

Schedule 8 Emerald Hills



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EMERALD HILLS

S8.1 Introduction

Emerald Hills provides an opportunity to create a residential precinct distinguished by a balanced mix of sustainable land uses and liveable neighbourhoods, within the context of the employment, commercial activities and community services available within the Camden LGA, South West Growth Centre and the future Leppington Town Centre and railway station.

Development will consist of predominantly low density homes supported by local retail, commercial and community uses with associated employment opportunities. Development will be located within landscaped and natural settings and the character of the place will be derived from the integration of its high scenic values established by its distinctive creeks, hills and ridge top with new public domain areas. Emerald Hills will be highly accessible to pedestrians and urban design will minimise conflicts with vehicles. Development will provide safe and convenient pedestrian and cycle linkages to other areas within the site and surrounding places.

Homes on smaller housing sites will be located in areas of high amenity which are within walking distance of proposed bus routes, parks and playgrounds. The neighbourhood centre, sports oval and proposed primary school site will establish a vibrant community hub that meets the day to day needs of residents.

Stormwater management must be ecologically sustainable by using water quality control measures, which will relate strongly to the creek line corridors. Similarly, Emerald Hills will retain large areas of woodlands and rehabilitate new open space areas to enhance the contribution of the site to the prominent scenic quality of the edges of South Creek Valley.

S8.1.1 Emerald Hills Planning Principles

1. A site character founded upon a series of residential neighbourhoods immersed within the landform, open spaces and the pathway network;
2. Enhancement of view corridors to prominent local natural features that are celebrated within the road and local open space network to promote sense of place and way finding;
3. Establishment of a local centre linked to recreation facilities and possibly a primary school that provides possibilities for residents to walk or cycle to a range of facilities. The location of the centre adjoining the creek provides the opportunity to establish a distinctive high quality public domain;
4. Provision of opportunities for a variety of dwelling forms in appropriate locations which either reinforce the scenic values of the site or contribute to the accessibility, vitality and character of the local centre, the amenity offered by open spaces and the viability of public transport;
5. Configuration of a legible interconnected 'grid pattern' of walkable streets which seeks to address site topography and encourage walking and cycling as well as provide a choice of alternate routes for vehicles;

6. The potential for a bus route and bus stops located along a local collector road that links all residential areas with the local centre and with any potential routes beyond the site to the Leppington Town Centre and railway station;
7. The preservation of the existing remnant vegetation in the north eastern part of the site;
8. The provision of a hierarchy of open spaces commencing with preservation of the prominent ridge and hilltops and concluding in small local parks all located within a 5 minutes walking catchment;
9. The adoption of environmental management techniques to support environmental protection in concert with the provision of public open space and stormwater management in urban development;
10. The rehabilitation of riparian corridors, which will be integrated into the stormwater management system to provide the mechanism to ensure that water quality is enhanced.

S8.2 Subdivision Planning and Design

S8.2.1 Neighbourhood and Subdivision Design

An indicative master plan for Emerald Hills is shown in Figure S8-1. The proposed entry points to the development are off Raby Road, Camden Valley Way and St Andrews Road. The entries will provide direct access to the residential precincts, community and recreation facilities, major and minor public open spaces and the local centre.

A north-south oriented collector road will provide an important vehicular, pedestrian and bicycle link between the northern and southern parts of the development.

A circular dual use cycle/pedestrian path that extends to connections outside the site is also proposed within linear parklands and roads to not only link spaces and places within Emerald Hills, but also establish opportunities for fitness and recreation.

The riparian corridors and open spaces will incorporate water bodies, watercourses and tree planting as well as water quality and stormwater management measures.

A key feature of Emerald Hills is the approach to environmental and scenic protection. The large area of vegetation in the north east corner will generally be preserved and the prominent ridge and hilltops will be celebrated within the public open space network.

Relationship to other Plans

The Emerald Hills indicative master plan is based on the following technical and environmental studies:

- AHMS, February 2013, Historical Heritage Assessment;
- AHMS, February 2013, Aboriginal Heritage Preliminary Assessment;
- Cardno, May 2013, Infrastructure Servicing and Delivery Plan;
- Cardno, May 2013, Traffic Assessment;
- Cardno, May 2013, Water Cycle Management Report and addendums August & September;
- Deep End Services, 24 October 2012, Emerald Hills Retail and Economic Impact;
- Douglas and Partners, March 2013, Preliminary Contamination Assessment;
- Douglas and Partners, June 2013, Salinity Report;
- Douglas and Partners, August 2013, Geotechnical Assessment;
- Eco Logical Australia, September 2013, Biodiversity Certification Assessment Report;
- Eco Logical Australia, June 2013, Bushfire Assessment;
- Eco Logical Australia, April 2013, Preliminary Constraints Analysis Ecology and Riparian Issues Assessment;

- Elton Consulting, May 2013, Social Planning Report;
- Hill PDA, March 2013, Emerald Hills Retail Need and Economic Impact Assessment – Peer Review;
- SLR, April 2013, Odour Impact Assessment;
- SLR, September 2013, Residential Precinct Acoustic Assessment.



Figure S8-1: Indicative Master Plan

Objectives

- a. Establish a framework for the provision of a diversity of predominantly low density dwelling types.
- b. Maximise amenity of residential lots by providing maximum frontage and access to open space, including play areas, parks, ridge tops and creeks.
- c. Facilitate attractive streetscapes which maximise opportunities to establish a sense of place, promote pedestrian activity and encourage safety and casual surveillance of public spaces.
- d. Establish an urban structure which will facilitate the protection and enhancement of the scenic quality of the landscape.
- e. Maximise amenity of residential lots by ensuring suitable noise attenuation measures adjacent to Camden Valley Way and Raby Road subject to maintaining visual connectivity between Emerald Hills and adjoining major roads.
- f. Establish an urban structure which will allow for the protection and management of important vegetation.
- g. Maximise the use of public transport, walking and cycling trips to, from and within the site.

Controls

1. The subdivision pattern for Emerald Hills must generally follow the indicative master plan shown in Figure S8-1.
2. Subdivision must provide for a diversity of lot sizes and types in appropriate locations which either reinforce the scenic values of the site, or contribute to the accessibility, vitality and character of the local centre, the amenity offered by open spaces and the viability of public transport. This may include larger groupings of smaller lots in the locations shown hatched red in Figure S8-2.
3. The maximum dwelling density at Emerald Hills must be 15 dwellings per hectare measured across the whole of the shaded area shown as 'net developable area' in Figure S8-2.
4. The maximum dwelling density must be achieved via residential subdivision which includes the following lot sizes and dwelling types:
 - a. Smaller lot housing (single or two storey detached, semi-detached or zero lot line dwellings) on 220-300m² lots in areas of high amenity as shown hatched red in Figure S8-2;
 - b. Conventional low density housing lots of between 300-600m² must allow for single or two storey detached dwellings, and
 - c. Large lots of between 1,000 and 4,000+ m² must be located where attention to landscape visual character, environmental protection, and management of bushfire hazard and noise impact is required.

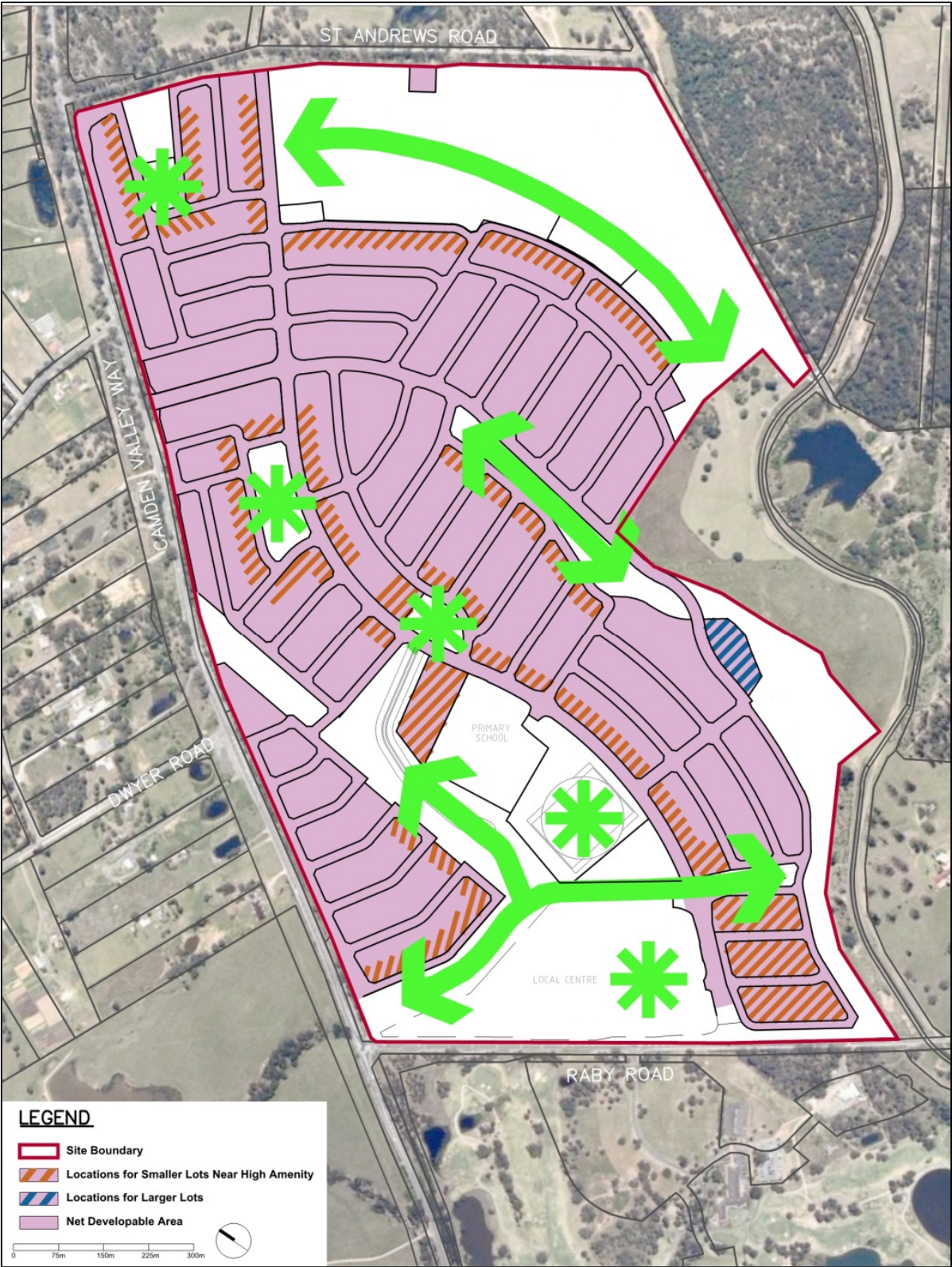


Figure S8-2: Locations of Smaller Lot Housing Near Areas of High Amenity

S8.2.2 Street, Pedestrian and Cycle Network

Objectives

- a. A legible interconnected 'grid pattern' of walkable streets which seeks to address site topography and encourage walking and cycling as well as provide a choice of alternate routes for vehicles.
- b. The provision of a major local collector road that is located parallel to Camden Valley Way and incorporates distinctive entries into the site from Camden Valley Way. St Andrews Road and Raby Road facilitating vehicle access. Road character and route must be designed to minimise 'rat-running' and through traffic seeking to avoid the Camden Valley Way / Raby Road intersection.
- c. Local roads addressing frontages to public open space to avoid the provision of rear fences and contributing to protecting and enhancing the character of the site.
- d. A road network distinguished by well-vegetated, attractive streetscapes which are not dominated by driveways and garages.
- e. A bus route and bus stops located along a major local collector road that links the local centre with any potential routes beyond the site to the Leppington Town Centre and railway station.
- f. A permeable local road network within the majority of the urban part of the site, which would ensure dwellings are located within a 400 metres/5 minutes walking catchment of the bus route and public open space.
- g. A simple hierarchy of road design and character comprising a collector road and local roads.
- h. Provision of a variety of street tree planting with formal and informal spacing that will help create a special character within the streets incorporating verges which are sustainably landscaped with trees, shrubs and groundcovers that have low water and nutrient demands. Plant species selection and layout should minimise ongoing water and maintenance requirements.
- i. A flexible and connected pedestrian and cycle pathway network that utilises open space corridors.

Controls

1. The street, pedestrian and cycle and public transport networks are to be designed and constructed generally in accordance with Figures 8-3, 8-4 and 8-5 to 8-10 and landscaped accordingly.
2. The design and construction of the collector road in accordance with Figures 8-7, 8-8, 8-9 and 8-10 must provide north-south pedestrian and cycle connectivity through the Emerald Hills development to East Leppington at the north and Camden Lakeside to the south.
3. Root guards must be used around all street trees to minimise damage to road pavements and footpaths.
4. The design and construction of Raby Road and St Andrews Road are subject to further detailed design at the Development Application stage in accordance with Council requirements and in conjunction with the RMS and TfNSW.

Note: Refer to Council's Engineering Construction Specifications for road construction.



Figure S8-3: Emerald Hills Road Hierarchy and Bus Route



Figure S8-4: Emerald Hills Pedestrian and Cycle Paths

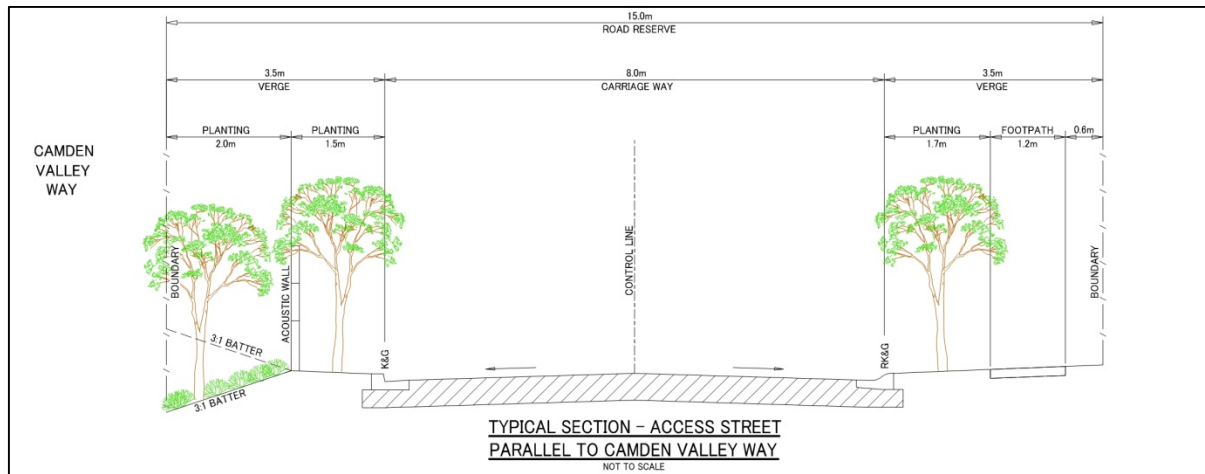


Figure S8-5: Emerald Hills Typical Access Street

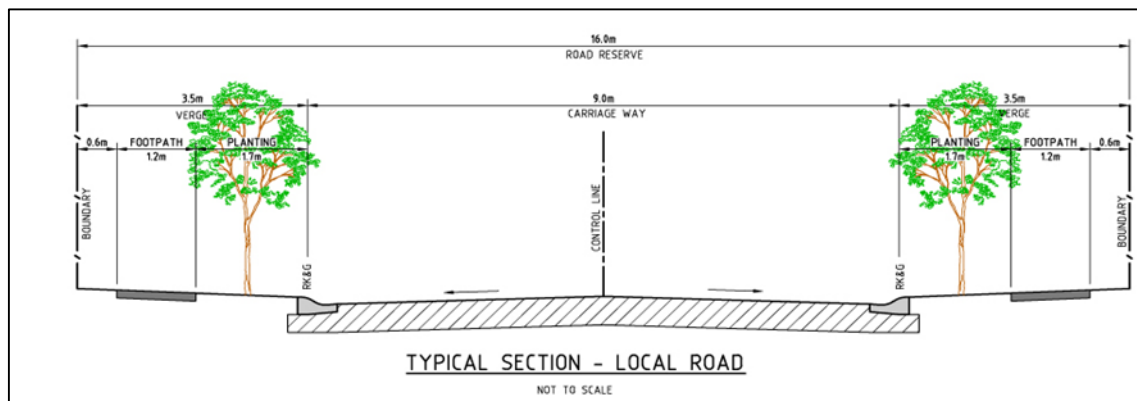


Figure S8-6: Emerald Hills Typical Local Road

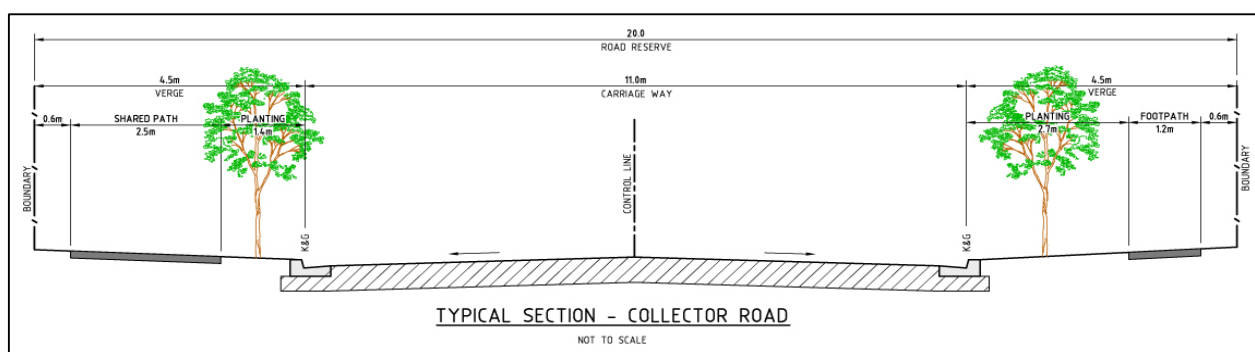


Figure S8-7: Emerald Hills Typical Collector Road

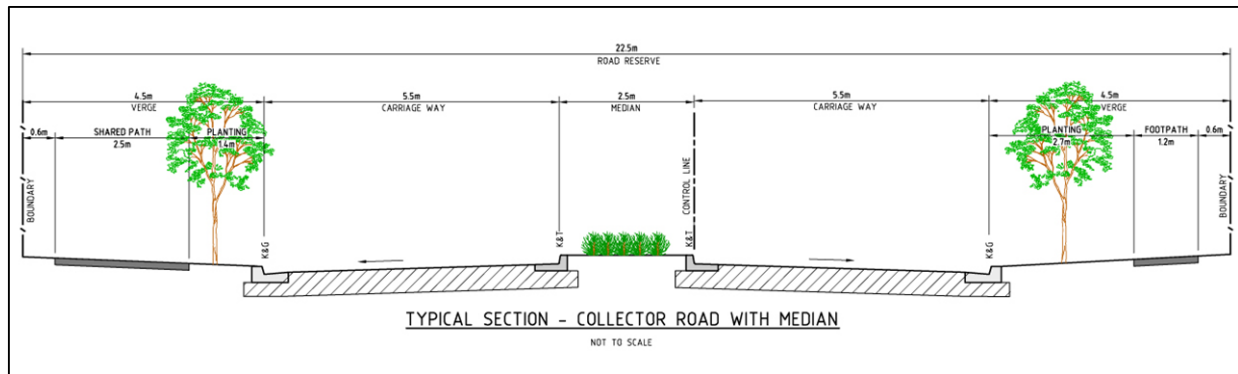


Figure S8-8: Emerald Hills Typical Collector Road with Median

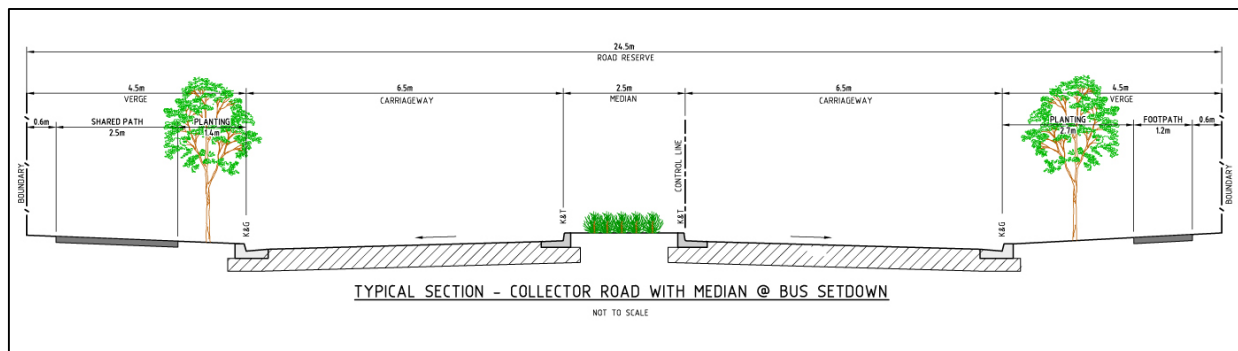


Figure S8-9: Emerald Hills Typical Collector Road with Median and Bus Set down

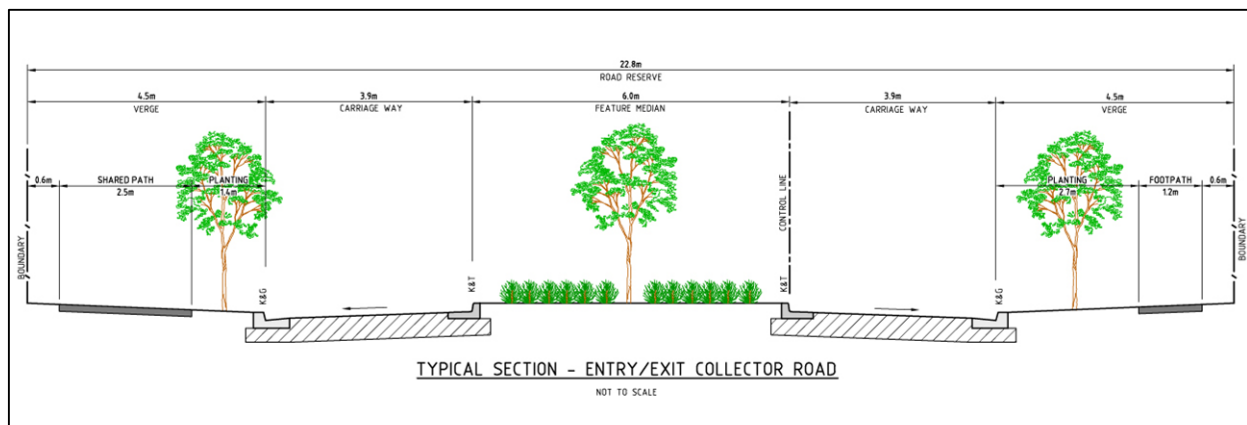


Figure S8-10: Emerald Hills Typical Entry / Exit Collector Road

S8.2.3 Bulk Earthworks and Retaining Walls

Objectives

- a. To allow manipulation of the natural landform whilst preserving distinctive scenic features.
- b. Management of landform manipulation to ensure conditions suitable for development are achieved.

Controls

1. Development Applications are to provide accurate site surveys prepared by a qualified surveyor to provide a clear and accurate representation of the contours of the land.
2. Retaining walls at the subdivisional works stage of development are permitted to reduce the need for cut and fill at the dwelling construction stage.
3. Proposals requiring significant moving and filling of earth will be considered if it contributes to the overall quality of the development and the urban design outcomes for the area.
4. Development Applications are to illustrate bulk earthworks and retaining walls and provide justification for proposed changes to land levels.
5. The maximum height of a retaining wall is 1.5 metres.
6. Any wall with a height of 1.5m or greater requires lodgement of a Development Application.
7. In instances where a retaining wall greater than 1.5 metres in height is required, a second retaining wall is permitted providing the retaining wall structure incorporates a step of 1 metre in width, with the second retaining wall being limited to 1 metre in height (i.e. first wall a maximum of 1.5 metres and second retaining wall is a maximum of 1 metre).
8. Retaining walls are to be constructed of masonry materials.
9. Compaction of filled areas is to be 98% standard compaction and in accordance with AS 3798-1990 in accordance with engineering standards and a compaction certificate is to be submitted to Council.
10. Earth moved from areas containing noxious weed material must be disposed of at an approved waste management facility and transported in compliance with the Noxious Weed Act 1993.

S8.2.4 Open Space, Public Domain and Fencing

Objectives

- a. Ensure that open space is of appropriate quality and quantity to meet the recreational and social needs of the community.
- b. Ensure an attractive public domain and streetscapes are established that contribute to the visual quality of the site.

- c. Provide the framework for the protection and enhancement of remnant vegetation and riparian corridors within the public domain.
- d. Provide for the establishment of local parks and other open spaces which contribute to the sense of place.
- e. Utilise open space for Water Sensitive Urban Design and stormwater management.
- f. Promote plant species selection and design which will minimise ongoing water and maintenance requirements.
- g. Provide appropriate fencing between the Emerald Hills site and adjacent Sydney Water Upper Canal land.

Controls

- 1. Local open space must generally be located in accordance with Figure S8-11.
- 2. Estate fencing must be erected in locations to separate public domain areas from residential development.
- 3. Estate fencing is to be constructed of consistent high quality materials and finishes and is to form part of the subdivisional works for the site.
- 4. The location of estate fencing is identified in a Development Application and is to be constructed in accordance with a Landscaping Plan.
- 5. Estate fencing is limited to a maximum height of 1.8m above ground level.
- 6. Estate fencing is not to be removed or altered in finish, shape or form of the fence.
- 7. Appropriate fencing to prevent public access to the Sydney Water Upper Canal land must be provided.



Figure S8-11: Local Open Space

S8.2.5 Vegetation Conservation

Objectives

- a. Ensure the protection and enhancement of existing significant trees and significant remnant vegetation.
- b. Facilitate the implementation of an agreed conservation management plan for Emerald Hills.

Controls

1. The proponent of the Emerald Hills development is to enter into a Biobanking Agreement with the Office of Environment and Heritage for the land identified as 'Environmental Conservation' in Figure S8-12. This will ensure that the environmental conservation land is appropriately protected, enhanced and managed to ensure its long term viability, and to help achieve the necessary biodiversity offset credits to facilitate development of the site.

NOTE: The Biodiversity Certification Assessment Report undertaken by Eco Logical Australia dated 12 September 2013 identifies the Biobanking of the environmental conservation land as a critical component in facilitating the future development of the site.



Figure S8-12: Environmental Conservation Area

S8.2.6 School and Communities Facilities Precinct

Objectives

- Control the interface between the school, sports oval and adjacent land uses.
- Establish an appropriate physical separation between facilities, roads, dwellings and other activities within adjacent land areas.
- Define the extent of the landscape curtilage which surrounds the school.
- Facilitate the appropriate physical separation between the recreational facilities and surrounding activities.
- Establish site circulation, visual amenity and environmental management principles which apply to the School and Community Facilities Precinct.
- Facilitate pedestrian and bicycle access to the Precinct.

Controls

- Development will generally be located in accordance with the principles in Figure S8-13.
- A multi-purpose community room of approximately 170m² floor space is to be provided within the amenities building of approximately 360m² which is attached to the recreation oval.

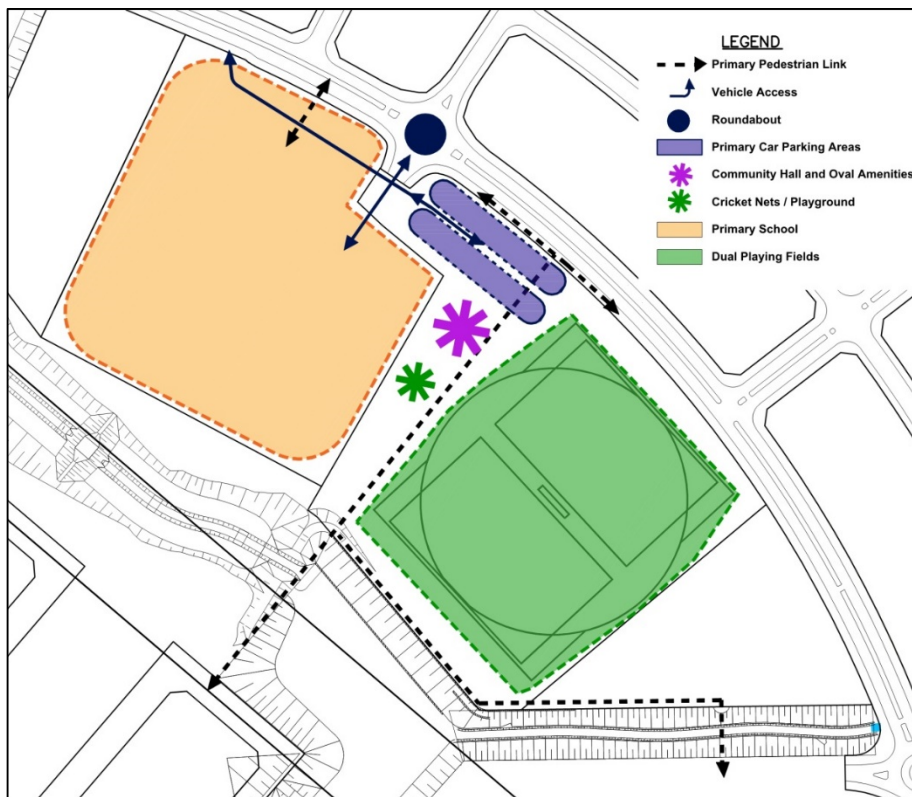


Figure S8-13: School and Communities Facilities Precinct

S8.2.7 Acoustic Amenity

Objectives

- a. Establish an urban character which protects and enhances short and long views within the landscape, whilst allowing for the development of individual lots.
- b. Mitigate noise effects from Camden Valley Way and Raby Road to ensure internal areas are not adversely affected by noise.

Controls

1. Lots immediately adjacent to Camden Valley Way must adopt the indicative layout shown in Figure S8-1 which will help achieve the external noise criteria.

S8.2.8 Stormwater Management

Objectives

- a. Provide the framework for the protection and enhancement of water quality and management of stormwater within the Site.

Control

1. The design and performance of the stormwater management system infrastructure must have regard to the Water Sensitive Urban Design measures contained within the Cardno, May 2013, Water Cycle Management Report and addendum reports dated June 2013.

S8.2.9 Bushfire Risk Management

Objectives

- a. Provide the framework for the protection of property and vegetation from bushfire hazard within the Site.

Controls

1. Subject to detailed design at development application stage, the indicative location and widths of Asset Protection Zones are to be provided in accordance with Figure S8-14 and;
 - a. are to be located wholly within the Precinct.
 - b. may incorporate roads and flood prone land.
 - c. may be used for open space and recreation within private lots subject to appropriate fuel management.

- d. are to be maintained in accordance with the Planning for Bushfire Protection (NSW RFS).
 - e. may incorporate private residential land, but only within the building setback (no dwellings are to be located within the APZ).
 - f. are not to burden public land.
 - g. are to be generally bounded by a perimeter fire trail/road that is linked to the public road system at regular intervals in accordance with Bushfire Protection.
 - h. may be allowed within the outer 50% of the VRZ but any encroachment into the riparian corridor requires offsets to be provided.
- 2. Buildings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of Bushfire Protection and Australian Standard 3959 - Construction of Building in Bushfire-prone Areas.
 - 3. Where an allotment fronts and partially incorporates an APZ it must have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88b instrument.
 - 4. Temporary APZs, identified through a Section 88b instrument, may be required where development is proposed on allotments next to undeveloped land. Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and must cease.



Figure S8-14: Indicative Bushfire Asset Protection Zones

S8.2.10 Large Lots within Environmental Conservation

Objectives

- a. To preserve significant vegetation, whilst facilitating the provision of appropriate development as a mechanism to own and manage the vegetation.

Controls

1. Identify building envelopes through a Section 88b instrument, located to respect and be sympathetic to the natural environment and significance of the vegetation.
2. Provide adequate bush fire management measures.
3. Manage vegetation in accordance with a Conservation Management Plan

S8.2.11 Scenic Character Protection Area

Objectives

- a. To protect the scenic character of the Scenic Hills Area to the east of the site.

Controls

1. This clause applies to lots and dwellings generally in the area indicated in Figure S8-15.
2. Dwelling materials and colours must adopt darker, recessive toned colours such as dark browns, dark greens, dark greys and charcoal, and utilise non-reflective surfaces for both wall and roof cladding.
3. Utility and ancillary structures must adopt darker, recessive toned colours such as dark browns, dark greens, dark greys and charcoal, along with non-reflective surfaces.
4. Bulk earthworks must be undertaken along the northern ridgeline and surroundings as per the 'Minimum Earthworks Cut Level' as shown in Figure S8-15. The finished ground levels must be in accordance with the spot RLs shown on Figure S8-15. Certification of the finished ground levels in accordance with this control will be required to be submitted to Council prior to the issuing of subdivision certificates in relation to this land.
5. Road verge/street tree planting must adopt hardy dark-leaved evergreen trees with good canopy cover.
6. The ridgeline reserve must be planted out with tall locally indigenous woodland species (to blend with woodland canopies in the Scenic Hills) using a minimum pot size of 100 litres, planted across the entire width of the reserve.

7. The southern verge of the perimeter road between the scenic character protection area and the WaterNSW land (delineated by a purple line in Figure S8-15) must be planted with tall locally indigenous woodland species using a minimum pot size of 100 litres.
8. Street lights must have hoods or other appropriate design treatment to minimise light spill and reducing ambient light haze as much as possible.

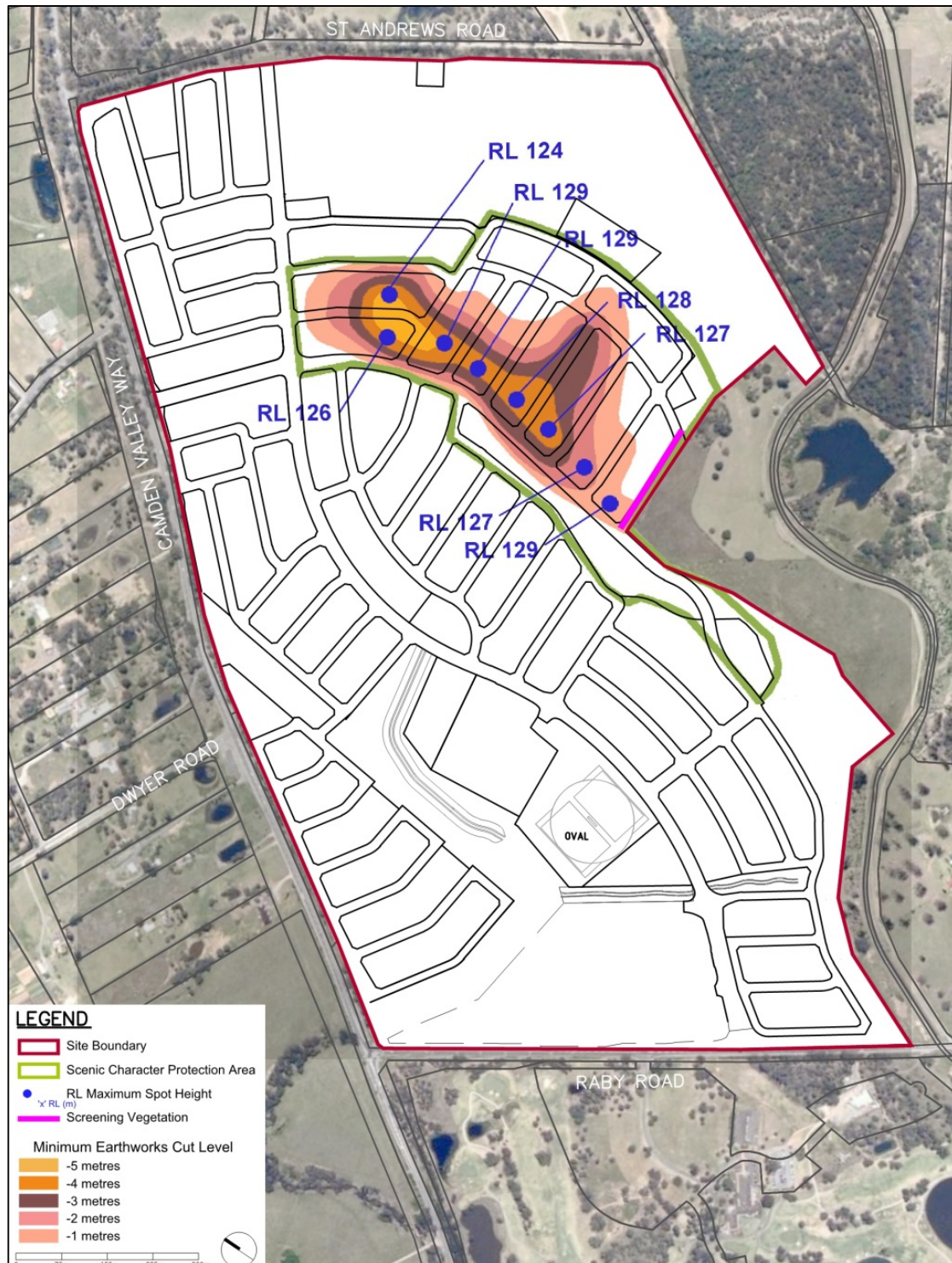


Figure S8-15: Scenic Character Protection Area

S8.2.12 Aboriginal and European Heritage

Background

The Emerald Hills site, like surrounding areas, has a history of Aboriginal occupation, European settlement and agricultural purposes. The St Andrews Home for Boys was established in 1934 on site and was used in various capacities until 1987. These buildings were not heritage listed and have been lawfully demolished. However, it became apparent during the rezoning process that they are considered by architectural groups to be an important example of the Sydney School of Architecture, designed by Phillip Cox. It is appropriate that the architecture and various previous uses of the site are interpreted within the new Emerald Hills residential development.

The following documents were prepared to inform the rezoning of the Emerald Hills site, and should be referred to as part of the preparation of the Heritage Interpretation Strategy as outlined below:

- *Historical Heritage Assessment: St Andrew's Home for Boys, 1100-1150 Camden Valley Way, Leppington*, prepared by AHMS (Final Report), dated February 2013.
- *Aboriginal Heritage Preliminary Assessment: Emerald Hills Estate, Leppington*, prepared by AHMS (Final Report), dated February 2013.
- *Photographic Archival Record: St Andrews boys Home (Burnside) Leppington*, prepared by Inspire Urban Design and Planning, dated 4 February 2013.

Objectives

- a. To ensure that the Aboriginal and European land uses and the Sydney School of Architecture style of the former St Andrews' Boys Home (now demolished) are interpreted and incorporated where possible into the public domain of Emerald Hills.

Controls

1. A Heritage Interpretation Strategy must be prepared by a suitably qualified and experienced heritage consultant which identifies the key stories associated with the site, its varying owners, associations and evolving users over time. Some examples of key people would include Thurawal, Dharug and Gundungurra Aboriginal peoples, the Cubbitch Barta clan, early colonial settlers and farming families such as those of Cordeaux, Edwards, Ward, Gaudry, Kable, Chisholm, Moore, William and Florence Price, the Presbyterian/Uniting Church/Burnside Homes (St Andrews School for Boys) and architects Philip Cox and Ian McKay.
2. The Heritage Interpretation Strategy must be submitted for Council approval as part of the Development Application for the park shown in C68 in the site of the former St Andrews School site. It should include an implementation plan with prioritised actions that identify specific locations and recommended means of interpretation that will be integrated into the park. These might include structures, artworks, plaques, sculptures, installations, street tree selection and treatment, landscaping which is themed on past uses, open space designs and treatments, and place names.

The following publications may assist in preparing the Interpretation Strategy:

- *Historical Heritage Assessment: St Andrew's Home for Boys, 1100-1150 Camden Valley Way, Leppington*, prepared by AHMS (Final Report), dated February 2013.
- *Aboriginal Heritage Preliminary Assessment: Emerald Hills Estate, Leppington*, prepared by AHMS (Final Report), dated February 2013.
- *Interpreting Heritage Places and Items*

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

- *Heritage Interpretation Policy*

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

S8.3 Centre Development Controls

Background

The Emerald Hills Centre will form part of the Emerald Hills Urban Release Area.

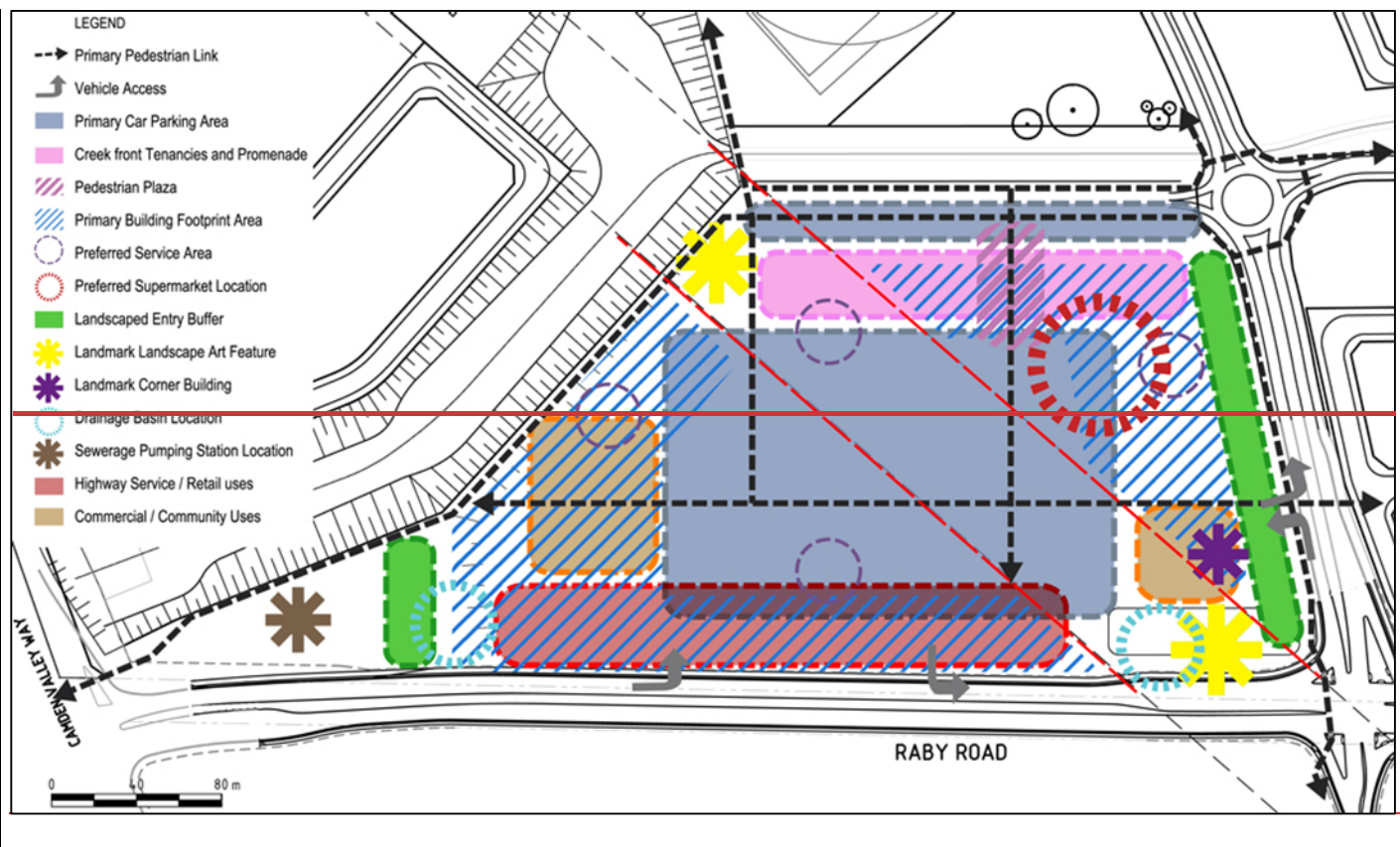
Controls

Maximum Floor Area

1. The centre will have a maximum lettable floor area of 10,000m² for 'retail premises' excluding 'food and drink premises'.

Layout and Design

1. Development must be in accordance with the site planning principles contained in the master plan for the Centre in Figure S8-16. Development applications for the purposes of remediation, earthworks, drainage, environmental landscape works and other minor works that, in the opinion of Council, do not predetermine an outcome on the land covered by the B2 Local Centre zone boundaries in LEP 2010 may be accepted.



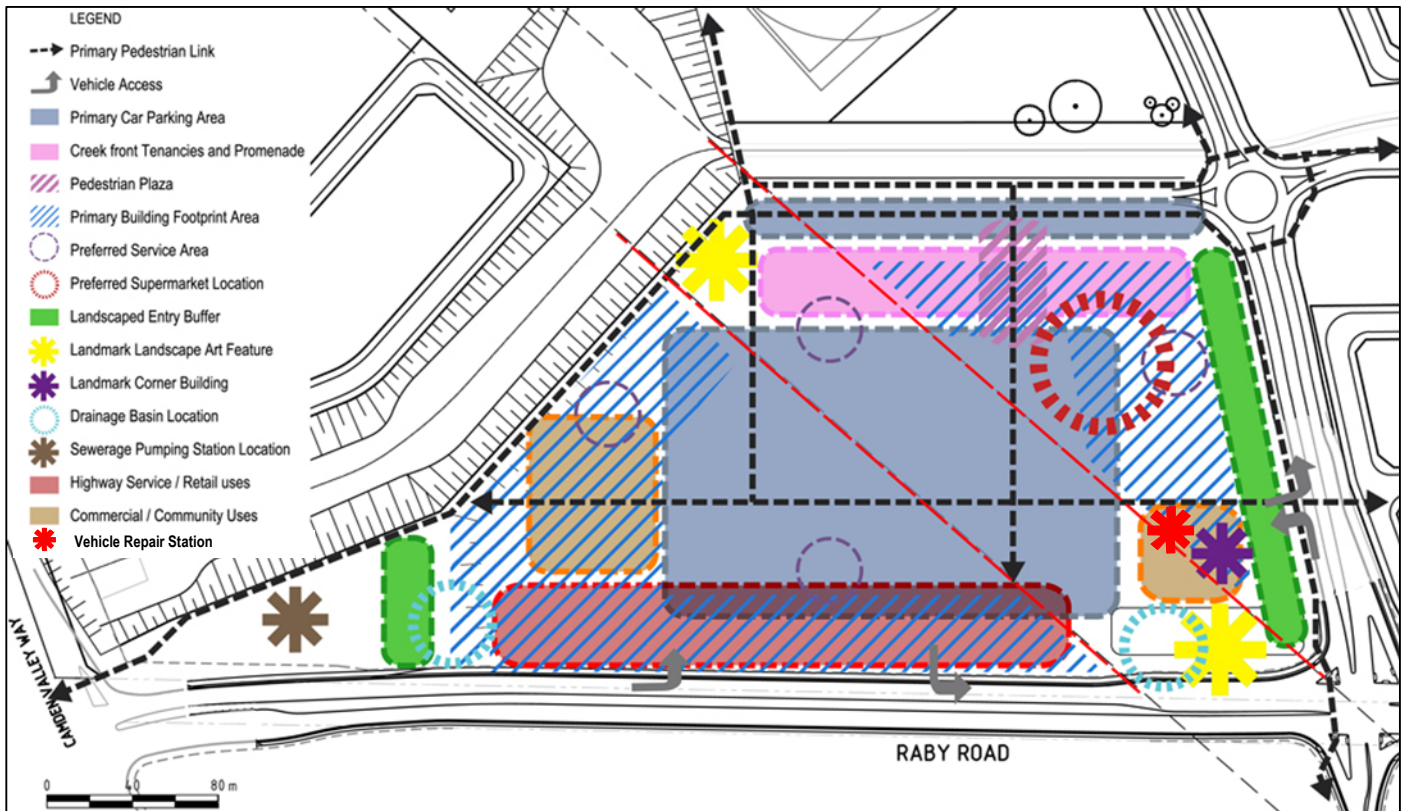


Figure S8-16: Site Planning Principles for Emerald Hills Centre

2. The development must be designed to provide access and exposure to Raby Road and Riley's Creek adjoining the centre site whilst incorporating a vibrant and active focal point in the form of a civic square, plaza or main street.
3. In addition to any relevant controls for the centre, residential buildings within the centre are subject to the controls contained in Chapter D2 of this DCP as relevant.
4. Vehicle access and/or car parking facilities will not be approved if within 30 metres of a Transmission Line structure without adequate precautions provided to protect the structure from any accidental damage.
5. The site containing the Key Landmark Building and Vehicle Repair Station must not contain any more than two vehicular crossovers.
6. The landscaped entry buffer must be generally consistent with the width of existing or planned buffers on other sites within the Centre and be designed to ensure adequate softening and screening to future development and achievement of a high-quality public domain outcome.
7. The Key Landmark Building must be designed to address both Emerald Hills Boulevard and Raby Road.

S8.3.1 Built Form and Appearance

1. Subject to compliance with the building height limits contained in CLEP 2010, development within the centre should have a range of building heights up to a maximum of three storeys.

2. Important buildings may be designed as landmark buildings which exhibit high quality design and should be sited at visually prominent locations such as corners and entries.
3. Buildings are to be visible from and have a presence to street frontages. Where buildings are not proposed to be built to the street frontage, setbacks are to be minimised. Buildings are also to be designed and located to take advantage of proximity to open space areas, including the adjoining riparian corridor.
4. Blank walls visible from principal streets and the public domain are to be minimised.
5. The centre should exhibit a character which is in keeping with nearby significant landscape elements, the presence of which should be promoted as urban design features.
6. Building location form, land uses and activities and landscaping should be designed and sited to minimise the visual impact of the power lines that traverse the centre site.
7. Retail/commercial/residential buildings built to the alignment of internal streets and pedestrian areas must incorporate awnings/verandahs over the footpath areas, irrespective of whether building walls contain windows, doors or other openings.
8. Any building two storeys in height or greater must include a verandah or balcony terrace at level 1 above ground level to any internal street or pedestrian area. They must be accessible for use as open space/balcony from the upper level.
9. All mixed use buildings should be able to function as part residential use with potential for a mix of retail, business, or residential at first level directly accessible and visible from the ground level.
10. The design of buildings should provide flexibility to enable the use of various parts of the building to change over time as necessitated by demand.
11. The centre must be provided with parking that provides convenient access and is located in a manner that does not dominate adjoining public domain areas, riparian corridors or streetscapes.
12. Building walls, windows, entries, car parks, loading areas and service docks must be designed to enable maximum casual surveillance to be achieved to promote safety and security in the public domain.

S8.4 Site Specific Residential Controls

Note: The controls listed below are specific to Emerald Hills. They must be read in conjunction with the controls in Part 4 of this DCP. In the event of any inconsistency, the controls below prevail.

Table S8-1 Summary of residential accommodation controls – Emerald Hills

SETBACKS	
Front setback (min)	4.5m
Secondary street setback (min)	1m
Side setback (min)	0.9m or 0m where nominated zero lot line on lot development plan

Rear setback ground floor (min)	4m
Rear setback first floor (min)	6m
Garage setback (min)	1m behind principal building line and 5.5m from front boundary; third garage to be set back 2m behind principal building line.
Architectural element front setback encroachment (max)	1.5m
Rear lane setback (min)	1m. Notwithstanding this, the rear lane setback can be reduced to 0.5m only if it can be adequately demonstrated to Council's satisfaction, that the development can facilitate waste collection in a safe and orderly manner.
Public reserve setback (min)	3m
Ridgeline reserve setback for large lots (min)	10m
HEIGHT	
As per LEP 2010 and Part 4 of this DCP	
PRIVATE OPEN SPACE, LANDSCAPING AND SITE COVERAGE	
Site coverage (max) – lots less than 450m ²	Single storey development - 60%
	Two storey development – 50% ground floor, 35% upper floor
Site coverage (max) – lots 450m ² or greater	Single storey development - 50%
	Two storey development – 50% ground floor, 30% upper floor
Landscaped area (min)	30%
Landscaped area (min) within the front setback	40%
Principal private open space (PPOS) (min)	24m ² with a minimum dimension 4m
Gradient of PPOS (max)	1:10

Solar access to PPOS (min)	<p>Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21 June.</p> <p>Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints.</p> <p>At least one window to a living area of dwellings on neighbouring properties must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.</p>
GARAGE DESIGN	
Garage door width (max) – lots 7-15m wide	60% of front elevation width
Garage door width (max) – lots greater than 15m wide	50% of front elevation width

S8.4.1 Double Garages on Narrow Lots equal to or greater than 10m and less than 12.5m

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

Objectives

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

Controls

1. Where a residential dwelling is proposed with a double garage on a lot with a frontage equal to or greater than 10 metres and less than 12.5 metres (measured at the building line);
 - a. It must be in conjunction with a 2 storey dwelling.

- b. It must be demonstrated that there is no loss of on street parking, site plans must show:
 - c. an unencumbered area within the property line for on-street parking;
 - d. driveway crossover (minimum 4m for double garage); and
 - e. 500mm driveway setback (minimum) from the side boundary and demonstrate no conflict with services as per Council's Design and Construction Specification – Access driveways.
2. The floor plan must include a habitable room overlooking the street with a balcony incorporated into the design of the front façade.
3. The balcony must cover at least 50% of the width of the dwelling.
4. The double garage must be recessed from the main building.
5. To break up the bulk of the facade, the balcony element must be of a different finish to the main dwelling.
6. The front entrance must be visible from the street.
7. Non-habitable rooms are discouraged from being located at the front of the dwelling (apart from the front entrance).

- End of Schedule –

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