Camden Growth Centre Precincts Development Control Plan Assessment Table

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| **Camden Growth Centre Precincts Development Control Plan** | | |
| **Section** | **Assessment** | **Compliance** |
| **2.2 The Indicative Layout Plan**  1. All development applications are to be generally in accordance with the Indicative Layout Plan.  2. When assessing development applications, Council will consider the extent to which the proposed development is consistent with the Indicative Layout Plan.  3. Any proposed variations to the general arrangement of the Indicative Layout Plan must be demonstrated by the applicant, to Council’s satisfaction, to be consistent with the Precinct Planning vision in the relevant Precinct Schedule. | The development is generally consistent with the Indicative Layout Plan (ILP). However, there are three non-compliances:   * Variations to the block orientation and layout; * Amendments to the internal road layout; and * Configuration of Local Park P.20   The variations are discussed in detail within the main body of the assessment report. | No, but supported by Council staff. |
| **2.3.1 Flooding**  1+2. The subdivision layout, filling and/or other development is to ensure that the ability to develop land, including adjoining properties, is not adversely impacted, with regard to the 1% Annual Exceedance Probability (AEP) flood extent shown on the Flood Prone Land figure in the relevant Precinct’s Schedule and Council’s Floodplain Risk Management Policy.  3. Pedestrian and vehicle access to basement car parking is to be located above the 1% AEP level plus 500mm freeboard.  4. The design of the road network is to ensure that evacuation routes from the proposed development and any existing development and adjoining properties are maintained, or suitable alternative evacuation routes are provided for in accordance with Council’s Floodplain Risk Management Policy and the Precinct Water Cycle Management Strategy (available from Council). | The proposed lots are outside Flood Prone Land figure.  The application was supported by a flood impact assessment report and hydraulic modelling. The modelling demonstrates the impact of the proposed development for 1% & 5% AEP and PMF events on velocity, flood water level and peak flood depth upstream and downstream of the bridge, which are all within acceptable limits.  The application has been reviewed by both Council’s Development Engineer and Floodplain Management Team with no issues raised in terms of existing drainage patterns | Yes |
| **2.3.2 Water Cycle Management**  1. Management of ‘minor’ flows and ‘major’ flows within subdivisions and development sites is to be in accordance with Council’s Engineering Specification.  2. Stormwater within new subdivisions is to be managed primarily through a gravity network of pipes and overland flows generally following streets where flow volumes exceed the capacity of pipes in accordance with Council’s Engineering Specification.  3. All new development is to be connected, via the network described in control 1 above, to the Council’s trunk drainage system shown on the Key elements of the water cycle management and ecology strategy figure, in the relevant Precinct Schedule.  7. Where development includes the construction of water quality treatment infrastructure, the infrastructure is to be constructed in accordance with the Precinct Water Cycle Management Strategy (available from Council) and Council’s Engineering Specification.  11. Where development includes land within a Riparian Protection Area (refer to the Riparian Protection Areas Map that is part of the Growth Centres SEPP) applicants are to refer to the Guidelines for riparian corridors on waterfront land prepared by the NSW Office of Water. | Detailed engineering plans and a stormwater management report have been prepared for the subject development by Craig and Rhodes/Colliers.  This report provides a detailed response to the management of both stormwater quantity and quality. The stormwater management system comprises construction of a pit and pipe drainage networks with a Gross Pollutant Trap (GPT) at the discharge point into the proposed temporary combined on-site detention (OSD) and bio-retention basin. The proposed basin will become Council's regional bio-retention basin.  The application has been reviewed by Council’s Certification Engineer against Council’s Engineering Design Specification and raises no issue subject to recommended conditions of consent.  The application has been referred to Department of Planning and Environment – Water. No issue was raised, and General terms of approval have been provided and form a recommended condition of consent. | Yes |
| **2.3.3 Salinity and Soil Management**  1. Development applications, that include earthworks, on land with a low, or moderate to high risk of salinity (identified in the Areas of potential salinity risk map), are to be accompanied by information detailing how the design and construction of the proposed subdivision intends to address salinity issues.  3. All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development.  4. Salinity shall be considered during the planning, design and carrying out of earthworks, rehabilitation works and during the siting, design and construction of all development including infrastructure. | A salinity assessment was submitted to support the application which includes a general salinity management plan (SMP). A condition of consent will require all proposed construction works, including earthworks, imported fill, landscaping, roads, buildings, and associated infrastructure to be constructed on the land must be carried out or constructed in accordance with the SMP.  A standard condition has been recommended to ensure ongoing compliance.  The SMP addressed future dwelling construction within all the proposed lots. Subject to standard conditions, no concerns were raised by Council’s Environmental Health Specialist. | Yes |
| **2.3.4 Aboriginal and European Heritage**  1. Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).  2. Developments or other activities that will impact on Aboriginal heritage may require consent from the Office of Environment and Heritage (OEH) under the National Parks and Wildlife Act 1974 and consultation with the relevant Aboriginal communities.  3. Any development application that is within or adjacent to land that contains a known Aboriginal cultural heritage site, as indicated on the Aboriginal cultural heritage sites figure, in the relevant Precinct Schedule, must consider and comply with the requirements of the National Parks and Wildlife Act, 1974.  4. Where the necessary consents under the National Parks and Wildlife Act, 1974 have been obtained, the development application must demonstrate that the development will be undertaken in accordance with any requirements of that consent. | An Aboriginal Cultural Heritage Assessment (ACHA) was prepared which identified two sites with low to moderate significant artefact scatter and mudstone artefact.  The assessment recommends an Aboriginal Heritage Impact Permit be sought for the specified Aboriginal sites and objects under section 90A of the *National Parks and Wildlife Act, 1974* and prepared in accordance with the Heritage NSW Applying for an Aboriginal Heritage Impact Permit: Guide for Applicants (OEH 2011b).  The application has been referred to Heritage NSW for comment and General Terms of Approval have been provided, including a requirement for a s.90 Aboriginal Heritage Impact Permit be issued prior to works commencing.  A standard condition of consent has been recommended requiring the development to be carried out in accordance with the GTAs, issued by Heritage NSW.  Appropriate conditions have been recommended. | Yes |
| **2.3.5 Native Vegetation and Ecology**  1. Native trees and other vegetation are to be retained where possible by careful planning of development (particularly at the subdivision stage) to incorporate trees into areas such as road reserves and private or communal open space.  10. Within land that is in a Riparian Protection Area native vegetation is to be conserved and managed in accordance with the Guidelines for riparian corridors on waterfront land prepared by the NSW Office of Water.  12. All subdivision design and bulk earthworks are to consider the need to minimise weed dispersion and to eradicate weeds on site.  13. A landscape plan is to be submitted with all subdivision development applications, identifying all relevant features identified in the Growth Centres DCP. | The site is identified as biodiversity certified land. The application seeks the removal of 46 trees across the site, with the majority of trees sought for removal consisting of juvenile Casuarina’s (She Oak).  Vegetation proposed to be removed is located where a future regional detention basin as per the ILP is located, which is currently proposed as a temporary OSD/WSUD in the interim scenario. In addition, other vegetation sought for removal is located where ILP roads are envisaged, with further vegetation removal within the creek corridor as a result of siltation/waterway obstruction and reforming the creek channel. Consideration of removal has made subject to Clause 6.2 of State Environmental Planning Policy – (Precincts – Western Parklands City) 2021.  A standard condition is recommended to ensure ongoing compliance.  A detailed landscape plan has been submitted with the DA and was reviewed by Council’s Tree and Landscape Officer, where no concerns were raised, subject to the imposition of recommended conditions. | Yes |
| **2.6 Bushfire Hazard Management**  1. Reference is to be made to Planning for Bushfire Protection 2019 in subdivision planning and design and development is to be consistent with Planning for Bushfire Protection 2019.  2. Subject to detailed design at development application stage, the indicative location and widths of Asset Protection Zones (APZs) are to be provided generally in accordance with the Bushfire risk and Asset Protection Zone Requirements figure in the relevant Precinct Schedule. A  4. Establishment and maintenance of the APZ must not require clearing of native vegetation within any Native Vegetation Protection Areas or Existing Native Vegetation Areas shown on the Native Vegetation Protection Map.  6. Where an allotment fronts and partially incorporates an APZ it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88B instrument.  9. Buildings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of Planning for Bushfire Protection 2019 and Australian Standard 3959-1999 - Construction of Building in Bushfire Prone Areas. | The subject site is located within bushfire prone land. The application was referred to the NSW Rural Fire Service for comment. No objections were raised to the proposal subject to General Terms of Approval being imposed as a condition of the consent.  Proposed APZs are generally in accordance with the Bushfire risk and Asset Protection Zone Requirements figure.  Vegetation clearing is not the result of APZ requirements.  The southern 12m APZ encroaches the front of allotment of battle axe lots 2069-2073. The APZ will be identified through a Section 88B instrument and conditioned accordingly.  Standard conditions have been recommended requiring development within the site to be constructed in accordance with the recommendations in the Bushfire Report. | Yes |
| **2.3.7 Site Contamination**  1. All subdivision Development Applications, and applications proposing a change of use to a more sensitive land use (e.g. Residential, education, public recreation facility etc), shall be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with the NSW EPA Contaminated Sites Guidelines, State Environmental Planning Policy 55 – Remediation of Land and the Contaminated Land Management Act, 1995 and relevant Council Policies. | The submitted Report on Detailed Site Investigation (Contamination) was reviewed by Council’s Environmental Health Specialist and two data gaps identified - potential for PFAS contamination and assessment of the access road to the subdivision.  A Supplementary Contamination Investigation letter was prepared and concludes that the area is considered to be suitable for the proposed development and general residential land use.  Council’s Environmental Health Specialist reviewed the supplementary contamination letter and raises no issue subject to recommended conditions of consent. | Yes |
| **2.3.9 Noise**  2. Development Applications must be accompanied by an acoustic report where the development is in a location, shown on the Potential noise attenuation measures.  4. Subdivision design on land adjacent to significant noise sources is to consider and implement measures to attenuate noise within dwellings and in external areas that are classified as Principle Private Open Space (refer to clause 4.2.7). | An acoustic report was submitted with the application that provided construction requirements to comply with internal noise criteria.  The report was reviewed by Council’s Environmental Health Specialist, who accepted the acoustic report subject to recommended conditions. | Yes |
| **2.3.10 Odour assessment and control**  Where land is deemed by Council to be affected by an odour source, Council will consider whether the type of development in this area is appropriate and will also consider the need for the applicant to provide additional supporting information with the development application. An odour assessment prepared by an appropriate qualified person in accordance with the EPA Draft Policy "Assessment and Management of Odour from Stationary Sources in NSW” and Technical Notes may be required to be submitted. Applicants. Applicants are to refer and give consideration to any relevant Council policies and the odour figure and associated development controls as referenced in the relevant schedule. | It is considered that the Greenlife Resource Recovery Facility adjoining the subject site is an odour source.  Council staff have assessed the application, including an odour assessment, and consider the application is supportable from an odour perspective subject to a deferred commencement condition requiring either a termination of composting operations or a reduction of composting operations to a level that satisfies the NSW EPA criteria of 2 odour units. The applicant agrees to the imposition of such a condition. | Yes, subject to conditions. |
| **2.5 Crime Prevention Through Environmental Design (CPTED)**  1. Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance. In the case of corner lots habitable windows are also be oriented to overlook both streets.  2. The design of all development is to enhance public surveillance of public streets and open space/ conservation areas.  3. For residential development, the use of roller shutters other than garages is not permitted on doors and windows facing the street.  4. Developments are to avoid creating areas for concealment and blank walls facing the street.  5. Pedestrian and communal areas are to have sufficient lighting to ensure a high level of safety.  6. All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED). | Proposed dwellings provide casual surveillance of surrounding streetscape areas.  The proposed subdivision layout generally provides opportunities for development that will have good surveillance opportunities of the streets and footpaths.  Roller shutters are not proposed.  The front façade of the proposed dwellings avoid areas for concealment.  Standard street lighting is proposed.  The proposed subdivision incorporates the principles of CPTED to minimise opportunities for crime and anti-social behaviour through:   * landscaped areas within the development site to be maintained to a good standard. * clear delineation between public and private areas. * effective sightlines between public and private spaces. * effective use of lighting that complies with AS1158. * landscape, building position and activities orientated to maximise natural surveillance. * design minimizes public access to restricted areas through the installation of side gates. | Yes |
| **2.6 Earthworks**  1. Subdivision and building work is to be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill both during subdivision and when buildings are constructed.  1.1. The applicant is to demonstrate how the finished land levels will be integrated with nearby land and facilitate appropriate drainage.  5. All retaining walls proposed are to be identified in the development application.  11. A Validation Report is required to be submitted to Council prior to the placement of imported fill on site. All fill shall comply with the NSW Office of Water – “Site Investigation for Urban Salinity” and the OEH Contaminated Sites Guidelines – “Guidelines for the NSW Site Auditor Scheme (2nd edition) – Soil Investigation Levels for Urban Development Sites in NSW”.  12. Earth moved from areas containing noxious weed material must be disposed of at an approved waste management facility, and transported in compliance with the Noxious Weeds Act 1993. | Proposed ground levels and required earthworks are to facilitate the construction of the local road network and residential lots, with up to 3m of fill and 4.5m of cut to remove the dam bund.  Plans demonstrate the proposed finished levels will enable the integration of future ILP roads with adjoining lots. The application has been reviewed by Council’s Development Engineer’s who raise no issue subject to recommended conditions of consent.  Retaining wall details have been provided. Conditions requiring structural engineer’s certification will be included as a recommended condition in the consent.  Conditions are recommended requiring validation reports for any imported fill.  Conditions are recommended to regulate this activity. | Yes |
| **3.1.1 Residential Density**  1. All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct.  2. Residential development is to be generally consistent with the residential structure as set out in the Residential Structure Figure in the relevant Precinct Schedule and the typical characteristics of the corresponding Density Band in Table 3-1 | The density range is 20(min) – 25(max) as per the Residential Density Map.  The development proposes the creation of 257 residential lots over a net developable area of 14.82ha, with a further six residue lots (Area 17,926m2) for future residential development.  The master plan envisaged for the site identifies that those residue lots will accommodate 98 lots for semi-detached dwellings. Accordingly, the development in the ultimate development scenario will achieve a residential density of 23.95 dwellings per hectare.  355 / 148,200m2 – 23.95dw/ha  The subdivision will allow for future development that can comply with the typical characteristics of 15-25 dwellings/ha. | Yes |
| **3.1.2 Block and Lot Layout Blocks**  2. Subdivision layout is to create a legible and permeable street hierarchy that responds to the natural site topography.    4. Street blocks are to be generally a maximum of 250m long and 70m deep.  5. Minimum lot sizes for each dwelling type will comply with the minimum lot size provisions permitted by the Sydney Region Growth Centres SEPP, summarised here as Table 3-2.  6. Minimum lot frontages applying to each density band will comply with Table 3-3.  7. A range of residential lot types (area, frontage, depth, zero lot and access) must be provided to ensure a mix of housing types and dwelling sizes and to create coherent streetscapes with distinctive garden suburban, suburban and urban characters across a neighbourhood.  9. In areas with a minimum residential density of ≤25dw/Ha, total lot frontage for front accessed lots greater than or equal to 7m and less than 9m should not exceed 20% of any block length due to garage dominance and on-street parking impacts.  10. Lots should be rectangular. Where lots are an irregular shape, they are to be large enough and oriented appropriately to enable dwellings to meet the controls in this DCP.  12. The orientation and configuration of lots is to be generally consistent with the following subdivision principles:   * Smallest lots achievable for the given orientations fronting parks and open space with the larger lots in the back streets; * Larger lots on corners; * North to the front lots are either the widest or deepest lots, or lots suitable for residential development forms with private open space at the front. Narrowest lots with north to the rear.   13. Preferred block orientation is established by the road layout on the Indicative Layout Plan in the relevant Precinct Schedule. Optimal lot orientation is east-west, or north-south where the road pattern requires.  16. On all lots where a zero lot line is permitted, the side of the allotment that may have a zero lot alignment must be shown on the approved subdivision plan.  17. Where a zero lot line is nominated on an allotment on the subdivision plan, the adjoining (burdened) allotment is to include a 900mm easement for single storey zero lot walls and 1200mm for two storey zero lot walls to enable servicing, construction and maintenance of the adjoining dwelling.  18. The S88B instrument for the subject (benefited) lot and the adjoining (burdened) lot shall include a note identifying the potential for a building to have a zero lot line. The S88B instrument supporting the easement is to be worded so that Council is removed from any dispute resolution process between adjoining allotments. | A permeable, legible and connected street network has been proposed.  Blocks are proposed to be a maximum 210m in length and approximately 70m in width.  The minimum proposed lot size is 223m2 for integrated semi-detached dwelling. Building envelope plans are provided for lots less than 300m2.  The minimum front loaded lot width is 7.5m. The minimum rear loaded lot width is 7m.  A range of lot sizes and widths have been proposed to facilitate a range of future housing types.  No more than four lots less than 9m in width exist on any block. On street parking is available along 9m wide lots.  The proposed lots are generally rectangular and capable of accommodating future compliant dwellings.    The residential subdivision notes results in the following outcomes:  - For lots with a total area less than 300m2, a BEP has been submitted, noting that a compliant dwelling design can be achieved.  - Lots will consist of future attached housing, comprising of the smaller lots.  - Larger lots are generally located on the corners to ensure a compliant dwelling design is achievable  Proposed block are generally east west while the ILP annotates east west which is considered to limit solar access to the north facing lots with potential two storey dwellings.  Shown on the approved subdivision plan.  900mm easement annotated on plans.  Subject to recommended conditions of consent. | Yes |
| **3.1.3 Battle-axe lots**  1. Principles for the location of battle-axe lots are illustrated at Figure 3-5.  5. Driveway design, including dimensions and corner splays, is to be in accordance with Council’s Engineering Specifications**.** | Proposed battle axe lots are used to access denied roads (Lots 1088,1089,1130,1129) and to resolve residual land issues (Lots 2070,2071,2072).  A minimum 4m and 6.4m wide access handle is proposed.  The driveway design demonstrates compliance with Council’s Engineering Specifications. | Yes |
| **3.1.4 Corner Lots**  1. Corner lots, including splays and driveway location, are to be designed in accordance with AS 2890 and Council’s Engineering Specifications.  2. Corner lots are to be designed to allow dwellings to positively address both street frontages as indicated in Figure 3-7.  3. Garages on corner lots are encouraged to be accessed from the secondary street or a rear lane.  4. Plans of subdivision are to show the location of proposed or existing substations, kiosks, sewer manholes and/or vents affecting corner lots. | Corner splays are proposed where appropriate, in accordance with Councils Engineering Specifications and Australian Standards.  Plans indicate dwellings positively address both street frontages.  Garages are accessed from the secondary street where possible and the rear lane.  A utilities plan has been provided. | Yes |
| **3.2 Subdivision Approval Process**  1. The land subdivision approval process is to be consistent with the requirements Table 3-4: Subdivision Approval Process.  2. Subdivision applications that create lots smaller than 300m2 and larger than or equal to 225m2 must be accompanied by a Building Envelope Plan (BEP).  4. Applications for subdivision using approval pathways A2, B1 and B2 require a Public Domain Plan (PDP) to be submitted as part of the application. | DA for Integrated Housing - Pathway B2 - lots less than 225m2.  Building envelope plans are provided for lots less than 300m2.  BEP provided for lots less than 300m2 that demonstrate a compliant dwelling can be located on each lot.  Details provided on Landscape plan. | Yes |
| **3.3 Movement Network**  1. The design and construction of streets is to be consistent with the relevant typical designs in Figure 3-10 to Figure 3-15, Council’s Engineering Specifications and Austroads.  2. The design of streets is to be consistent with Figures 3-12 and 3-14 noting that variations may be considered subject to certain criteria.  Figure 3-12 – Typical collector road (0.5/2.5/1.5/12/1.5/2.5/0.5) - 21m road reserve  Figure 3-13 - Primary local street (0.6/1.2/1.7/9/1.7/1.2/0.6) - 16m road reserve. Note: Adopt this street design where the street: b. bounds active open space (existing or proposed); or c. intersects with a higher order road (service roads excepted).  Figure 3-14: Typical local street (0.6/1.2/1.7/7.4/1.7/1.2/0.6) 14.4m road reserve. A single footpath is required in only one road verge.  3. All Collector Roads, Sub-arterial Roads, Arterial Roads and Transit Boulevards, and local streets which form part of a bus route identified by the Transport for NSW, are to have at least one travel lane in each direction with a minimum width of 3.5 metres, suitable for buses. Intersections on bus routes are to be designed to accommodate bus manoeuvrability.  4. Alternative street designs for local streets and access ways may be permitted on a case by case basis if they preserve the functional objectives and requirements of the design standards.  5. Roads in the relevant Precinct are to be constructed in accordance with the hierarchy shown on the Precinct road hierarchy figure in the relevant Precinct Schedule.  6. The locations and alignments of all roads are to be generally in accordance with the locations shown on the Precinct Road hierarchy figure in the relevant Precinct Schedule  8 Variation to the residential street network as permitted under control above will only be approved by Council where the applicant can demonstrate to Council’s satisfaction that the proposal:   * will not detrimentally impact on access to adjoining properties, * provides for the management of stormwater to drain to Council’s trunk drainage network, without negative impacts on other properties, * will not impede the orderly development of adjoining properties in accordance with the relevant Precinct Plan and this Development Control Plan, and does not restrict the ability to provide water, sewer, electricity and other essential services to the development or to development on adjoining properties.   11. Where roads are adjacent to public open space or drainage land, or adjacent to arterial, sub-arterial or transit boulevards, the verge width on the side adjacent to the open space, drainage land or major road may, in certain circumstances, be reduced to a **minimum of 1m**, subject to:   * + Appropriate arrangements for the provision of public utilities,   + Provision of appropriate pedestrian access,   + Compliance with road safety, and   + acoustic attenuation, bushfire asset protection zone, and riparian corridor requirements.   14. Except where otherwise provided for in this DCP, intersections are to be designed and constructed in accordance with the minimum requirements set out in Council’s Engineering Specifications.  17. Residential roads, i.e. collector roads, local streets, access road/places, and shareways shall be designed for and sign posted at a maximum of 50kph (i.e. traffic management must be considered at the subdivision application, with either road layout or speed reducing devices used to produce a traffic environment which reduces traffic speed).  18. Where four way intersections are proposed, traffic is to be controlled, where appropriate and as specified by Council, by traffic lights, roundabouts, median strips or signage, or differently textured materials.  20. Street trees are required for all streets.  28. Street lighting is to be designed to meet the current Australian Standards AS/NZS 1158 series. | Proposed roads are a collector road No.1 (Fig. 3-12), primary local road (Fig. 3-13) and local roads (Fig 3-14).  A condition is recommended requiring compliance with Council’s Engineering Design Specification.  The proposed subdivision is generally consistent with typical collector, primary local and local road requirements, with the exception to Roads 7, 8 and 9. The proposed layout will be able to integrate with the surrounding future road network. A footpath is proposed for each road.  **(Collector) Road No. 1** – 21m road reserve. This bus capable road proposes the following measurements:   * 4.9m pathway/verge (0.5/2.5/1.9) * 11.2m carriageway (2.1/7/2.1) * 4.9m pathway/verge (0.5/2.5/1.9)   **(Primary local street) Road No.2,** - 16m road reserve:   * 3.5m verge (0.6/1.2/1.7) * 9m carriageway (4.5/4.5) * 3.5m verge (1.7/1.2/0.6)   Road Nos. 7, 8, and 9 propose a 7.4m wide carriageway, however these roads either bound an active open space or intersect with a higher order (collector) road and require a 9m wide carriageway.  Further discussion in respect to this variation is provided in the main body of the report.  **Local Road Nos. 3, 4, 5, 6** – 14.4m road reserve:   * 3.5m (pathway/verge) * 7.4m (carriageway) * 3.5m (pathway/verge)   Collector road provides a 3.5m travel lane in both directions.  The proposed street design preserves the functional objectives and requirements of the design standards as discussed in this report.  Roads are generally proposed in accordance with the hierarchy shown on the Precinct Road hierarchy figure.  The location and alignment of proposed roads are not strictly in accordance with figure 2-11. Further discussion is provided in the main body of the report.  See full DCP variation discussion provided in the main body of the assessment report.  The minor variations to the ILP result in a modified grid system that maintains walking and cycling while minimising travel distances for all modes of transport, has no access impacts on lots or restricts stormwater management or service provision to the subject site.  Furthermore, the application was referred to the NSW Rural Fire Service as the site is bushfire affected. No objections were raised to the residential street network subject to General Terms of Approval being imposed as a condition of the consent.  Local Roads 2, 7, 9, provide a 1m verge along the open space.  A condition is recommended requiring compliance with Council’s Engineering Design Specification.  Road speed limits are set by the TfNSW, and if not specifically applied for these roads with be a 50km/per/hr requirement.  Signage is proposed at the four-way intersection.  The street tree plan submitted is considered appropriate and will be approved as part of the consent.  A condition is recommended requiring that street lighting meet the relevant Australian Standards. | Yes, subject to conditions.  No |
| **3.3.2 Laneways**  1. The design and construction of laneways is to be consistent with Figure 3-15. two-way typical 7m road reserve (0.75m/5.5m/0.75m)  A close-up of a sign  Description automatically generated  2. 10 km speed limit and driveway-style crossovers to the street.  3. The minimum garage doorway width is 2.4m (single) and 4.8m (double).  4. The configuration of the laneway, should design out ambiguous spaces and unintended uses such as casual parking, the storage of trailers, bin stacking etc.  5. The layout of laneways to be generally, straight across the block for safety and legibility.  7. All lots utilise the laneway for vehicular/garage access.  8. Passive surveillance along the laneway from the upper storey rooms or balconies.  10. All lot boundaries adjoining the lane are to be defined by fencing or built form. The garage setback to the lane is minimal (0.5m) | All laneways are a minimum 7m wide road reserve with a 5.5m carriageway.  To be conditioned.  2.4m and 4.8m proposed.  Layout of laneways do not result in ambiguous spaces or the potential for unintended uses.  All laneways propose a straight layout.  All lots to utilise the laneway.  Passive surveillance is provided from the upper bedroom windows of the proposed dwelling located on laneways.  The rear boundary is defined by fencing and a double garage. All garages are setback a minimum 500mm. | Yes |
| **3.3.3 Shared Driveways**  2. Shared driveways are to have the smallest configuration possible to serve the required parking facilities and vehicle turning movements.  3. The driveway crossing the verge between the property boundary and the kerb is to have a maximum width of 5.4 metres.  5. The maximum travelling distance from a public road to a garbage collection area within a shared driveway is 70m.  7. Driveways are not to be within 0.5m of any drainage facilities on the kerb and gutter.  9. Shared driveways are to have soft landscaped areas on either side, suitable for infiltration. | Shared driveway to Lots 2071 and 2072 is the smallest configuration possible.  3m single, 5.4m double  20m travel distance for Lot 2071.  The driveway is not within 0.5m of any drainage facility on the kerb and gutter.  Shared driveway is capable of landscaping once a dwelling is proposed. | Yes |
| **3.3.4 Pedestrian and Cycle Network**  1. Key pedestrian and cycleway routes are to be provided generally in accordance with the pedestrian and cycleway network figure.  A map of a city  Description automatically generated  2. The design of footpaths and cycleways located within the road reserve is to be in accordance with  Figure 3-10 to Figure 3-15.  3. The minimum width of off-street shared cycle and pedestrian pathways is to be 2.5m.  5. Pedestrian and cycle pathways and pedestrian refuge islands are to be designed to be fully accessible by all in terms of access points and gradients, generally in accordance with Australian Standard 1428:1-4.  7. Detailed designs for pedestrian and cycle paths are to be submitted with subdivision development applications.  8. Pedestrian and cycle pathways that are within road verges or carriageways are to be constructed as part of the road construction works for each subdivision. | A 2.5m off road shared path and riparian path are proposed as per the Pedestrian and cycle network. A bridge will be provided when the remaining land is developed as per the ILP.  Local street footpath – 1.2m. A 1.2m wide footpath is proposed on at least one side of each local road.  Collector Road shared path – 2.5m. A 2.5m wide shared path is proposed along the north-south collector Rd No.1  A 2.5m off road shared path and riparian path are proposed.  A condition is recommended requiring compliance with Council’s Engineering Design Specification.  Designs for paths have been submitted as part of the subject application.  Pathways are proposed as part of the road constriction works. | Yes |
| **3.4 Construction Environmental Management Plan**  1. A Construction Environmental Management Plan (CEMP) is to be submitted to Council or the accredited certifier prior to the issue of a construction certification for subdivision. | A Construction Environmental Management Plan will be imposed as a requirement of development consent. | Yes |
| **4.1.2 Cut and fill**  1. The maximum amount of cut shall not exceed 1m. The maximum amount of fill shall not exceed 1m.  7. All retaining walls proposed are to be identified in the development application. | The objectives of this control relate to minimising the extent of cut and fill within individual residential allotments.  Proposed bulk earthworks across the larger lot to facilitate the construction of the local road network and residential lots, with up to 3m of fill and 4.5m of cut (to remove the dam bund).  It has been demonstrated the proposed finished levels will enable the integration of future ILP roads with adjoining lots. The application has been reviewed by Council’s Development Engineer and no issue raised subject to conditions of consent.  Retaining wall details are provided upon the civil plans. | Yes |
| **4.1.3 Sustainable Building Design Provision of a BASIX certificate**  1. The majority of plant species are to be selected from the preferred species listed at Appendix C and indigenous species are preferred.  2. The provisions of BASIX will apply with regards to water requirements and usage.  3. The design of dwellings is to maximise cross flow ventilation.  4. The orientation of dwellings, location of living rooms and the positioning and size of windows and other openings is to take advantage of solar orientation to maximise natural light penetration to indoor areas and to minimise the need for mechanical heating and cooling.  6. Design and construction of dwellings is to make use of locally sourced materials where possible.  7. Residential building design is to use, where possible, recycled and renewable materials.  8. Roof and paving materials and colours are to minimise the retention of heat from the sun.  9. The design of dwellings that are required to attenuate noise shall use, where possible, alternatives to airconditioning, such as acoustic wall ventilators, ceiling fans, or bulkhead-mounted ducted fans to achieve appropriate ventilation. | A detailed landscape plan has been submitted with the DA and was reviewed by Council’s Tree and Landscape Officer, where no concerns were raised, subject to the imposition of recommended conditions.  A valid BASIX Certificate has been submitted for each proposed dwelling.  The proposed floor plan and window layout achieves cross flow ventilation.  Compliance with the minimum solar amenity requirements has been achieved. Further, a compliant BASIX Certificate has been submitted with the DA.  No issue is raised to the source of construction materials.  As above, no issue is raised to the source of construction materials.  Colours of proposed materials are considered satisfactory.  The design of dwellings required to attenuate noise are conditioned to comply with the approved acoustic report. | Yes |
| **4.1.4 Salinity, sodicity and aggressivity**  1. All development must comply with Salinity Management Plan | A condition is recommended to be imposed to ensure compliance with the Salinity Management Plan approved for the site. | Yes |
| **4.2.1 Summary of Key Controls**  The following lots have been assessed under Table *4-2 ≥4.5m for rear accessed dwellings*:  1167- 1168. 7m and 8.76m frontage  2062, 8m frontage  2079, 8m frontage  2080 8m frontage  2089. 8m frontage  The following lots have been assessed under Table *4-3 ≥ 7m and < 9m for front accessed dwellings*:  1007-1008, 7.5m frontage  1012-1013, 7.5m frontage  1031-1032, 7.5m frontage  1035-1036, 7.5m frontage  1050-1051, 7.5m frontage  1055-1056, 7.5m frontage  1068-1069, 7.5m frontage  1073-1074, 7.5m frontage  1097-1098, 7.5m frontage  1101-1102, 7.5m frontage  1116-1117, 7.5m frontage  1125-1126, 7.5m frontage  1133-1134, 7.5m frontage  1143-1144, 7.5m frontage  1147-1148, 7.5m frontage  1159-1160, 7.5m frontage  1162-1163 7.5m frontage  2006-2007, 7.5m frontage  2013-2014, 7.56m frontage  2023- 2024, 7.5m frontage  2027-2028, 7.5m frontage  2034-2035, 7.5m frontage  2038-2039, 7.5m frontage  2044-2045, 7.56m frontage  2054-2055, 7.5m frontage  2059-2060, 7.5m frontage  2064-2065, 7.5m frontage  The following lots have been assessed under Table *4-4* ≥ 9m and ≤15m for front accessed dwellings*:*  1105-1106, 15/14.5m frontage  1111-1112, 14/15m frontage | See tables below. | Yes |
| **4.2.2 Streetscape & Architectural Design**  1. Primary street facade must incorporate ≥2 design features  2. Corner lot to address the street and must incorporate two design features  4. ≥450mm eaves overhang  5. Pitch of hipped and gable roof between 22.5º and 30º. Skillion roofs, roofs hidden from view by parapet walls, roofs on detached garages, studios and ancillary buildings on the allotment are excluded.  6. Front facade to feature ≥1 habitable room with a window facing the street  7. Carports and garages are to be constructed of materials that complement the colour and finishes of the main dwelling.  8. Consistent street character (see Figure 4-3) | All lots have entry feature porches, balconies, and protruding façade treatments.  Corner lots 1105-1106 and 1111-1112 provide a balcony treatment to the first floor, projecting architectural elements and a mixture of façade treatments.  450mm eave where provided.  22.50 roof pitch provided when viewable from the street.  A habitable room with window(s) is proposed to face the public domain.  The proposed garages complement the colour and finishes of the main dwelling.  The proposed development is consistent with suburban and urban streetscape design principles. The proposed semi-detached housing adds diversity to the area adding to the existing mix of attached and detached housing. The proposed development is of a similar character to that of recently approved housing developments in the Camden growth centre precincts. | Yes |
| **4.2.4 Side and rear setbacks**  11. For corner lots ≥ 15m lot width with shallow depths (i.e. approximately square corner lots) the rear setback can be varied to be consistent with the side setbacks in tables 4.4 and 4.5 provided the minimum private open space and solar access requirements to the proposed and adjoining properties are met. | See discussion in tables 4.4 and 4.5 below. | Yes |
| **4.2.7 Private Open Space**  4. Open space at the front of the dwelling can only be defined as PPOS where this is the only means of achieving the solar access requirements of control 1 above. PPOS at the front of a dwelling must be designed to maintain appropriate privacy (for example raised level above footpath or fencing or hedging) and be consistent with the streetscape design controls in Section 4.2.2. | Lots 1133-1134 provide open space at the front of the dwelling as PPOS as this is the only means of achieving the solar access due to the north-south orientation. A condition of consent is recommended that requires front boundary fencing or hedging consistent with the streetscape design controls in Section 4.2.2 to maintain appropriate privacy. | Yes |
| **4.2.8 Garages, Storage, Site Access and Parking**  1. 1-2 bedroom dwellings will provide at least 1 car space.  2. 3 bedroom or more dwellings will provide at least 2 car spaces.  3. At least one car parking space must be located behind the building façade line where the car parking space is accessed from the street on the front property boundary. | All dwellings provide at least a single garage with a stacked car space upon the driveway.  The garage of each dwelling is located behind the building façade. | Yes |
| **4.2.9 Visual and acoustic privacy**  1. Direct overlooking of main habitable areas and the private open spaces of adjoining dwellings should be minimised through building layout, window and balcony location and design, and the use of screening, including landscaping.  3. Balconies are not permitted on the first floor of the side and / or rear portion of the dwelling except where the balcony faces a public road, or land zoned for public recreation or drainage.  5. In attached and semi-detached dwellings, bedrooms of one dwelling are not to share walls with living spaces or garages of adjoining dwellings, unless it is demonstrated that the shared walls and floors meet the noise transmission and insulation requirements of the National Construction Code.  7. Dwellings along sub-arterial or arterial roads, or transit boulevards, or any other noise source, should be designed to minimize the impact of traffic noise, and where possible comply with the criteria in Table 4-7. | The direct overlooking of main habitable areas and the private open spaces of adjoining dwellings is minimised through appropriate building layout, window and balcony location and design.  Balconies are only proposed on front or secondary elevations.  No living/bedroom walls are shared in the semi-detached product.  Appropriate noise attenuation is proposed for impacted dwellings. The proposal has been reviewed by Council’s Environmental Health Specialist who raises no objection, subject to recommended conditions of consent. | Yes |
| **4.2.10 Fencing**  1. Front fencing shall be a maximum of 1.2m high above ground level (existing) and shall be an open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm.  3. Side and rear fences are to be a maximum of 1.8m high commencing 2m behind the building line (refer to Figure 4-12). | Proposed metal palisade front fencing is generally 1.2m in height.  1.8m high colourbond side and rear fencing proposed. | Yes |
| **4.3.3 Secondary dwellings, studio dwellings and dual occupancies**  2. Secondary dwellings and studio dwellings are to comply with the key controls in Table 4-8.  3. The maximum site coverage control for upper floors in the relevant Tables 4.2-4.6 may be exceeded by the combined upper floor coverage of the secondary or studio dwelling and principal dwelling, providing that:  · The privacy of the principal dwelling and dwellings on adjoining land is not compromised; and  · Solar access to the principal private open space of neighbouring lots is not significantly reduced.    4. The maximum gross floor area of a studio dwelling is 75m2.  5. The finishes, materials and colours of the secondary dwelling or studio dwelling are to complement the principal dwelling in its construction features.  6. For studio dwellings, windows and private open spaces must not overlook the private open space of any adjacent dwellings including the principal dwelling. Windows that potentially overlook adjacent lots must either have obscured glazing, be screened or have a minimum sill height of 1.5m above floor level.  9. Studio dwellings are to have balconies or living areas that overlook laneways for casual surveillance.  11. Where a secondary or studio dwelling is built over a rear garage and separated from the upper levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and the secondary or studio dwelling.  12. Studio dwellings are to be located at the rear of the lot only where the lot has access from a rear lane or secondary street on a corner lot.  13. Studio dwellings must comply with separation controls nominated in Australian Standards and the National Construction Code. | Studio dwellings are proposed on Lots 2079, 2080 and 2089. See Table 4-8 below.  Lots 2079, 2080 and 2089 exceed the 40% upper-level combined coverage.  While each studio proposes a highlight window to the ‘multi’ room on the shared elevation, privacy of the principal dwelling and dwellings on adjoining land is not compromised; and  Solar access to the principal private open space of neighbouring lots is not significantly reduced noting private open space can be located within the front setback subject to criteria.  Proposed floor space for studio dwellings is not greater than 50m2.  Proposed finishes, materials and colours complement the principal dwelling.  Windows on property boundaries provide a high sill height.  Each studio proposes a balcony overlooking the laneway.  Each studio is a provides a 5m separation between the upper floor rear façade of the principal dwelling and the studio dwelling.  Each studio is accessed via the laneway.  Appropriate condition of consent imposed. | Yes |

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| **Camden Growth Centre Precincts Development Control Plan- Table 4-2: Summary of key controls for lots with frontage width ≥4.5m for rear accessed dwellings.**  The following rear accessed lots have been assessed:  1167-1168. 7m and 8.76m  2062, 8m frontage  2079, 8m frontage  2080 8m frontage  2089. 8m frontage | | |
| **Section** | **Assessment** | **Compliance** |
| **Front Setback**  4.5m to building facade line; 3.5m to building façade fronting open space  3.0m to articulation zone; 2.0m to articulation zone fronting open space. | A minimum 4.52m front setback is proposed for Lots 2062, 2080, 2089, 2079.  Lots 1167 and 1168 fronting open space propose a 3.5m front setback.  A minimum 4.52m front setback is proposed for Lots 2079, 2062, 2080 and 2089.  Lots 1167 and 1168 fronting open space propose a 2m articulation zone. | Yes |
| **Side Setbacks**  Detached Boundary 0.9m.  If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall); 1.2m (double storey zero lot wall) | Minimum 900mm detached boundary proposed. | Yes |
| **Maximum length of zero lot line on boundary**  Attached house - 15m (excludes rear loaded garages) upper levels only. No limit to ground floor. | Lots 1167 and 1168 propose an upper level 11m zero lot line. | Yes |
| **Corner lots secondary street setback**  (minimum) 1.0m | A minimum 1m side setback is proposed from the building line to road. | Yes |
| **Rear Setback**  ≥0.5m rear setback (rear loaded garages to lane) | All garages are a minimum 500mmto the lane. | Yes |
| **Building Height, Massing and Siting**  In areas with a minimum residential density of ≤20dw/Ha - 2 storeys maximum | A maximum of two storey is proposed. | Yes |
| **Site Coverage**  ≤40% upper floor site coverage.  Refer also clause 4.3.3(3)  *3. The maximum site coverage control for upper floors in the relevant Tables 4.2-4.6 may be exceeded by the combined upper floor coverage of the secondary or studio dwelling and principal dwelling, providing*  *that:*  *· The privacy of the principal dwelling and dwellings on adjoining land is not compromised; and*  *· Solar access to the principal private open space of neighbouring lots is not significantly reduced.* | Lots 1167, 1168 and 2062 propose no more than 30% upper floor site coverage.  Lots 2079, 2080 and 2089 exceed 40% site coverage in accordance with *4.3.3 Secondary dwellings, studio dwellings and dual occupancies*.  While each studio proposes a highlight window to the ‘multi’ room on the shared elevation, privacy of the principal dwelling and dwellings on adjoining land is not compromised; and  ·Solar access to the principal private open space of neighbouring lots is not significantly reduced noting private open space can be located within the front setback subject to criteria. | Yes |
| **Soft Landscaped Area**  ≥15% soft landscaped area. The first 1m of the lot measured from the street boundary (excluding paths) must be soft landscaped | All dwellings are provided with a minimum 15% of the site area as landscaping within both the front and rear setback. At least 1m of the front setback of all dwellings is provided as soft landscaped area. | Yes |
| **Principal Private Open Space (PPOS)**  16m² PPOS with ≥3m dimension. | All dwellings provide a minimum 16m2 of principal private open space | Yes |
| **Solar Access**  At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties. | Lots 1167, 1168, 2062, 2079, 2080 2089 provide satisfactory solar access their PPOS. No development is to the south of each of these lots.  It is noted the two-storey nature of the garage/studio/multi-purpose structure at the rear of lots 2062, 2079, 2080 2089 has the potential to impact solar access to undeveloped lots to the south. However, private open can be located within the front setback of these lots, subject to criteria. | Yes |
| **Garages and Car Parking**  Rear loaded garages or car parking spaces only are permitted, ≥2.4m single garage, ≥4.8m double garage width, 2 car parking spaces for 3+ bedroom dwellings | 4.8m wide, rear loaded double garages are proposed for each dwelling. | Yes |

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| **Camden Growth Centre Precincts Development Control Plan- Table 4-3: Summary of key controls for lots with frontage width ≥ 7m and < 9m for front accessed dwellings**  The following front accessed lots have been assessed: | | | | |
| 1007-1008, 7.5m frontage  1012-1013, 7.5m frontage  1031-1032, 7.5m frontage  1035-1036, 7.5m frontage  1050-1051, 7.5m frontage  1055-1056, 7.5m frontage  1068-1069, 7.5m frontage  1073-1074, 7.5m frontage  1097-1098, 7.5m frontage | 1101-1102, 7.5m frontage  1116-1117, 7.5m frontage  1125-1126, 7.5m frontage  1133-1134, 7.5m frontage  1143-1144, 7.5m frontage  1147-1148, 7.5m frontage  1159-1160, 7.5m frontage  1162-1163 7.5m frontage | | 2006-2007, 7.5m frontage  2013-2014, 7.56m frontage  2023- 2024, 7.5m frontage  2027-2028, 7.5m frontage  2034-2035, 7.5m frontage  2038-2039, 7.5m frontage  2044-2045, 7.56m frontage  2054-2055, 7.5m frontage  2059-2060, 7.5m frontage  2064-2065, 7.5m frontage | |
| **Section** | | **Assessment** | | **Compliance** |
| **Front Setback**  4.5m to building facade line; 3.5m to building façade fronting open space  3.0m to articulation zone; 2.0m to articulation zone  fronting open space.  5.5m to garage line and minimum 1m behind the building line | | A minimum 4.5m front setback is proposed for all front accessed dwellings.  A minimum 3m articulation zone is proposed for all front accessed dwellings.  All front accessed lots propose a 5.5m garage setback to the street | | Yes |
| **Side Setbacks**  Detached Boundary 0.9m.  If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall); 1.2m (double storey zero lot wall) | | Minimum 925mm detached boundary proposed for all lots. | | Yes |
| **Maximum length of zero lot line on boundary**  15m | | No zero lot line lots are proposed for a front accessed dwelling. | | Yes |
| **Rear Setback**  4m (ground level) and 6m (upper levels) | | All lots provide no less than a 4m ground floor and 6m upper floor rear setback. | | Yes |
| **Building Height, Massing and Siting**  In areas with a minimum residential density of ≤20dw/Ha - 2 storeys maximum | | A maximum of two storey is proposed. | | Yes |
| **Site Coverage**  ≤50% upper floor site coverage. | | All dwellings provide no more than 50% upper floor site coverage. | | Yes |
| **Soft Landscaped Area**  ≥15% soft landscaped area. The first 1m of the lot measured from the street boundary (excluding paths) must be soft landscaped | | All dwellings are provided with a minimum 15% of the site area as landscaping within both the front and rear setback. At least 1m of the front setback of all dwellings is provided as soft landscaped area. | | Yes |
| **Principal Private Open Space (PPOS)**  16m² PPOS with ≥3m dimension. | | All dwellings provide a minimum 16m2 of principal private open space within the rear setback. | | Yes |
| **Solar Access**  At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties. | | Lots provide satisfactory solar access their PPOS. No development is to the south of each of these lots.  Lots 1133-1134 achieve solar access to front PPOS as discussed in 4.2.7 Private Open Space | | Yes |
| **Garages and Car Parking**  Single width garage or car space only.  Carport and garage minimum internal dimensions: 3m x 5.5m.  3 bedroom or more dwellings will provide at least 2 car spaces.  The garage must be less than 40% of the total area of the front façade | | All dwellings propose a single car garage.  3 bedroom or more dwellings will provide at least 2 car spaces in the 3m x 5.5m single garage and stack arrangement. | | Yes |
| **Layout**  Driveway locations must be paired to preserve on-street parking spaces in front of lots.  In areas with a minimum residential density of ≤ 25 dw/Ha, total lot frontage of this lot type not to exceed 20% of the block length due to garage dominance and on-street parking impacts. | | On street parking will be available between driveway crossovers.  No more than four lots are less than 9m in width on any block. This lot type equates to 15% of the block length. On-street parking is available along 9m wide lots. | | Yes |

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| **Camden Growth Centre Precincts Development Control Plan- Table 4-4: Summary of key controls for** **lots with frontage width ≥ 9m and ≤15m for front accessed dwellings**  The following front accessed lots have been assessed:  1105-1106, 15/14m frontage  1111-1112, 14/15m frontage | | |
| **Section** | **Assessment** | **Compliance** |
| **Front Setback**  4.5m to building facade line;  3.0m to articulation zone;  5.5m to garage line and 1m behind the building line | A minimum 4.5m front setback is proposed.  A minimum 3.28m articulation zone is proposed.  Garages are a minimum 5.5m and 1m behind front building line. | Yes |
| **Side Setbacks**  Detached Boundary 0.9m. | Minimum 900mm detached boundary proposed. | Yes |
| **Corner lots secondary street setback**  (minimum) 2.0m | On lots 1106 and 1111 a minimum 2.53m articulation and 3.1m to wall of dwelling is proposed to the secondary street. | Yes |
| **Rear Setback**  4m (ground level) and 6m (upper levels)  Note - *4.2.4 Side and rear setbacks*  *11. For corner lots ≥ 15m lot width with shallow depths (i.e. approximately square corner lots) the rear setback can be varied to be consistent with the side setbacks in tables 4.4 and 4.5 provided the minimum private open space and solar access requirements to the proposed and adjoining properties are met.* | Dwellings proposed on Lots 1106 and 1111 are orientated to Road No.2 and are attached on their rear setback.  Lots 1105 and 1112, orientated to Roads 3 and 6, propose 1.5-4m ground floor and 6m upper floor rear setback; minimum private open space and solar access requirements to the proposed and adjoining properties are met. | Yes |
| **Building Height, Massing and Siting**  2 storeys maximum (3rd storey subject to clause 4.2.5 (1)) | A maximum of two storey is proposed. | Yes |
| **Site Coverage**  Lot ≤375sqm, upper level no more than 40% of lot area. | Lots 1105, 1106, 1111 and 1112 propose no more than 40% upper floor site coverage. | Yes |
| **Soft Landscaped Area**  Minimum 25% of allotment area | 1105-1106 and 1111-1112 provide a minimum 27% landscaped area. | Yes |
| **Principal Private Open Space (PPOS)**  Minimum 20m² with minimum dimension of 4.0m.  50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between  9am and 3pm at the winter solstice (21 June) | All dwellings provide a minimum 20m2 of principal private open space.  The majority of the subject site and at least 50% of adjoining (future) PPOS receives 3 hr of solar access. | Yes |
| **Garages and Car Parking**  Where front accessed, single width garages only.  Max. carport and garage door width not to exceed 3m (single) or 6m (double)  3 bedroom or more dwellings will provide at least 2 car spaces. | Single garages are proposed.  Garage door widths do not exceed 3m.  A garage and stack parking space are proposed for each dwelling. | Yes |

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| **Table 4-8 Key Controls for Secondary Dwellings and Studio Dwellings**  The following lots have been assessed:  2079, 2080 and 2089. | | |
| **Section** | **Assessment** | **Compliance** |
| *On-site car parking -* One additional dedicated on-site car parking space. Car parking space to be located behind building facade line of principal dwelling. Car parking space not to be in a stacked configuration.  *Principal Private open space -* Balcony accessed directly off living space having minimum size of 8.0m² with minimum dimension of 2m.  *Subdivision* - Strata title subdivision only from the principal dwelling on the land  *Access* - Access to be separate from the principal dwelling and is to front a public street, lane, or shared private access way  *Services and facilities* - Provision for separate services, such as mail delivery and waste collection, and an on-site garbage storage area so that bins are not visible from public street or laneway. To be located on a street address that is able to be accessed by garbage collection and mail delivery services. May be serviced from the front residential street via the principal dwelling lot. | A single garage is proposed below each studio.  Each studio proposes a balcony accessed directly off living space, 8.0m² with minimum 2m dimension.  Subdivision is not proposed.  Each studio has separate laneway access.  Separate services such as waste collection annotated on plan. | Yes |

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| **Schedule 6 Lowes Creek Marylands** | | |
| **Section** | **Assessment** | **Compliance** |
| **2.3 Road Networks**  1. The design and construction of streets must be consistent with the relevant typical sections in Figures 2-15 – 2-17 and Council’s Engineering Specifications.  2. Collector roads, bus capable roads and heavy vehicle access streets (see Figure 2-14 above) must be designed in accordance with Figure 2-15 below. | The proposed roads are consistent with the Collector Road section and provides a 3.5m travel lane both directions.  **(Collector) Road No. 1** – 21m road reserve with the following measurements:   * 4.9m pathway/verge (0.5/2.5/1.9) * 11.2m carriageway (2.1/7/2.1) * 4.9m pathway/verge (0.5/2.5/1.9) | Yes |
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| **2.4 Public Transport, Pedestrian and Cycle Networks**  1. Specific roads identified in Figure 2-12 must have the capability to accommodate bus services as part of future local bus routes.  2. Key pedestrian and cycle routes are to be generally provided in accordance with Figure 2- 13.  3. The design of footpaths and off-road cycle lanes must be consistent with road sections provided in Section 2.3. | Bus capable roads are not located in the subject site; however, the collector road provides a 3.5m travel lane both directions.  A 2.5m off road shared path and riparian path are proposed as per the Pedestrian and cycle network.  A bridge will be provided when the remaining land is developed as per the ILP.  Local street footpath – 1.2m. A 1.2m wide footpath is proposed on at least one side of each local road.  Collector Road shared path – 2.5m. A 2.5m wide shared path is proposed along the north-south collector Rd No.1. |  |
| **2.5 Open Space and Recreation Network**  5. The open space and recreation network for the Precinct must be delivered generally in accordance with Figure 2-18.  6. The minimum provision of open space facilities must be consistent with the Lowes Creek Maryland Precinct Section 7.11 Contributions Plan - Local Park (P20) 9,344m2  7. The following must be taken into consideration in the location of local parks:  a. parks must be located generally in accordance with the Indicative Layout Plan (refer to Figure 2-1);  b. parks are to be generally located within 800m of all residential development;  c. parks are to be located and designed to retain existing vegetation and where possible, be integrated with the environmental conservation land located within the riparian corridor network;  d. where possible, parks should have a frontage with the road network on all sides;  e. dwellings must be oriented towards parks to achieve passive surveillance; and  f. parks must be accessible and linked through pedestrian and/or cycle networks.  8. The following principles must be taken into consideration in the detailed design of playing fields, local parks and other passive open space areas:  a. the need for a range of play spaces and opportunities to cater for a variety of ages and abilities, considering universal design principles;  b. the provision of adequate parking, lighting and waste management facilities commensurate with the scale, role and function of the open space being provided;  c. the inclusion of interpretative signage detailing local history, Aboriginal cultural values, and environmental education themes; and  d. the provision of amenities such as seating and shade structures, drinking fountains, street lighting, street information signs and planted areas.  9. Riparian corridors must provide opportunities for pedestrian paths, cycleways or fitness trails in a manner that maintains the environmental significance of these areas.  10. A Public Domain and Landscape Plan must be submitted. The Plan is to provide details relevant to the particular public open space being provided.  11. The selection of landscape species for public open space areas are to consider bushfire risk and consist of a species locally indigenous to the Cumberland Plain. Alternative plant species may be appropriate where identified provenance on Maryland Estate over time can be established to reflect or interpret the area’s heritage character. Retention of existing trees in public parks are to be retained wherever possible. | A public park is proposed in accordance with Figure 2-18.  A 9,344m2 local park is proposed.  - Park is located generally in accordance with the Indicative Layout Plan.  - Location of P20 is within 370m of all proposed residential lots.  - Location of proposed park is currently grassed grazing land.  - Park has road frontage on all sides.  - Blocks are orientated to ensure future dwellings will provide passive surveillance.  - P20 is linked to the pedestrian and cycle network located in the adjacent riparian corridor.  The application has been reviewed by Council’s Sport and Community Facilities Team who support the detailed design, subject to conditions of consent.  A range of spaces and opportunities are provided.  Street lighting and waste management is provided.  Proposal considered satisfactory.  Seating, shade structures, drinking fountains, street lighting, information signs and planted area are provided.  The riparian corridor provides pedestrian paths and furniture that maintains the environmental significance of this area.  A public domain and landscape plan has been submitted and reviewed by Council’s Sport and Community Facilities Team, Natural Resources Officer and Landscape Officer who raise no issue subject to conditions of consent.  No issue was raised to the public open space landscape species, or proposed tree removal, by Council’s Sport and Community Facilities Team, Natural Resources Officer and Landscape Officer subject to conditions of consent. |  |
| **2.6 Aboriginal Cultural Heritage**  1. An Aboriginal Cultural Heritage Assessment Report, prepared by a suitably qualified professional, must be submitted with subdivision development applications, on land that exhibits areas of high and medium archaeological potential. | The subject site contains two identified Aboriginal sites within the impact area. The application has been referred to Heritage NSW for comment and General Terms of Approval have been provided, including a requirement for a s.90 Aboriginal Heritage Impact Permit be issued prior to works commencing. | Yes |
| **2.7 Odour**  1. Any residential subdivision DA that falls within the odour affected area (2-3 ou) (refer to Figure 2-10) shall be accompanied by a Level 3 Odour Impact Assessment (using the dispersion modelling program CALPUFF) to verify the actual nuisance levels of odour generated.  2. Any land identified by the Level 3 Odour Impact Assessment as being within a nominated separation distance shall not be developed until either:  a. Council is satisfied the odour generating business ceases to operate, or b. mitigation measures are agreed by Council to lessen the impact of the odour on future properties. | The subject site is not affected by Figure 2-10.  It is considered the Greenlife Resource Recovery Facility adjoining the subject site is an odour source. Council staff have assessed the application, including an odour assessment, and consider the application is supportable from an odour perspective subject to a deferred commencement condition requiring either a termination of composting operations or a reduction of composting operations to a level that satisfies the NSW EPA criteria of 2 odour units.  The applicant agrees to the imposition of such a condition.  Further discussion is provided in the main body of the report. |  |
| **2.8 Noise**  1. Development must be designed to comply with Camden Council’s Environmental Noise Policy (2018).  2. An acoustic report is required to be submitted with any subdivision development application that will result in residential dwellings adjoining principal arterial (i.e. The Northern Road), sub-arterial, collector roads, and/or bus capable and heavy vehicle access roads (refer to Figure 2-12). | The submitted Acoustic Report has considered the relevant matters contained in Council’s Environmental Noise Policy.  An acoustic report was submitted with the application that recommended construction requirements to comply with the internal noise criteria. The report was reviewed by Council’s Environmental Health Specialist who accepted the acoustic report subject to recommended conditions. | Yes |
| **2.9 Biodiversity and Riparian**  1. A vegetation management plan (VMP) must be prepared and implemented for the Precinct at subdivision stage in accordance with the Guidelines for vegetation management plans on waterfront land.    2. Native vegetation must be retained within the environmental conservation areas located along riparian corridors.  3. All future development applications for controlled activities in, on or under waterfront land will be referred to the Natural Resources Access Regulator (NRAR) for consideration and recommendations for minimising potential harm to waterfront land. This includes all land within 40m of the highest bank of a river, lake or estuary.  4. Hollow bearing trees must be retained where possible to offer potential nesting spaces for local fauna. Where hollow bearing trees cannot be retained, hollows are to be extracted where possible or offset with a similar functioning nest box and be installed at an appropriate location within the riparian corridor.  5. Riparian offsets are permitted in certain cases:  a) to allow for the protection of remnant vegetation adjacent to riparian corridors as defined under the relevant NSW Water Guidelines for controlled activities, and  b) where rehabilitation of cleared areas adjoining riparian corridors and protected vegetation can occur to create a ‘smooth’ edge to the riparian zone.  6. Where development impacts upon fish habitat, a permit will be required under the Fisheries Management Act 1994.  7. The design of water quality treatment devices and any works that have the potential to affect fish habitat must consider the Department of Primary Industries (DPI) ‘Policy and guidelines for fish habitat conservation and management (update 2013)’.  8. Waterway crossings over the key fish habitat of Lowes Creek are to be constructed according to: ‘Why do fish need to cross the road? Fish Passage Requirements for Waterway Crossings (Fairfull and Witheridge 2003)’, in consultation with DPI Fisheries NSW.  9. Street tree planting is to incorporate species endemic to the Cumberland Plain where possible and appropriate. | The central portion of the larger site is identified as native vegetation. A Vegetation Management Plan was submitted with the application. The application was reviewed by Council’s Natural Resource Officer where it was recommended that the VMP be amended to replace Melaleuca decora with Melaleuca linariifolia. No further concerns were raised by Council’s Natural Resource Officer.  The application has been referred to Department of Planning and Environment – Water. No issue was raised, and General terms of approval have been provided and form a recommended condition of consent.  No hollow bearing trees are located on the site.  Not proposed.  The application was referred to Department of Primary Industries – Fisheries for comment and advice was provided noting a Controlled Activity Approval (which is a recommended condition of consent) will require consultation between Department of Primary Industries – Fisheries and Department of Primary Industries – Water.  A detailed landscape plan has been submitted with the DA and was reviewed by Council’s Tree and Landscape Officer, where no concerns were raised, subject to the imposition of recommended conditions. | Yes |
| **2.10 Bushfire**  1. Asset protection zones (APZs) for future subdivisions must be in accordance with the Rural Fire Service’s Planning for Bushfire Protection (2019) (PBP).  2. The design specifications set out in the New South Wales Rural Fire Service’s Planning for Bushfire Protection (2019) must be applied to future development, including the construction of access roads, the provision of water, electricity, and gas services, and special fire protection purpose development. | The subject site is located within bushfire prone land.  A bushfire assessment, with proposed asset protection zones, was submitted with the application.  The application was referred to the NSW Rural Fire Service for comment. No objections were raised to the proposal subject to General Terms of Approval being imposed as a condition of the consent.  Standard conditions will apply, requiring development within the site to be constructed in accordance with the recommendations in the Bushfire Report. | Yes |
| **2.11 Contamination and geotechnical constraints**  1. Site specific investigations are required for areas identified as AECs (refer to Figure 2-8) to confirm their presence, locations and appropriate remediation strategies prior to the subdivision of land.  2. Site specific investigations are required for areas identified as geotechnical constraints (refer to Figure 2-9) to determine appropriate engineering standards are met for residential structures. | The submitted Report on Detailed Site Investigation (Contamination) was reviewed by Council’s Environmental Health Specialist who raises no issue subject to recommended conditions of consent.  The site is not identified as geotechnically constrained. | Yes |