifolium**	Diamond Laurel	10m	native evergreen flowering
Pittosporum undulatum	Sweet Pittosporum	8-12m	native evergreen flowering
Platanus orientalis 'Digitata'	Cut Leaf Plane	30m	exotic deciduous

TREES			
Botanical Name	***Common Name***	***Mature Height***	***Description***
Podocarpus elatus	Illawarra Pine	20m	native evergreen
Populus nigra 'Italica'	Lombardy Poplar	25m	exotic deciduous
Prunus spp.	Flowering Cherry/Plum	6-8m	exotic deciduous flowering
*Pyrus calleryana**	Carliery Pear	15m	exotic deciduous flowering
Syzgium paniculatum syn australe	Brush Cherry	10m	native evergreen
Tristaniopsis laurina	Water Gum	6-10m	native evergreen flowering
Waterhousia floribunda	Weeping Lilly Pilly	15m	native evergreen

* Preferred Street Tree Species

∅ Species endemic to locality

SHRUBS			
Botanical Name	***Common Name***	***Mature Height***	***Description***
Baeckea densifolia	Baeckea	1m	native evergreen flowering
Callistemon citrinus 'Endeavor'	Bottlebrush	4m	native evergreen flowering
Callistemon viminalis 'Little John'	Bottlebrush	1m	native evergreen flowering
Camellia sasanqua	Sasanqua	3m	exotic evergreen flowering
Crinum pedunculatum	Swamp Lily	600mm	native evergreen flowering
Gardenia augusta 'Florida'	Gardenia	1-1.5m	exotic evergreen flowering
Kunzea ambigua∅	Tick Bush	2-3m	native evergreen flowering
Leptospermum flavescens 'Cardwell'	Tantoon Tea Tree	1.5m	native evergreen flowering
Lomandra longifolia var. longifolia∅	Spiny Headed Mat Bush	0.4-0.8m	native evergreen flowering
Murraya paniculata	Orange Jessamine	2-3m	exotic evergreen flowering
Phormium tenax/'Purpureum'/ 'Rubrum'	NZ Flax	1.8-3m	exotic evergreen coloured foliage
Photinia 'Red Robin'	Red Robin Photinia	2-4m	exotic evergreen coloured foliage
Plumbago auriculata 'Royal Cape'	Blue Plumbago	2-3m	exotic evergreen flowering

GROUNDCOVERS AND CLIMBERS			
Botanical Name	***Common Name***	***Mature Height***	***Description***
Acanthus mollis	Oyster Plant	500mm-1m	exotic evergreen flowering
Agapanthus orientalis (Mauve and White)	Lily of the Nile	500mm-1m	exotic evergreen flowering
Dianella revoluta	Spreading Lily	500mm-1m	native evergreen flowering
Dianella caerulea var. producia∅		500mm	native evergreen flowering
Dietes grandiflora	Wild Iris	750mm	exotic evergreen flowering
Dietes iridioides	African Iris	750mm	exotic evergreen flowering

GROUNDCOVERS AND CLIMBERS			
Botanical Name	***Common Name***	***Mature Height***	***Description***
Dicondra repens∅	Kidney Weed	200-600mm	native evergreen flowering
Erigeron karvinskianus	Fleabane	200mm	exotic evergreen flowering
Gardenia augusta 'Radicans'	Prostrate Gardenia	prostrate	exotic evergreen flowering
Hardenbergia violacea∅	Purple Coral Pea	prostrate/climber 3m	native evergreen flowering
Hemerocallis spp	Day Lily	500mm	exotic evergreen flowering
Liriope spicata	Turf Lily	300mm	exotic evergreen flowering
Lomandra longifolia	Mat Rush	700mm	native evergreen
Myoporum parvifolium	Myoporum	prostrate	native evergreen flowering
Ophiopogon japonicus	Mondo Grass	200mm	exotic evergreen
Themeda australia∅	Kangaroo Grass	1.2m	native evergreen
Viola hederacea	Native Violet	prostrate	native evergreen flowering

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