

Draft Site Specific Development Control Plan



Macarthur Grange Golf Course Site

Address: Raby Road, Varroville (Lot 3900 DP1170905)

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Background

This document sets out proposed site specific development controls for the 129.5 hectares Macarthur Grange Golf Course site (Lot 3900 DP1170905).

It has been prepared to support a Planning Proposal for the site which seeks to progress an environmental / rural residential development across the site consistent with the character and scenic values of the Scenic Hills Landscape Unit.

An indicative master plan has been prepared which is characterised by a rural landscape character, retained natural vegetation and scattered buildings that are nestled in the landscape.

The master plan allows for:

- Fifty-two (52) environmental / rural residential lots ranging from 0.5ha to in excess of 3ha, suitable for residential development.
- A lot of approximately 6ha associated with the existing Macarthur Grange Golf Course Club building to be developed for a commercial use such as a function centre or restaurant / café.

The Planning Proposal seeks to amend the *Campbelltown Local Environmental Plan 2015* to:

- Rezone the site from C3 Environmental Management to C2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation
- Introduce a site specific subdivision clause to support subdivision for environmental living lots.
- Amend Schedule 1, Additional Permitted Uses for the land fronting Raby Road (existing clubhouse precinct) to support a future function centre, restaurant and café use.

This document sets out the future character statement, objectives and controls to ensure that development is delivered generally consistent with the principles of the indicative master plan.

It is envisaged that, following the finalisation of the Planning Proposal, the following site specific controls would be included as a new Part to Volume 2 Site Specific Development Control Plans of the *Campbelltown (Sustainable City) DCP 2015*.

1 Introduction

1.1 Application

This Part sets out controls for land known as the Macarthur Grange Golf Course site (Lot 3900 DP1170905) as shown in Figure 1.



Figure 1: Area of application

1.2 Purposes of this part

The purpose of this Part is to establish a supplementary planning framework, beyond the general provisions of the *Campbelltown (Sustainable City) DCP 2015*, for achieving the Council's endorsed vision for the Macarthur Grange Golf Course site (the site), through the establishment of specific objectives and controls. In doing so it provides a platform against which Council will assess future development applications within the site.

1.3 Relationship to other parts of the Campbelltown DCP

The controls applicable to development of land within the site are generally detailed in this Part. When a development control is not specified in this Part, development should be consistent with all other relevant controls of Volume 1 of the *Campbelltown (Sustainable City) DCP 2015*.

In particular, this Part should be read in conjunction with the following parts of Volume 1 of the *Campbelltown (Sustainable City) DCP 2015*:

- Part 2 Requirements Applying to All Types of Development
- Part 4 Rural Residential Development and Ancillary Rural Residential Structures
- Part 6 Commercial Development
- Part 14 Parking of Heavy Vehicles on Residential, Rural and Environmental Protection Land Premises.

Note: Despite the provisions in Table 14.3.1 of Part 14 the maximum number of heavy vehicles permissible on allotment may be further restricted in community title subdivisions on land zoned C4 (formerly E4).

The *Campbelltown City Council Engineering Design Guide for Development* also applies to development specified in this Part.

Where there is an inconsistency between this Part and any other part of the *Campbelltown (Sustainable City) DCP 2015*, this Part applies to the extent of the inconsistency.

2 Future character and development objectives

2.1 Future character statement

The open rural and bushland landscape character of the site will be maintained to protect the qualities of this section of the Scenic Hills Landscape Unit, whilst allowing for limited development. The predominantly rural character will be maintained by the retention and rehabilitation of native vegetation with scattered buildings that are nestled in the landscape.

Modest, single dwellings will allow the grassy paddocks and native vegetation to dominate views of the site, transitioning seamlessly into adjacent parts of the Scenic Hills. Generous residential lot sizes ranging from 0.5ha to 3ha facilitate sensitively landscaped dwelling contexts and ensure ecological protection of the land to maintain its environmental and scenic qualities for the future. Key riparian corridors will be retained and protected through establishment of vegetated buffers to improve water quality and ecological function.

The core values of the Scenic Hills will be retained by providing a layout and built form outcome compatible with the rural and landscape character of the area, whilst delivering a development model which ensures its protection in the long term.

Limited commercial activities will be established on land surrounding the existing Golf Club house building adjacent to Raby Road potentially including a, function centre or restaurant / café with the layout and design respecting the scenic qualities of the area.

Public access to this part of the Scenic Hills will be provided through an extensive north-south walking and cycling link with opportunities for future connection to existing cycle paths, potential trails through the adjacent areas of the Scenic Hills and planned Sydney Green Grid projects. The walking and cycle path will connect riparian open space, local parks at key lookout points, and an extensive Hilltop Conservation Area. The Conservation Area will provide the long term protection and restoration of high quality contiguous Cumberland Plain Woodland vegetation.

2.2 Development Objectives

- To ensure individual lots are distributed to maintain the rural and landscape character and scenic qualities of the Scenic Hills Landscape Unit.
- To ensure that subdivision pattern, road layout and buildings respond to the topography and the location of significant vegetation and drainage lines
- To ensure buildings are appropriately located within the landscape to protect significant vegetation, facilitate sensitive soft landscaping and minimise visual impacts.
- To provide a mix of lot sizes, ranging from 0.5ha to around 3ha, accommodating a diverse environmental / rural residential community.
- To provide a road network that facilitates safe, convenient and legible access to the site and is consistent with the rural and landscape character of the area.
- To provide for a north-south walking and cycle link through the site connecting to existing cycle paths, potential future trails through the Scenic Hills and wider planned Sydney Green Grid projects.
- To provide riparian open space and a series of 'lookout parks' at key high points in the landscape connected by the walking and cycle path.
- To establish a Hilltop Conservation Area to protect and restore the most significant areas of contiguous native vegetation.
- To ensure Aboriginal cultural heritage is acknowledged and appropriately managed.
- To ensure bushfire hazards are appropriately managed.

- To retain, rehabilitate and protect significant riparian corridors and enhance their water quality and ecological function and ensure their maintenance where not in a public asset.

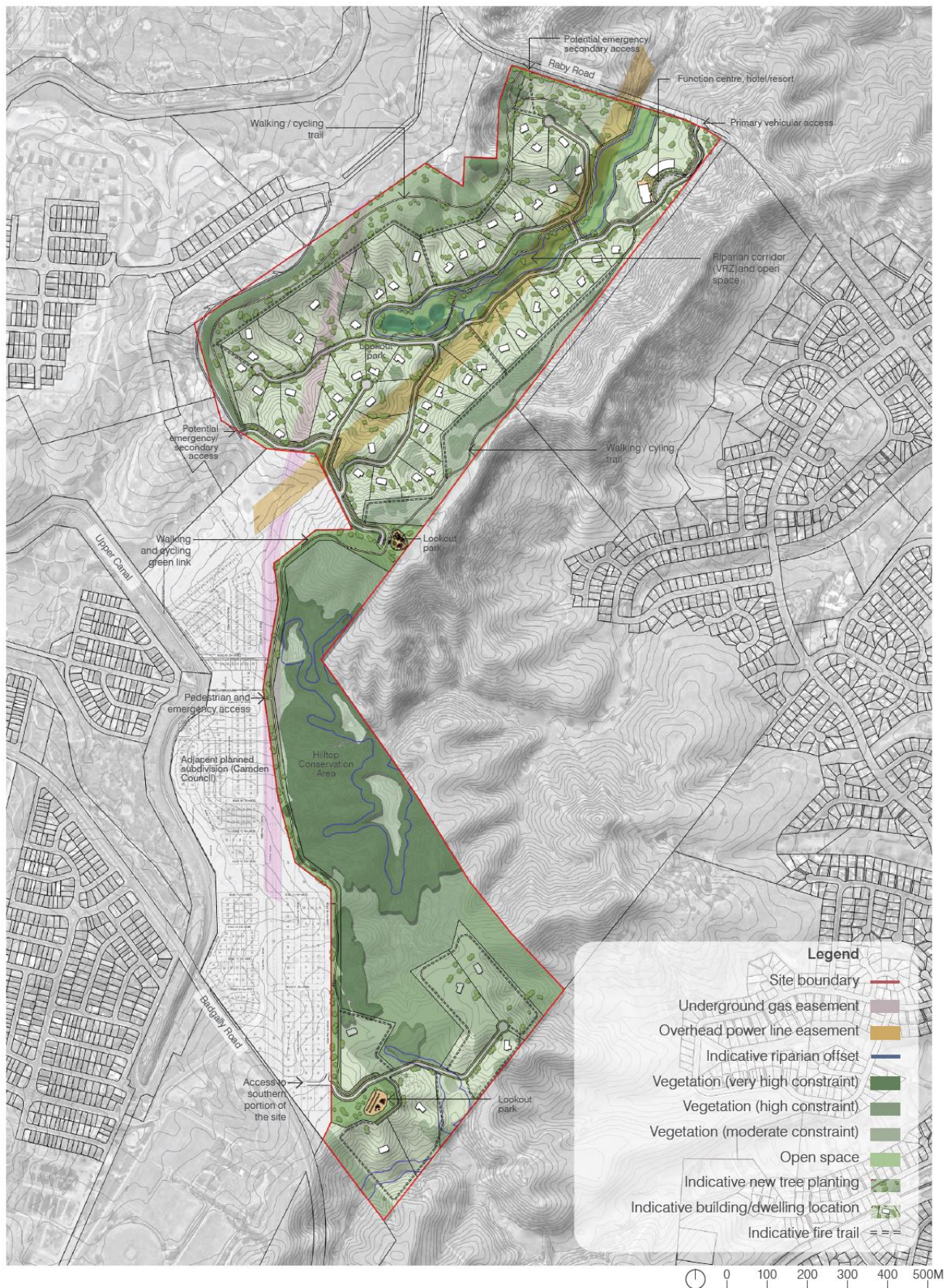


Figure 2: Indicative Master Plan

3 Provisions

3.1 General provisions

Objectives

- 1) To ensure that development is consistent with the Future Character Statement and Development Objectives outlined in Sections **Error! Reference source not found.** and 2.2 of this Part.

Controls

- 1) All development is to be undertaken generally in accordance with the Indicative Master Plan at Figure 2 and the objectives and development controls set out in this Part.
- 2) Where variation from the Indicative Master Plan is proposed, the applicant is to demonstrate that the proposed development is consistent with the Vision and Development Objectives set out in Section of Sections **Error! Reference source not found.** and 2.2 of this Part.

3.2 Subdivision

Objectives

- 1) To ensure that the subdivision is undertaken as a Neighborhood Scheme, pursuant to the Community Land Development Act 2021 and appropriate management provisions are enacted.
- 2) Ensure that the subdivision pattern responds to the physical characteristics of the land, including landscape setting, topography and landform, significant vegetation, and drainage patterns.
- 3) Ensure that future residential lots can accommodate a dwelling and associated buildings / structures having regard to the constraints of the land including significant vegetation, topography (including drainage lines), views to and from the land, and bushfire hazard and asset protection zone requirements.
- 4) Ensure that subdivision and associated development is compatible with the future character statement and scenic values of the Scenic Hills.
- 5) To limit the size, number and distribution of lots across the site to ensure that development maintains an environmental / rural residential character.
- 6) Provide safe connections to the surrounding street network, and pedestrian, cycleways and public open space networks.
- 7) To ensure clarity in respect of management of non-public infrastructure.

Controls

- 1) Subdivision is to be generally in accordance with the Indicative Master Plan at Figure 2. Where the lot layout is varied this must address the objectives set out above.

The total numbers of lots created within the Neighborhood Scheme shall not exceed 52 lots. *Note: The Indicative Master Plan sets out a range of environmental / rural residential lots from 0.5ha to approximately 3ha, with a lot of approximately 6ha fronting Raby Road to accommodate a commercial use in the location of the existing golf club house in a parkland setting.*

- 3) Subdivision is not to result in the creation of battleaxe lots.
- 4) Subdivision applications are required to demonstrate how safe access can be provided to the surrounding road network.

- 5) Subdivision applications are to be accompanied by a visual impact assessment which demonstrates that the subdivision works, and construction do not result in adverse visual impacts in the context of the Scenic Hills.
- 6) All non-public infrastructure in the subdivision shall be provided and managed as part of a neighborhood scheme pursuant to the relevant Community Titles legislation.

3.3 Earthworks

Objectives

- 1) To limit the extent of cut and fill and encourage design of buildings to respond to the existing contours of the land.
- 2) To minimise the visual impact of development and to maintain the scenic values of the Scenic Hills.
- 3) To encourage stepped or inset building forms that blend with the landscape rather than excessive cut and fill.

Controls

- 1) For any dwelling or associated building the maximum level of cut shall not exceed 1m below the ground level (existing) and the maximum level of fill shall not exceed 1m above ground level (existing), when measured at any corner of the building platform.

Note: The provisions set out in Volume 1, Section 2.8 Cut Fill and Floor Levels of this DCP.

3.4 Built form and design

Objectives

- 1) To ensure that the building form, design and materials minimise visual impacts and retain the rural, landscape and scenic character of the Scenic Hills.

Controls

- 1) Building design and materials are to be consistent with the relevant provisions of Part 4 Rural Residential Development and Ancillary Rural Residential Structures of this DCP.
- 2) Dwellings, associated buildings, structures, and car parking areas are to be located within the Building Area identified on the subdivision plan.
- 3) Development shall comply with the requirements of Part 4 Rural Residential Development and Ancillary Rural Residential Structures of this DCP.

3.5 Landscaping and landscaped area

Objectives

- 1) To maximise landscaped area and limit the amount of impervious area.
- 2) To maintain the landscape and rural character of the site and ensure consistency with the scenic values of the Scenic Hills.

Controls

- 1) A minimum of 50% of the site area shall consist of Landscaped Area, this may include lawn, deep rooted trees, native vegetation, garden beds and mulched areas.
- 2) A minimum of 75% of the front setback area shall be Landscaped Area.

- 3) Landscaping should be provided in accordance with the requirements of Volume 1, Section 2.5 Landscaping of this DCP.
- 4) Development should minimise any impacts on existing native vegetation including through necessary APZs.

Note: Landscaped Area is defined in the Campbelltown Local Environmental Plan 2015 as follows:

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

3.6 Fencing

Objectives

- 1) To ensure that fencing does not adversely impact on the rural and landscape qualities of the Scenic Hills.

Controls

- 1) Fencing shall be a maximum height of 1.2m and be of an open style consistent with traditional timber and post and/or wire construction.
- 2) Fencing shall comply with all other relevant requirements of Part 4 Rural Residential Development and Ancillary Rural Residential Structures of this DCP.

3.7 Access and circulation

Objectives

- 1) Provide a road network that facilitates safe, convenient and legible access to the site and is consistent with the Raby Road upgrade plans.
- 2) Provide safe and accessible connections to the existing road network.
- 3) Provide a road network that is consistent with the proposed environmental / rural residential character and maintains the scenic values of the Scenic Hills.
- 4) Provide a north-south pedestrian and cycleway connection through the site which links proposed areas of open space and the bushland reserve and can connect to existing cycleways and wider planned Green Grid projects.
- 5) To minimise the visual impact of driveways and parking areas within individual lots.
- 6) To ensure an appropriate road maintenance scheme.

Controls

- 1) Development of the street network, pedestrian and cycle network, and access to the existing road network is to be undertaken generally in accordance with the Street Network Plan at Figure 3 and the typical street sections at Figure 4, Figure 5, and Figure 6. (It is noted that the subject design parameters seek to balance access, safety, amenity and maintenance).
- 2) Each street type shall be designed and constructed according to *Campbelltown Engineering Design for Development*, except where varied by this Part.
- 3) The design of the local street network is to:
 - a) Create a safe environment for walking and cycling with safe crossing points
 - b) Take into account the site's topography and view lines to and front the site

- c) Provide frontage to maximise surveillance of open space
 - d) Retain existing trees, where appropriate, within the road reserve.
- 4) The location of access driveways to individual lots should consider the natural features, topography and existing vegetation of the site.
 - 5) Public road access must be available to the southern portion of the site.
 - 6) Provide safe and accessible connections to the existing road network, including alternative access for emergency services as indicated on Figure 3 street network plan including emergency access.
 - 7) A secondary emergency access point shall be provided to Raby Road in a safe location.

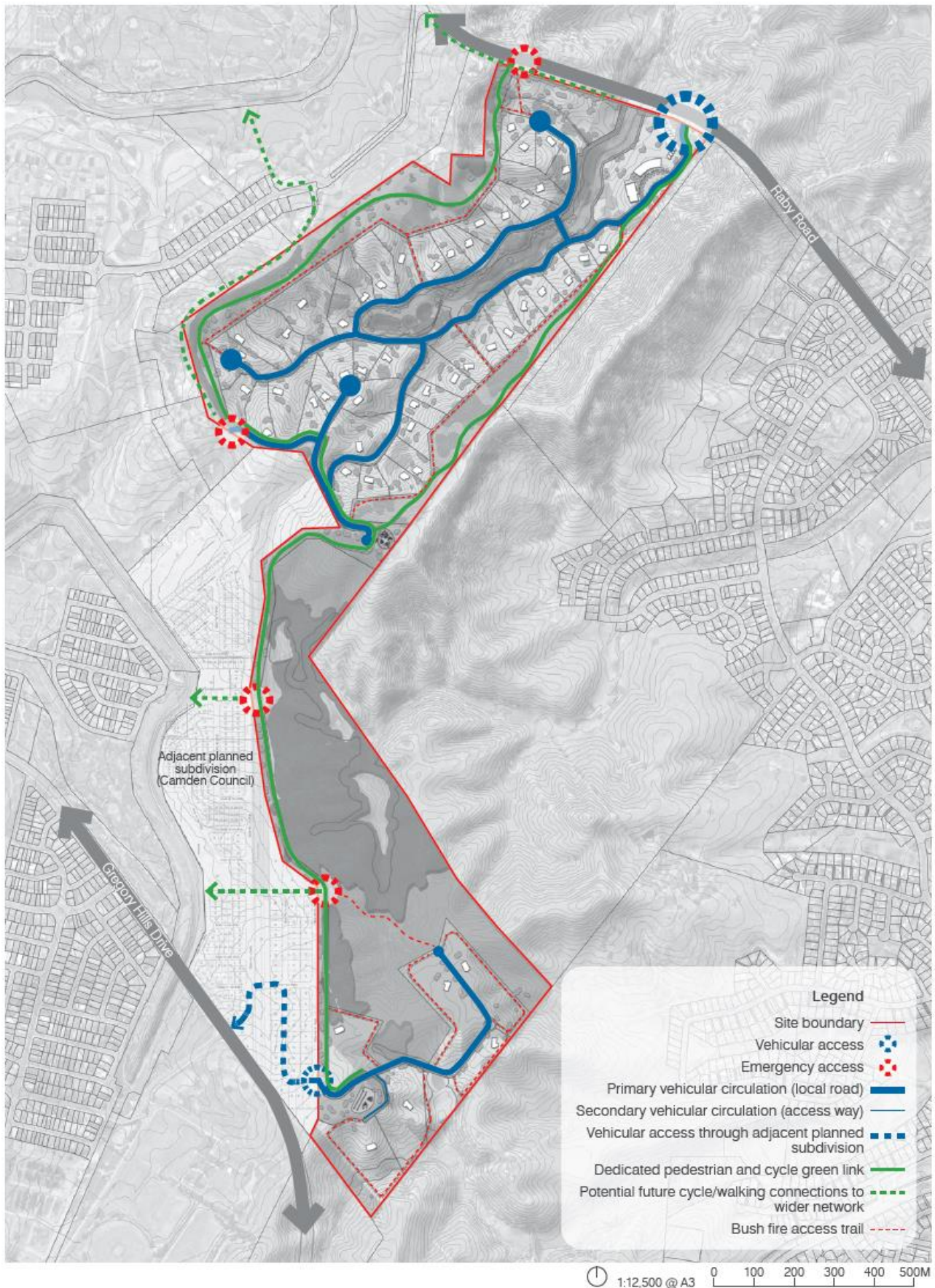


Figure 3: Street network plan – including emergency access

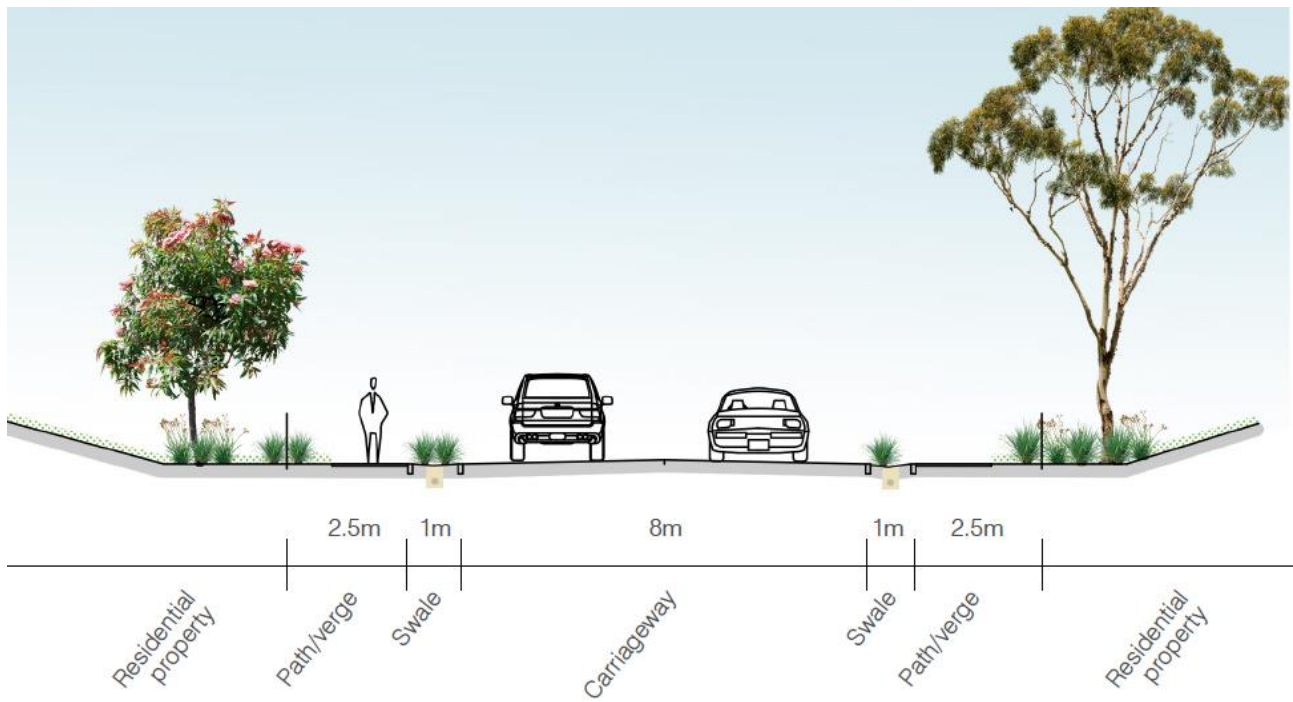


Figure 4: Typical street section – Local Road (15m reserve)

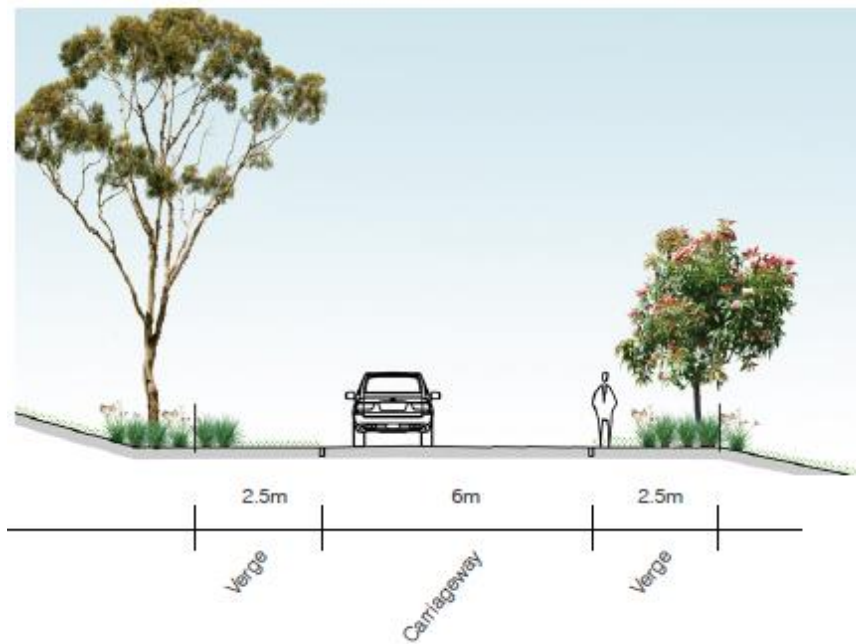


Figure 5: Typical street section – Accessway (9m reserve)

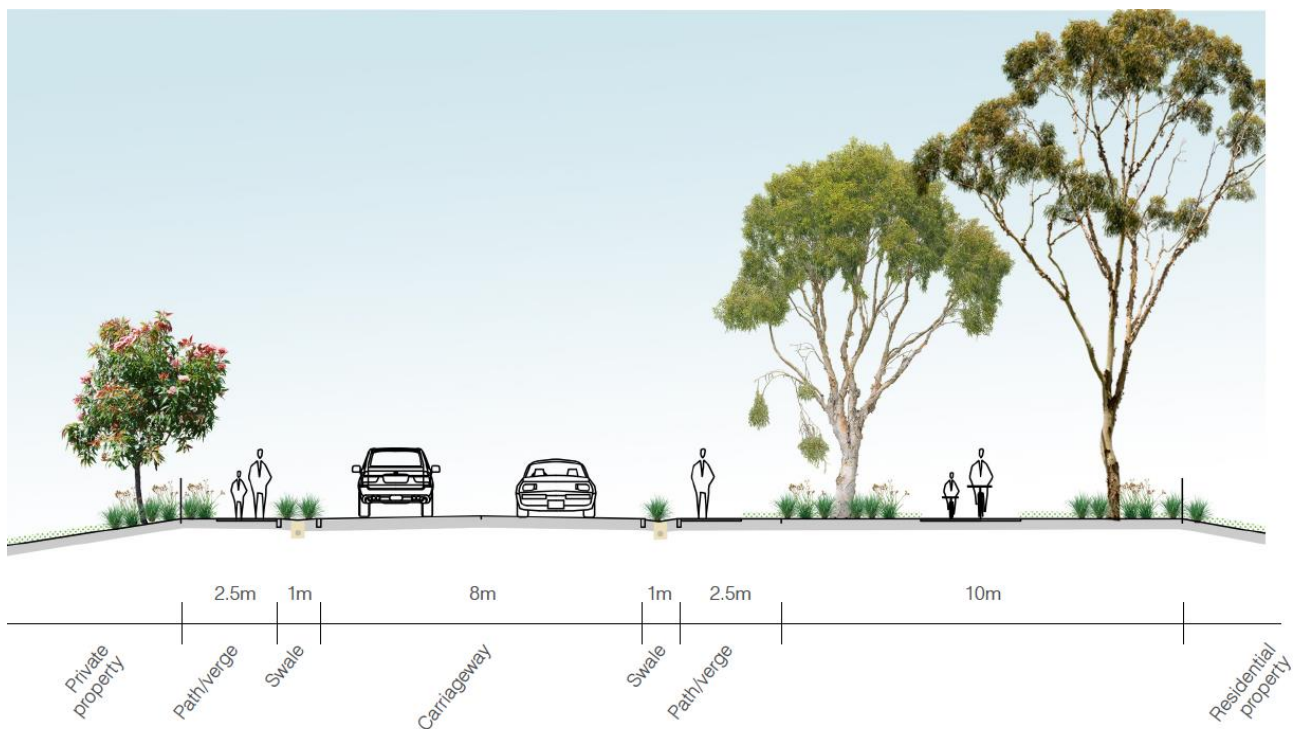


Figure 6: Typical street section – Local Road with pedestrian / cycle green link (15m + 10m reserve)

3.8 Public Open Space and Hilltop Conservation Area

Objectives

- 1) Maintain the landscape character of the site to support the protection of the scenic values of the Scenic Hills.
- 2) To protect and enhance significant vegetation within public open space
- 3) To establish a Hilltop Conservation Area to protect and restore the most significant areas of contiguous native vegetation and support future limited public recreation.
- 4) To protect key riparian corridors.
- 5) To provide a series of local parks at key high points within site connected by a walking and cycle path.

Controls

- 1) Provision of public open space areas is to be undertaken generally in accordance with the Open Space Network Plan at Figure 7.
- 2) A Landscape Concept Plan outlining the management and design of public open space areas is to be submitted with the associated subdivision application.
- 3) Where proposed open space includes native vegetation including Cumberland Plain Woodland or River-Flat Eucalypt Forest Endangered Ecological Communities a Vegetation Management Plan is to be submitted with the relevant subdivision application outlining how vegetation is to be retained, restored, and protected.

Note: The Hilltop Conservation Area is to be established generally in accordance with the Open Space Network Plan at Figure 7 and a relevant plan of management / vegetation management plan. Refer to the relevant draft VPA for more information.

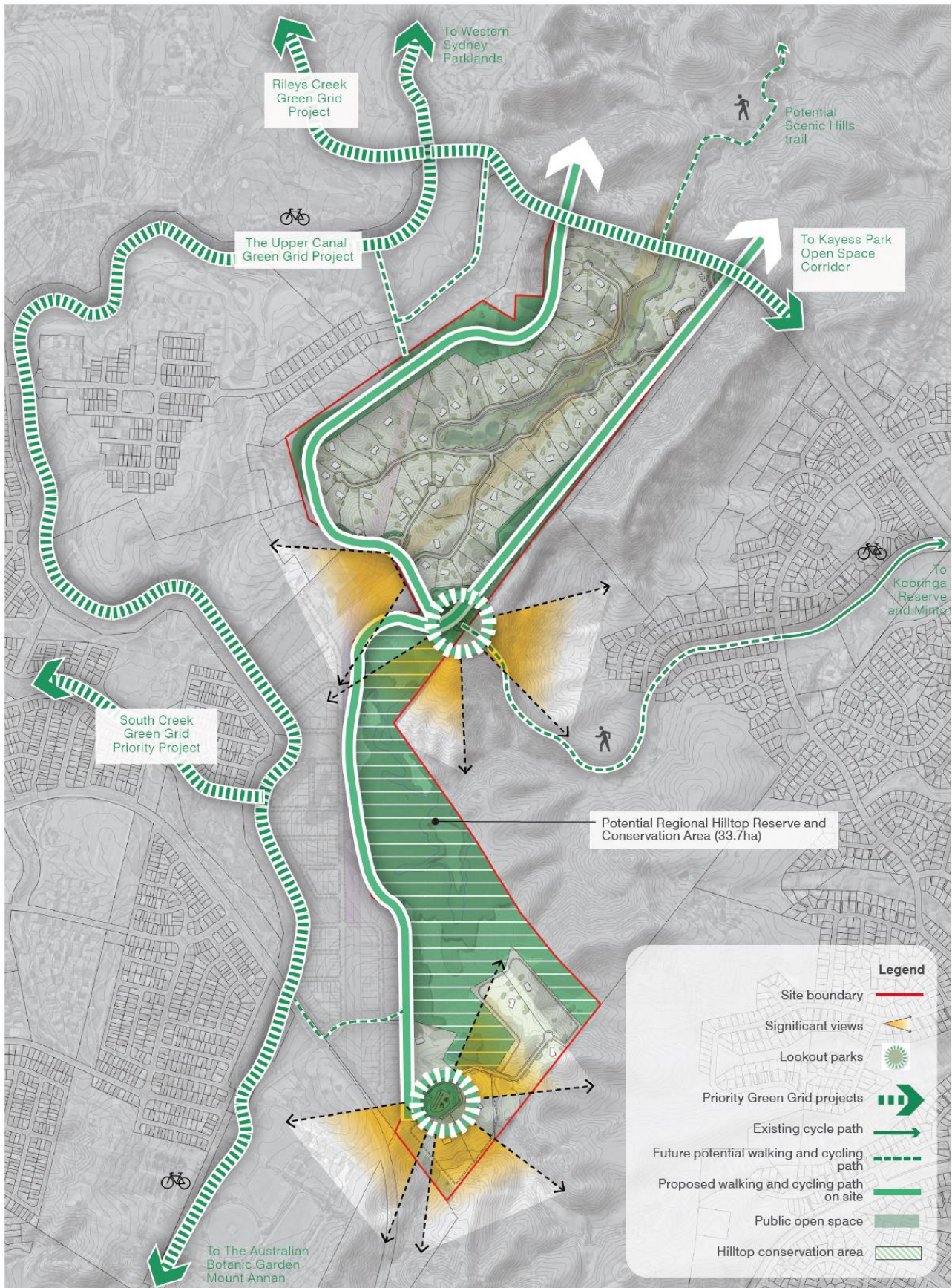


Figure 7: Open space network plan

3.9 Vegetation management on private land

Objectives

- 1) Optimise conservation of significant vegetation within private landholdings.
- 2) Optimise tree retention to maintain the landscape character of the site.

Controls

- 1) A Vegetation Management Plan is to be submitted with a subdivision application outlining how significant vegetation will be retained and protected within individual lots. Subdivision of lots shall include Section 88B Covenants to reflect retained significant vegetation, where applicable.
- 2) Asset protection zones are to be located to minimise impacts on significant vegetation where possible.

3.10 Riparian corridors

Objectives

- 1) To retain, rehabilitate and protect significant riparian corridors and enhance their water quality and ecological function.

Controls

- 1) Riparian corridors shown in the Riparian Corridor plan at Figure 8 are to be retained, rehabilitated protected in accordance with the *Guidelines for Controlled Activities on waterfront land—Riparian corridors* (2018) published by the Natural Resources Access Regulator (NRAR), including the establishment of a vegetated riparian zone (VRZ) as follows:
 - 10m on each side the creek for first-order waterways
 - 20m on each side the creek for second-order waterways.
- 2) Siting of building envelopes shall respond to the location of riparian corridors.
- 3) Where retained riparian corridors are not dedicated to Council they are to be maintained within individual lots or within a neighborhood scheme pursuant to the relevant Community Titles legislation.

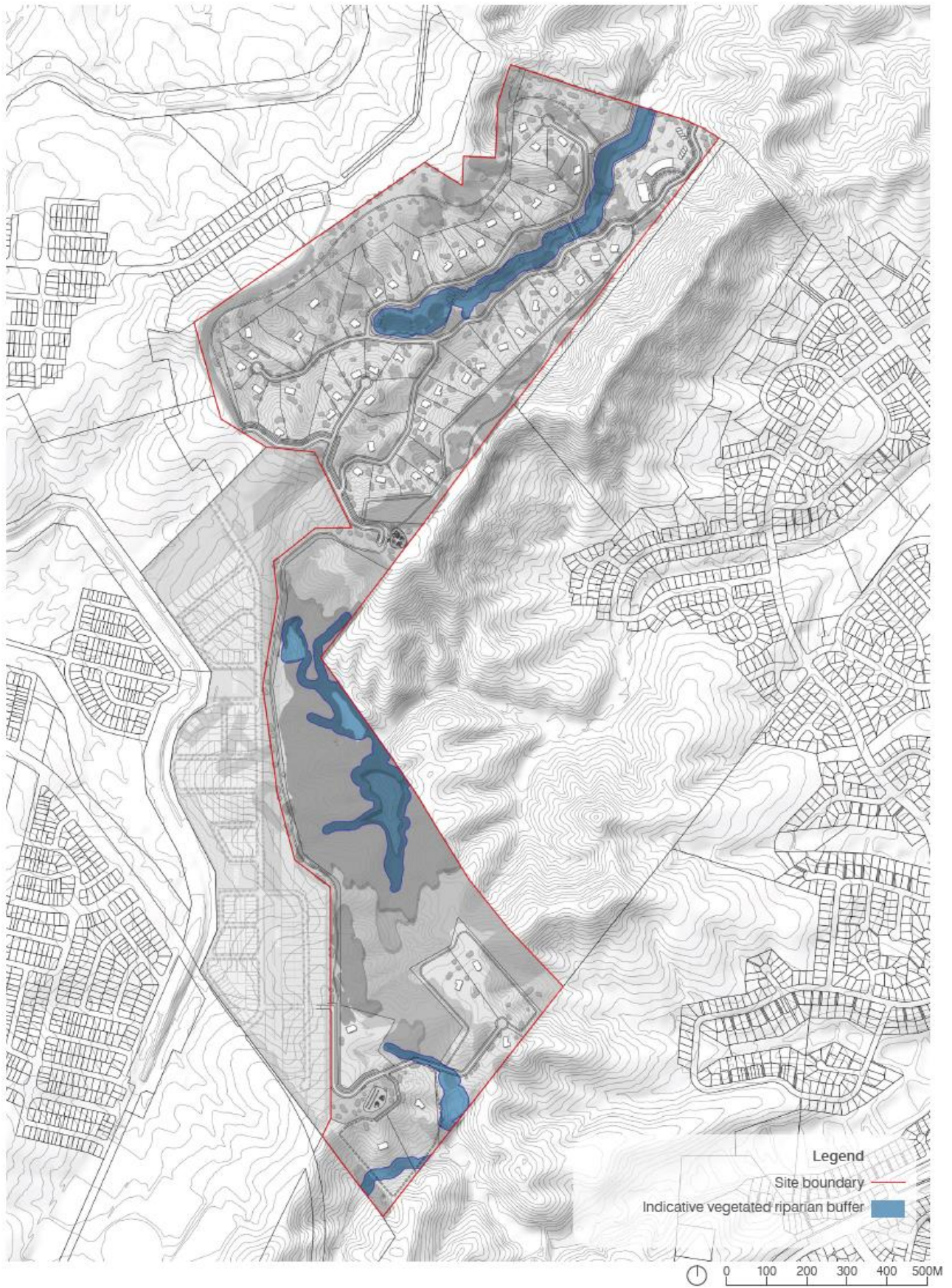


Figure 8: Riparian corridors

3.11 Aboriginal heritage

Objectives

- 1) Ensure areas identified as archaeologically or culturally significant are managed appropriately.

Controls

- 1) An Aboriginal Cultural Heritage Assessment is to be submitted with development applications for subdivision within the precinct.
- 2) All rehabilitation of conservation, open space and riparian areas shall have regard to Aboriginal Cultural Heritage Values.

3.12 Bushfire management

Objectives

- 1) To prevent loss of life and property due to bushfires by providing for development compatible with bushfire hazard.
- 2) To ensure sound management of bushfire-prone areas.

Controls

- 3) Reference is to be made to the current enforced version of Planning for Bushfire Protection in subdivision planning and design and development.
- 4) APZs and construction standards are to be accurately mapped and detailed for each affected lot on plans submitted with development applications.
- 5) Provide safe and accessible connections to the existing road network, including alternative access for emergency services as indicated on Figure 3 street network plan including emergency access.