



## Schedule 4 - Catherine Field (Part) Precinct

~~September 2020~~ Draft Amendment 3 September 2021

Published by NSW Department of Planning, Industry and Environment

[dpie.nsw.gov.au](http://dpie.nsw.gov.au)

Title: Schedule 4 - Catherine Field (Part) Precinct

Subtitle: ~~September 2020~~

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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 (also 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 Catherine Fields (Part) 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
<b>1 – Introduction</b>	Identifies the land to which the Schedule applies.
<b>2 – Subdivision Planning and Design</b>	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 <b>Part 2</b> and <b>Part 3</b> of the DCP in relation to the Precinct.
<b>3 – Centres Development Controls</b>	Provides specific objectives and controls that apply to land within the Neighbourhood Centre, identified on the ILP for the Precinct. These controls are in addition to those in <b>Part 5</b> of the DCP.
<b>4 – Site Specific Controls</b>	Specific objectives and controls for development in certain parts of the Precinct, including areas around Oran Park House, land affected by electricity easements and the Environmental Living zone, as well as the protection of Australasian Bittern habitat.

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 Council for advice.



Figure 1-1: Land Application Map

## 2 Subdivision planning and design

**Note:** This section supports the objectives and controls in **Part 2** of the DCP.

### 2.1 Catherine Fields (Part) Precinct Planning Vision

The vision for the Catherine Fields (Part) Precinct is that a range of housing types will develop to meet the needs of a well-connected and diverse residential community, supported by local services, amenities, parks and infrastructure, in a manner that responds to the unique characteristics of the Precinct, including the historically significant Oran Park House and the waterways and landform associated with South Creek.

The landscape setting of Oran Park House and Garden, its associated outbuildings, the Silo and Coach House, and historic driveways, will be respected and interpreted within the development layout. The 'Coach House' Neighbourhood Centre will reinforce this quarter as the main community focus, offering opportunities for small-scale retail, commercial and social infrastructure to meet local needs.

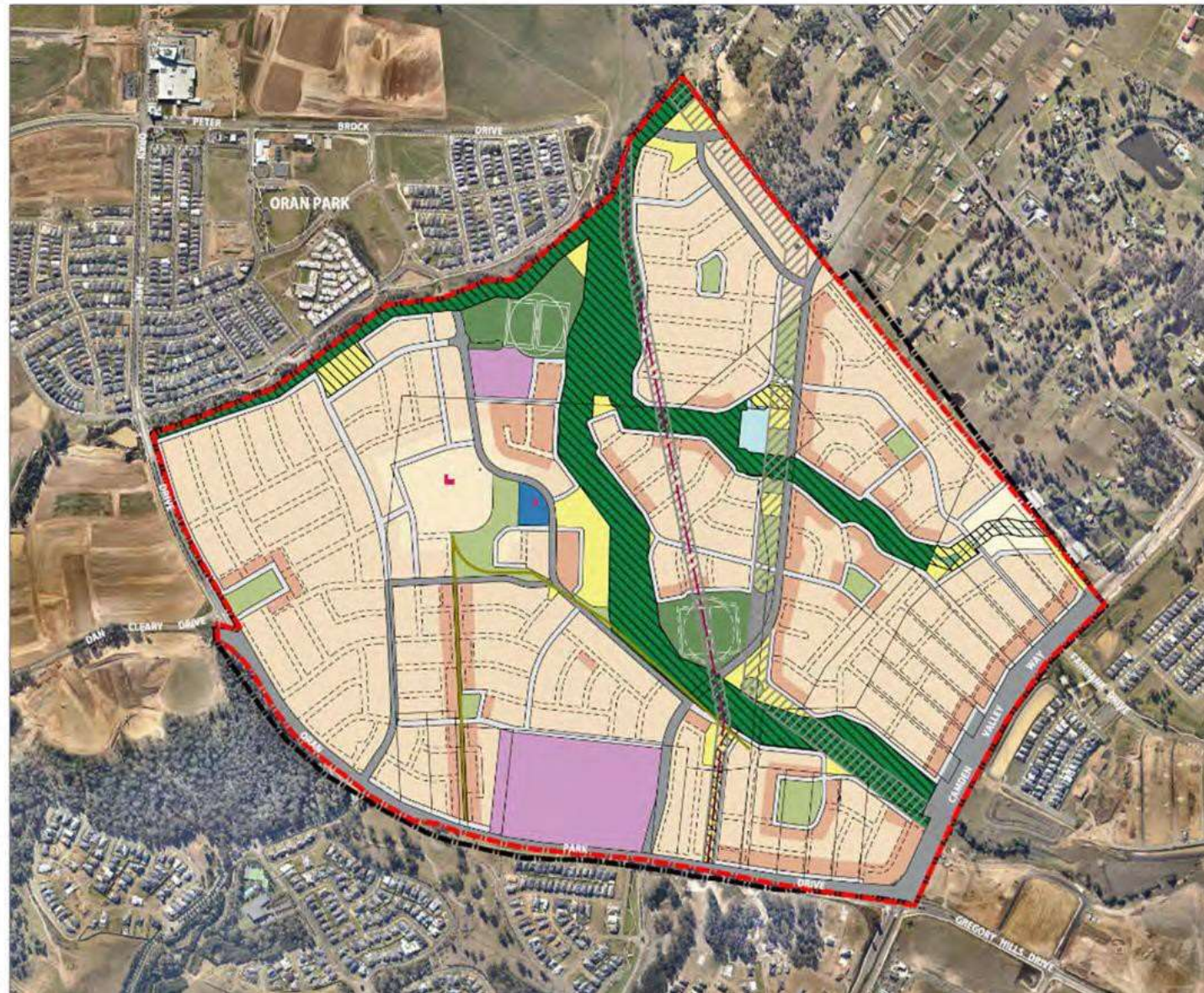
South Creek will be an important green corridor that integrates biodiversity, flooding, water management, and passive recreational values and will present a considerable amenity resource for the incoming community.

The Precinct will be an integral component of the local area, linking the surrounding suburbs and housing estates, and providing public transport connections to Oran Park Town Centre and the future Leppington Major Centre.

## 2.2 Referenced Figures

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

Referenced Figure	Section in main body of the DCP
<b>Figure 2-1:</b> Indicative Layout Plan	<i>2.2 The Indicative Layout Plan</i>
<b>Figure 2-2:</b> Flood Prone Land	<i>2.3.1 Flooding</i>
<b>Figure 2-3:</b> Key elements of the water cycle management and ecology strategy	<i>2.3.2 Water Cycle Management 2.3.5. Native Vegetation and Ecology 3.2.3 Street Network and Design</i>
<b>Figure 2-4:</b> Areas of potential salinity risk	<i>2.3.3 Salinity and Soil Management</i>
<b>Figure 2-5:</b> Indigenous cultural heritage	<i>2.3.4 Aboriginal and European heritage</i>
<b>Figure 2-6:</b> European Cultural Heritage	<i>2.3.4 Aboriginal and European Heritage.</i>
<b>Figure 2-7:</b> Bushfire risk and Asset Protection Zone requirements.	<i>2.3.6 Bushfire hazard management</i>
<b>Figure 2-8:</b> Potential Contamination	<i>2.3.7 Site Contamination</i>
<b>Figure 2-9:</b> Location of Easements.	<i>2.3.8 Development on and adjacent to electricity easements</i>
<b>Figure 2-10:</b> Residential Structure	<i>3.2.2 Residential Character</i>
<b>Figure 2-11:</b> Precinct Road Hierarchy	<i>3.2.3 Street Network and Design 3.2.6 Access to arterial roads, sub-arterial road and transit boulevards</i>
<b>Figure 2-12:</b> Pedestrian and Cycle Network.	<i>3.2.4 Pedestrian and Cycle Network.</i>



**Figure 2-1: Indicative Layout Plan**

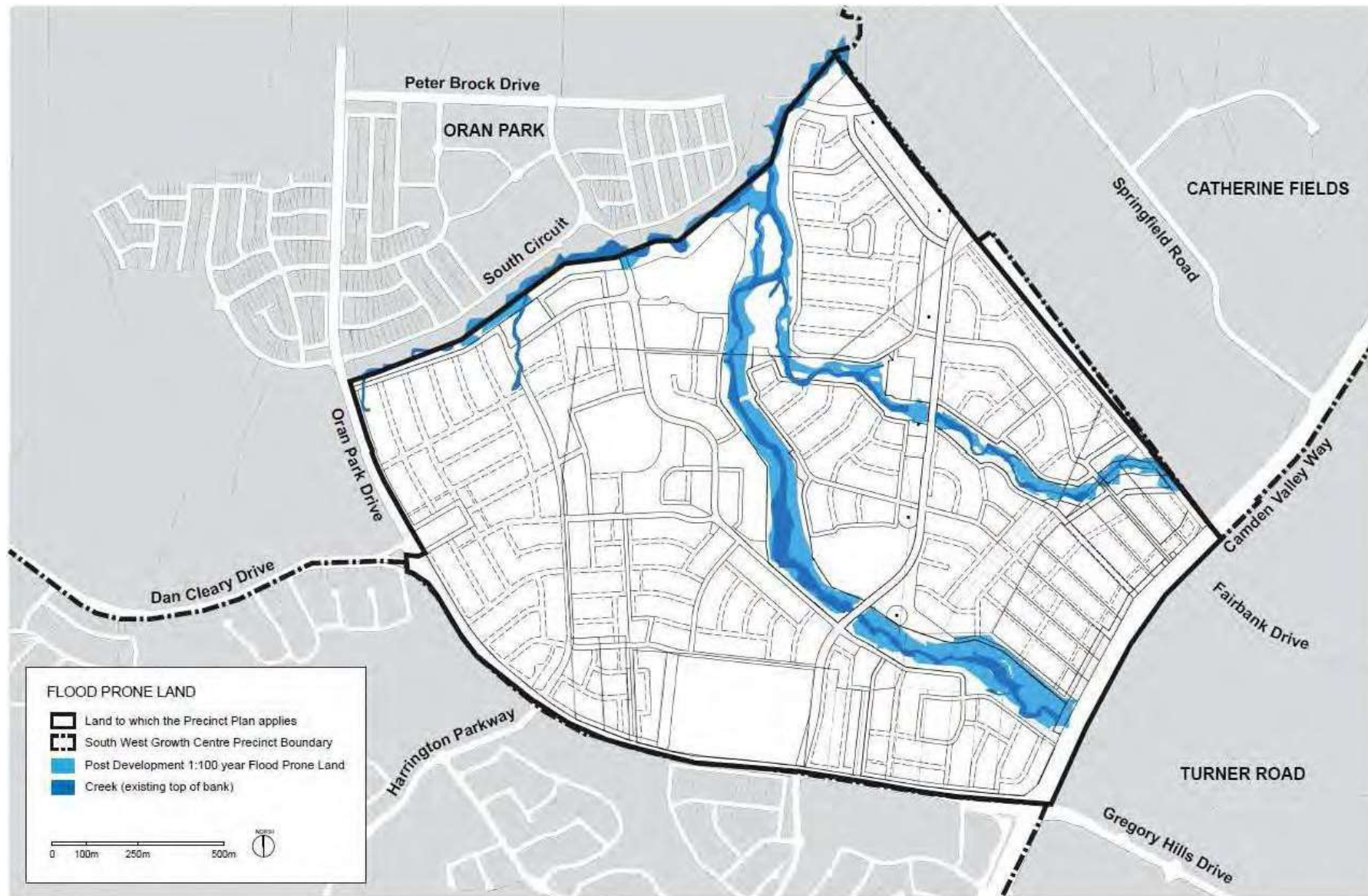


Figure 2-2: Flood prone land

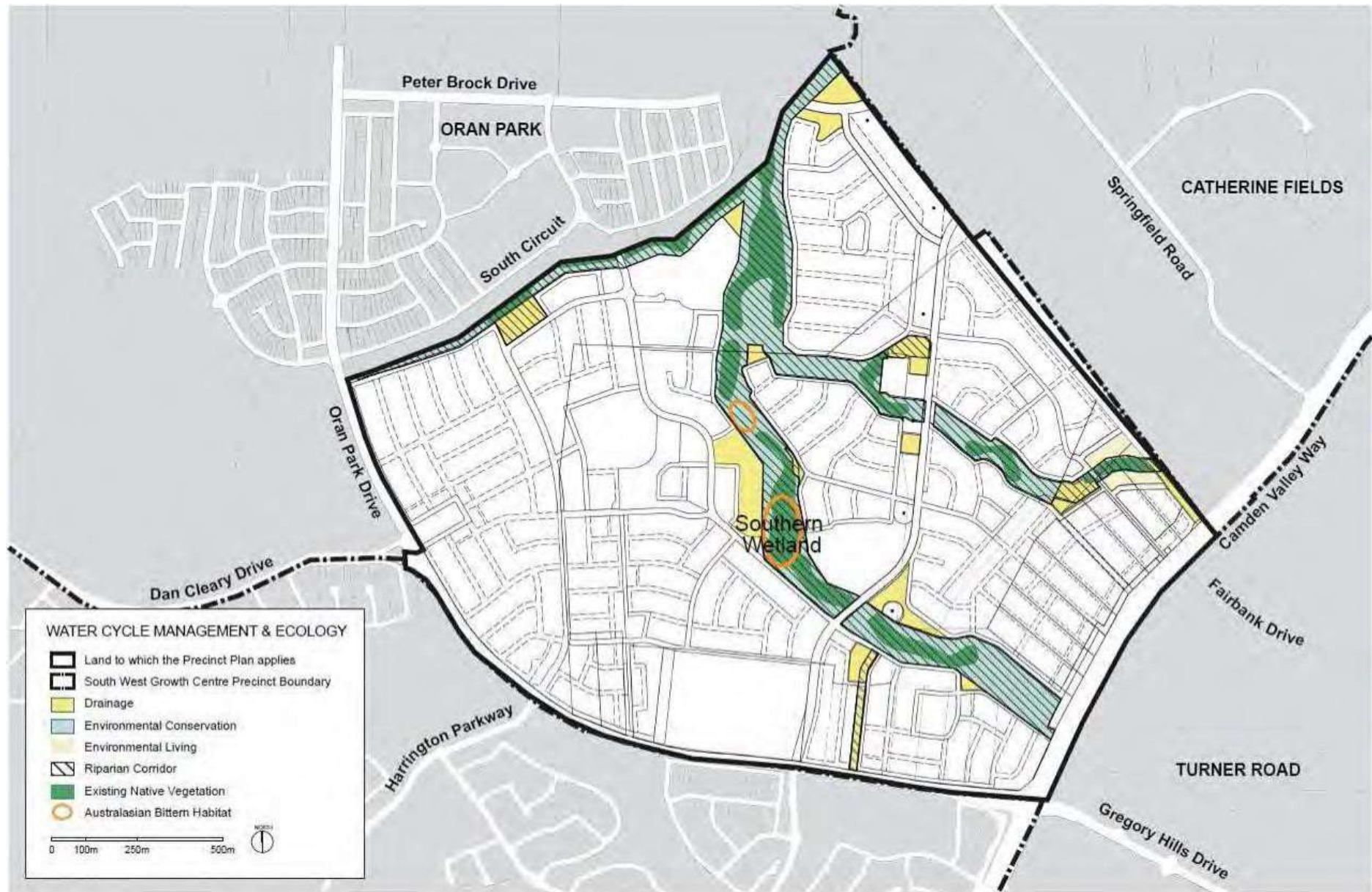


Figure 2-3: Key elements of the water cycle management and ecology strategy

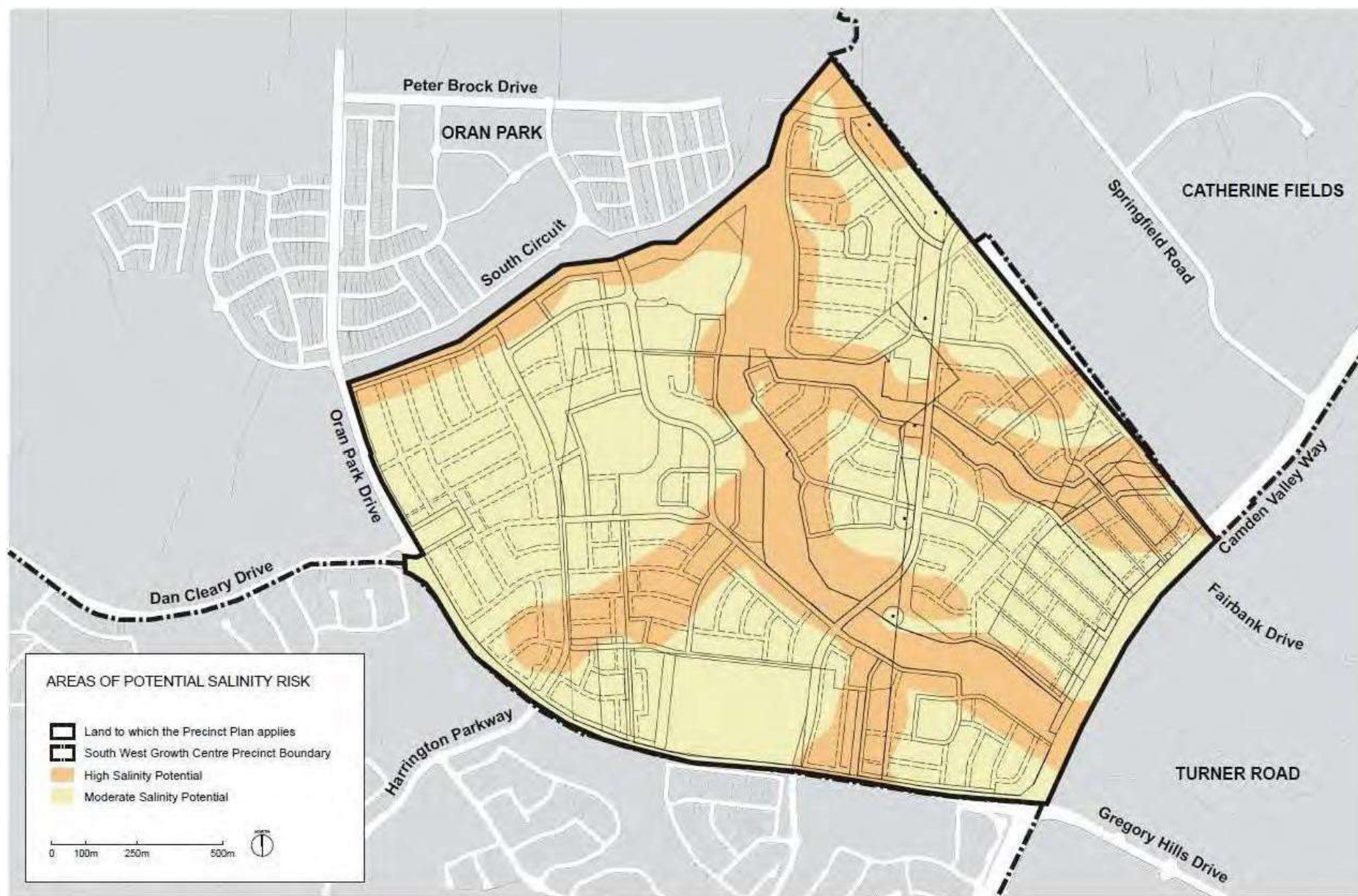


Figure 2-4: Areas of potential salinity risk

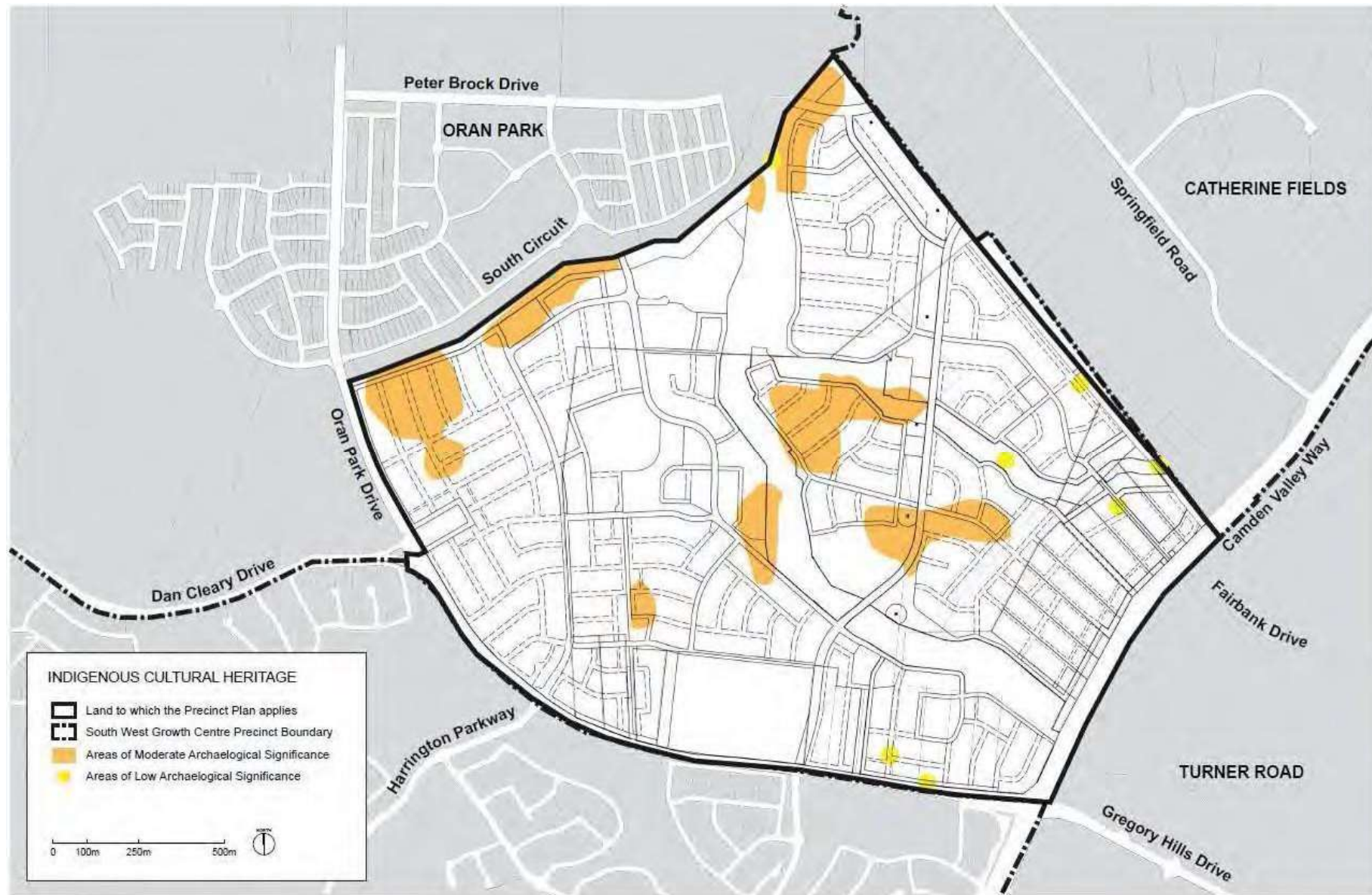


Figure 2-5: Indigenous cultural heritage

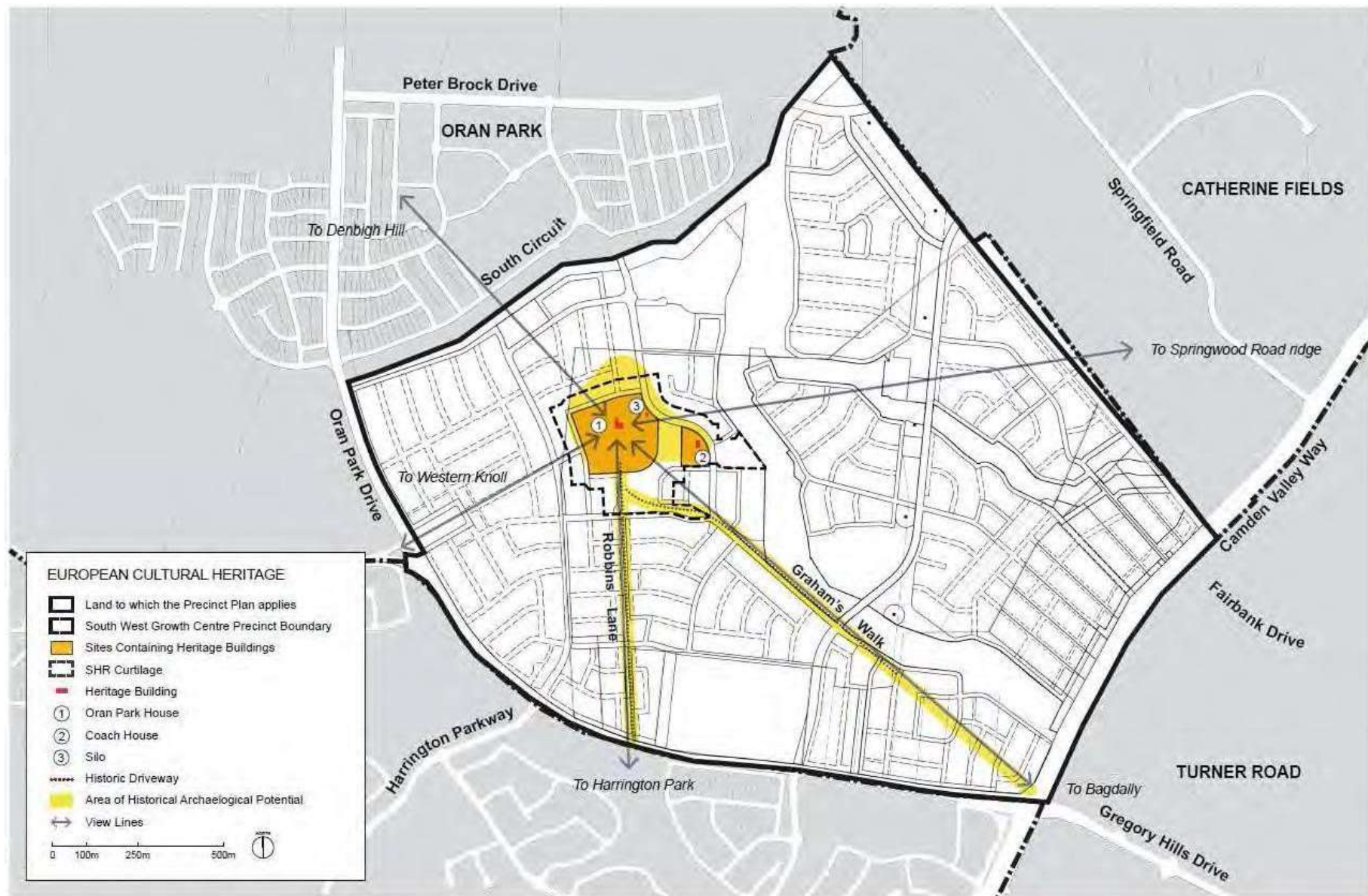
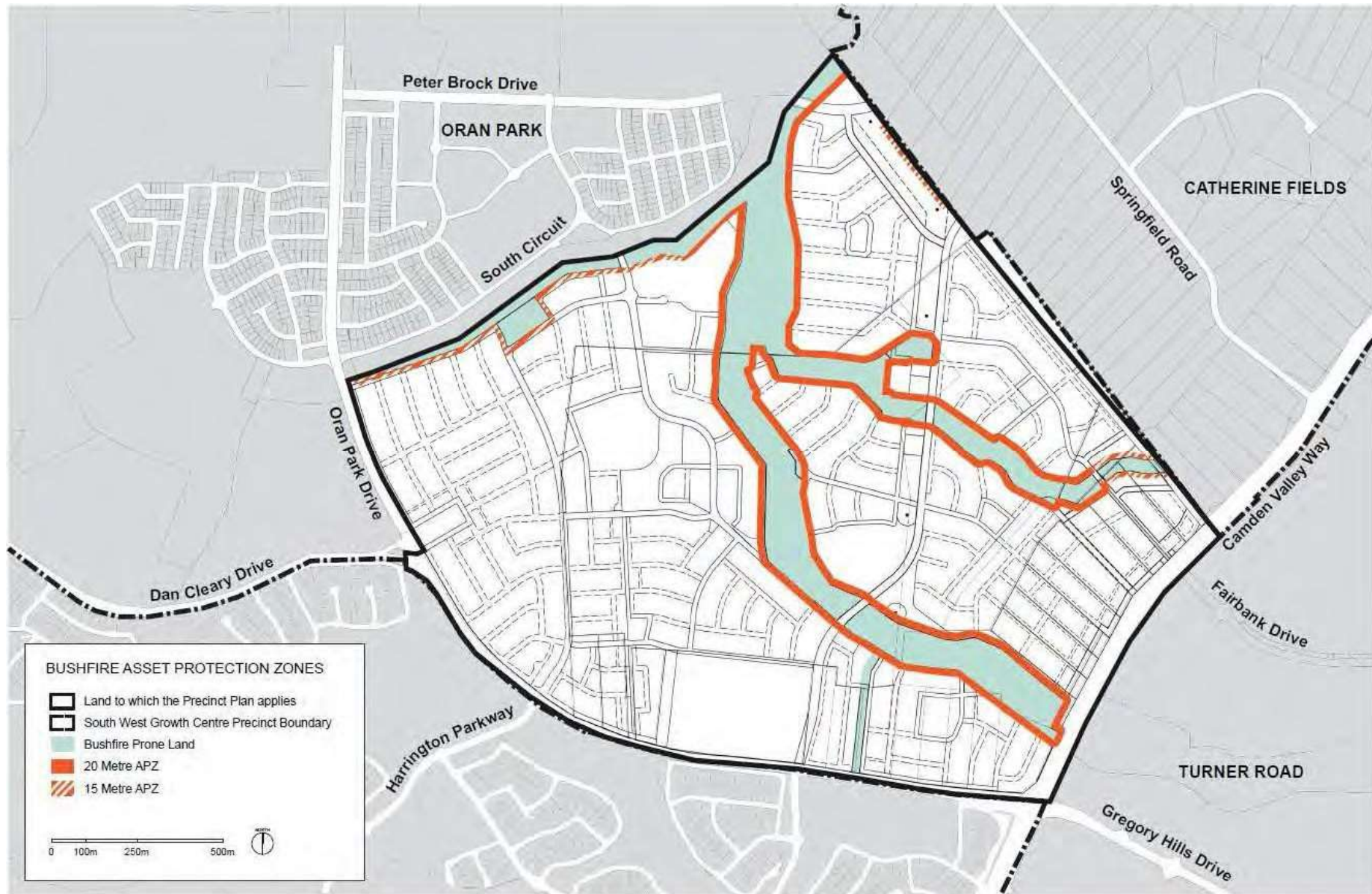


Figure 2-6: European cultural heritage



**Figure 2-7: Bushfire risk and Asset Protection Zone requirements**

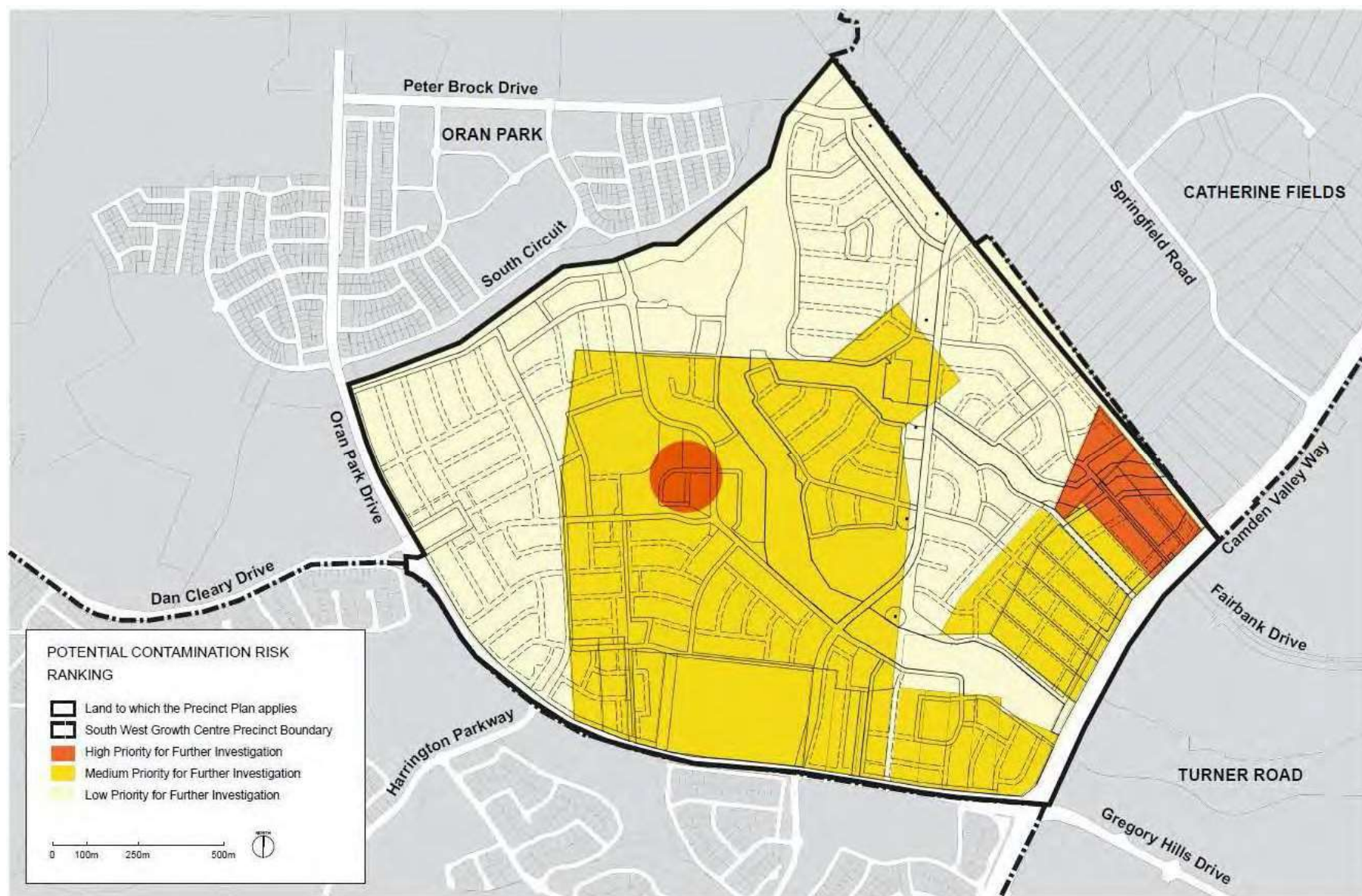
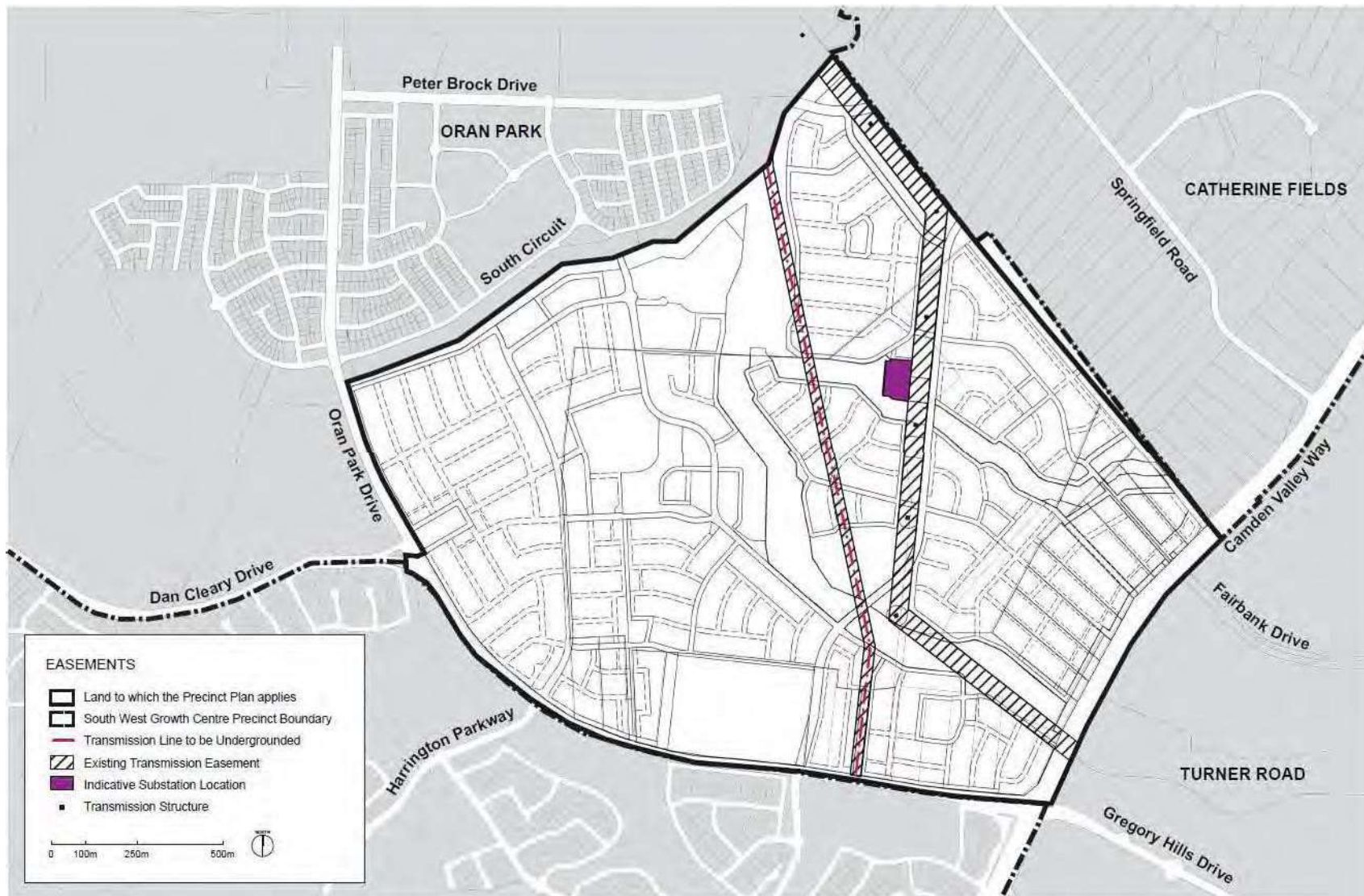


Figure 2-8: Potential contamination risk ranking



**Figure 2-9: Location of easements**



Figure 2-10: Residential structure

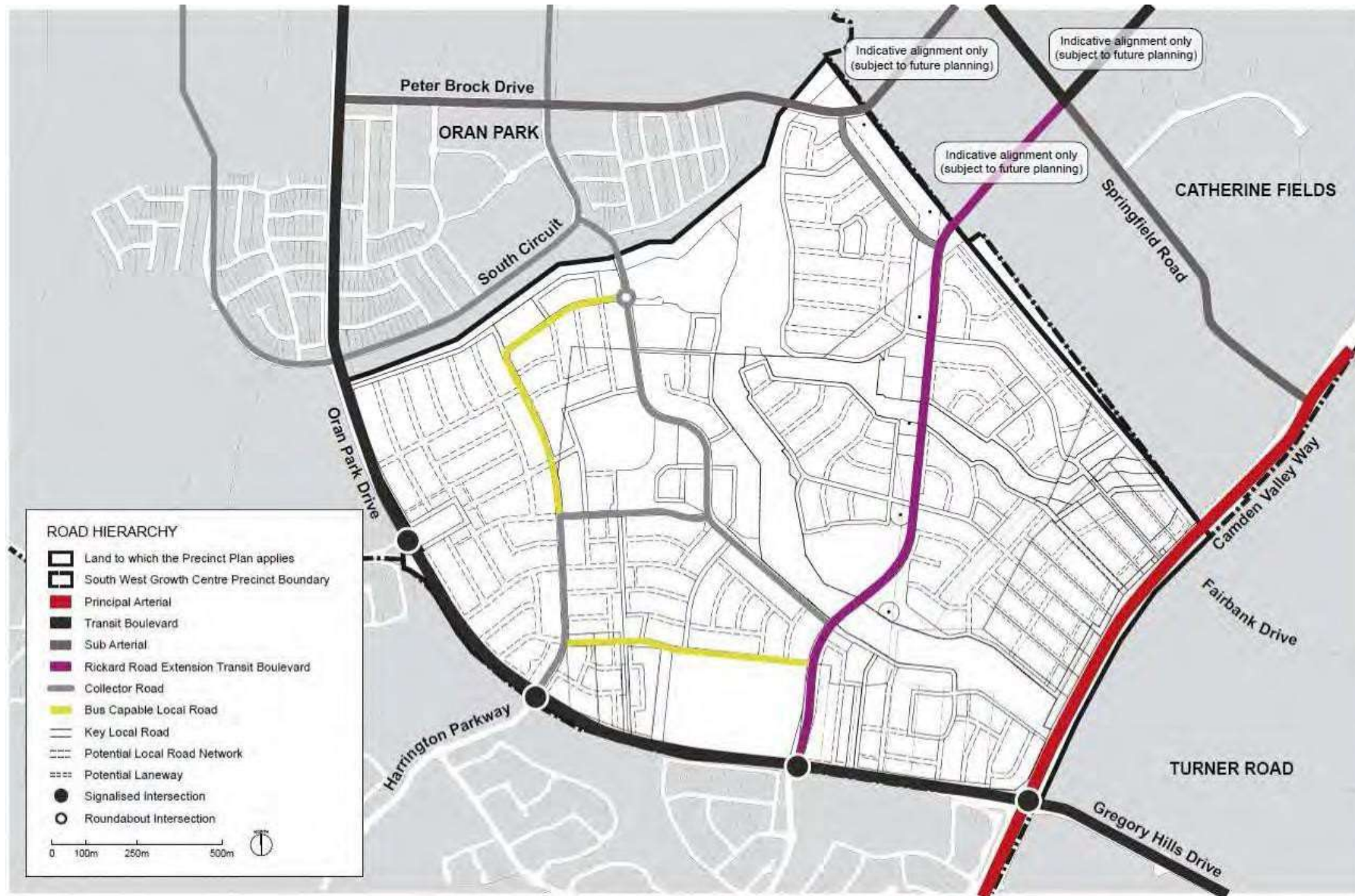


Figure 2-11: Precinct road hierarchy

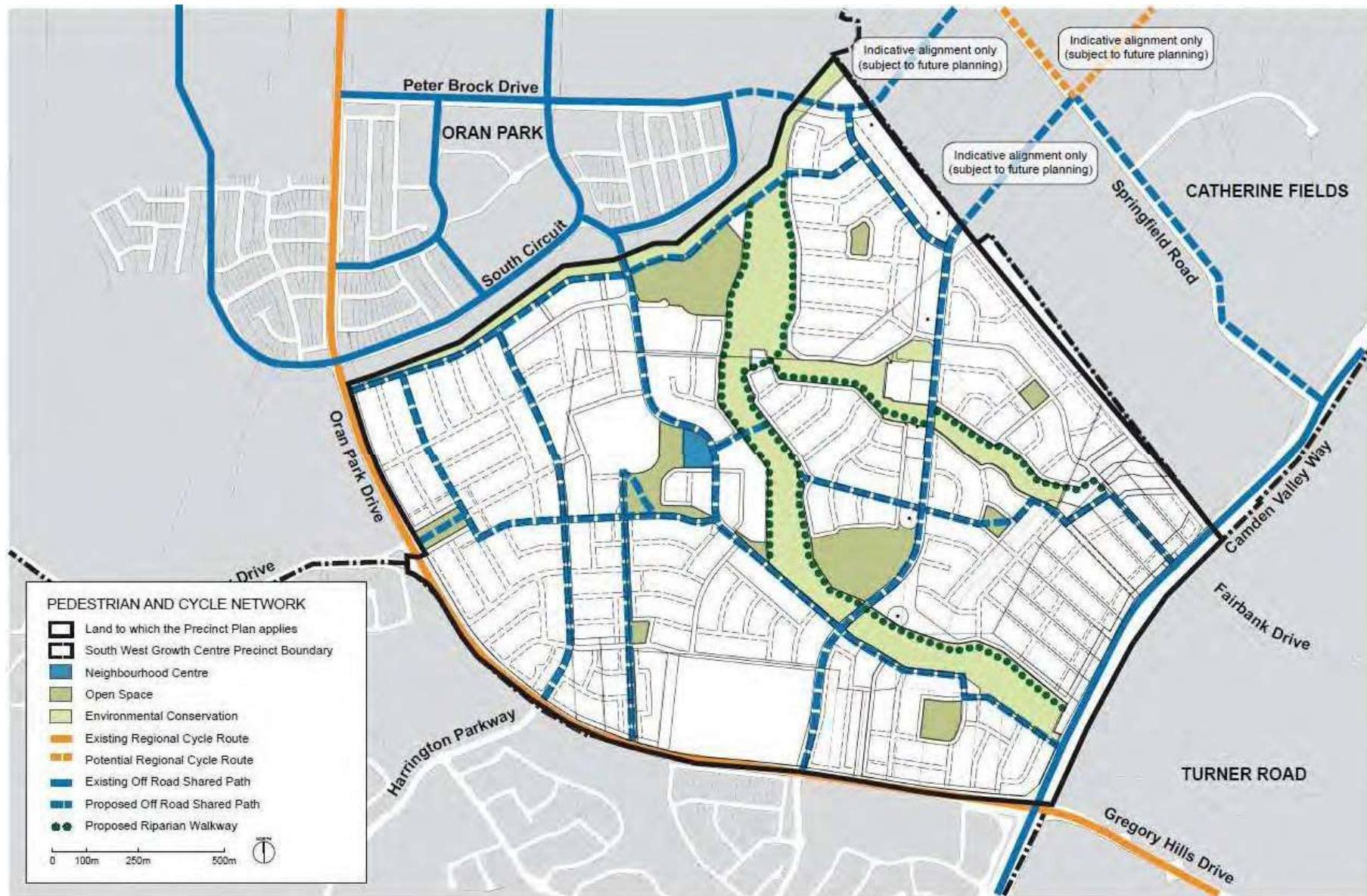


Figure 2-12: Pedestrian and cycle network

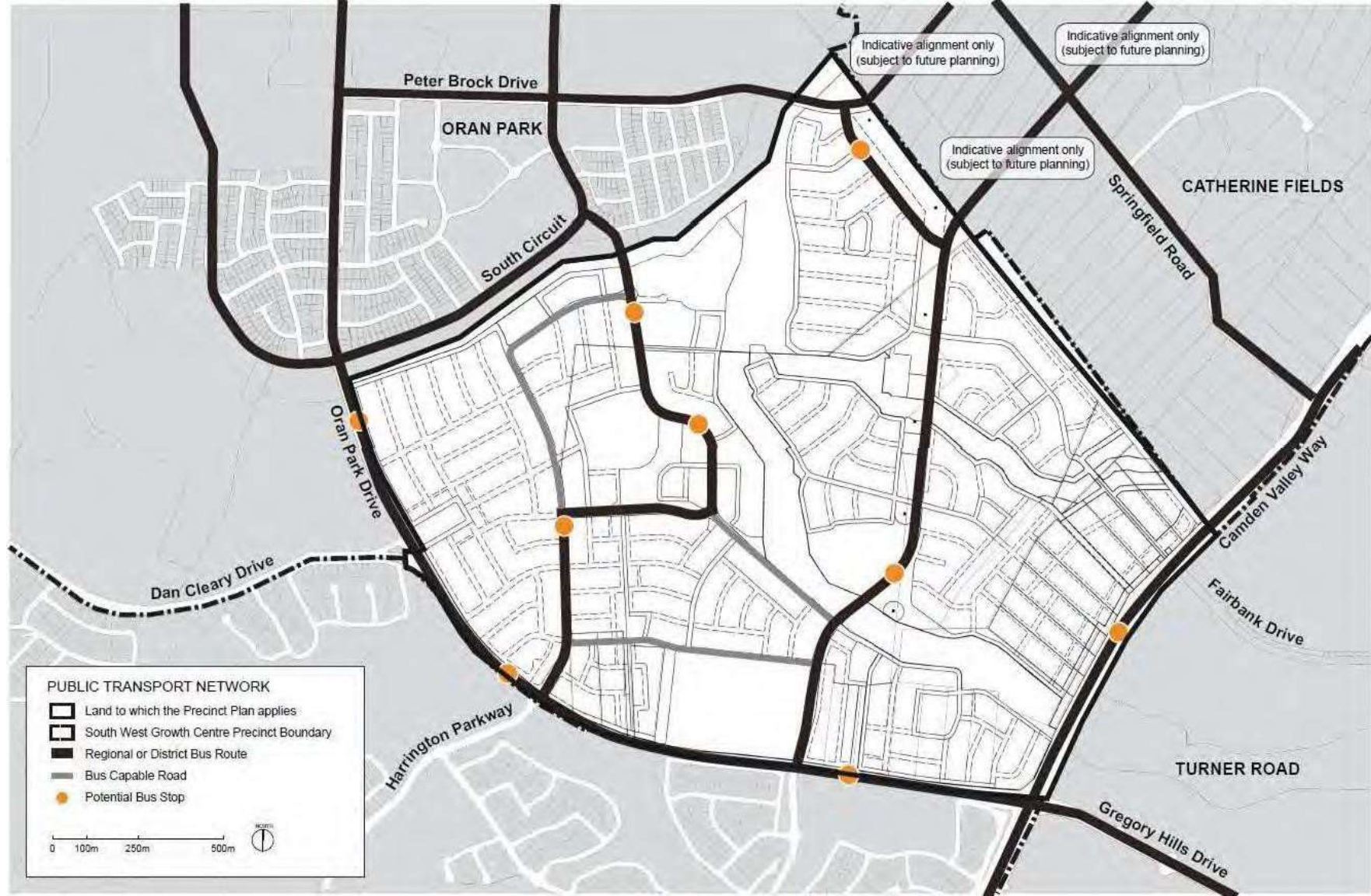


Figure 2-13: Public transport network

## 2.3 Rickard Road extension Transit Boulevard

### Objectives

- To provide a safe and convenient public transport route that incorporates a shared pedestrian / cycleway and promotes a future public transport connection to the Leppington Major Centre.

### Controls

- Rickard Road extension Transit Boulevard, within the Precinct, is to be designed in accordance with **Figure 2-14**.
- The road shall be designed for and sign-posted at a maximum of 60 kph in consultation with Transport for NSW and NSW Roads and Maritime Services. Intersections are to be designed to accommodate bus manoeuvrability.
- The design of the road shall consider the electricity easement height clearance and minimum working distance requirement from electricity stanchions.

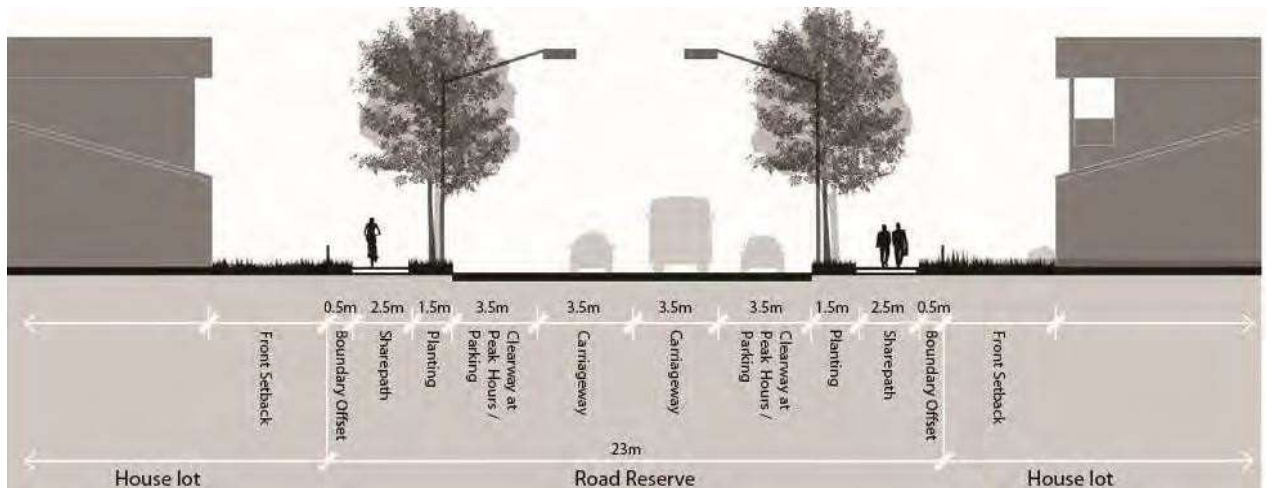


Figure 2-14: Indicative Rickard Road Transit Boulevard section

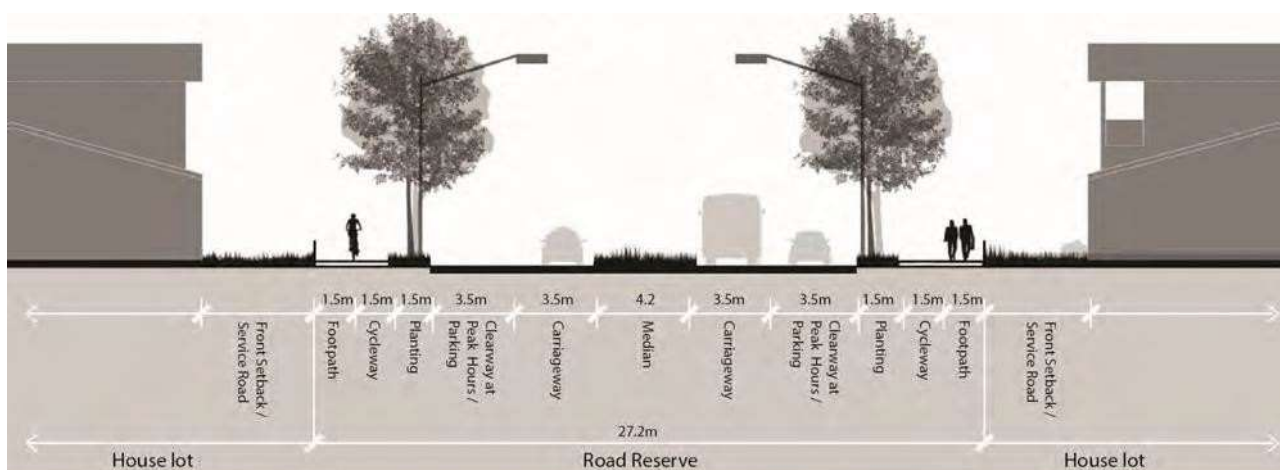


Figure 2-15: Indicative Rickard Road Transit Boulevard section (with Optional Median)

## 2.4 Public Transport

### Objectives

- a) Encourage the use of public transport through the provision of integrated bus, pedestrian and cycle routes within the Precinct.

### Controls

1. The design of roads with Bus Routes and Bus Capable Roads in **Figure 2-13** within the Precinct is to accommodate bus movements.
2. Bus stops are to be provided on-street and not within indented bays. Bus shelters are to be provided at key stops and installed at the subdivision construction stage.
3. Applications for subdivision and development shall demonstrate how bus routes and bus movements are to be accommodated within the Precinct for each stage of development.

## 2.5 Open Space and Recreation Network

### Objectives

- a) To provide open space to local residents for social interaction and passive recreation activities.
- b) 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.
- c) To provide equitable distribution of public open space and recreation opportunities.
- d) To ensure high quality design and embellishment of all public open space.
- e) To encourage the use of the major creek corridors for passive recreation purposes consistent with environmental objectives.

### Controls

1. Local sporting fields, neighbourhood parks, recreation activity nodes and other passive open space areas (i.e. environmental conservation and riparian corridors) are to be provided generally in accordance with **Figure 2-16** and **Table 2-2**.
2. The minimum provision of open space and facilities including embellishment is to be consistent with the *Catherine Fields (Part) Precinct Section 94 Contributions Plan*.
3. Neighbourhood parks are to have a minimum area of 3,000m<sup>2</sup>. 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 400m 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;
  - vi. a large neighbourhood park is to be located immediately to the south and east of Oran Park House, which interprets its cultural landscape and protects key view lines and its visual prominence; and
  - vii. a neighbourhood park is to be located in the high point to the east of South Creek which interprets the views from Oran Park House. This park should visually connect to Oran Park House via the street layout.
4. The detailed design of local sporting fields, neighbourhood parks, recreation activity nodes and other passive open space areas is to be generally in accordance with the *Catherine Fields (Part) Precinct Public Domain and Landscape Strategy* (AECOM, October 2013) and *Catherine Fields (Part) Precinct Cultural Heritage Interpretation Strategy* (GML, October 2013) and shall consider:
  - i. the need for a range of play spaces and opportunities and cater for the range of ages;
  - ii. the provision of adequate parking, lighting and waste management facilities;

- iii. the inclusion of interpretative signage detailing local history, Aboriginal cultural values, environmental education themes and the like; and
  - iv. the provision of amenities such as seating and shade structures, drinking fountains, street lighting, street and information signs, planter boxes, feature fencing and the like.
5. 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. A range of themed elements such as boardwalks, eco- pathways, and educational tracks shall be incorporated at appropriate locations.
  6. A Public Domain and Landscape Plan is to be submitted for each local sporting field, neighbourhood park, recreation activity node and other passive open space area at the time of subdivision of the adjoining residential area. The Plan shall be generally consistent with the *Catherine Fields (Part) Precinct Public Domain and Landscape Strategy* (AECOM, October 2013) and *Catherine Fields (Part) Precinct Cultural Heritage Interpretation Strategy* (GML, October 2013). 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:
    - Earthworks;
    - street furniture;
    - plant species and sizes;
    - play equipment;
    - utilities and services;
    - public art;
    - hard and soft landscaping treatments;
    - signage and lighting;
    - any entry statements;
    - waste facilities; and
    - interpretative material.

Table 2-2 Summary of open space and recreation requirements

Open Space Type	Minimum Size/Number	Facilities
Local Sporting Fields 1 (LS1)	46,000m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Multipurpose playing fields</li> <li>• Playground</li> <li>• Formal courts</li> <li>• Amenities building</li> <li>• Local sports furniture</li> <li>• Picnic facilities</li> <li>• Exercise equipment</li> </ul>
Local Sporting Fields 2 (LS2)	46,000m <sup>2</sup>	Same as LS1
Neighbourhood Park 1 (LP1A)	9,000m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playarea</li> </ul>

Open Space Type	Minimum Size/Number	Facilities
Neighbourhood Park 1 (LP1B)	3,000m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playground</li> </ul>
Neighbourhood Park 2 (LP2)	27,000m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playground</li> </ul>
Neighbourhood Park 3 (LP3)	3,000m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playground</li> </ul>
Neighbourhood Park 4 (LP4)	5,000m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playground</li> </ul>
Neighbourhood Park 5 (LP5)	4,000m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playground</li> </ul>
Neighbourhood Park 6 (LP6)	12,000m <sup>2</sup>	
Neighbourhood Park 7 (LP7)	4,000m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playground</li> </ul>
Recreation Activity Nodes	<p>Area to be provided shall be usable and capable of providing a quality recreation setting.</p> <p>Minimum 4.</p>	<p>A range of facilities shall be made available across the Precinct, such as:</p> <ul style="list-style-type: none"> <li>• seating and furniture;</li> <li>• barbecue and picnic facilities;</li> <li>• exercise equipment;</li> <li>• children's play equipment;</li> <li>• skateboard and BMX facilities;</li> <li>• public art; and</li> <li>• community gardens.</li> </ul>

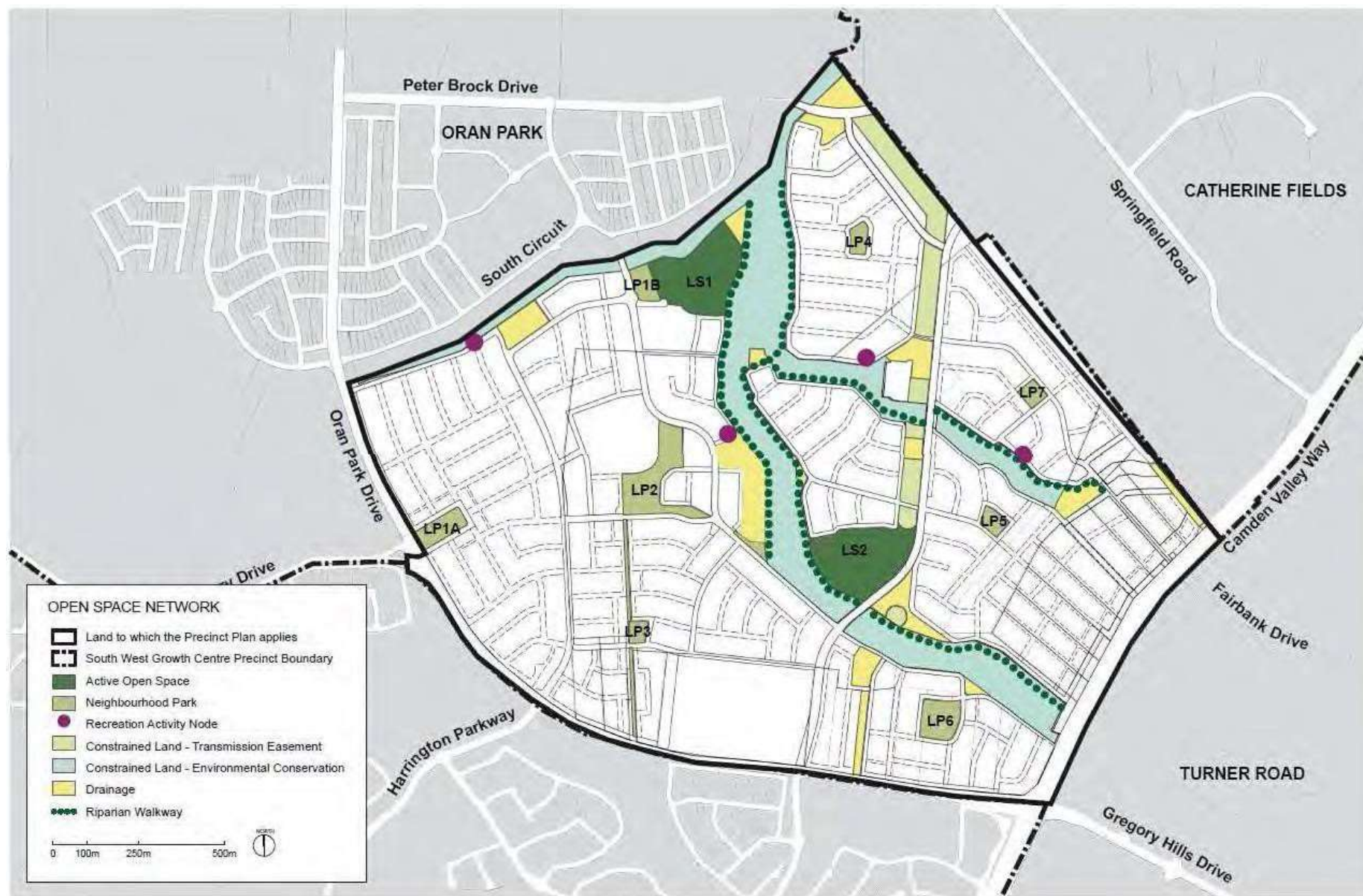


Figure 2-16: Open Space Network

## 3 Centre Development Controls

**Note:** This part supports the development controls for Centres in **Part 5** of the DCP.

*Oran Park is listed on the State Heritage Register. The listing includes Oran Park House (also referred to as Catherine Park House), Coach House and Silo.*

### 3.1 The 'Coach House' Neighbourhood Centre

#### Objectives

- a) To maintain vistas between the Coach House and Oran Park House and South Creek.
- b) To restore the Coach House to a suitable standard which provides opportunities for adaptive re-use.
- c) To ensure that future uses in the Coach House contribute to the activity, amenity, and safety of the local neighbourhood centre to create a distinctive public domain.

#### Controls

1. Proposals for subdivision and development that are seeking exemption from Integrated Development referrals to Heritage NSW and exemption from Section 60 approval under the *Heritage Act 1977* must comply with the guidelines contained in the Oran Park State Heritage Register listing and with the requirements contained in the *NSW Heritage Act 1977*.
2. Approval under the *NSW Heritage Act 1977* is required for development which does not meet the guidelines of the Oran Park Heritage Exemptions.
3. The Coach House must be restored and reconstructed for the purpose of adaptive re-use. The new use should involve minimal change to significant fabric, should respect associations and meanings, and be in accordance with the *Oran Park Conservation Management Plan*.
4. New uses to the Coach House must contribute to the safety, amenity and vibrancy of the neighbourhood centre. Suitable activities may include, but not be limited to, a shop, convenience store, café/restaurant, gallery, office, craft centre or community activity centre.

#### 3.1.1 The Neighbourhood Centre

#### Objectives

- a) To maintain vistas between the Coach House, Oran Park House and South Creek
- b) To ensure the heritage significance is considered in the design of commercial buildings and public spaces.
- c) To ensure buildings and public spaces celebrate the connection to Oran Park House, its associated buildings, and the Coach House.

#### Controls

1. The Neighbourhood Centre must be located in accordance with **Figure 3-1**.
2. A Heritage Interpretation Strategy must be submitted with the first development application relating to the neighbourhood centre. This interpretation strategy must detail how the significant aspects and uses of the Coach House may be publicly interpreted in both building and public domain design.
3. Buildings orientated towards the Coach House, Central Plaza and playground must be designed with elements aimed at activating the public domain. Appropriate design elements include shop fronts and facades with openings.

4. Buildings orientated towards the Coach House must respect the significance of the item through consideration of its siting, bulk, scale, character, colour, texture and material. Imitation should be avoided.
5. The vistas between the Coach House and Oran Park House must be preserved. As far as practical, the view corridor must be kept free of obstacles and structures that inhibit this visual connection.
6. The neighbourhood centre must be designed with consideration to the principles of the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017 and with the *Oran Park Conservation Management Plan*.

### 3.1.2 Archaeology associated with the Coach House

#### **Objectives**

- a) To conserve the cultural significance of Indigenous and European items within and in the vicinity of the Coach House.
- b) To provide appropriate handling procedures to protect and conserve archaeological finds.

#### **Controls**

1. Carefully design any new interventions to avoid any disturbance of potential archaeological items located within these areas.
2. Engage a suitable heritage consultant or archaeologist to assess, record and monitor the works in the event of any disturbance to the Coach House having to take place. Archaeologists must meet the current Heritage Council requirements for an Excavation Director and obtain appropriate approvals, exemptions to or excavations permits required under Section 57(1) or Sections 139-146 of the Heritage Act 1977 prior to any excavation of areas of identified archaeological potential.
3. Retain any archaeological evidence uncovered on the site in situ wherever possible, so long as it will not be damaged in any works on site.
4. Archaeological finds retained in situ are to be appropriately catalogued for future reference.
5. Archaeological finds that have been or are in the future uncovered on the site and are deemed appropriate to be removed by the supervising archaeologist must be assembled, catalogued and safely housed.

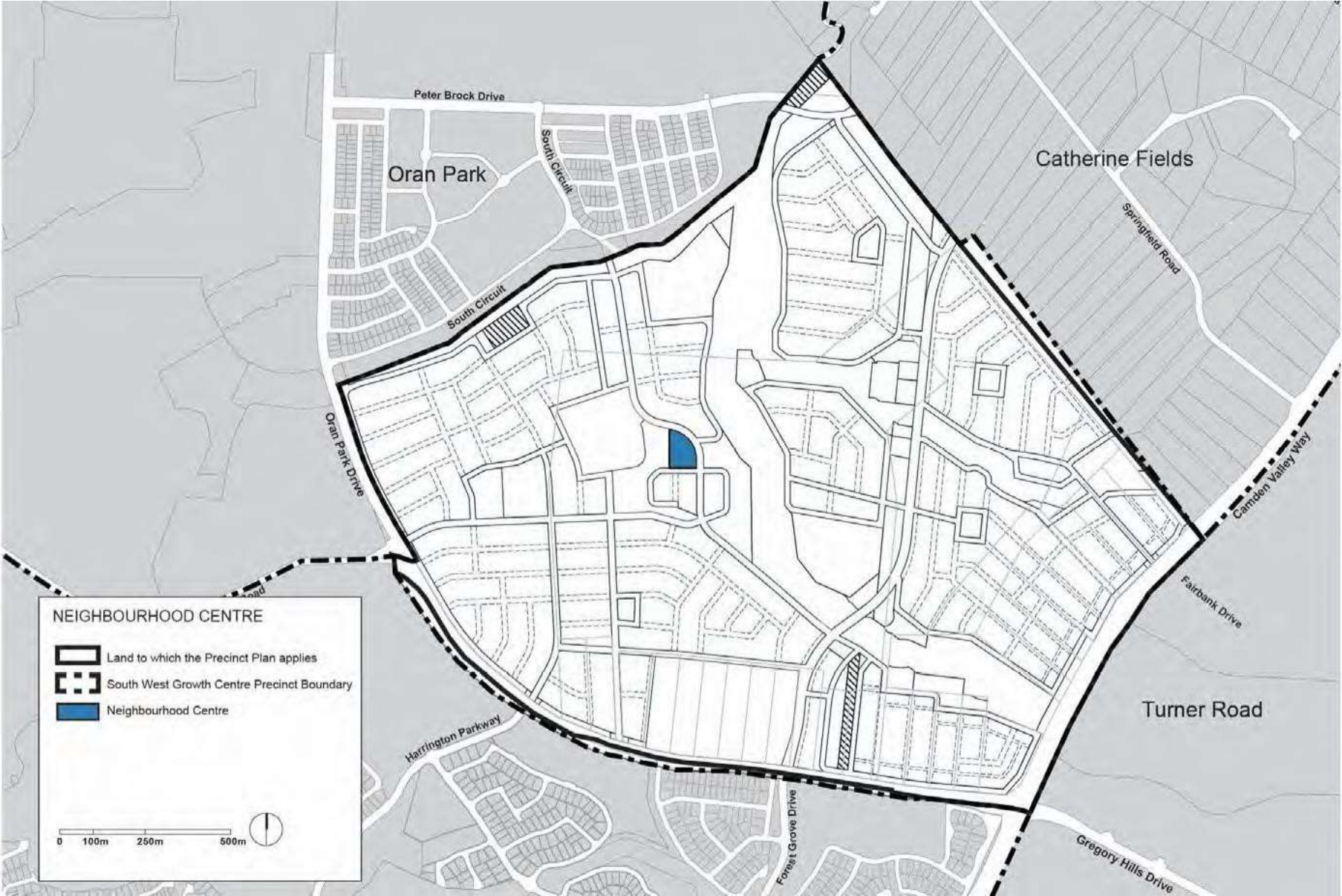


Figure 3-1: Location of Neighbourhood Centre

## 4 Site Specific Controls

### 4.1 Development surrounding Oran Park House

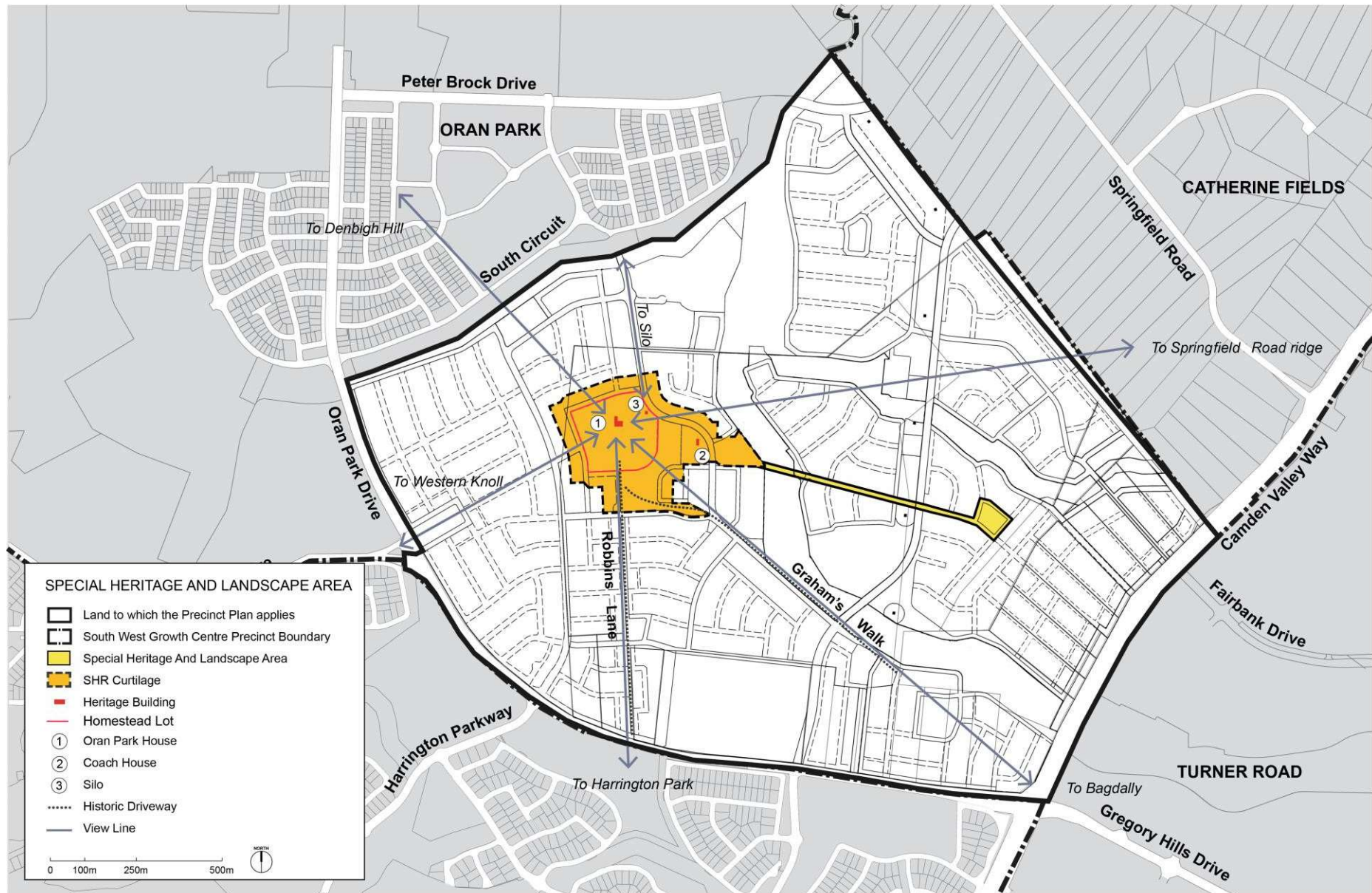
#### 4.1.1 General

##### Objectives

- a) To maintain the heritage significance of Oran Park House and Garden including the Silo, Coach House and driveways.
- b) To conserve the visual prominence of Oran Park House as a 'house located on the crest of a prominent knoll' ('summit model') and its visual landscape setting and associated views.
- c) To encourage ongoing use of Oran Park House and associated outbuildings, including adaptive reuse where this will contribute to their conservation.
- d) To maintain significant views to and from Oran Park House and Garden including the Silo, Coach House and driveways.

##### Controls

1. Proposals for subdivision and development that are seeking exemption from Integrated Development referrals to Heritage NSW and exemption from Section 60 approval under the *Heritage Act 1977* must comply with the guidelines contained in the Oran Park State Heritage Register listing and with the requirements contained in the *NSW Heritage Act 1977*.
2. Approval under the *NSW Heritage Act 1977* is required for development which does not meet the guidelines of the Oran Park Heritage Exemptions.
3. Development must be designed to maintain significant view lines illustrated in **Figure 4-1**.
4. Development in these areas must be sympathetically designed to complement the topography of the site, the setting of Oran Park House and associated outbuildings and the historical rural character without replicating architectural details.



**Figure 4-1: Heritage Curtilage and Special Heritage and Landscape Area**

### 4.1.2 Oran Park House outer heritage curtilage principles

#### Objectives

- To ensure that developments in the vicinity of heritage items and in the Special Heritage and Landscape Area are designed and sited to protect the significance of that item. This includes streets, parks, residential allotments, buildings, pathways, drainage areas and the local neighbourhood centre.
- To preserve the heritage significance of Oran Park House and its associated structures.

#### Controls

- All development within the Oran Park heritage curtilage is to be designed in accordance with **Figure 4-2**.



**Figure 4-2 – Oran Park House Outer Heritage Curtilage Principles**

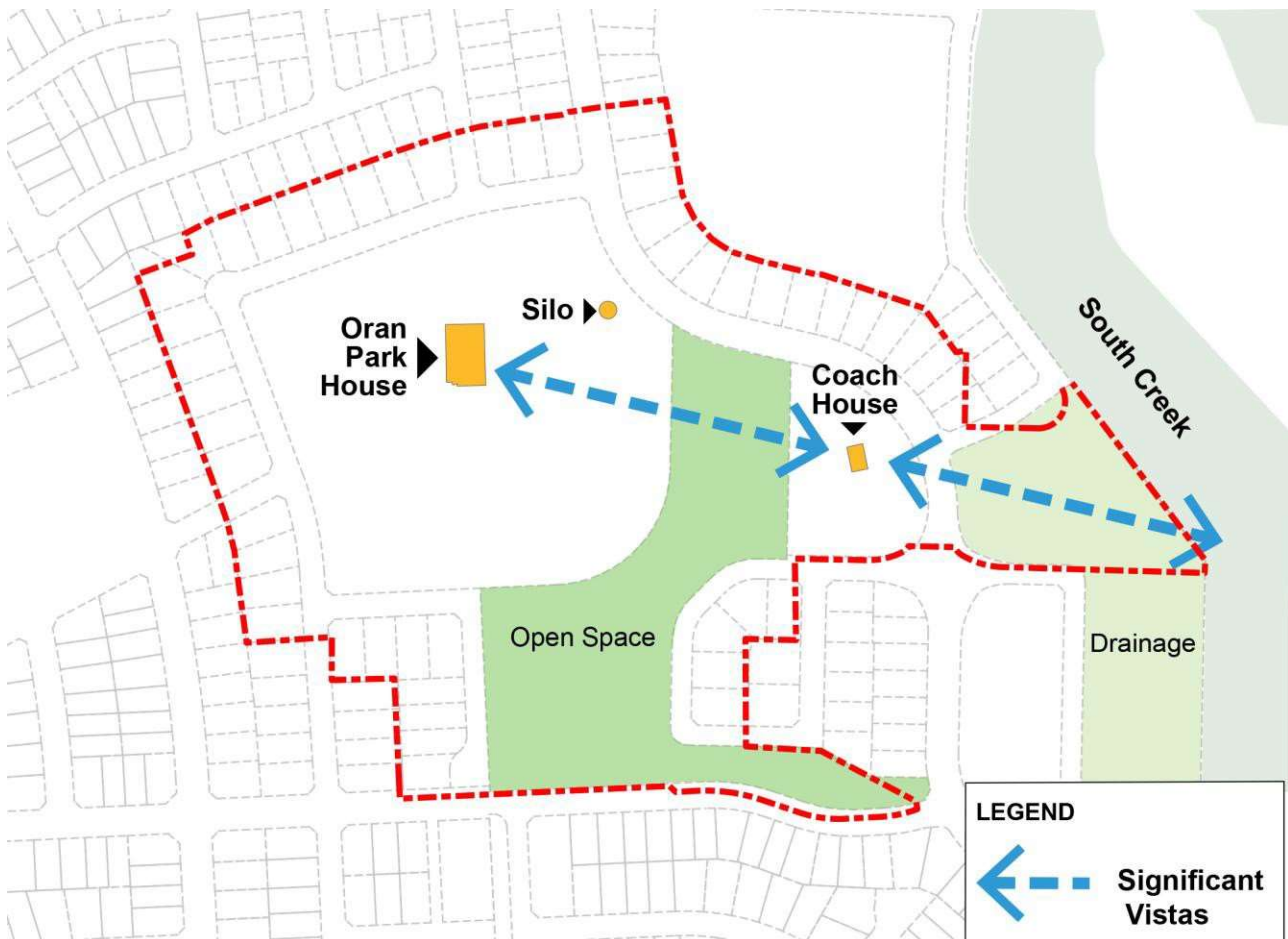
### 4.1.3 Landscape elements - views and vistas

#### Objectives

- To maintain the visual prominence of Oran Park House, its landscape setting and significant vistas.
- To maintain the heritage value of Oran Park House and significant vistas within the State Heritage Curtilage.

## Controls

1. Development must be designed to ensure that the significant vistas shown in **Figure 4-3** are retained.
2. New plantings must be planted with consideration to the vistas identified in **Figure 4-3** and must not obscure the cultural, historical or aesthetic significance of the place in any physical or visual way.



**Figure 4-3 – Significant Vistas within the Oran Park House curtilage to be preserved**

### 4.1.4 Landscape character and design

#### Objectives

- a) To retain the interface between the traditional rural landscape and the Homestead Lot.
- b) To ensure landscape treatments enhance the rural appearance of Oran Park House.
- c) To ensure that the public domain elements and residential development surrounding the Homestead Lot are designed to protect the rural character of the heritage items.

#### Controls

1. Landscape treatments in the public domain areas must preserve the rural appearance of Oran Park House and should be undertaken generally in accordance with the *Oran Park Conservation Management Plan*.
2. Low density plantings may be provided in public open spaces areas.

3. Feature trees within gardens must be compatible with Council requirements.

#### 4.1.5 Subdivision design principles

##### Objectives

- a) To allow subdivision in the heritage curtilage that is planned for the locality.
- b) To guide the transition of uses through appropriate subdivision layouts.
- c) To ensure that subdivisions consider the existing land topography.
- d) To ensure that subdivision does not inhibit conservation works or detract from the prominence of Oran Park House.

##### Controls

1. All subdivisions within the heritage curtilage must demonstrate no adverse impacts upon the visual prominence of Oran Park House and its setting.
2. The subdivision design is to ensure that:
  - 2.3 Individual allotments in the very low density area and Oran Park House are to be designed to orientate dwellings towards the House.
  - 2.4 Cut and fill is to be minimised, where possible.
  - 2.5 The use of steep batters and raining walls be minimised.
  - 2.6 At the street frontage, any height variation across the site is to be limited.
3. The minimum lot frontage for residential allotments within the heritage curtilage identified as very low density in Figure 4-2 is 20 metres.
4. The minimum lot sizes for residential allotments within the heritage curtilage must be in accordance with **Figure 4-4**.



**Figure 4-4 – Subdivision within the Oran Park House (Catherine Park House) Outer Heritage**

## 4.1.6 Public open space

### Objectives

- a) To provide high quality and publicly accessible open space that maintains the significance of Oran Park House and its landscape setting.
- b) To ensure that the design of open spaces and pathways provide a variety of uses appropriate for the location.
- c) To maintain the rural setting of Oran Park House.
- d) To maintain significant view lines between Oran Park House, the silo, the Coach House and South Creek using public open space.
- e) To ensure that public art is an integrated and cohesive part of the public open space.

### Controls

- 1. Public open space and pathways within the heritage curtilage must be designed generally in accordance with **Figure 4-5**.
- 2. Public open space and pathways must be designed generally in accordance with *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.
- 3. Trees known to have existed on the site and those consistent with the historical and rural character of the area should be incorporated into public open space and along pathways within the heritage curtilage.
- 4. Playgrounds must be designed in accordance with the recommendations contained in the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.
- 5. Public art must take into consideration the recommendations in the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017, and the *Oran Park Conservation Management Plan*.
- 6. The existing pasture located immediately adjacent to Oran Park House and garden must be retained to create a delineation between the house garden and surrounding landscaping within the curtilage. Trees and shrub plantings should be avoided in this area. Refer to **Figure 4-3**.
- 7. Significant views identified in **Figure 4-3** must be retained within the public open space areas. Only low height trees and shrub plantings are permitted in these locations.

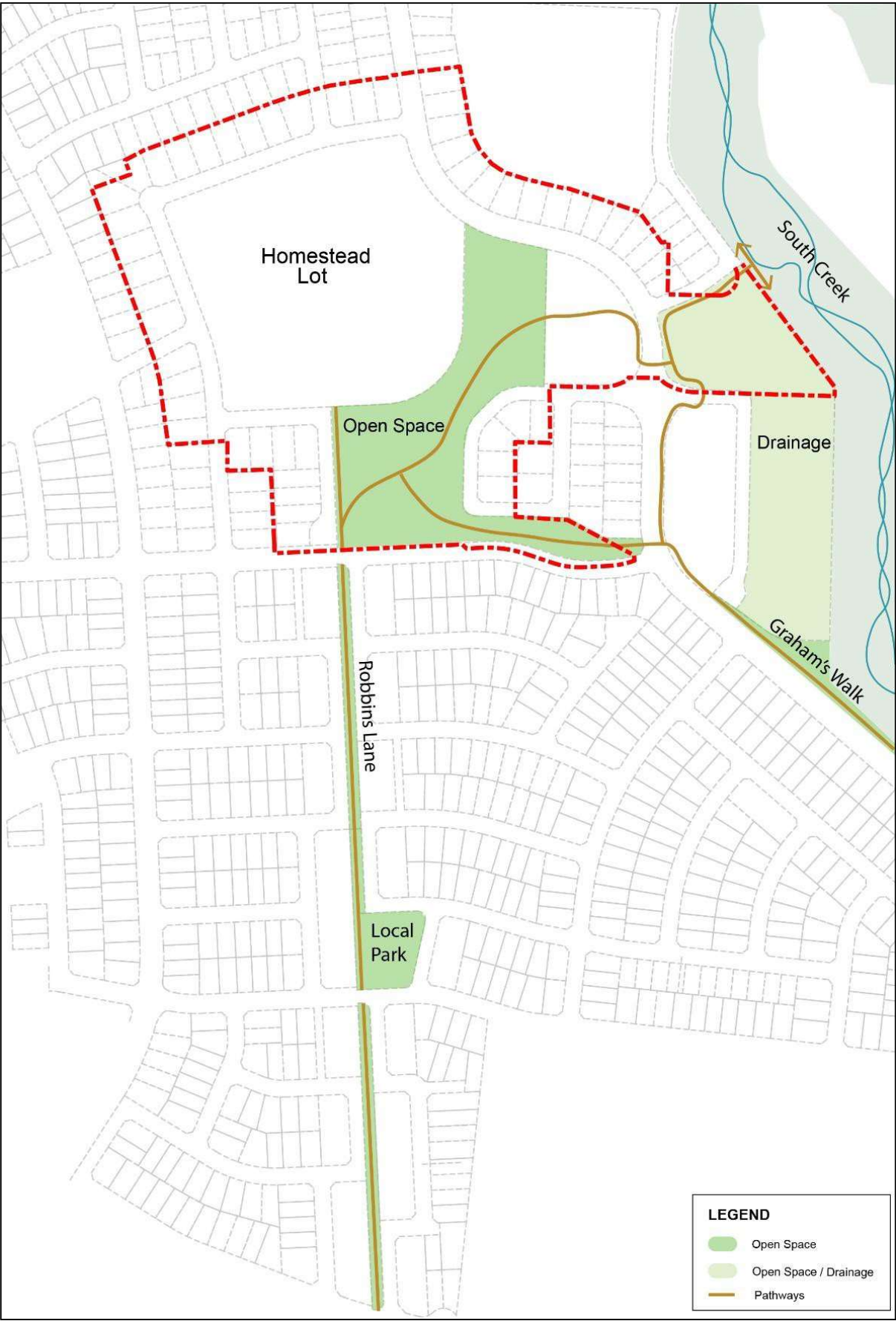


Figure 4-5 – Public Open Space and Pathways

**Note:** The Street Tree Master Plan included in the Public Domain Strategy states that the planting scheme for Catherine Park Estate uses primarily deciduous exotic trees to reflect the rural character of the area and that parks will contain a mix of both native and exotic plants chosen for their sculptural characteristics, seasonal colour and interest, hardiness and low maintenance

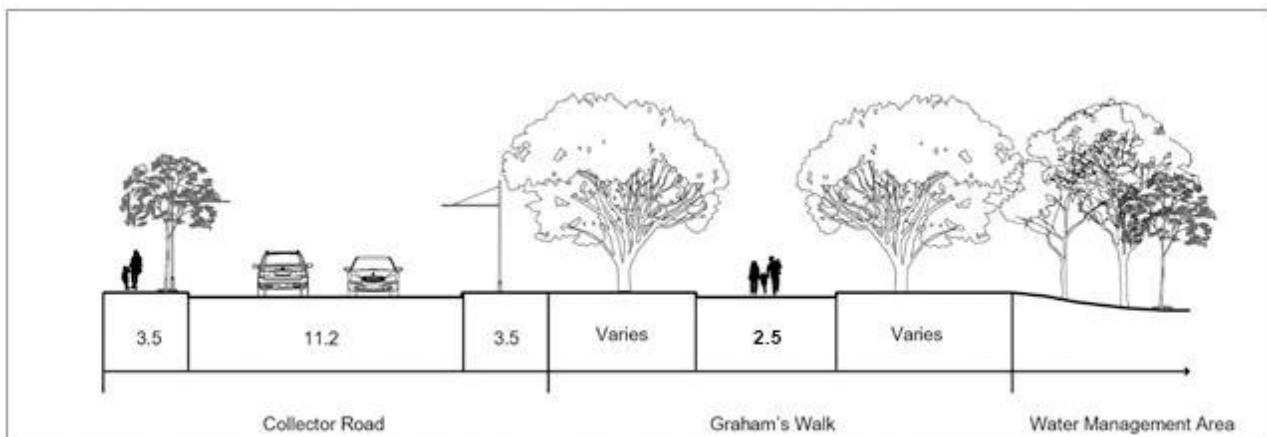
#### 4.1.7 Historic Driveways – Graham’s Walk and Robbins Lane

##### Objectives

- To ensure that the public domain respects the local cultural heritage and linkages to heritage items in the curtilage.
- To establish a sense of place by locating open space near areas of cultural heritage significance.
- To reinforce the importance of historic driveways.

##### Graham’s Walk controls

- Graham’s Walk must be delivered in accordance with **Figure 4-6**.



**Figure 4-6 – Indicative Graham’s Walk section**

##### Public Domain and Residential elements

- As shown in **Figure 4-5** and **Figure 4-6** a shared path must be provided to follow the historic alignment of Graham’s Walk.
- Signage (safety and way finding) must be provided along the shared path in accordance with the *Oran Park Conservation Management Plan* and Council’s standards.
- Dwellings adjacent to and orientated towards Graham’s Walk are to be designed to positively address the walkway. In particular, the preferred location of garages and other car accommodation is on the opposite side of the dwelling to Graham’s walk.

##### Shared path treatment

- The shared path is to be a sealed asphalt path, coloured in light heritage charcoal tones.

##### Landscaping

- Tree plantings are to be provided either side of the shared path within the heritage curtilage as outlined in the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.
- Any trees removed along Graham’s Walk that sit within the heritage curtilage are to be replaced as outlined in the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.

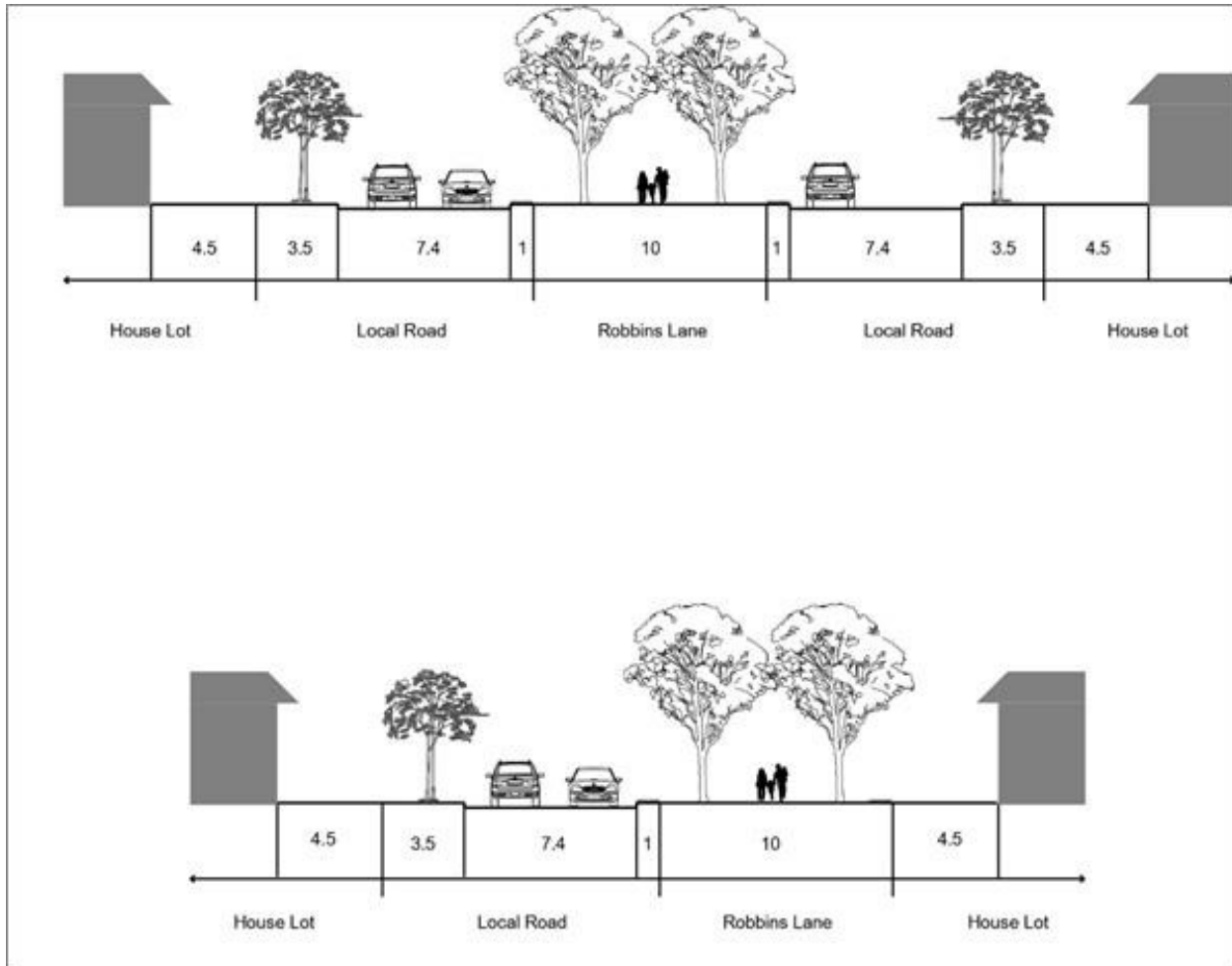
3. New tree plantings are to be from species known to have existed on the site and those consistent with the historical and rural character of the area.

### Interpretation of the Historic Driveway

1. Interpretation signage shall be provided in accordance with the *Oran Park Conservation Management Plan* and to Council's specifications.
2. Interpretation signage is to be located at beginning and end of the pedestrian pathway / cycleway.

### Robbins Lane controls

1. Robbins Lane is to be delivered in accordance with **Figure 4-5** and **Figure 4-7**.



**Figure 4-7 – Indicative Robbins Lane Section**

### Public domain elements

1. A shared path is to be provided to follow the alignment of the former driveway now known as Robbins Lane.
2. Signage (safety and way finding) must be provided along the shared path in accordance with the *Oran Park Conservation Management Plan* and Council's standards.

### Shared path treatment

1. The shared path is to be a sealed 2.5m – 4m asphalt path with feature paving and soft landscaping in the shoulders.

## Landscaping

1. Tree plantings are to be provided either side of the shared path.
2. Tree species should be trees known to have existed on the site and those consistent with the historical and rural character of the area and are to comply with the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.
3. Lower branches of the trees shall be carefully removed to lift canopies and allow longitudinal views.

## Interpretation of the Historic Driveway

1. Interpretation signage shall be provided in accordance with the *Oran Park Conservation Management Plan*.
2. Interpretation signage is to be located at the beginning and end of the pedestrian pathway / cycleway.

### 4.1.8 Streets

#### Objectives

- a) To ensure that streets and pathways along the boundary of the Homestead Lot respect the significance of the heritage items.
- b) To provide safe pedestrian and vehicular environments using road, street design and landscaping.
- c) To ensure that community facilities, significant items, and public open spaces within the Oran Park Heritage Curtilage are well-connected and achieves a high-quality urban design outcome.
- d) To create visual distinctions between the public domain inside and outside the heritage curtilage.

#### Controls

1. Pedestrian pathways must not be permitted along the roadway verge adjacent to the perimeter of the Homestead Lot. Pathways must be constructed adjacent to new residential allotments.
2. Streets within the Oran Park heritage curtilage should be designed to encourage low vehicle speeds. These should be incorporated into the road design, width of roads, and vehicle calming measures, where appropriate.
3. Provide interconnected pathways designed to maximise permeability and connectivity between significant items, community facilities and the public open space.
4. Streets must incorporate roll kerbs.
5. Landscape treatments within the public domain are to extend to the street kerb.
6. The footpaths must allow planting in accordance with the Street Tree Master Plan contained in the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.

### 4.1.9 Drainage basin

#### Objectives

- a) To ensure that the drainage basin maintain vistas towards the Coach House and Oran Park House.
- b) To ensure that the drainage basin maintain the heritage values of Oran Park House and grounds.

## Controls

1. The drainage basin must be designed and situated so that the open space character, amenity and significant vistas of the Oran Park House heritage curtilage and the adjacent South Creek are maintained.
2. Landscaping in the drainage basin must be designed in consideration of the principles of the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.

### 4.1.10 Bulk earthworks

## Objectives

- a) To ensure that level changes do not adversely impact on the heritage significance of items within the heritage curtilage.
- b) To promote landforms that require minimal earthworks during construction of residential buildings.

## Controls

1. Earthworks are to respect the existing landform of the area forming the Homestead Lot.
2. Finished levels of new development surrounding the Homestead Lot are to transition to the existing levels within the Homestead Lot where possible.
3. Cut and fill is to be minimised for new residential allotments surrounding the Homestead Lot.

### 4.1.11 Residential built form

## Objectives

- a) To enhance the significance of Oran Park House and its associated buildings by ensuring that new developments are designed to respond positively to the character of these items.
- b) To maintain the existing landscape setting by ensuring surrounding residential developments are of an appropriate scale.
- c) To provide a consistent approach to dwelling design.

## Controls

1. Dwellings are to be designed to address the street and corner lots are to address both street frontages.
- ~~1. The design of dwellings for each street elevation and street block is to be undertaken simultaneously and delivered as a complete package. The block design must be submitted and approved with the first development application for the construction of a dwelling within the street block.~~

*Note: A street block is defined as an area of land containing a single or multiple lots bound by streets/public places on all sides.*

### 4.1.12 Street facades and visible elevations

## Objectives

- a) To provide high quality residential developments which provide contemporary interpretations of traditional elements.
- b) To ensure that developments respect the significance of Oran Park House and the Coach House.
- c) To contribute to the landscape setting and facilitate views by providing breaks between buildings.
- d) To provide a consistent approach to dwelling design.

## Controls

1. Residential developments are to have contemporary designs (i.e. architecture being produced now) and respect the heritage significance of Oran Park House but must not replicate historic styles.
2. All dwellings in the heritage curtilage area are to have architectural merit (i.e. architecture that is enduring and respects the heritage significance of Oran Park House).
3. Building facades are to be visually interesting and articulated suitably to break up the building mass. At least three of the following design features are to be incorporated into the front facade:
  - front doors with side lights;
  - contemporary window treatments including aluminium or timber frames in neutral colours;
  - bay Windows (rectangular only);
  - entry portico; and
  - recessed garage doors setback behind the primary facade.
4. Colonial style window treatments are not appropriate where visible from the public domain.
5. Window design to the front facade, or where visible from the public domain, is to have a dominant vertical proportion.
6. Picture windows or fully glazed walls are permitted to the street façade.
7. An entry portico is to be of contemporary design and appearance. Access to the entry portico may be from either the driveway or a separate path.
8. Shadow lines are an appropriate element to complement the overall facade appearance.
9. The design of dwellings shall include an articulated front elevation in the direction of the Primary Street.

**Notes:** Shadow lines are a design feature that enhance the elevation of wall treatments, such as corbels or recessions.

### 4.1.13 Corner sites

#### Objectives

- a) To ensure the design of dwellings on corner lots are well articulated and contribute to the design quality of housing within the Oran Park heritage curtilage.
- b) To ensure that streetscapes surrounding the Homestead Lot are interesting and diverse.

#### Controls

1. The design of dwellings on corner lots must include a side return which has at least one major opening facing the direction of the Secondary Street. The side return must be articulated so to present as an extension of the front elevation and must not be obstructed by visually impermeable fencing.
2. Architectural features and dormer windows may be appropriate on corner lots, where there will be no impact on the view and vistas to and from the Oran Park House and grounds.

### 4.1.14 Setbacks for the very low density area surrounding Oran Park House

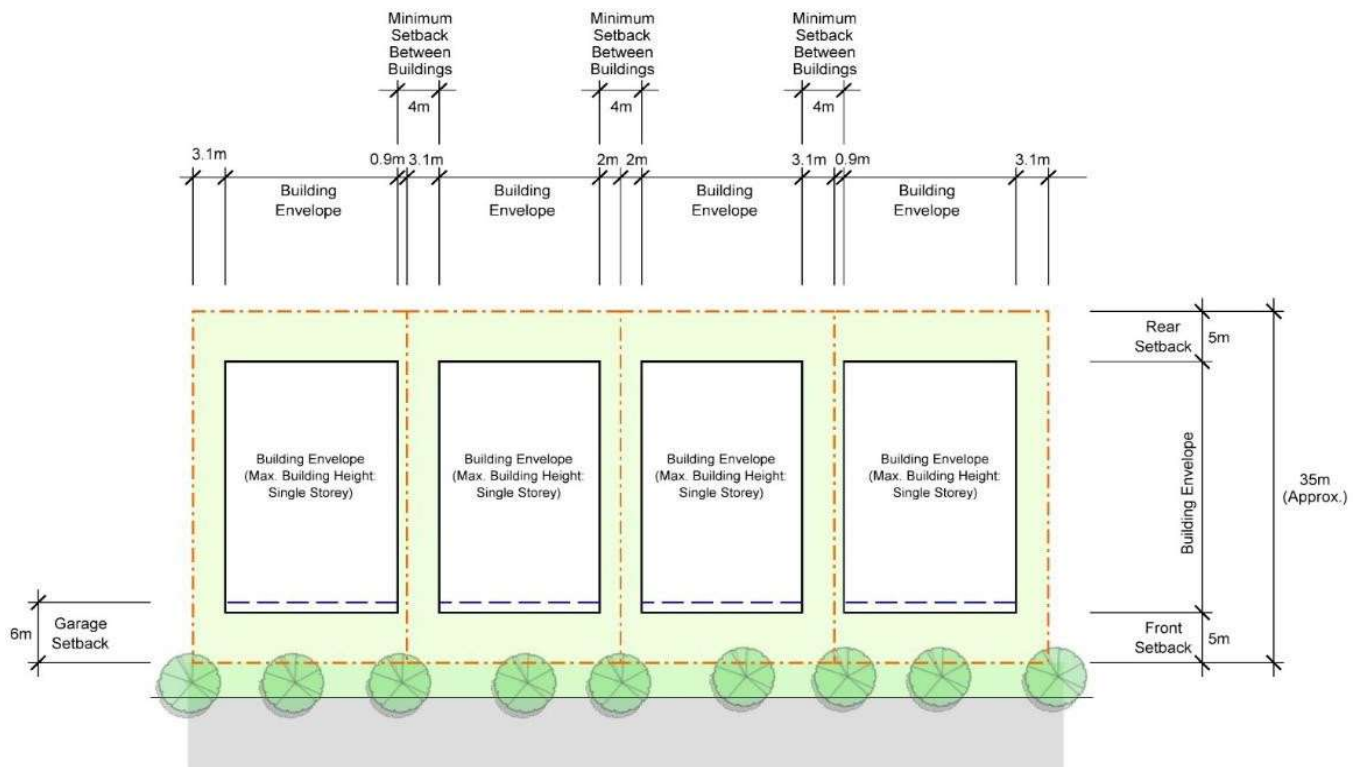
#### Objectives

- a) To ensure that new developments relate to existing setback patterns in order to achieve consistency in the streetscape.

- b) To ensure that developments maintain the setting of items in the heritage curtilage and significant vistas.
- c) To ensure that building forms respond positively to the landscape, streetscape and other buildings.

## Controls

~~1. Residential development must comply with the controls in Figure 4-8.~~



**Figure 4-8 — Indicative Subdivision layout in the very low density area surrounding Oran Park House (Catherine Park House)**

2.1. Dwellings must comply with the following minimum setback provisions:

	Minimum
Front Dwelling Setback	5m
Front Garage Setback	6m
Rear Boundary Setback	5m
Side Boundary Setback	0.9m (average 2m*)
Corner Lot Side Boundary Setback	3m

**Note:** In addition to the minimum side boundary setback of 0.9m, the siting of dwellings is required to achieve ~~an average combined minimum side setbacks (both sides of building) of 4m side separation between dwellings along an entire street block. Pursuant to Section 4.1.11 of this Section, the simultaneous delivery of dwellings within the heritage curtilage by one builder will ensure the average 4m separation is achieved.~~

## 4.1.15 Building height

### Objectives

- To ensure development provides an appropriate relationship between heritage items and new subdivisions.
- To reinforce the existing heritage character by maintaining significant vistas throughout the heritage curtilage.
- To ensure that buildings provide sufficient amenity by allowing solar access to private and public spaces.

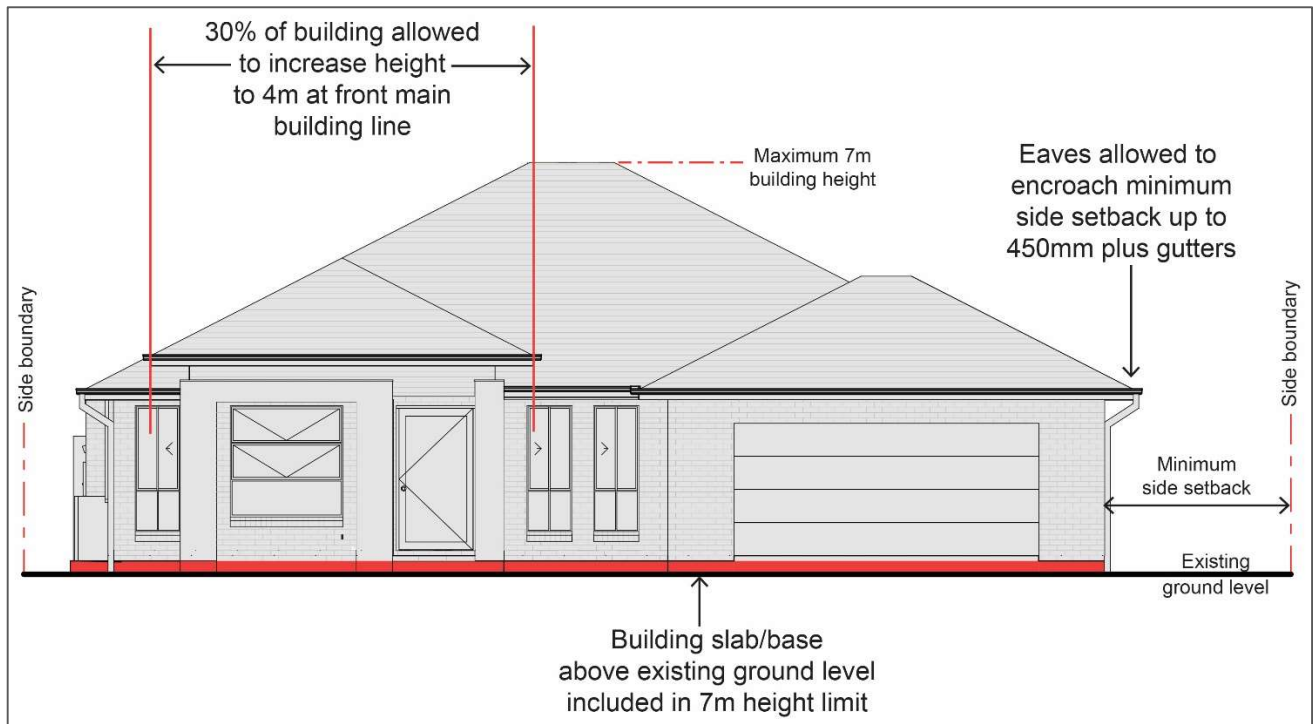
### Controls

1. Residential development in the Oran Park House heritage curtilage must comply with the Height of Buildings maps or 'Clause 6.8 Height of Buildings for detached dwellings in the Catherine Fields Part Precinct near Oran Park House' in State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

**Note:** Clause 6.8 in State Environmental Planning Policy (Sydney Region Growth Centres) 2006 provides a building envelope for residential allotments that are identified as very low density in Figure 4-2.

2. Residential dwellings that are proposed in accordance with Clause 6.8 are to comply with the following standards and **Figure 4-8**:

- maximum building height is 4m at the main building line for up to 30 percent of the building frontage to allow entry features, porticos and similar architectural elements;
- the building height envelope increases by 27.5 degrees from the main front building line up to a maximum building height of 7 metres;
- eaves are allowed to encroach setbacks by up to 450mm plus gutters;
- the maximum allowable 7 metre building height at the highest portion of the building (roof ridgeline) includes the portion of the building slab/base above exiting ground level; and
- dwellings should not include dormer windows or skylights in roof spaces (except on corner lots).



**Figure 4-8: Clause 6.8 Building Controls**

#### 4.1.16 Roofs

##### Objectives

- To ensure that the design of roofs do not detract from the heritage significant of items in the curtilage.
- To reduce repetition of similar roof forms on dwellings surrounding Oran Park House.
- To promote the use of materials and colours that create attractive and complementary streetscapes within the Oran Park House heritage curtilage.

##### Controls

- Roof pitches are to be between 22.5 degrees and up to 35 degrees.
- Roofs are to be of simple design and form with either simple hips or gables. Federation detailing, symbolism and Victorian inspired gables are not permitted.
- The minimum eave overhang is 450mm.
- Roofs must use neutral colour tones such as greys, greens or browns.

#### 4.1.17 Lofts, attics and dormer windows

##### Objectives

- a) To promote variety and interest in the streetscape within the Oran Park heritage curtilage.
- b) To provide flexibility in the design and location of floor space within a home on a corner lot.

##### Controls

1. Variations to the building height on corner lots may be appropriate when attic rooms with dormer windows are proposed, and where there will be no impact on the views and vistas to and from Oran Park House and grounds.
2. Occasional lofts can go over roof pitch as long as design proportions are in harmony with the overall skyline of development.

#### 4.1.18 Garages

##### Objectives

- a) To protect the amenity of and create attractive streetscapes within the Oran Park heritage curtilage.
- b) To reduce the dominance of garages within the streetscape and ensure they do not detract from the streetscape or appearance of dwellings.
- c) To ensure the visual connection between the dwelling and the streetscape is maintained.
- d) Garages and driveways should be designed to minimise the on-street parking surrounding Oran Park House.

##### Controls

1. Garages are required to be setback a minimum of 6m from the front boundary.
2. The width of garages must not exceed 50% of the dwelling and be setback a minimum 1m behind the main part of the dwelling.
3. Garages are required to be integrated into the building design and be consistent in respect of materials, colours and roof pitch.
4. Garages are to accommodate two cars, with allowance for a further two cars to be parked on the residential lot in front of the garage.
5. Garages must be constructed using the same materials as the dwelling.

#### 4.1.19 Building materials

##### Objectives

- a) To ensure that building materials complement the character established in the heritage curtilage.
- b) To ensure good urban design outcomes by providing a range of complementary building materials.

##### Controls

1. Building materials and finishes are to be non-reflective.
2. Neutral colour palette such as mid-range greys, olives and browns are recommended.
3. Roofs may be constructed from either tiles or corrugated roofing material. When corrugated material is used, it is preferable if it is of a traditional profile and not angular or seamed.
4. Clear/tinted/coloured acrylic roof material and other roof tones or colours (including black and green) are not permitted.

5. Front walls may be rendered and have contrasting features to the House.
6. The following wall materials are appropriate:
  - Face brickwork with struck or tooled joints;
  - Light coloured mortar joints; and
  - Any rendered surfaces painted in neutral colours.

#### 4.1.20 Landscaping

##### Objectives

- a) To ensure that landscaping contributes positively to the streetscape, built form and heritage character.
- b) To maintain the rural character by providing appropriate landscaping.

##### Controls

1. All parts of the residential allotment in front of the building and facing the street that are not built on or paved are to be landscaped, with materials such as turf, groundcover, garden beds, shrubs and trees.
2. Front gardens are to be landscaped with a good balance of turf, garden beds, paving, shrubs and trees.

#### 4.1.21 Driveways

##### Objectives

- a) To ensure driveways do not detract from the rural landscape character of the Oran Park heritage curtilage.
- b) To provide appropriate driveway designs and widths for dwellings within the heritage curtilage.

##### Controls

1. Driveways are to:
  - Have a maximum width of 6m.
  - Be designed with high quality stone pavers, large tiles, selected permeable paving or exposed aggregate. The colour and finish of stone pavers and tiles is to be subdued with a natural unpolished finish.
2. When concrete driveways are proposed, the design is to break up its mass through the inclusion of bands of coloured concrete. Stencilled concrete finishes on driveways are not appropriate.

#### 4.1.22 Fencing

##### Objectives

- a) To allow for passive surveillance between public and private spaces without impacting on significant vistas.
- b) To conserve the setting and character of heritage items.
- c) To respond to the character of the building and streetscape.
- d) To establish a consistent approach for the design and material selection of front fences in the heritage curtilage.

##### Controls

1. Front boundary fences of dwellings are to be of a low masonry construction, of contemporary style and complement the heritage significance of Oran Park House and grounds.

2. Front fences are to be of similar design and materials along the street frontage.
3. Fencing along the front boundary is limited to a maximum height of 1.2m and be 50% transparent.
4. Side fencing to corner sites is to be consistent in colour and materials to front fencing.

#### 4.1.23 Secondary dwellings, outbuildings and other ancillary buildings

##### Objectives

- a) To ensure that the design of buildings maintain the character of the streetscape and rural landscape.
- b) To ensure that ancillary buildings do not detract from the visual amenity of heritage items in the curtilage.
- c) To ensure that secondary dwellings, outbuildings and ancillary buildings do not detract from the principle building form.

##### Controls

1. Secondary dwellings and ancillary buildings are permitted within 900mm of the main dwelling.
2. Secondary dwellings, outbuildings and ancillary buildings are to be screened from public views, unless constructed from the same materials as the main dwelling.
3. Secondary dwellings, outbuildings and ancillary buildings must not exceed the height, and setback controls specified in Section 4.1 Schedule 4 of the *Camden Growth Centre Precincts Development Control Plan* and with the floor space ratio control specified under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

#### 4.1.24 Rooftop fixtures, air conditioners, TV antennas and satellite dishes

##### Objectives

- a) To provide an integrated building design and protect the visual amenity and character of the Oran Park House heritage curtilage.

##### Controls

1. Rooftop fixtures, air conditioners, tv antennas, solar panels and satellite dishes shall be located so they are screened/minimised from public view.

#### 4.1.25 Letterboxes

##### Objectives

- a) To ensure that letterboxes do not detract from the streetscape or appearance of dwellings.

##### Controls

1. Letterboxes must not be a visually prominent element on the streetscape.
2. Letterboxes must be designed as an integrated feature of the fence.

#### 4.1.24 Development Assessment Table for the very low density area surrounding Oran Park House

**Table 4-1 Summary of residential controls for the very low density area surrounding Oran Park House**

Element	Control
Front Setback (minimum)	5m
Front Garage Setback (minimum)	6m
Rear Boundary Setback (minimum)	5m
Side Boundary Setback (minimum)	0.9m (average 2m*)
Corner Lot Side Boundary Setback (minimum)	3m
Height in storeys (maximum)	1
Garage Width	Must not exceed 50% of the dwelling
Garage Setback:	Minimum of 1m behind the main part of the dwelling
Driveway width (maximum)	6m
Front Boundary Fencing	Maximum 1.2m in height 50% transparency

**Note:** In addition to the minimum side boundary setback of 0.9m, the siting of dwellings is required to achieve combined minimum side setbacks (both sides of building) of 4m, an average 4m side separation between dwellings along an entire street block. Pursuant to Section 4.1.11 of this Section, the simultaneous delivery of dwellings within the heritage curtilage by one builder will ensure the average 4m separation is achieved.

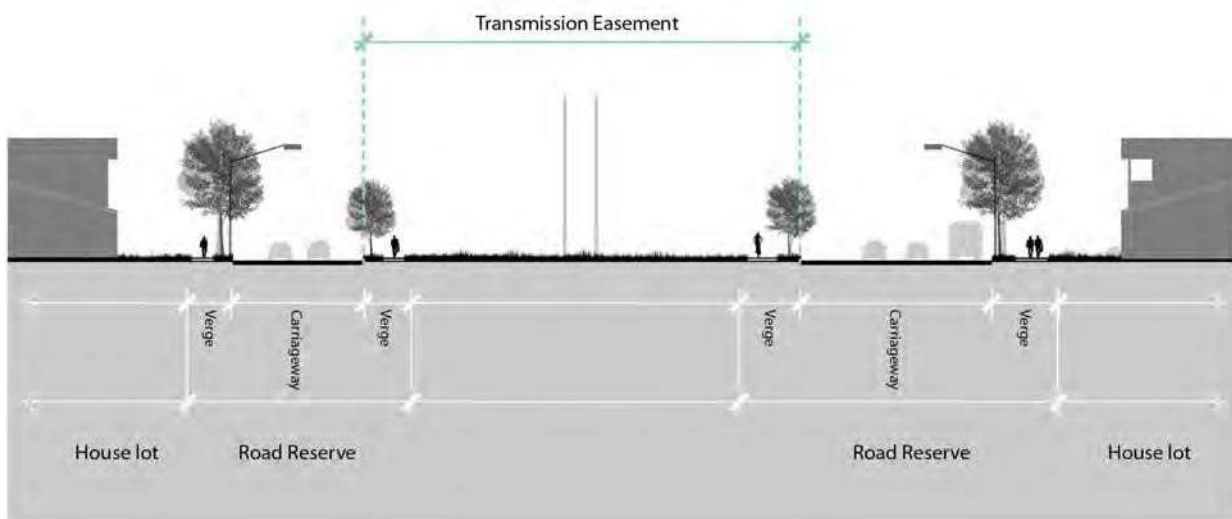
## 4.2 Development near or on electricity easements

### 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. Public roads within residential areas are to be generally located adjacent to electricity easements to allow easy access to transmission towers.
2. The road verge may encroach into the easement; however, the carriageway shall be located outside the easement except where roads cross the easement.
3. The layout of residential development adjacent to electricity easements is to be consistent with **Figure 4-8-9** as applicable to the proposed development.
4. A public road is not required adjacent the western side of the electricity easement near Oran Park Drive (between Oran Park Drive and South Creek), as shown in the Indicative layout Plan (refer to **Figure 2-1**). The design of development on the western side of the electricity easement shall emphasise casual surveillance of the easement land and rear fences shall be up to 1.2m high.
5. The location of road crossing electricity easements should be in accordance with the Indicative Layout Plan (refer to **Figure 2-1**).
6. All proposed activities within electricity easements require approval from the relevant electricity infrastructure agency (TransGrid or Endeavour Energy). Applicants should consult with the agency and obtain the relevant approvals prior to submitting a development application to Council. Evidence of approval is to be submitted with the development application.



**Figure 4-89: Preferred layout of development on land affected by Transmission easement**

## 4.3 Development in the Environmental Living zone

### Objectives

- a) To protect the significant environmental values of creek lines, flood prone land, and areas of high visual amenity.

### Controls

1. Applications for subdivision and development in the Environmental Living zone are to demonstrate consistency with the preferred subdivision layout shown in **Figure 4-910**. Dwellings are to be located outside the extent of the 1 in 100 year flood line (refer to **Figure 2-2**).
2. The floor level of all dwellings is to be at least 500mm above the level of the 1 in 100 year flood.
3. Fencing within areas affected by the 1 in 100 year flood is to be minimised, and the design of fencing is to ensure that flood waters are not affected and that debris will not become trapped in fences.
4. The design of subdivision and the location of dwellings are to ensure that all residents are able to safely evacuate in the event of a flood. Evacuation routes are to be submitted with the development application.
5. Dwellings and other buildings are not to be located within land affected by the Riparian Corridor, shown on the Indicative Layout Plan (refer to **Figure 2-1**).
6. Applications for new residential development or subdivision within the Environmental Living zone are to include landscaping plans and a vegetation management plan demonstrating how native vegetation is to be protected, rehabilitated and/or restored as part of the development. Landscaping is to consist of predominantly native (preferably native to the local area) species.
7. Applicants are to demonstrate compliance with the requirements of *Planning for Bushfire Protection 2006* where new development is proposed within the Environmental Living zone. The application is to consider protection from bushfire hazards relating to remnant vegetation and to vegetation that is proposed to be planted on the property or on adjoining properties.



8.

**Figure 4-910: Preferred layout of development in the Environmental Living zone in the Precinct**

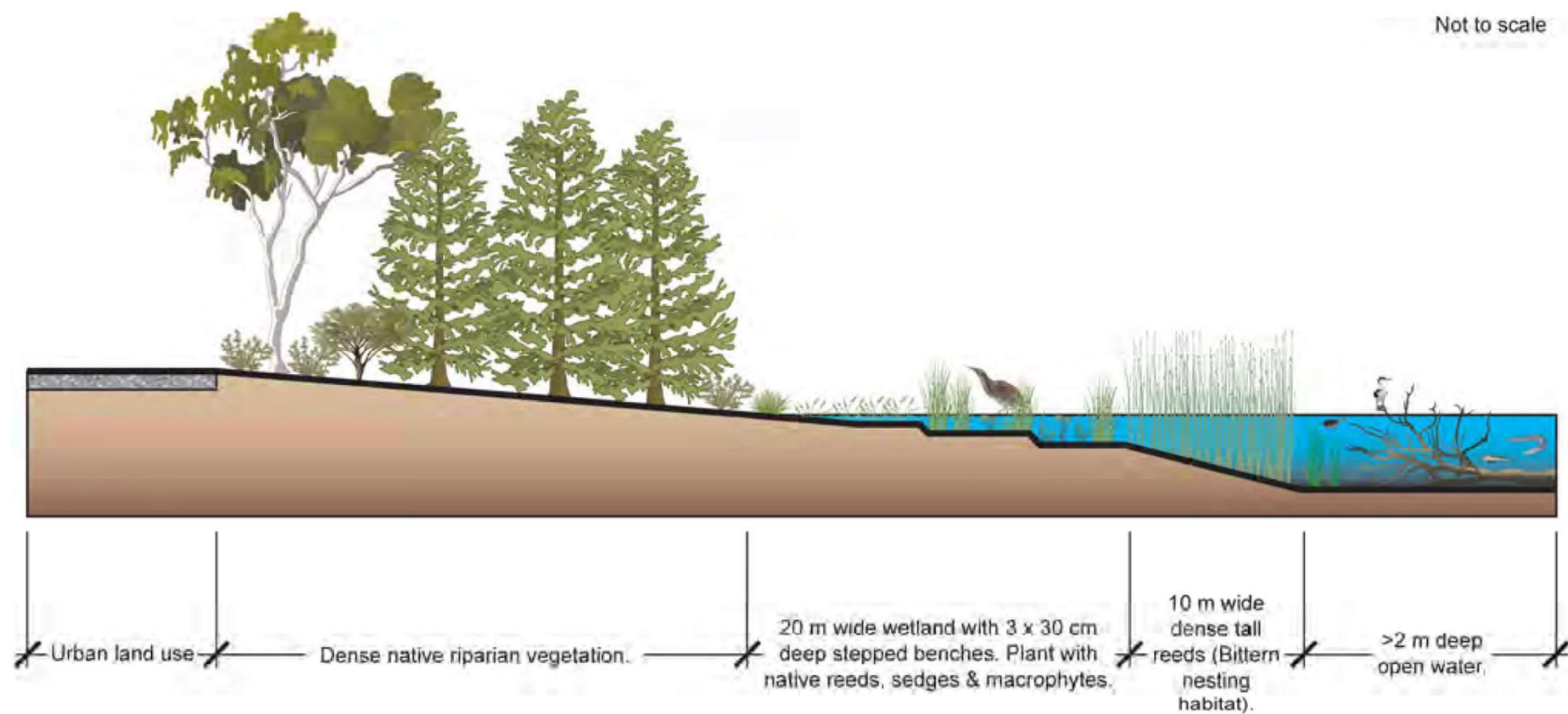
## 4.4 Australasian Bittern habitat protection

### Objectives

- a) To protect, enhance and create suitable habitat for the Australasian Bittern within the Precinct.
- b) To ensure that drainage and other works within South Creek are designed and undertaken in a way that protects and enhances the existing habitat of the Australasian Bittern and creates opportunities for additional habitat.
- c) To ensure that drainage and other works within and/or adjacent South Creek do not have a significant impact on the Australasian Bittern or its habitat.

### Controls

1. The design and construction of development, including drainage, sewerage and flood mitigation works, on land zoned E2 Environmental Conservation along South Creek is to be generally consistent with the *Catherine Fields (Part) Precinct: Australasian Bittern Habitat* paper (EcoLogical Australia, October 2013).
2. Applications for subdivision and development within and/or adjacent land zoned E2 Environmental Conservation along South Creek, as shown on the Indicative Layout Plan (refer to **Figure 2-1**), shall be accompanied by a Flora and Fauna Assessment prepared by suitably qualified ecologist addressing potential impacts on the Australasian Bittern and its habitat, including a 7-Part Test of Significance under the *Threatened Species Conservation Act 1995* and Assessment of Significance under the *Environmental Protection and Biodiversity Conservation Act 1999*. This assessment must include a survey meeting the requirements of the SEWPaC SPRAT Database (Species Profiles and Threats Database) and the *Catherine Fields (Part) Precinct: Australasian Bittern Habitat* paper (EcoLogical Australia, October 2013), including being conducted during the Summer/Spring breeding season.
3. The first application for subdivision within and/or adjacent to land zoned E2 Environmental Conservation shall be accompanied by a Vegetation Management Plan prepared by a suitably qualified ecologist. The Plan shall address all works proposed within and adjacent the E2 Environmental Conservation land and specifically, the protection, enhancement and creation of Australasian Bittern habitat.
4. The design of the Riparian Corridor and E2 Environmental Conservation land is to identify and assess opportunities for protection, enhancement and creation of Australasian Bittern habitat (i.e. existing in- stream (on-line) dams and wetlands). A minimum of two habitat areas shall be identified, including the existing "Southern Wetland" habitat area identified in **Figure 2-3**.
5. The design of habitat areas, including the "Southern Wetland" habitat area identified in **Figure 2-3**, shall be generally consistent with the indicative cross-section for in-stream Australasian Bittern habitat (refer to **Figure 4-1011**) and shall consider fish passage.
6. Works undertaken within habitat areas shall be sympathetic to the Australasian Bittern and be limited to purposes of public safety, flood mitigation, revegetation and environmental protection, in accordance with the Vegetation Management Plan.



**Figure 4-4011:** Indicative cross-section through Riparian Corridor and Australasian Bittern habitat

## 4.1 Specific Controls “Town Home” Attached Dwellings

### Objectives

- a) To promote housing diversity and affordability.
- b) To provide specific dwelling design controls for small lot housing that exhibit higher standards of architectural design and innovation.
- c) To encourage innovative building designs in small lot housing on the end of street blocks and other appropriate locations that present higher levels of amenity.
- d) To take advantage of additional access opportunities afforded by the end of street blocks with 3 street frontages, including front and side vehicle access to dwellings.
- e) To prevent the dominance of garages in streetscapes.

### Controls

- 1. Development controls for the subdivision and built form of ‘attached dwellings’ are to comply with Section 3.0 and 4.0 of this Development Control Plan except where provided in this section which applies specific controls for attached dwellings on the end of street blocks.
- 2. The maximum number of “Town Home” attached dwellings permissible in a set is seven.
- 3. Minimum width of lots with front accessed dwellings to primary street (garages to front street) is 8 metres.
- 4. Minimum width of lots with side accessed dwellings (rear garages to side street) is 4.5 metres.
- 5. The maximum number of dwellings in a set of attached dwellings with garages to the primary street frontage is three.
- 6. Front-loaded double garages are permitted provided the combined width of the garage doors does not exceed 35 percent of the total front facade of the attached dwelling to the primary street frontage.
- 7. The minimum setback of front accessed garages is 5.5 metres.
- 8. Dwellings with rear driveway access and/or garages to a side street are to have a minimum setback of 3 metres.
- 9. The minimum setback to rear boundary is 4m, excluding garages.

Table 4-2 Summary of key controls for “Town Home” attached dwellings

Element	Control	
<b>Front setback (min)</b>	4.5m to building facade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space 5.5m to garage line	
<b>Side setback (min)</b>	Zero Lot, Attached or Abutting Boundary Ground floor: 0m Upper floor: 0m	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
<b>Maximum length of zero lot line on boundary</b>	15m	
<b>Rear setback (min)</b>	4m excluding garage (ground level) and 6m (upper levels)	
<b>Corner lots secondary street setback (min)</b>	3m	
<b>Building height, massing and siting</b>	In density areas _20dw/Ha: 2 storeys maximum (3rd storey subject to clause 4.2.5 (1))	In density areas _25dw/Ha: 3 storeys maximum
<b>Site Coverage</b>	Upper level no more than 50% of lot area	
<b>Soft landscaped area</b>	Minimum 15% lot area. The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.	
<b>Principal Private Open Space (PPOS)</b>	In density areas _20dw/Ha: Min 16m <sup>2</sup> with minimum dimension of 3m.	In density areas _25dw/Ha: Min 16m <sup>2</sup> with minimum dimension of 3m. 10m <sup>2</sup> per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.
<b>Solar access</b>	In density areas ≤ 20dw/Ha: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to 50% of the required PPOS of both the proposed development and the neighbouring properties.	In density areas ≥ 25dw/Ha: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: • All affected neighbouring properties and, at least 70% of the proposed dwellings.
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	

Element	Control
<b>Garages and car parking</b>	<p>Double width garage or car space to front and side boundary permitted. Maximum of 3 dwellings with garages to primary street.</p> <p>Maximum garage door width 2.5m single and 4.9m double.</p> <p>Combined garage width on primary street facade must be less than 35% of the total width of attached dwelling.</p> <p>1-2 bedroom dwellings will provide at least 1 car space.</p> <p>3 bedroom or more dwellings will provide at least 2 car spaces.</p>
<b>Layout</b>	<p>In density bands <math>\leq 25</math> dw/Ha, attached dwellings with this lot type only permitted on ends of street blocks with minimum width of 60 metres.</p>

## 4.6 Specific Controls for rear-accessed attached dwellings directly fronting ~~open space~~Robbins Lane

### Objectives

- a) To provide an appropriate built form interface to open space.
- b) To maximise passive surveillance to opens space and the local street to the rear of the dwelling.
- c) To provide larger building setbacks to Robbins Lane (where relevant).
- d) To position private open space within the allotment adjacent to Robbins Lane to maximise amenity.
- e) To ensure built form addresses the local street interface.
- f) To maximise off-street parking to offset no front street address.

### Controls

1. Development controls for the subdivision and built form of 'attached dwellings' are to comply with Section 3.0 and 4.0 of this Development Control Plan except where provided in this section which applies specific controls for rear accessed dwellings abutting Robbins Lane.
2. The maximum number of attached dwellings permissible in a set is seven.
3. Minimum width of lots is 7.5 metres.
4. Double rear garages are permitted.
5. Minimum setback to Robbins Lane is 6 metres.
6. Minimum setback to building from rear accessed street is 4.5 metres.
7. Minimum setback to garage is 5.5 metres.
8. Maximum length of zero lot line boundary wall is 19 metres.
9. Maximum site coverage for upper storey is 60 percent.
10. Principle private open space is to be adjacent to Robbins Lane.

Table 4-3 Summary of key controls for rear accessed dwellings directly fronting open space

Element	Control	
<b>Front setback (min)</b>	4.5m to building facade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space.	In density bands 25dw/Ha 3m to building facade line, 1.5m to articulation zone.
<b>Side setback (min)</b>	Zero Lot, Attached or Abutting Boundary Ground floor: 0m Upper floor: 0m	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
<b>Maximum length of zero lot line on boundary</b>	19m (including garage)	
<b>Rear setback (min)</b>	4.5m to building 5.5m to garage (rear loaded)	
<b>Corner lots secondary</b>	1.0m	
<b>Building height, massing and siting</b>	In density areas _20dw/Ha: 2 storeys maximum (3rd storey subject to clause 4.2.5 (1))	In density areas _25dw/Ha: 3 storeys maximum
<b>Site Coverage</b>	Upper level no more than 60% of lot area	
<b>Soft landscaped</b>	Minimum 15% lot area.	
<b>Principal Private Open Space (PPOS)</b>	In density areas _20dw/Ha: Min 16m <sup>2</sup> with minimum dimension of 3m.	In density areas _25dw/Ha: Min 16m <sup>2</sup> with minimum dimension of 3m. 10m <sup>2</sup> per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.
<b>Solar access</b>	In density areas ≤ 20dw/Ha: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to 50% of the required PPOS of both the proposed development and the neighbouring properties.	In density areas ≥ 25dw/Ha: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: • • All affected neighbouring properties and, • at least 70% of the proposed dwellings.
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	

Element	Control
<b>Garages and car parking</b>	<p>Rear loaded double garage or car space only for lots of this type. Minimum garage width 2.4m (single) and 4.8m (double).</p> <p>1-2 bedroom dwellings will provide at least 1 car space.</p> <p>3 bedroom or more dwellings will provide at least 2 car spaces.</p>