

Preliminary Draft Site-specific Development Control Plan Framework: Meadowvale

The broad structure and content for a site-specific Development Control Plan (DCP) is being established by the NSW Department of Planning, Housing and Infrastructure in the compilation of the **Campbelltown Greater Macarthur Growth Area Precincts Development Control Plan** (and accompanying neighbourhood specific schedules). Meadowvale will comprise one such site-specific neighbourhood Schedule.

The site-specific Schedule shall be utilised to ensure it addresses the provisions detailed in **Section 6.2 of the SEPP (Precincts—Western Parkland City) 2021** and in particular:

State Environmental Planning Policy (Precincts—Western Parkland City) 2021

Schedule 11 > Part 6 Section 6.2: Development control plan

1. Principal Provisions: The plan must provide for:

- A staging plan for timely urban land release and infrastructure sequencing.
- An overall transport movement hierarchy (private vehicles, public transport, pedestrians, and cyclists).
- A landscaping strategy for riparian areas, remnant vegetation, and public/private domains.
- A network of active and passive recreation areas.
- Stormwater and water quality management controls.
- Amelioration of natural/environmental hazards (bush fire, flooding, contamination) and safe evacuation.
- Detailed urban design controls for significant sites.
- Measures for higher density living around transport and service nodes.
- Controls for neighbourhood commercial and retail uses.

- Suitably located public facilities, services, and traffic/parking management

Additional Provisions for Desirable Outcomes

Additionally, provisions should be developed to manage desirable outcomes in the following contexts:

- **Cultural & Heritage:**

- A topographical and Aboriginal songline responsive revised subdivision design including variable lot sizes having regard to slope.
- An Aboriginal Cultural Heritage Assessment (ACHA) and relative embracement/interpretation of its outcomes.
- Rehabilitation of conservation lands and riparian areas having regard to Aboriginal cultural heritage values, including Woodhouse Creek.
- Adaptive Reuse and Interpretation Strategy

- **Environment & Landscape:**

- Conservation Management Agreement and Conservation Works Schedule.
- Landscape and Visual Management Plan, focusing on advanced street tree planting and view reinforcement.
- Comprehensive urban stormwater management strategy (Water Sensitive Urban Design and "stretch targets").
- Urban heat mitigation measures and air quality management measures.

- **Infrastructure & Movement:**

- Integration of Koala movement fencing with urban design and community "ownership".
- Acoustic Management Strategy (minimising the use of sound walls).
- Provision of an additional higher order North/South connector road and emergency access.
- Collaborative multistakeholder TMap for movement, place, and neighbourhood accessibility.
- Enhanced active transport and a staged public transport implementation strategy.

- **Place Making & Safety:**

- "Hilltop" / "Central Park" and Meadowvale heritage group focused place making principles.
- Gas pipeline safety management study and easement utilisation principles.
- Final refinement of open space opportunities.