

Volume 2

**Site Specific Development
Control Plans**

Draft Part: 10

**Badgally Road,
Blairmount DCP**

10.1

Application

10.1 Application

This Part provides site specific development controls for the site shown in Figure 1.

All development is required to conform with the relevant requirements contained in this Part. In the event of any inconsistencies between this part and Volume 3 of the Campbelltown (Sustainable City) Development Control Plan 2015, this part shall prevail to the extent of the inconsistency.

Where this site specific DCP does not include specific development controls for a certain type of development, development controls under Volume 1 and Volume 3 shall be used. For example, development applications proposing a child care centre will be assessed under the relevant section of Volume 1.

10.1.1 Definitions

Refer to Volume 3 of the Campbelltown (Sustainability) Development Control Plan 2015 and those contained within the Campbelltown (Urban Areas) Local Environmental Plan 2002, for standard definitions relating to development.

10.1.2 Site

The subject site to which this DCP applies, is identified in **Figure 1**.

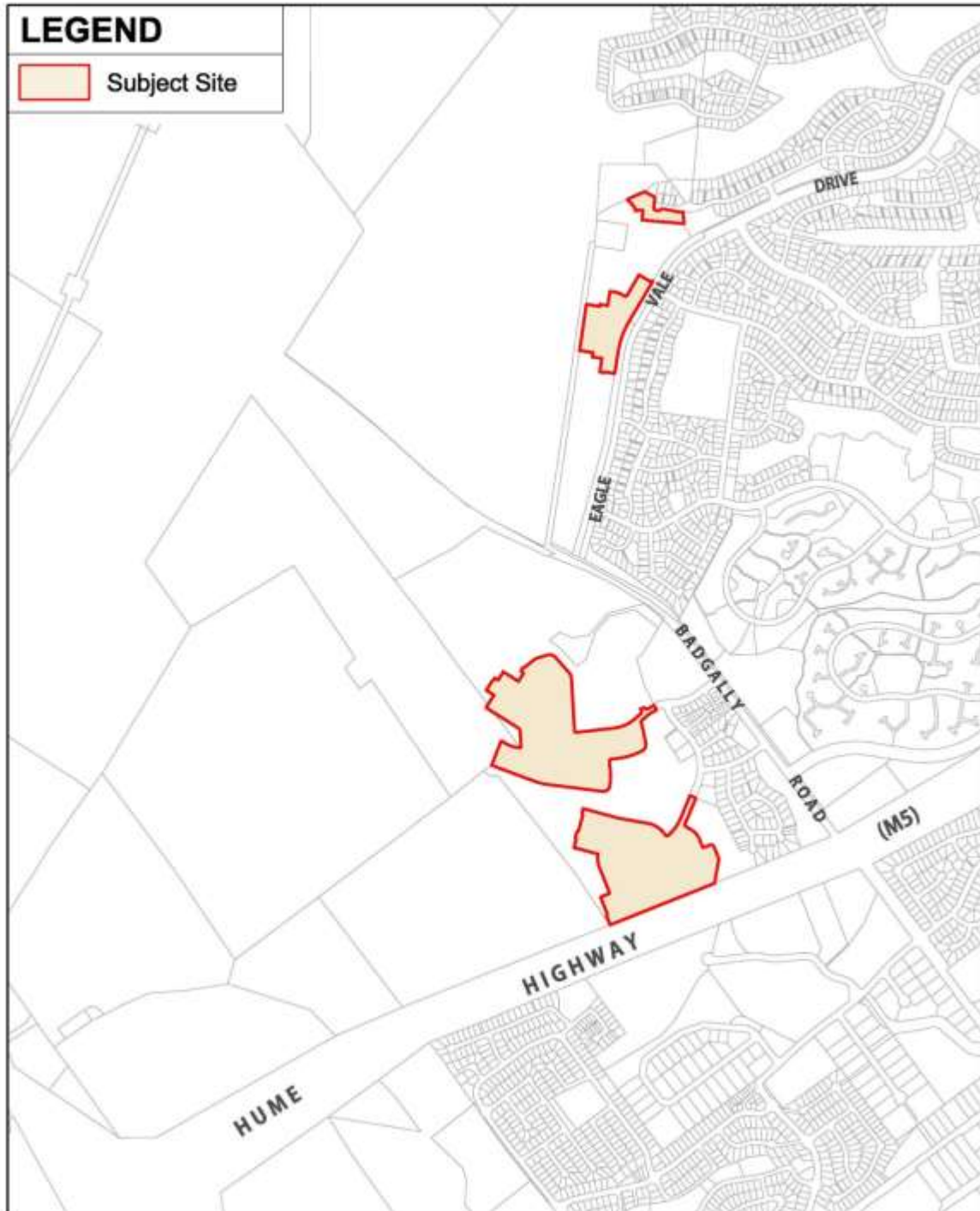


Figure 1: Land to which this DCP Applies

10.2

10.2.1 Subdivision

The subdivision pattern shall be in accordance with the subdivision layout that has been approved by Council under the following development applications.

DA 43/1981/A
DA 21/1982/DA-S/A
DA 2283/2014/DA-SW

No further subdivision of any allotments shall be permitted unless it complies with all the residential development controls that are provided under Volume 3, Part 2 of the Campbelltown (Sustainable City) DCP 2015.

10.2.2 Residential Development

Objectives

- Promote well-designed buildings that make a positive contribution to the streetscape and amenity of the neighbourhood.
- Ensure development responds to the natural and other positive features, and considers amenity, streetscape and energy efficiency at the outset.

The following Sections under Volume 3, Part 2 of the Campbelltown (Sustainable City) DCP 2015 shall apply.

- 2.2 *Building Form and Character*
- 2.3 *Car Parking and Assess*
- 2.4 *Acoustic and Visual Privacy*
- 2.5 *Solar Access & Energy Efficiency*

10.2.2.1 Dwelling Houses

Objectives:

- Encourage quality-designed dwelling houses that make a positive contribution to the streetscape and amenity of the neighbourhood.
- Provide definition of the public domain by ensuring development addresses the streets and open spaces.

Design Requirements:

- a) Dwellings shall comply with the controls provided in Table 10.1 and 10.2.

Table 10.1: Controls for detached (front-loaded) dwellings

Element	Control
Front setback (min)	4m to building facade line and 3m to articulation zone
Side setback (min)	0.9m
Rear Setback (min)	4m 6m second storey (except where the rear property boundary adjoins public open space, a riparian corridor or the Hume Highway, where the second storey setback can be reduced to 4m subject to achieving the required solar access controls)
Garage setback (min)	5.5m front-loaded garages
Corner lots secondary street setback (min)	2.0m
Building height, massing and siting	2 storeys maximum
Site coverage	Single storey dwelling: 60% Upper level no more than 40% of lot area
Soft landscaped area	Minimum 25% lot area.
Principal Private Open Space (PPOS)	Minimum 24m ² with minimum dimension of 4.0m. The PPO is to receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to 50% of the required area, including both the proposed development and neighbouring property.
Garages and car parking	Minimum one single garage.

Table 10.2: Controls for detached (rear-loaded) dwellings

Element	Control
Front setback (min)	3.5m to building facade line and 2.5m to articulation zone
Side setback (min)	0.9m
Garage setback (min)	0.5m to the rear boundary and 0.9m to the side boundary
Corner lots secondary street setback (min)	2m
Building height, massing and siting	2 storeys maximum
Site coverage	Upper level no more than 40% of lot area
Soft landscaped area	Minimum 15% lot area.
Principal Private Open Space (PPOS)	Minimum 16m ² with minimum dimension of 4m. The PPO is to receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to 50% of the required area, including both the proposed development and neighbouring property.
Garages and car parking	Minimum one single garage.

10.3.3.4 Other Forms of Residential Development

Controls for other forms of residential development contained in Volume 3, Part 2 of the Campbelltown (Sustainability) Development Control Plan 2015 shall apply.

Note: where minimum lot widths and building setbacks differ between this Part and Volume 3, Part 3 of the DCP, the minimum standards contained in this Part apply.