

Schedule 7

Pondicherry Precinct

**NOTE: TO BE INSERTED AT END OF EXISTING SCHEDULE 7
PONDICHERRY (PART) PRECINCT**

ISSUE: 14 November 2023 (Rev E)

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1 Introduction

1.1 Name and Application of this Schedule

This Schedule forms part of the Camden Growth Centre Precincts Development Control Plan (referred to as “the DCP”).

This Schedule applies to all development on the land shown in **Figure 1-1: Land Application Map**. This Schedule and related amendments to the DCP give effect to the provisions of the DCP for land within the Pondicherry Precinct (‘the Precinct’) as shown on the Land Application Map.

1.2 Structure of this Schedule

This Schedule should be read in conjunction with the main body of the DCP and is in addition to the main body of the DCP. In the event of an inconsistency between this Schedule and the main body of this DCP, this Schedule takes precedence. **Table 1-1** summarises the structure of this Schedule.

Table 1-1: Structure of this Schedule.

Part	Summary
1 – Introduction	Identifies the land to which the Schedule applies.
2 – Subdivision Planning and Design	Establishes an overall vision and Indicative Layout Plan (ILP) for the future development of the Precinct. Provides Precinct specific figures that support the controls in Part 2, Part 3 of the main body of the DCP in relation to the Pondicherry Precinct.
3 – Centres Development Controls	Provide specific objectives and controls that apply to land within the Neighbourhood Centres, identified on the ILP for the Precinct, and which supplement the controls in Part 5 and Part 6 of the main body of the DCP.
4 – Site Specific Development Controls	Specific objectives and controls for development within the Precinct, including land affected by electricity easements and land adjacent to the future rail corridor.

Additional notes to readers are provided throughout this document. These notes are not part of the formal provisions of the DCP but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact Camden Council for advice.

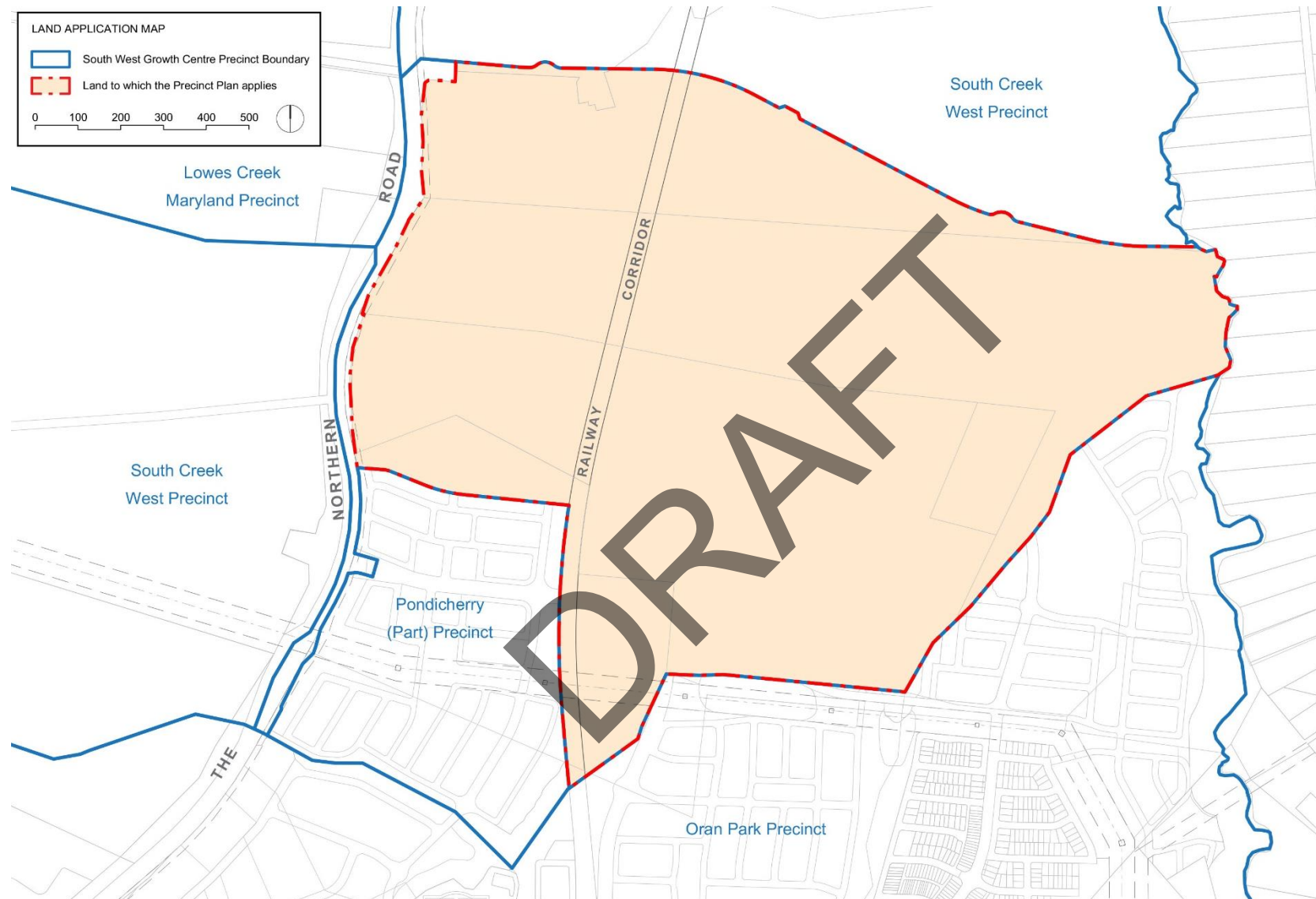


Figure 1-1: Land Application Map

2 Subdivision Planning and Design

Note: This section supports the objectives and controls of Part 2 and Part 3 of the DCP

2.1 Precinct Vision

Pondicherry will deliver a high-quality urban environment following the principles of community pride, well-being, healthy living and educational excellence. Pondicherry will incorporate a series of thoughtfully planned villages with high local amenity and quality connections to the job opportunities, community and recreational facilities afforded within the South West Growth Area. Pondicherry will form an integral component of the local area linking to surrounding precincts including the established Oran Park and future precincts of Lowes Creek Maryland and South Creek West.

The urban framework of Pondicherry will respond to the unique characteristics of the existing built and natural environment including:

- The retention of existing remnant vegetation and hollow bearing trees where possible;
- Creation of meaningful green-grid connections to local creek networks in Oran Park and the wider Western Parkland City;
- Delivery of attractive, high amenity residential streetscapes, open space and pedestrian/cycle connections that are responsive to site constraints; and
- Design of public spaces to incorporate Aboriginal cultural history.

Open space and access to water are among Sydney's greatest assets. As the population expands within Sydney's south-west it is essential that future communities are afforded quality open space areas incorporating, where appropriate high amenity water features which contribute to the blue-green grid, urban heat island offsets and the creation of a strong sense of place. The Lake Precinct will provide a strong recreational focus including both active and passive uses along with the co-location of a District level sporting facility. The Lake Precinct will include a Neighbourhood Centre and opportunity for mixed use activities including retail, commercial, residential, civic, recreation, and social infrastructure. The amenity afforded through the expansive Lake system and adjoining open space will be of District appeal and a key attractor for residents, businesses and visitors alike. The bushland setting and backdrop of South Creek further strengthen the Lake Precinct's appeal. This important ecological asset and bushland setting will continue to be preserved and enhanced for community enjoyment. Together, these landscape features will provide a highly attractive and sought-after place to live as residents seek to capture the amenity and healthy living benefits the Lake Precinct presents.

Pondicherry will provide a broad range of dwelling types with a focus on attractive residential streetscapes structured around well connected, walkable neighbourhoods and local passive open spaces. The high amenity area of the Lake Precinct will also offer the opportunity for estate housing mixed with medium density residential and apartment dwellings encouraging housing diversity and a broad socioeconomic mix.

A key aspect of Pondicherry will be the highly walkable and permeable urban structure, connected by a network of active pedestrian and cycle paths layered and intertwined with the blue-green grid offered through the local creek corridors, South Creek and the Lake Precinct. The local open space areas also provide intimate opportunities for community building and human interaction.

The Precinct is well serviced by public transport with a highly connected sub-arterial and collector road network providing opportunity for local and rapid transit bus services. The North-South Rail corridor also forms part of the planning and design for the Precinct with vehicular and pedestrian crossing points integrated with local neighbourhoods.

2.2 Precinct Supporting Specialist Studies

The following supporting specialist studies have informed the Pondicherry Precinct Indicative Layout Plan and planning controls:

- Pondicherry Street Tree Strategy, JMD Design (September 2021)
- Housing Market Analysis, MacroPlan (December 2020)
- Landscape Character, JMD Design (February 2021)
- Social Infrastructure, Elton (March 2021)
- Land Capability Study, Douglas Partners (August 2017)
- Geotechnical Investigations, Douglas Partners (August 2017)
- Preliminary Site Investigations, Douglas Partners (February 2021)
- Aboriginal Heritage, Kelleher Nightingale (December 2020)
- Aboriginal Cultural Heritage Assessment, Kelleher Nightingale (May 2021)
- European Heritage, GML Heritage (March 2021)
- Water Cycle Management and Flooding, Calibre Consulting (March 2021)
- Biodiversity, Eco Logical Australia (March 2021)
- Riparian Corridors, Eco Logical Australia (March 2021)
- Bushfire, Eco Logical Australia (March 2021)
- Traffic and Transport, GHD (March 2021)
- Utilities Servicing Report, IDC (March 2021)
- Utilities Implementation Plan, IDC (March 2021)
- Air Quality, ERM (February 2021)
- Noise and Vibration Assessment, WSP (February 2021)
- Retail Analysis, MacroPlan (March 2021)

2.3 Referenced Figures

Note: The figures included in this section are those referenced in **Part 2 Precinct Planning Outcomes, Part 3 Neighbourhood and Subdivision Design**, of the DCP as indicated in **Table 2-1**.

Table 2-1: Referenced Figures

Referenced figure	Section in main body of the DCP
Figure 2-1: Indicative Layout Plan	2.2 The Indicative Layout Plan
Figure 2-2: Flood prone land	2.3.1 Flooding
Figure 2-3: Key elements of the water cycle management and ecology strategy	2.3.2 Water Cycle Management 2.3.5. Native Vegetation and Ecology 3.3.1 Layout and Design
Figure 2-4: Areas of potential salinity risk	2.3.3 Salinity and Soil Management
Figure 2-5: Aboriginal cultural heritage	2.3.4 Aboriginal and European heritage
Figure 2-6: Bushfire risk and Asset Protection Zone requirements	2.3.6 Bushfire hazard management
Figure 2-7: Potential contamination risk	2.3.7 Site Contamination
Figure 2-8: Location of easements	2.3.8 Development on and adjacent to electricity easements
Figure 2-9: Noise impact areas	2.3.9 Noise
Figure 2-10: Odour impact area	2.3.10 Odour Assessment and control
Figure 2-11: Residential structure	3.1.1 Residential Density
Figure 2-12: Precinct road hierarchy	3.3.1 Layout and Design 3.3.6 Access to arterial roads, sub-arterial road and transit boulevards
Figure 2-13: Pedestrian and cycle network	3.3.4 Pedestrian and Cycle Network
Figure 2-14: Education and Community Facilities	4.4.4 Education Establishment and Places of Worship 6.10.3 Child Care Centres
Figure 2-15: Public Transport Network	3.3 Movement Network
Figure 2-16: Local Street Cross Section (Typical)	3.3 Movement Network
Figure 2-17: Local Street Cross Section (Flex Zone)	3.3 Movement Network
Figure 2-18: Green Link Road Cross Section (Typical)	3.3 Movement Network
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Figure 2-24: Sub-Arterial Road Cross Section (On-Road Cycle Lane)	3.3 Movement Network

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Figure 2-26: Dransfield Drive Extension Collector Road (Short Term)	3.3 Movement Network
Figure 2-27: Dransfield Drive Extension Collector Road (Long Term)	3.3 Movement Network
Figure 2-28: Typical Flex Zone Design	3.3 Movement Network
Figure 2-29: Open Space Network	3.1.2 Block and Lot Layout
Figure 4-1: Electricity Easement (Public Ownership)	2.3.8 Development of or Adjacent to Electricity and gas Easements
Figure 4-2: Electricity Easement (Private Ownership)	2.3.8 Development of or Adjacent to Electricity and gas Easements

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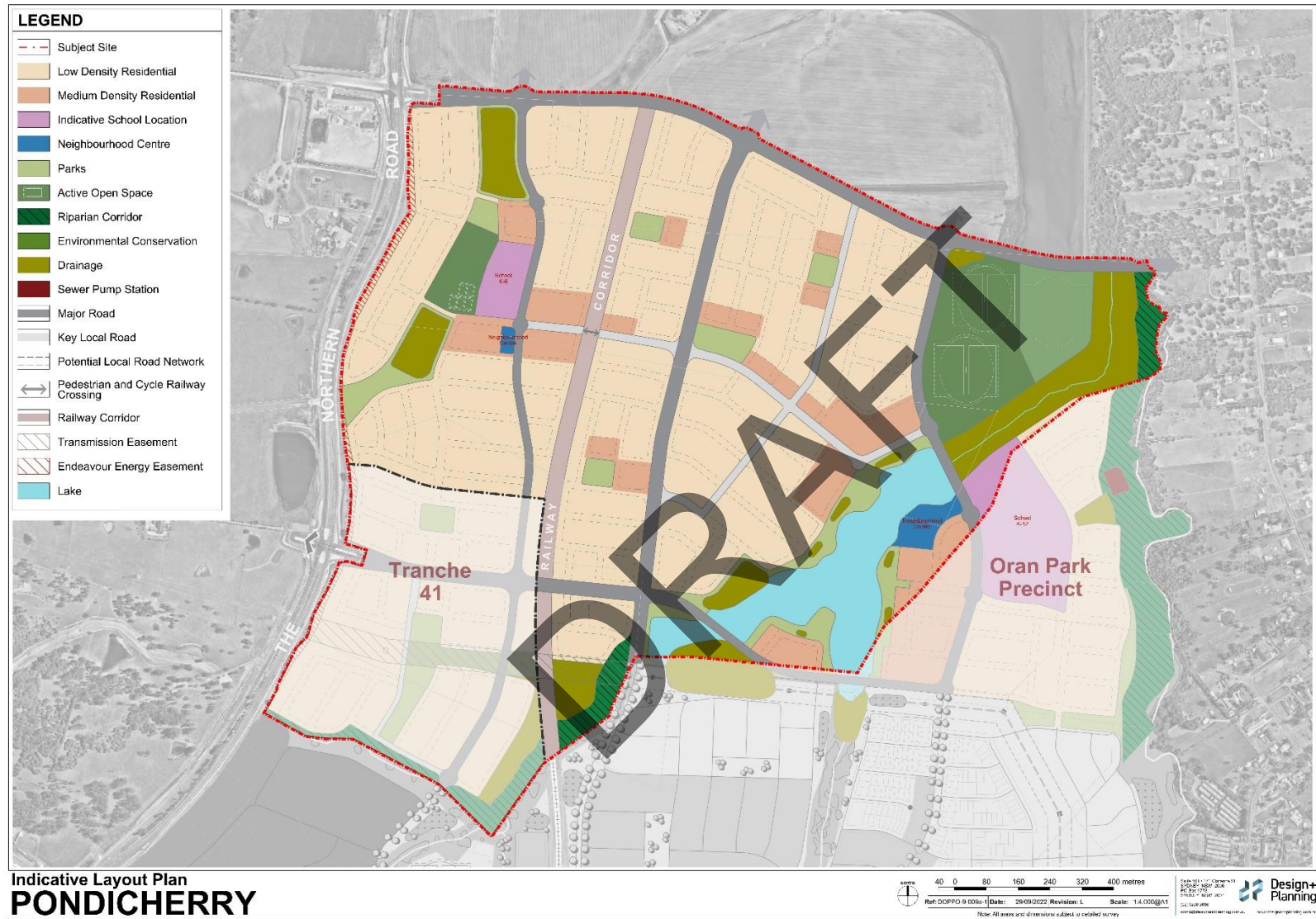


Figure 2-1: Indicative Layout Plan

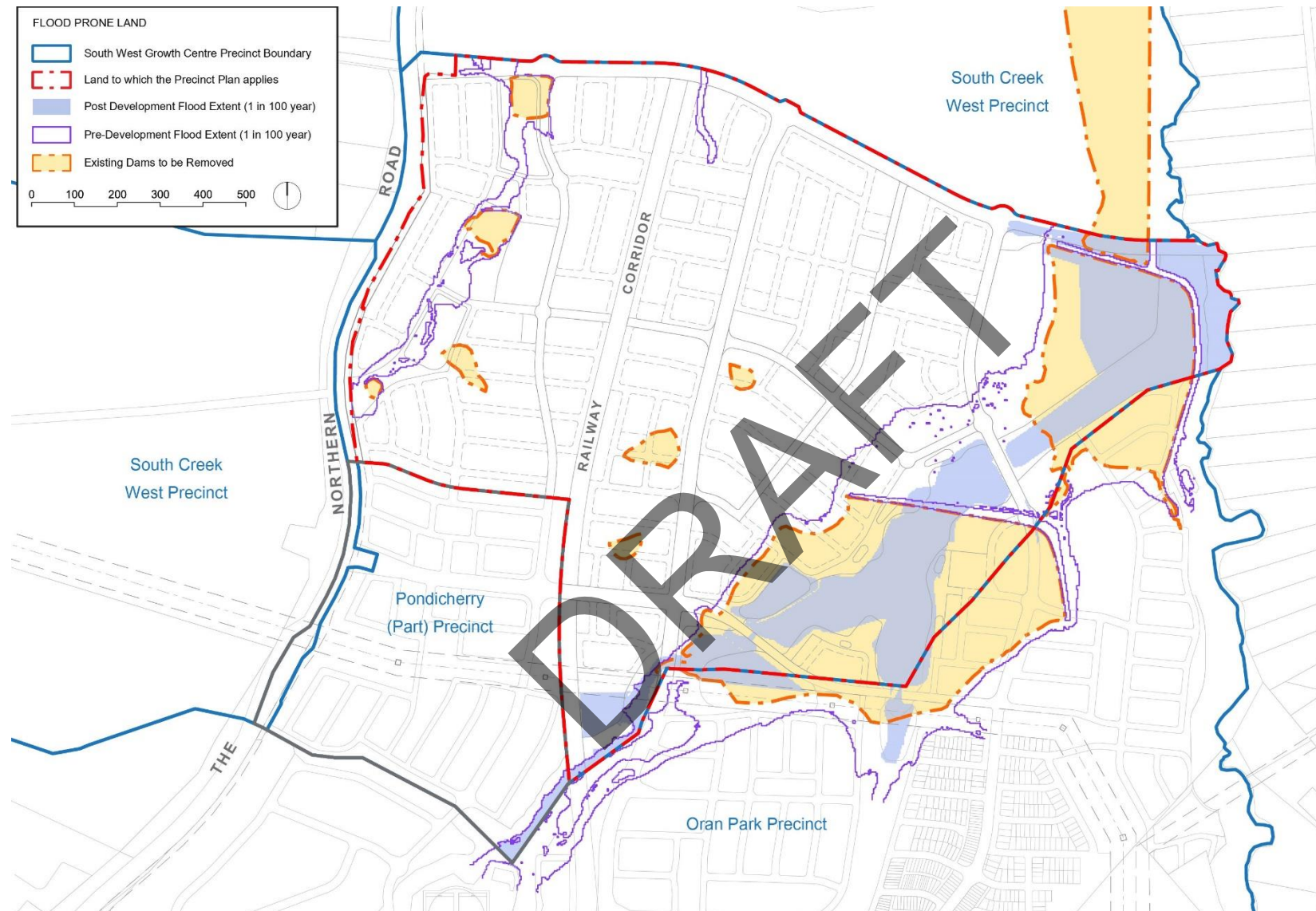


Figure 2-2: Flood Prone Land

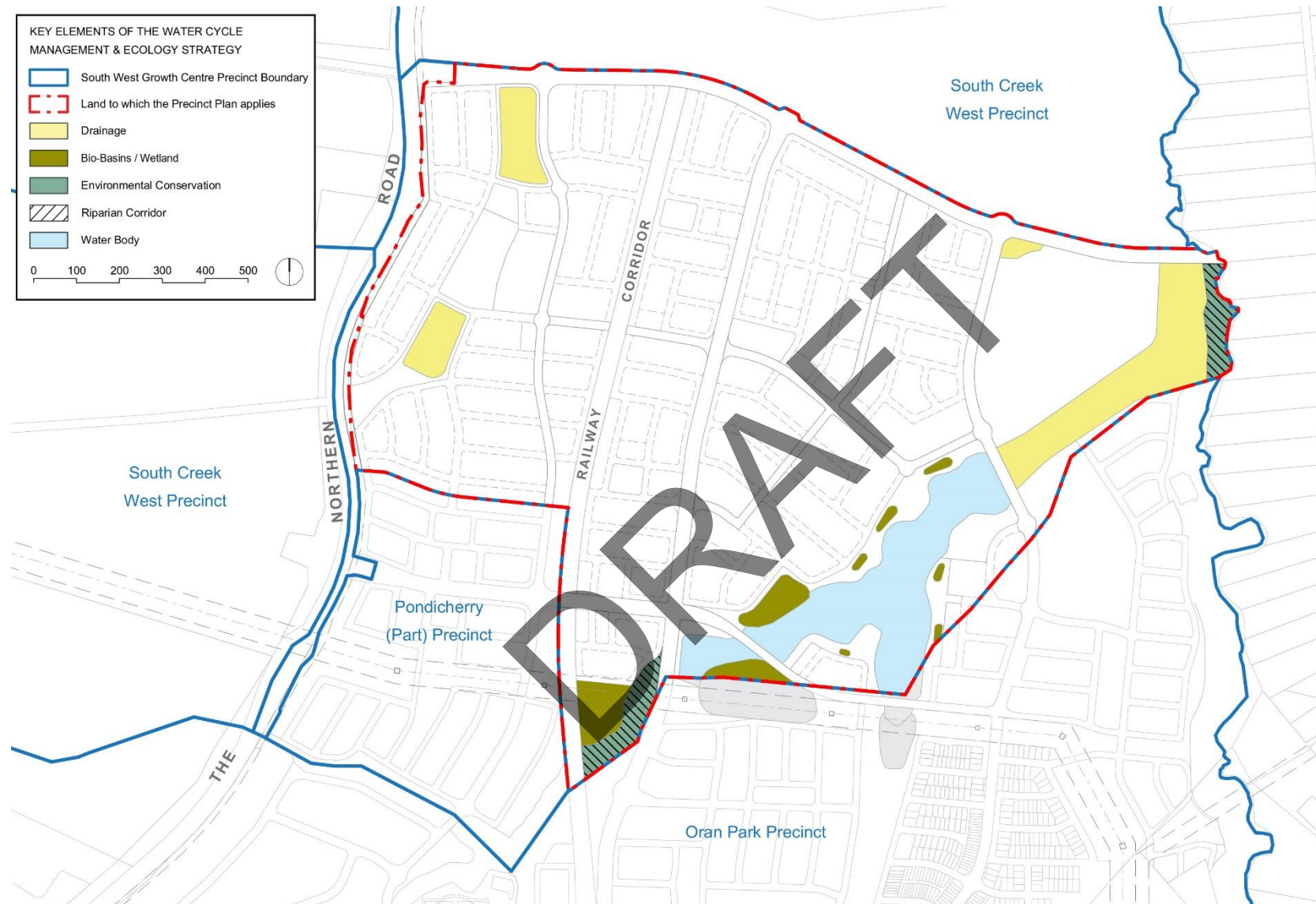


Figure 2-3: Key Elements of the Water Cycle Management and Ecology Strategy

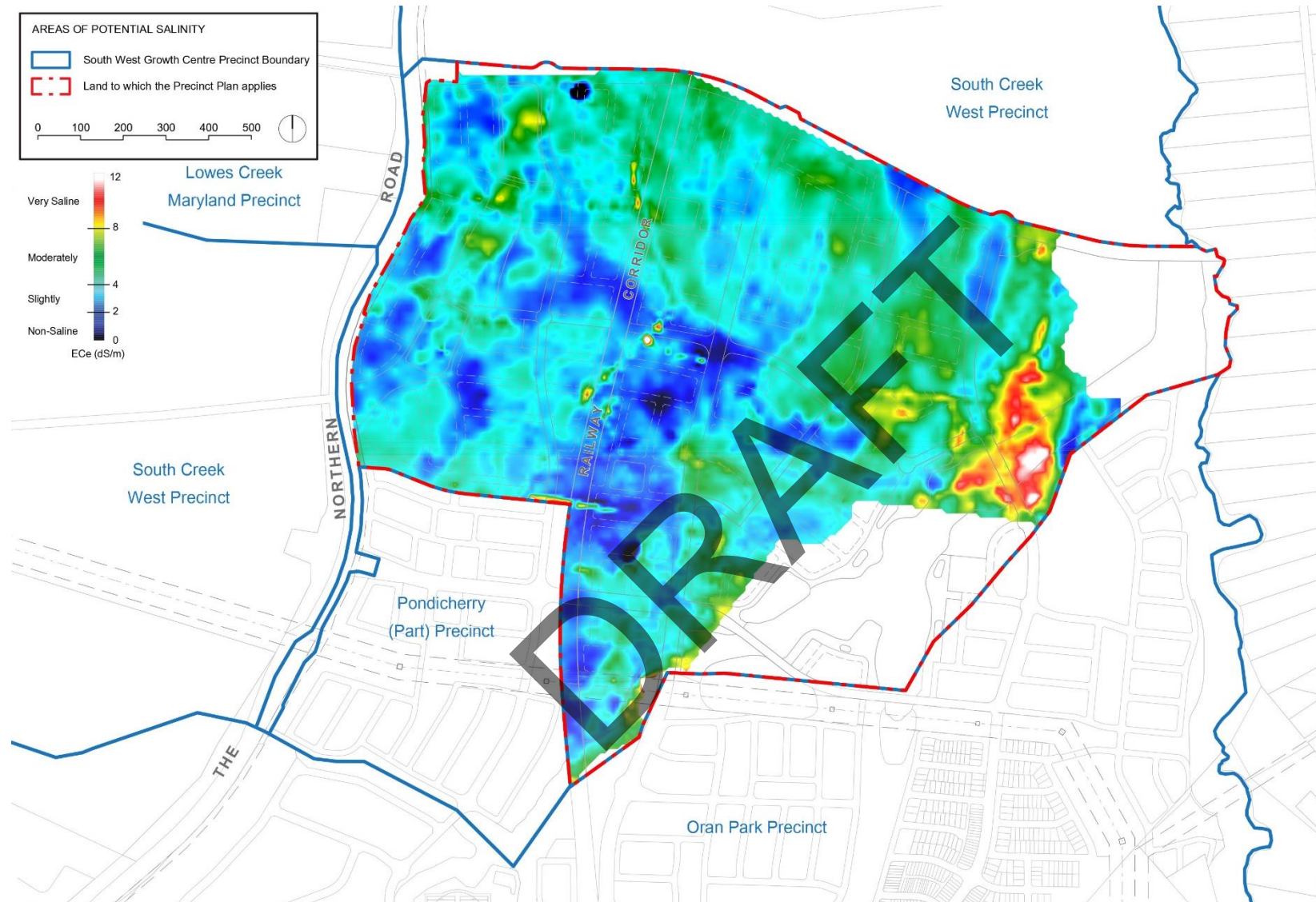


Figure 2-4: Areas of Potential Salinity

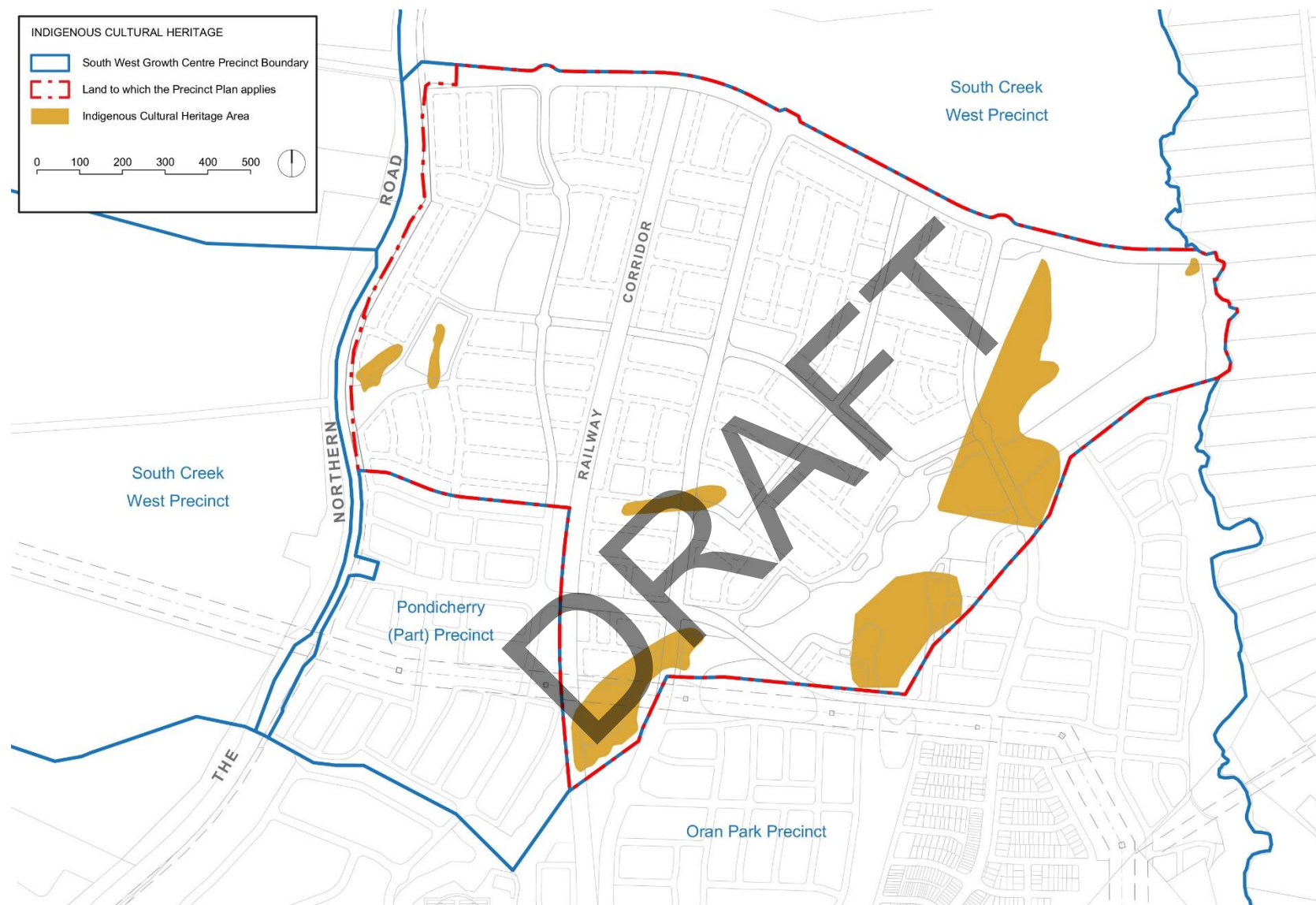


Figure 2-5: Aboriginal Cultural Heritage

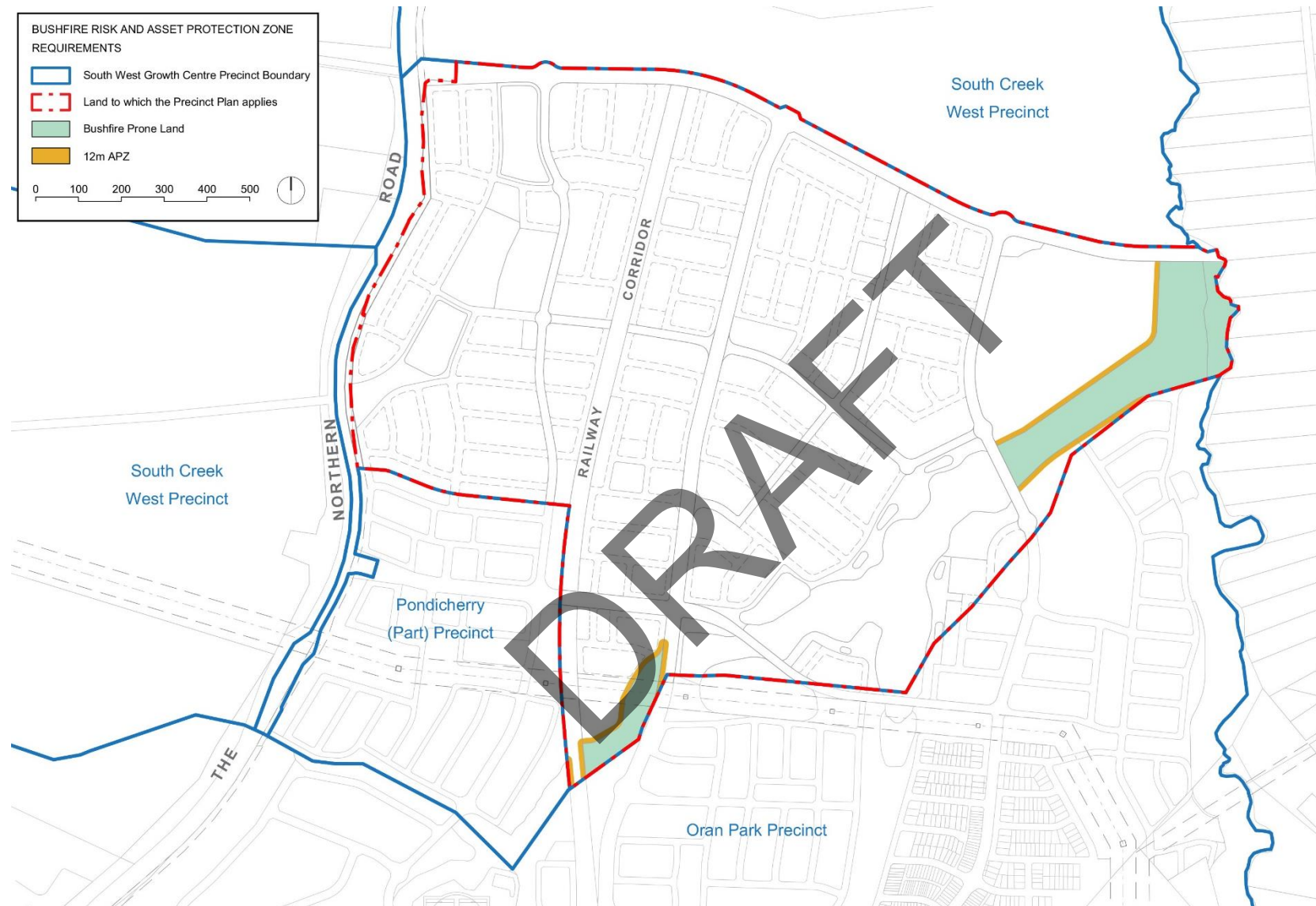


Figure 2-6: Bushfire Risk and Asset Protection Zone Requirements

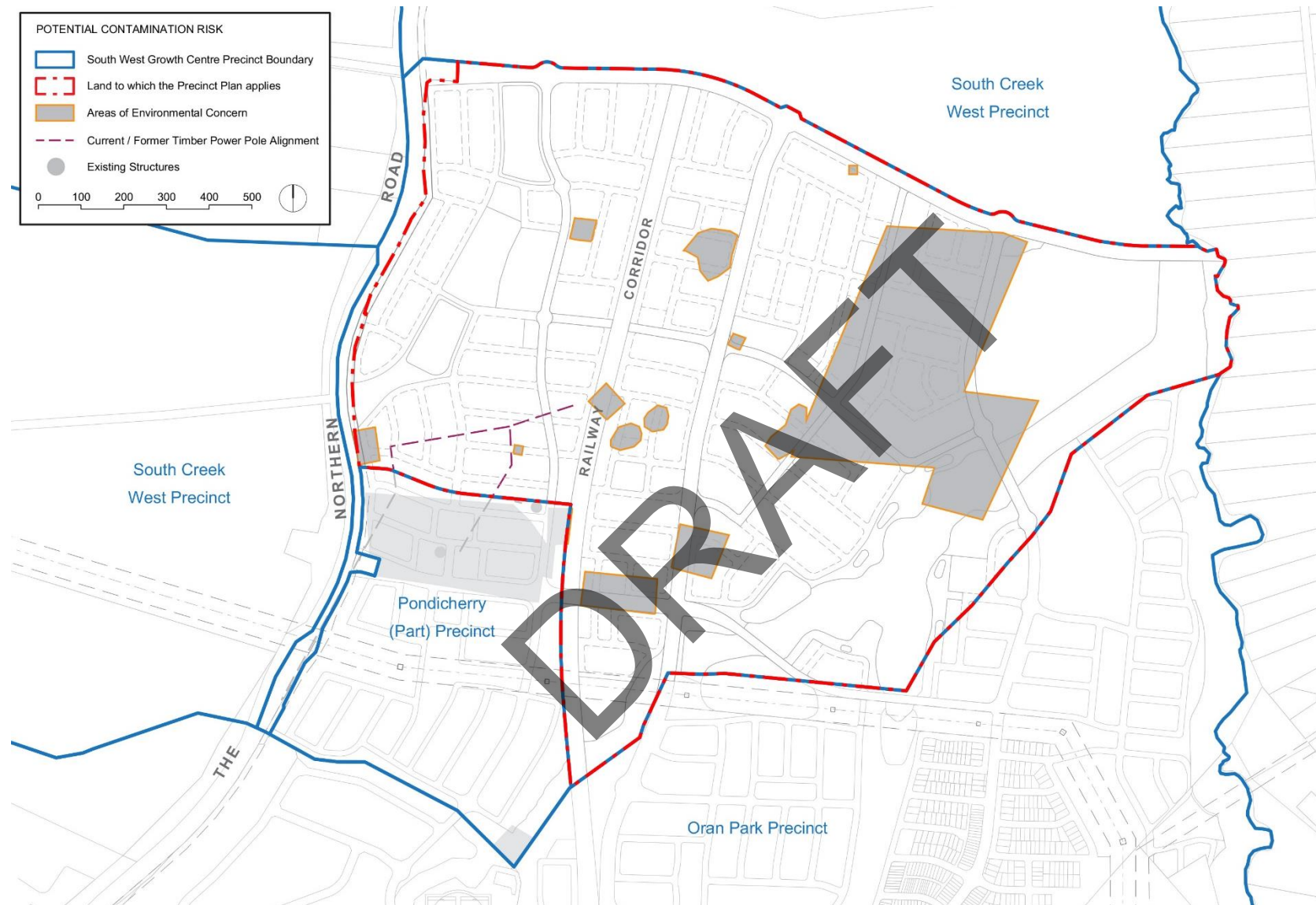


Figure 2-7: Potential Contamination Risk

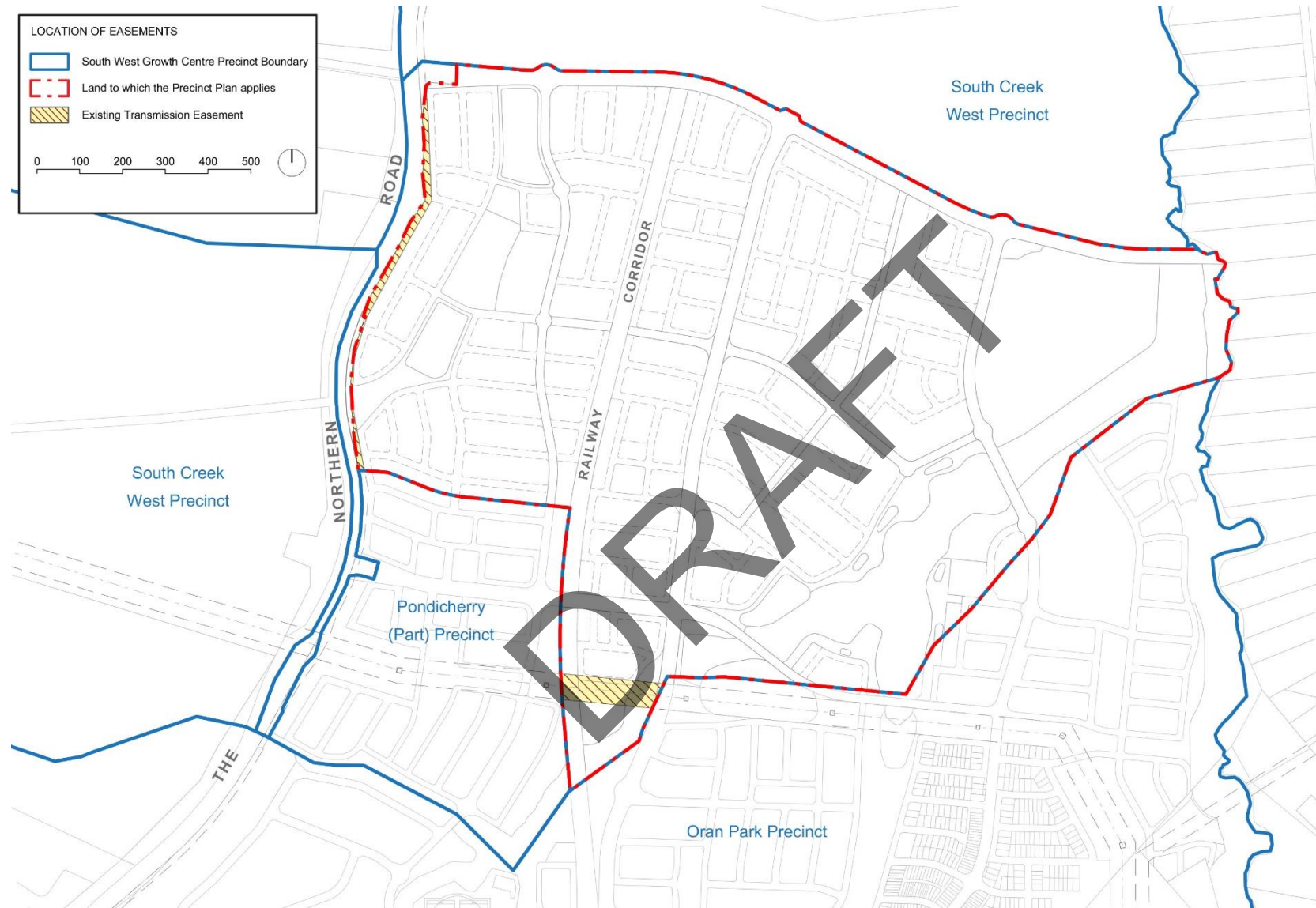


Figure 2-8: Location of Easements

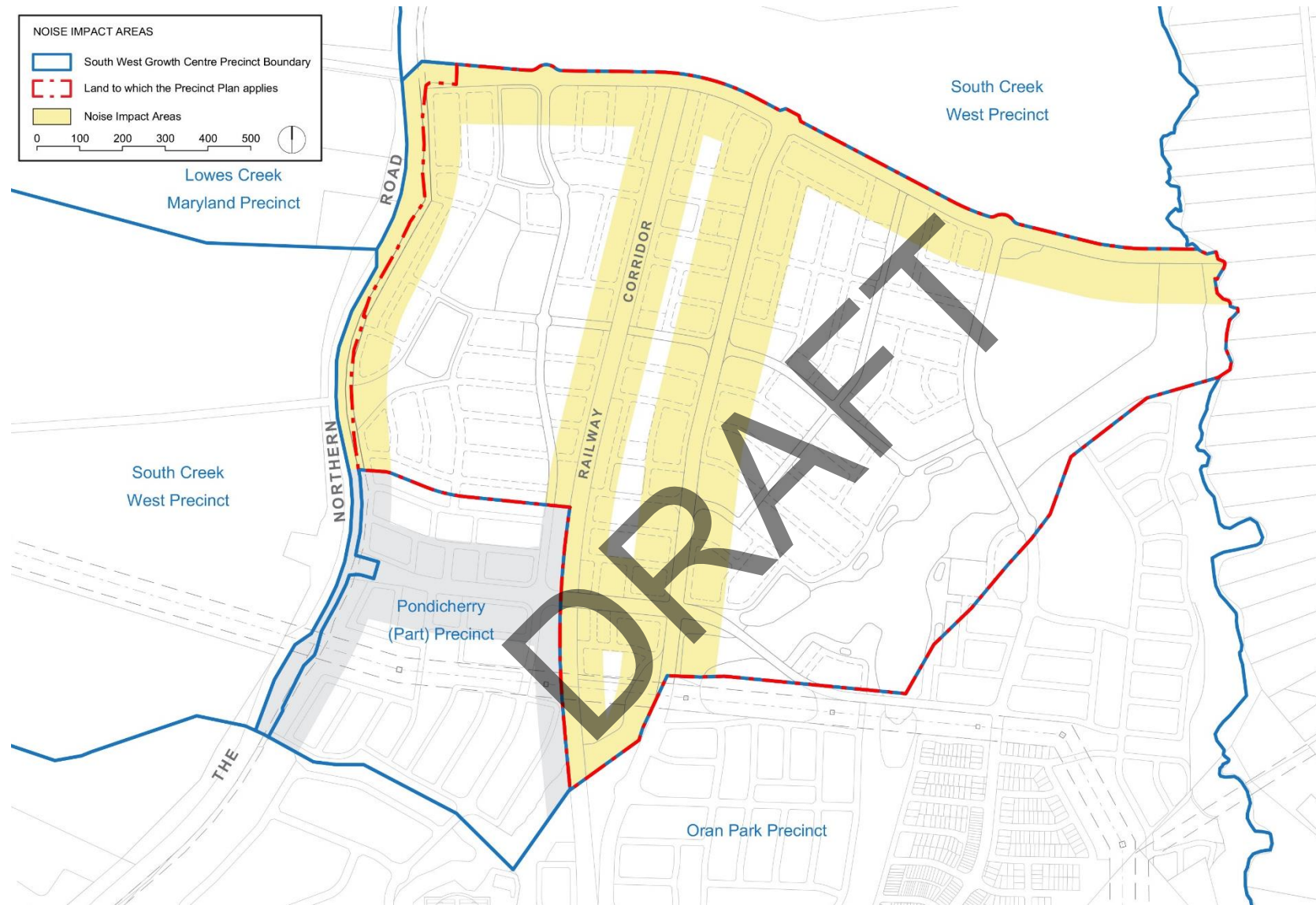


Figure 2-9: Noise Impact Areas

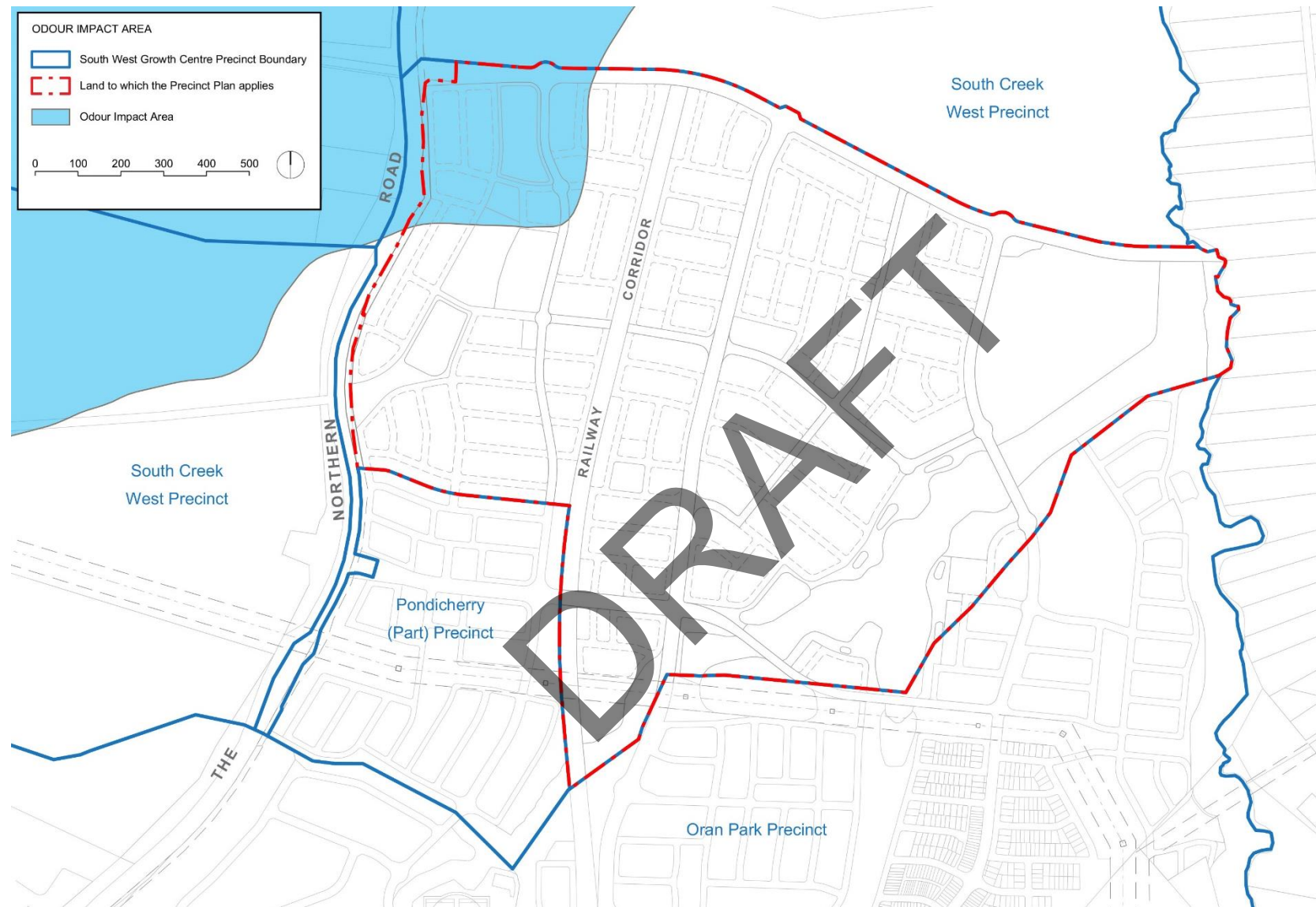


Figure 2-10: Odour Impact Area

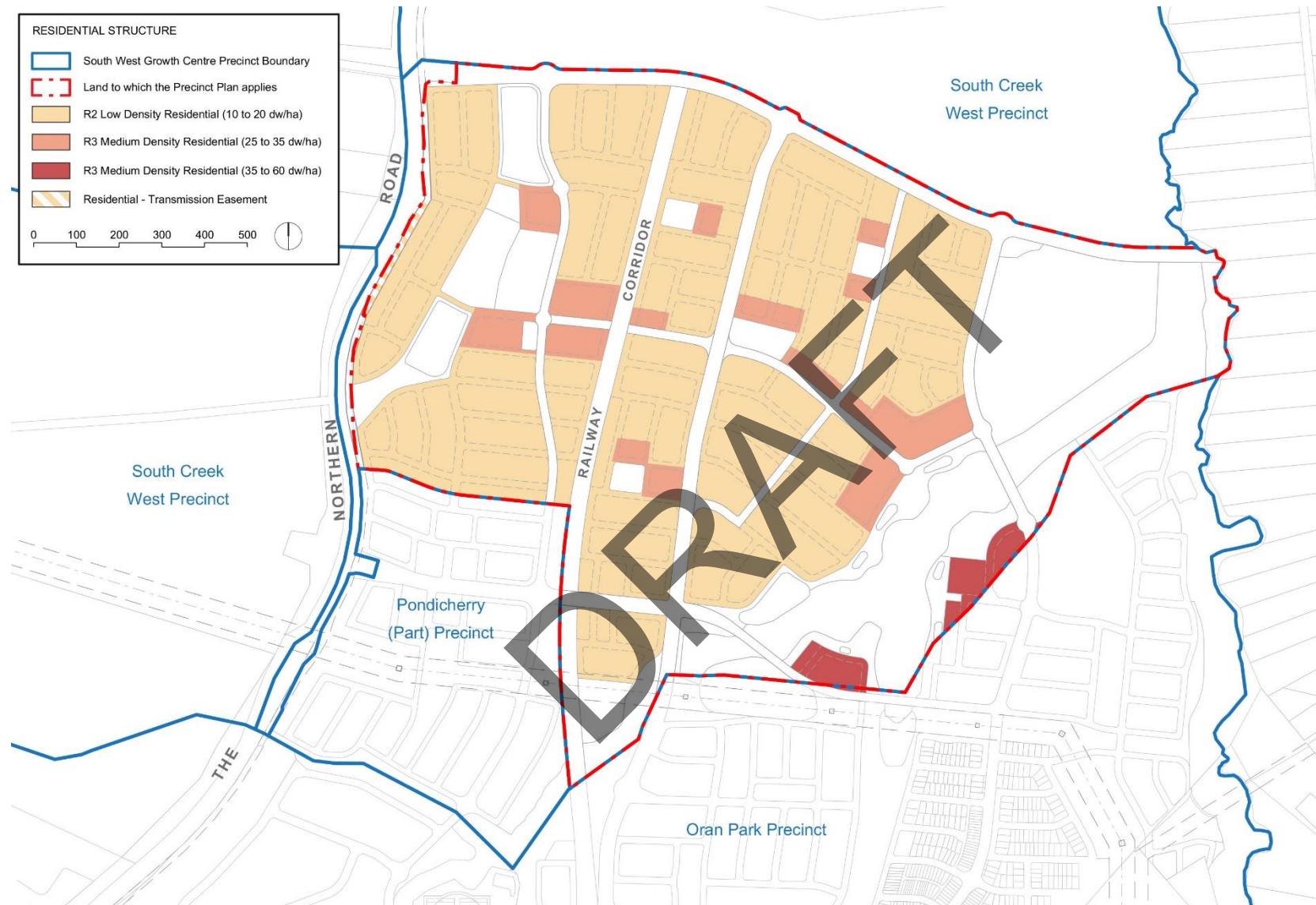


Figure 2-11: Residential Structure

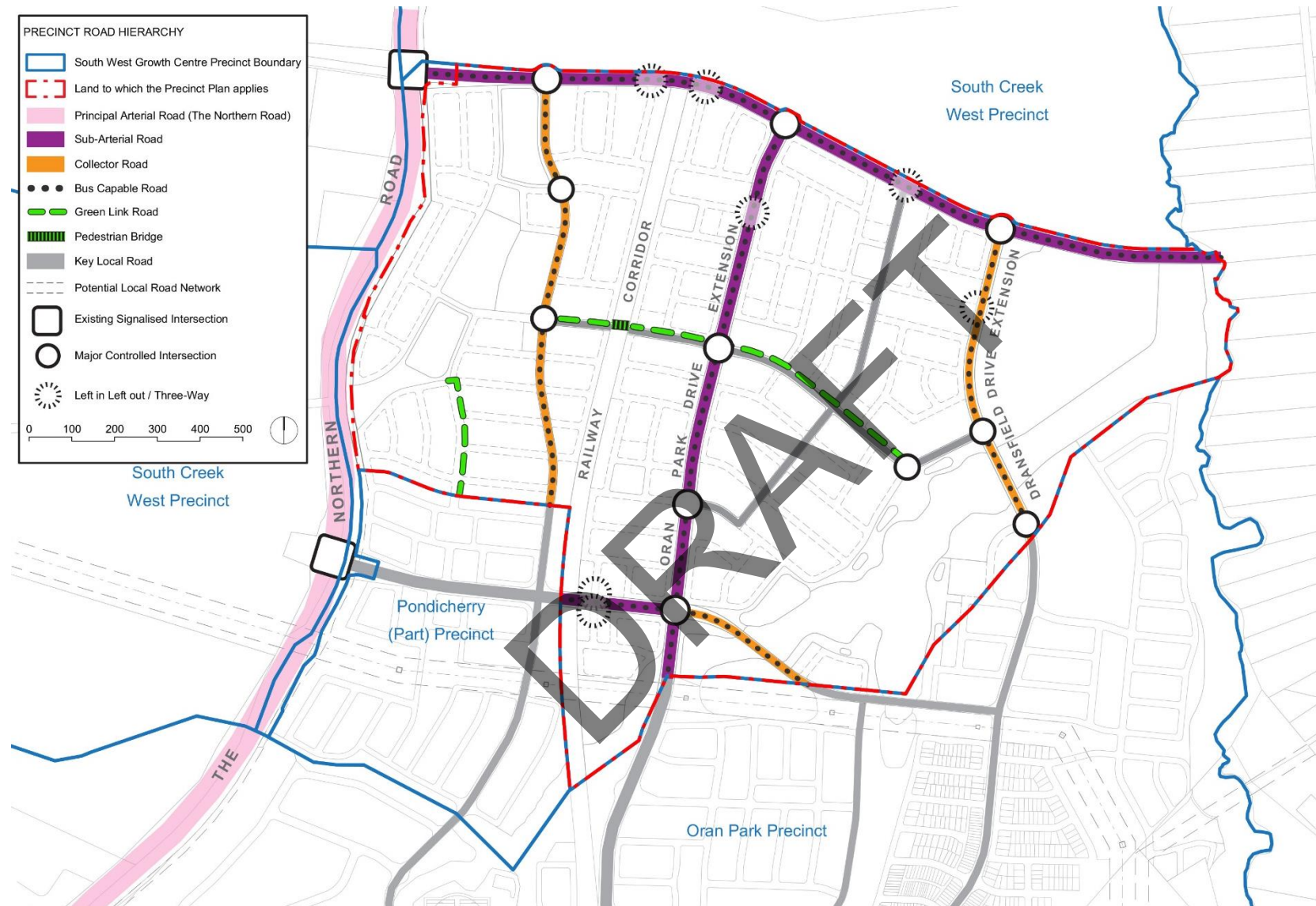


Figure 2-12: Precinct Road Hierarchy

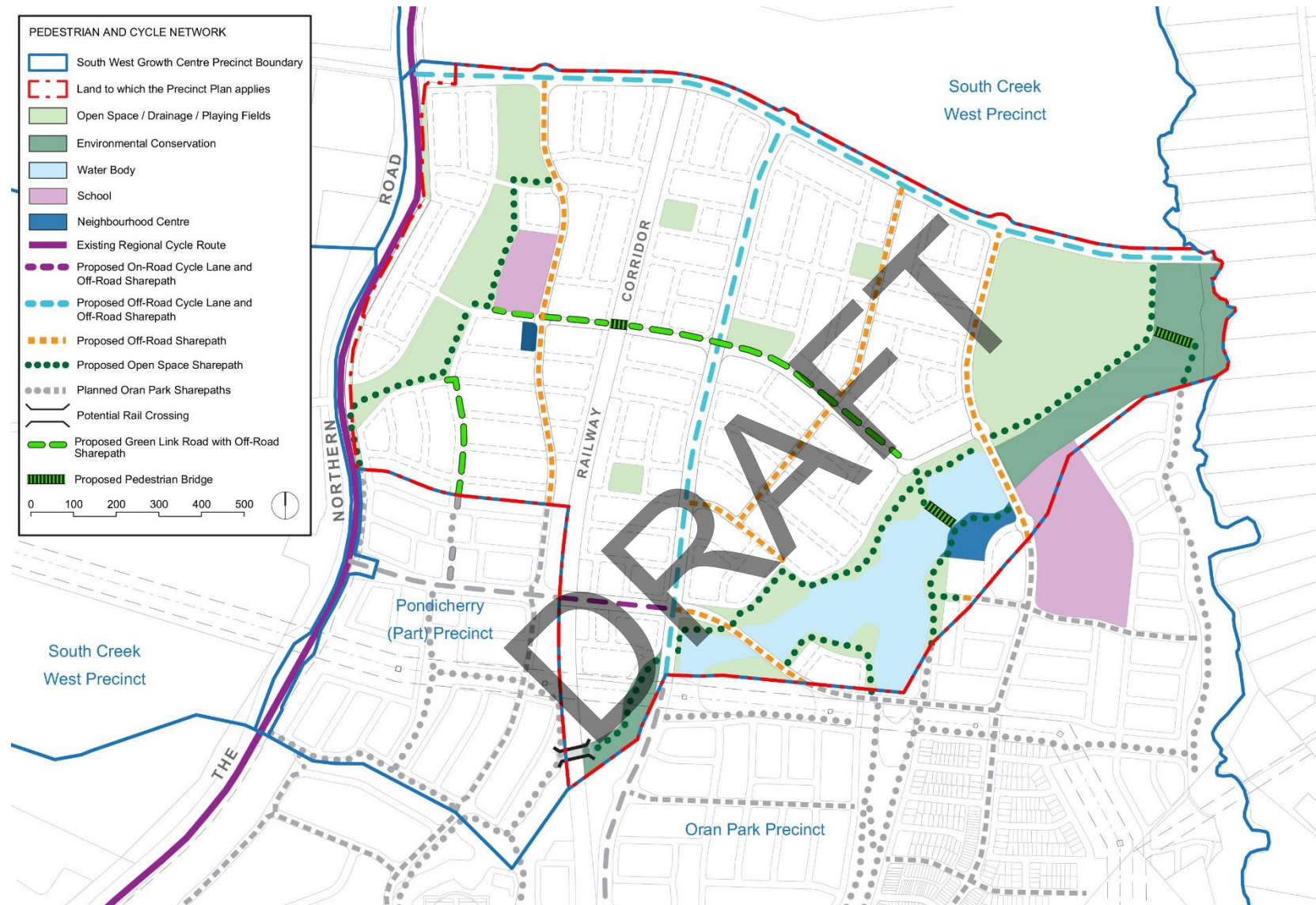


Figure 2-13: Pedestrian and Cycle Network

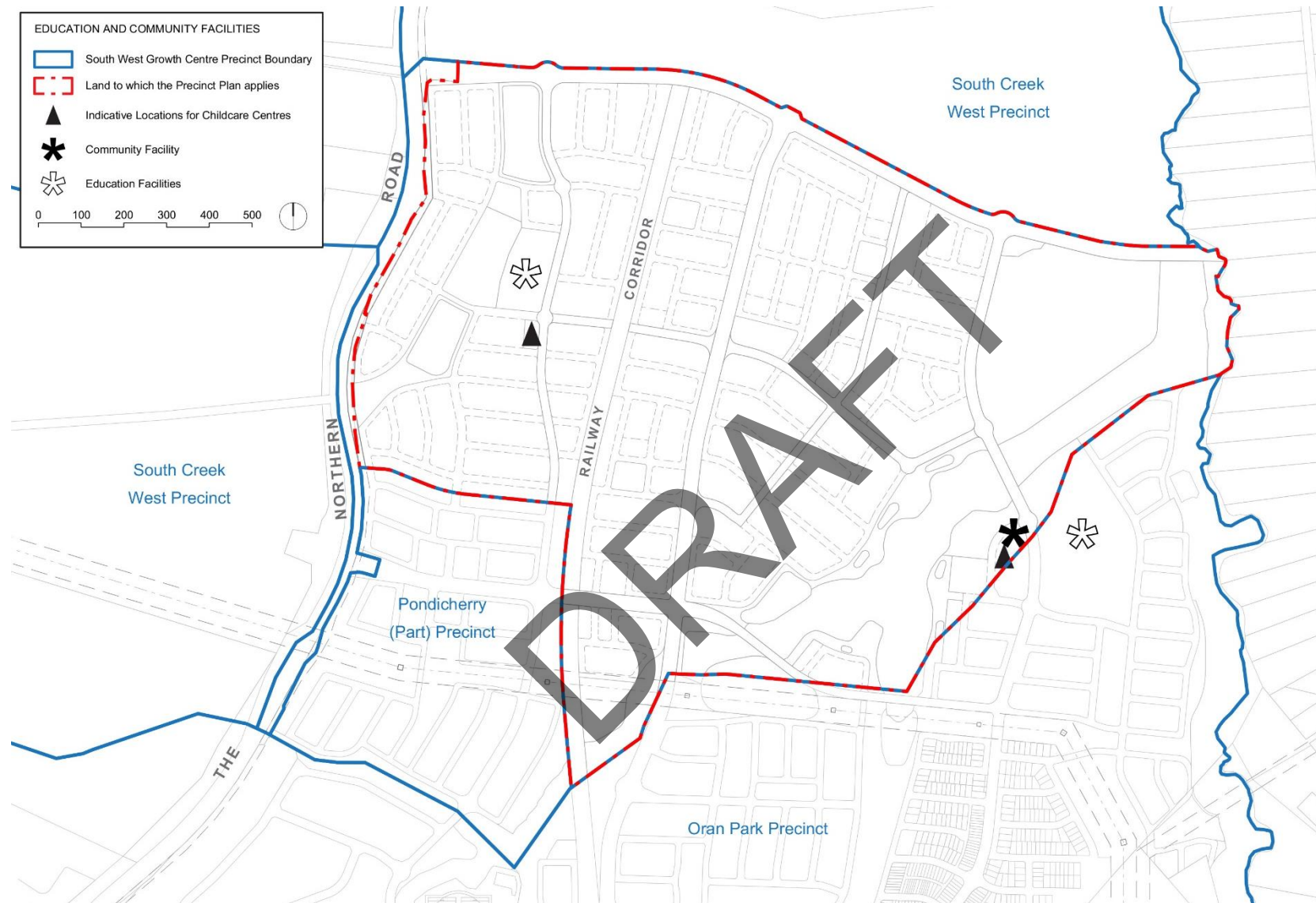


Figure 2-14: Education and Community Facilities

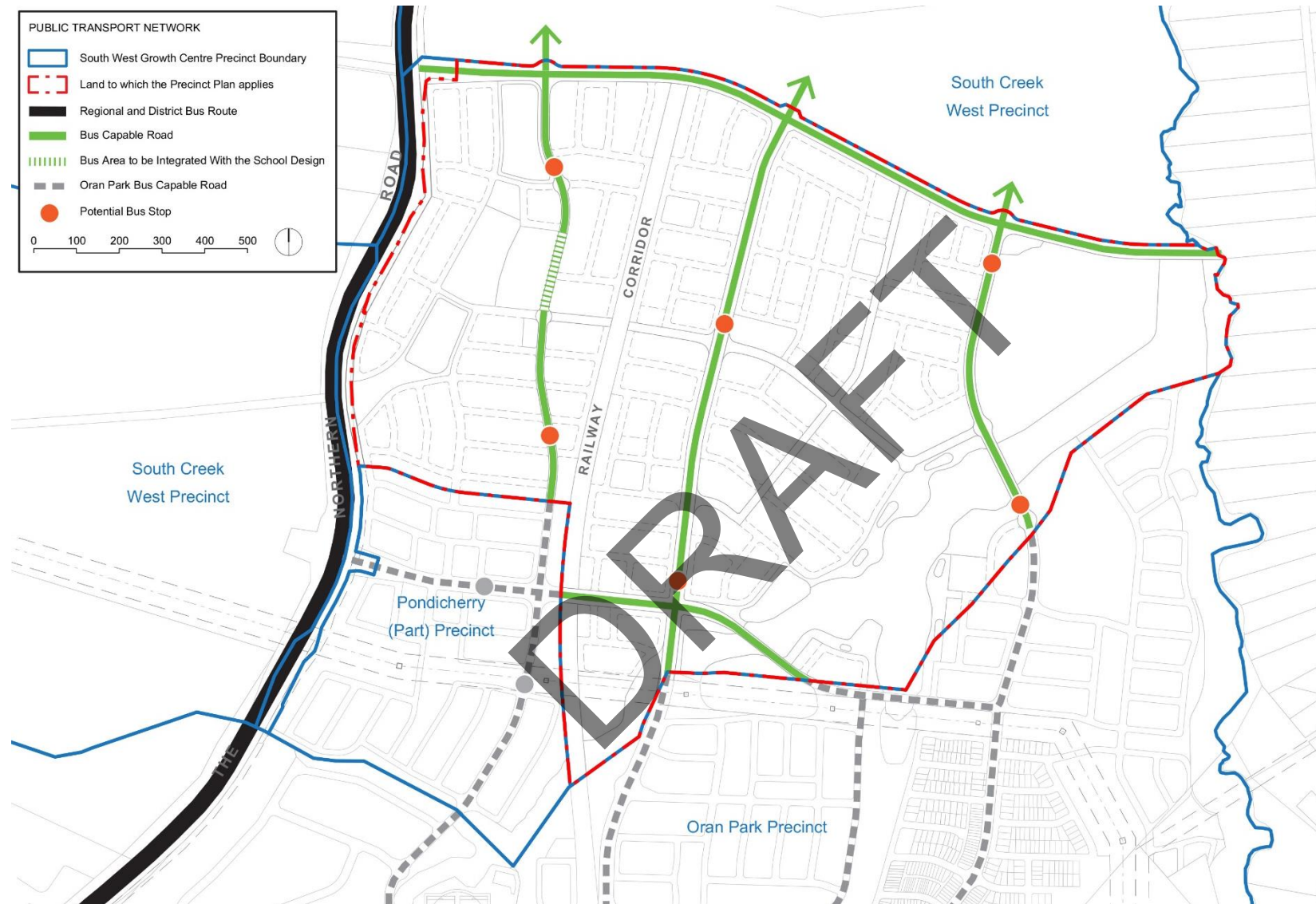


Figure 2-15: Public Transport Network

2.4 Subdivision Design

Note: The following control supports those contained in Part 7 of the DCP.

Objectives

- a. To encourage variety in dwelling size, type and design to promote housing choice and create attractive streetscapes with distinctive characters.
- b. To accommodate a mix of lot sizes and dwelling types across a precinct.
- c. To establish minimum lot dimensions for different residential dwelling types.

Controls

- (1) No more than 40% of the total residential lots proposed in a subdivision development application may be of the same lot type. For the purposes of this control, a lot type is primarily determined by lot frontage, but other variables that may be considered are access and configuration. Lot width categories are determined by a range of plus or minus 1.0m. For example, lots between 9.0m and 11.0m are classified as the one type of lot for the purposes of this control. Every DA for subdivision must be accompanied by a Lot Mix table showing the lot types, number and percentage of the overall total. Lots subdivided using Subdivision Approval Pathways B1 or B2 (Integrated Housing) for attached or abutting dwellings are exempt from this control.

2.5 Road Network

Objectives

- a. To create a safe and permeable road network for vehicles and active forms of transport.
- b. To ensure streets contribute to the liveability of the urban area.
- c. To improve accessibility and walkability within streets and encourage active transportation within and around the Precinct.
- d. To increase street tree canopy cover through the provision of increased flex zones and wider verges.
- e. To ensure “Green Link” streets promote green infrastructure within residential neighbourhoods and increase connectivity to major points of interest within the Precinct.

Controls

- (1) The design and construction of streets are to be consistent with the relevant designs in **Figures 2-16 to 2-27**.
- (2) Alternative street designs may be permitted on a case by case basis if they preserve the functional objectives and requirements of the design standards and meet the minimum road cross sections contained in the main body of the DCP.
- (3) The corresponding street types are to be located as identified in **Figure 2-12** Precinct Road Hierarchy.
- (4) Driveway crossovers of the Green Link Roads (**Figure 2-12**) are to be minimised along the green link verge.
- (5) Flex zones provide increased area of verge as shown in **Figure 2-28** Typical Flex Zone Design and are to be incorporated at intersections and regular intervals within the street where it is determined they are needed to perform the following functions:
 - I. Reduce crossing distances for pedestrians;
 - II. Define kerb side parking and travel lanes;
 - III. Assist with traffic calming; and
 - IV. Provide increased opportunity for tree planting and canopy cover to support the Greater Sydney Region Plan target of achieving 40% tree canopy cover across Greater Sydney.
- (6) Street trees are to be of a species that maximise height and canopy cover, with larger and/or additional trees provided within the flex zones.
- (7) Paths are to be provided on both sides of all streets.
- (8) Sharepaths and cycle lanes are to be provided as directed by **Figure 2-13**.
- (9) Street tree plantings must be in accordance with the Pondicherry Street Tree Masterplan (September 2021) – JMD design.

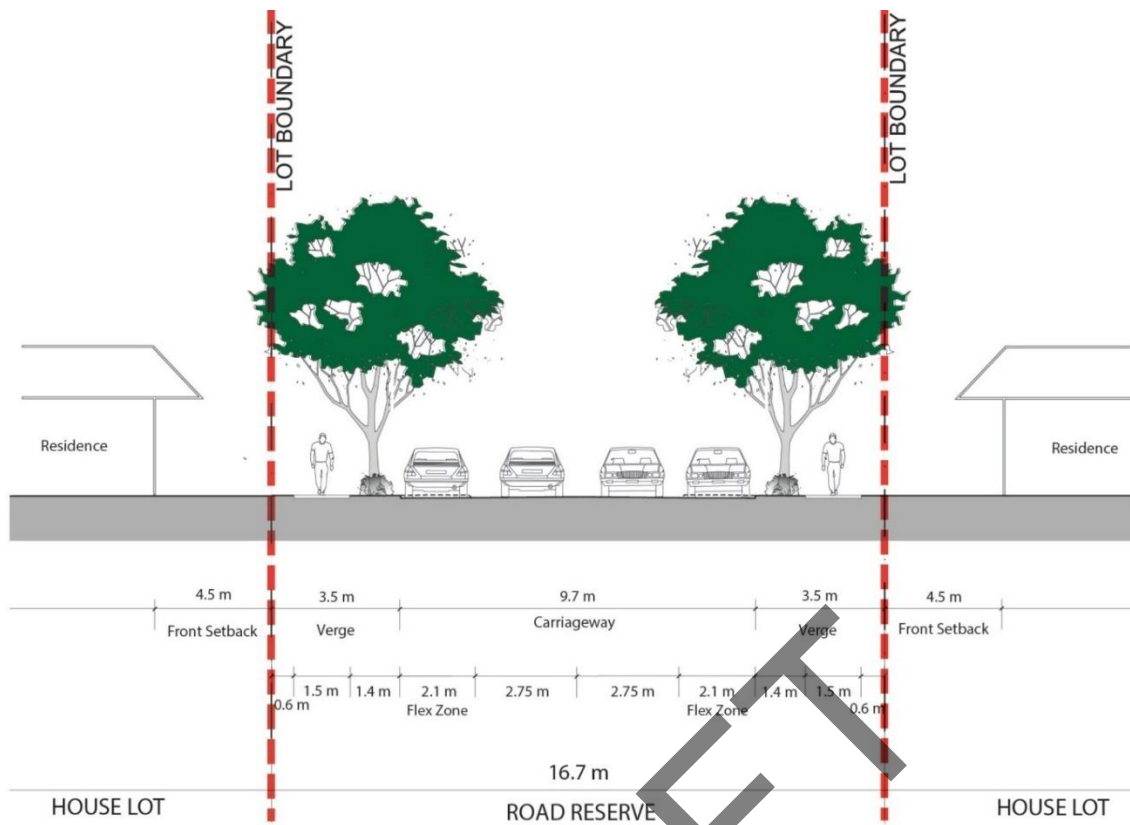


Figure 2-16: Local Street Cross Section (Typical)

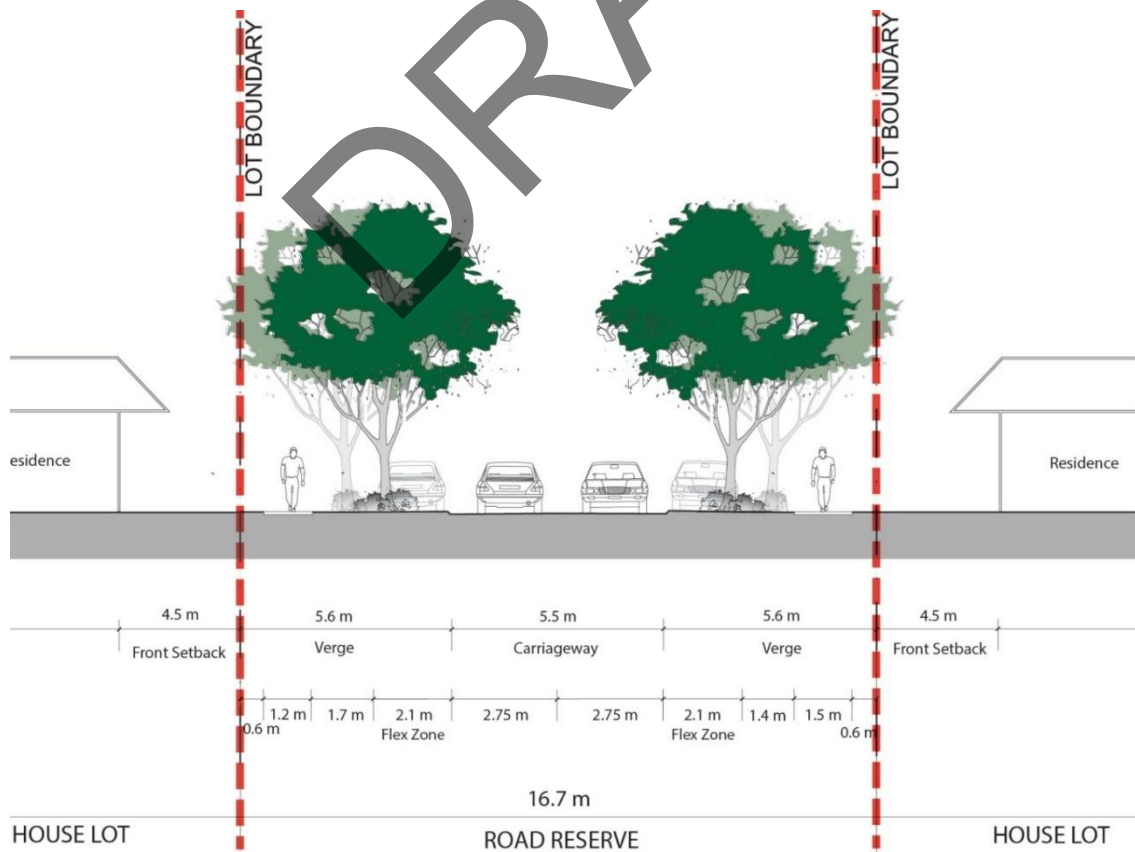


Figure 2-17: Local Street Cross Section (Flex Zone)

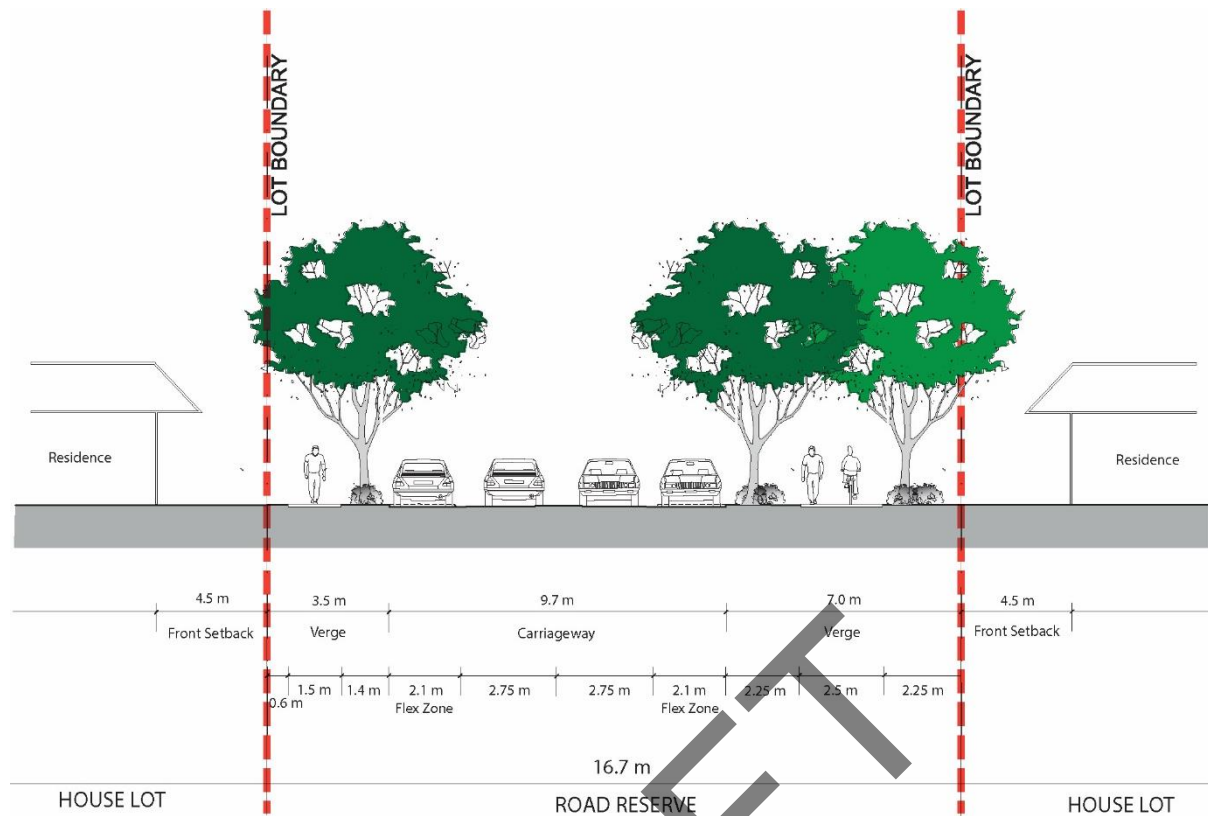


Figure 2-18: Green Link Road Cross Section (Typical)

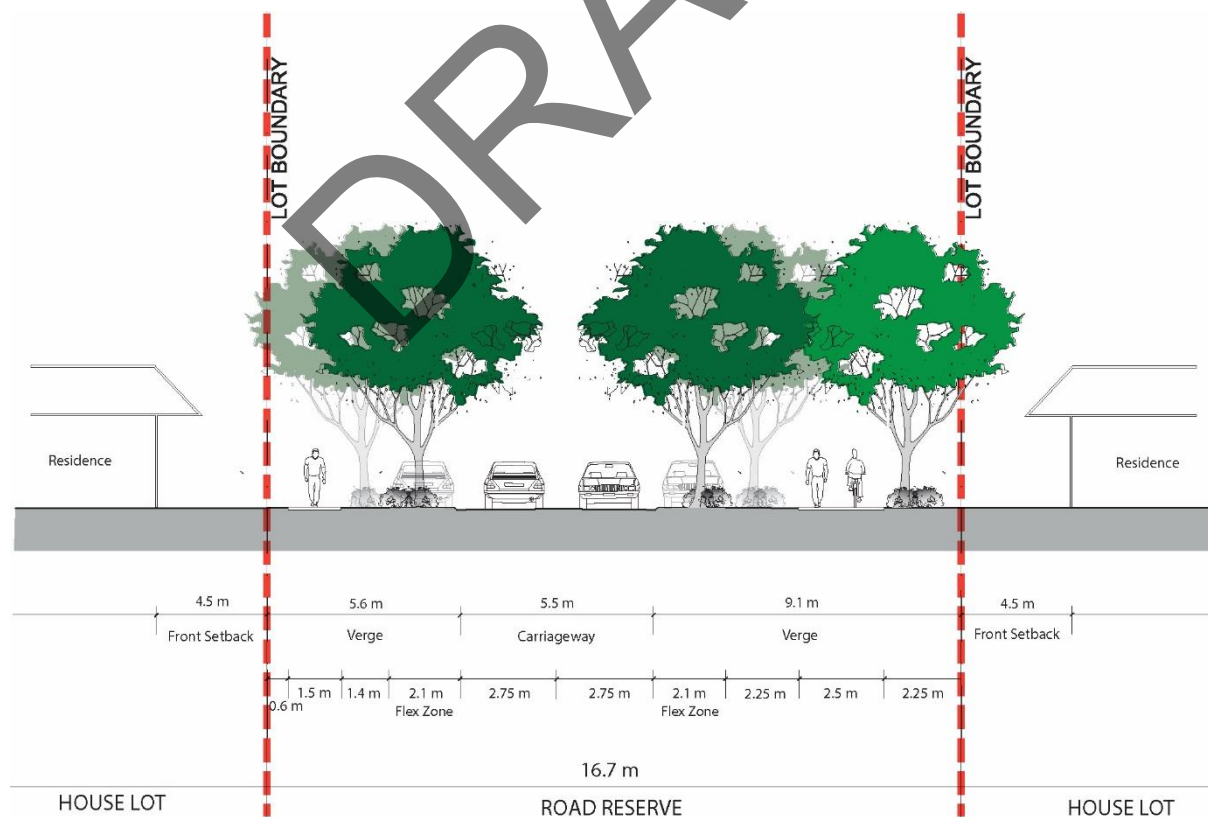


Figure 2-19: Green Link Road Cross Section (Flex Zone)

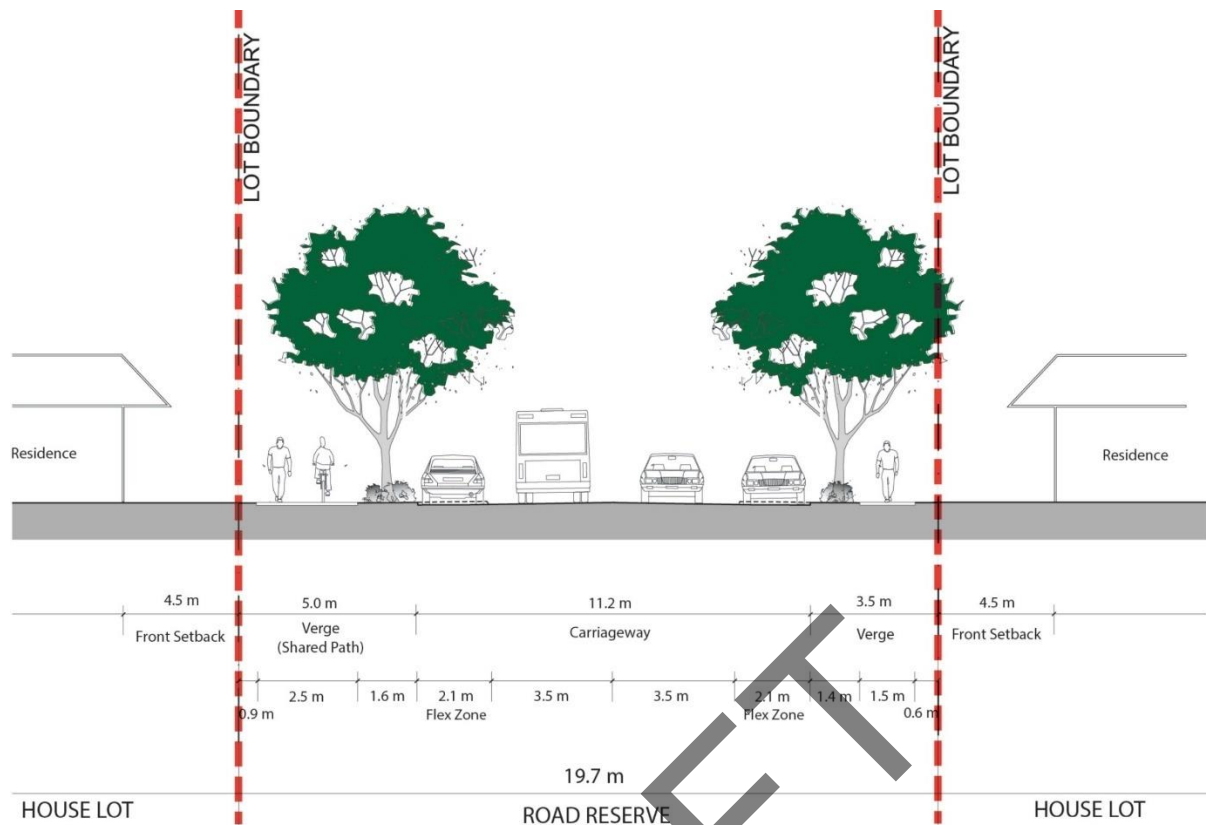


Figure 2-20: Collector Road Cross Section (Typical)

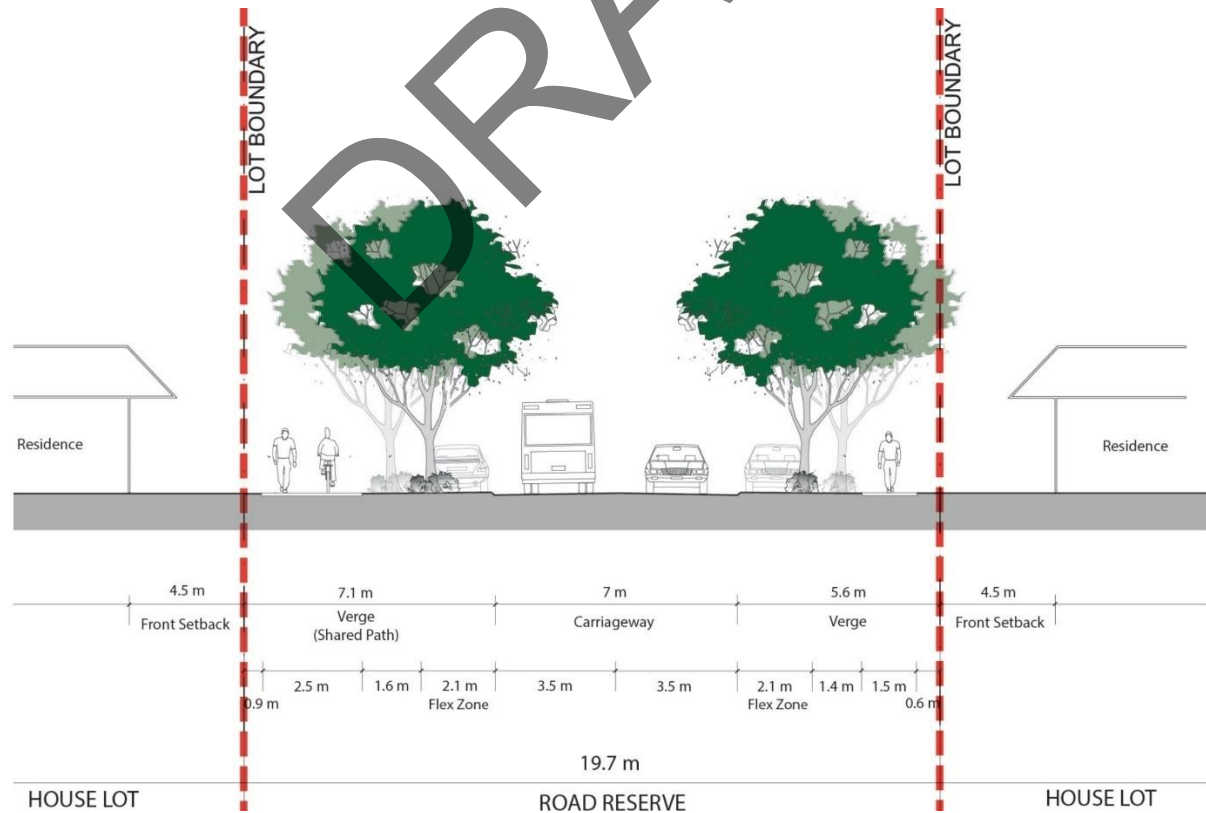


Figure 2-21: Collector Road Cross Section (Flex Zone)

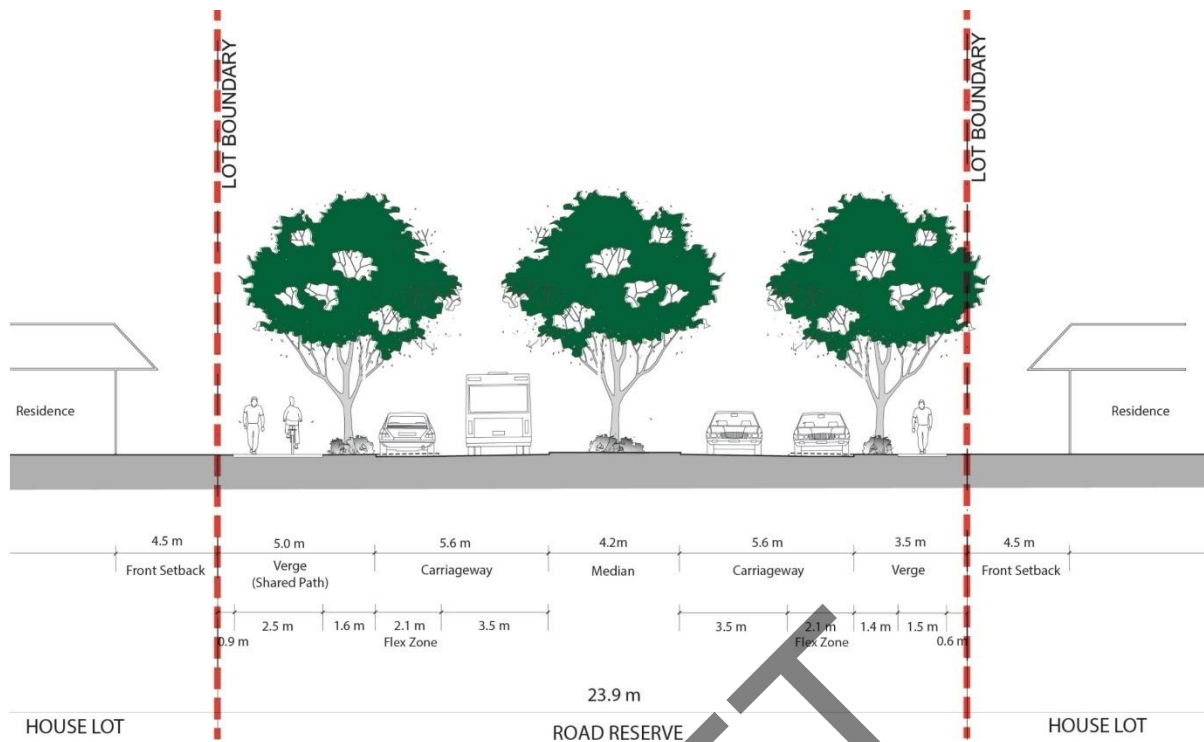


Figure 2-22: Collector Road Cross Section – Median (Typical)

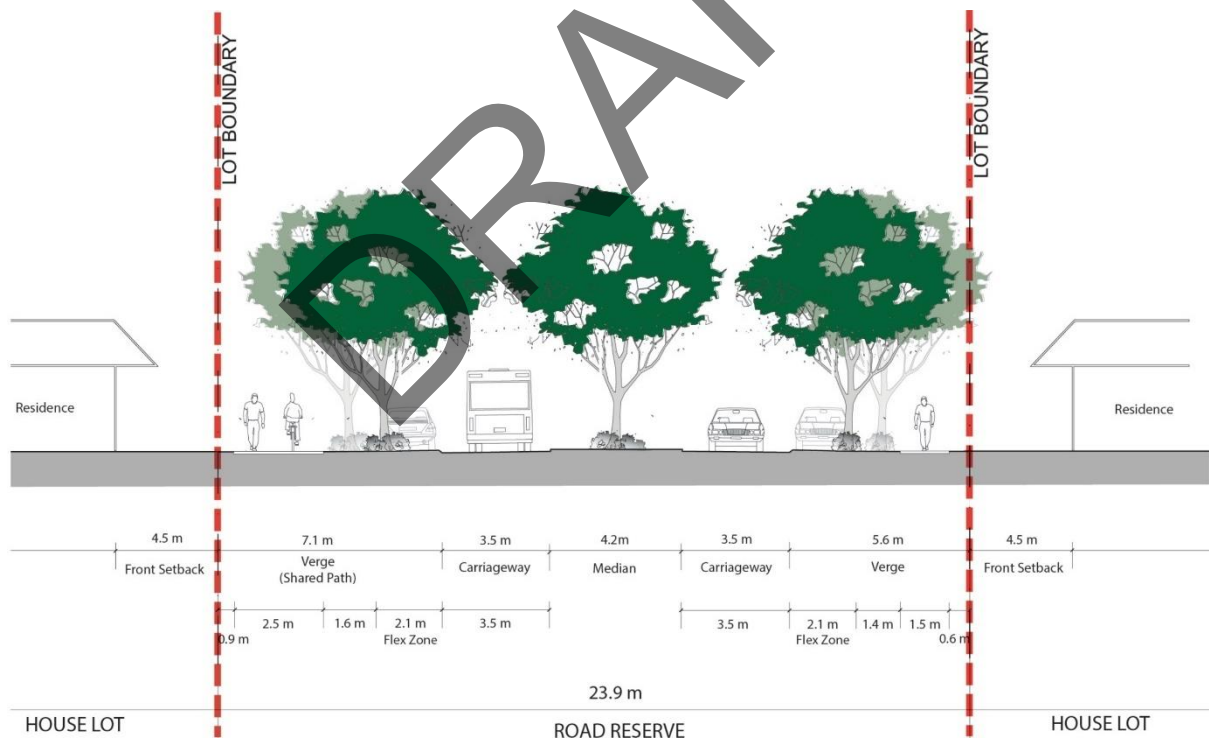


Figure 2-23: Collector Road Cross Section – Median (Flex Zone)

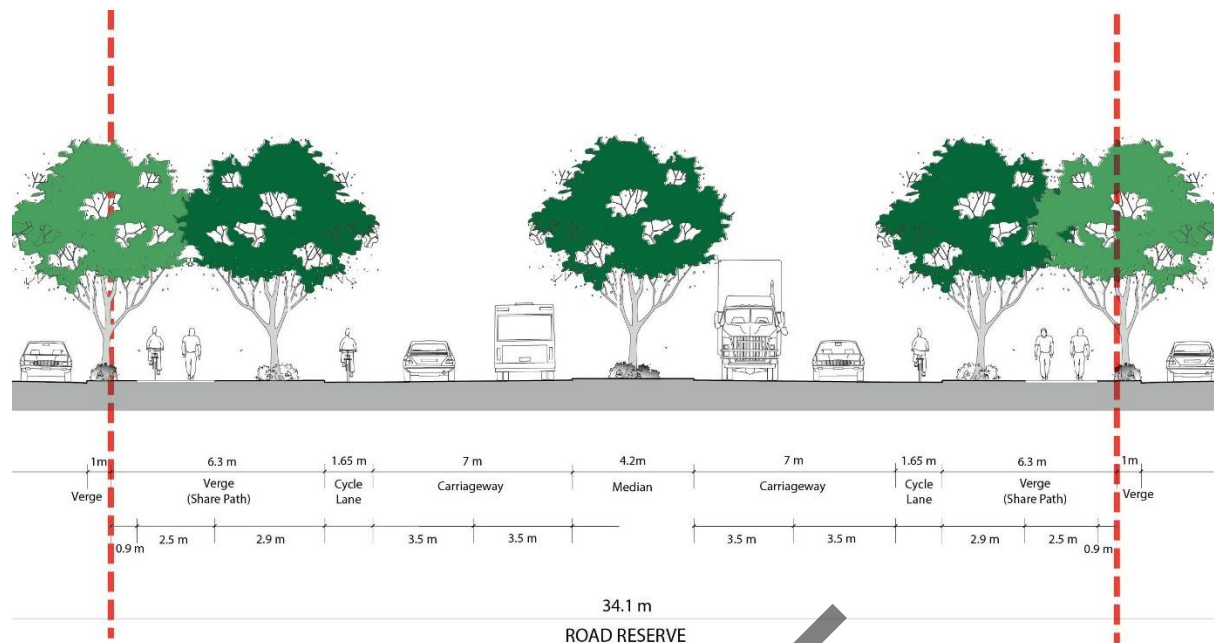


Figure 2-24: Sub-Arterial Road Cross Section (On-Road Cycle Lane)

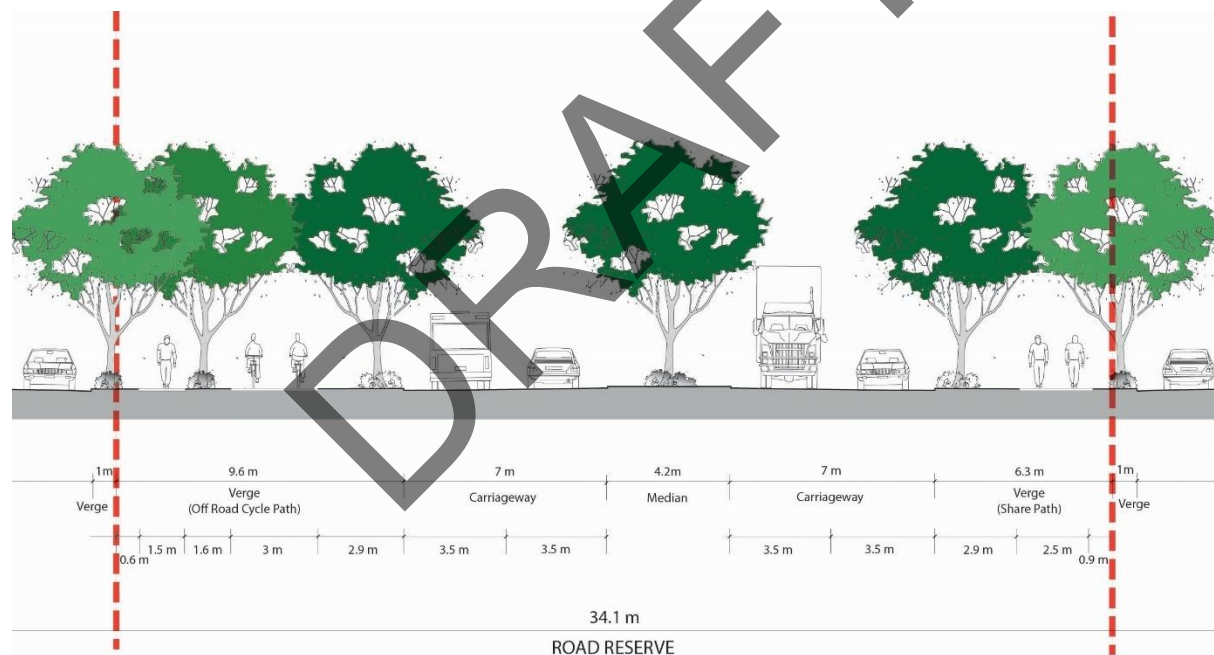


Figure 2-25: Sub-Arterial Road Cross Section (Off-Road Cycle Lane)

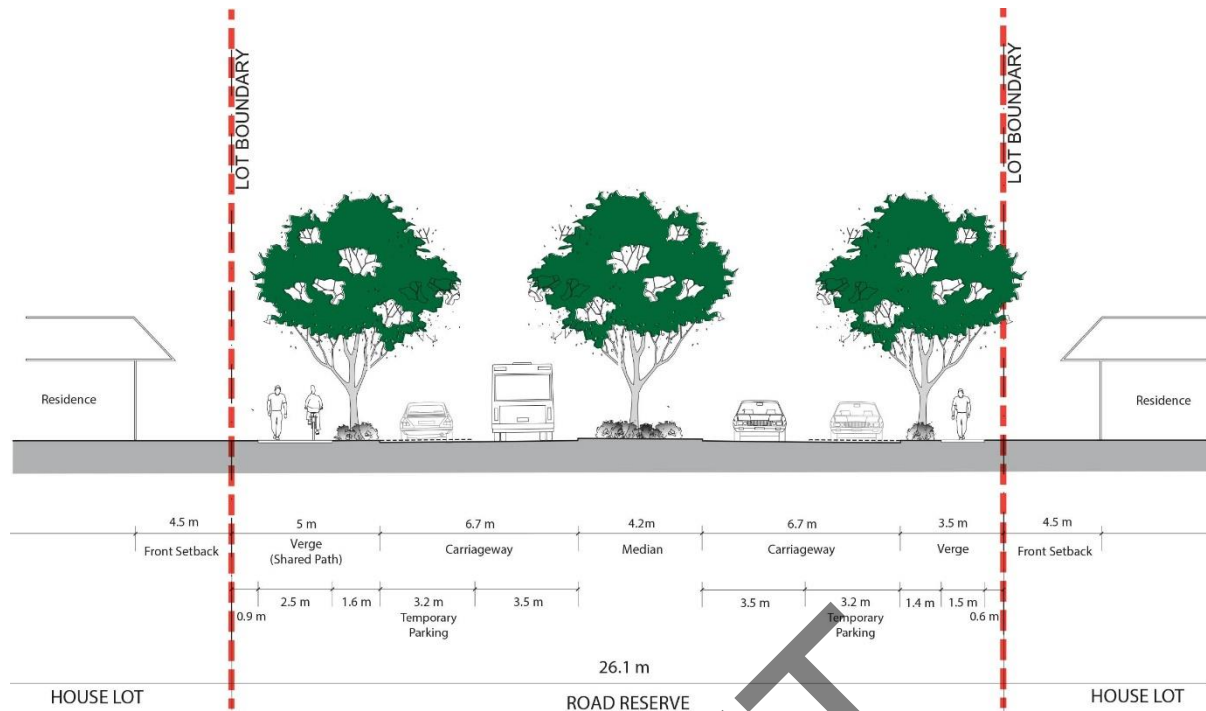


Figure 2-26: Dransfield Drive Extension Collector Road (Short Term)

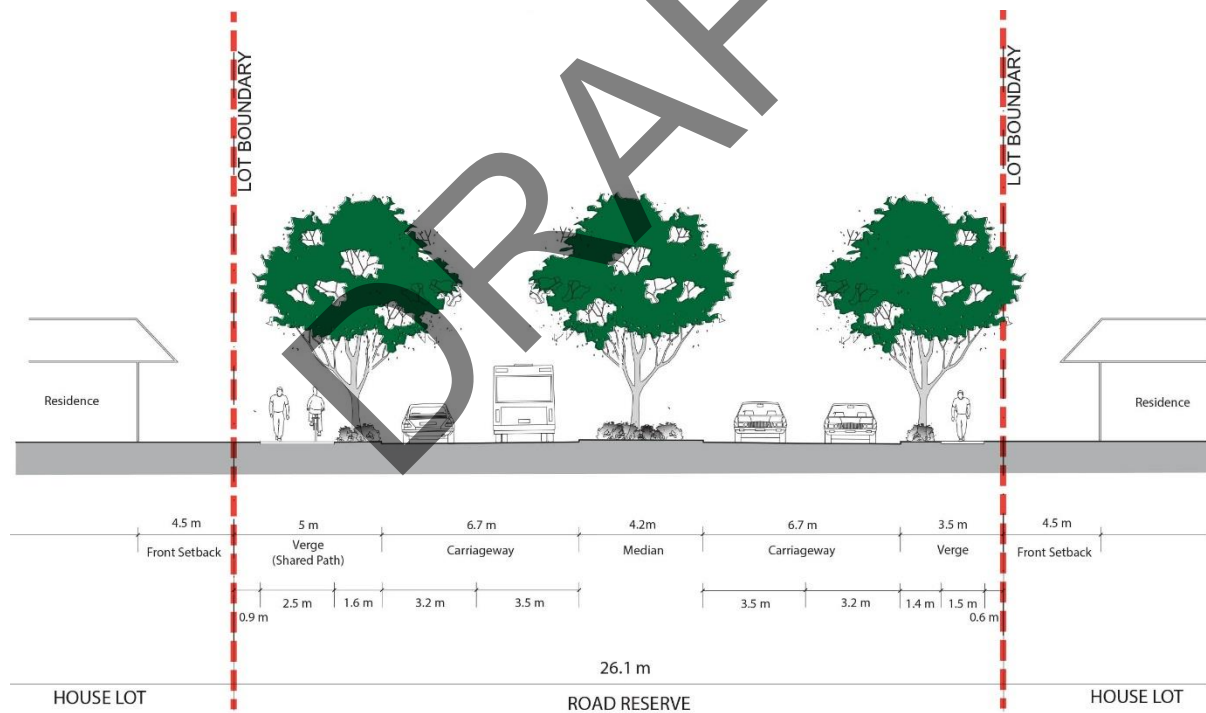


Figure 2-27: Dransfield Drive Extension Collector Road (Long Term)

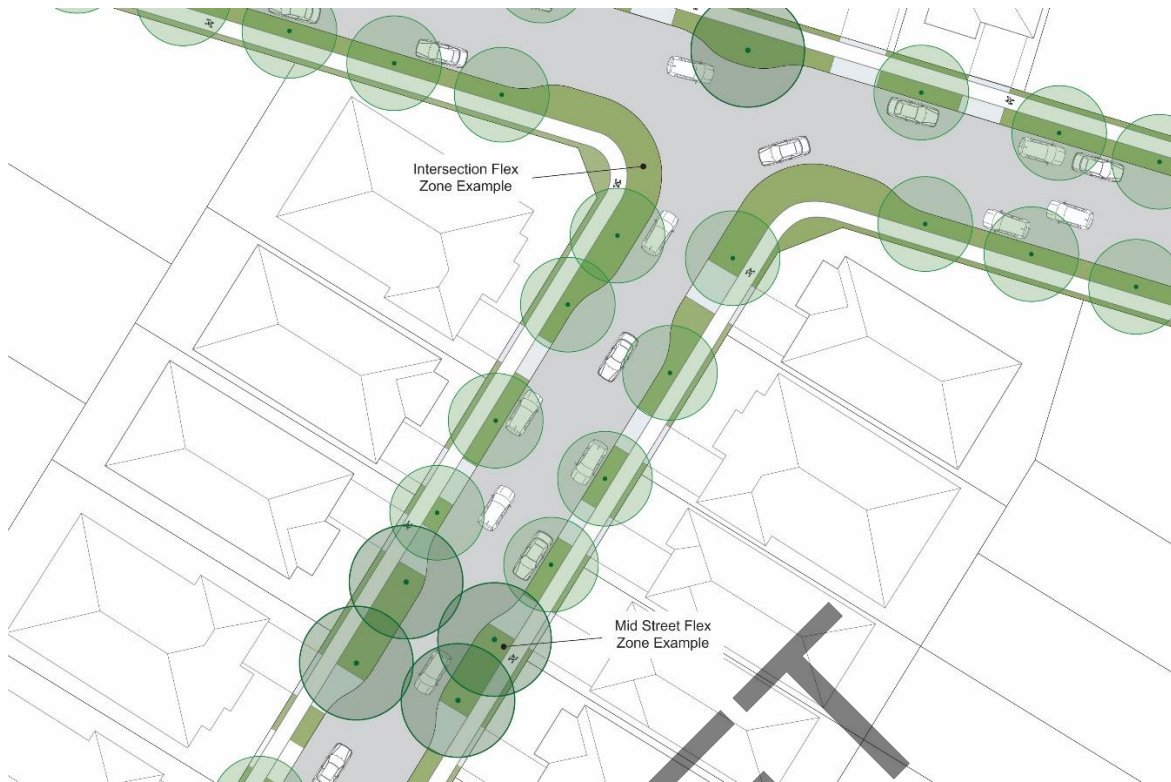


Figure 2-28: Typical Flex Zone Design

2.6 Public Transport, Pedestrian and Cycle Networks

Objectives

- a. Provide accessible public transport options within the Pondicherry Precinct.
- b. Encourage the use of public transport through the provision of integrated bus, pedestrian and cycle routes within the Precinct.
- c. Encourage the use of active transport through the provision of pedestrian and cycle routes that provide links between key activities, community facilities, open space areas and local centres within and surrounding the Precinct.

Controls

1. Bus Capable Roads within the Precinct are to be generally in accordance with **Figure 2-12** and **2-15**.
2. Bus stops are to be provided on-street and not within indented bays. Indicative locations for bus shelters are included on **Figure 2-15**, with final locations to be coordinated with the relevant bus service provider prior to construction.
3. Key pedestrian and cycle routes, including crossing are to be generally provided in accordance with **Figure 2-13**.
4. The design of footpaths, sharepaths and cycle lanes must be consistent with road sections provided in Section 2.4 Road Network.

2.7 Open Space and Recreation Network

Objectives

- a. Promote a healthy, liveable community that is characterised by an equitable distribution of public open space and recreational opportunities across the Precinct.
- b. To provide open space to local residents for social interaction and passive recreation activities.
- c. To establish a sense of place and orientation within the neighbourhood by locating open space to take advantage of significant or prominent landscape features, such as views, high points and areas of natural and cultural heritage significance.
- d. To provide equitable distribution of public open space and recreation opportunities.
- e. To ensure high quality design and embellishment of all public open space.
- f. To encourage the use of the major creek corridors for passive recreation purposes consistent with environmental objectives.

Controls

1. The open space and recreation network of the Precinct is to be delivered generally in accordance with **Figure 2-29** and **Table 2-2**.
2. Neighbourhood parks are to generally have a minimum area of 3,000m². The following principles are to be taken into consideration in the location of neighbourhood parks:
 - i. where possible, parks are to be located in accordance with the Indicative Layout Plan (refer to **Figure 2-1**);
 - ii. parks are to be located as focal points within residential neighbourhoods. All dwellings should be located no further than 800m from a neighbourhood park;
 - iii. where possible parks shall be co-located with community and education facilities, be highly accessible and linked by pedestrian and/or cycle routes;
 - iv. parks shall be located and designed to accommodate remnant vegetation and areas of cultural heritage significance where appropriate and should be linked to and integrated with riparian corridors;
 - v. parks shall be generally bordered by streets on all sides with houses oriented towards them for surveillance; and
 - vi. the open space surrounding the lake is to include predominantly areas for passive enjoyment of the lake, with targeted locations of active play spaces for use across a range of age profiles.
3. Where riparian corridors are proposed to be in public ownership, they are to provide opportunities for pedestrian paths and cycleways, fitness trails and additional open space in a manner that maintains the environmental significance of these areas.
4. A Public Domain and Landscape Plan is to be submitted for each neighbourhood park and other passive open space areas in accordance with the timing indicated in a Voluntary Planning Agreement or at the time of subdivision of the adjoining residential area. The selection of landscape species for public open space areas is to consider bush fire risk. The Plan is to provide details on these elements:
 - i. earthworks;
 - ii. public furniture and fixtures;
 - iii. Seating areas and shade structures;

- iv. plant species and sizes;
- v. play equipment;
- vi. utilities and services;
- vii. public art;
- viii. hard and soft landscaping treatments;
- ix. signage and lighting;
- x. any entry statements or retaining wall features;
- xi. waste facilities; and
- xii. interpretative material.

Table 2-2: Summary of Open Space and Recreation Requirements

Open Space Type	Minimum size	Facilities
Playing Fields (AOS1)	9.2ha	Facilities to be determined as part of the production of the Voluntary Planning Agreement.
Active Open Space (AOS2)	2.3ha	
Neighbourhood Park (LP1)	0.5ha	
Neighbourhood Park – Lake (LP2)	4.5ha	
Neighbourhood Park (LP3)	0.5ha	
Neighbourhood Park (LP4)	0.9ha	
Neighbourhood Park (LP5)	0.5ha	
Neighbourhood Park – Green Corridor (LP6)	0.5ha	
Neighbourhood Park – Green Corridor (LP7)	0.5ha	
Neighbourhood Park – Green Corridor (LP8)	1.4ha	

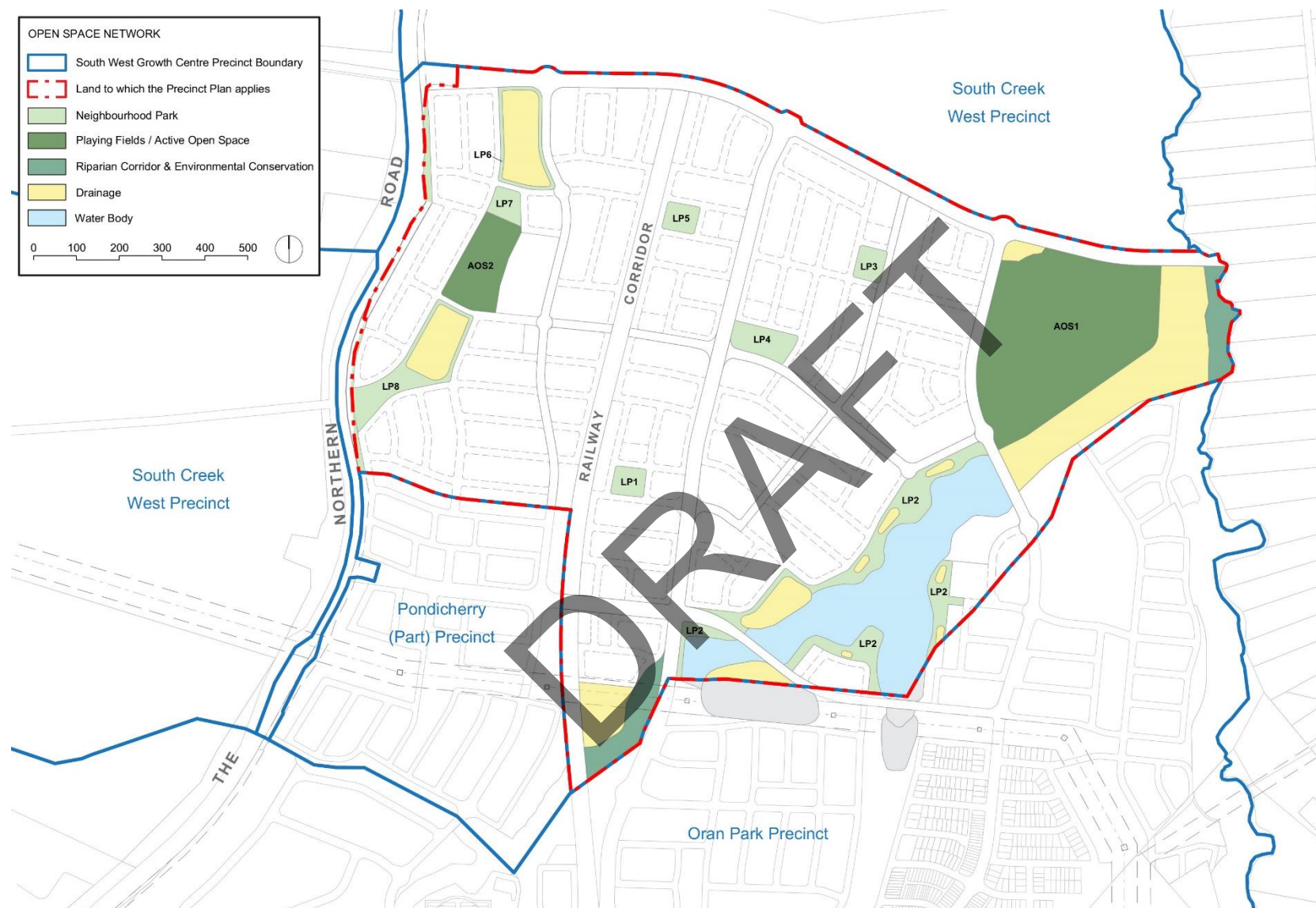


Figure 2-29: Open Space Network

2.8 Aboriginal Cultural Heritage

Objectives

- a. To facilitate the conservation of areas of Aboriginal cultural value.
- b. To integrate Aboriginal cultural values into the urban setting.

Controls

1. An Aboriginal Archaeology and Cultural Heritage Interpretation Plan must be submitted and approved by Council with the first development application, pertaining to the precinct. The Plan must have consideration for the following:
 - i. the meaning and significance of heritage places in ways that are enriching;
 - ii. the recommendations and findings in the archaeological report;
 - iii. evidence of consultation with local Aboriginal stakeholders;
 - iv. include ways to incorporate tangible, and cultural historical evidence of the place;
 - v. ways to incorporate cultural and archaeological history in the design of public spaces included, but not limited to:
 - a) the design of noise mitigation measures along The Northern Road;
 - b) sculptures or other public art;
 - c) information plaques, panels and signage;
 - d) the naming of places or streets;
 - e) the design of road infrastructure or pavements;
 - f) the design of street or public domain furniture and landscaping; and
 - g) in the thematic design of residential areas such as the use of colour palettes or materials.
2. Further investigations are required to confirm the nature, extent and significance of Aboriginal heritage identified in the Precinct (**Figure 2-5**) including seeking the required approvals under the National Parks and Wildlife Act 1974.

2.9 Odour

Objectives

- a. To ensure appropriate levels of odour amenity for future residents.

Controls

1. Any residential subdivision development application on land identified within the odour affected area (**Figure 10**) shall be accompanied by a Level 3 Odour Impact Assessment to verify the actual nuisance levels of odour generated.
2. Any land identified by the Level 3 Odour Impact Assessment as being within a nominated separation distance shall not be developed until either:
 - i. Council is satisfied that the odour generating business ceases to operate, or
 - ii. Mitigation measures are agreed by Council to lessen the impact of the odour on future properties.

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2.10 Biodiversity and Riparian Corridors

Note: Development of the Lake waterbody within the Precinct is to consider the report produced by Design+Planning, dated 8 April 2020, titled Pondicherry Lake Precinct – Water Management Act Assessment and the NSW Natural Resources Access Regulator's concurrence in relation to this document, dated 4 June 2020.

Objectives

- a. To protect, enhance and restore water sources, their associated ecosystems, ecological processes and biological diversity.
- b. To protect and improve water quality.
- c. To maintain and enhance bed and bank stability.
- d. To ensure development within the Precinct inclusive of the Lake Precinct embodies the principles of ecological sustainable development, delivering optimum social, economic and environmental outcomes.

Controls

1. Riparian corridors identified on **Figure 2-3** are to be delivered in accordance with the NRAR Guidelines for Controlled Activity on Waterfront Land.
2. A Vegetation Management Plan is to be prepared and implemented for riparian corridors identified on **Figure 2-3** and submitted in accordance with the timing indicated in a Voluntary Planning Agreement or at the time of subdivision of the adjoining residential land.
3. Justification for the Lake waterbody (**Figure 2-3**) is to consider compliance with the Objects and Principles of the *Water Management Act 2000* as detailed in the report produced by Design+Planning, dated 8 April 2020, titled *Pondicherry Lake Precinct – Water Management Act Assessment* and the NSW Natural Resources Access Regulator's concurrence in relation to this document, dated 4 June 2020.
4. The drainage area located between the Lake waterbody and South Creek is to perform a dual use of providing dry detention, in accordance with the Precinct Water Cycle Management objectives and be revegetated to a functioning biodiversity corridor in accordance with an appropriately documented Vegetation Management Plan.

3 Centres Development Controls

Pondicherry will provide two Neighbourhood Centres (zoned B1 Neighbourhood Centre) to accommodating the needs of the community. This includes a vibrant mixed-use neighbourhood centre based around the Pondicherry Lake in the east and a small scale convenience centre in the west.

The following sections are supported by the objectives and controls contained in Part 5 of the DCP.

3.1 Pondicherry Neighbourhood Centres

Note: This section supports the objectives and controls of Part 5 of the DCP

Lake Neighbourhood Centre Desired Future Character

The Pondicherry Lake neighbourhood centre will comprise a total site area of approximately 1.2ha in the location shown on the ILP and zoned *B1 Neighbourhood Centre* in the Western Parkland City SEPP. The neighbourhood centre is anticipated to accommodate a retail floor area of 5,000m² and provide a broad mix of uses including retail, commercial, residential, civic and recreation. The centre will form the focal point of the surrounding Lake Precinct while serving the convenience retail needs of the local community, as well as supporting walkability and social interaction within the Precinct.

The amenity afforded through the expansive Lake system and adjoining open space will be of district appeal and a key attractor for residents, businesses and visitors alike. The Lake Precinct will espouse the principles of connected community achieved through an efficient road network, extensive active transport links and the interconnection of surrounding land uses including the neighbourhood centre, nearby district playing fields, a K-12 school, a community centre, extensive passive open space and surrounding medium density residential development.

Development should be sensitive to the character of the local area and shall enhance the local residential and environmental amenity through appropriate and sustainable urban design.

The built form of the neighbourhood centre shall deliver modern landmark building(s) fitting of its location within the broader Lake Precinct. The built form shall be of a scale which supports the integration of appropriate retail and commercial uses with the possibility for residential accommodation. Shops shall be addressed to the street to create a sense of place, with active streets and public domain providing a high amenity pedestrian environment.

Integration of the public domain will be a feature of the centre with visitors also appreciating the entertainment and recreation activities on offer in the precinct.

Western Neighbourhood Centre Desired Future Character

The western neighbourhood centre is to be located as shown on the ILP and zoned *B1 Neighbourhood Centre* in the Western Parkland City SEPP. The centre will provide a small-scale convenience based offering providing accessible retail, community and business services for local residents. The centre is anticipated to accommodate a retail floor area of 1,000m² and be supported by the precinct principles of walkability and community interaction.

Development should be sensitive to the character of the local area including height and shall enhance the local residential and environmental amenity through appropriate and sustainable urban design.

Objectives

- a. Create vibrant, mixed use neighbourhood centres with opportunities for shop top housing that provide a range of small-scale retail, business and community uses to cater for the needs of the local population.
- b. Achieve high quality architecture through the appropriate composition and articulation of building elements, textures, materials and colours that respond to the building's use and locality.
- c. Ensure adjacent residential buildings, other adjoining development and public open spaces retain sufficient solar access.
- d. Encourage development which makes a positive contribution to the streetscape, promotes active transport use, and contributes to the amenity of the centre.
- e. Create entrances which provide a desirable and safe identity for the development and which assist in visitor orientation.
- f. Minimise potential conflicts between pedestrians and vehicles.

Controls

General

1. The neighbourhood centres must be located in accordance with the Indicative Layout Plan (**Figure 2-1**) and defined by the *B1 Neighbourhood Centre* zone boundary in the Western Parkland City SEPP.
2. Active street frontages are to be prioritised to public domain areas and maximised where possible to the surrounding public streets. Fine grained and intensive land uses that provide visual interest and encourage pedestrian activity is encouraged. Residential development is not permitted at the ground floor level unless it is for an entrance or lobby, access for fire services or vehicular access.
3. Incorporate residential/shop top housing above the ground floor retail/commercial tenancies where feasible.

Layout

4. The arrangement of built forms must consider potential future noise and amenity conflicts to surrounding uses inside and outside of the neighbourhood centres.

Built form

5. Development must be designed and sited so that it visually addresses the street and must have a clearly identifiable entry.
6. Buildings are not to exceed the maximum building height identified on the Height of Buildings map of the Western Parkland City SEPP, with buildings in the Lake neighbourhood centre not to exceed six storeys.
7. Buildings are to be articulated and visually address the street through the selection of materials, openings and entries. 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 address, activate and enhance nearby public domain.
8. The building and landscape design is to be complementary to ensure it is legible, safe, and accessible for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate.
9. Avoid the occurrence of blank walls on buildings through façade articulation that clearly delineates points of interest e.g. building entries, and vertical and horizontal elements. In circumstances where walls with minimal or no openings (i.e. windows, doors and balconies) are unavoidable, they are to be treated with appropriate design detail and visual articulation through the use of colours and materials.

10. Building heights are to take into account view lines and protect solar access to nearby parks, streets and the public domain.
11. Establish a 'sense of place' and contemporary character for the precinct through a high quality built form and energy efficient architectural design.
12. Highly reflective materials are not acceptable for roof or wall cladding.

Public Domain

13. Provide a high-quality landscape design including a coordinated package of street furniture and lighting that enhances the character of the neighbourhood centre.
14. Provide street tree and open space planting to provide generous shade for pedestrians.
15. Provide continuous weather protection to the building perimeter where appropriate with a focus on those active entries and shop fronts which integrate with the public domain.
16. Shop fronts are to be glazed to ensure visual interest, provide borrowed light and surveillance to the street in alignment with Safer by Design principles.

Transport and Access

17. Walking and cycling leading to and within the neighbourhood centres is to take priority over traffic circulation.
18. Incorporate transport interchanges which accommodate bicycle parking, in addition to park and ride facilities.
19. Provide on-street parking for convenience and to contribute to the activation of the street, where appropriate to support the use and function of the neighbourhood centres.
20. The visibility of parking areas at street frontages shall be minimised through:
 - i. parking layout and design, building location and design and landscaping treatments;
 - ii. bitumen and cars are not to be the dominant features of the landscape; and
 - iii. the design of parking areas is to consider pedestrian legibility, safety and accessibility from street frontages, within the centre and to adjoining land where appropriate.
21. Waste storage and collection areas are to be designed to minimise amenity impacts and should not impede the use of the public domain.

4 Site Specific Development Controls

4.1 Development near or on the Rail Corridor

Note: This section is supplementary to **Section 2.3.9 Noise** of the main body of the DCP and provides further guidance in relation to noise management on or near the North-South Rail Corridor.

Objectives

- a. To ensure that development on or near the rail corridor does not impact the integrity or safety of the corridor.
- b. To ensure reasonable standards of amenity for residential development within the vicinity of the rail corridor.

Controls

1. Development within and adjacent the North South Rail Corridor must take into consideration the following documentation
 - i. Sydney Metro – Technical Services Sydney Metro Underground Corridor Protection Technical Guidelines;
 - ii. Sydney Metro – Technical Services Sydney Metro at Grade and Elevated Sections Corridor Protection Guidelines; and
 - iii. Development Near Rail Corridors and Busy Roads – Interim Guideline.
2. Developments adjacent to the North South Rail Corridor must be oriented towards the street.
3. Where residential or sensitive use development is proposed within 100m of the North South Rail Corridor an acoustic assessment must be undertaken in accordance with Council's Environmental Noise Policy. Where alternative noise mitigation is not proposed and residential dwellings are located within 25m of a rail corridor, dwelling noise mitigation must incorporate "Category 3" acoustic measures (or equivalent) in accordance with the Department of Planning, Industry and Environment – Development Near Rail Corridors and Busy Roads – Interim Guideline (Figure 3.3a and Appendix C). Similarly, where residential dwellings are located between 25m and 60m from a rail corridor "Category 2" acoustic measures (or equivalent) in accordance with the Department of Planning Industry and Environment – Development Near Rail Corridors and Busy Roads – Interim Guideline (Figure 3.3a and Appendix C).

4.2 Development near or on Electricity Easements

Objectives

- a. To ensure that development on or near electricity easements does not impact on the integrity and safety of electricity infrastructure.
- b. To ensure reasonable standards of amenity for residential development within the vicinity of electricity easements.
- c. To encourage passive surveillance of electricity easements.

Controls

1. Development within and adjacent electricity easements including but not limited to, landscape and fencing is to consider the appropriate and current TransGrid Development Guidelines including:
 - I. TransGrid Easement Guidelines, Third Party Development;
 - II. Subdivision and Development Guidelines; and
 - III. Living and Working with electricity transmission lines.
 - IV. Relevant Endeavour Energy specification
2. Open space and drainage contained within an electricity easement and any road crossings of an easement should generally be in accordance with the Indicative Layout Plan (**Figure 2-1**) and Precinct Road Hierarchy Plan (**Figure 2-12**).
3. Public roads within residential areas are encouraged adjacent to electricity easements to allow easy access to transmission towers and passive surveillance of open space (**Figure 4-1**).
4. Where private ownership of the electricity easement is proposed, the number of private lots should be limited and contain a building footprint outside the easement (**Figure 4-2**).
5. All proposed activities within electricity easements require approval from the relevant authority. Applicants should consult with electricity supply authorities prior to submitting a development application to Council. Evidence of approval is to be submitted with the development application.
6. No buildings are permitted in electricity easements without the approval of the relevant electricity supply authority.

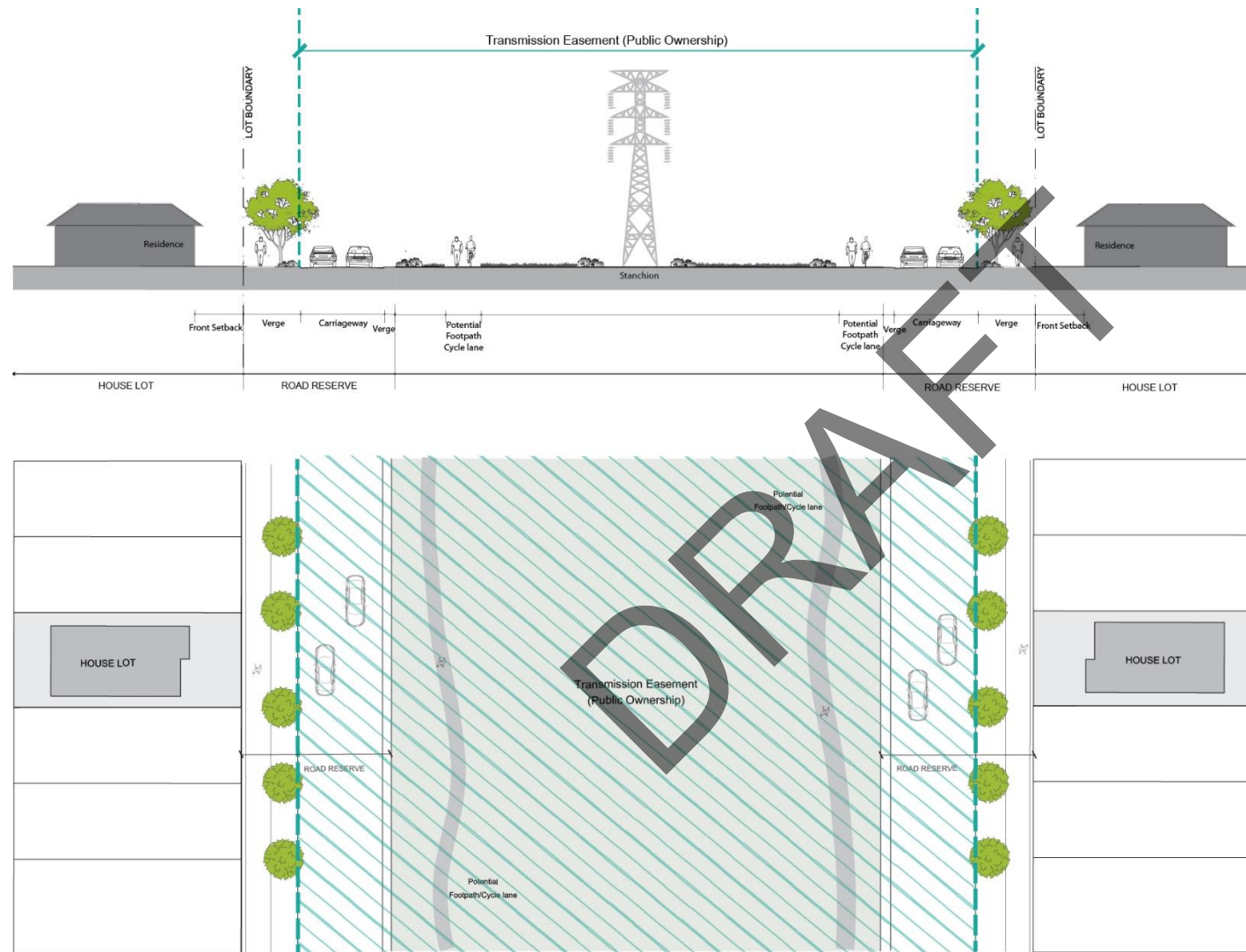


Figure 4-1: Electricity Easement (Public Ownership)

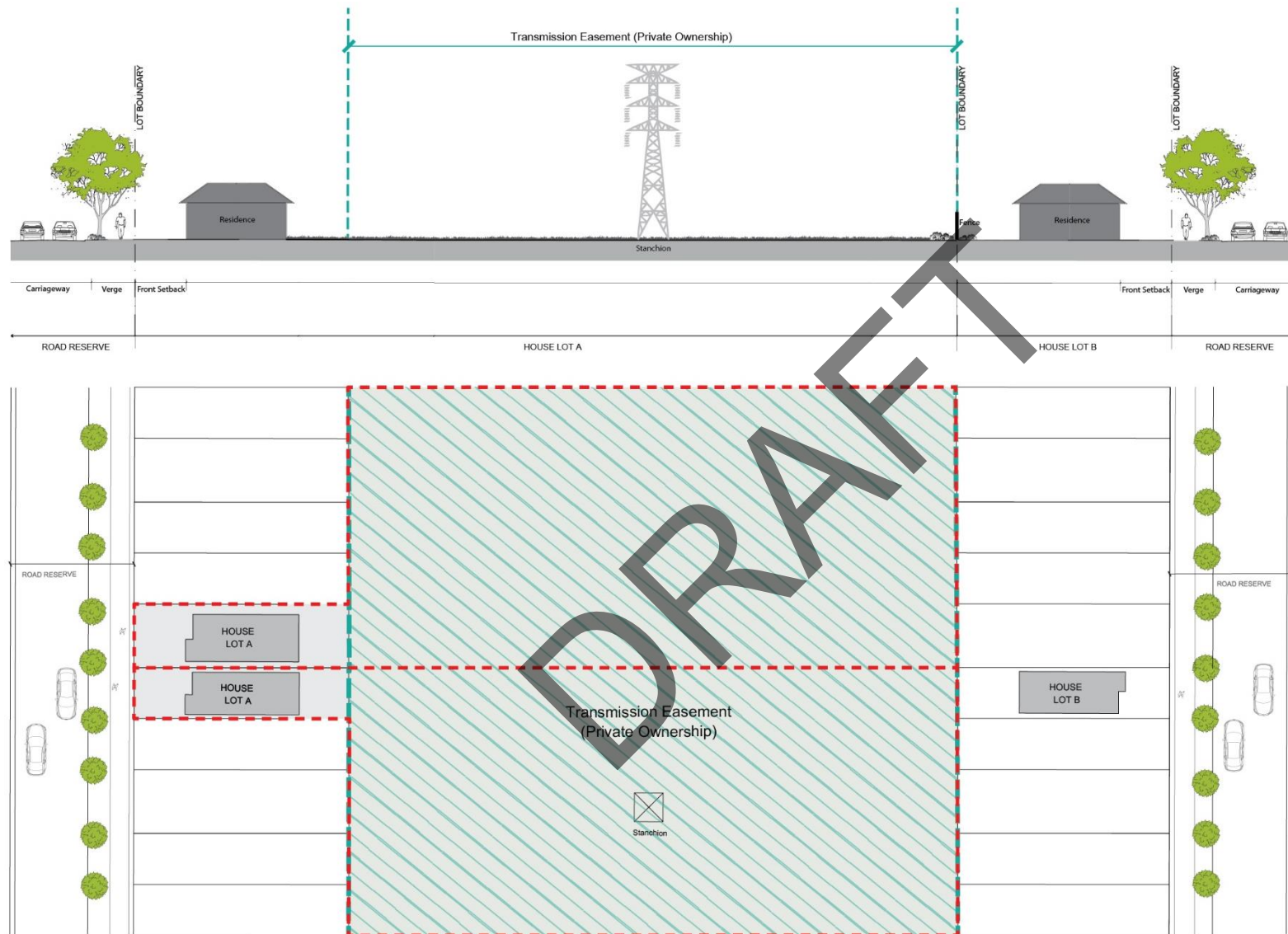


Figure 4-2: Electricity Easement (Private Ownership)