

## ATTACHMENT 4 – Campbelltown Council’s (Sustainable City) Development Control Plan 2015 (SCDCP)

All development is required to conform to all relevant requirements contained in Part 2 of Campbelltown (Sustainable City) Development Control Plan 2015 (DCP 2015). The below table details the assessment of the proposal in accordance with the relevant requirements of DCP 2015.

### Part 2 - Requirements Applying to All Types of Development

		Campbelltown (Sustainable City) Development Control Plan	
Control	Requirement	Proposed	Complies
<b>2.4 Sustainable Building Design</b>			
<b>2.4.1(a) Rain Water Tanks</b>	In addition to satisfying BASIX, residential development is encouraged to provide a rain water tank for new buildings.	A 2500L rainwater tank has been proposed for each dwelling and the location is shown on the plans submitted with the application.	Satisfactory
<b>2.4.1(e) Rain Water Tanks</b>	Where it is intended that the development be strata title subdivided, the tank shall be sited in a location to be common property.	Subdivision is not proposed.	N/A
<b>2.4.1(f) Rain Water Tank Location</b>	Above ground water tanks shall be located behind the primary or secondary building line.	The proposed rainwater tanks are proposed to be located within the POS area of each dwelling, which is behind the primary building line.	Satisfactory
<b>2.4.2(a) Solar Hot Water System</b>	All new buildings are encouraged to provide a solar hot water system.	A hot water system is required to satisfy BASIX.	Satisfactory
<b>2.4.3(a) Natural Ventilation</b>	The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.	Dwelling are generally considered to be naturally cross ventilated.	Satisfactory

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<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
<b>2.4.4(a) Light Pollution</b>	Outdoor lighting shall be designed to minimise pollution from the unnecessary dispersion of light into the night sky and neighbouring properties.	Information not provided with the development application. Can be satisfied by recommending a condition of development consent.	Can be satisfied.
<b>2.5 Landscaping</b>			
<b>(a)</b>	Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	The design of the proposed development includes an encroachment on four adjoining trees. See section 6.8 of the report for further assessment.	Not satisfied.
<b>(b)</b>	Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.	The proposed development proposes encroachments to three trees, on 123 Minto Road and one Council street tree at the front of 16 Francis Street. The encroachments are not supported.	Not satisfied.
<b>(c)</b>	Landscape design shall add value to the quality and character of the street.	The proposed development proposes encroachments to three trees, on 123 Minto Road and one Council street tree at the front of 16 Francis Street. The encroachments are not supported.	Not satisfied.
<b>d)</b>	A landscape consent plan is required to be submitted with a development application for multi dwellings.	A landscape concept plan has been provided.	Satisfactory
<b>(e)</b>	The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person.	A landscape plan has been provided.	Not satisfied.

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<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
<b>(f)</b>	Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	Invasive species are proposed.	Not satisfied.
<b>2.8 Cut, Fill and Floor Levels</b>			
<b>2.8.1 (a)</b>	A cut and fill management plan shall be submitted with a development application where the development incorporates cut and/or fill operations.	A cut and fill plan has been provided however only details the cut required to the landscaped areas and not the entire development.	Not satisfied.
<b>2.8.1 (g)</b>	All basement excavation shall be setback a minimum of 900mm from the property boundaries.	Minimum setback is 1.5m.	Satisfactory
<b>2.8.2(d)</b>	For development on land not affected by an overland flow path the minimum height of the slab above finished ground level shall be 150mm.	Plans have not been provided to demonstrate this requirement.	Not satisfied.
<b>2.10 Water Cycle Management</b>			
<b>2.10.2(a)</b>	All stormwater systems shall be sized to accommodate the 100-year ARI event (refer to Section 4 of Council's Engineering Design Guide for Development available from Council's website at <a href="http://www.campbelltown.nsw.gov.au">www.campbelltown.nsw.gov.au</a> ).	Not demonstrated.	Not satisfied.
<b>2.10.2(h)</b>	Stormwater collected on a development site shall be disposed of (under gravity) directly to the street or to another Council drainage system/device.	Gravity discharge proposed.	Satisfactory

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<b>2.10.2(k)</b>	Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with <i>Council's Engineering Design Guide for Development</i> available from Council's website at <a href="http://www.campbelltown.nsw.gov.au">www.campbelltown.nsw.gov.au</a> .	Stormwater plan provided. Not considered satisfactory. See section 6.5 of the report for discussion.	Not satisfied.
<b>2.10.2(l)</b>	Where applicable, the development shall incorporate the creation of an appropriate easement to manage stormwater in accordance with Council's Engineering Design Guide for Development.	Easement not required.	N/A
<b>2.10.3(a)</b>	A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction, demonstrating to Council how the stormwater will be collected and discharged from the site.	Sufficient information not provided. See section 6.5 of the report for discussion.	Not satisfied.
<b>2.12 Retaining Walls</b>			
<b>(a)</b>	Any retaining wall that is not complying or exempt development shall be designed by a suitably qualified person.	Details of retaining walls not provided.	Not satisfied.

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<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
<b>(c) (i)</b>	In the case of retaining walls constructed to support proposed cut on an allotment, the following design criteria shall apply: the wall shall be setback a minimum of 450mm from the rear and side boundary of the lot containing the cut.	The proposed retaining walls are setback 450mm.	Satisfied.
<b>2.13 Security</b>			
<b>(a)</b>	<p>Development shall be designed to:</p> <p>i) maximise where possible, casual surveillance opportunities to the street and surrounding public places;</p> <p>ii) minimise dead ends and other possible entrapment areas;</p> <p>iii) clearly identify and illuminate access points to buildings and designated public spaces;</p> <p>iv) clearly differentiate between private and public spaces.</p>	The end of the pathways have been splayed to create lines of sight around corners.	See (d) below.
<b>(b)</b>	<p>External lighting shall be designed to:</p> <p>i) encourage the use of safe areas;</p> <p>ii) defined safe corridors for movement of people; and</p> <p>iii) allow facial recognition of approaching pedestrians at 15 metres.</p>	A lighting plan has been provided with the development application. The plan does not detail how the lighting would be attached to the internal pedestrian pathways.	Can be satisfied via a condition of development consent if approved. However, the application is recommended for refusal.

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<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
<b>(c)</b>	Development shall incorporate appropriate landscaping, fencing and security devices to assist in crime prevention.	The end of the pathways have been splayed to create lines of sight around corners.  The site does not restrict through-access for the public.	Not satisfied.
<b>(d)</b>	Crime prevention plan to be prepared by a suitably qualified person addressing how the development embraces the principles of Crime Prevention Through Environmental Design.	CPTED assessment has been provided. Revised CPTED plan not provided for the plan amendments.	Not satisfied.
<b>2.15 Waste Management</b>			
<b>2.15.1 (a)</b>	A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses.	A Waste Management Plan was provided with the development application however is not consistent with the architectural plans.	Not satisfied.
<b>2.15.3 On-going Waste Management</b>			
<b>(a)</b>	Provision shall be made for all waste and recycling storage containers to be located behind the primary and secondary building line and out of public view.	All waste and recycling bins are proposed to be stored within the basement.	Satisfactory
<b>(b)</b>	Any room(s) for storage garbage and recycling shall be located in a position that is convenient for occupants and waste collection staff. Collection rooms shall complement the development and not be visibly obtrusive when viewed from any public place.	Waste storage area is located within the basement. Path of travel between the waste storage room and individual dwellings is excessive and does not comply with e) below. However, waste holding area are proposed which would reduce the path of travel to the waste disposal point. Details of this arrangement have not been provided in the WMP.	Not satisfied.

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<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
<b>(c)</b>	A refuse collection point shall be nominated demonstrating that waste-loading operations can occur on a level surface not adjacent to street gradients, vehicle ramps and pedestrian access points.	The collection point is proposed from Francis Street.	Satisfactory
<b>(d)</b>	The path for wheeling bins between waste storage area(s) and the collection vehicle shall be free of steps or kerbs and have a maximum gradient of 1V:8H.	The WMP indicates that mechanical means would be used to present the bins to the street. Insufficient details provided.	Not satisfied.
<b>(e)</b>	The maximum travel distance between any storage area/point and the collection point for all bins shall be 25 metres.	The caretaker responsible for the presentation of the bins to the street would be required to move the bins to Francis Street for collection. The WMP indicates that mechanical means would be used, however not further details are provided.	Not satisfied.

### **Part 3 - Low and Medium Density Residential Development and Ancillary Residential Structures**

		<b>Campbelltown (Sustainable City) Development Control Plan</b>	
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
<b>3.4.1.1 Streetscape</b>			
<b>(a)</b>	Building design (including facade treatment, massing, roof design and entrance features), setbacks and landscaping shall complement the scale of development, and the desired future character of the residential neighbourhoods.	The roof form is not considered to appropriately consider the development in the street.	Not satisfied.

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<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
<b>(b)</b>	Development on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design. Landscaping shall be used to reduce the impact of any privacy fencing.	N/A - subject site is not a corner allotment.	N/A
<b>(c)</b>	The built form shall relate to the natural landform and setting.	Excessive cut is proposed at the property boundary in the area of the driveway.	Not satisfied.
<b>(d)</b>	On-site parking areas shall be designed and sited to reduce the visual prominence of garage doors and external parking spaces as viewed from the street or other public place.	Basement parking is proposed.	Satisfactory.
<b>(e)</b>	Garage doors facing a public street shall be no wider than 50% of the width of the building (at its street fronting façade).	Garage door does not face street.	N/A
<b>(f)</b>	No carports or garages (or like structures) shall be located within 6 metres of the primary street boundary.	Basement entry located greater than 6 metres from the primary street boundary.	Satisfactory
<b>(g)</b>	No bathroom, ensuite, toilet or laundry windows shall face the primary street of an allotment.	Bathroom, ensuite, toilet or laundry windows do not face either street.	Satisfactory



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<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
<b>(h)</b>	<p>Multi dwellings and dual occupancies shall satisfy the following architectural requirements:</p> <p>i) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines</p> <p>ii) incorporation of façade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements</p> <p>iii) provision of windows and active space in the building ends, to provide additional security and visual interest</p>	<p>i) The roof form facing the street is not satisfactory. See 3.4.1.1(a) for compliance.</p> <p>ii) Duplication (as viewed from the street) is avoided.</p> <p>iii) Windows and active spaces are provided for the dwellings facing Francis Street and Minto Road.</p>	See 3.4.1.1(a) for compliance regarding roof form.
<b>(i)</b>	All windows facing the street (primary and secondary) must have a balanced architectural design.	Window placement is considered to be a balanced design.	Satisfactory
<b>3.4.1.2 Building Height</b>			
<b>(a)</b>	The height of development shall not result in any significant loss of amenity (including loss of solar access and visual and acoustic privacy) to adjacent properties and public places.	Shadow diagrams submitted with the development application are satisfactory.	Satisfactory
<b>3.4.1.3 Advertising Material</b>			

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(a)	<p>As part of the letter box design for multi dwelling housing a special container shall be provided for the placement of advertising and newspaper materials.</p> <p>Such container shall be located behind the building line and designed to be part of the letter box arrangement for the development.</p>	Letter box details are not provided.	Not satisfied. Reason for refusal.
<b>3.4.2 Car Parking and Access</b>			
(a)	The minimum dimensions of any required parking space shall be 2.5 metres x 5.5 metres. If the car parking space adjoins a vertical edge which is 100mm or higher, the minimum width of the car parking space shall be 2.7 metres.	Provided.	Satisfactory.
b)	The minimum internal dimensions of an enclosed garage shall be 3 x 6 metres.	Minimum internal dimensions do not comply.	Not satisfied. Reason for refusal.
(c)	Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.	Driveway long section has not been provided. Change of gradients do not comply with AS 2890.1.	Not satisfied. Reason for refusal.
(e)	Driveways greater than 30 metres in length as viewed from the street shall be avoided.	Driveway accessed a basement.	Satisfactory

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<b>(f)</b>	Driveways shall be located a minimum distance of 6 metres from the tangent point of any unsignalled intersection (refer to Figure 3.4.2.1)	Driveway to the basement is greater than 6 metres from the tangent point of any unsignalled intersection.	Satisfactory
<b>(g)</b>	The minimum width of the driveway at the street kerb shall be:  i) 2.5 metres where the driveway provides access for one (1) dwelling; and  ii) 5 metres where a single driveway provides access for two (2) or more dwellings (excluding secondary dwellings).	i) N/A  ii) Driveway width is 6m.	Satisfactory
<b>(h)</b>	For residential developments incorporating more than 20 dwellings, a Traffic Impact Assessment Report shall be prepared by a suitably qualified person and submitted with the development application.	Twenty-three dwellings proposed. Intersection performance of Minto Road and Burford Street has not been assessed.	Not satisfied. Reason for refusal.
<b>(i)</b>	Driveways shall be designed perpendicular to the road.	The proposed driveway (combined ingress/egress) is perpendicular to the road.	Satisfactory
<b>(j)</b>	Plain concrete driveway shall not be permitted. Details of driveway colours and pattern shall be submitted with the development application.	Driveway colour/pattern not provided.	Can be recommended as a condition of development consent. However, refusal is recommended.

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<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
<b>(k)</b>	Internal driveways and vehicle access shall be provided with sufficient widths to ensure easy access to and from designated car parking areas/garages.	Swept paths provided comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.  The application fails to demonstrate that the dedicated parking space for dwelling 21 complies with the requirements specific in AS2890.6	Not satisfied. Reason for refusal.
<b>(l)</b>	Internal driveways for multi dwellings shall be designed to provide two-way vehicle access.	Two-way proposed.	Satisfactory
<b>3.4.3 Acoustic and Visual Privacy</b>			
<b>3.4.3.1 Acoustic Privacy</b>			
<b>(a)</b>	Development that adjoins significant noise sources, (such as main roads, commercial/industrial development, public transport interchanges and railways) shall be designed to achieve acceptable internal noise levels, based on recognised Australian Standards and any criteria and standards regulated by a relevant State Government Authority	The site does not adjoin major noise sources.	N/A
<b>(b)</b>	Development shall incorporate noise attenuation measures that are compatible with the scale, form and character of the street.	Noise attenuation measures not proposed.	N/A

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<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
<b>(c)</b>	On-site noise generating sources including, but not limited to, plant rooms and equipment, air conditioning units, pool pumps, and recreation areas shall be designed and located to ensure that the noise levels generated by such facilities do not exceed 5 dBA above background levels at the property boundary.	Air conditioner locations not provided.	Could be satisfied by applying a recommended as a condition of development consent. However, the application is recommended for refusal.
<b>(d)</b>	Multi dwelling housing and attached dwellings near railway corridors and major roads shall demonstrate to Council's satisfaction compliance with the requirements under the Guidelines entitled Development Near Rail Corridors and Busy Roads – Interim Guideline, 2008)	Subject site is not near major roads or railway corridors.	N/A
<b>3.4.3.2 Visual Privacy</b>			
<b>(a)</b>	No window of a habitable room or balcony shall directly face a window of another habitable room, balcony or private open space of another dwelling located within 6 metres of the proposed window or balcony unless appropriately screened (refer to Figure 3.4.3.1).	Proposed windows directly overlook adjoining private open space.	Condition of consent could be recommended for the addition of privacy screens. However, the application is recommended for refusal.

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Control	Requirement	Proposed	Complies
(b)	<p>Notwithstanding Clause 3.4.3.2a) any window of a living room located on an upper level shall:</p> <p>i) be offset by 2 metres to limit views between windows and balconies; or</p> <p>ii) have a sill height 1.7 metres above the floor level; or</p> <p>iii) be splayed to avoid direct views between windows; or</p> <p>iv) have fixed translucent glazing in any part of the window within 1.7 metres of the floor level.</p>	1.7m sill heights are not proposed.	Could be recommended as a condition of development consent. However, the application is recommended for refusal.
(d)	No wall of a proposed building shall be permitted to be constructed on the boundary for that portion of the boundary that is directly adjacent to an existing required private open space area on the adjoining allotment.	Development not proposed on the boundary.	Satisfactory
<b>3.4.4 Solar Access</b>			
(a)	Living areas shall generally have a northerly orientation.	Compliance with clause 14(c) of SEPP (Affordable Rental Housing) 2009. Compliance	Satisfactory
(b)	A minimum 20sqm fixed area of the required private open space shall receive three (3) hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, when measured at ground level.	Compliance with clause 14(c) of SEPP (Affordable Rental Housing) 2009. Compliance.	Satisfactory

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<b>(c)</b>	Development shall have appropriate regard to the impact on solar access to useable private open space and living areas, solar collectors and clothes drying areas of adjoining residential development.	Shadow diagrams provided include an overshadowing analysis of adjoining residential allotments. Overshadowing impact is considered satisfactory.	Satisfactory
<b>3.5.1 Fencing</b>			
<b>(a)</b>	Bonded sheet metal fencing shall not be constructed at any location other than along side and rear boundaries shared with other private property, where such fencing is not highly visible from the street, public reserve or other public place, unless the site is within a bushfire prone area.	Bonded sheet metal fencing is not proposed.	Satisfactory
<b>(b)</b>	Residential fencing along the rear and side boundaries shall be:  i) located behind the primary street building line;  ii) a maximum 2.1 metres in height (excluding retaining walls).	Maximum height 1.8m timber fence proposed for the sites side property boundaries.	Satisfactory
<b>(c)</b>	Front residential fencing shall be a maximum of 1.2 metres in height and complement the design of the development.	Maximum front fencing height is 1.2m from ground level. Combination of brick and metal horizontal components.	Satisfactory
<b>(d)</b>	Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.	Site is not a corner allotment.	N/A

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<b>(e)</b>	Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.	The drainage concept plan fails to demonstrate that proposed fencing and retaining walls do not obstruct overland flow paths through the site.	Not satisfactory. Reason for refusal.
<b>(f)</b>	Details for fencing shall be submitted with the development application.	A specific fencing plan has been provided with the development application which nominates all fencing details. Please note that the fencing plan is not consistent with the ground floor plan.	Satisfactory

### **Part 3.6 - Low Density Residential Development - Zones R2, R3, R4 and R5**

		<b>Campbelltown (Sustainable City) Development Control Plan</b>	
<b>Control</b>	<b>Requirement</b>		<b>Complies</b>
<b>3.6.6 Multi Dwelling Housing - Zones R2 Low Density Residential Zone</b>			
<b>3.6.6.1 General Requirements for Multi dwelling housing - Zone R2</b>			
<b>(a)</b>	A minimum of 10% of the total number of dwellings within a multi dwelling housing development containing 10 or more dwellings shall be adaptable dwelling(s).	23 dwelling proposed. 3 dwellings are proposed as adaptable dwellings.	Satisfactory
<b>(b)</b>	The allotment is not an existing battle-axe allotment.	The allotment is not an existing battle-axe.	Satisfactory



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<b>Control</b>	<b>Requirement</b>		<b>Complies</b>
<b>(c)</b>	<p>Subject to the satisfaction of other requirements within this Plan, the number of dwellings permitted within a multi dwelling housing development shall not exceed:</p> <p>i) 2 dwelling for the first 700sqm of land; and</p> <p>ii) 1 dwelling for each 300sqm of land thereafter.</p>	<p>Clause 14(1)(b) of SEPP (Affordable Rental Housing) states that a consent authority must not refuse development if the site area is at least 450sqm.</p> <p>The site area is greater than 450sqm.</p>	<p>No. However, complies with Clause 14(1)(b) of SEPP (Affordable Rental Housing).</p>
<b>(e)(i)</b>	<p>Multi dwellings housing shall only be permitted on a site having a minimum width of 22.5 metres measured along the side boundaries at a distance of 5.5 metres from the primary street boundary.</p>	<p>Francis Street allotments width measures 60.345 metres and Minto street allotment width measures 20.115 metres.</p>	<p>Satisfactory</p>
<b>(e)(ii)</b>	<p>Having a minimum width of 10 metres measured between the extended property side boundaries, or in the case of a corner allotment, the secondary street boundaries where they intersect with the kerb line.</p>	<p>&gt;10m provided for both street frontages.</p>	<p>Satisfactory</p>
<b>(e)(iii)</b>	<p>Where no part of the allotment is within 50 metres of the commencement of the head of a cul-de-sac to which vehicular access to the site is obtained.</p>	<p>The development site is not within 50 metres of the commencement of the head of a cul-de-sac.</p>	<p>Satisfactory</p>

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Control	Requirement		Complies
(f)	<p>Each dwelling within a multi-dwelling housing development shall be provided with an incidentals storage facility within the dwelling, which shall be available for personal use of the occupants of each dwelling, and designed and constructed of materials to Council's satisfaction. Such storage facility shall have a storage capacity of not less than the following:</p> <p>iii) 8 cubic metres in case of a 2 bedroom flat;</p> <p>iv) 10 cubic metres in case of a 3 bedroom flat or more.</p>	<p>iii) Minimum 8.5 cubic metres provided for 2 bedrooms dwellings (6, 12 and 17).</p> <p>iv) Minimum 10 cubic metres provided for remaining 20 dwellings.</p>	Satisfactory
(j)	The storage facility shall not be created as a separate (strata) allotment to the unit it services.	Strata subdivision is not proposed.	Satisfactory
<b>Part 3.6.6.2 Setbacks for Multi Dwelling Housing - Zone R2</b>			

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<b>Control</b>	<b>Requirement</b>		<b>Complies</b>
<b>(a)(i)</b>	A multi dwelling development shall be set back a minimum of 5.5 metres from the primary street boundary.	<p>5.5m provided to main building line to Francis Street.</p> <p>An irregular section of the front portion of the site (measuring 115sqm) fronting Minto Road is zoned SP2 Infrastructure. The proposed plans show the SP2 Infrastructure zone as measuring 88sqm, which is inconsistent with Council's GIS mapping data. The shortfall of 27sqm would move the SP2 zone slightly towards proposed dwelling 23 which is not considered detrimental to the application. The movement of the zoning boundary would result in a slight encroachment of the front building setback to Minto Road.</p>	Satisfactory
<b>(a)(ii)</b>	3 metres from the secondary street boundary	N/A	N/A
<b>(a)(iii)</b>	A multi dwelling development shall be set back a minimum of 0.9 metres from any side boundary for the ground level.	1.5m minimum side setback.	Satisfactory
<b>(iv)</b>	A multi dwelling development shall be set back 1.5 metres from any side boundary for all levels about the ground level.	1.5m minimum side setback	Satisfactory
<b>(v)</b>	A multi dwelling development shall be set back 5 metres from the rear boundary from the ground level.	5m setback from No. 119 Minto Road and 5m setback from No. 123 Minto Road.	Satisfactory

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<b>(vi)</b>	A multi dwelling development shall set back 10 metres from the rear boundary for all levels above ground level.	11.4m setback from No. 119 Minto Road and 11.4m from No. 123 Minto Road.	Satisfactory
<b>(b)</b>	Notwithstanding 3.6.6.2.a) i) & ii), any garage shall be setback a minimum of 6 metres from any street boundary.	Garage not proposed.	N/A
<b>Part 3.6.6.3 The Size of Indoor Living Areas for Multi Dwelling Housing - Zone R2</b>			
<b>(a)</b>	<p>The indoor living area within a dwelling shall have a minimum of one unfragmented area that is not less than:</p> <p>i) 3x3sqm in case of a dwelling with 1 bedroom</p> <p>ii) 3.5x4sqm in case of a dwelling with 2 or 3 bedrooms</p> <p>iii) 4x5sqm in case of a dwelling with 4 or more bedrooms</p>	<p>i) N/A</p> <p>ii) 3 dwelling with 2 bedrooms propose a minimum indoor living area of 3.5x4sqm.</p> <p>iii) 20 dwelling with 4 or more bedroom dwellings propose an indoor living area of 4x5sqm.</p>	Satisfactory
<b>(b)</b>	For the purpose of clause 3.6.6.3 a) above, the total number of bedrooms within a dwelling shall include any room that is capable of being used as a bedroom (i.e. a study room).	Included in the above calculations.	Satisfactory
<b>3.6.6.4 Rear Access for Multi Dwelling Housing - Zone R2</b>			

		<b>Campbelltown (Sustainable City) Development Control Plan</b>	
<b>Control</b>	<b>Requirement</b>		<b>Complies</b>
<b>(a)</b>	Where there is no access to a rear lane or rear street directly available from the back of attached dwellings, each dwelling shall be provided with a separate and direct access from the backyard to the front yard that does not pass through any habitable area of dwelling (Refer to Figure 3.6.5.1 for a suggested design solution).	The applicant also provides that minimal lawn maintenance will be required for the rear courtyards of the dwellings and to maintain a consistent and safe built form the rear access ways have not been provided.  Separate access is provided for dwellings for a number of dwellings. See section 6.10 of the report for discussion.	Satisfactory on merit.
<b>3.6.6.5 Car Parking Requirements for Multi Dwelling Housing - Zone R2</b>			
<b>(a)</b>	Each multi dwelling unit shall be provided with a minimum of one single garage.	Twenty three dwelling are proposed. Each dwelling is provided with at least once car parking space in the basement.	Satisfactory
<b>(b)</b>	One external additional visitor car parking space shall be provided for every 2 units (or part thereof), unless all dwellings within the development have direct frontage to a public street.	$23/2 = 11.5$ 12 visitor spaces are required as per DCP. 10 visitor spaces provided. Development complies with clause 14(2)(a) of SEPP Affordable Rental Housing.	Satisfactory – compliance with SEPP Affordable Rental Housing.
<b>(c)</b>	No visitor car parking spaces shall be located forward of the primary or secondary street boundary.	All visitor spaces are located in the basement.	Satisfactory
<b>(d)</b>	No visitor car parking space shall be in a stacked configuration.	Visitor spaces are not designed in a stacked configuration.	Satisfactory
<b>3.6.6.6 Private and Communal Open Space for Multi Dwelling Housing - Zone R2</b>			

		<b>Campbelltown (Sustainable City) Development Control Plan</b>	
<b>Control</b>	<b>Requirement</b>		<b>Complies</b>
<b>(a)(i)</b>	Each multi dwelling unit shall be provided with an area or areas of private open spaces that are not located within the primary street setback.	Proposed private open space is located behind the primary/secondary building setbacks.	Satisfactory
<b>(a) (ii)</b>	Each multi dwelling unit shall be provided with an area or areas of private open spaces that have a minimum area of 60sqm.	8 of the 23 proposed dwellings propose a minor variation which considered satisfactory.	Partial non-compliance. Considered satisfactory on merit.
<b>(a)(iii)</b>	Each multi dwelling unit shall be provided with an area or areas of private open spaces that have a minimum width of 3 metres.	3m minimum width of private open space area provided.	Satisfactory
<b>(a)(iv)</b>	Each multi dwelling unit shall be provided with an area or areas of private open spaces that include a minimum levelled area of (5x5) sqm.	Provided as nominated on the ground floor plan.	Satisfactory
<b>(a)(v)</b>	Each multi dwelling unit shall be provided with an area or areas of private open spaces that have an internal living room directly accessible to outdoor private open space areas.	Provided for each proposed dwelling.	Satisfactory
<b>(a)(vi)</b>	Each multi dwelling unit shall be provided with an area or areas of private open space that satisfy solar access requirements contained in section 3.4.4.	Compliance with clause 14(c) of SEPP (Affordable Rental Housing) 2009. Compliance.	Satisfactory
<b>(b)</b>	No part of an outdoor living area is permitted to be located within the primary or secondary street setback area.	POS not included in the front setback area.	Satisfactory

		Campbelltown (Sustainable City) Development Control Plan	
Control	Requirement		Complies
<b>Part 3.6.6.7 Presentation to Public Streets for Multi Dwelling Housing - Zone R2</b>			
<b>(a)</b>	<p>Multi dwelling housing shall satisfy the following additional provisions relating to streetscape:</p> <p>(i) architectural features (such as balconies, openings, columns, porches, colours, materials etc) and articulation in walls are to be incorporated into the front façade of each dwelling</p> <p>(ii) no more than 30% of the area forward of any building line shall be surfaced with impervious materials.</p>	<p>(i) Articulation is considered satisfactory.</p> <p>(ii) Less than 30% of both the Francis Street and Minto Road frontages.</p>	Satisfactory

		Campbelltown (Sustainable City) Development Control Plan	
Control	Requirement		Complies
(b)	<p>Multi dwelling housing shall satisfy the following architectural requirements:</p> <p>i) Distinctive architectural outcome that unifies the range of building elements and diversity within the development and which also harmonises with surrounding development.</p> <p>ii) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines</p> <p>iii) incorporation of facade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements; and</p> <p>iv) provision of windows and active spaces in the building ends, to provide additional security and visual interest.</p>	The roof pitch is not considered to harmonise with the surrounding development.	Not satisfied.
(c)	Multi dwelling housing shall not incorporate vehicular access that utilises any gate structure /mechanism other than access to basement car parking.	Basement access provided.	N/A
(d)	Unless Council can be satisfied that an existing dwelling located on the site makes a positive contribution to the character of the streetscape, that dwelling shall be demolished	Existing dwellings and outbuildings are proposed to be demolished.	N/A
<b>3.6.6.8 Landscaping and Deep Soil Planting for Multi Dwelling Housing - Zone R2</b>			



		Campbelltown (Sustainable City) Development Control Plan	
Control	Requirement		Complies
(a)	<p>Multi dwelling housing shall satisfy the following requirements relating to landscaping:</p> <p>i) a detailed landscape design plan shall be submitted by a suitably qualified person with the development application;</p> <p>ii) no more than 30% of the area forward of any building line shall be surfaced with impervious materials; and</p> <p>iii) a minimum of 20% of the total site area shall be available for deep soil planting.</p>	<p>i) The landscape plan is provided however is inconsistent with the architectural plans.</p> <p>ii) Less than 30% of the area of the forward of the building line is impervious.</p> <p>iii) 25% (1060sqm/4121.3sqm) of the site is available for deep soil planting.</p>	Satisfactory
3.6.6.9 Multi Dwelling Housing and Waste Management - Zone R2			

		Campbelltown (Sustainable City) Development Control Plan	
Control	Requirement		Complies
(b)	<p>Development incorporating more than six (6) dwellings not able to be Torrens Title subdivided under this Plan shall make provision for an appropriately sized communal waste/recycling bin storage facility that is centrally located and provides convenient access for occupants and collection contractors. Such storage facility shall:</p> <p>i) be located behind the primary and secondary building line;</p> <p>ii) be no more than 25 metres from the street;</p> <p>iii) be covered;</p> <p>iv) contain a hose connection;</p> <p>v) have an impervious floor that is connected to the sewer;</p> <p>vi) be located no closer than 3 metres (in a horizontal direction) from an opening within a dwelling on the site or from the property boundary; and</p> <p>vii) incorporate design and construction (including colours, materials and finishes) that complement the development.</p>	<p>The communal waste storage area is more than 25 metres from the street.</p>	Not satisfied.
(c)	<p>Any bin facility shall be of sufficient size to accommodate the following for each multi dwelling housing:</p> <p>i) a 140 litre bin; and</p> <p>ii) two (2) 240 litre bins.</p>	<p>Waste storage area is of sufficient size to accommodate the number of bins required for the development. See section 6.3 of this report for specific numbers of bins per waste stream required.</p>	Satisfactory

		<b>Campbelltown (Sustainable City) Development Control Plan</b>	
<b>Control</b>	<b>Requirement</b>		<b>Complies</b>
<b>d)</b>	All waste storage areas shall be appropriately screened from public view.	The waste storage area is proposed to be located in the basement which would be concealed from public view.	Satisfactory
<b>(e)</b>	All bins located within waste/recycling bin storage facility shall be presented to kerbside for collection by a site manager, no earlier than the evening prior to scheduled collection and returned directly to the communal bin storage area within four hours of collection.	A site manager would be required to present the bins to Francis Street.	Can be recommended as a condition of development consent. However, the application is recommended for refusal.
<b>(f)</b>	The bin storage waste/recycling facility shall not be located in such a place that requires any bins to be transported through any habitable part of the dwelling to reach the collection point.	Waste storage area in located in the basement.	Satisfactory

		Campbelltown (Sustainable City) Development Control Plan	
Control	Requirement		Complies
(g)	Any development containing 20 or more dwellings, and/or when the number of bins proposed cannot be accommodated within 50% of the development's frontage width on collection day, the development shall be designed to accommodate forward-in, forward-out, drive-on vehicular collection for on-site servicing (for the purpose of calculating the minimum area behind the kerb and gutter required for bin placement, each bin shall be provided a clear width of 1.0 metre which allows for a 300mm separation distance either side of each bin).	The development proposes in excess of 20 dwellings. However, on-street collection is considered satisfactory.	Satisfactory
(h)	The distance between a dwelling and the waste disposal point shall be a maximum of 40 metres.	Four (4) units exceed the maximum distance of 40 metres. Bin holding bays are provided on ground level, however the WMP does not provide specific details of the use of the holding bays.	Not satisfied. Reason for refusal.
<b>3.6.6.10 Site Services for Multi Dwelling Housing - Zone R2</b>			
(a)	The location, design and construction of utility services shall satisfy the requirements of the relevant servicing authority and Council.	The site has access to existing services.	Can be recommended as a condition of development consent.

		<b>Campbelltown (Sustainable City) Development Control Plan</b>	
<b>Control</b>	<b>Requirement</b>		<b>Complies</b>
<b>(b)</b>	Adequate provision shall be made available for all essential services (i.e. water, sewerage, electricity, gas, telephone, internet and stormwater drainage).	The site has access to existing services.	Can be recommended as a condition of consent.
<b>(c)</b>	All site services shall be placed underground.	Details not provided with the development application.	Can be recommended as a condition of development consent.
<b>(d)</b>	All communication dishes, antennae and the like shall be located to minimise visual prominence.	Can be satisfied through a condition of development consent.	Satisfactory
<b>Part 11 Vegetation and Wildlife Management</b>			
<b>Part 11.2.1 Management of Native Vegetation and Wildlife Habitat</b>			
<b>(a)(i)</b>	For sites containing native vegetation and/or fauna habitat the development shall be sited, designed and managed to avoid any negative impact on biodiversity where possible.	The proposed development does not avoid, where possible, impacts on biodiversity.	Not satisfied. Reason for refusal.