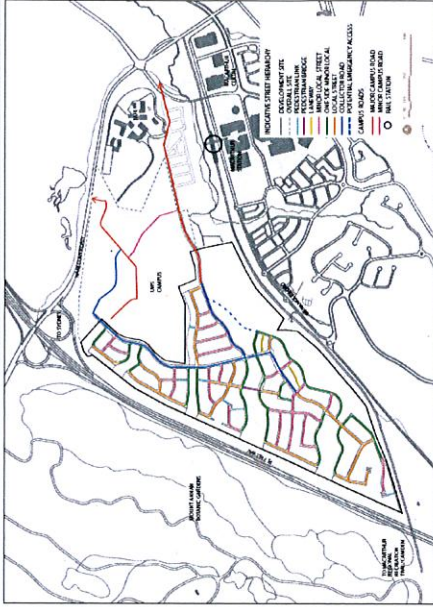
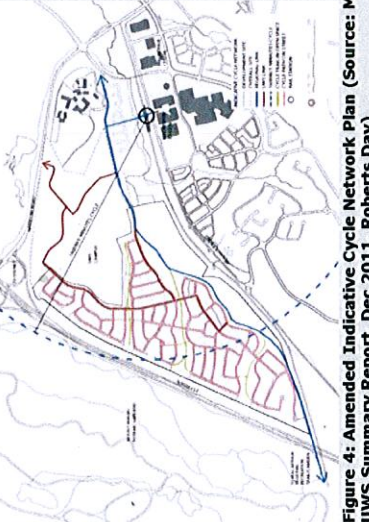
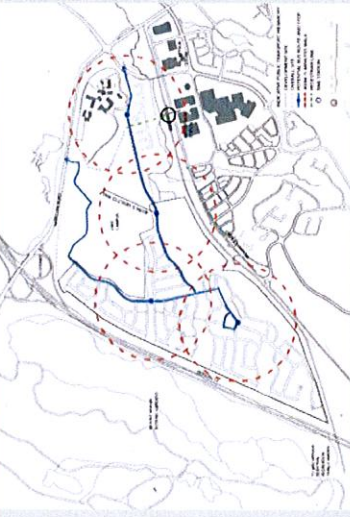


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SECTION	REQUIREMENT	PROPOSAL / RATIONALE FOR ANY INCONSISTENCY	COMPLIANCE
PART 2: Requirements applying to all types of development	2.2 Urban Structure		
	1. Development to be consistent with Indicative Density Distribution (at Figure 3)	Lot and road layout has been revised consistent with revised Master Plan however subdivision generally consistent	Complies
	2.3 Public Domain		
	2. Development shall be generally consistent with the indicative street hierarchy (Fig 4)	The street layout has previously been amended to separate campus traffic from residential traffic. The overall hierarchy is generally consistent. However, the street profiles have been amended to reflect Landcom Street Design Guidelines which have only come into effect since adoption of the DCP. Changes will ensure consistency with other release areas, ensure appropriate streetscape and better deal with the steep topography.  Figure 1: Amended Indicative Street Hierarchy (Source: Master Plan UWS Summary Report, Dec 2011, Roberts Day)	Minor inconsistencies - justified noting DCP shows "indicative" street hierarchy. Alternative acceptable approach proposed.
3. Developer to provide a network of local roads that reflects road function and desired character as outlined by the street type cross sections (Fig 8-16)		The network of local roads proposed as outlined above is consistent with Landcom Street Design Guidelines. Streets vary from street type cross sections outlined in DCP and provide a legible and permeable hierarchy underpinned by a collector road system to accommodate a bus route. The proposed street types will provide appropriate access and high quality streetscapes to the residential development. The aim is to provide a network of interconnected streets and to promote walking and cycling which the new master	Minor inconsistencies - justified noting DCP shows "indicative" street hierarchy. Alternative acceptable approach proposed.

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		plan does.	
	4. Design shall clearly distinguish between public and private domain	Consistent. Street hierarchy clearly distinguishes between public and private domain as illustrated in amended street hierarchy and road cross sections included in the Roberts Day Master Plan Summary Report previously submitted with Stage 1 application.	Complies
	5. Significant landscape nodes and precincts such as the main entrance to the campus and residential areas, major parklands, natural corridors, green links and site boundaries are to be highlighted with appropriate landscaping to create a unified setting	Consistent – a series of hilltop, ridge-top and riparian parks are provided in addition to the lakeside recreation parkland. Main entrances are to be identified by landscaped boulevards and natural corridors are to be preserved and enhanced.	Complies
		 Figure 2: Amended Indicative Street Hierarchy (Source: Master Plan UWS Summary Report, Dec 2011, Roberts Day)	
	6. Development shall be consistent with the Indicative Pedestrian Circulation Plan, Indicative Cycle Circulation Plan and Indicative Public Transport Network Plan (Figs 5, 6 & 7)	The outcomes of the revised master plan previously approved (Stage 1 DA) are generally consistent with the indicative pedestrian circulation, cycle circulation, and public transport network plans in so far as the revised master plan continues to provide routes in the approximate locations and will, when delivered, service the same future population and provide options for use and choice of route. Plans contained in the DCP are 'indicative' only and an	Minor inconsistencies – justified noting DCP shows these plans as 'indicative'. Alternative acceptable approach proposed.

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		amended approach is proposed which meets the objectives and will ensure appropriate access arrangements for pedestrians, cyclists and public transport.  Figure 3: Amended Indicative Pedestrian Circulation Plan (Source: Master Plan UWS Summary Report, Dec 2011, Roberts Day)  Figure 4: Amended Indicative Cycle Network Plan (Source: Master Plan UWS Summary Report, Dec 2011, Roberts Day)	

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		 Figure 5: Amended Indicative Public Transport Hierarchy Plan (Source: Master Plan UWS Summary Report, Dec 2011, Roberts Day)	
	2.4 Access and Circulation 1. Development shall be consistent with the Indicative Street Hierarchy, Pedestrian and Cycle Network Plans and Public Transport Network Plan (Figs 4, 5, 6 & 7) 2. Pedestrian footpaths and cycleways shall be designed in accordance with Council's Engineering Design Guide for Development 3. The developer shall provide street lighting to current Australian Standards and furniture including garbage bins, seating, bollards, signage etc, which relate to the street hierarchy and enhance the character of the development 5. Within the Residential lands bus stops shall be on road utilising the parking lane provided for on collector roads. Bus shelters shall be provided in areas of high demand.	Refer section 2.3(6) above. Consistent with Council requirements Consistent with requirements – UrbanGrowth NSW to provide. Consistent – on road bus stops proposed	Refer section 2.3(6) above. Complies Complies Complies
	2.5 Streets 1. The developer shall construct the proposed street network generally in accordance with the Indicative Street Hierarchy Plan (Fig 4) 2. Individual road design, construction and landscaping shall be in accordance with the typical street types (Fig 8-16) and have regard to Council's Engineering Design Guide for Developments and Specification for Construction of Subdivision Roads and Drainage Works 3. Kerbs shall generally be upright kerbing and not roll over 4. Street planting shall be coordinated with subdivision layout, traffic plan and services layouts to ensure	Refer section 2.3(6) above. As above – alternate approach proposed. Acceptable. Roll kerb proposed. Proposed kerbing considered acceptable notwithstanding DCP requirement. Landscape plans have had regard to relevant requirements - consistent	Refer section 2.3(6) above. As above No – however considered appropriate in circumstances. Complies

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	appropriate configuration with vehicle crossovers, sightlines, lighting and other services and be generally in accordance with the species list (App 2)		
	5. A 500mm planting zone between public footpath and lot boundary shall be planted with non-invasive low ground cover species	Turfing proposed with the species selected to be non-invasive.	Complies
	6. All street trees shall have root control barriers installed	Complies – refer landscape plans	Complies
	2.6 Landscape and Open Space		
	1. Parks and open spaces shall generally be located as shown on the Illustrative Landscape Master Plan at Fig 17 and shall include facilities generally in accordance with the park type, character and proposed activities as detailed in Table 2.1.	Generally consistent – parks and open spaces generally consistent with locations identified in Figure 17. Parks will be subject to separate DAs outlining detailed design, type, facilities, character etc.	Complies
	2. Landscape design shall enhance the visual character of the development and complement the design / use of spaces within and adjacent to the site	Consistent – landscape design as detailed in Landscape plans and landscape design statement (appended to the SEE) will enhance the visual character of the subdivision, reflect function and ensure appropriate micro climate.	Complies
	3. Street landscaping shall comply with Fig. 8-16 and the streetscape character outlined in Table 2.2	Generally consistent – as noted above alternate approach proposed. Proposed approach consistent with Landcom Streetscape Design Guidelines and will ensure appropriate street landscaping in accordance with street hierarchy and to provide a high quality urban environment.	Complies – alternate approach proposed.
	4. Where existing significant trees are located within park areas consider detailed grading to provide for the retention of existing ground levels and trees.	N/A –separate DAs to be submitted for parks and bushland corridors	N/A
	5. Lighting within open space and recreation areas shall conform to the current Australian Standards, including AS1158, AS1680 and AS2890 (as amended).	N/A –separate DAs to be submitted for parks and bushland corridors	N/A
	6. Landscaping and structures shall not create obscured areas. Ensure tree species selected in public areas can be retained with a clear trunk to a minimum of 2 metres.	Consistent – refer landscape plans for streetscape plantings	Complies
	7. Incorporate planting of indigenous species and vegetation communities to enhance native fauna habitats.	Indigenous species used where possible – refer Landscape Design Statement (appended to the SEE) for further detail	Complies
	8. Reduce water usage by using indigenous and low water tolerant species, as well as efficient irrigation systems.	Consistent-refer landscape plan and planting schedule (appended to the SEE)	Complies
	9. Native planting should be considered deep root planting to reduce salinity risk.	Consistent-refer landscape plan and planting schedule (appended to the SEE)	Complies
	10. Existing vegetation shall be retained where possible however all noxious weeds shall be removed. A report shall be provided with any Development Application detailing measures to be taken to ensure tree protection during construction prepared by a suitably	Consistent – existing vegetation to be retained in bushland corridors, ridge top parks etc. Landscape strategy prepared by landscape architect and included as an appendix to the SEE.	Complies

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	qualified professional.		
	11. Due to the topography immediately adjacent to many of the proposed ridgeline reserves and parks, the access from the adjacent public road system will be limited to those located where access can be safely and easily provided for people of all mobility levels. These access points shall be detailed upon the landscape plans for each proposed park or reserve.	As noted above separate DAs proposed for parks and reserves.	N/A
	12. Provide seating areas, timber decks, directional signs and interpretive signage related to the detention ponds and wildlife.	N/A	N/A
	13. Provide shade trees and establish windbreaks where possible from southerly and westerly winter winds.	Streetscape planting only proposed as part of DA.	N/A
	14. Provide landscape screening to the railway line using indigenous trees and shrubs	N/A – outside of scope of Stage 2 DA	N/A
	15. Landscape plans to be prepared by a qualified landscape architect	Consistent – landscape plans have been prepared by Clouston Landscape Architects (appended to the SEE)	Complies
	2.7 Safety and Security		
	1. Development should: (i) maximise casual surveillance opportunities to the street and surrounding public places. (ii) use streets fronting parks to provide opportunities for casual surveillance and improve safety of these areas. (iii) ensure design does not give rise to dead ends and other possible entrapment areas. (iv) clearly identify and illuminate access points. (v) create a sense of ownership for the public domain through design to encourage community guardianship. (vi) provide signage to make orientation and identification of public buildings and facilities clear. (vii) ensure sight lines to all public areas shall be maximised. Concealed areas for possible hiding shall be avoided. Building designs shall minimise built elements which assist in providing illegitimate access. Service areas shall be secured or have surveillance. (viii) ensure entrances shall be visible from the street. (ix) ensure external lighting shall be designed to: • encourage the use of safe areas, • define safe corridors for movement of people, • allow facial recognition of approaching	Consistent – streets have been designed to front parks and bushland corridors to optimise opportunities for casual surveillance. The street layout has been designed as much as possible to avoid dead ends having regard to slope constraints. In addition the design of the subdivision has had regard to sight lines and view corridors to ensure safety and security of residents.	Complies

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	pedestrians at 15 metres. (x) minimise the use of external grilles, roller doors, downpipes and shelves which allow access to upper stories.		
	2.8 Views and Vistas		
	1. Development applications which relate to land within the University's significant view catchment as identified in Figure 20 shall be accompanied by a landscape plan which addresses view corridors and screening to adjacent properties and the Freeway.	Proposed development not in University's significant view catchment (refer SEE).	N/A
	2.9 Controls on Excavation, Flood Liable and/or Sloping Land		
	1. A cut and fill management plan (CFMP) shall be submitted with the Development Application where a development incorporates cut and/or fill operations. The CFMP shall be in accordance with the requirements of the "Campbelltown (Sustainable City) Development Control Plan - Appendix 6".	Cut and Fill Management Plan will be prepared following appointment of a contractor and prior to the issue of the construction certificate	Generally consistent although CFMP to be prepared prior to CC - not lodged with DA
	2. Any proposed excavation or structure within the zone of influence of any existing structure or utility, on or adjacent to the land, requires a 'structural report' (prepared by a suitably qualified professional) which demonstrates that adequate ameliorative measures can be implemented to protect the integrity of any existing structure or utility. This report shall be lodged with the CFMP as part of the Development Application. Subsequent to the issue of Development Consent and prior to the issue of a Construction Certificate, a "dilatation report" (prepared by a suitably qualified professional) shall be prepared upon all existing structures and utilities that lie within the zone of influence of an approved excavation or construction. A copy of the dilatation report shall be provided to Council, the Principal Certifying Authority, and the owner(s) of each existing structure or utility.	N/A	N/A
	3. Development incorporating fill shall comply with the following requirements: (i) minimum site fall of 1% to any adjoining waterway or public road reserve, except where the Lot is serviced by an inter-allotment drainage easement. (ii) fill batters to be no steeper than 3(H):1(V) unless otherwise confirmed by a suitably qualified professional.	(i) Design complies (ii) Design complies	Complies Complies

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	4. Any proposed fill must be Virgin Excavated Natural Material (VENM) which has also validated by a suitably qualified professional as being "clean fill".	Consistent - all fill will be sourced from excavations within the Stage 2 and 3 site and accordingly will comprise VENM	Complies
	5. All fill deposited in the vicinity of existing endemic vegetation shall comprise local material, placed in layers, in order of their naturally occurring soil horizon.	Consistent - all fill will be sourced from excavations within the Stage 2 and 3 site and placed in layers as required.	Complies
	6. Land affected by the 100 year ARI storm event shall not be developed unless Council is satisfied that the development would be consistent with the NSW Government "Floodplain Development Manual - The Management of Flood Liable Land (April 2005).	Consistent - no land affected by the 1:100 ARI proposed for residential development	Complies
	7. Any solid fence constructed across an overland flow path shall be a minimum 100mm above the predicted 1% AEP flow depth, as determined by a suitably qualified professional, of the overland flow path.	No solid fencing proposed across overland flow path.	N/A
	8. Any allotments located on land that has been filled, shall be burdened by a 88B restriction regarding that fill and shall be noted on the respective Section 149 Certificate.	Requirement for subdivision certificate phase - not applicable	Note
	Requirements applying to Civil and Subdivision Works		
	9. For the purpose of creating a building platform, the sum of the maximum cut below the "engineered natural ground level" and the maximum depth of fill above the "engineered natural ground level" shall not exceed 1 metre, unless the interface between cut and fill is located more than 4 metres from any boundary in which case the sum shall not exceed 2.5m.	Building platforms are not applicable to this development application	N/A
	10. The civil bulk earthworks undertaken during the subdivision phase will create the "engineered natural ground level". All filling works shall have regard to Council's Specification for Construction of Subdivision Roads and Drainage Works and AS 3798 Guidelines for Earthworks for Commercial and Residential Development.	This will be a requirement for the civil works contractor and will be incorporated / specified in the civil works construction contract and the Construction Management Plan	Note
	11. The retaining walls constructed during the subdivision phase shall be limited to: (i) 2.0m in height for those walls proposed to be constructed along the rear boundary of the proposed lots. (ii) 1.5m in height for those walls proposed to be constructed along the side boundary of lots abutting a road or proposed public reserve.	(i) Design complies (ii) Design complies	Complies Complies
	12. The interface between proposed public reserves and adjacent public roads shall be constructed as:	(i) Design complies (ii) Design complies - batters do not exceed	Complies Complies

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SECTION	REQUIREMENT	PROPOSAL / RATIONALE FOR ANY INCONSISTENCY	COMPLIANCE
	(i) Batters having a maximum 1(V):6(H) grade within "public reserves" where it is the intention of the proposed landscape plan for the batter to remain grassed. (ii) Batters having a maximum 1(V):4(H) grade within "public reserves" where it is the intention of the proposed landscape plan for the batter to be vegetated so as to require minimal maintenance. (iii) Batters having a maximum 1(V):3(H) grade within "drainage reserves". These batters are to be landscaped to reduce erosion, require minimal maintenance and provide a suitable transition from the riparian zones. (iv) Retaining walls, having a maximum height of 3m, which must be screened by vegetation. (v) Where site filling, at subdivision phase, requires a retaining wall element to be greater than 3m in height, the wall shall be terraced at a maximum grade of 3(V):1.5(H). All vertical face elements of the terrace shall be screened by vegetation planted upon the terrace immediately below the vertical face. (vi) Rock cut face, having a maximum 1(V):0.25(H) for a maximum height of 3m which must be screened by vegetation. (vii) Where site cutting, at the subdivision phase, requires a cut rock face element to be greater than 3m in height, the rock face shall be terraced at a maximum grade of 3(V):1.5(H). All vertical face elements of the terrace shall be screened by vegetation planted upon the terrace either immediately above or below the vertical element.	steepness of 1(V):4(H) (iii) Design complies (iv) Landscape design to comply (v) Not applicable (vi) Not applicable (vii) Not applicable	Complies Complies N/A N/A N/A
	2.10 Water Cycle Management		
	1. Development shall not impact on adjoining sites by way of overland flow of stormwater. All overland flow shall be maintained in the pre-development form or be directed to designated overland flow paths such as roads.	Consistent refer SEE and Stormwater Assessment report appended.	Complies
	2. Development shall be consistent with Council's Engineering Design Guide for Development.	Consistent	Complies
	3. A suitable easement and drainage system shall be	Consistent refer SEE and Stormwater Assessment report	Complies

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SECTION	REQUIREMENT	PROPOSAL / RATIONALE FOR ANY INCONSISTENCY	COMPLIANCE
	created over all downstream properties for development that cannot directly dispose of stormwater (under gravity) to the street or directly to Council's trunk stormwater system.	appended.	
	4. All rainwater tanks shall comply with AS3500 (as amended) - National Plumbing and Drainage Code Guidelines for Plumbing Associated with Rainwater Tanks in Urban Areas and Sydney Water's Guideline for Rainwater Tanks on Residential Properties.	N/A - relevant to individual houses	N/A
	2.11 Risk Management		
	Salinity		
	1. Native vegetation and deep rooted trees shall be incorporated into gardens.	To be addressed as part of development of individual allotments. Deep rooted trees provided in the streetscape.	Complies
	2. Damp proof membranes shall be used in building construction for slabs on ground with a 50mm thick layer of sand.	To be addressed as part of development of individual allotments.	N/A
	Erosion and Sediment Control		
	3. An Erosion and Sediment Control Plan (ESCP) or Soil and Water Management Plan (SWMP) as applicable, shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	Soil and Water Management Plan included in Engineering Plans appended to the SEE.	Complies
	4. ESCPs or SWMPs to be prepared in accordance with Managing Urban Stormwater - Soils and Construction 2004.	Submitted	Complies
	5. Site activities shall be planned and managed to minimise soil disturbance.	As detailed in SWMP appended to the SEE.	Complies
	6. Catch drains or diversion banks shall be designed and constructed to divert water around any area of soil disturbance.	As detailed in SWMP appended to the SEE.	Complies
	7. All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.		
	8. A water pollution sign, supplied with the development consent, must be displayed on the most prominent point of the development site and be clearly visible to the street.	Noted	Note
	Bushfire		
	9. Development shall be located so as to minimise the risk of loss from bushfire.	Consistent - refer SEE and Bushfire Hazard Assessment Report appended.	Complies
	10. Development on bush fire prone land (as detailed on the Campbelltown Bush Fire Prone Lands Map) shall comply with the requirements of Planning for Bushfire	Consistent - refer SEE and Bushfire Hazard Assessment Report appended.	Complies

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SECTION	REQUIREMENT	PROPOSAL / RATIONALE FOR ANY INCONSISTENCY	COMPLIANCE
	Protection 2001, as amended from time to time.		
	1.1. Asset protection zones are to be provided in accordance with the recommendations of the Bushfire Assessment prepared by Ecological Australia and dated January 2007.	The Bushfire Hazard Assessment has been updated to reflect the amended Master Plan and APZs provided in accordance with the recommendations therein (refer SEE and appendix)	Complies
	1.2. Adequate water reserves for fire fighting shall be available and accessible on site as specified in Planning for Bushfire Protection 2001.	Noted	Note
	Noise		
	1.3. Development applications for land affected by noise from the F5 Freeway shall be accompanied by a noise management plan.	An Acoustic Assessment has been prepared and is appended to the SEE. It details mitigation measures to be undertaken to ensure compliance with relevant noise policy and criteria.	Complies
PART 4: Residential Development	4.4 Residential Development		
	4.4.1 Subdivision		
	1. The final design of residential allotments shall have regard for the impact of orientation, slope, and aspect to maximise solar access to future development.	Consistent – the proposed subdivision is consistent with the revised Master Plan prepared by Roberts Day which has had regard to orientation, slope and aspect etc. (refer SEE for further detail).	Complies
	2. Subdivisions shall demonstrate compliance with the relevant design requirements contained in this Part.	Consistent	Complies
	3. Subdivisions shall promote through street access and minimise the number of cul-de-sacs.	Consistent – no cul-de-sacs proposed.	Complies
	4. Battle axe lots shall only be permitted where a street frontage cannot otherwise be provided due to levels or safe street access requirements. Such lots shall have a minimum lot area of 500 square metres excluding the access handle. Access handles shall be straight and have a minimum width of 3.5m or 6m for two adjacent handles with reciprocal rights of way.	Consistent – no battle axe blocks proposed	Complies
	5. Car courts shall be accessed by a handle of no more than 40 metres in length and able to accommodate adequate turning and manoeuvrability in accordance with AS 2890. Through lanes are also permitted.	N/A	N/A
	6. Studio apartments may be strata subdivided subject to compliance with the criteria outlined in Section 4.4.5 below.	N/A	N/A
	4.4.3 Detached Dwellings		
	1. Compliance with Tables 4.2 (Standard Detached Dwellings) and 4.3 (Large Detached Dwellings)		

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	Table 4.2 – Standard Detached Dwellings (Lots 400-2000m²)		
	Criteria		
	Min Lot Size	400m ²	Generally consistent – all lots have a minimum allotment size of 400m ² with the exception of 1 allotment only
	Max Lot Size	2000m ²	Consistent – no allotments are proposed with an area greater than 2000m ²
	Min average allotment width	15m	7 lots do not comply however splay back and appropriate product can still easily be accommodated.
	Min Lot Depth	20m	Complies
			Complies
	Table 4.3 – Large Detached Dwellings (Lots Over 2000m²)		
	Criteria		
	Min Lot Size	2000m ²	N/A
	Min Lot Depth	30m	N/A
			N/A
	4.9 Fencing and Retaining Walls		
	2. All fencing and retaining wall details must be submitted to Council for approval as part of any new development application.	Details of proposed retaining wall and fencing are included in the engineering plans appended to the SEE and as detailed in the SEE.	Complies
	3. All front fencing, secondary street fencing and fencing adjoining common boundaries with public open space areas must be constructed in accordance with the relevant Fencing Strategy for that development stage.	N/A	N/A
	4. Front fencing (i.e. located forward of the front building line including those on corner lots) shall be provided for small lot housing and residential flat buildings and be between 700mm and 1200mm in height and in accordance with the Fencing Strategy for that development stage.	No front fencing proposed as part of subject application. Front fencing will form part of the development of individual allotments.	N/A
	5. Side fences forward of the building line shall comply with the requirements for front fences in height and design.	N/A	N/A
	6. Fencing to all side and rear property boundaries (i.e. to those property boundaries that are not publicly visible) shall be provided. Such fencing shall have a maximum height of 1.8 metres and shall consist of lapped and capped hardwood timber. Metal sheeting, open mesh steel fencing and the like are not permitted.	N/A	N/A

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	7. A separate fencing strategy may be adopted for allotments in excess of 2000 sq.m which may not comply with the requirements contained herein but rather may adopt a more rural fencing approach.	N/A	N/A
	8. Fencing to any secondary street frontage shall comply with the requirements listed above for front fencing. However, where such fencing encloses the rear private open space area, the maximum height of the fencing may be increased to 1.8 metres for no more than 50% of the length of the boundary.	N/A	N/A
	9. Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage services (including overland flow paths) or any easements or rights of way.	N/A	N/A
	10. Small lot housing shall incorporate a private letter box to be incorporated within one of the masonry front fencing elements.	N/A	N/A
	11. All retaining walls proposed on site must be simultaneously approved as part of any dwelling development application.	Details of proposed retaining walls are included in the engineering plans at appended to the SEE and as detailed in the SEE.	Complies
	12. Any retaining wall that is proposed within a publicly visible location (e.g. Front building setback area) must be constructed of masonry materials (i.e. no timber products) that respond to the streetscape and/or materials to be utilised within the construction of the dwelling.	Complies – masonry stacked rock retaining walls proposed	Complies
	13. Retaining walls shall be stepped / terraced at a maximum height of 900mm, with the exception of those retaining walls constructed during the subdivision phase, and incorporate a minimum horizontal step of 900mm face to face.	Not applicable - masonry walls built as part of the subdivision. No stepping required.	N/A