
Volume 1: Development Controls for All Types of Development

Important Note

A number of the provisions within this Plan require amendments to Campbelltown (Urban Area) Local Environmental Plan 2002. These provisions will not apply until such time as LEP 2002 has been amended. Sections or provisions of this Plan that do not apply are identified by the "###" markings.

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Part 1

Preliminary

1.1

Introduction

1.1 Introduction

1.1.1 Name of the Plan

This Plan is called Campbelltown (Sustainable City) Development Control Plan 2014 (the Plan).

1.1.2 Purpose of the Plan

The Plan has been prepared in accordance with Section 74 C of the Environmental Planning and Assessment Act 1979 (the Act) and Clause No 16 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). The purpose of the Plan is to provide more detailed provisions to supplement Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP 2002), Campbelltown Local Environmental Plan No. 112- Macquarie Field House, Local Environmental Plan No.1, Local Environmental Plan (District 8), Local Environmental Plan No. 32, and Interim Development Orders (IDOs) Nos. 13, 15 and 28.

Council (the consent authority) is required under Section 79C of the Act, to take into consideration the relevant provisions of the Plan in determining development applications on land located within the Campbelltown Local Government Area (LGA).

1.1.3 Land to which the Plan applies

Volume 1 of the Plan applies to all land within the Campbelltown LGA. ~~with the exception of Lot 2 DP 1065919 Glendower Street Gilead and land to which:~~

- ~~– Macarthur Gardens Draft DCP applies;~~
- ~~– The South West Growth Centres strategy (East Leppington) applies; and~~
- ~~– University of Western Sydney DCP 2008 applies~~
- ~~– Edmondson Park South Development Control Plan 2012–~~
- ~~– Edmonson Park South Growth DCP~~
- ~~– East Leppington DCP.~~

~~except if specifically referred to within each of the above masterplan and/or DCP.–~~

~~Certain areas within Campbelltown Local Government Area have their own site specific DCPs. Some of those site specific DCPs are included under Volume 2 of this Plan, while others are standalone DCPs.~~

~~Where there is an inconsistency between the provision of a site specific DCP and Volume 1 of the Plan (whether the site specific DCP is included under Volume 2 of the Plan or a standalone site specific DCP), the provisions under the site specific DCP shall prevail to the extent of the inconsistency.~~

~~Volume 2 of the Plan applies to certain lands as indicated by each site specific DCP listed under Volume 2.~~

~~Volume 3 of the Plan applies to all land within Campbelltown LGA.~~

1.1.4 The Consent Authority

~~Campbelltown City Council (Council) is the consent authority for local development within the LGA.~~

1.1.5 Development Assessment

The Environmental Planning and Assessment Act 1979 is the principal law regulating the assessment and determination of development proposals in NSW.

1.1.5.1 Development Types

The following is a summary of the development types under part 4 of the EP&A Act 1979:

Exempt development

Exempt development is incidental development that is of minimal environmental impact and may be carried out without the need to obtain development consent from Council. The type of development that is exempt from the need to obtain development consent is set out in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying development

Complying development is development that meets specific criteria set out mainly in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and other State environmental Planning Policies. To carry out a complying development, a complying development certificate must be obtained from Council or an accredited certifier. If the application is successful, the Council or Private Certifier will issue a certificate usually subject to conditions. The type of developments that are complying development are set out mainly in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Note:

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is available for view/download from the NSW legislation web site at:

www.legislation.nsw.gov.au

Local development

Local development is development that requires development consent from Council.

Integrated development

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals under other Acts such as Fisheries Management Act 1994, Heritage Act 1977, Mine Subsidence Compensation Act 1961, Mining Act 1992, National Parks and Wildlife Act 1974, Petroleum (Onshore) Act 1991, Protection of the Environment Operations Act 1997, Roads Act 1993, Rural Fires Act 1997 and Water Management Act 2000

Designated Development

Designated development is development that is declared to be designated development by an environmental planning instrument or the Environmental Planning and Assessment Regulation 2000, but does not include State significant development despite any such declaration.

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A list of developments and criteria which are classified as designated development can be found in Schedule 3 of the Environmental Planning and Assessment Regulation 2000. Examples include agricultural produce industries, aircraft facilities and coal mines.

1.1.6 Monitoring and Review of the Plan

Council is required to keep its LEPs and DCPs under regular and periodic review to ensure that these Plans:

- a) continue to be useful and relevant;
- b) can be judged as to their effectiveness;
- c) reflect an adequate and appropriate capacity for development; and
- d) provide for the appropriate protection of the environment and natural resources.

The Plan shall be reviewed every five (5) years or as considered necessary by Council.

1.1.7 Variation to Planning Controls and Standards within the Plan

Council may consider variations to the requirements of the Plan in certain circumstances. Requests for variations are required to be in writing and shall clearly demonstrate the reason(s) why the variation sought would not adversely impact on the environment or local amenity, would not erode the relevant standard and that compliance with the requirements of the Plan are unreasonable or unnecessary in the circumstances of the case. Council gives no assurance that it will permit any variation(s) to the requirements of the Plan. Variations will only be considered in exceptional circumstances.

Compliance with numerical provisions of the Plan does not guarantee the granting of development consent. Each application will be considered on its merits, having regard to the objectives in the Plan and matters for consideration under Section 79C of the Act.

1.1.8 Structure of the Plan

The Plan identifies objectives and design requirements for all aspects of development permissible with consent under Council's LEPs and IDOs. The Plan comprises the following:

Volume 1 : Development Controls for All Types of Development

- Part 1 Preliminary
- Part 2 Requirements Applying to all Types of Development
- Part 3 ~~Dwelling Houses, Narrow Lot Dwellings, Multi-Dwelling Houses~~
~~and Residential Subdivision~~ Residential and Ancillary Development on Urban Land
- Part 4 ~~Dwelling Houses, Rural Worker's Dwellings, Dual Occupancies~~
~~and Residential Subdivision~~ Residential and Ancillary Development on Non-Urban Land
- Part 5 Residential Apartment Buildings and Mixed-use Development
- Part 6 Commercial Development
- Part 7 Industrial Development

Part 8	Child Care Centres
Part 9	Public consultation
Part 10	Religious Establishments
Part 11	Vegetation Management and Wildlife Habitat
Part 12	Telecommunications Facilities
Part 13	Sex Industry Premises
	Schedule of Maps
	Appendices

Volume 2: Site Specific Development Control Plans

Part 1	One Minto DCP
Part 2	Glenfield Road Area DCP
Part 3	The Link Site DCP

~~Part 4—Bardia Sub-Precinct DCP *ENote: The Bardia Sub-Precinct DCP was repealed by Edmondson Park South Development Control Plan 2012.*~~

Volume 3 : Engineering Design for Development

1.1.9 Relationship to other Plans and Documents

- a) The provisions contained in the Plan are in addition to the provisions within SEPPs, REPs, LEPs and IDOs. In the event of any inconsistency between this Plan and SEPPs, REPs, LEPs and IDOs, the SEPPs, REPs, LEPs and IDOs will prevail. Where there is an inconsistency between the Plan and any other DCP to which this Plan applies (other than those DCPs ~~listed-refered to under~~ in section 1.1.3), the provisions of this Plan shall prevail.
- b) This Plan ~~repeals~~**amends**:
 - **Campbelltown (Sustainable City) Development Control Plan 2012 (that was effective from 03 July 2013).**

Advisory note: ~~In addition to the listed DCPs under Section 1.19 b) above,~~ The following DCPs were repealed as a result of the progression of the various stages of the Plan.

- Campbelltown (Sustainable City) Development Control Plan 2009 (that was effective from 24 June 2009);
- DCP No 82 - Religious Establishment;
- DCP No 96 - The Provision of Parenting Facilities;
- DCP No 107 - Siting of Communication Facilities (Telecommunication towers);
- DCP No 114 - Trees;
- DCP No 6 - Wedderburn;
- DCP - Sex Industry;

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- DCP No 122 - Restricted Premises;
 - DCP No 87 - Public Notification and Exhibition Policy;
 - DCP No 44 - (applies to Lot 2, DP 201351 Scenic Hills);
 - DCP No 49 - Rural Environmental Protection Subdivision and Dwelling Policy;
 - DCP No 47 - Amendment to Residential Development Policy - Attached Flats
 - *Campbelltown (Sustainable City) Development Control Plan (2005)*
 - *Campbelltown (Sustainable City) Development Control Plan 2007*
 - *DCP No 20 - Motor vehicle wreckers, metal recyclers, waste material depots and junk yards;*
 - *DCP No 23 - Ambarvale Local Centre;*
 - *DCP No 25 - Certain industrial land at Minto;*
 - *DCP No 26 - Eagle Vale Neighbourhood Centre;*
 - *DCP No 29 - Applies to land at the corner of Dumaresq Street and Hurley Street;*
 - *DCP No 33 - Glen Alpine Neighbourhood;*
 - *DCP No 46 - Motor Vehicle Smash Repair Policy;*
 - *DCP No 52 - Off Street Car Parking Code;*
 - *DCP No 57 - (Applies to certain industrial land at Minto);*
 - *DCP No 65 - St Helens Park Neighbourhood;*
 - *DCP No 68 - Macarthur Regional Centre;*
 - *DCP No 70 - Bulky Goods Retailing;*
 - *DCP No 79 - Residential Development Policy (Repealed on 31 August 2005);*
 - *DCP No 85 - Business and Comprehensive Centre Zones;*
 - *DCP No 88 - Identification of Land in Campbelltown Regional Centre For an Accommodation Style Hotel/Motel Development; and*
 - *DCP No 111 - Sidewalk Café Policy.*
- c) If a development application or an application under section 96 or 96AA of the Environmental Planning and Assessment Act 1979 to modify a development consent has been made before the effective date of the Plan in relation to land to which this Development Control Plan applies and the said application has not been finally determined before the commencement of this Development Control Plan, the application must be determined as if this Development Control Plan had not commenced.

1.1.10 How to use the Plan

The following steps provide a general guide to using the Plan. If you require any further information or assistance, please contact Council's Technical Support Officers on (02) 4645 4608.

Step 1

- Check the permissibility of the development under the relevant EPI(s);
- Determine the category of the development by referring to section 1.1.5 (development categories).
- If the proposed development is 'exempt development' refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. This document is available for view/download from NSW Legislation web site at www.legislation.nsw.gov.au
- If the development is 'complying development' refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- If the development is 'local development' proceed to Step 2.

Step 2

- Check whether Volume 2 contains the principle DCP that applies to your land.
- If Volume 2 applies, ensure that the development satisfies the objectives and design requirements of the relevant DCP under Volume 2 of the Plan.
- If Volume 2 does not apply, proceed to Step 3 below.

Step 3

- Read Part 2 (Requirements applying to all development) and refer to Section 2.1 (Table 2.1 - Thresholds) to determine which sections are relevant to the development.

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Step 4

- Read the relevant part of the Plan that applies to the development.
- Ensure that the development satisfies the objectives and design requirements of each relevant section.
- Ensure that all relevant action/management plans are prepared in accordance with the specifications within the appendix and Volume 3.

Important Note:

- **For definitions of terms used throughout the Plan, refer to Section 1.4 Definitions of Volume 1 .**
- For acronyms and abbreviations used throughout the Plan refer to Section 1.5 Acronyms of Volume 1.
- All development proposals must comply with the relevant requirements of the Building Code of Australia.

1.2 Aims of the Plan

1.2

Aims of the Plan

The aims of the Plan are to:

- Ensure that the aims and objectives of any relevant EPI including Campbelltown's LEPs and IDOs are complemented by the Plan;
- Ensure that the principles of ecological sustainability are incorporated into the design, construction and ongoing operation of development;
- Facilitate innovative development of high quality design and construction in the City of Campbelltown;
- Ensure that new development maintains or enhances the character and quality of the natural and built environment;
- Ensure that new development takes place on land that is capable of supporting the proposed development;
- Encourage the creation of safe, secure and liveable environments;
- Ensure that new development minimises the consumption of energy and other finite resources, to conserve environmental assets and to reduce greenhouse gas emissions; and
- Provide for the design requirements for a variety of housing within the City of Campbelltown.

1.3 Campbelltown 2025 and the Plan

Council has adopted *Campbelltown 2025 - Looking Forward*, an overarching town planning strategy that informs all Council planning policies. *Campbelltown 2025 - Looking Forward* aims to guide the planning decisions within the City to ensure that sustainable planning outcomes can be achieved.

Campbelltown 2025 Looking Forward contains a "vision" for the City, along with six (6) strategic directions to facilitate realisation of the vision. The Plan has been developed to be consistent with and add value to the strategic directions:

- a) Growing the Regional Centre.
- b) Building a distinctive Campbelltown sense of place.
- c) Protecting and enhancing the City's environmental assets.
- d) Getting around the City.
- e) Building and maintaining quality public infrastructure.
- f) Creating education, employment and entrepreneurial activities.



1.4

Campbelltown 2025 and the Plan

1.3.1 The Vision

In 2025 we will live in a safe, prosperous, just, and proud community that enjoys a healthy lifestyle and access to high quality amenities.

We are proud to celebrate our diverse culture, creativity, and spirit at home with our families and at the places where and at the times when we come together as a community.

Prosperity and wellbeing stems from a diverse economy, where the skills of our workforce adapt to changes in emerging technology and markets. New enterprises are committed to the principles of cleaner production and environmental efficiency.

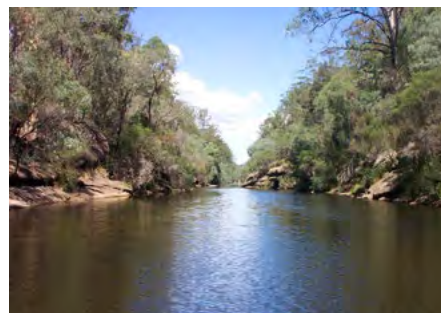


There is an emphasis on self-containment and sustainable community living. More than 50% of the people who live in Campbelltown City who are employed, work in Campbelltown. Business centres are a focus for community amenity and interaction, not just shopping centres. This has been assisted by the integration of in-centre living opportunities within the centres, as part of vibrant mixed use developments.

We move around our City and region in safe and environmentally sustainable ways, promoting public transport as the primary means of mobility. Integrated land use, development and transport planning minimises travel times and promotes more convenient access to amenities and employment areas.

The City has grown to be the 'hub' of the Greater South Western Sydney Region, where access to high level retail, commercial, education, health, community, recreation and cultural amenities is assured. This has been a major conduit for employment development, as has been the University of Western Sydney, the TAFE and the Campbelltown Hospital.

Campbelltown is renowned for its 'leading edge' built environmental character, setting it apart from other metropolitan localities. This is reinforced by a distinctive landscape quality incorporated into the design and treatment of urban environments including the preservation of indigenous vegetation and other natural landscape features. Our cultural heritage, indigenous and non-indigenous, is respected.



The bushland, the Scenic Hills, rural landscape settings, the rivers, and our unique flora and fauna have been protected in recognition of the valuable contribution they make to our quality of life, and the City's identity.

Scarce natural resources - water, soil and clean air, are now appropriately valued, and we use them wisely in the interests of future generations.

The City has achieved much and prospered. We have maintained our natural environmental qualities, yet built a contemporary and striking City image that is renowned across Sydney. New economic development opportunities have been secured and our community spirit and culture flourishes. The City of Campbelltown looks forward to a sustainable future.

1.4 Definitions

1.4

Definitions

Adaptable dwelling means a dwelling that is designed to be able to be adapted to accommodate, or is intended to be used permanently for seniors or people with a disability.

Adjoining land means:

- land that is adjacent to an allotment not in the same ownership; or
- land that is directly opposite another allotment; or
- land that is separated from another allotment only by a road, pathway, driveway, battle-axe handle, or the like.

Amenity means those qualities and characteristics of a site and its neighbouring area that contribute to the comfort and pleasantness of the local environment.

Asset protection zone means a buffer between development and bushfire hazards.

Average Recurrence Interval (ARI) means the average period between the recurrence of a storm event of a given rainfall intensity.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

Battle-axe allotment means an allotment that does not have direct frontage to a public road other than via a driveway (handle).

Brothel means a premises used for the purposes of prostitution, whether or not by only one prostitute.

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Building line means the line of a proposed external wall or roof edge (where there is no wall) of a building (other than a wall or roof of any building element for articulation purposes), or the outside face of any existing or proposed ancillary development, closest to a boundary of a lot.

Building Sustainability Index (BASIX) means a web-based planning tool designed to assess the potential performance of new development against a range of sustainability indices including landscape, stormwater, water, thermal comfort and energy.

Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance) means a guide for the conservation and management of places of cultural significance and is based on the knowledge and experience of Australian ICOMOS members (ICOMOS – International Council on Monuments and Sites).

Bushfire prone land means land which has been identified as bushfire prone land on the Campbelltown Bushfire Prone Lands Map as certified by the Commissioner of the NSW Rural Fire Service.

~~Commercial Vehicle Type 1 means any vehicle that has a gross vehicle mass (GVM) not~~

1.4 Definitions

~~greater than 15 tonnes or a length not greater than 9.0 metres, excluding:~~

- ~~i) vehicles that can be operated under a NSW Class C licence or equivalent; and~~
- ~~ii) prime movers.~~

~~Commercial Vehicle Type 2 means any vehicle that:~~

- ~~i) has a gross vehicle mass (GVM) greater than 15 tonnes; or~~
- ~~ii) a length greater than 9.0 metres; or~~
- ~~iii) a prime mover.~~

Communal open space means the open space/landscaped area of a development used or intended for use for recreation and relaxation purposes by residents or occupants and that is under the control of an owner corporation or similar organisation, which is not for the exclusive use of individual residents or occupants of any single dwelling. It does not include driveways, visitor parking spaces or private open space.

Conventional allotment means the creation of a Torrens Title allotment in which no dwellings are proposed as part of the development application.

Conservation management plan means a document prepared in accordance with the requirements of the NSW Heritage Office which establishes the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

Council Strategic Planning Document (CSPD) means any LEP, DCP, S94 Development Contribution Plan, S94A Development Contribution Plan, Planning Agreement and POM, prepared by, or on behalf of Council.

Crown means the portion of the tree consisting of branches and leaves and any part of the trunk which branches arise.

Crown maintenance pruning means pruning that does not reduce the volume of the crown and retains the structure and size of the tree. It comprises deadwooding, crown thinning, and formative pruning.

Crown modification pruning means pruning that changes the form and habit of the tree.

Crown thinning means selective removal of small branches (less than 40 mm in circumference) that does not alter the overall size of the tree by more than 5%.

Dangerous tree means a tree that imposes a threat to a property or humans and/or:

- has a substantial stem damage (e.g. more than 50 percent cross-section area stem damage);
- is in extreme declining health or unstable (e.g. more than 50 percent lateral roots damaged/unsound);
- has large dead limbs; and/or
- has a split trunk.

Dead tree means a tree that is no longer capable of performing any of the following processes:

- Photosynthesis via its foliage crown (as indicated by the presence of

moist, green or other coloured leaves);

- Osmosis (the ability of the roots system to take up water);
- Turgidity (the ability of the plant to hold moisture in its cells);
- Epicormic shoots (the production of new shoots as a response to stress, generated from buds under the bark or from a lignotuber – at ground or underground stem).

Deadwooding means the removal of dead branches.

Deep soil planting means the area of land within the site that has at least 3 metres of soil directly below the whole surface of it.

Domestic outbuilding means a building or structure used for purposes ancillary to the main dwelling(s) on an allotment and includes awnings, pergolas, gazebos, garden sheds, garages, carports and the like, but does not include a swimming pool or a dwelling.

Dormer means a gabled extension built out from a sloping roof to accommodate a vertical window.

Dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

Dwelling house means a building containing one dwelling and any subordinate structure such as a garden-flat secondary dwelling but excludes a domestic outbuilding.

Dying Tree means a tree that has declined to a point that no remedial action will prevent death.

Ecologically Sustainable Development (ESD) means a development that conserves and enhances the community's resources so ecological processes are maintained and the total quality of life, now and in the future, can be increased.

Environmental planning instrument (EPI) means an environmental planning instrument (including a SEPP or LEP or IDO but not including a DCP) made, or taken to have been made, under the Environmental Planning & Assessment Act 1979 and is in force.

Environmental weed means a plant that adversely affects the integrity, conservation status, habitat characteristics and aesthetic values of natural eco-systems (including native and exotic species).

Flood Planning Level is the 100 year Average Recurrence Interval flood level plus freeboard in accordance with Table 4.1 of Volume 3 Engineering Design for Development.

Floor Space Ratio (FSR) means the ratio of the building gross floor area to the site total area (refer to definition of gross floor area below).

Flowpath means the overland route taken by any concentration of, or significant sheet flow of stormwater on its way to any drain or stormwater system, creek, river or flood plain in a storm.

Formative Pruning means pruning of young and establishing trees with the general aims of directing plant growth and/or developing a sound structure.

Freeboard means a factor of safety used in relation to the setting of floor levels. It makes allowance for wave action, localised hydraulic behaviour and system blockages.

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~~**Garden flat** means an attached or detached dwelling subordinate to the existing principal dwelling on the same allotment of land.~~

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- i) the area of a mezzanine; and
- ii) habitable rooms in a basement or an attic; and
- iii) any shop, auditorium, cinema, and the like, in a basement or attic;

but excludes:

- i) any area for common vertical circulation, such as lifts and stairs, and
- ii) any basement:
 - storage, and
 - vehicular access, loading areas, garbage and services, and
- iii) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- iv) car parking to meet any requirements of the consent authority (including access to that car parking), and
- v) any space used for the loading or unloading of goods (including access to it), and
- vi) terraces and balconies with outer walls less than 1.4 metres high, and
- vii) voids above a floor at the level of a storey or storey above.

Ground level (existing) means the existing level of a site at any point.

Ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or which is exempt development.

Ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

Habitable room means a room used for normal domestic activities and includes a bedroom, living room, lounge room, music room, television room, rumpus room, sewing room, study, play room, family room, sunroom and the like. It excludes a garage, bathroom, laundry, water closet, pantry, walk in wardrobe, lobby, clothes drying room, and other spaces of a specialised nature that are not occupied frequently or for extended periods.

Injury and wilful destruction of vegetation means damage to vegetation and includes:

- Lopping and topping;
- Poisoning;
- Cutting, tearing, snapping and breaking of branches and roots that is not carried out in accordance with acceptable agricultural practices or is

done for invalid reasons such as vandalism;

- Ring barking, scarring the bark when operating machinery, fixing objects (eg. signs) by nails, staples or wire, using tree climbing spikes in healthy trees or fastening materials that circle and significantly restrict the normal vascular function of the trunk or branches or making a blaze on a tree as a marker point;
- Damaging the vegetation's root zone by compaction or excavation, stripping of top soils, burial, or the alteration of natural ground level or the water table which causes damage to the vegetation or any part of the vegetation.
- 'Under scrubbing', unless carried out by hand tools.

Lop or Lopping means cutting between branch unions or at internodes on growing vegetation with the final cut leaving a stub.

Mixed-use development means a development that contains a mixture of retail and/or commercial and residential uses.

Multi dwellings means development involving the erection of two or more dwellings on a site, each with separate principal access from the ground level, but does not include ~~garden flats~~ **secondary dwellings**, narrow lot dwellings, or residential apartment buildings.

Narrow lot dwellings means a single dwelling on an allotment having an average width less than or equal to 7.7 metres where such an allotment was in existence before the gazettal of LEP 2002 (22 February 2002); but does not include multi dwellings, or residential apartment buildings.

Native vegetation means any of the following types of indigenous vegetation:

- trees (including any sapling or shrub, or any scrub),
- understorey plants,
- groundcover (being any type of herbaceous vegetation),
- plants occurring in a wetland.

Vegetation is indigenous if it is of a species of vegetation, or if it comprises species of vegetation, that existed in the State before European settlement.

Non-urban land means any rural, or environmental protection zoned land under LEP 2002 and any land under IDOs 13,15 and 28, LEPs 1, 32 and District 8.

Noxious weed means a weed declared by an order under the Noxious Weeds Act 1993.

On-site service facilities means facilities that are required for the purposes providing electricity, sewerage, communication and the like. This includes aerials, satellite dishes cable broadband and other service media.

Other Vegetation means any plant life not defined by this Part as a tree and includes any sapling, shrub, scrub, understorey plants, ground cover (being any type of herbaceous vegetation) and plants occurring in a wetland that:

- Provides habitat or likely habitat for threatened species, populations and endangered ecological communities as defined within the Threatened Species

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Conservation Act; or

- Is located within a riparian zone or within 40 metres of the top bank of a creek, river, watercourse, wetland, stream or other aquatic habitat;
- Is located within a wildlife corridor as delineated within Council's Biodiversity Strategy;
- Is located within Koala habitat as delineated within Council's draft Koala Plan of Management; is located on land owned by Council or under its care, control and management; and
- Forms part of native vegetation.

Owner means:

- The person or persons listed on Council's rates file to be the owner of the land at the date of notification; or
- The owners corporation in the case of land that is within a strata scheme under the Strata Titles Act, 1973, or a Leasehold strata scheme under the Strata Titles (Leasehold) Act, 1986; or
- The Association in the case of land that is a community precinct or neighbourhood parcel within the meaning of the Community Land Development Act, 1989.

Parenting Facility means a room which is equipped with facilities for feeding (including breast feeding) and caring of babies/infants.

Place of Aboriginal heritage significance means a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people.

Primary street means the area between the front elevation of the building/structure and the road to which it is orientated.

Private open space means ~~open space/landscaped area for the exclusive use of occupants of a dwelling which directly adjoins the living areas.~~ an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

Prostitution means the provision of a sexual act or sexual service in return for payment or reward.

Pruning means any pruning that is not crown maintenance pruning and include Crown Modification Pruning as defined by AS 4373-(as amended).

Public consultation means the public exhibition and/or public notification of CSPDs or development applications.

Public domain means an area that is adjacent to the development site, which is under the care, control and/or ownership of a public authority.

Public exhibition means a formal public showing of information (whether by electronic means or displays of hard copies) that is in Council's opinion relevant to a draft Council Strategic Planning Document or a development application for a period of time and manner as prescribed under relevant sections of Part 9 of the Plan and any other relevant planning legislation.

Public notification means notifying property owners in writing of Councils Strategic Planning Documents and development applications.

Public submission means a letter, petition, email, fax or similar written representation received from individuals or groups of people regarding Councils Strategic Planning Documents or development applications.

Religious establishment means a building or place used primarily for the purpose of religious worship, instruction or training, whether or not it is also used for ancillary purposes such as counselling, recreation or social events, and includes any building or place formerly described or granted consent as a place of public worship.

Remove, Removal and Cutting Down means to dismantle vegetation for example by chainsaw, or to separate the vegetation from the ground where it is growing or dislodging it with earth-moving equipment in order to kill the vegetation, including its branches, foliage, trunk, stump and root system will not regrow. This includes the poisoning of the stump and/or roots and/or taking away, or grinding or burning out of its remains to prevent growth.

Residential apartment building means a *residential flat building* as defined under *Campbelltown (Urban Area) Local Environmental Plan 2002*.

Restricted premises means a building or place, other than a newsagency or pharmacy, where:

- i) publications classified Category 1 restricted, Category 2 restricted or RC under the Classification (Publications, Films and Computer Games) Act 1995 of the Commonwealth are exposed, exhibited, displayed or sold or otherwise made accessible or available to the public, or
- ii) a business is conducted to which section 578E (Offences relating to advertising or displaying products associated with sexual behaviour) of the Crimes Act 1900 applies, or
- iii) a business is conducted, an object of which is the display or exhibition of any article that is primarily concerned with, or is used or intended to be used in connection with, sexual behaviour, but which is not printed matter.

Retail premises means a building or place used for the purpose of selling items by retail, or for hiring or displaying items for the purpose of selling them by retail or hiring them out, whether the items are goods or materials (or whether also sold by wholesale).

Rural dwelling house means a dwelling house within non-urban lands.

Rural dual occupancy means a rural dual occupancy (attached) or a rural dual occupancy (detached) within non-urban land.

Rural dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Rural dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Rural worker's dwelling means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or

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Definitions

a rural industry on that land.

Secondary dwelling means a self-contained dwelling that:

- i) is established in conjunction with another dwelling (the principal dwelling), and
- ii) is on the same lot of land as the principal dwelling, and
- iii) is located within, or is attached to, or is separate from, the principal dwelling.

Secondary street means the area between the side and/or rear elevation/s of the building/structure and any additional road/s to which it adjoins.

Sex industry premises means any brothel, restricted premises or sex-on-premises establishment.

Sex-on-premises establishment means any premises that gain income from entrance or membership fees (or both) for the use of booths or any other area on the premises designated for casual sex between patrons, but does not include a brothel.

Site analysis means a plan that identifies development opportunities and constraints offered and imposed by the site, the potential impact of proposed development on surrounding sites, and the setting of the site to assist in understanding how future development will relate to each other and to their locality.

Solar collectors means any building element or appliance specifically designed to capture or collect the sun's rays for the benefit of the occupants {e.g. windows including clerestory (or highlight) windows, solar hot water collector panels, photovoltaic (solar-electricity) cells/panels and the like}.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- i) a space that contains only a lift shaft, stairway or meter room, or
- ii) mezzanine, or
- iii) basement, or
- iv) an attic.

Suitably qualified person means a person who through suitable education and or experience, accreditation (trade or professional) and knowledge may be reasonably relied upon by Council to provide advice within an area of expertise related to the relevant task.

Telecommunications facility means:

- i) any part of the infrastructure of a telecommunications network, or
- ii) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
- iii) any other thing used in or in connection with a telecommunications network.

Telecommunications network means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided or unguided electromagnetic energy, or both.

Treatment train means a sequential series of treatment processes that are designed to improve stormwater quality from its source to the point where it is released to a natural watercourse.

Threatened species, population or ecological community means a species, population or ecological community that is listed under the NSW Threatened Species Conservation Act 1995, Fisheries Management Act 1994 or the Commonwealth Environment Protection Biodiversity Conservation Act 1999.

Tree means a perennial plant with at least one self supporting stem which,

- i) has a height of more than three (3) metres, or
- ii) has an outside circumference of at least 500mm at ground level; or
- iii) has a branch and foliage crown spread of at least 4 metres.

Urban Land means all land under:

- i) LEP 2002 except any rural, or environmental protection zoned land under LEP 2002; and
- ii) Campbelltown Local Environmental Plan No. 112- Macquarie Field House.

Vegetation means a tree or other vegetation.

Virgin Excavated Natural Material (VENM) means material (such as clay, gravel, sand, soil, and rock) that does not contain any other type of waste and which has been excavated from areas of land that are not contaminated with human-made chemicals as a result of industrial, commercial, mining or agricultural activities and which do not contain sulphuric ores or soils.

Watercourse means:

- i) any river, creek, stream or brook (whether natural or artificial) in which water flows ;
- ii) any collection of water (including a reservoir) into, through or out of which any thing coming within paragraph (i) flows; and
- iii) includes the bed and banks of any thing referred to in paragraph (i) or (ii) .

For the purposes of this definition

- i) a flow or collection of water comes within that definition even though it is only intermittent or occasional;
- ii) a river, creek, stream or brook includes a conduit that wholly or partially diverts it from its natural course and forms part of the river, creek, stream or brook; and
- iii) it is immaterial that a river, creek, stream or brook or a natural collection of water may have been artificially improved or altered.

Waste Management Plan (WMP) means a plan demonstrating the details of how waste will be managed during the demolition, construction and ongoing operations of a development.

Water Sensitive Urban Design (WSUD) seeks to ensure that development is carefully designed, constructed and maintained so as to minimise impacts on the natural water

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Definitions

cycle. This can be achieved through a design approach that strives to maintain or replicate the natural watercycle through an incremental, “treatment train” approach, one that optimises the use of rainwater on site while minimising the amount of water transported from the catchment.

Wheel Out-Wheel Back means a service involving Council’s domestic waste collection contractor entering a property, collecting and emptying the 240 litre waste bins from storage areas and returning the bins to the bin storage area from where they were collected.

Zone of influence means the area likely to be influenced by building loads, and is a factor of the structure of the ground on which the building is to be located.

1.5. Acronyms

1.5

Acronyms

###	Provisions of this Plan that do not apply to the extent of an inconsistency between this Plan and an EPI.
APZ	Asset Protection Zone
ARI	Average Recurrence Interval
BASIX	Building Sustainability Index
BCA	Building Code of Australia
CSPD	Council Strategic Planning Document
CPTED	Crime Prevention Through Environmental Design
DA	Development Application
DCP	Development Control Plan
E&CDC	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
ESD	Ecologically Sustainable Development
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Reg	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
FSR	Floor Space Ratio
GFA	Gross Floor Area
IDO	Interim Development Order
LEP	Local Environmental Plan
LG Act	Local Government Act 1993
LGA	Local Government Area
OEH	Office of Environment and Heritage
PoM	Plan of Management
REP	Regional Environmental Plan
RFDC	Residential Flat Design Code
RMS	Roads and Maritime Services (previously RTA)
SEPP	State Environmental Planning Policy
Sqm	Square metre
WMP	Waste Management Plan

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Acronyms

VENM	Virgin Excavated Natural Material
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Part 2

Requirements Applying to all Types of Development

2.1

Application

2.1 Application

This Part contains general design requirements for development.

All development is required to conform to all relevant requirements contained in this Part. Table 2.1 below demonstrates which sections are relevant to the development having regard to the possible environmental impacts of the development by listing thresholds for each section. The table asks specific questions about the development and where the answer to a question is "Yes", the development shall consider the nominated section of the Plan.

Table 2.1 Thresholds

Section	Question	Threshold
Site Analysis	Will the development involve the construction of a building or the Torrens title subdivision of land?	If yes, refer to 2.2
Views and Vistas	Will the development involve the construction of a building or the Torrens title subdivision of land?	If yes, refer to 2.3
Sustainable Building Design	Will the development involve the construction of a building?	If yes, refer to 2.4
Landscaping	Will the development involve the construction of a building or the Torrens title subdivision of land?	If yes, refer to 2.5
Weed Management	Is the site occupied by any noxious weeds (as listed in Appendix 3)? Will the development involve the construction of a building within non-urban land?	If yes, refer to 2.6
Erosion and Sediment Control	Will the development involve: a) Disturbance of soil on the site? b) Any potential for the disturbance of soil on the site?	If yes, refer to 2.7 and Vol 3
Cut and Fill	Will the development involve: a) Any excavation of the site? b) Any filling of the site? Is the proposed development below or at flood planning level?	If yes, refer to 2.8 and Vol 3
Fill and Floor Levels	Will the development involve the construction of a building?	If yes, refer to 2.8 and Vol 3
Demolition	Will the development involve any demolition?	If yes, refer to 2.9

2.1

Application

Section	Question	Threshold
Water Cycle Management	Will the development involve any of the following: a) A site that is below the flood planning level? b) A site that is within 40 metres of a water course? c) drains directly to a water course? d) is inundated by the predicted 100 year ARI event; or e) Work that is of a large residential scale (> 2000sqm site area) or any new commercial/ industrial building?	If yes, refer to 2.10 and Vol 3
Stormwater	Will the development involve the construction of a building or the Torrens title subdivision of land?	If yes, refer to 2.10 and Vol 3
Water Demand Management	Will the development involve the construction of a building or the Torrens title subdivision of land?	If yes, refer to 2.10
Indigenous Heritage	Will the development involve the construction of a building, the Torrens title subdivision of land or carrying out of works within an area that may be subject to indigenous heritage?	If yes, refer to 2.11
Non Indigenous Heritage	Will the development involve: a) A site occupied by a heritage item? b) A site located near a heritage item? c) A site located within a heritage conservation area?	If yes, refer to 2.11
Fencing and Retaining Walls	Will the development involve: a) The construction or installation of new fence or retaining wall? b) The renovation of existing fence or retaining wall?	If yes, refer to 2.12 and Vol 3
Security	Will the development involve the construction of a building?	If yes, refer to 2.13 and Vol 3
Risk Management - Contaminated Land	Will the development involve: a) Land that has the potential to be contaminated? b) Land that has been identified as being contaminated?	If yes, refer to 2.14

2.1

Application

Section	Question	Threshold
Risk Management - Salinity	Will the development involve the construction of a building?	If yes, refer to 2.14.2
Risk Management - Bushfire	Will the development involve: a) Land identified as bushfire prone land on the Campbelltown Bushfire Prone Land Maps? b) Any activities in areas occupied by or adjoining areas of native vegetation?	If yes, refer to 2.14.3
Risk Management - Mine Subsidence	Will the development involve the construction of a building on a site located within South Campbelltown Mine subsidence district, or Appin Mine subsidence District?	If yes, refer to 2.14.4 and Vol 3
Risk Management - Public Health	Will the development involve the provision of cooling towers?	if yes, refer to 2.14.5
Waste Management	Will the development involve the construction of a building? Will the development involve the change of use of a building?	If yes refer to 2.15 and Vol 3
Provision of Services	Will the development involve land that is not currently serviced by water, electricity and/or waste water sewage services?	If yes refer to 2.16
Work On, Over or Near Public Land	Will the development involve work on, over or near public land?	If yes refer to 2.17

2.2 Site Analysis

2.2

Site Analysis

The site analysis is the foundation of good design and is used as an initial source of information upon which to base the design and configuration of development taking account of all environmental constraints and opportunities, as they relate to the unique features of the site and nearby land.

Objectives:

- Identify the constraints and opportunities for the development of the site.
- Provide an understanding of how the development relates to the site.
- Identify the capability and suitability of the site for development.

Design Requirements

- a) A Site Analysis Plan shall be lodged with the development application for all development involving the construction of a building and the Torrens title subdivision of land. The scope of the site analysis will depend on the scale and nature of the development and shall address:
 - i) contours, slope and north point;
 - ii) existing landscaping and vegetation;
 - iii) existing buildings and structures;
 - iv) location of windows and other openings on adjoining buildings;
 - v) roads, access points, parking, and traffic management devices and the like;
 - vi) linkages; open space networks, pedestrian/cycle paths and the like;
 - vii) easements, services, existing infrastructure and utilities;
 - viii) hydraulic features, drainage lines, water features, drainage constraints, and the like;
 - ix) natural hazards (e.g. flooding, bushfire);
 - x) solar orientation, overshadowing,

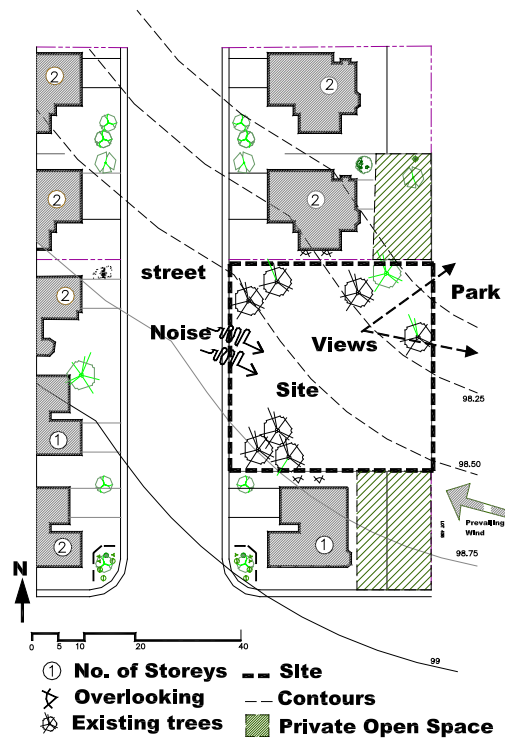


Figure 2.2.1 - Example of a site analysis plan.

2.2

Site Analysis

- prevailing winds;
- xi) views and vistas to, from and within the site;
- xii) a streetscape analysis;
- xiii) special environmental features such as threatened species habitat, endangered ecological communities and wetlands;
- xiv) items and relics of indigenous and non-indigenous heritage; and
- xv) any identified road widening applying to the subject land.

2.3 Views and Vistas

2.3

Views and Vistas

Objectives:

- Protect the scenic value of Campbelltown's natural and built environment.
- Protect significant views and vistas from and to public places.

Design Requirements

- a) Development shall appropriately respond to Campbelltown's important views and vistas to and from public places. These include views and vistas to and from:
 - i) the Scenic Hills;
 - ii) rural/semi rural landscape areas;
 - iii) the Georges and Nepean River corridors;
 - iv) areas of significant public open space (formal and informal); and
 - v) heritage items.
- b) District views and existing significant view corridors as viewed to and from public places shall be protected.
- c) The opportunity to create new view/vista corridors shall be taken wherever possible and appropriate.



Figure 2.3.1 - Example of a significant view corridor.

2.4

Sustainable Building Design

2.4 Sustainable Building Design

Objectives:

- Encourage building design and siting to reduce energy consumption.
- Encourage the use of solar power in building design.
- Encourage the use of water recycling.
- Ensure that residential buildings meet the requirements of BASIX.

2.4.1 Rain Water Tanks

- In addition to satisfying BASIX, residential development is encouraged to provide a rain water tank for new buildings.
- A rain water tank shall be provided for all new buildings containing a roof area greater than 100sqm for all development not specified by BASIX. The rain water tank shall have a minimum capacity in accordance with Table 2.4.1.
- All rainwater tanks shall comply with *AS3500 (as amended) - National Plumbing and Drainage Code Guidelines for Plumbing Associated with Rainwater Tanks in Urban Areas* and *Sydney Water's Guideline for Rainwater Tanks on Residential Properties*.
- The rainwater tank incorporated in new commercial and industrial development exceeding 5,000sqm shall be connected to the plumbing in the building to provide water for toilets.
- Where it is intended that the development be strata title subdivided, the tank shall be sited in a location to be common property.
- Above ground water tanks shall be located behind the primary or secondary building line.



Figure 2.4.1 - An example of a domestic rainwater tank.



Figure 2.4.2 - Solar hot water panels facing north.

2.4.2 Solar Hot Water

- All new buildings are encouraged to provide a solar hot water system.

2.4

Sustainable Building Design

- b) Where the site is connected to the gas main, the solar hot water system is encouraged to be gas boosted.

2.4.3 Natural Ventilation

- a) The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.

2.4.4 Light Pollution

- a) Outdoor lighting shall be designed to minimise pollution from the unnecessary dispersion of light into the night sky and neighbouring properties.

2.4.5 BASIX

The Building Sustainability Index (BASIX) is an interactive, internet-based planning tool designed to assess the potential performance of residential development against a range of sustainability indices. The focus of BASIX is on the key indices of water and energy, and the related indices of landscape, stormwater and thermal comfort, reflecting the NSW Government's decision to establish water consumption and greenhouse gas emission reduction targets for all new dwellings built in NSW.

For Development standards requirements for a BASIX certificate refer to www.basix.nsw.gov.au



Figure 2.4.3 - An example of a building that has been designed to maximise cross flow ventilation .

Table 2.4.1 Rainwater Tank Capacity

Roof Area	Capacity of Rainwater Tank
101 m ² to 200 m ²	3,000L
201 m ² to 1,000 m ²	5,000L
1,001 m ² to 5,000 m ²	10,000L
5,001 m ² to 10,000 m ²	20,000L
10,001 m ² to 20,000 m ²	50,000L
above 20,000 m ²	100,000L

2.5

Landscaping

2.5 Landscaping

Objectives:

- Maintain and rehabilitate the natural environment and assist in the conservation of Campbelltown's landscape character.
- Provide landscaping that compliments the scale of development.
- Enhance the appearance of development.

Design Requirements

- a) Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.
- b) Landscape design shall retain and enhance the existing indigenous flora and fauna characteristics of a site wherever possible.
- c) Landscape design shall add value to the quality and character of the streetscape.
- d) A Landscape Concept Plan is required to be submitted with a development application for:
 - i) narrow lot dwellings;
 - ii) multi dwellings;
 - iii) residential apartment buildings;
 - iv) mixed use development;
 - v) commercial development; and
 - vi) industrial development.
- e) 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.
- f) Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.



Figure 2.5.1 - Example of appropriate landscape treatment within primary building setback.

Note: An invasive species is a species occurring, as a result of human activities, beyond its accepted normal distribution and which threatens valued environmental, agricultural or other social resources by the damage it causes.

Note: For information on native species refer to Council's Native Gardening Guide and Tree Planting Guide which are available for view/download at:
www.campbelltown.nsw.gov.au

2.6 Weed Management

2.6

Weed Management

Objectives:

- Ensure that weeds within Campbelltown LGA are managed in an ecologically sustainable manner.

- a) A Weed Management Plan shall be submitted with any DA within non-urban lands that:
- i) is proposed on site of two (2) or more hectares in area; or
 - ii) have a significant infestation of noxious or environmental weed present
 - iii) is within 100 metres of a watercourse;
- b) Despite Clause 2.6 a) above, a weed management plan shall be prepared and submitted as part of a DA where Council is of the opinion that such a plan is needed.

Note : Refer to Appendix 2 of Volume One of the Plan for a the requirements on Weed Management Plans.

Note : Refer to Appendix 3 of the Volume One of the Plan for a list of Noxious Weeds list for Campbelltown Local Government Area.

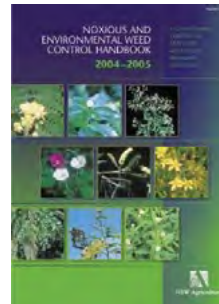


Figure 2.6.1 - Noxious and Environmental Weed Control Handbook (available for download from: www.agric.nsw.gov.au). www.dpi.nsw.gov.au/agriculture/pests-weeds/weeds/publications/noxious-enviro-weed-control

2.7

Erosion and Sediment Control

2.7 Erosion and Sediment Control

Objective:

- Ensure that any potential loss of soil from a site and/or into the stormwater system is prevented by means of:
 - appropriate planning prior to the start of construction works; and
 - the effective interception, diversion and control of stormwater within the site.

Design Requirements

- a) An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface. For requirements relating to the preparation of an ESCP, refer to Appendix 5 of Volume 1 and Volume 3.
- b) Site activities shall be planned and managed to minimise soil disturbance.
- c) Catch drains or diversion banks shall be designed and constructed to divert water around any area of soil disturbance.
- d) All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.



Figure 2.7.1 - Example of a stabilised, all weather access point.

2.8 Cut, Fill and Floor Levels

2.8

Cut, Fill and Floor Levels

Objectives:

- Minimise the extent of earthworks associated with development.
- Ensure that development appropriately responds to site conditions with proper consideration given to land capability and privacy/amenity of adjoining properties.
- Ensure that excavation is minimised and properly retained.
- Ensure that adequate freeboard is provided to protect development from overland flows and flooding.

2.8.1 Cut and Fill

Design Requirements

- a) A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.

Note: For the requirements relating to a CFMP refer to Appendix 6.

- b) For any dwellings within residential zones, the maximum level of cut shall not exceed 1.0 metre below the ground level (existing) and the maximum level of fill shall not exceed 1.0 metre above ground level (existing), when measured at any corner of the building platform.
- c) Any excavation within the zone of influence of any other structure requires a 'dilapidation report' (prepared by a suitably qualified person) demonstrating that adequate ameliorative measures are to be implemented to protect the integrity of any structure.
- d) Development incorporating any cut or fill shall comply with the following requirements:
- minimum cross fall of 1% to any adjoining waterway; and
 - batters to be no steeper than 2H:1V ('H' stands for the term 'horizontal distance' and 'V' stands for the

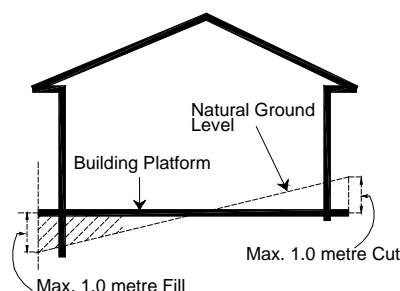


Figure 2.8.1 - Cross section of cut and fill on a residential site.

Note: Refer to Salinity Section of Volume 3 of the Plan for additional information and requirements on how to address salinity.

2.8

Cut, Fill and Floor Levels

term 'Vertical distance';

- iii) batters to be no steeper than 6H:1V for public areas.
- e) All fill shall be 'Virgin Excavated Natural Material' (VENM).
- f) No fill shall be deposited in the vicinity of native vegetation.

Note: All filling works shall satisfy Council's Specification for Construction of Subdivision Roads and Drainage Works and AS 3798 Guidelines for Earthworks for Commercial and Residential Development (refer Volume 3).

2.8.2 Surface Water and Floor Levels

Design Requirements

- a) Development shall not occur on land that is affected by the 100-year ARI event unless the development is consistent with the NSW Floodplain Development Manual.
- b) All development on land affected by flow from main stream, local creek or over land flow shall satisfy the relevant fill and floor level requirements as specified in Table 2.8.1.
- c) All development shall have a ground surface level, at or above a minimum, equal to the 100-year 'average recurrence interval' (ARI) flood level.
- d) For development on land not affected by an overland flow path the minimum height of the slab above finished ground level shall be 150 mm, except in sandy, well-drained areas where the minimum height shall be 100 mm. These heights can be reduced locally to 50 mm near adjoining paved areas that slope away from the building in accordance with AS 2870 (*Residential Slabs and Footings Construction*).

Note: These minimum heights are to the top of the finished ground level after completion of paving and similar.

Note: The development shall satisfy Sydney Water's requirements for 150mm clearance between finished floor level and the surface



Figure 2.8.2 - Proposed building platform.

2.8

Cut, Fill and Floor Levels

of the sewerage surcharge gully.

- e) Buildings involving basements, hospitals, seniors living dwellings and educational establishment with more than 50 students shall comply with the provisions of Volume 3.
- f) Any solid fence constructed across an overland flow path shall be a minimum 100mm above the finished surface level of the overland flow path.
- g) Where underground car parking is proposed, measures shall be taken in design and construction to ensure escape routes, pump out drainage systems (which include backup systems) and location of service utilities (including power, phone, lifts) are appropriately located in relation to the 100 year ARI event, in accordance with Section 4.13.8 of Volume 3.

Note: Any allotments located on land that has been filled, shall be burdened by an 88B restriction regarding that fill and shall be noted on the respective Section 149 certificate.

Table 2.8.1 Floor Level Requirements

Development Criteria	Where the depth of flow is:	Minimum Freeboard above the predicted 100yr ARI Flood level
Floor Level for any dwelling room# including all commercial or industrial areas	< 300mm	300mm
	> 300mm	500mm
Floor Level in relation to any creek or major stormwater line including detention basins for any dwelling room# including all commercial or industrial areas	Any depth	500mm
Garage or shed Floor Level**	<300mm	100mm
	>300mm	300mm
Underside of solid fencing in relation where overland flow is to be accommodated	Any depth	100mm (min)

For the purpose of Clause 2.8.2 b) 'a dwelling room' is any room within or attached to a dwelling excluding a garage or shed.

** Garages and sheds with floor levels set to these standards will not be permitted to be converted to dwelling rooms at any time in the future.

2.9

Demolition

2.9 Demolition

Objectives:

- Ensure that demolition is carried out in accordance with the relevant legislation and guidelines.
- Ensure that demolition does not have an adverse impact on the environment, buildings, footpaths and roadways or upon the safety, health and well being of the community.

Design Requirements

- a) A development application involving demolition shall be considered having regard to the following information:
 - i) a detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001- The Demolition of Structures (as amended);
 - ii) details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number);
 - iii) a hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous substances into the public domain;
 - iv) details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and
 - v) a dilapidation report where any demolition work is to be undertaken within the zone of influence of any other structure.
- b) Where appropriate, demolished materials shall be recycled for reuse on site.

Note: All demolition work shall comply with AS2601-2001 - The Demolition of Structures (as amended).



Figure 2.9.1 - Demolition waste materials separated and stored on-site until they are safely removed for reuse, recycling or disposal.

2.10 Water Cycle Management

2.10

Water Cycle Management

Objectives:

- Ensure that water cycle management appropriately responds to site and water catchment conditions.
- Ensure that Water Sensitive Urban Design (WSUD) principles are incorporated into development.
- Retain and reinstate (where appropriate) the natural water course into stormwater management measures.
- Ensure that the development is protected from mainstream, local catchment and overland flow aspects of flooding.

2.10.1 Water Cycle Management

Design Requirements

- a) A comprehensive Water Cycle Management Plan (WCMP) shall be prepared and submitted as part of a development application.

Note: Refer to Table 2.1 Thresholds for when a WCMP is needed.

Note: For requirements relating to the preparation of a WCMP refer to Volume 3.



Figure 2.10.1 - Example of a WSUD approach to water quality.

2.10.2 Stormwater

Design Requirements

- a) All stormwater systems shall be sized to accommodate the 100-year ARI event (refer to Section 4 of Volume 3).
- b) The design and certification of any stormwater system shall be undertaken by a suitably qualified person.
- c) Water quality control structures shall be located generally off line to creek paths or other watercourses. Major detention storages shall not be located on areas of native vegetation or within riparian areas.
- d) Development shall not impact on adjoining sites by way of overland flow of stormwater unless an easement is provided. All overland flow shall be directed to designated overland flow

2.10

Water Cycle Management

paths such as roads.

- e) Safe passage of the Probable Maximum Flood (PMF) shall be demonstrated for major systems.
- f) A treatment train approach to water quality shall be incorporated into the design and construction of major systems.
- g) A major/minor approach to drainage is to be taken for stormwater flows. Generally the piped drainage system shall be sized to accommodate the difference between the 100-year ARI flow and the maximum safe overland flow, with minimum requirements as set out in section 4 of Volume 3.
- h) Stormwater collected on a development site shall be disposed of (under gravity) directly to the street or to another Council drainage system/device. Where stormwater cannot be discharged directly to a public drainage facility, a drainage easement of a suitable width shall be created over a downstream property(s) allowing for the provision of a drainage pipe of suitable size to adequately drain the proposed development to a public drainage facility.

Note: Rubble pits and charged lines are not generally considered a suitable drainage solution.

- i) All proposed drainage structures incorporated within new development shall be designed to maintain public safety at all times.

Note: For the preparation of a comprehensive WCMP refer to Appendix 7 of Volume 3.

- j) Development shall not result in water run-off causing flooding or erosion on adjacent properties.
- k) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Volume 3.
- l) Where applicable, the development shall incorporate the creation of an appropriate easement to manage



Figure 2.10.2 - Water quality devices can improve water quality and give an important visual enhancement to a development area.

stormwater in accordance with Volume 3.

2.11

Heritage Conservation

2.10.3 Stormwater Drainage

- a) A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.
- b) The stormwater concept plan shall include the following information as a minimum:
 - i) locations layouts and sizes of stormwater pipes and pits;
 - ii) minimum grades and capacity of stormwater pipes; and
 - iii) existing and proposed easements, site contours and overland flow path/s.

2.11 Heritage Conservation

Objectives:

- Ensure that new development takes appropriate account of the significance of heritage items, heritage conservation areas, relics and their settings.
- Respect the City's Indigenous and non-Indigenous heritage resource.
- Promote the protection or conservation of those resources wherever possible.
- To conserve the environmental and cultural heritage of the City in accordance with the the principles contained within the Burra Charter.

2.11.1 Indigenous Heritage

Design Requirements

- a) All developments that have the potential to impact upon Aboriginal cultural heritage must provide an assessment in accordance with the "Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW", published by the Office of Environment and Heritage (OEH). This requires an initial investigation of the potential impact of a development on Aboriginal Cultural



Figure 2.11.1 - Aboriginal rock art.

2.11

Heritage Conservation

Heritage in circumstances where the proposed development involves disturbance to cultural sites (eg. Aboriginal culturally modified trees), or the ground surface. This initial investigation is to be undertaken by the applicant and requires an assessment of whether there are:

- i) any known Aboriginal sites within the development site (determined by undertaking a search of the Aboriginal Heritage Information Management System (AHIMS) database (which is maintained by the Office of Environment and Heritage); and/or
- ii) any other sources of relevant information of which a person is already aware; and/or
- iii) Whether the development is on a site that is not disturbed land and is:
 - within 200m of waters, or
 - located on a ridge top, ridge line or headland, or
 - located within 200m below or above a cliff face, or
 - within 20m of/or in a cave, rock shelter, or a cave mouth.
- b) Where the initial investigation confirms the presence or likely presence of Aboriginal objects or the above landscape features, further assessment and visual inspection must be conducted in accordance with the “Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW” by a person with expertise in Aboriginal cultural heritage management.
- c) If this assessment indicates that there are, or are likely to be, Aboriginal objects, and/or an Aboriginal Place in the area of the proposed activity, more detailed investigation and an impact assessment shall be required and must be prepared by a person with expertise



Figure 2.11.2 - Rock shelters often contain artefacts in the form of rock art or occupation deposits.

2.11 Heritage Conservation

in Aboriginal cultural heritage management. Where it is determined that harm could occur to Aboriginal objects then an Aboriginal Heritage Impact Permit application must be made to the OEH (and be approved prior to works occurring).

- d) The assessment shall be prepared in accordance with the following documents:
 - i) Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (2010);
 - ii) Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (2010); and
 - iii) Aboriginal cultural heritage consultation requirements for proponents 2010. Part 6 National Parks and Wildlife Act 1974 (2010).
- e) The assessment shall take into account the following documents:
 - vi) Operational Policy: Protecting Aboriginal Cultural Heritage (February 2009);
 - vii) OEH Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (2011).

Note: The Office of Environment and Heritage web site has further information about how to do a detailed investigation and Aboriginal Heritage Impact Permit applications (www.environment.nsw.gov.au).

Note. For the purpose of this Section:

Aboriginal culturally modified tree means a tree that, before or concurrent with (or both) the occupation of the area in which the tree is located by persons of non-Aboriginal extraction, has been scarred, carved or modified by an Aboriginal person by:

- (a) the deliberate removal, by traditional methods, of bark or wood from the tree, or
- (b) the deliberate modification, by traditional methods, of the wood of the tree.

Note: Land is disturbed if it has been the subject of a human activity that has changed the land's surface, being changes that remain clear and observable. Examples of activities that may have disturbed land include the following:

- i) soil ploughing,
- ii) construction of rural infrastructure (such as dams and fences),
- iii) construction of roads, trails and tracks (including fire trails and tracks and walking tracks),
- iv) clearing of vegetation,
- v) construction of buildings and the erection of other structures,
- vi) construction or installation of utilities and other similar services (such as above or below ground electrical infrastructure, water or sewerage pipelines, stormwater drainage and other similar infrastructure),
- vii) substantial grazing involving the construction of rural infrastructure,
- viii) construction of earthworks associated with anything referred to in paragraphs (ii-vii).

2.11

Heritage Conservation

2.11.2 Non-Indigenous Heritage

Design Requirements

- a) Any development application made in respect to development on land that is:
 - i) occupied by a heritage item; or
 - ii) adjoining land occupied by a heritage item; or
 - iii) located within a heritage conservation area,shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area.
- b) Any development on land occupied by an item of heritage,—or land located within a heritage conservation area shall be designed by a suitably qualified person and have regard to the provisions of any relevant study or Conservation Management Plan (CMP) .
- c) Unless otherwise advised by council, a Conservation Management Plan (CMP) shall be required for all proposed development involving the adaptive reuse of a heritage item, or major alterations and additions.

Note: The CMP shall be prepared by a suitably qualified person in accordance with the relevant guidelines of the NSW Office of Environment and Heritage.

Note: For requirements relating to the preparation of a non-Indigenous heritage impact assessment report refer to Appendix 9.

Note: A Heritage Impact Statement must be prepared by a suitably qualified person in accordance with the document "Statements of Heritage Impact" published by the NSW Heritage Branch and available for view at: www.environment.nsw.gov.au



Figure 2.11.3 - Careful consideration shall be given to any development that has the potential to impact on items of heritage and their setting.

Heritage Impact Statement is a document consisting of a statement demonstrating the heritage significance of a heritage item or heritage conservation area, or of a building work, archaeological site, tree or place within a heritage conservation area, an assessment of the impact that proposed development will have on that significance.

2.12 Retaining Walls

2.12

Retaining Walls

Objective:

- Ensure that retaining walls visible to a public place are compatible with the character and scale of development within the streetscape and other public domain areas in the locality.

Design Requirements

- a) Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a suitably qualified person.
- b) In the case of retaining walls constructed to support proposed fill on an allotment, the following design criteria shall apply:
 - i) No filling shall be permitted within 2 metres of any property boundary unless sufficient details are submitted to Council illustrating how privacy, overshadowing, stormwater management and access issues have been addressed to Council's satisfaction.
- c) In the case of retaining walls constructed to support proposed cut on an allotment, the following design criteria shall apply:
 - i) The retaining wall shall be setback a minimum of 450mm from the rear and side boundary of the lot containing the cut.

Note: Council may allow for a zero setback of retaining walls ~~at subdivision stage~~, where neighbours' consent has been obtained and submitted as part of the DA.

- d) Any retaining wall shall not adversely alter surface flows to adjoining private land.
- e) Any retaining wall and associated structures shall be designed to be located wholly within the property boundary, except where written or legal agreements have been reached



Figure 2.12.1 - Example of a retaining wall.

2.13

Security

between relevant parties to Council's satisfaction.

- f) Any excavation within the zone of influence for any other structure or building requires a Dilapidation Report (prepared by a suitably qualified professional) demonstrating that adequate and appropriate measures are to be implemented to protect the integrity of any structure.

2.13 Security

Objective:

- Ensure that development incorporates security features in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) to:
 - minimise opportunities for crime; and
 - enhance security.

Design Requirements

- a) Development shall be designed to:
- i) maximise, where possible, casual surveillance opportunities to the street and surrounding public places;
 - ii) minimise dead ends and other possible entrapment areas;
 - iii) clearly identify and illuminate access points to buildings and designated public places; and
 - iv) clearly differentiate between private and public space.
- b) External lighting shall be designed to:
- i) encourage the use of safe areas;
 - ii) define safe corridors for movement of people; and
 - iii) allow facial recognition of approaching pedestrians at 15 metres.
- c) Development shall incorporate appropriate landscaping, fencing and

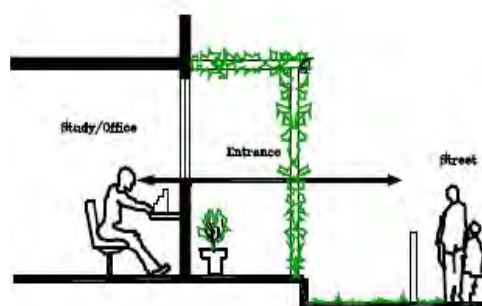


Figure 2.13.1 - Illustration of how buildings may be designed to provide for passive surveillance to and from a public place.

2.13

Security

security devices to assist in crime prevention.

- d) Commercial and industrial buildings that are not secured from public access after close of business shall have external finishes that are graffiti resistant.
- e) Development applications for multi dwellings, residential apartment buildings, mixed-use development, commercial development, industrial development and large scale subdivision comprising more than 10 dwellings/units allotments or incorporating works to be dedicated to Council shall be accompanied by a crime prevention plan to be prepared by a suitably qualified person addressing how the development embraces the principles of Crime Prevention Through Environmental Design.

Note: For requirements relating to the preparation of a Crime Prevention Plan refer to Appendix 13.

2.14

Risk Management

2.14 Risk Management

Objective:

- Ensure that hazards of the site are addressed so as to minimise the risk of:
 - injury to persons/property;
 - damage to the environment; and
 - financial loss.

2.14.1 Contaminated Land

Design Requirements

- a) The requirements of *Managing Land Contamination Planning Guidelines, SEPP 55 - Remediation of Land* (EPA, DUAP, 1998) shall be satisfied on sites known to have, or may give Council reason to suspect, a potential for previous contamination.
- b) An initial investigation regarding the possible or actual contamination of a site shall be carried out by a suitably qualified person.
- c) Where a site is identified by Council, Office of Environment and Heritage and/or by the initial investigation as being, or having the potential to be contaminated, a Contamination Management Plan shall be submitted with the development application.

Note: For requirements relating to the preparation of a Contamination Management Plan refer to Appendix 10.

2.14.2 Salinity

Design Requirements

- a) Any development :
 - i) within 50 metres of the top of the bank of a watercourse;
 - ii) located in an area that has bare soil patches or salt scalds;
 - iii) occupied by soils that appear 'puffy' when dry, or greasy when

wet;

- iv) located in an area that is occupied by salt tolerant plant species;
- v) located in an area that has white staining on nearby house foundations or walls; or
- vi) located on soils that are derived from Wianamatta Shale;

shall be designed in accordance with Section 5.8 Volume 3.

- b) A detailed Salinity Analysis and Remedial Action Plan shall be prepared and submitted with the development application if:
 - i) the site has been identified as being subject to a salinity hazard; or
 - ii) an investigation reveals that the land is saline.

2.14.3 Bushfire

Design Requirements

- a) Development shall be designed and located so as to minimise the risk of loss of life or property from bushfire.
- b) Development on bush fire prone land (as detailed on the Campbelltown Bush Fire Prone Lands Map) shall comply with the requirements of *Planning for Bushfire Protection*, (*NSW Rural Fire Service*) as amended.
- c) Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report prepared by a suitably qualified person.
- d) All 'Asset Protection Zones' shall be provided within the boundary of the subject land. National Parks, Crown Reserves, water catchments, easements, Council managed reserves, riparian corridors other private land shall not be considered as part of asset protection



Figure 2.14.1 - Salt damage in the brickwork of surrounding properties identifies a possible salinity problem in the area.

2.14

Risk Management

zones unless approved by the NSW Rural Fire Service.

- e) Adequate water reserves for fire fighting shall be available and accessible on site as specified in *Planning for Bushfire Protection, as amended*. Hazard reduction (burning or mechanical) proposals shall be in accordance with the *Campbelltown Bush Fire Risk Management Plan and the Bush Fire Environmental Assessment Code*. Landowners wishing to undertake hazard reduction shall contact the *NSW Rural Fire Service (NSWRFS)* for any requirements. Applications to undertake hazard reduction will be assessed by the *NSWRFS* under the *Bushfire Environmental Assessment Code*. Guidelines for hazard reduction include:
 - i) as far as possible, the frequency, time of year and intensity of any hazard reduction burning in native vegetation is to approximate the natural regime; and
 - ii) periodic weed monitoring and control shall be undertaken after bushfires and hazard reduction burning, and appropriate action taken as necessary.
- f) Any development proposing the removal of native vegetation for APZ purposes shall investigate the environmental impact of the removal of that vegetation.

Note: Refer to Volume 1, Part 4 *Dwelling Houses, Rural Workers' Dwelling, Dual Occupancy and Residential Subdivision within Non-Urban Land* for additional specific requirements in relation to bushfire requirements.

2.14.4 Subsidence

Design Requirements

- a) Any development on a site located within South Campbelltown Mine Subsidence District, or Appin Mine Subsidence District may be at risk of the effects of subsidence from past and/or future underground mining. An appropriate engineering outcome shall be achieved.
- b) An applicant shall make appropriate enquiries and have plans stamped with the Mine Subsidence Board regarding any

construction requirements for any type of development involving the erection of a building within a mine subsidence district prior to a development application being submitted to Council.

Note: A copy of the South Campbelltown Mine Subsidence District map can be inspected at Council's Civic Centre or at www.minesub.nsw.gov.au.

2.14.5 Public Health

Design Requirements

- a) Cooling towers shall be located in accordance with the requirements of the following standards:
 - i) Australian Standard No. AS/NZS 3666 Part 1, *Air-Handling and Water Systems of Buildings-Microbial Control Installation and Commissioning* (as amended).
 - ii) Australian Standard No. AS/NZS 3666 Part 2, *Air-Handling and Water Systems of Buildings-Microbial Control Operation and maintenance* (as amended).
 - iii) Australian Standard No. AS/NZS 3666 Part 3, *Air-Handling and Water Systems of Buildings-Microbial Control Performance-based maintenance of cooling water systems* (as amended).

2.15

Waste Management

2.15 Waste Management

Objectives:

- Ensure waste systems are easy to use and that, where necessary, collection vehicles are able to access buildings to remove waste.
- Ensure healthy and safe practices for the storage, handling and collection of waste and recycling materials.
- Prevent stormwater pollution that may occur as a result of poor waste storage and management arrangements.
- Promote the principles of ESD through appropriate resource recovery and recycling, leading to a reduction in the consumption of finite natural resources.
- Minimise the creation of noise during the collection of waste and recyclables.

2.15.1 Waste Management Plan

Design Requirements

- a) A detailed Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1.
- b) Plans submitted with a development application shall detail the following (as applicable):
 - i) the size and location of waste and recycling storage areas;
 - ii) routes for occupants to access waste and recycling areas;
 - iii) collection point and/or access route for collection vehicles;
 - iv) ventilation of waste and recycling storage areas;
 - v) location of garbage chute and service rooms;
 - vi) bin and storage area washing facilities; and
 - vii) occupants' disposal points for all waste streams.

Note: Waste Management Plan forms are available on Council's web site at www.campbelltown.vic.gov.au.

2.15.2 Waste Management During Demolition and Construction

Design Requirements

- a) All waste and recyclable streams shall be stored separately on site.
- b) All storage areas/containers for each waste and recycling stream shall be kept on the site at all times and shall be indicated on the site plans/drawings as part of the WMP.
- c) Where material cannot be reused or recycled, it shall be disposed of at an appropriately licensed waste management facility. Details of disposal arrangements shall be specified in the WMP.
- d) Convenient and safe vehicular access to waste and recycling material storage areas shall be provided.
- e) The removal, handling and disposal of asbestos or other hazardous materials shall be carried out in accordance with WorkCover NSW, Office of Environment and Heritage and other regulatory authority guidelines and requirements.

2.15

Waste Management

Table 2.15.1 - Requirements for submitting a WMP

Development Type	Demolition	Construction	Ongoing
Dwelling houses (including garden flats and domestic outbuildings)	✓	✓	×
Narrow lot dwellings	✓	✓	×
Multi dwellings	✓	✓	✓×
Residential apartment buildings	✓	✓	✓
Mixed use development	✓	✓	✓
Building fit out	×	✓	✓
Commercial development	✓	✓	✓
Industrial development	✓	✓	✓

2.15.3 On-going Waste Management

Design Requirements

- Provision shall be made for all waste and recycling storage containers to be located behind the primary and secondary building **setback line** and out of public view.
- Any room(s) for storing garbage and recycling shall be located in a position that is convenient for occupants and waste collection staff. Collection rooms shall compliment the development and not be visibly obtrusive when viewed from any public place.
- A refuse collection point shall be nominated demonstrating that waste-loading operations can occur on a level surface not adjacent to steep gradients, vehicle ramps and pedestrian access points.
- 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 maximum travel distance between any storage area/point and the collection point for all bins shall be 25 metres.



Figure 2.15.2 - Example of management of construction waste.

- f) Where it is intended that collection vehicles are to drive into a private property to collect waste and recycling, the development shall be designed to provide for:
- i) the safe and efficient service of the development with minimal need to reverse;
 - ii) vehicles to enter and exit in a forward direction;
 - iii) adequate clearance to accommodate the waste collection vehicle dimensions detailed in Table 2.15.2.
 - iv) where collection vehicles are required to enter the property, the pavement shall be constructed in such a manner that will not be damaged by a collection vehicle carrying the maximum legal weight.

Note: No waste incineration devices shall be located on the site.

Table 2.15.2 - Indicative dimensions of waste collection vehicles

	Side loading collection vehicle	Front loading collection vehicle	Rear loading collection vehicle
Overall length	9.9 metres	9.2 metres	8 metres
Overall width	2.5 metres	2.5 metres	2.5 metres
Operational height	4 metres	6 metres	4 metres
Travel height	4 metres	4 metres	4 metres
Weight (vehicle only)	13 tonnes	16.5 tonnes	13 tonnes
Weight (payload)	9.5 tonnes	11 tonnes	9.5 tonnes
Turning circle radius	12.5 metres	12.5 metres	12.5 metres

Note: These specifications are indicative only and may vary depending on vehicle brand, model, axle configuration etc.

2.16 Provision of Services

2.16 Provision of Services

Objectives:

- Ensure that development is provided with adequate water and power supply.
- Ensure that the operations, installation and maintenance of on-site sewage systems do not:
 - impose risks on public health;
 - result in any potential contamination to groundwater, and natural and artificial watercourses.
 - result in degradation of soil structure.

2.16.1 Water

Design Requirements

- a) Where connections to the reticulated water supply system is not available, development shall be provided with:
 - i) sufficient water storage to cater for all relevant activities of the proposed use of the development;
 - ii) sufficient storage for fire fighting purposes in accordance with Planning for Bushfire Protection 2006, NSW Rural Fire Service.

Note: Water reserved for fire fighting may be stored in an above water tank, underground water tank, a dam or a swimming pool, no further than 30 metres from the proposed development and is within a 4 metre reach of a Category one tanker.

2.16.2 Electricity

- a) Details of the proposed method of power supply shall be provided as part of the development application for any development involving the construction of a building within the non urban lands.
- b) Any structure associated with the provision of electricity shall not result in any adverse impacts on the natural environment and/or adjoining properties.

2.16.3 On-Site Wastewater Sewage Management

- a) On-site Wastewater Management Systems and Private Recycled Water Schemes shall comply with the following codes and standards:
 - i) Council's Wastewater Management and Water Recycling Strategy 2009;
 - ii) *Environmental & Health Protection Guidelines: On-site Sewage Management for Single Households 1998;*
 - iii) *NSW Guidelines for the Management of Private Recycled Water Schemes 2008;*
 - iv) *NSW Guidelines for Greywater Reuse in Sewered, Single Household Residential Premises 2007;*
 - v) *the then Department of Environment & Conservation NSW, Environmental Guidelines Use of Effluent by Irrigation, 2004;*
 - vi) *AS/NZS 1547:On-site Domestic Wastewater Management (as amended);*
 - vii) *AS/NZS 3500 National Plumbing and Drainage Standards and NSW Code of Practice - Plumbing and Drainage (as amended);*
 - viii) *AS/NZS 1546.1 On-site domestic wastewater treatment units Part 1: Septic Tanks (as amended);*
 - ix) *AS/NZS 1546.2 On-site domestic wastewater treatment units Part 2: Waterless composting toilet (as amended);*
 - x) *AS/NZS 1546.3: On-site domestic wastewater treatment units Part 3: Aerated Wastewater treatment systems (as amended);*
 - xi) *AS/NZS 3500 National Plumbing and Drainage Standard (as amended);*

2.16

Provision of Services

2.16

Provision of Services

xii) National Water Quality Management Strategy-Australian Guidelines for Water Recycling (Phase 1) 2006; and

xiii) National Water Quality Management Strategy-Australian Guidelines for Water Recycling Stormwater Harvesting and Reuse 2009.

- b) All development applications for an on-site wastewater management system or private recycled water scheme shall be accompanied by a site specific wastewater report for all wastewater facilities located on the premises. The report shall be prepared by a suitably qualified person/company specialising in wastewater and water recycling systems in accordance with Council's Wastewater Management and Water Recycling Strategy 2009.
- c) The type of wastewater management system and method of reclaimed effluent application shall be determined having regards to the following:
 - i) allotment size and slope;
 - ii) soil classification; and
 - iii) proximity to water courses.
- d) The connection of an existing septic tank to a single tank Aerated Wastewater Treatment System will be assessed on its merits providing that the existing septic tank is structurally sound in accordance with Council's requirements and specifications. On-site sewage management facilities shall be designed, installed, operated and maintained in accordance with the manufacturer's specifications.
- e) On-site Wastewater Management Systems & Private Recycled Water Schemes shall be designed, installed, operated and maintained in accordance with the manufacturer's specifications.

Note: Council's Minimum Requirements for a site specific Wastewater Management On-Site System Report Guidelines and Council's Waste water Management and Water Recycling Strategy 2009 are available for download from Council's website

at www.campbelltown.nsw.gov.au.

- f) All wastewater management systems and private recycled water schemes shall be provided with the following buffer distance:
- i) 100 metres to permanent surface waters;
 - ii) 250 metres to domestic groundwater well; and
 - iii) 40 metres to other waters

2.17

Work On, Over or Near Public Land

2.17 Work On, Over or Near Public Land

Objectives:

- Protect public health and safety.
- Ensure that Council assets and infrastructure are protected.
- Ensure proper management of traffic during the construction phase of development.

2.17.1 Approval Required Prior to Working On or Over Public Land

Design Requirements

- a) Written approval shall be obtained from Council, prior to the commencement of any works, activities or occupancy upon public land, including roads, road related areas, stormwater connections, Council car parks, footpaths or nature strips.

Note: Written approval under Clause 2.17.1a) may be in the form of a road occupancy approval, standing plant approval or work zone approval depending upon the intended activities. Further information about the type of approval required can be obtained by contacting Council's Customer Service Centre on (02) 4645 4000.

Note: Failure to obtain written approval prior to the carrying out of works, activities or occupancy upon public land may result in Council taking enforcement action.

2.17

Work On, Over or Near Public Land

2.17.2 Working Near Public Land

Design Requirements

- a) Notwithstanding clause 2.17.1 a) a hoarding or fence shall be erected between the work site and a public place where:
 - i) the work involved in the development is likely to cause pedestrian or vehicle traffic in a public place to be obstructed or altered; and/or
 - ii) the building involves the enclosure of a public place in accordance with Work Cover requirements
- b) Where a hoarding fence is required to be erected upon public land, including any road, road related area, footpath or nature strip, prior written approval shall be obtained from Council.
- c) Where the site work is likely to be hazardous to persons on a public place, the work site shall be kept lit between the sunset and sunrise.

2.17.3 Excavation Work Near State Roads

- a) Any proposal that includes excavation works adjacent to a State Road shall be accompanied by detailed geotechnical report relating to the proposed excavation of the site and support structures to RMS's satisfaction.

Part 3

~~Dwelling Houses,~~

~~Narrow Lot Dwellings,~~

~~Multi Dwellings and~~

~~Residential Subdivision~~

Residential and

Ancillary Development

on Urban Land

3.1 Application

3.1 Application

Part 3 sets out controls relating to the following residential and ancillary development located on urban land:

- 'Single dwellings', 'secondary dwellings' and 'domestic outbuildings' swimming pools/spas and fencing;
- 'Narrow lot dwellings';
- 'Multi dwellings'; and
- Residential subdivision.

The design requirements contained within Part 3 of Volume 1 complement the provisions contained in Part 2 of Volume 1.

3.2 Background - Residential Precincts

The residential areas within the City of Campbelltown reflect various settlement patterns, ranging from the early 20th Century detached housing in close proximity to the business centres of Campbelltown and Ingleburn, to more recently settled communities at Glen Alpine, St Helens Park, and areas west of the railway line including Raby, Kearns and Eschol Park.

Most residential development within the City comprises detached dwelling houses on suburban allotments. Since the 1970's alternate housing types including villas, town houses and residential apartment buildings have emerged.

Land located within close proximity to services and transport are in high demand for medium and higher density housing and greater numbers of people are seeking greater housing choice to better suit their lifestyle, budget and household composition. Issues of housing affordability, an ageing population and a trend towards increasingly smaller households are leading to greater take up of higher density living. Amidst changing demands and needs in the housing market, the image of residential areas, and in particular, the character of neighbourhood streetscapes has become a major focus of community attention. New development needs to incorporate good building design principles and be appropriate to its context to ensure in future, there is a positive contribution to the overall architectural and landscape quality of the City.



3.3 Building Form and Character

3.3

Building Form & Character

Building form and character refers to the collective result of a number of different elements of building design and siting, that when combined make up the appearance and feel of the 'built environment'. Through good quality design, the character of a neighbourhood can be enhanced.

Objectives:

- Ensure that the massing and scale of new development are complementary to the existing and desired residential buildings in the neighbourhood.
- Maintain a low-medium density spatial character within existing neighbourhoods.
- Ensure that buildings are designed to enhance the existing and future desired built form and character of the neighbourhood by encouraging innovative and quality designs that fit harmoniously with their surroundings.
- Ensure that parking areas, garages and driveways are appropriately sited, designed and constructed so that they do not detract from the appearance of the development or the streetscape.
- Ensure the provision of equitable access to natural light and ventilation for the occupants of all residential buildings.

3.3.1 Streetscape

Design Requirements

- a) Building design (including facade treatment, massing, roof design and entrance features), setbacks and landscaping shall complement the scale of development, character and qualities of the desired streetscape.
- b) Development on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.
- c) The built form shall relate to the natural landform and setting.
- d) 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.
- e) Garage doors facing a public street shall be no wider than 50% of the width of the



Figure 3.3.1 - Example of a streetscape with various architectural features.

3.3

Building Form & Character

- building (at its street fronting facade).
- f) No carports or garages (or like structures) shall be located within 6 metres of the primary street boundary.
 - g) No bathroom, ensuite, toilet or laundry windows shall face the primary street of an allotment.

3.3.2 Building Height

Design Requirements

- a) Residential development shall:
 - i) not exceed 2 storeys; and
 - ii) have a height not exceeding 7.2 metres at the upper most ceiling measured vertically from ground level (existing) ; and
 - iii) have a building height not exceeding 9.5 metres.
- 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.

3.3.3 Fencing

Design Requirements

- a) 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.
- b) Urban land residential fencing along the rear and side boundaries shall be:
 - i) located behind the primary street dwelling setback;
 - ii) a maximum 2.1 metres in height (excluding retaining walls); and
 - iii) a maximum 1.8 metres in height, if adjoining a secondary street.
- c) Front residential fencing shall be



Figure 3.3.2 - Example of a part masonry/part timber fence that helps to define private space and adds interest to the character of the streetscape.

3.3

Building Form & Character

- a maximum of 1.2 metres in height and complement the design of the development.
- d) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.
 - e) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.
 - f) Details for fencing shall be submitted with the development application.

3.4

Car parking & Access

3.4 Car Parking and Access

Objectives:

- Provide adequate on-site car parking for residents and visitors that is convenient, secure and safe having regard to the traffic generated by the development.
- Ensure efficient and safe vehicle and pedestrian movement within, into and out of development.
- Ensure that the location and design of driveways, parking, service areas and access areas are practical, easily maintained, convenient, safe and suitably landscaped.
- Provide safe convenient access for vehicles, pedestrians and cyclists whilst minimising conflict between them.

Design Requirements

- 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 100mm vertical edge, the minimum width shall be 2.7 metres.
- b) The minimum internal dimension of an enclosed garage shall be 3 x 6 metres.
- c) Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.
- d) The maximum garage floor levels (above or below) for a garage setback 6.0 metres from the front property boundary shall be in accordance with Figure 3.4.1.
- e) Driveways greater than 30 metres in length as viewed from the street shall be avoided.
- f) Driveways shall be located a minimum distance of 6 metres from the tangent point of any unsignalled intersection (refer to Figure 3.4.2).

Note: In circumstances where an intersection is controlled by lights, a roundabout or the like, applicants are requested to contact Council for specific requirements.

- g) The minimum width of the driveway at

3.4

Car parking & Access

the street kerb shall be:

- i) 2.5 metres where the driveway provides access for one (1) dwelling; and
 - ii) 5 metres where ~~the a single~~ driveway provides access for ~~three (3)~~ **two (2)** or more dwellings (excluding secondary dwellings).
- h) The maximum width of the driveway at the street kerb shall be:**
- i) ~~3.0 metres where the driveway provides access for two (2) or less dwellings (excluding secondary dwellings); and~~
 - ii) ~~6 metres where the driveway provides access for three (3) or more dwellings (excluding secondary dwellings);~~

Note: For additional technical specifications relating to the location, gradient and driveway widths refer to Volume 3.

- i) For residential developments incorporating more than 50 dwellings, a Traffic Impact Assessment Report shall be prepared by a suitably qualified person and submitted with the development application.

Note: For requirements relating to the preparation of a Traffic Impact Assessment Report refer to Appendix 12.

- j) Driveways shall be designed perpendicular to the road.
- k) Plain concrete driveways shall not be permitted. Details of driveway colours and pattern shall be submitted with the development application.

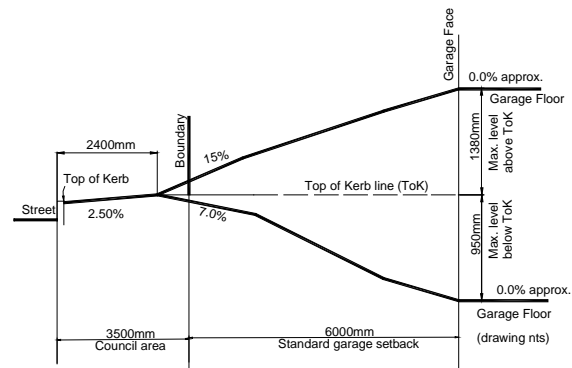


Figure 3.4.1 Requirements for the maximum garage floor levels.

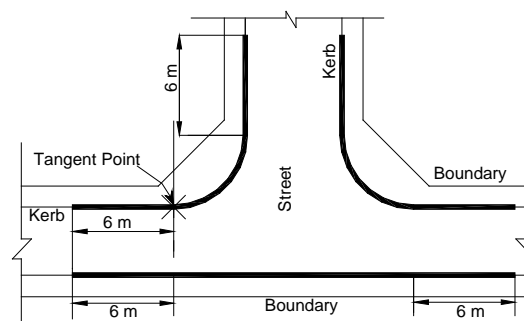


Figure 3.4.2 - Restricted locations of driveways entry as shown heavy edged lines.

3.5

Acoustic & Visual Privacy

3.5 Acoustic and Visual Privacy

Objective:

- Provide adequate visual and acoustic privacy for residents of new and existing development.

3.5.1 Acoustic Privacy

Design Requirements

- 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.
- Development shall incorporate noise attenuation measures that are compatible with the scale form and character of the street.
- 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 5dBA above background levels at the property boundary.
- Multi dwellings and narrow lot dwellings near railway lines 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*

Note: This Guide is available for view/download from the Infrastructure & Planning website at: www.planning.nsw.gov.au.

Note: Applicants are encouraged to refer to the Office of Environment and Heritage Environmental Criteria for Road Traffic

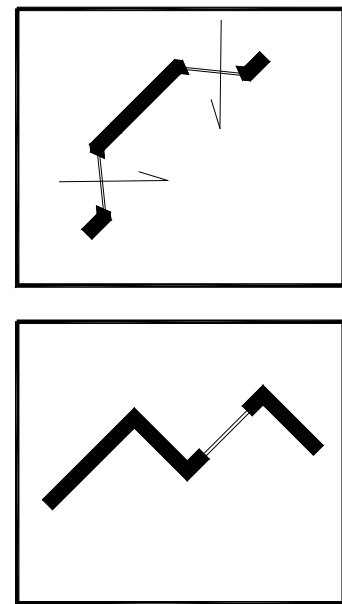


Figure 3.5.1 - Illustration of a method to offset windows to avoid potential privacy conflict.

Noise.

3.5.2 Visual Privacy

Design Requirements

- a) 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.
- b) Notwithstanding 3.5.2(a) any window of a living room located on an upper level shall:
 - i) be offset by 2 metres to limit views between windows and balconies; or
 - ii) have a sill height 1.7 metres above the floor level; or
 - iii) be splayed to avoid direct views between windows; or
 - iv) have fixed translucent glazing in any part of the window within 1.7 metres of the floor level.
- c) Notwithstanding 3.5.2(a), a balcony will be considered where the private open space area of any adjacent dwelling is screened from view.
- d) No wall of a building shall be permitted to be constructed on the boundary for that portion of the boundary that is directly adjacent to an existing approved private open space area on the adjoining allotment.
- e) With any development application involving the construction of a building wall on a boundary, the creation of an easement for access and maintenance on the adjoining land may be required.

3.6

Solar Access & Energy Efficiency

3.6 Solar Access

Good design based on efficient use of renewable natural resources can maximise the thermal comfort and energy efficiency of dwellings. This can be achieved by reducing unwanted winds and draughts whilst optimising natural ventilation as well as maximising use of natural light for heating, lighting and clothes drying purposes.

Objectives:

- Encourage building design and siting to take advantage of climatic factors and reduce household energy consumption.
- Encourage features to be incorporated into site and building design to optimise passive solar access to internal and external spaces.

Design Requirements

- Living areas shall have a northerly orientation.
- 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.
- 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.
- Building siting shall take into consideration the range of factors that impact on solar access including slope of land, vegetation and existing building and other structures.

Note: Council may consider the use of deciduous trees at the north and west elevations to protect against hot summer temperature and to allow for solar penetration in winter, where it may otherwise be inappropriate to plant native trees.

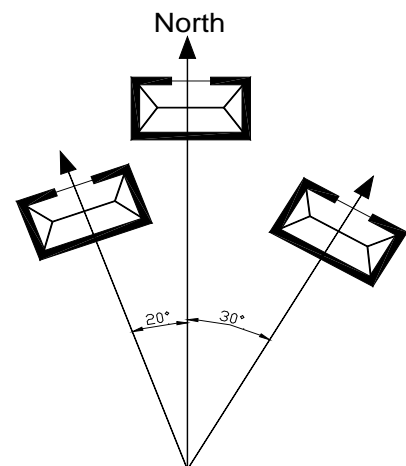


Figure 3.6.1 - Desirable range of window orientation for north facing windows.

3.7 Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas and Secondary dwellings

This section only applies to dwelling houses, domestic outbuildings, swimming pools/spas and secondary dwellings.

Objectives:

- Encourage quality-designed dwelling houses, secondary dwellings and domestic outbuildings that make a positive contribution to the streetscape and amenity of the neighbourhood.

3.7.1 General Requirements for Floor Space Ratio (FSR) and Deep Soil Planting

- The total (FSR) applicable to the sum of all buildings undertaken on a residential allotment, including a dwelling house, domestic outbuildings, and a secondary dwelling shall not exceed 0.55:1.
- A dwelling house, domestic outbuildings and a secondary dwelling shall satisfy the following provisions relating to deep soil planting:
 - no more than 30% of the area forward of any building line shall be surfaced with impervious materials; and
 - a minimum of 20% of the total site area shall be available for deep soil planting.



Figure 3.7.1 - Example of a dwelling house

Floor Space Ratio (FSR) means the ratio of the building gross floor area to the site total area (refer to definition of gross floor area on next page).

3.7.2 Dwelling Houses

3.7.2.1 Minimum Site Requirements

- A dwelling house shall not be erected on land with an area of less than 500 square metres and average width of not less than 15 metres (measured at the primary building setback) unless the allotment was in existence at the date upon which the Plan came into effect.

3.7.2.2 Setbacks

- A dwelling house shall be setback a minimum of:

3.7 Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas & Secondary dwellings

3.7

Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas & Secondary dwellings

- i) 5.5 metres from the primary street boundary for the dwelling;
- ii) 6.0 metres from the primary street boundary for the garage;
- iii) 3 metres from the secondary street boundary;
- iv) 5.5 metres from the secondary street boundary for the garage, where the garage is accessed directly from the secondary street;
- v) 0.9 metres from any side boundary; and
- vi) ~~5 metres from the rear boundary.~~ 3 metres from the rear boundary for any part of the building that is up to 4.5 metres in height from ground level (existing); and
- vii) 8 metres from the rear boundary for any part of the building that is higher than 4.5 metres from ground level (existing).

3.7.2.3 Car Parking Rates

- a) A dwelling house shall be provided with a minimum of one undercover car parking space.

3.7.2.4 Private Open Space

- a) A dwelling house shall be provided with an area of private open space that:
 - i) is located behind the primary building setback;
 - ii) has a minimum area of 75sqm;
 - iii) has a minimum width of 3 metres;
 - iv) includes a minimum levelled area of (5x5)sqm;
 - v) has a minimum of unfragmented area of 60sqm;
 - vi) has an internal living room directly accessible to outdoor private open space areas; and

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- i) the area of a mezzanine; and
- ii) habitable rooms in a basement or an attic; and
- iii) any shop, auditorium, cinema, and the like, in a basement or attic;

but excludes:

- i) any area for common vertical circulation, such as lifts and stairs, and
- ii) any basement:
 - storage, and
 - vehicular access, loading areas, garbage and services, and
- iii) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- iv) car parking to meet any requirements of the consent authority (including access to that car parking), and
- v) any space used for the loading or unloading of goods (including access to it), and
- vi) terraces and balconies with outer walls less than 1.4 metres high, and
- vii) voids above a floor at the level of a storey or storey above.

- vii) satisfies solar access requirements contained in section 3.6.

Note: For sloping sites, Council may consider the provision of a minimum 2 metre x 8 metre balcony as part of the required private open space as satisfying the requirements of Clause 3.7.2.4 a) v).

3.7.2.5 Waste Bin Requirements

- a) Space shall be allocated behind the primary and secondary building lines and out of public view to store the following:
 - i) a 140 litre bin; and
 - ii) two (2) 240 litre bins.

3.7.3 Domestic Outbuildings on Urban Land

3.7.3.1 General Requirements

- a) Domestic outbuildings on urban land shall:
 - i) incorporate similar or complementary design features, finishes, materials and colours to those of the principal dwelling house;
 - ii) not contain any other sanitary fixtures other than a toilet and a hand basin; and
 - iii) not be used for any habitable, commercial or industrial purpose.

3.7.3.2 Maximum Floor Area for Domestic Outbuildings on Urban Land

- a) The combined areas of all 'detached' domestic outbuildings (including carports and garages) on urban land shall be a maximum of:
 - i) 55sqm in the case of a property on urban land;
 - ii) 150sqm in the case of a property on non-urban land having a site area less than 2 hectares; and
 - iii) 250sqm in the case of a property on non-urban land having a site area of



Figure 3.7.2 - An example of a pergola with a zero setback the rear boundary.

3.7

Dwelling Houses,
Domestic Outbuildings,
Swimming Pools/Spas
&
Secondary dwellings

3.7

Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas & Secondary dwellings

~~2 hectares or more.~~

3.7.3.3 Maximum Height for Domestic Outbuildings on Urban Land

- a) The maximum building height for outbuildings on urban land (including carports and garages) shall be :
 - i) 3.6 metres ~~in the case of a property on urban land; and~~
 - ii) ~~4.5 metres in the case of a property on non-urban land.~~

3.7.3.4 Setbacks for Domestic Outbuildings on Urban Land

- a) Domestic outbuildings on urban land shall be setback by a minimum of:
 - i) 6 metres from the primary street boundary;
 - ii) 3 metres from the secondary street boundary for all domestic outbuildings other than any garage that is accessed directly from the secondary street;
 - iii) 5.5 metres from the secondary street boundary for the garage, where the garage is accessed directly from the secondary street;
 - iv) 0.45 metres from the side boundaries;
 - v) despite 3.7.3.4 a) iv), zero metres from the side and rear boundaries for open structures such as pergolas, carports and awnings, subject to compliance with the BCA; and
 - vi) ~~5 metres from the rear boundary.~~
~~a) 0.90 metres from rear boundary .~~
- b) ~~Domestic outbuildings on non-urban land shall be setback by a minimum of:~~
 - i) ~~50 metres from the primary street boundary, or in line with the front elevation of an existing dwelling on the allotment, which ever is the lesser;~~
 - ii) ~~10 metres from the secondary street~~



Figure 3.7.3 - Illustration of a fenced pool

- ~~boundary; and~~
- iii) ~~5 metres from the side and rear boundary.~~

3.7.4 Swimming Pools/Spas

3.7.4.1 General Requirements

- a) Safety fencing for Swimming pools/spas shall comply with the *Swimming Pools Act 1992, Swimming Pools Regulation 2008 and the Australian Standard 1926 - 2007 - Swimming Pool Safety (As amended)* .

3.7.4.2 Setbacks

- a) Swimming pools/spas shall be located behind the front primary building setback.
- b) Swimming pools/spas that do not incorporate decking/coping greater than 600 mm above natural ground level at any point shall be setback a minimum of:
- i) 1 metre from the rear and side boundaries; and
 - ii) 1 metre from the secondary ~~setback boundary~~(corner allotments).
- c) The setback requirements under Clause 3.7.4.2 b) shall be inclusive of any decking/coping associated with the pool. (i.e. the minimum 1 metre setback shall be calculated from the edge of the decking/coping to the side boundary, rear or secondary boundary).
- d) Swimming pools/~~spas~~ that incorporate decking /coping greater than 600mm above natural ground level at any point shall be setback a minimum of:
- i) 5.5 metres from the primary street boundary;
 - ii) 3 metres from the secondary street boundary;
 - iii) ~~5.0 metres from the side and rear boundaries.~~1.5 metres from the side and rear boundaries.

3.7

Dwelling
Houses,
Domestic
Outbuildings,
Swimming
Pools/Spas
&
Secondary
dwellings

3.7

Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas & Secondary dwellings

- e) Adequate measures shall be implemented to ensure the amenity (noise/privacy) of adjoining neighbours is maintained.
- f) The pool pump/filter shall be located as far away as practicable from neighbouring dwellings and shall be enclosed in an acoustic enclosure to minimise noise impacts on adjoining properties.

3.7.5 ~~Garden~~ Flats Secondary Dwellings

3.7.5.1 General Requirements

- a) A secondary dwelling shall incorporate similar or complementary design and construction features, finishes, materials and colours to those of the principal dwelling house.
- b) A secondary dwelling shall be designed to ensure that the entry door to the secondary dwelling is not visible from the street or other public place.
- c) A BASIX certificate shall accompany a development application for a garden flat.

3.7.5.2 Maximum floor area

- a) An attached secondary dwelling shall:
 - i) not exceed 60sqm in gross floor area;
 - ii) be located under the same roof as the main part of the principal dwelling house.
- b) A detached secondary dwelling shall not exceed 60sqm in gross floor area.

3.7.5.3 Setbacks

- a) A secondary dwelling land shall be setback a minimum of:
 - i) 5.5 metres from the primary street boundary of the dwelling;
 - ii) 3 metres from the secondary street boundary;
 - iii) 0.9 metres from any side boundary; and
 - iv) ~~5~~ 3 metres from the rear boundary for any part of the building that is up to 3.8 metres in height from ground level

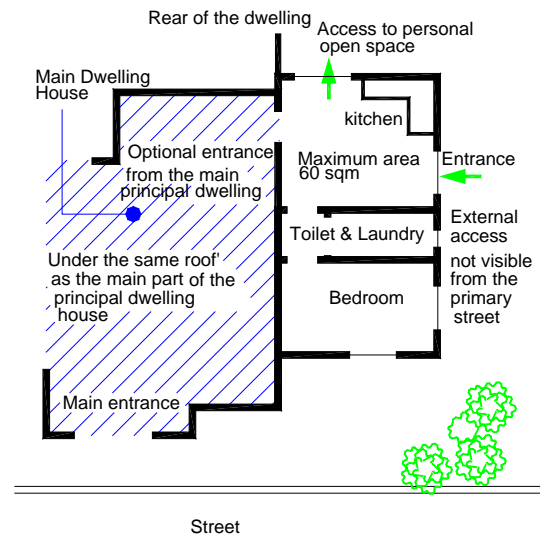


Figure 3.7.4 - Illustration of an attached secondary dwelling

(existing); and

- v) 8 metres from the rear boundary for any part of the building that is higher than 3.8 metres from ground level (existing).

3.7.5.4 Maximum Height

- a) A secondary dwelling shall not exceed two storeys in height ~~)be single-storey structure and located at ground level.~~

~~3.7.5.5 Car Parking Rates~~

- a) ~~A separate car parking space for a secondary dwelling shall be provided behind the primary and secondary building lines.~~

Note: Nothing in this Plan shall be taken to mean that a secondary dwelling can be subdivided from the principle dwelling on the allotment unless such a subdivision is consistent with relevant development standards within an EPI.

3.7

Dwelling
Houses,
Domestic
Outbuildings,

Swimming
Pools/Spas

&

Secondary
dwellings

3.8

Narrow Lot Dwellings

3.8 Narrow Lot Dwellings

This section applies to existing narrow allotments with an average width less than 7.7 metres and an area less than 300sqm, where the allotment was in existence before the gazettal of *Campbelltown (Urban Area) Local Environmental Plan 2002 (22 February 2002)*.

Objectives:

- Ensure that narrow lot dwellings are designed to enhance the streetscape character of established residential neighbourhoods.
- Ensure that narrow lot dwellings offer a high standard of amenity for its occupants and maintains the amenity of other residents in the locality and acknowledges the dimensional constraints of the existing undersized allotments.

Design Requirements

- a) The total FSR of a narrow lot dwelling shall not exceed 0.6:1.
- b) A narrow lot dwelling shall be provided with one covered car parking space.
- c) Covered car parking spaces fronting the primary street shall only be provided in a non-obtrusive open type design so as not to detract from the street facade of the development. In this respect standard garages shall not be permitted on the primary street frontage.
- d) A narrow lot dwelling shall be attached to at least one other narrow lot dwelling.
- e) A narrow lot dwelling shall be setback a minimum of:
 - i) 5.5 metres from the primary street boundary;
 - ii) 0.9 metres from the secondary street boundary; and
 - iii) 5 metres from the rear boundary.

Notwithstanding the above, the car parking space shall be setback a minimum of 6 metres from the primary street setback.

- f) A narrow lot dwelling adjoining an allotment not developed as narrow lot housing shall be ~~setback from the side~~



Figure 3.8.1 - Narrow Lot Dwellings need to be carefully designed to respond to the constraints of the site on which it is located

Note: For narrow allotments held in common ownership (generally comprising three (3) adjoining narrow allotments occupied by a traditional dwelling house), a single DA for the entire development shall be lodged with Council, so it is appropriately assessed and if approved a single consent would be issued.

3.8 Narrow Lot Dwellings

boundary a minimum of:

- i) ~~0 metres in the case of any single storey component of the dwelling providing that the wall does not exceed a length of 10 metres; and 0.9 metres for all levels of the dwelling above the ground floor level.~~ allowed to be built to the side boundary (zero side setback) for the ground floor component of the building;
- ii) setback a minimum of 0.9 metre from the side boundary for the ground floor component of the building adjacent to an existing approved private open space area on the adjoining allotment;
- iii) setback a minimum of 0.9 metre from the side boundary for the first floor component of the building.
- g) Where the first floor's wall exceeds 10 metres in length, the wall shall be setback by 1.5 metres from the side boundary for a minimum length of 2.0 metres for that part of the wall that exceeds 10 metres.
- h) Notwithstanding the above, no wall of a building shall be permitted to be constructed on the boundary for that portion of the boundary that is directly adjacent to an existing approved private open space area on the adjoining allotment.
- i) With any development application involving the construction of a building wall on a boundary, the creation of an easement for access and maintenance on the adjoining land may be required.
- j) The height of a narrow lot dwelling shall not exceed two (2) storeys above ground level (existing) at any point. Council may consider the use of the roof space for a habitable room, but only if a dormer window is provided and:
 - i) is located within a roof plane with its main ridge running parallel to the street frontage;
 - ii) is not visually prominent against the roof plane;
 - iii) does not interfere with the ridge line of the main roof;

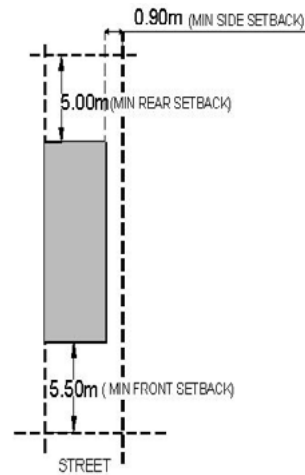


Figure 3.8.2 - Diagram depicts the requirements relating to the building envelope for a narrow lot dwelling.

Note: Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.

3.8

Narrow Lot Dwellings

- iv) is at least 300mm below the main ridge line of the roof;
 - v) has a maximum width of 1 metre; and
 - vi) has a minimum separation of 2 metres between the dormer on the adjoining narrow lot dwelling.
- k) The total floor area occupied by all bedrooms (and/or rooms capable of being used as a bedroom **and wardrobes**) within each dwelling shall not exceed 40% of the gross floor area of that dwelling.
- l) Each narrow lot dwelling shall be provided with a combined area of private open space that:
 - i) is located behind the primary building line;
 - ii) has a combined minimum area of 60sqm;
 - iii) has a minimum level area of (5x5)sqm; and
 - iv) satisfies solar access requirements contained in section 3.6.
- m) The private courtyard shall be directly accessible from the internal living area.
- n) Narrow lot dwellings shall satisfy the following provisions relating to deep soil planting:
 - i) the area forward of the front building line shall remain permeable other than the area occupied by the driveway and the pedestrian access to the main door of the dwelling;
 - ii) a minimum of 20% of the total site area shall be available for deep soil planting.
- o) A detailed landscape design plan incorporating vegetation compatible with the character of the development shall be submitted with a development application.
- p) Space shall be allocated behind the primary and secondary building lines, out of public view to store the following:
 - i) a 140 litre bin; and
 - ii) two (2) 240 litre bins.
- q) The bin storage area 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.

3.9 Multi Dwellings

3.9 Multi dwellings

Important Note: For the purpose of the Plan, the definitions “dual occupancy”, “dual occupancy (attached)”, “integrated housing development” and “multi dwellings” within Campbelltown (Urban Area) Local Environmental Plan 2002, have the meaning “multi dwelling” within this Plan.

Objective:

- Encourage quality designed multi dwellings that makes a positive contribution to the streetscape and amenity of the neighbourhood.

3.9.1 Site and Density Requirements for Multi Dwellings

Design Requirements

- Multi dwellings shall not be erected on land with an area of less than 700sqm.
- Multi dwellings shall not be erected on an existing battle-axe allotment.
- Subject to the satisfaction of other requirements within the Plan, the number of dwellings permitted within a multi dwelling development shall not exceed:
 - 2 dwellings for the first 700sqm of land area; and
 - 1 dwelling for each 300sqm of land area thereafter.
- For the purpose of calculating the developable area of an allotment:
 - any land that is part of an environmental corridor as specified by the *Office of Environment and Heritage* or any other government agency; or
 - any land that is subject to bushfire, flooding or other risk (excluding mine subsidence); or
 - a right of carriage way;

shall not be included within the developable area of the allotment, unless the relevant public agency



Figure 3.9.1 An example of a multi dwelling development, with street frontage.

3.9 Multi Dwellings

is satisfied that that part of the allotment is capable of being developed for the purpose of multi dwellings.

- e) Multi dwellings incorporating 2 dwellings shall only be permitted on an ~~allotment site~~-having;
 - i) a minimum width of 15 metres measured along the side boundaries at a distance of 5.5 metres from the primary street boundary; and
 - ii) a minimum width of 7 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.
- f) Multi dwellings incorporating 3 or more dwellings shall only be permitted on an ~~allotment site~~-:
 - i) 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;
 - ii) 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; and
 - iii) 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 (refer to Figure 3.9.3).
- g) The total FSR shall not exceed 0.45:1.
- h) A multi dwelling development shall be set back a minimum of:
 - i) 5.5 metres from the primary street boundary;
 - ii) 3 metres from the secondary

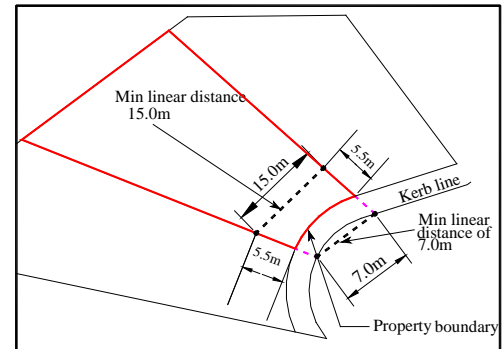


Figure 3.9.2 - Illustration of the requirements for the minimum allotment frontage incorporating 2 multi dwellings.

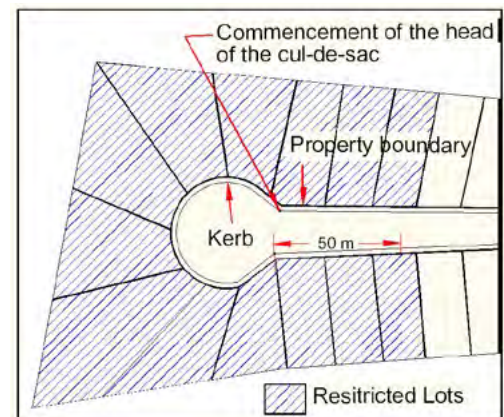


Figure 3.9.3 - Illustration of the 50 metre distance from the commencement of the head of a cul-de-sac where multi houses development incorporating 3 or more dwellings are restricted.

3.9 Multi Dwellings

street boundary;

- iii) 0.9 metres from any side boundary for the ground level;
 - iv) 1.5 metres from any side boundary for all levels above the ground level;
 - v) 5 metres from the rear boundary for the ground level; and
 - vi) 10 metres from the rear boundary for all levels above ground level.
- i) Notwithstanding 3.9.1(h), any garage shall be setback a minimum of 6 metres from any street boundary.

3.9.2 General Requirements for Multi Dwellings

Design Requirements

- a) A minimum of 10% of the total number of dwellings within a multi dwelling development containing 10 or more dwellings shall be adaptable dwelling(s).
- b) Each multi dwelling unit shall be provided with a minimum of one single garage.
- c) One (1) external additional visitor car parking space shall be provided for every two (2) units (or part thereof), unless all dwellings within the development have direct frontage to a public street.
- d) No visitor car parking space shall be located forward of the primary or secondary street boundary.
- e) No visitor car parking space shall be in a 'stacked' configuration.
- f) 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. In the case where an existing dwelling house is to be retained, the design of the new development shall complement

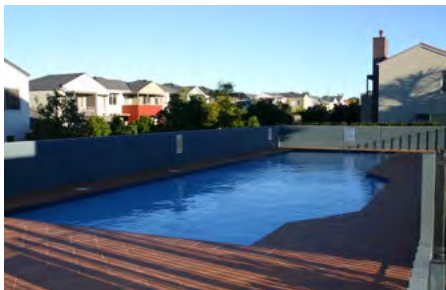


Figure 3.9.4 - Example of communal facilities for a multi dwellings development.

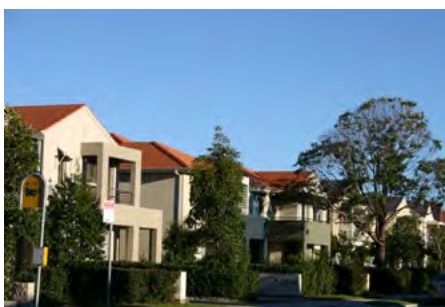


Figure 3.9.5 - Example of multi dwellings streetscape.

3.9

Multi dwellings

the siting, bulk, scale, form, materials, colours and finishes of the existing dwelling.

- g) The total floor area occupied by all bedrooms (and/or rooms capable of being used as a bedroom and wardrobes) within each dwelling shall not exceed 40% of the gross floor area of that dwelling.
- h) Each multi dwelling unit shall be provided with an area or areas of private open space that:
 - i) are not located within the primary street setback;
 - ii) have a minimum area of 60sqm,
 - iii) have a minimum width of 3 metres;
 - iv) include a minimum levelled area of (5x5)sqm;
 - v) have an internal living room directly accessible to outdoor private open space areas; and
 - vi) satisfy solar access requirements contained in section 3.6.

Note: For sloping sites, Council may consider the provision of a minimum 2 metre x 8 metre balcony as part of the required private open space as satisfying the requirements of Clause 3.9.2.h) v).

- i) No part of an outdoor living area is permitted to be located within the primary or secondary street setback area.
- j) Any communal open space or recreation facility provided as a part of a development shall be designed and constructed to:
 - i) ensure safe access by the occupants of the development;
 - ii) prevent access by members of the public; and
 - iii) provide for the safety and well being of children in accordance with any



Figure 3.9.6 - Example of high quality façade treatment for multi dwellings.

3.9

Multi Dwellings

applicable Australian Standard.

k) Multi dwellings shall satisfy the following additional provisions relating to streetscape:

i) architectural features (such as balconies, openings, columns, porches, colours, materials etc) and articulation in walls are to be incorporated into the front facade of each dwelling;

ii) no more than 30% of the area forward of any building line shall be surfaced with impervious materials.

l) Multi dwellings shall satisfy the following requirements relating to landscape:

i) a detailed landscape design plan shall be submitted by a suitably qualified person with the development application; and

ii) a minimum of 20% of the total site area shall be available for deep soil planting.

m) Multi dwellings shall satisfy the following architectural requirements:

i) a distinctive architectural outcome that unifies the range of building elements and diversity within the development and which also harmonises with surrounding development;

ii) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines;

iii) incorporation of facade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements; and

iv) provision of windows and active spaces in the building ends, to provide additional security and visual interest.

n) Multi dwellings shall not incorporate

Note: Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.



Figure 3.9.7 - Example of architecturally designed multi dwellings.

3.9 Multi dwellings

vehicular access that utilises any gate structure /mechanism other than access to basement car parking.

3.9.3 Site Services

Design Requirements:

- a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.
- b) Development shall ensure that adequate provision has been made for all essential services (i.e water, sewerage, electricity, gas, telephone, broadband and stormwater drainage).
- c) All site services shall be placed underground.
- d) All communication dishes, antennae and the like shall be located to minimise visual prominence.

3.9.4 Multi Dwellings and Waste Management

Design Requirements

- a) Except as provided in 3.9.3.(b) multi dwellings development shall make provision for individual waste storage, allocated behind the primary and secondary building line out of public view, for the following:
 - i) a 140 litre bin; and
 - ii) two (2) 240 litre bins.
- b) 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:
 - i) be located behind the primary and secondary building line;
 - ii) be no more than 25 metres from the street;
 - iii) be covered;

3.9

Multi Dwellings

- iv) contain a hose connection;
 - v) have an impervious floor that is connected to the sewer;
 - 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
 - vii) incorporate design and construction (including colours, materials and finishes) that complement the development.
- c) Any communal storage facility shall be of sufficient size to accommodate the following for each multi dwelling:
- i) a 140 litre bin; and
 - ii) two (2) 240 litre bins.
- d) All waste storage areas shall be appropriately screened from public view.

3.10

Residential Subdivision

3.10 Residential Subdivision

Objectives:

- Ensure that land once subdivided, contributes positively to the desired character of the locality and provides for the safe and attractive integration of existing and new development.
- Ensure that subdivision responds to the physical characteristics of the land, its landscape setting, orientation, landmarks and key vistas to and from that land.
- Ensure that subdivision provides safe connections with and extension of existing street patterns, as well as any pedestrian, cycleway and public open space networks.
- Promote walking and cycling as a mode of travel within a residential neighbourhood.
- Facilitate opportunities for public transport to service new subdivision estates.
- Encourage subdivision that will result in the creation of allotments that are orientated, and of such dimension and configuration to facilitate the siting, design and construction of development resulting in the conservation of non-renewable resources and the environmental attributes of the land.

3.10.1 General Requirements

Design Requirements

- a) Subdivision shall have appropriate regard to orientation, slope, aspect and solar access.
- b) Subdivision design shall comply with the requirements specified in Volume 3.
- c) Where relevant, roads shall be designed to provide satisfactory level of services for the evacuation of occupants in the event of emergency.
- d) Subdivision shall promote through street access and minimise the number of cul-de-sacs.
- e) Roads/access handles shall be provided to separate allotments from any park, reserve, waterway and the like.
- f) All allotments within a subdivision that are located adjacent to the intersection of local public roads

3.10

Residential Subdivision

(existing or proposed) shall provide a splay in accordance with Volume 3 to ensure adequate sight distances and maintain footpath widths.

Note: All splays shall be dedicated to Council at no cost to Council.

Note: In the case of an RMS road the size of the splay shall be in accordance with the RMS's requirements.

- g) Residential subdivision shall be designed to address the public domain.
- h) Wherever possible, subdivision design shall avoid the creation of allotments that have rear boundaries (and fencing) that adjoin the public domain.
- i) For the purpose of calculating the minimum allotment size and dimensions under this Plan, any land that is part of an environmental corridor as specified by the *Office of Environment and Heritage* or any other government agency shall not be included within the calculated area of land unless the relevant public agency is satisfied that that part of the allotment is capable of being developed.
- j) For the purpose of calculating the minimum allotment size and dimensions under this Plan, any land that is subject to bushfire, flooding or other risk (excluding mine subsidence) shall not be included within the calculated area of land unless it is demonstrated to Council's satisfaction that the site can be appropriately managed in a manner that retains the ability to be developed for the purpose to which it is intended under the zone.
- k) Access to residential subdivisions shall not be permitted to any classified road where alternative access can be made available via the non-classified road network.



Figure 3.10.1 - Example of Greenfield residential subdivision

3.10 Residential Subdivision

3.10.2 Residential Torrens Title Subdivision-Conventional Allotments

Design Requirements

- a) Any residential conventional allotment created by Torrens Title subdivision shall satisfy the following standards:
 - i) a minimum area of 500sqm;
 - ii) a minimum width of 15 metres measured along the side boundaries at a distance of 5.5 metres from the front property boundary;
 - iii) a minimum width of 7 metres measured between the extended property side boundaries where they intersect with the kerb line; and
 - iv) a minimum depth of 25 metres.
- b) Any battle axe shaped allotment created by subdivision shall satisfy the following standards:
 - i) a minimum area of 500sqm excluding the area of the access handle;
 - ii) a minimum depth of 25 metres excluding the length of the access handle;
 - iii) no more than one allotment shall be accessed via a battle axe handle;
 - iv) a minimum access handle width of 3.5 metres;
 - v) a maximum access handle length of 35 metres;
 - vi) no encroachment/s or right of carriage way shall impinge into land within the access handle;
 - vii) the provision of an adequately dimensioned vehicle manoeuvring area, located behind the access handle; and
 - viii) the provision of a minimum 0.5 metre wide landscape strip along the length of the access handle, **where it adjoins the boundary/fence of the neighbouring property.**



Figure 3.10.2 - Example of residential subdivision under construction.

3.10.3 Subdivision of Multi Dwelling Housing

Design Requirements

- a) For the purposes of the subdivision of multi dwellings incorporating 2 dwellings (being the only dwellings in the development), each allotment to be created shall be part of a Strata Title scheme.
- b) Despite 3.10.3 a) Council will consider a development application for Torrens Title subdivision of 2 multi dwellings (being the only dwellings in the development) if each allotment satisfies the following standards:
 - i) a minimum area of 300sqm (excluding any access handle);
 - ii) all allotments have access to a public street;
 - iii) at least 1 allotment has direct frontage to a public street;
 - iv) a minimum access handle width of 3.5 metres for the servicing of the rear allotment (if proposed); and
 - v) where a battleaxe allotment is created, no right of carriage way shall be created over other allotments.

Note: Nothing in sub clause 3.10.3(a) shall be taken to mean that multi dwellings are permissible on an allotment having an area of less than 700sqm.

- c) For the purposes of the subdivision of multi dwellings incorporating more than 2 dwellings, all allotments to be created shall be part of a Strata Title scheme.
- d) Despite 3.10.3 c) Council will consider a development application for Torrens Title subdivision of 3 or more multi dwellings, if each allotment satisfies the following standards:
 - i) a minimum area of 300sqm;
 - ii) a minimum depth of 25 metres;

3.10

Residential Subdivision

- iii) all allotments/dwellings within the development have direct frontage to a public street;
- iv) no common property is created;
- v) a minimum width of 7 metres measured between the extended property side boundaries where they intersect with the kerb line; and
- vi) no battle axe allotments are created.

Note: For the purpose of clause 3.10.3 d) iii), an access handle does not constitute direct frontage to a public street.

- e) All required visitors car parking spaces within a Strata Title subdivision shall be within common property.

Note: Council shall not release a subdivision certificate for multi dwellings until an occupation certificate (under the EP&A Act 1979) has been issued for all dwellings on the land.

3.10.4 Community Title Subdivision

Design Requirements

- a) Council will consider the creation of community title allotments subject to the Council being satisfied that:
 - i) the development provides for significant communal open space and recreation facilities with convenient and safe access for all occupants;
 - ii) the communal open space and recreation facilities are made available for the sole benefit of the occupants of that subdivision; and
 - iii) access to the development does not involve the erection of any gate structure/mechanism.
- b) The minimum allotments size for a community title housing development shall be in accordance with 3.10.2, or 3.10.3 as applicable.

Note: All roads within the community title scheme shall be designed and constructed



Figure 3.10.3 –Residential subdivision allowing adequate accessibility for waste collection vehicles.

to satisfy the requirements of Volume 3.

3.10

Residential Subdivision

3.10.5 Subdivision and Waste Management

Design Requirements

- a) Subdivision shall be designed and constructed so that upon completion:
 - i) kerbside waste collection vehicles are able to access bins at a minimum distance of 300mm, and a maximum distance of 1500mm from the left side of the vehicle to the bin;
 - ii) adequate space behind the kerb is provided for the occupant of each premises to present 1 x 140 litre bin and 1 x 240 litre bin side-by-side, a minimum 300mm apart;
 - iii) where it is not possible to provide bin collection points immediately in front of each allotment, a concrete pad shall be constructed at the closest practical location to the allotment for garbage collection;
 - iv) the location for kerbside presentation provides a minimum 4 metres overhead clearance for the operation of the collection vehicle (eg. no trees or transmission lines overhanging the bins).
 - v) waste collection vehicles are not required to make a reverse movement to service bins.

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Part 4

~~Dwelling Houses, Rural Worker's Dwellings, Dual Occupancies, and Residential Subdivision~~ Residential and Ancillary Development on Non- Urban Land

4.1

Application

4.1 Application

Part 4 sets out controls relating to the following residential **and ancillary** development located in non-urban land:

- **fencing**;
- dwellings houses;
- rural worker's dwellings;
- **rural** dual occupancies;
- domestic outbuildings; and
- residential subdivision.

The design requirements contained within Part 4 complement the provisions contained in Part 2, Volume 1.

4.2 Background

The non-urban lands of Campbelltown encompass some of the most spectacular and valuable lands. They take in the Scenic Hills, Varroville, and Denham Court to the west, the Scenic Protection Edge lands, Kentlyn, Long Point, Minto Heights and Wedderburn to the east and Menangle Park and Gilead to the south.

These areas are important for a range of reasons including scenic, aesthetic, environmental and agricultural value.

The development controls within this part aim to ensure that residential development on non-urban land is sited and designed in harmony with the natural environment and its surroundings.

The following environmental planning instruments apply to non-urban land within Campbelltown:

- LEP 2002; LEP1; LEP 32 LEP District 8 (Scenic Hills); and
- IDO 15; IDO 28 and IDO 13.

Important Note: Nothing in this Part shall be taken to mean that rural worker's dwellings, **rural** dual occupancy (attached) and/ or **rural** dual occupancy (detached) are permissible within all of the non-urban land. It is important to check the permissibility of this type of development for a particular site under the relevant EPI before proceeding with a development application.

Important Note: Proposed residential development with Bush Fire Prone Lands shall comply with the requirements of Planning for Bush Fire Protection 2006 (as amended), prepared by NSW Rural Fire Service.

Note: Planning for Bushfire Protection 2006 Document is available for view/download from NSW Rural Fire Service Website at www.rfs.nsw.gov.au

4.3 Building Form and Character

4.3

Building Form and Character

Objectives:

- Ensure that the aesthetic and environmental values of non urban land are appropriately conserved.
- Ensure that the massing, scale, form, colour and appearance of new development are complementary to the existing and desired residential buildings in the neighbourhood.
- Ensure that buildings are designed to enhance the existing and future desired built form and character of the neighbourhood by encouraging innovative and quality designs that fit harmoniously with their surroundings.
- Ensure that parking areas, garages and driveways are appropriately sited, designed and constructed so that they do not detract from the appearance of the development or the streetscape.

4.3.1 Siting & Streetscape

- a) Developments shall be designed to fit the existing contours and landform of the site and to minimise the amount of cut and fill.
- b) Buildings shall not be sited on top of prominent hills and ridgelines.
- c) Details of materials, colours and finishes of roofing, fencing and walls shall be submitted to Council as part of the development application.
- d) Materials, colours and finishes of roofing, walls, driveways and fencing shall not be obtrusive and shall complement the landscape setting of the building.
- e) Garages and outbuildings shall be designed and located so that they do not dominate the primary street frontage of the building as viewed from the street and prominent public places.
- f) Garage doors facing public streets shall be no wider than 50% of the width of the main dwelling (at its street fronting facade).
- g) Highly reflective materials and bright colours for roofing shall not be allowed.

4.3

Building Form and Character Non-Urban Land

- h) Building shall not be sited downstream from existing dams in order to reduce the potential for inundation of the buildings if the dam falls or overtops.

4.3.2 Fencing on Non-Urban Land

- a) 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.
- b) Residential fencing on non-urban land forward of the primary building line shall:
 - i) be a maximum of 1.8 metres in height;
 - ii) be of an open style for any part of the fence that is higher than 1.2 metres;
 - iii) be of solid or open style for any part of the fence that is lower than 1.2 metres;
 - iv) not be constructed of solid metal sheeting; and
 - v) complement the design of the development.
- c) Residential fencing on non-urban land at the side and rear boundaries shall:
 - i) be a maximum of 1.8 metres in height;
 - ii) located behind the primary building line; and
 - iii) a maximum 1.8 metres in height, if adjoining a secondary street.
- d) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.
- e) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.
- f) Details for fencing shall be submitted with the development application.
- g) If the land on which a fence is to be erected is bush fire prone land, the fence or retaining wall shall be constructed from non-combustible

4.4

Car Parking and Access Non-Urban Land

materials.

- h) A fence shall not be constructed so as to redirect the overflow of surface water onto adjoining properties.

4.3.3 Building Height

Design Requirements

- a) Residential development on non-urban land shall:
- not exceed 2 storeys;
 - have a height not exceeding 7.2 metres at the upper most ceiling measured vertically from ground level (existing) ; and
 - have a building height not exceeding 9.5 metres.
- 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.

4.4 Car Parking and Access - Non-Urban Land

Objectives:

- Ensure efficient and safe vehicle and pedestrian movement within, into and out of development.
- Ensure that the location and design of driveways, parking, service areas and access areas are practical, easily maintained, convenient, safe and suitably landscaped.

Design Requirements

- a) The minimum dimensions of any required parking space shall be 2.5 x 5.5 metres. ~~The minimum internal dimension of an enclosed garage shall be 3.0 x 6.0 metres.~~
- b) The minimum internal dimensions of an enclosed garage shall be 3.0 x 6.0 metres.
- c) Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.
- d) Driveways shall meet the following criteria:
- constructed to a standard that allows for all weather access;

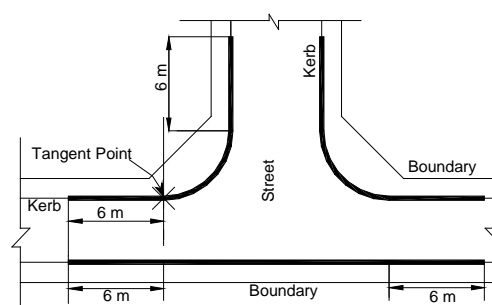


Figure 4.4 - Inappropriate locations of a driveway entry as shown by heavy edged lines.

4.4

Car Parking and Access Non-Urban Land

- ii) designed and located to follow contours to avoid excessive site works, erosion and sedimentation run off;
 - iii) have a minimum width of 3.0 metres and a maximum width of 5.0 metres;
 - iv) allow for entry to and exit from the property in a forward direction;
 - v) located to minimise the impact on vegetation and the removal of mature trees; and
 - vi) one (1) driveway access is permitted per property, in addition to any access required by the NSW Rural Fire Service, where relevant.
- e) Driveways shall be located a minimum distance of 6 metres from the tangent point of any unsignalised intersection (refer to Figure 4.4).
- f) Driveways shall be designed and constructed so that they do not divert stormwater from the adjoining road onto the property.

Note: In circumstances where an intersection is controlled by traffic signals, a roundabout or the like, applicants are requested to contact Council for specific requirements.

Note: For additional technical specifications relating to the location, gradient and driveway widths refer to Volume 3.

4.5 Dwelling Houses, Rural Worker's Dwelling, Rural Dual Occupancy and Domestic Outbuildings on Non-Urban Land.

This section applies to dwelling houses, rural worker's dwellings, rural dual occupancy, and domestic outbuildings located within non-urban land.

Objectives:

- Encourage quality-designed dwelling houses, rural worker's dwellings, rural dual occupancy and domestic outbuildings on non-urban land that make a positive contribution to the streetscape and character of the neighbourhood.

4.5 Dwelling Houses, Rural Worker's Dwelling, Rural Dual Occupancy and Domestic Outbuildings on Non Urban Land

4.5.1 Dwelling Houses

- Only one dwelling house shall be permitted per allotment, providing that the allotment meets the minimum standards specified within the relevant planning instrument that applies to that land subject of the development application.
- The minimum setbacks for a dwelling house shall be in accordance with the setback requirements for dwelling houses shown in Table 4.5.1.

Note: For Provision of Services (water, electricity and waste water treatment requirements), refer to Section 2.16 Provision of Services under Part 2 of the Plan.

4.5.2 Rural Worker's Dwelling

- A rural worker's dwelling shall only be permitted where the relevant planning instrument that applies to the land subject of the development application allows for this type of development to occur.
- Only one rural worker's dwelling shall be permitted per allotment, providing that the allotment meets the minimum standards specified within the relevant planning instrument that applies to the land subject to the development application.
- A rural worker's dwelling shall not exceed 120 sqm in gross floor area.
- A rural worker's dwelling shall have the same road access as the principal dwelling.
- An application for a rural worker's

Proposed residential developments within Bush Fire Prone Lands shall comply with the requirements of Planning for Bush Fire Protection 2006 (as amended), NSW Rural Fire Service. Available for view/download at:

www.rfs.nsw.gov.au

4.5

Dwelling Houses, Rural Worker's Dwelling, Rural Dual Occupancy and Domestic Outbuildings on Non-Urban Land

dwelling shall demonstrate to Council that the rural worker's dwelling shall be occupied by an employee of the farm or a contractor.

- f) The minimum setbacks for a rural worker's dwelling shall be in accordance with the setbacks requirements shown in Table 4.5.1.

4.5.3 Rural Dual Occupancy

- a) A **rural** dual occupancy development shall only be permitted where the relevant environmental planning instrument that applies to the land, subject of the development application, allows for this type of development to occur.
- b) Only one **rural** dual occupancy development shall be permitted per allotment, providing that the allotment meets the minimum standards specified within the relevant planning instrument that applies to the land subject to the

Important Note: Despite any other provision of this Plan, rural developments within Bush Fire Prone Lands must comply with the setbacks requirements under Planning for Bush Fire Protection 2006, NSW Rural Fire Services (as amended). Refer to Section 2.14.3 of Volume 1 of the Plan.

Table 4.5.1 Setbacks for Dwelling Houses, Rural Worker's Dwellings and Rural Dual Occupancies in Non-Urban land.

Lot Size in Hectares	Primary Street Setback in metres (m)		Side, Rear and Secondary Street Setbacks in metres (m)
	Single Storey	Double Storey	
0.4 & less than 1	15 m	20 m	10 m
1 to 2	35 m	50 m	10 m
> 2, 10, 40 & 100	35 m	50 m	10 m

Table 4.5.2 Setbacks for Domestic Outbuildings in Non-Urban land

Domestic Outbuildings Primary Street Setback (non-urban land)	Secondary Street Setback in metres (m)	Side and Rear Setbacks in metres in metres (m)
50 m or in line with the front elevation of an existing dwelling on the allotment, whichever is the lesser.	10 m	5 m for rural properties less than or equal to 0.4 hectare in site area and 10 m for rural properties with site areas larger than 0.4 hectares.

4.5

Dwelling Houses, Rural Worker's Dwelling, **Rural** Dual Occupancy and Domestic Outbuildings on Non-Urban Land

development application.

- c) Notwithstanding Clauses 4.5.1 a) and 4.5.2 a) the total number of dwellings that occupy a certain allotment of land, shall be limited to two (2) dwellings, (i.e. on one allotment, and subject to the permissibility under the relevant EPI, you are only allowed one principle dwelling and one rural worker's dwelling, or a **rural** dual occupancy attached or detached, consisting of a total of two (2) dwellings per allotment.
- d) The minimum setbacks for a **rural** dual occupancy shall be in accordance with the setback requirements shown in Table 4.5.1.
- e) Each dwelling within a **rural** dual occupancy shall be provided with a minimum one off street car parking space.
- f) A **rural** dual occupancy (attached) development shall:
 - i) be constructed under the same roofline; and
 - ii) shall have the appearance of one dwelling.

Note: Attaching two dwellings via a breeze way or a carport shall not be considered to meet the requirements of Clause 4.5.3 f) above.

4.5.4 Domestic Outbuildings on Non-Urban Land

- a) **The combined areas of all 'detached' domestic outbuildings (including carports and garages) on non-urban land shall be a maximum of:**
 - i) **150sqm on land having a site area less than 2 hectares; and**
 - ii) **250sqm on land having a site area of 2 hectares or more.**
- ~~a) The combined areas of all 'detached' domestic outbuildings on non-urban~~

4.5

Dwelling Houses, Rural Worker's Dwelling, Rural Dual Occupancy and Domestic Outbuildings on Non-Urban Land

~~land (including garages) shall be a maximum of:~~

- ~~i) 150 sqm on land having a site area less than 10 hectares; and~~
- ~~ii) 250 sqm on land having a site area of 10 hectares or more.~~
- b) The building height for domestic outbuildings on non-urban land (including carports and garages) shall be a maximum of 7.0 metres.
- c) The minimum setbacks for a domestic outbuilding shall be in accordance with the setback requirements shown in Table 4.5.2
- d) Domestic outbuildings shall:
 - i) incorporate similar or complementary design features, finishes, materials and colours to those of the principal dwelling;
 - ii) not contain any other sanitary fixtures other than a toilet and a hand basin; and
 - iii) not be used for any habitable, commercial, industrial or any other use apart from storage of goods/materials that are ancillary to the residential use of the principal dwelling.
 - iv) ~~be designed and located to minimise adverse visual impacts on the environmental and scenic values of the non-urban land .~~

4.6 Residential Subdivision of Non-Urban Land

4.6

Residential Subdivision of Non-Urban Land

Objective:

- Ensure that land once subdivided, contributes positively to the desired character of the locality and provides for the safe and attractive integration of existing and new development.
- Ensure that subdivision responds to the physical characteristics of the land, its landscape setting, orientation, landmarks and key vistas to and from that land.
- Ensure that subdivision provides safe connections with and extension of existing street patterns, as well as any pedestrian, cycleway and public open space networks.
- Encourage subdivision that will result in the creation of allotments that are orientated, and of such dimension and configuration to facilitate the siting, design and construction of development resulting in the conservation of non-renewable resources and the environmental attributes of the land.

4.6.1 Subdivision of Allotments - 0.4 ha minimum

- a) The minimum subdivision standard for allotments that are subject to a 0.4 ha minimum in an EPI shall be in accordance with the relevant planning instrument that applies to the land subject of the subdivision development application.
- b) Allotments that are subject to the 0.4 ha minimum in an EPI lot size subdivision standard shall:
 - i) have a minimum street frontage of 45 metres;
 - ii) have a minimum frontage to depth ratio of 1:2.
- c) Battle-axe allotments that are subject to 0.4 ha minimum in an EPI allotment size shall:
 - i) have a minimum width of 45 metres;
 - ii) have a minimum frontage to depth ratio of 1:2;
 - iii) have a minimum area of 0.4 ha

4.6

Residential Subdivision of Non-Urban Land

- excluding access handle; and
- iv) have a minimum width of access handle of 6 metres.
- d) Where two access handles to battle-axe allotments are located adjacent to each other, reciprocal rights of carriageway shall be created so that only one drive way needs to be constructed.

4.6.2 Subdivision of Allotments - One (1) ha and 2 ha minimum

- a) The minimum subdivision standard for allotments that are one (1) and two (2) two ha minimum shall be in accordance with the relevant planning instrument that applies to the land subject of the subdivision development application.
- b) Allotments that are subject to the one (1) ha or two (2) ha minimum lot size subdivision standard in an EPI shall have a minimum street frontage of 60 metres;
- c) Battle axe allotments subject to one (1) ha and two (2) ha minimum allotment in an EPI size shall:
 - i) have a minimum width of 60 metres; and
 - ii) have a minimum width of access handle of 6 metres.
- d) Where two access handles to battle-axe allotments are located adjacent to each other, reciprocal rights of carriageway shall be created so that only one drive way needs to be constructed.

4.6.3 Subdivision of Allotments - 10 ha 40 ha, and 100 ha minimum

- a) The minimum subdivision standard for allotments that are 10 ha, 40 ha and 100 ha shall be in accordance with the relevant planning instrument that applies to the land subject of the subdivision development application.

4.6

Residential Subdivision of Non-Urban Land

4.6.4 Road Construction

Design Requirements

- a) Proposed roads and any proposed changes to existing roads shall be constructed in accordance with Volume 3 Council's Engineering Design for Development.
- b) Where relevant, roads shall be designed to provide satisfactory level of services for the evacuation of occupants in the event of emergency.

4.6.5 Farm Dam Construction

- a) A development application shall be lodged with Council for any proposal that involves the construction of a new farm dam or modification to an existing dam.
- b) Dam construction shall comply with the requirements of NSW Office of Water Guidelines.
- c) All development applications for any proposal that involves the construction of a new dam or modification to an existing dam shall be accompanied by:
 - i) all licences required by the NSW Office of Water or NSW Department of Investment and Industries where relevant; and
 - ii) a geotechnical report prepared by a suitably qualified person.
- d) Any farm dam that is proposed to be located upstream of an existing or proposed dwelling shall be referred by Council to the NSW Dams Safety Committee for concurrence.

Important Note:

When building a farm dam, it is important to make sure that the appropriate consent or licence from the relevant government authority has been obtained.

For Information on farm dams licences contact the NSW Office of Water. Website www.water.nsw.gov.au

Under the Fisheries Management Act 1994, any new dam or modification to an existing dam may require the owner to provide for fish passage. NSW Fisheries Office website:

<http://www.dpi.nsw.gov.au/fisheries>

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Part 5

Residential Apartment Buildings and Mixed- Use Development

5.1 Application

5.1 Application

This part sets out controls relating to residential apartment buildings and mixed use development in the City of Campbelltown.

Important Note: For the purpose of this Plan, a “residential apartment building” has the same meaning as a “residential flat building” under Campbelltown (Urban Area) Local Environmental Plan 2002.

5.2 Background

Campbelltown has a range of business centres with a range of functions.

There is an increasing recognition that encouraging residential apartment and mixed-use development within business centres can enhance their viability. This can help to create interest and activity at different times of the day across business centre precincts and can encourage a wider diversity of housing choices in close proximity to facilities and services. Overall, business centres present an opportunity for sustainable city living in quality apartment style accommodation, making the most of convenient access to business, shopping, recreation and public transport services.

The form and character of residential apartment and mixed use developments are required to be carefully managed to ensure the creation of attractive business centre environments, that in themselves, will be a mainstay in attracting investment in housing, retail, commercial and other forms of development. Importantly though, significant heritage and other ‘community places’ need to be respected.

5.3 General Requirements

5.3

General Requirements

Objective:

- Ensure that residential apartment buildings and mixed use developments offer a high level of amenity and make a positive contribution to the creation of new, high quality and contemporary urban streetscapes in business centres by:
 - achieving well articulated building forms that avoid a plain and monolithic appearance;
 - adopting appropriate building scale, massing and proportions that best reflect the role of centres as a focus of business and community activity; and
 - demonstrating high architectural value.

5.3.1 Relationship of the Plan to SEPP

65 Design Quality of Residential Flat Development

- a) In addition to satisfying the requirements of the Plan, all residential apartment buildings and mixed use development having 3 or more storeys and 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops) shall satisfy all the standards within *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (SEPP 65)* and the *Residential Flat Design Code (RFDC)* (Published by the NSW Department of Planning and Infrastructure).



Figure 5.3.1 Example of contemporary residential apartment building.

5.3.2 Building Form and Character

Design Requirements:

- a) The maximum height of a residential apartment building and a mixed-use development shall be a maximum of two (2) storeys above ground level (existing), except as specified within Schedule 1 of the Plan.
- b) Building design shall consider foremost the qualities (both natural and built) and character of the surrounding area including the significance of any heritage

5.3

General Requirements

- item on land.
- c) Building design shall incorporate the following features to assist in the achievement of high quality architectural outcomes:
 - i) incorporation of appropriate facade treatments that helps the development to properly address the relevant street frontages, key vistas and to add visual interest to the skyline;
 - ii) incorporation of articulation in walls, variety of roof pitch, architectural features (balconies, columns, porches, colours, materials etc) into the facade of the building;
 - iii) variation in the planes of exterior walls in depth and/or direction;
 - iv) variation in the height of the building so that it appears to be divided into distinct base, middle and top massing elements;
 - v) articulation of all building's facade (including rear and side elevations visible from a public place) by appropriate use of colour, arrangement of facade elements, and variation in the types of materials used;
 - vi) utilisation of landscaping and architectural detailing at the ground level; and
 - vii) avoidance of blank walls at the ground and lower levels.
 - d) Building design shall demonstrate to Council's satisfaction that the development will:
 - i) facilitate casual surveillance of and active interaction with the street;
 - ii) be compatible with a higher density character where schedule 1 applies;
 - iii) be sufficiently setback from the property boundary to enable the

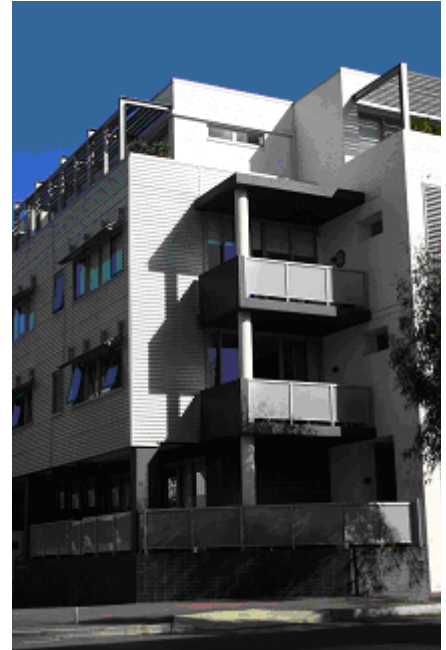
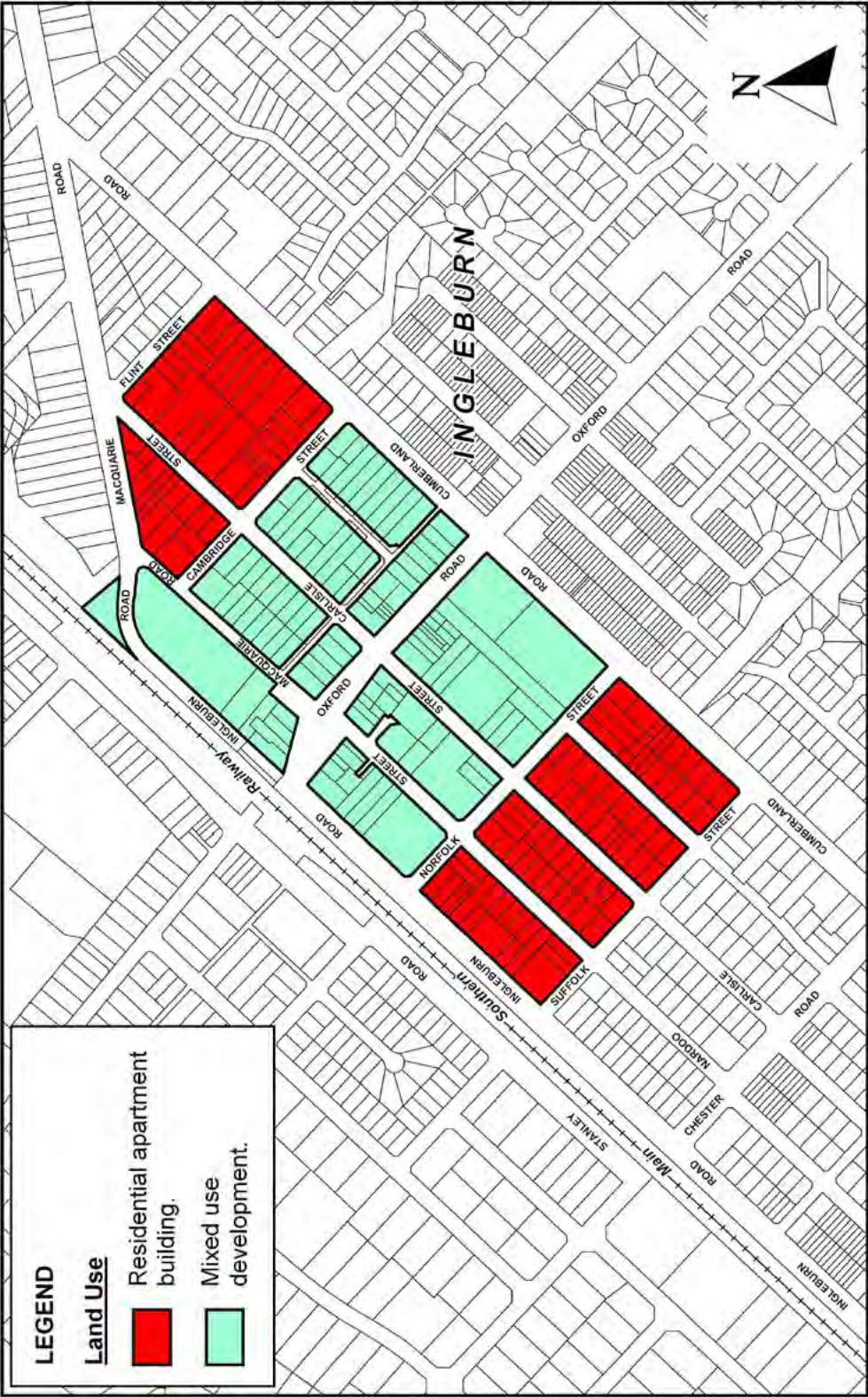


Figure 5.3.2 Example of architectural features including articulation and variety of material finishes.

Figure 5.3.3 Ingleburn Business Centre - Residential Apartment Buildings and Mixed Use Development Land Use Map.

5.3

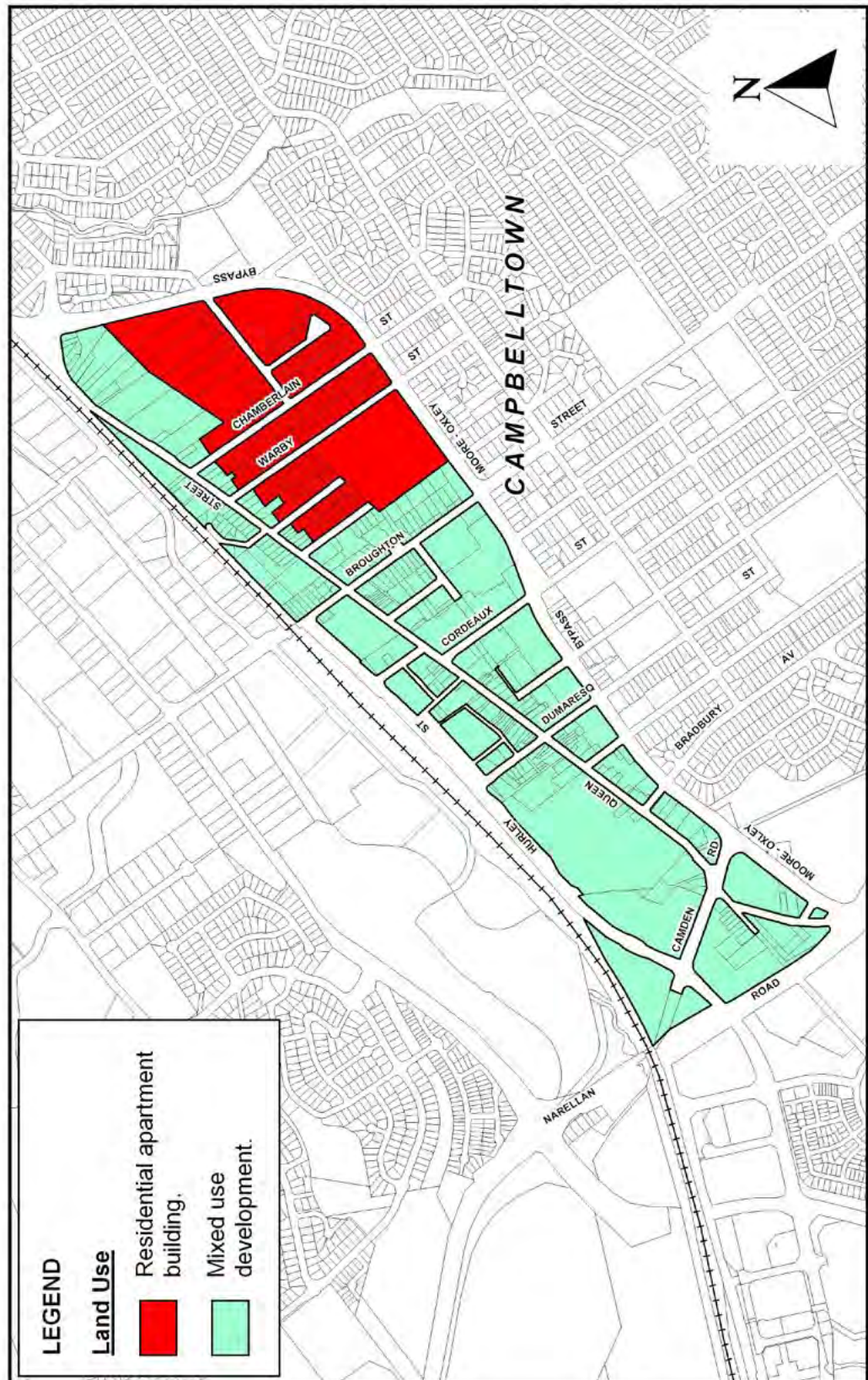
General Requirements



5.3

General Requirements

Figure 5.3.4 Campbelltown Business Centre - Residential Apartment Buildings and Mixed Use Development Land Use Map.



5.3

General Requirements

planting of vegetation to soften the visual impact of the building; and

- iv) maximise cross flow ventilation, therefore minimising the need for air conditioning.
- e) Building colours, materials and finishes shall generally achieve subtle contrast. The use of highly reflective or gloss materials or colours shall be minimised.
- f) Building materials shall be high quality, durable and low maintenance.
- g) Within the Ingleburn Business Centre the location of a residential apartment building and a mixed use development shall be in accordance with Figure 5.3.3.
- h) Within the Campbelltown Business Centre the location of a residential apartment building and a mixed use development shall be in accordance with Figure 5.3.4.

5.3.3 Site Services

Design Requirements:

- a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.
- b) Development shall ensure that adequate provision has been made for all essential services (i.e water, sewerage, electricity, gas, telephone, broadband and stormwater drainage).
- c) All roof-mounted air conditioning or heating equipment, vents or ducts, lift wells and the like shall not be visible from any public place and shall be integrated into the design of the development.
- d) All communication dishes, antennae and the like shall be located to minimise visual prominence.

5.3

General Requirements

- e) An external lighting plan shall be prepared by a suitably qualified person and submitted with the development application.
- f) An on-going waste management plan shall be prepared by a suitably qualified person and submitted with the development application.

5.3.4 Acoustic Privacy

- a) Residential apartment buildings and the residential component of a mixed-use development shall provide noise mitigation measures to ensure that the following LAeq levels are not exceeded:
 - i) in any bedroom in the building—35 dB(A) ,
 - ii) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dB(A).

Note: Noise mitigation measures for residential apartment buildings and the residential component of a mixed use development may include insulating building elements such as doors, walls, windows, floors, roof and ceilings. Options for window design include sealing air gaps around windows and doors, laminated or thick glass, and double-glazing.

5.3.5 Vehicular Access

- a) Residential apartment buildings and mixed-use developments shall only be permitted where Council is satisfied that existing road networks are capable of providing safe and efficient vehicle access to and from the proposed development.

5.3.6 Stormwater Drainage

- a) Residential apartment buildings and mixed-use developments shall only be permitted where Council is satisfied



Figure 5.3.5 - Location of site services for a residential apartment building.

that sufficient provisions are provided for the management of stormwater. All necessary upgrades to existing stormwater infrastructure shall be addressed as part of the proposed development.

5.3.7 Thermal Comfort

- a) Residential apartment buildings and mixed-use developments shall be designed to maximise thermal comfort for occupants through the use of appropriate building materials. Examples include the use of energy efficient glazing and/or shading devices for windows and the like.

5.4

Residential Apartment Buildings

5.4 Residential Apartment Buildings

This section sets out controls relating to residential apartment buildings in the City of Campbelltown.

Objectives:

- Encourage high quality, high-density residential apartment development within close proximity to public transport and business centres, which is innovative and responsive to the site's environmental characteristics and setting.
- Ensure a high level of amenity for the occupants of residential apartment buildings, adjoining developments and public places.

5.4.1 Site Requirements for Residential Apartment Buildings

Design Requirements

- a) Residential apartment buildings shall not be erected on land having an area less than 1,200 square metres.
- b) Residential apartment buildings shall only be permitted on an allotment having a minimum width of 30 metres measured at the front property boundary.
- c) Sites shall be amalgamated where required, to achieve the minimum site area and width requirement applicable to the proposed development.
- d) Development shall not result in an "isolated allotment" adjoining the development site.
- e) For the purpose of Clause 5.4.1d) above, an "isolated allotment" is an allotment that has a site area of less than 1200 square metres and/or a width at the front property boundary of less than 30 metres that has no immediate potential for amalgamation with any other adjoining allotments to achieve a minimum site area of 1200 square metres and a width at the front property boundary of 30 metres.



Figure 5.4.1 - Entry to residential apartment building.

5.4

Residential Apartment Buildings

5.4.2 Building Setbacks for Residential Apartment Buildings

Design Requirements

- a) Residential apartment buildings shall be setback a minimum of:
 - i) 5.5 metres from any street boundary; and
 - ii) 6 metres from any other boundary.



Figure 5.4.2 The provision of 20% of the site for deep soil planting can aid the aesthetics of the development.

5.4.3 General Requirements for Residential Apartment Buildings

Design Requirements

- a) A minimum of 5% of the total number of dwellings within a residential apartment building shall be one (1) bedroom apartment(s) or a studio(s).
- b) A minimum of 10% of the total number of dwellings within a residential apartment building shall be adaptable dwelling(s).
- c) The floor space occupied by each dwelling within a residential apartment building shall no be less than:
 - i) 40sqm in the case of a studio apartment;
 - ii) 60sqm in case of a 1 bedroom apartment;
 - iii) 90sqm in case of a 2 bedroom apartment;
 - iv) 125sqm in case of a 3 bedroom apartment or more.
- d) A maximum of 8 dwellings shall be accessible from a common lobby area or corridor on each level of a residential apartment building.
- e) All residential apartment buildings shall contain at least one (1) lift for access from the basement to the upper most storey that provide access to a dwelling space. Further, the lift(s) shall extend to provide access to the roof space if the roof is intended for use by occupants of

5.4 Residential Apartment Buildings

the building as a roof terrace.

- f) A maximum of fifty (50) dwellings shall be accessible from a single common lift.
- g) Access to lifts shall be direct and well illuminated.
- h) A minimum of 25% of the required open space area, or 15% of the total site area, whichever is the greater, shall be available for deep soil planting.
- i) Each apartment shall be provided with an 'incidentals' storage facility within the unit and/or the basement, 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 no less than:
 - i) 6 cubic metres in the case of a studio apartment;
 - ii) 8 cubic metres in case of a 1 bedroom apartment;
 - iii) 10 cubic metres in case of a 2 bedroom apartment;
 - iv) 12 cubic metres in case of a 3 bedroom apartment; and
 - v) 15 cubic metres in the case of a 4 (or more) bedroom apartment.

Note: A suspended storage facility within the basement may be included as part of, or the whole of the required incidentals storage facility.

- j) The incidentals storage facility shall not be created as a separate (strata) allotment.

5.4.4 Car Parking and Access

Design Requirements

- a) All car parking and access for vehicles, including disabled access spaces, shall be in accordance with *AS2890 parts 1 and 2 (as amended)*, except as otherwise



Figure 5.4.3 - Example of an unobtrusive basement parking access point.

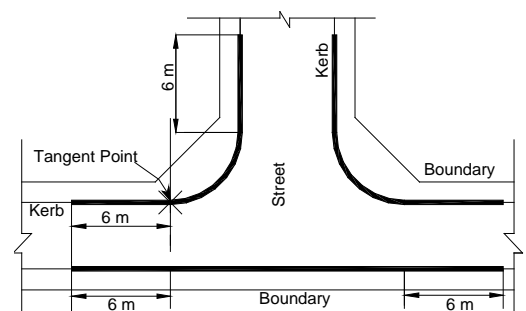


Figure 5.4.4 - Restricted locations of driveways entry as shown heavy edged lines.

5.4

Residential Apartment Buildings

specified in the Plan.

- b) The minimum dimensions of any parking space shall be 2.5 x 5.5 metres. The minimum width of any car parking space shall be increased by 300mm for each side that adjoins a vertical edge.
- c) Driveways shall be located a minimum distance of 6 metres from the splay of any unsignalled intersection (refer to Figure 5.4.4).

Note: In circumstances where an intersection is controlled by lights, a roundabout or the like, applicants are requested to contact Council for specific requirements.

- d) For development incorporating 75 20 or more dwellings, the DA shall be accompanied by a 'Traffic Impact Assessment Report'.

Note: For requirements relating to the preparation of a 'Traffic Impact Assessment Report' refer to Appendix 12.

- e) Where existing, vehicular entry points shall be located at the rear or side streets.
- f) Development containing 3 or more storeys shall provide all required car parking at basement level.
- g) Parking provided at ground level shall be appropriately screened from public view.

Note: For additional technical specifications relating to the location gradient, driveway widths and basement car park refer to Volume 3.

- h) Each dwelling shall be provided with a minimum of one car parking space, and:
 - i) an additional car parking space for every 4 dwellings (or part thereof); and
 - ii) an additional visitor car parking space for every 10 dwellings (or part thereof).



Figure 5.4.5 Example of balconies in a residential apartment building.

5.4

Residential Apartment Buildings

- i) No required car parking space shall be in a stacked configuration.
- j) Each development shall make provision for bicycle storage at a rate of 1 space per 5 dwellings within common property.

5.4.5 Solar Access

Design Requirements

- a) Buildings shall be orientated and sited to maximise northern sunlight to internal living and open spaces.
- b) A minimum 20sqm area of the required private open space on adjoining land, (having a minimum width of 3 metres), shall receive three (3) hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, measured at ground level.

5.4.6 Balconies and Ground Level Courtyards

Design Requirements

- a) Apartments shall be provided with a private courtyard and/or balcony.
- b) Courtyards/balconies shall be:
 - i) not less than 8sqm in area and have a minimum depth of 2 metres;
 - ii) clearly defined and screened for private use;
 - iii) oriented to achieve comfortable year round use; and
 - iv) accessible from a main living area of the apartment.

5.4.7 Privacy

Design Requirements

- a) Ground level apartments, incorporating a courtyard shall be provided with a privacy screen.



Figure 5.4.6 - Example of a residential apartment building provided with communal recreation facilities (in the form of a lap pool).

5.4

Residential Apartment Buildings

- b) No window of a habitable room or balcony shall be directly face a window of another habitable room, balcony or private courtyard of another dwelling located within 9 metres of the proposed window or balcony.
- c) Notwithstanding 5.4.7(b) a window of a habitable room may be permitted only where it:
 - i) is offset by 2 metres to limit views between windows, or
 - ii) has a sill height 1.7 metres above the floor level; or
 - iii) is splayed to avoid direct views between windows; or
 - iv) has a fixed translucent glazing in any part of the window within 1.7 metres of the floor level; or
 - v) is otherwise appropriately screened.
- d) Notwithstanding 5.4.7(b), a balcony will be considered where the private open space area of any adjacent dwelling is screened from view.



Figure 5.4.7 - Example of landscaping treatment in a residential apartment building.

5.4.8 Communal Recreation Facilities

Design Requirements

- a) Each residential apartment buildings shall be provided with communal recreation facilities for the use of all the occupants of the building comprising:
 - i) a recreation room with a minimum area of a 50sqm per 50 dwellings (or part thereof); and
 - ii) a bbq/outdoor dining area with a minimum area of 50sqm per 50 dwellings (or part thereof).
- b) Communal recreation facilities shall not be located within the primary or secondary street boundary setback.
- c) All communal recreational facilities shall be provided on the same land as the residential apartment building.

5.4

Residential Apartment Buildings

- d) Communal open space provided on the roof of a building shall not be included as part of the required communal open space.
- e) All required communal and recreational facilities are required to be constructed prior to the issue of an interim occupation certificate for any residential units within a staged development.

5.4.9 Residential Apartment Buildings and Waste Management

Design Requirements

5.4.9.1 Number of Bins

- a) All buildings shall be provided with household garbage bins at the following rates:
 - i) a 240 litre bin/3 dwellings/week for household garbage; or
 - ii) 1000 litre bulk bin/12 dwellings or part thereof.
- b) All buildings shall be provided with dry recyclable bins at the rate of a 240 litre bin/3 dwellings/fortnight for dry recyclable.

5.4.9.2 Garbage Chutes and Waste Service Rooms

- a) All buildings with a rise of four (4) storeys or more shall make provision for a household garbage chute on each level which is accessible for all occupants.
- b) All garbage chutes shall have input points located within waste service rooms. Waste service rooms shall also make provision for a sufficient number of dry recycle bins for intermediate storage of recyclable materials for access by occupants on each level.
- c) Garbage chutes shall not be located adjacent to habitable rooms in each apartment.
- d) Garbage chutes shall feed into a garbage



Figure 5.4.8 - Example of a garbage and recycling collection room (Internal view).

5.4

Residential Apartment Buildings

container or mechanical compaction device located in the bin storage room.

- e) The outlet area in which the garbage chute outlets and mechanical collection devices are located shall be secured to prevent access by occupants.

5.4.9.3 Bin Storage Room

Design Requirements

- a) The development shall make provision for an appropriately sized communal bin storage room(s) that provides convenient access for occupants and collection contractors. The storage room shall:
 - i) be located behind the primary and secondary building alignment;
 - ii) have a non slip floor constructed of concrete or other approved material at least 75mm thick and provided with a ramp to the doorway (where necessary);
 - iii) be graded and drained to a Sydney Water approved drainage fitting;
 - iv) have coving at all wall and floor intersections;
 - v) be finished with a smooth faced, non-absorbent material(s) in a light colour and capable of being easily cleaned;
 - vi) be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock; and
 - vii) have a self-closing door openable from within the room.
- b) Bin storage rooms shall be ventilated by:
 - i) a mechanical exhaust ventilation system; or
 - ii) permanent, unobstructed natural ventilation openings having direct access to external air, and a total



Figure 5.4.9 Example of waste chute within a residential apartment building.

5.4 Residential Apartment Buildings

area of not less than one-twentieth (1/20th) of the floor area of the room.

- c) Exterior doors of communal bin storage rooms shall be:
 - i) consistent with the overall design of the building;
 - ii) located away from the frontage of the building; and
 - iii) (if collection service is to be carried out by Council), fitted with a Council compatible keyed locking system that provides access to the room or activates the electronic opening and closing of the door.
- d) All bin storage rooms and service rooms shall be constructed in such a manner to prevent the entry of vermin.
- e) Waste collection contractors shall have adequate access to bin storage rooms for collection of waste as required.
- f) Signage on the use of the waste management system shall be displayed in all bin storage rooms.

5.4.9.4 Garbage Compactors

- a) Any mechanical compaction device within the building shall comply with the following requirements:
 - i) maximum compaction rate of 2:1;
 - ii) designed to accommodate general household garbage only; and
 - iii) not be used to compact recyclables.

5.4.9.5 Waste Collection

- a) Any development containing 30 or more dwellings shall be designed to accommodate a 'Wheel-Out Wheel-Back' service or a 1,000 litre bulk bin on-site collection service.
- b) A Wheel-Out Wheel-Back service shall meet the following requirements:
 - i) bins shall be no larger than 240 litre

5.4

Residential Apartment Buildings

- capacity;
- ii) the maximum grade of any path of travel between the collection point and the bin storage area shall be 1V:8H; and
- iii) the maximum distance between the collection point and the bin storage area shall not exceed 25 metres.
- c) A 1000 litre bulk bin service shall meet the following requirements:
 - i) adequate provision shall be made for a rear loading collection vehicle to make a three-point-turn on site;
 - ii) the maximum grade of any path of travel for collection vehicle shall be 1V:20H for the first 6 metres from the street, and 1V:12H thereafter;
 - iii) the minimum path width for a collection vehicle shall be 3.6 metres; and
 - iv) the minimum vertical clearance for a collection vehicle (including services) shall be 4 metres.

5.5

Mixed Use Development

5.5 Mixed Use Development

Objectives:

- To encourage high quality, high-density mixed-use development within close proximity to public transport and business centres, which is innovative and responsive to the site's environmental characteristics and setting.
- To ensure a high level of amenity for the occupants of mixed-use development, adjoining development and public places.

5.5.1 General Requirements for Mixed-use Development

Design Requirements

- The requirements for mixed-use development shall be consistent with the requirements for residential apartment buildings (Section 5.4 except as specified in this section).
- ~~Mixed-use development shall incorporate retail and/or commercial office uses at least at ground levels.~~ Mixed-use developments shall only be occupied at ground level by retail and/or commercial office or like uses.
- No ground floor level shall be occupied by a residential use (other than for the purposes of a caretaker and where such occupancy does not have frontage to the street).
- Any mixed-use buildings that are designed to accommodate the preparation of food from a commercial tenancy, shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residents or other occupants of the building.



Figure 5.5.1 - Example of mixed-use development.

5.5.2 Site requirements and Building Envelope for Mixed-use Development

Design Requirements

- Council may consider a mixed-use

5.5

Mixed Use Development

development on land with an area less than 1,200 square metres and a width less than 30 metres.

- b) Mixed use buildings shall be setback a minimum of:
 - i) zero metres from any street boundary; and
 - ii) 6 metres from any other boundary for any residential component of the building.

5.5.3 Car Parking and Access

Design Requirements

- a) In addition to residential car parking rates (section 5.4.4), the development shall provide one (1) car parking space per 25sqm of leasable floor space at ground level and one (1) car parking space per 35sqm of floor space at upper levels for all commercial/retail parts of the building.
- b) Pedestrian access to residential apartments shall be separated from the commercial/retail uses.
- c) The development shall provide adequate space for the on-site parking, loading and unloading of all delivery/service vehicles as detailed in Part 6.4.2 of this Plan.



Figure 5.5.2 - Example of vehicle access point for a mixed-use development.

5.5.4 Roof Terraces

Design Requirements

- a) Consideration will only be given to the provision of a roof top terrace as part of communal open space, subject to appropriate landscaping treatment and recreation facilities provided; and satisfying the respective provisions of the RFDC.

5.5.5 Mixed-use Development and Waste Management

Design Requirements

- a) Self contained and lockable areas

shall be provided for commercial and residential waste.

- b) Areas for commercial and residential waste shall be kept separate.

Part 6

Commercial Development

6.1

Application

6.1 Application

This part sets out controls relating to commercial development in the City of Campbelltown.

For the purpose of this Plan, the term “ commercial development” includes, but is not limited to the definition of “commercial premises” under any relevant Environmental Planning Instrument.

Commercial development includes, but is not limited to any commercial, retail, bulky goods retail, restaurant, temporary accommodation, sporting, social and/or community based premises (and ancillary structures) whether or not operated for the purpose of gain, but does not include any other use that is covered by a separate part under the Plan.

6.2 Background - Commercial Development

Campbelltown has a range of Business and Comprehensive Centre areas with different characteristics ranging from small neighbourhood centres to large regional centres, employment generating lands and areas for community and sporting facilities.

6.3 Building Form and Character

Building form and character refer to the collective result of a number of different elements of building design and siting, which when combined make up the appearance and feel of the “built environment”. Through good quality design, the character of commercial development can be enhanced.

Objectives:

- Ensure that buildings are designed to enhance the existing and future desired built form and character of business centres by encouraging innovative and quality designs that fit harmoniously with their surroundings.
- Ensure that parking areas, loading/unloading and storage areas are appropriately sited, designed and constructed so that they do not detract from the appearance of the development or the streetscape.
- Ensure that development is functional, in scale with surrounding development, is safe and promotes high quality architectural outcomes.

6.3.1 Building Form and Character

Design Requirements

- a) The maximum height of commercial development shall be two (2) storeys above ground level (existing), except as specified within Schedule 1 of the Plan.

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Building Form and Character

- b) All building facades, including rear and side elevations visible from a public place or adjacent to residential areas, shall be architecturally treated to enhance the quality of the streetscape.
- c) Large buildings shall incorporate the following elements to assist in achieving a high quality architectural outcome:
 - i) the provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses; variation to the height of the building so that the building appears to be divided into distinct massing elements;
 - ii) articulation of the different parts of a building's facade by use of colour, arrangement of facade elements, or by varying the types of materials used; and
 - iii) maximising the interior and exterior interactions at the ground level.
- d) The main entry to the building shall be easily identifiable from the street and directly accessible through the front of the building.
- e) Large expansive blank walls on ground floor levels or side and rear boundaries shall not be permitted unless abutting a building on an adjoining allotment.
- f) Roof mounted plant rooms, air conditioning units and other services and equipment shall be effectively screened from view using integrated roof structures and architectural elements.
- g) Solid opaque roller doors/shutters over windows and entry doors shall not be permitted on any building that has frontages to a street or a public place.
- h) Buildings shall not incorporate highly reflective glass.
- i) A schedule of proposed colours, materials and finishes shall accompany all development applications for new



Figure 6.3.1 An example of a well articulated commercial building.

6.3

Building Form and Character

buildings.

- j) Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as land mark feature of the street.
- k) Except in the case of an outdoor cafe, the design of the development shall not provide for outdoor display and/or storage.
- l) Commercial development shall be designed to address both primary and secondary street setbacks.

6.3.2 Commercial Development Floor Area

Design Requirements:

- a) With the exception of the Campbelltown, Macarthur and Ingleburn Business Centres, the maximum gross floor area of any single retail premises within any business shall not exceed 500 square metres unless the proposal has been supported by an economic impact assessment, prepared by a suitably qualified person. In this regard, the economic impact assessment shall demonstrate that the economic impacts of the proposed development on the retail hierarchy of affected business areas in the Campbelltown Local Government Area are acceptable, and shall include an assessment of:
 - i) the trade area of the proposed development;
 - ii) market demand within the trade area to justify the proposal; and
 - iii) economic impacts on comparative retail outlets in the trade area.
- b) Despite Clause 6.3.2 a), bulky goods retailing development shall:
 - i) have a minimum gross floor area of 200 square metres; and
 - ii) be permitted to have a gross floor area greater than 500 square metres.



Figure 6.3.2 An example of a well articulated commercial building.

6.3.3 Building Setbacks

Design Requirements:

- a) All commercial development outside of a comprehensive centre zone under Campbelltown (Urban Area) LEP 2002 shall be setback from property boundaries in accordance with this section.
- b) In the case of permissible commercial development within an industry zone under Campbelltown (Urban Area) LEP 2002 the minimum setback shall be:
 - i) 30 metres to:
 - the main southern railway line corridor,
 - the South Western Freeway corridor,
 - Ben Lomond Road between Pembroke Road and the Main Southern Railway Line Corridor,
 - Campbelltown Road,
 - Henderson Road,
 - Pembroke Road,
 - Rose Payten Drive; and
 - Williamson Road.
 - ii) 15 metres to:
 - Airds Road,
 - Badgally Road,
 - Ben Lomond Road between Campbelltown Road and the Main Southern Railway Line corridor,
 - Blaxland Road between Campbelltown Road and Rose Street,
 - the south eastern side of Blaxland Road between Rose Street and Lot 5 DP 538258,
 - Blaxland Road between Lot 5 DP 538258 and Narellan Road,
 - Devon Road,

6.3

Building Form and Character

6.3

Building Form and Character

- Grange Road,
 - Plough Inn Road between Campbelltown Road, and Hollylea Road,
 - Sussex Street and
 - Swaffham Road.
- iii) 10 metres from any other primary street frontage.
- exclusive of any required road widening.
- c) In the case of permissible commercial development within the 2(b) Residential B Zone under Campbelltown (Urban Area) LEP 2002 the minimum setback shall be:
- i) 5.5 metres from any street or adjoining open space;
 - ii) 3 metres from any other property boundary.

6.3.4 Fencing

- a) Commercial fencing shall be a maximum 2.4 metres in height.
- b) The use of sheet metal fencing is not permitted.
- c) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.
- d) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.
- e) Details for fencing shall be submitted with the development application.

6.4 Car Parking and Access

6.4

Car Parking and Access

Objectives:

- Ensure that sufficient car parking is accommodated on site to meet the traffic demand generated by the development.
- Ensure that the layout of car parking spaces is functional and maintains the free flow of traffic into and out of site.

6.4.1 General Requirements

Design Requirements

- a) Off street parking and loading shall be designed in accordance with *Australian Standards 2890.1 and 2 (as amended)*, except as otherwise provided by this Plan.
- b) The minimum car parking rates shall be provided in accordance with Table 6.4.1. If in the opinion of Council, additional car parking spaces are required due to the constraints of the site and or the nature of the use, additional car parking spaces shall be provided as part of the development.
- c) All car parking spaces that are required under clause 6.4.1 b) shall not be locked off, obstructed, reserved or separately allocated to any individual use at any time.
- d) Commercial development shall be designed to accommodate all related vehicle movements on site such that:
 - i) all vehicles shall enter and exit the site in a forward direction.
 - ii) the area for manoeuvring of delivery and service vehicles is separate from vehicle parking areas, and preferably accessed via a rear service lane;
 - iii) cause minimal interference to the flow of traffic within the surrounding road network; and
 - iv) safe and convenient access is provided for pedestrians.

6.4

Car Parking and Access

- e) A *Traffic Impact Assessment Report* shall be prepared by a suitably qualified person and submitted as part of a development application addressing the following criteria if the development exceeds the relevant thresholds within *SEPP (Infrastructure) 2007*:
 - i) the existing traffic environment;
 - ii) anticipated traffic generation from the proposed development;
 - iii) the potential cumulative impact in the locality;
 - iv) the need for traffic improvements in the locality;
 - v) traffic egress/ingress to arterial/sub arterial roads; and
 - vi) sight distance and other safety issues.
- f) Each site shall have a:
 - i) maximum of one ingress and one egress for heavy vehicles (combined or separated); and
 - ii) each site may have an additional ingress/egress for cars (and other light vehicles).
- g) No car parking spaces shall be designed in a stacked configuration.
- h) No required car parking spaces shall be created as a separate Strata or Torrens Title allotment.

Note: Council may consider the use of mechanical turntables as part of the car parking arrangements.

6.4.2 Loading and Unloading

Design Requirements

- a) Where practicable, loading bays shall be separated from parking and pedestrian access.
- b) All loading and unloading shall take place wholly within the site.
- c) No loading or unloading shall be carried



Figure 6.4.1 Examples of a well landscaped car park

6.4

Car Parking and Access

out across parking spaces, landscaped areas pedestrian aisles or on roadways.

- d) Parking and loading bays shall be provided and clearly identified on site.
- e) Required manoeuvring areas for heavy vehicles shall not conflict with car parking.
- f) Each new commercial building/unit having a gross floor area:
 - i) up to 200 square metres shall provide a loading area to allow for a small rigid vehicle to manoeuvre on site;
 - ii) more than 200 square metres, but up to 1500 square metres shall provide an area to allow for a medium rigid vehicle to manoeuvre on site; and
 - iii) more than 1500 square metres shall provide a loading area to allow for a heavy rigid vehicle to manoeuvre on site.
- g) Loading docks and service areas shall not be visible from any public place and shall be suitably screened from adjacent properties. Screening may be achieved by locating such areas behind the buildings, by fencing, landscaping, mounding or a combination of these, or by other means to Council's satisfaction.

6.4.3 Access for People with Disabilities

Design Requirements

- a) Commercial development shall comply with the minimum access requirements contained within the BCA and *Australian Standard 1428 - Design for Access and Mobility* (as amended).
- b) Despite Clause 6.4.3 a) the required percentage of car parking spaces for people with disabilities within retail/commercial development shall be:
 - i) one car space per development; plus
 - ii) one for every 20 car parking spaces.

6.4

Car Parking and Access

Table 6.4.1 Car Parking Rates

<ul style="list-style-type: none"> Commercial Premises Retail Premises Medical Facilities Shopping Centres 	Ground level	1 space per 25m ² GFA
	Upper level(s)	1 space per 35m ² GFA
<ul style="list-style-type: none"> Restaurants Cafes Clubs Function Centres Hotels 	1.5 spaces per 10m ² GFA	
<ul style="list-style-type: none"> Convenience stores Service Stations 	1 space per 25m ² GFA Plus 5 spaces per work bay (for vehicle servicing facilities)	
<ul style="list-style-type: none"> Bulky Goods 	1 space per 60m ² GFA	
<ul style="list-style-type: none"> Car Sales Motor Showrooms 	1 space per 100m ² site area plus 5 spaces per work bay (for vehicle servicing facilities)	
<ul style="list-style-type: none"> Squash Courts Tennis Courts Bowling Alley 	3 spaces per court/alley	
<ul style="list-style-type: none"> Gymnasiums Recreational Facilities Sport Facilities Cinemas 	for indoor facilities: — 1 space per 25m ² GFA for outdoor facilities: — 1 space per 50m ² of site area	
<ul style="list-style-type: none"> Motels 	1 space for each unit Plus 1 space per 2 employees	
<ul style="list-style-type: none"> Plant Nurseries 	15 spaces; Plus 0.5 spaces per 100 m ² of site area.	

6.5 Public Domain

6.5

Public Domain

Objectives:

- Ensure that commercial development enhances and integrates with the existing public domain.
- Ensure that public art is provided in accordance with Council's Public Art Master Plan.

Design Requirements

- A public domain plan incorporating street furniture, paving, landscaping and public art shall be submitted as part of any development application for a new building having a gross floor area greater than 5,000sqm.
- Any development application for a new building having a gross floor area greater than 5000sqm shall provide public art in accordance with Council's Public Art Master Plan.
- Any commercial outdoor areas fronting the street and used by the general public shall be designed to compliment the surrounding public domain and spaces.
- Awnings shall be provided on all newly constructed buildings that have road frontages, be it primary or secondary located within the Campbelltown, Macarthur, and Ingleburn Business Centres as shown in Schedule 1 of the plan.
- Awnings shall:
 - be 2.5 metres wide;
 - be setback from the kerb by a minimum of 1 metre; and
 - provide a minimum of 3 metres clearance to the underside of the fascia.



Figure 6.5.1 - Examples of public art within commercial centres.

6.6

Landscaping

6.6 Landscaping

Objectives:

- Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings.
- Encourage the planting of native and low water consumption plants and trees.
- Ensure that landscaping is in scale with the development.

Design Requirements

- a) A detailed landscape plan and report shall be prepared by a suitably qualified person and submitted with all development applications for commercial development involving the construction of a new building.
- b) Landscaping shall be provided between the primary street boundary and the building in accordance with Section 2.5 Landscaping of this Plan.
- c) All landscaped bays shall be a minimum 2 metres wide and allow for deep soil planting.
- d) Landscaped areas shall be separated from driveways and car parking areas by a suitable device such as bollards or concrete wheelstops to ensure that the landscaping is not damaged as a result of vehicular movement.
- e) Landscaped area at ground floor level shall be incorporated within the car park at all the outer edges of car parking bays as illustrated in Figure 6.6.1.
- f) High canopy trees shall be used to allow for clear lines of sight within car parking areas and to internal site access pathways.

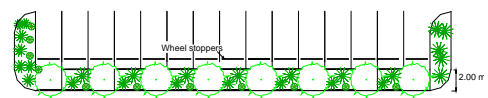
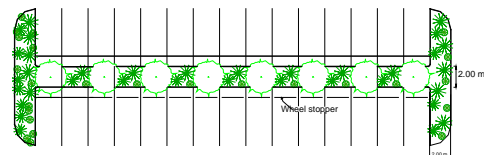
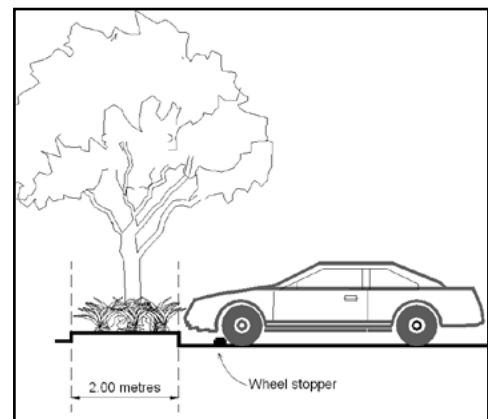


Figure 6.6.1 - An illustration of the need to use wheel stoppers to protect landscaping and the need to landscape all parking edges and between parking bays.

Note: Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.

6.7 Residential Interface

6.7 Residential Interface

Objectives:

- To ensure that commercial development does not have adverse impacts on the amenity of adjoining and nearby residential zones.
- To ensure that commercial buildings are appropriately setback from nearby residential zones.
- To ensure that heavy vehicles associated with commercial development do not adversely impact upon the residential amenity.

Design Requirements

- a) Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary.
- b) Loading areas, driveways, ~~rubbish~~ waste storage areas and roof top equipment shall not be located adjacent to residential zones.
- c) Any commercial buildings that are designed to accommodate the preparation of food from a commercial tenancy, shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residential zones.
- d) External lighting shall be positioned to avoid light spillage to adjoining residential zones.
- e) An acoustic report may ~~be~~ required to be prepared as part of a development application where the proposed development is adjacent to residential or other sensitive uses, such as places of worship and child care centres.

Note: Enquiries should be made with Council's Development Services Section as to whether an acoustic report is required in respect to a particular development application.



Figure 6.7.1 - An example of a commercial building, where upper storeys are stepped back to minimise bulk of the building.

6.8

Subdivision

6.8 Subdivision

Objective:

- Encourage the equitable distribution of car parking within strata titled commercial development.

6.8.1 Strata Subdivision

Design Requirements

- a) No more than 50% of the required car parking within a strata title subdivision shall be allocated to individual commercial units within a multi-unit complex.
- b) All car parking spaces that are allocated to individual units shall be proportioned in number to the size of the units.
- c) No car parking spaces shall be created as a separate allotment.
- d) No internal or outdoor storage space shall be created as a separate allotment.
- e) No common property car parking spaces shall be fenced off from other parts of the development.

6.9 Commercial Waste Management

6.9

Commercial Waste Management

Objective:

- Ensure that appropriate facilities are provided for the storage and collection of commercial waste.

Design Requirements

- Commercial development shall make provision for an enclosed onsite waste and recycling facility that has adequate storage area to accommodate the waste generated from the development. Minimum commercial waste generation rates are contained in Table 6.9.1.
- Any commercial premises that generates more than 20% of total weekly waste generated or 50 litres by weight or volume (whichever is the lesser) of meat/seafood product shall be collected daily or refrigerated awaiting collection.
- All commercial premises shall hold evidence of a contract with a licensed collector for garbage and recycling collection.

Type of Premises	Waste Generation	Recycling Generation
Food Premises		
Butcher, Delicatessen, Seafood Shop, Takeaway	80L/100 m ² floor area/day	Discretionary
Restaurants	10L/1.5 m ² /day	2L/1.5 m ² /day
Retail (other than food premises)		
Less than 100m ² floor area	50L/100 m ² floor area/day	25L/100 m ² floor area/day
Over 100m ² floor area	50L/100 m ² floor area/day	50L/100 m ² floor area/day
Offices	10L/100 m ² /day	10L/100 m ² /day
Hairdresser/Beauty Salon	60L/1.5 m ² /day	Discretionary
Licensed Premises	50L/100 m ² /bar area/day 10L/1.5 m ² /off dining area/day	50L/100 m ² /of bar and dining areas/day
Motel and other temporary accommodation premises	5L/bed/day	1L/bed/day

Table 6.9.1 Commercial Waste Generation Rates.

6.10

Outdoor Dining

6.10 Outdoor Dining

Objectives:

- Ensure that outdoor dining areas do not interfere with pedestrian amenity.
- Encourage the vitalisation of public domain areas within business centres.
- Ensure a consistent theme is implemented for streetscapes.

6.10.1 General Requirements

Design Requirements

- a) For the purposes of establishing an outdoor dining area, the footpath shall:
 - i) be a minimum of 3.5 metres wide, and;
 - ii) allow for a minimum of 2.4 metres unobstructed pedestrian access as measured between the shop front and the outdoor dining area.
- b) Outdoor dining on footpaths shall be limited to the space that is directly in front of the premises.
- c) Physical barriers such as planter boxes, balustrade fencing or the like shall be erected between the outdoor dining area and the road kerb where the outdoor dining area is within 0.5 metres of the kerb.

6.10.2 Furniture

Design Requirements

- a) Details (showing size, shape, number and location) of all proposed furniture/ umbrellas/heating shall be submitted with the development application.
- b) Any proposal for permanent planter boxes and or balustrade shall be constructed in a scale and style to that of existing public furniture.
- c) Furniture shall be coordinated and primarily constructed of high quality non-reflective stainless/powder coated steel, aluminium, or timber (natural/

6.10

Outdoor Dining

painted) and canvas, and be generally in harmony with existing street furniture design themes.

- d) Umbrellas and other shade structures shall have a minimum ground clearance of 2.2 metres when open and be secured in a manner to withstand the effects of wind.
- e) All furniture and umbrellas shall be stored within the premises after hours or when not in use and kept in a good state of repair.
- f) Heating devices shall be powered by portable gas cylinders and shall be designed to automatically turn off, if overturned.

*Note: For seating arrangement, Refer to Appendix 7 Outdoor Dining **Seating Design** Guide of Volume 1 of the plan.*

6.10.3 Insurance Requirements

Design Requirements:

- a) Operators shall maintain a public liability insurance indemnifying Council against all claims of public liability for an amount as advised by Council's Property Coordinator.
- b) Operators shall annually submit to Council a current copy of their public liability insurance policy (on 1st July).

6.10.4 Outdoor Dining on Footpaths of Classified Roads

- a) Applications for outdoor dining on classified roads shall be prepared in accordance with Appendix 15 *Applications for outdoor dining on footpaths of classified roads.*

6.11 Parenting Facilities

6.11 Parenting Facilities

Objective:

- Ensure that adequate parenting facilities are provided within large scale commercial and retail developments.
- Provide easily accessible, safe and adequately equipped parenting facilities suitable for the feeding and other purposes related to care of babies/infants by both female and male carers.

6.11.1 Development Applications to which this Section Applies

Design Requirements

- a) Parenting facilities shall be incorporated in all new buildings and alterations/refurbishment of existing buildings for regional and district shopping centres, major sporting facilities, swimming centres, community facilities, libraries, hospitals, theatres, cinemas, department stores, and any other building where in Council's opinion such facilities should be provided.

A parenting facility is a room which is equipped with facilities for feeding (including breast feeding) and caring of babies/infants.

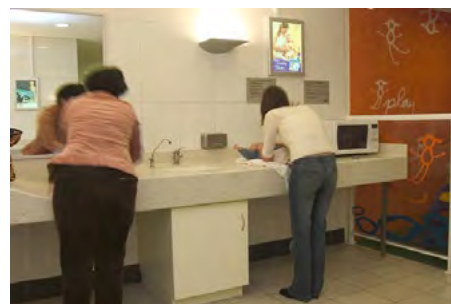


Figure 6.11.1 - An example of a parenting facility.

6.11.2 General Requirements

Design Requirements

- a) Each parenting facility shall be designed to:
 - i) provide a quiet place for parents to feed children in privacy;
 - ii) be a unisex use facility;
 - iii) provide an allocated area to change nappies;
 - iv) provide hand washing (warm and cold) and drying facilities;
 - v) provide a toddler toilet;
 - vi) be separated from male, female and disabled toilets; and
 - vii) be well ventilated in accordance with *Australian Standard 1668 Part 2- Acceptable Indoor Air Qualities* (as amended).

Part 7

Industrial Development

7.1

Application

7.1 Application

This part sets out controls relating to industrial development in the City of Campbelltown.

For the purpose of this Plan, the term 'industrial development' includes, but is not limited to the definition of "industry" under any relevant Environmental Planning Instrument.

Industrial development includes, but is not limited to any industrial, warehousing, storage, vehicle industry and the like activities (and ancillary works) whether or not operated for the purpose of gain.

7.2 Background - Industrial Development

Campbelltown has a number of dynamic industrial areas, accommodating a wide range of industrial uses. These industrial areas are generally located along the Main Southern Railway transport corridor and within close proximity to the F5 Freeway.

The controls contained within this Part aim to reinforce the character and design elements of more recent industrial development to ensure that these employment-generating areas of Campbelltown retain a safe and high level of function and amenity.

7.3 Building Form and Character

Building form and character refer to the collective result of a number of different elements of building design and siting, which when combined make up the appearance and feel of the "built environment". Through good quality design, the character of industrial development can be enhanced.

Objectives:

- Ensure that industrial development is both functional and attractive in the context of its local environment through appropriate design.
- Reduce the visual impact of industrial development on the streetscape and surrounding areas.
- Ensure that sufficient areas are available for landscaping, access, and car parking and manoeuvring of heavy vehicles on site.
- Ensure that building materials are high quality and durable.
- Ensure that fencing and walls for security purposes have positive impacts on the streetscape and other public domain areas.

7.3.1 Building Design

Design Requirements

- a) Building design shall incorporate

7.3

Building Form and Character

the following features to assist in the reduction of the perceived bulk and mass of development:

- i) provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses;
 - ii) articulate architectural details around doors, windows front facades, roofs and entrances;
 - iii) articulate walls through the use of texture, colour, material changes, shadow lines and other facade treatments, at least every 15 metres; and
 - iv) at least 50% of the total surface area of the front elevation to be constructed of masonry material.
- b) Buildings located on corner allotments shall be designed to address both street frontages.
- c) Buildings shall be predominantly single storey (excluding basements, mezzanines and offices).
- d) ~~Mezzanines and/or offices shall not comprise more than 50% of the gross floor area of the ground floor of the building (or each gross floor area of the ground floor of a unit in a complex). Mezzanines shall not comprise an area of more than 50% of the gross floor area of the ground floor of the respective unit building (or each gross area of the ground floor of a unit in a complex).~~
- e) Offices shall not comprise more than 30% of the gross floor area of the ~~building,~~ ~~or each gross floor area of a unit in a complex of the respective unit.~~

Note: For the purpose of Clause 7.3.1 e) above, 'office space' means the part of the gross floor area that is dedicated to office use.

- f) No building shall rely upon a required path of egress (as defined within the



Figure 7.3.1 Examples of well articulated industrial buildings.



Figure 7.3.2 An example of easily identifiable entry.

7.3

Building Form and Character

BCA) over adjoining private land.

- g) No building or structure shall be erected within a right of carriage way or easement.
- h) A schedule of proposed colours, materials and finishes shall accompany all development applications for new industrial buildings.
- i) The main entry to the building shall be easily identifiable from the street and directly accessible from the front of the building or driveway in the case of a multi unit complex.

Worked example:

For a proposed development that comprises a gross floor area of 100sqm, the office area shall be a maximum of 30 sqm. As such the development would be comprised of:

- a) 30sqm of office area; and
- b) 70sqm of the primary use.

7.3.2 Building Setbacks

Design Requirements

- a) Industrial development shall be setback by:
 - i) 30 metres to:
 - the main southern railway line corridor,
 - the South Western Freeway corridor,
 - Ben Lomond Road between Pembroke Road and the Main Southern Railway Line Corridor,
 - Campbelltown Road,
 - Henderson Road,
 - Pembroke Road,
 - Rose Payten Drive, and
 - Williamson Road.
 - ii) 15 metres to:
 - Airds Road,
 - Badgally Road,
 - Ben Lomond Road between Campbelltown Road and the Main Southern Railway Line corridor,
 - Blaxland Road between Campbelltown Road and Rose Street,



Figure 7.3.3 An example of a well articulated industrial building incorporating a range of colour, texture and materials.



Figure 7.3.4 An example of the use of a palisade fence in an industrial development.

7.3

Building Form and Character

- the south eastern side of Blaxland Road between Rose Street and Lot 5 DP 538258,
- Blaxland Road between Lot 5 DP 538258 and Narellan Road,
- Devon Road,
- Grange Road,
- Plough Inn Road between Campbelltown Road, and Hollylea Road,
- Sussex Street, and
- Swaffham Road.

iii) 10 metres from any other public road.

excluding any required road widening.

- b) Except as nominated above, buildings adjoining residential, commercial and/or open space zones shall be setback a minimum of 10 metres.

7.3.3 Fences

Design Requirements

- a) Industrial fencing shall be a maximum 2.4 metres in height.
- b) All fencing in industrial developments shall be of recessive colours, palisade design, or plastic coated and framed chain wire with a maximum height of 2.4 metres, unless required as part of an acoustic solution.
- c) The use of sheet metal fencing is not permitted unless required as part of acoustic solution and is appropriately screened with landscaping.
- d) All fencing in industrial developments shall be setback a minimum of 3.0 metres from property boundaries addressing a primary and/or secondary street.

Note: For the purpose of 'SEPP 1 - Development Standards', a fence nominated

7.3

Building Form and Character

in Section 7.3.3 of this Plan does not constitute a building.

- e) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.
- f) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.
- g) Details for fencing shall be submitted with the development application.

7.4 Car Parking and Access

7.4

Car Parking and Access

Objectives:

- To ensure that all required car parking is accommodated on site.
- To maintain the free flow and safe movement of traffic into and out of the site.
- To ensure that on site car parking does not detract from the visual character of the streetscape.

7.4.1 General Requirements

Design Requirements

- a) Off street parking and loading shall be designed in accordance with *Australian Standard AS 2890.1 and 2 (as amended)*, except as otherwise provided by this Plan.
- b) For that part of the gross floor area occupied by office areas, lunch rooms and any associated office storage areas, car parking shall be provided at a rate of one space per 35sqm.
- c) For that part of the gross floor area occupied by uses other than office areas, lunch rooms and any associated office storage areas, car parking rates shall be provided in accordance with the following:
 - i) a minimum of two (2) spaces (per unit), plus
 - ii) one space for every 100sqm of gross floor area for buildings up to 2000 square metres; plus
 - iii) one space per 250sqm for that part of the building exceeding 2000 square metres in gross floor area.
- e) In addition to clauses 7.4.1 (b) & (c), one car parking space shall be provided for every 300sqm of outdoor storage space.
- f) Mezzanine areas that are exclusively used for storage purposes shall be excluded from the calculation of total



Figure 7.4.1 A good example of landscaping incorporated into car parking areas.

7.4

Car Parking and Access

gross floor area for the purpose of calculating the required number of car parking spaces, providing that the mezzanine areas:

- i) are not divided into smaller spaces by internal walls; and
- ii) have no external windows.
- g) In addition to clause 7.4.1 (c), motor vehicle industries shall provide a minimum of three (3) car parking spaces per work bay/hoist.
- h) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point movement to ~~enter~~ and exit the site in a forward direction.
- i) No car parking spaces shall be designed in a stacked configuration.
- j) No required car parking spaces shall be created as a separate strata or Torrens title allotment.
- k) Each site shall have a:
 - i) maximum of one ingress and one egress for heavy vehicles (combined or separated).
 - ii) each site may have an additional ingress/egress for cars (and other light vehicles).
- l) A minimum of 10% of the required car parking spaces, including disabled spaces, shall be located within close proximity to the main pedestrian entry to the building.

Note: Council may consider the use of mechanical turntables as part of the car parking arrangements.

7.4.2 Loading and Unloading

Design Requirements

- a) Each industrial factory/unit shall be provided with a loading bay.
- b) Provision shall be made for all loading



Figure 7.4.2 Examples of loading bays provided for individual units and separate from car parking and landscaped areas.

7.4

Car Parking and Access

and unloading to take place wholly within the ~~site or~~ designated loading area.

- c) No loading or unloading shall be carried out across parking spaces, landscaped areas, pedestrian aisles or on roadways.
- d) Each industrial building/unit having a gross floor area :
 - i) up to 400 square metres shall provide a loading area to allow for a small rigid vehicle to manoeuvre on site.
 - ii) more than 400 square metres, but up to 1500 square metres shall provide an area to allow for a medium rigid vehicle to manoeuvre on site; and
 - iii) more than 1500 square metres shall provide a loading area to allow for a large heavy rigid vehicle to manoeuvre on site.
- e) Heavy rigid vehicle swept turning paths shall be provided demonstrating that a heavy rigid vehicle can enter and exit the site in a forward direction. ~~Heavy vehicles swept sweep/turning paths shall be provided with development applications which demonstrate to Council how heavy vehicles will ingress and egress to and from the site in a forward direction and to and from designated loading areas.~~

7.4.3 Access for People with Disabilities

Design Requirements

- a) Industrial development shall comply with the minimum access requirements contained within the BCA and *Australian Standard 1428 - Design for Access and Mobility* (as amended).

Note: For the purpose of this section (Section 7.4.2):

- *a small rigid vehicle shall be taken to be any vehicle that has a maximum load capacity GVM greater than of 4.0 tonnes and a length less than 6.4 metres;*
- *a medium rigid vehicle shall be taken to mean any vehicle that has a GVM greater than maximum load capacity of 8.0–4.5 tonnes and a length of 8.8 metres or greater but less than 12.5 metres; and*
- *a heavy rigid vehicle shall be taken to mean any vehicle that has a length of 12.5 metres or more.*

Refer to AS 2890.2 (as amended) for more information on heavy vehicle measurements and classifications.

7.5

Landscaping

7.5 Landscaping

Objectives:

- To encourage the planting of native and low water consumption plants and trees.
- To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings.

Design Requirements

- a) A detailed landscape plan and report shall be prepared by a suitably qualified person and submitted with all development applications for the construction of industrial buildings.
- b) Landscaping shall be provided to a minimum of 50% depth of the following required setback area located:
 - i) along the full width of each street frontage (other than vehicle driveways); and
 - ii) along the full width of setbacks of sites adjoining open space, residential and/or commercial areas.
- c) The first three (3) metres of all required street front landscaped area (as measured from the street boundary) shall be planted of advanced canopy trees that are:
 - i) a minimum of two (2) metres in height with a minimum pot size of 400 litre at the time of planting;
 - ii) of native species; and
 - iii) planted /placed every 10 metres.
- d) Site boundary landscaping of minimum one (1) metre width shall be provided between the street boundary and the building line.



Figure 7.5.1 - An Example of well landscaped industrial development.

Note: Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.

7.6 Outdoor Storage Areas

7.6

Outdoor Storage Areas

Objectives:

- To ensure that outdoor storage areas are appropriately accommodated on site.
- To reduce the visual impact of outdoor storage areas on the streetscape and surrounding areas.

Design Requirements

- No outdoor storage shall occur without development consent.
- Outdoor storage areas shall not be located between the primary or secondary street boundary and any building on the allotment.
- Outdoor storage areas shall be adequately screened from public view.
- Goods and materials stored shall not be stacked higher than an approved screening structure.
- Screen fencing and structures shall be constructed of high quality materials that complement the buildings located on site.
- All outdoor storage areas shall be sealed and drained to the storm water system in accordance with any environmental management requirements.
- Notwithstanding any other provision of this Plan, no external storage of used unregistered motor vehicles, vehicle parts, used building materials, scrap products or other industrial waste shall be permitted.
- No above ground tanks or other storage facilities shall be erected within a required setback.
- Goods shall be stored above the flood planning level.



Figure 7.6.1 - An example of unacceptable solution for outdoor liquid storage area

7.7

Industrial Waste Management

7.7 Industrial Waste Management

Objective:

- To ensure that appropriate facilities are provided for the storage and collection of industrial waste.

Design Requirements

- a) Industrial development shall make provision for an enclosed on site waste and recycling facility that has adequate storage area to accommodate the waste generated from the development.
- b) Any industrial premises that generates more than 20% of total waste generated by the development or 50 litres or 50 kg (whichever is the lesser) of meat/ seafood product shall be collected daily or refrigerated awaiting collection.
- c) Adequate provision shall be made for the screening and storage of all industrial waste behind the front building setback.
- d) All industrial premises shall hold evidence of a contract with a licensed collector for garbage and recycling collection.

7.8 Environmental Management

7.8

Environmental Management

Objective:

- To ensure that appropriate environmental management measures are implemented to prevent air, stormwater and noise pollution.

7.8.1 Liquid Storage

Design Requirements

- The storage and handling of flammable and combustible liquids shall be in accordance with *Australian Standard 1940 - The Storage and Handling of Flammable and Combustible Liquids* and the *Environment Protection Authority* publication, *"Bunding and Spill Management"* (as amended).
- All above ground liquid storage facilities, including waste shall be in a covered bunded area that is constructed of impervious materials.
- Above ground tanks shall be contained in a bunded area that:
 - is at least 110% of the volume of the tank or the largest tank, where a group of tanks are enclosed; and
 - walls shall be at least 250mm in height.
- The bunded area of drum storage facilities shall be able to contain 25% of the total volume of all drums and shall have a minimum capacity of at least 400L. Walls shall be at least 250mm in height.



Figure 7.8.1 - An example of liquid storage tank.

Note: Some liquid storage requires a licence from WorkCover. Further enquiries, refer to www.workcover.nsw.gov.au.

7.8.2 Air Quality

Design Requirements

- Any development that is likely to or capable of generating levels of air emissions exceeding the requirements

7.8 Environmental Management

of the *Protection of the Environment Operations Act 1997* shall demonstrate appropriate measures to mitigate against air pollution.

7.8.3 Noise

Design Requirements:

- a) Any development that is likely to or capable of generating levels of noise exceeding the requirements of the *Industrial Noise Policy* (published by the *Office of Environment and Heritage*) and shall demonstrate appropriate measures to mitigate against noise pollution.

Note: In addition to the requirements of this Plan, SEPP 33 Hazardous and Offensive Development specifies standards for environmental management of certain industrial development.

7.8.4 Stormwater and Drainage

Design Requirements

- a) All activities with the potential to pollute the stormwater system from a system failure shall be carried out within a covered and bunded area sited, designed and constructed to Council's satisfaction.
- b) Liquid waste and waste water shall either be:
 - i) recycled on site;
 - ii) treated and discharged to the sewer in accordance with a trade waste licence issued by Sydney Water; or
 - iii) collected, stored in a covered, bunded area and collected by the *Office of Environment and Heritage*; and
 - iv) discharged to a licensed waste management facility.
- c) Development shall not result in water run-off causing flooding or erosion on adjacent properties.

-
- d) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Volume 3.
- e) Where applicable, the development shall incorporate the creation of an appropriate easement to manage stormwater in accordance with Volume 3.

7.9

Residential Interface

7.9 Residential Interface

Objectives:

- To ensure that industrial development does not have adverse impacts on the amenity of adjoining residential neighbourhoods.
- To ensure that industries which emit significant noise pollution, odour and the like are appropriately separated from residential neighbourhoods.
- To ensure that vehicle traffic associated with industrial development does not adversely impact upon the amenity of residential neighbourhoods.

Design Requirements

- a) Loading areas, driveways, ~~rubbish and waste~~ storage areas, and roof top equipment shall not be located adjacent to residential areas.
- b) External and security lighting shall be positioned to avoid light spillage to adjacent residential development.
- c) An acoustic report shall be prepared as part of a development application where the proposed development is adjacent to residential or other sensitive uses, such as religious establishments, educational establishments and child care centres.

7.10

Multi Unit Complexes

7.10 Multi Unit Complexes

Objectives:

- Ensure that the design of multi unit complexes provide sufficient facilities to ensure the orderly development of a number of industrial activities on the site.

Design Requirements

- a) Each industrial unit proposed on land zoned 4(a) General Industry under Campbelltown (Urban Area) LEP 2002, shall have a minimum LFA of 400 square metres.
- b) Each industrial units proposed on land zoned 4(b) Industry B and 4(c) Industry C under Campbelltown (Urban Area) LEP 2002, shall have a minimum LFA of 100 square metres.



Figure 7.10.1 - An example of a multi-unit complex with individual loading/parking for each unit.

7.11 Subdivision

7.11

Subdivision

Objectives:

- Ensure that industrial allotments are of an appropriate size to provide sufficient space to accommodate future industrial operations and buildings and allow the site to function in a safe and efficient manner.
- Ensure that all allotments created have proper and sufficient access.
- Encourage the consolidation of allotments that are below the minimum allotment size under this Plan.
- Encourage the equitable distribution of car parking within strata titled industrial development.

7.11.1 Torrens Title

Design Requirements

- a) Any allotment created by Torrens title subdivision within 4(a) General Industry under Campbelltown (Urban Area) LEP 2002, shall satisfy the following standards:
 - i) an area of at least 4,000 square metres ; and
 - ii) a minimum street frontage width of at least 30 metres to the primary street.
- b) Any allotment created by Torrens Title subdivision within 4(b) Industry B and 4(c) Industry C under Campbelltown (Urban Area) LEP 2002, shall satisfy the following standards:
 - i) an area of at least 2,000sqm; and
 - ii) a minimum street frontage width of 30 metres to the primary street frontage.
- c) No industrial subdivision shall create allotments with battle-axe handles.
- d) Where a single development is proposed on more than one allotment, all allotments the subject of the development shall be consolidated into a single allotment.

7.11

Subdivision

7.11.2 Strata Subdivision

Design Requirements

- a) No more than 50% of the required car parking within a strata title subdivision shall be allocated to individual industrial units within a multi-unit complex.
- b) All car parking spaces that are allocated to individual units shall be proportioned in number to the size of the units.
- c) No car parking spaces shall be created as a separate allotment.
- d) No internal or outdoor storage space shall be created as a separate allotment.
- e) No common property car parking spaces shall be fenced off from other parts of the development.

Part 8

Child Care Centres

8.1 Application

8.1 Application

This Part sets out controls relating to child care centres in the City of Campbelltown.

8.2 Licence Requirement

In order to operate a child care centre in Campbelltown, the applicant needs to obtain:

- i) a development consent from Council under the EP&A Act 1979; and
- ii) a licence to operate from the NSW Department of Family and Community Services

Note: Applicants are advised to consult with the NSW Department of Family and Community Services prior to lodging a development application with Council.

8.3 Building Form and Character

Objectives:

- Ensure that child care centres are:
 - appropriately located and designed to ensure high levels of safety, security, health and amenity for children and staff; and
 - functional through appropriate building design.
- Ensure that child care centres within residential areas are designed to:
 - minimise the impact of child care centres on the amenity of the existing neighbourhood by way of noise, traffic and loss of privacy; and
 - maintain the characteristics of residential neighbourhoods.

8.3.1 Locality Requirements

Design Requirements

- a) Child care centres shall not be located on an allotment that:
 - i) is accessed from a State road (refer to Table 8.3.1 for a list of State roads in Campbelltown LGA);
 - ii) is within 100 metres of the intersection of a State road;
 - iii) is within a no through road;
 - iv) has vehicular access to a road where the carriageway is less than 6.5 metres in width;
 - v) has a building erected upon it that is constructed of materials that

8.3

Building Form and Character

contain asbestos or lead paint;

vi) is adjacent to a:

- potentially hazardous industry;
- hazardous industry;
- potentially offensive industry;
- offensive industry;
- intensive horticulture;
- intensive livestock keeping; or
- waste management facility.

vii) is within a 150 metre radius of a sex industry premises;

viii) presents a potential safety hazard for vehicle and pedestrian traffic, unless it can be demonstrated to Council's satisfaction that there would be no vehicular/pedestrian conflict (refer to Figure 8.3.1);

b) Child care centres shall not be located within a basement of a building (excluding storage rooms and offices ancillary to the child care centre).

c) Child care centres shall not be permitted on a local street, unless it can be demonstrated to Council's satisfaction that:

- i) the proposed child care centre will not impact negatively on the local traffic network;
- ii) the proposed child care centre has adequate on site parking and manoeuvring/turning spaces; and

iii) the amenity of the surrounding properties is maintained.

d) Where a child care centre is proposed to be located in a building on land within Business Centres, the child care centre (excluding storage rooms and offices) shall:

- i) be directly accessible by car;
- ii) not occupy more than one (1) storey; and
- iii) be located no higher than the first floor to ensure the easy evacuation of children in

State Roads in Campbelltown LGA
1. Appin Road
2. Moore-Oxley By Pass
3. Narellan Road
4. Pembroke Road
5. Glenfield Road
6. Campbelltown Road
7. Rudd Road (Queen St to O'Sullivan Rd)
8. Minto Road (Pembroke Rd to Collins Promenade)
9. Collins Promenade (Minto Road to Harold St)
10. Harold Street (Collins Promenade to Canterbury Rd)
11. Canterbury Road (Harold St to Glenfield Rd)
12. Hume Highway
13. Menangle Road

Table 8.3.1 - A list of State roads within Campbelltown LGA.



Figure 8.3.1 - An illustration of lots that may present potential vehicular/pedestrian safety hazard.

8.3

Building Form and Character

case of emergency.

8.3.2 Site Requirements

Design Requirements

- a) Child care centres shall not be developed on an allotment with an area less than 800sqm.
- b) Child care centres shall only be developed on an allotment having a minimum width of 20 metres.
- c) Despite clauses 8.3.2 a) and b), Council may consider a proposal for a child care centre within an existing building on land within a Comprehensive Centre or Industry zone under Campbelltown (Urban Area) LEP 2002.

8.3.3 Streetscape

Design Requirements

- a) The design of new purpose built buildings (including facade treatments, building massing, roof design and entrance features, setbacks and landscaping) shall complement the scale of surrounding development, character and qualities of the desired streetscape.
- b) Notwithstanding Clause 8.3.1 a) viii) new buildings on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.
- c) Clothes lines and air conditioning units shall be screened and not visible by the public when viewed from a public area.
- d) The built form, design and layout of all outdoor play areas shall relate to the natural land form and setting to ensure that the amenity (visual and acoustic privacy) of adjoining properties is protected.



Figure 8.3.2 - An example of a child care centre located within a residential area that is of appropriate scale and character.

8.3.4 Fencing

Design Requirements

- a) Fencing along the primary and secondary street boundaries shall:
 - i) not be constructed of bonded sheet metal;
 - ii) not be higher than 1.2 metres;
 - iii) be articulated, incorporate landscape treatments and complement the design and finish of the development.
- b) Fencing to the rear and side boundaries shall be:
 - i) located behind the primary and secondary street setbacks; and
 - ii) a maximum of 2.1 metres in height (excluding retaining walls).
- c) Bonded sheet metal fencing shall only be permitted where all of the following criteria have been met:
 - i) the fence is located behind a 1.5 metre wide landscaped buffer; and
 - ii) the fence is located behind the building line of all street frontages.

8.3.5 Hours and days of operation

Design Requirements

- a) In residential and rural areas, the hours and days of operation shall be limited to:
 - i) 7:00 am to 7:00 pm Monday to Friday;
 - ii) 7:00 am to 6:00 pm on Saturdays; and
 - iii) no operation on Sundays or public holidays.

8.3.6 Visual and Acoustic Privacy

Design Requirements

- a) An acoustic report prepared by a suitably qualified person shall be submitted with all child care centre development applications demonstrating :
 - i) that the noise levels generated from the

8.3

Building Form and Character

- child care centre, when measured over a 15 minute period, does not exceed the background noise by more than 5 db(A);
 - ii) that the noise levels comply with the requirement of the Protection of The Environment Operations Act 1997; and
 - iii) illustrating ways to minimise the impacts of noise on adjoining properties.
- b) Direct views to and from neighbouring and surrounding properties shall be minimised through:
- i) appropriate building design and location of outdoor play areas; and
 - ii) the use of fencing and landscaping buffers.

8.3.7 Waste Management

Design Requirements

- a) Waste storage, collection areas and service/ delivery areas shall be screened from public view and located to minimise adverse impacts on adjoining properties.
- b) The waste collection area shall be located and designed to minimise safety hazards for any person within the site or within the adjacent private/public areas.
- c) A waste management plan shall be submitted for all child care centre developments including information with regard to the storage and disposal of used nappies.

8.3.8 Additional Requirements - Residential Zones

Design Requirements

- a) A maximum of 50 children shall occupy a child care centre on any single allotment.
- b) The child care centre shall be wholly located on the ground floor of the building (excluding offices and storage rooms).
- c) Child care centres shall be setback a minimum of:
 - i) 5.5 metres from the primary street

8.3

Building Form and Character

- boundary;
 - ii) 5 metres from the rear boundary;
 - iii) 3.0 metres from the side boundary; and
 - iv) 3 metres from any secondary street boundary.
- d) Where a proposal comprises a child care centre and a residential dwelling, the proposal shall meet the following:
- the combined FSR for both uses shall not exceed 0.55:1.
 - an open space area shall be provided for the exclusive use of the residential dwelling, and shall comply with the section 3.7.2.4 of Part 3, Volume 1 of the Plan ;
 - the dwelling shall be separated from the child care centre;
 - separate kitchen, toilet and laundry facilities shall be provided for the exclusive use of the child care centre.

8.3.9 Additional Requirements - Rural and Environmental Protection Zones

Design Requirements

- a) A maximum of 50 children shall occupy a child care centre on any single allotment.
- b) The child care centre shall be wholly located on the ground floor of the building.
- c) Child care centres shall be setback a minimum of:
 - i) 20 metres from the primary street boundary;
 - ii) 10 metres from the rear boundary;
 - iii) 10 metres from the side boundary; and
 - iv) 20 metres from any secondary street boundary.

8.3.10 Additional Requirements - Industry Zones

Design Requirements

- a) The setbacks of child care centres within

8.3

Car Parking and Access

industry zones shall comply with the requirements of section 7.3.2 *Building Setbacks* within Part 7 *Industrial Development, Volume 1* of the Plan.

8.4 Car Parking and Access

Objectives:

- Provide adequate on-site car parking for staff and visitors that is convenient, secure and safe having regard to the traffic generated by the development.
- Ensure efficient and safe vehicular and pedestrian movements to all areas and aspects of a child care development.
- Ensure that the location and design of driveways and parking areas, waste access and collection areas are practical, easily maintained, convenient, safe and suitably landscaped.
- Provide safe convenient access for vehicles and pedestrians whilst minimising conflict between them.

8.4.1 Car Parking

Design Requirements

- a) Car parking areas shall be setback a minimum of 3 metres from the front boundary and any secondary boundary.
- b) A minimum of one (1) on site car parking space shall be provided for every four (4) children approved to attend the child care centre.
- c) Off street parking and loading shall be designed in accordance with *Australian Standards 2890.1 and 2 (as amended)*, except as otherwise provided by this Plan.
- d) No required car parking space shall be designed in a stacked configuration.
- e) Pedestrian access shall be separated from vehicular access with clearly defined paths to and from the building.
- f) Each site shall have a maximum of one ingress and one egress driveway.
- g) The minimum width of a driveway shall be:
 - i) three (3) metres for one way traffic movement; and
 - ii) six (6) metres for two way traffic movement.



Figure 8.4.1 - Illustration of car parking space, marked for people with disabilities.



Figure 8.4.2 - Stacked configuration of car parking spaces as shown in this photos will not be accepted.

8.3

Car Parking and Access

- h) Driveways shall be located a minimum distance of six (6) metres from the tangent point of any unsignalled intersection.

Note: In circumstances where an intersection is controlled by lights, a roundabout or the like, applicants are requested to contact Council for specific requirements, as the location of the driveway may vary.

- i) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point turn to exit the site in a forward direction.
- j) All car parking spaces shall be line marked and delineated with appropriate signage and pavement marking.
- k) Development applications child care centres catering for 20 or more children shall include
 - a) Traffic Impact Statement, prepared by a suitably qualified person addressing the following criteria:
 - i) the existing traffic environment;
 - ii) anticipated traffic generation from the proposed development;
 - iii) the potential cumulative impact on the locality;
 - iv) the need for local traffic improvements in the locality;
 - v) traffic egress/ingress; and
 - vi) sight distance and other relevant safety issues including vehicular/pedestrian movements.

8.4.2 Access for People with Disabilities

Design Requirements

- a) Child care centres shall comply with the minimum access requirements contained within the BCA and *Australian Standard 1428 - Design for Access and Mobility* (as amended).

8.4.3 Emergency Evacuation

Design Requirements

- a) Development applications for child care centres

8.4

Car Parking and Access

catering for 20 or more children shall include an Emergency Evacuation Plan prepared by a suitably qualified person in accordance with *Australian Standard 3745 Emergency Control Organization and Procedures for Buildings, Structures and Workplaces* (as amended), addressing:

- i) the mobility of children and how this is to be accommodated during an evacuation;
- ii) the location of a safe congregation area, away from the evacuated building, busy roads, other hazards and the evacuation points of other residents or tenants within the building or surrounding buildings;
- iii) where the child care centre is part of a larger building or complex, that the emergency evacuation plan for the child care centre is complementary and consistent with other emergency evacuation plans for the complex; and
- iv) the supervision of children during an evacuation and at the safe congregation area, giving regard to the capacity of the child care centre and its approved child: staff ratios.

8.5 Landscaping

8.5

Landscaping

Objectives:

- To encourage the planting of native and low water consumption plants and trees.
- To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings, while maintaining opportunities for passive surveillance.
- Ensure that to minimise the risk of personal injuries the appropriate species of plants are selected for the landscaping of child care centres.

Design Requirements

- a) Landscaping shall be provided to a minimum of a:
 - i) 3 metre wide strip along the primary and secondary street frontage (other than vehicle driveways); and
 - ii) 1.5 metre wide strip along the full width of side and rear setbacks.
- b) Native mature trees on site shall be retained.
- c) Development applications for child care centre shall include a Landscape Plan and report, prepared by a suitably qualified person addressing the following:
 - i) species, location and mature height of proposed planting;
 - ii) location of play equipment;
 - iii) separation from car parking spaces and driveway areas;
 - iv) fencing height and materials; and
 - v) surfaces (sand, grass or the like).
- d) All existing vegetation on the site and on adjoining sites shall be assessed to ensure that the plants:
 - i) are not toxic or dangerous (refer to Appendix 14 for a list of Unsuitable Plant Species); and
 - ii) do not impose a safety hazard such



Figure 8.5.1 - Landscaping used for shading and screening.

Note: Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.

8.6 Play Areas

as personal injury from falling branches and seeds, poisoning and/or choking.

8.6 Play Areas

Objectives:

- Ensure the provision of sufficient play areas for the use of children.
- Ensure that play areas are safe, secure and functional.

Design Requirements

- a) Child care centre play areas shall:
 - i) comply with the *Children (Education and Care Services) Supplementary Provisions Regulation 2004 (as amended)*;
 - ii) be appropriately designed and located to minimise noise impacts to adjoining properties; and
 - iii) be naturally lit and ventilated.
- b) The siting of outdoor play areas shall:
 - i) be located on a predominantly flat gradient;
 - ii) allow direct supervision from within the centre; and
 - iii) provide adequate fencing.
- c) Where a child care centre is proposed to be located on the first floor of a building (in the case of a child care centre proposed within a comprehensive centre zone), the designated play areas shall:
 - i) be provided on the same level and directly accessible from the child care centre;
 - ii) have a minimum ceiling height of 2.7 metres; and
 - iii) be physically separated from the indoor space area.



Figure 8.6.1- Examples of a well designed, shaded outdoor play areas.

8.7 Advertising Signs

8.7

Advertising Signs

Objective:

- Ensure that child care centres use appropriate advertising signs.

Design Requirements

- a) ### Despite any other provision of this Plan, a child care centre shall have a limit of one (1) business identification sign in accordance with the following:
- i) not an illuminated sign;
 - ii) the sign shall be located at the building or mounted within the front landscaped area no higher than 1 metre from the natural ground level of the landscaped area;
 - iii) the sign shall only include the name of the centre and business related information such as opening hours, type of child care centre and the owners of the centre and any other accreditation relevant to the child care centre.
 - iv) the sign shall not exceed 1.0 square metres in area.
- b) An advanced warning sign that is approved by Council shall be provided on each road approach, warning motorists that they are approaching a child care facility. The sign shall be provided and erected by Council at the applicant's expense.

Note: Refer to page (i) of Volume 1 of this Plan for a note explaining this (###) symbol.

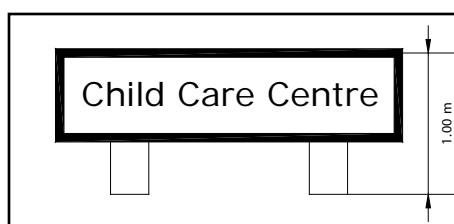


Figure 8.7.1 - Examples of acceptable signs for child care centres.

Note: Plans for proposed advanced warning signs will be submitted to Council's Traffic Committee.

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Part 9

Public Consultation

9.1 Application

9.1 Application

This Part sets out Council's requirements for public consultation involving Council Strategic Planning Documents (CSPDs) and Development Applications (DAs).

9.2 Background

Public consultation is an essential component of the plan making and development process. This Part aims to ensure that public participation is facilitated in an orderly and transparent manner within the City of Campbelltown when dealing with CSPDs and DAs.

This Part provides guidance for the following matters:

- i) what type of development will be notified and/or exhibited;
- ii) how public consultation will be carried out;
- iii) what information will be notified and/or exhibited;
- iv) who will be notified;
- v) how the community will be consulted;
- vi) opportunities for community submissions;
- vii) time of the consultation period;
- viii) who to contact for further information;
- ix) what type of development will be referred to a Council meeting for determination;
and
- x) how the community can be involved in the decision making process.

CSPD: Council Strategic Planning Document

LEP: Local Environmental Plan

DA: Development application

DGP: Development Control Plan

S94 Plan: Sections 94 Plan

S94A Plan: Section 94 A Plan

POM: Plan of Management

9.3 Public Consultation of Draft CSPDs

9.3

Public Consultation of Draft CSPDs

Objectives:

- Ensure that the community is adequately consulted in respect of draft CSPDs.
- Provide an opportunity to persons who may be affected by a draft CSPD to make comments to Council for consideration, prior to the matter being determined.

9.3.1 Statutory Requirements for Draft CSPDs

a) Statutory requirements for the public consultation of draft CSPDs are prescribed in the *EP&A Act*, the *EP&A Reg* and the *LG Act* as follows:

i) For Local Environmental Plans (LEPs)

The requirements for the public consultation of a draft LEP is set out in Part 3, Division 4 of the *EP&A Act*.

ii) For Development Control Plans (DCPs)

The requirements for the public exhibition of a draft DCP is set out in Part 3, Division 2 of the *EP&A Reg*.

iii) For Section 94 Plans, Planning Agreements and Section 94A Plans

The requirements for the public exhibition of a draft Section 94 Plan, draft Planning Agreements and draft Section 94A Levy Plans are set out in Part 4 of the *EP&A Reg*.

iv) Plans of Management

The requirement for public consultation of a draft PoM is articulated in Sections 38 & 39 of the *LG Act*.

9.3.2 Public Exhibition of draft CSPDs

a) Council shall give a written notice of a public exhibition of a draft CSPD by a one or more of the following means:

- i) an advertisement placed in a local newspaper;
- ii) on the web-site of Campbelltown City

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Public Consultation of Draft CSPDs

Council at www.campbelltown.nsw.gov.au;

- iii) in writing to adjoining landowners, unless Council's officers are of the opinion that the number of landowners makes it impractical to notify them.
- b) The written notice of the public exhibition for draft CSPD shall contain the following details:
 - i) the purpose of the draft CSPD;
 - ii) where relevant, the land affected by the draft CSPD;
 - iii) the commencement date of the public exhibition;
 - iv) the closing date of the public exhibition;
 - v) how long is the period of the public exhibition
 - vi) where the draft CSPD can be viewed;
 - vii) who to contact for further information; and
 - viii) the address of Council for the receipt of submissions;
- c) Submissions shall be made in writing and;
 - i) sent to:

The General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

or
 - ii) e-mailed to:

council@campbelltown.nsw.gov.au
- d) Council shall place a draft CSPD on public exhibition:
 - i) at Campbelltown Civic Centre;
 - ii) at HJ Daley Library Campbelltown;
 - iii) at the nearest library to which the draft CSPD applies; and
 - iv) at Council's web site.
- e) All written submissions shall be acknowledged

9.3

Public Consultation of Draft CSPDs

by Council in writing within 14 days of the closing date of the public exhibition period.

- f) The public exhibition period of draft CSPDs that are endorsed by Council for public exhibition at a December meeting shall be extended by an additional 14 days or as seen appropriate by Council.

9.3.3 Draft CSPDs and Council Meetings

- a) One week prior to the Planning and Environment Committee meeting, the applicant and any person who made a written submission to a draft CSPD shall be invited to attend and address Council's Planning and Environment Committee meeting; and
- b) Any person who made a written submission to Council on a draft CSPD shall be advised of Council's decision.

9.4

Public Consultation of Development Applications

9.4 Public Consultation of Development Applications

Objectives:

- Ensure that public participation is facilitated in an orderly and transparent manner when dealing with development applications and related matters.
- Outline procedures for the notification and advertisement of development applications, applications to modify development consents and the review of development consents.
- Identify development applications that will be notified and/or advertised and those persons who will be notified.

9.4.1 Public Notification of DAs

9.4.1.1 Publicly Notified Development Applications

- a) The following types of development applications shall be publicly notified if the proposed development adjoins **residential, rural or environmental protection zoned** land ~~where residential development is permissible:~~
- i) dwellings and additions more than one storey in height;
 - ii) ~~garden flats~~ **secondary dwellings**;
 - iii) swimming pools;
 - iv) narrow lot dwellings;
 - v) multi dwellings;
 - vi) Torrens title residential subdivision involving more than five (5) allotments;
 - vii) home activities;
 - viii) child care centres;
 - ix) religious establishments;
 - x) educational establishments;
 - xi) community facilities;
 - xii) health care establishments;
 - xiii) commercial and industrial developments that **in the opinion of Council would have major impacts on adjoining properties** ~~involve construction works greater than \$50,000;~~
 - xiv) any non residential development in a residential zone;

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Public Consultation of Development Applications

xv) all development on Council land that in the opinion of Council would have major impacts on adjoining private properties having a value greater than \$50,000; and

xvi) any other development that in the opinion of Council would have major impacts on adjoining private properties.

b) In addition to the above, Council shall publicly notify any DA which, in the opinion of Council, would be in the public interest.

9.4.1.2 Re-notification of Amended DAs

a) If in Council's opinion any amendments to the proposed development would have a greater impact upon an adjoining property, the DA shall be re-notified

9.4.1.3 Parties to be Notified of DAs

a) Development applications shall be notified to all:

- i) adjoining land owners;
- ii) adjoining properties of lands located outside the boundaries of Campbelltown Local Government Area; and
- iii) the relevant neighbouring Council, where in the opinion of Council, adjoining lands within the neighbouring Council are likely to be affected by a development application.

Note: Adjoining properties on neighbouring Councils' land shall be notified by a "mail box" drop notification method, due to potential legal privacy matters for Council.

b) Where a property is owned by an owner's corporation under the Strata Titles Act, 1973, a Leasehold Strata scheme under the Strata Titles (Leasehold) Act, 1986 or associations under the Community Land Development Act, 1989, notification to the secretary of the owner's corporation is taken to be

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Public Consultation of Development Applications

notification to all owners.

9.4.1.4 Method of Notification

- a) DAs shall be notified in writing via post or email.

9.4.1.5 Period for Notification

- a) The notification period shall be 14 calendar days, unless otherwise prescribed in the *EP&A Act* and *EP&A Reg.*
- b) The notification period of development applications that are lodged with Council between the first week of December to third week of January shall be extended by two (2) to six (6) weeks or as seen appropriate by the Director Planning and Environment.

9.4.1.6 Public Notification Letter

- a) Notification letters shall include the following information:
 - i) the address of the development site;
 - ii) a description of the proposal;
 - iii) where and when the plans can be inspected;
 - iv) the time/period within which written submissions will be received by Council; and
 - v) A4 plans of the proposed development (where applicable);

Note 1: For information on the notification process and how to make a submission refer to Notification Development Application Booklet (Figure 9.4.2).

Note 2: For information on the development application process refer to What is a Development Application Booklet (Figure 9.4.3).

Note 3: For information on Residential Zone 2(b) refer to What is zoning (2b) Residential Zone Booklet (where applicable) Figure 9.4.4).



Figure 9.4.2 - Notification of Development Application Booklet.



Figure 9.4.3 - What is a Development Application Booklet.

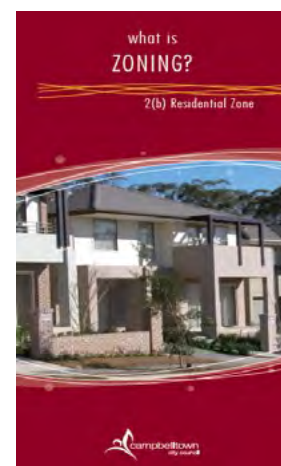


Figure 9.4.4 - What is Zoning (2b) Residential Zone Booklet.

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Public Consultation of Development Applications

Note 4: Council may also publicly notify building certificates for illegally constructed buildings/structures in accordance with 9.4.1 where it is considered to be in the public interest.

The above Booklets are available for download from council's website www.campbelltown.nsw.gov.au.

9.4.2 Public Notification and Exhibition of DAs

9.4.2.1 Publicly Notified and Exhibited Development

a) ~~In addition to any public exhibition requirements under the EP&A Act 1979,~~ The following development applications shall be publicly **notified and** exhibited:

- i) residential apartment buildings;
- ii) mixed use development greater than 2 storeys in height;
- iii) residential master plans (staged DA) involving more than 100 allotments;
- iv) commercial and industrial development that **in the opinion of Council would have major impacts on adjoining properties** ~~greater than 10,000sqm GFA and/or greater than \$10,000,000 in value;~~
- v) designated development;
- vi) new licensed premises ~~(excluding restaurants/cafes)~~ or existing licensed premises extending trading hours **(excluding restaurants/cafes)** ;
- vii) non low impact communication facilities under the *Commonwealth Telecommunications Act, 1997*;
- viii) sex industry premises;
- ix) any development on Council land that **in the opinion of Council would have major impacts on adjoining private properties** ~~having a value greater than \$500,000;~~
- x) Demolition of a heritage item;



Figure 9.4.5 - An example of a development that would be publicly exhibited.

Licensed Premises are premises licensed under the Liquor Act 2007.

9.4

Public Consultation of Development Applications

- x) Any external works to a heritage item unless Council is satisfied that the proposed works are minor and will not have an adverse impact on the heritage significance of the item;
- xii) any other development ~~exceeding \$10,000,000 in value that in the opinion of Council would have major impacts on adjoining private properties.~~
- b) In addition to the above, Council shall publicly ~~notify and~~ exhibit any DA which in the opinion of Council is in the public interest.
- c) ~~In the event that the publicly exhibited development adjoins a land where residential development is permissible, Council shall also publicly notify the DA.~~

9.4.2.2 Re-exhibition of Amended DAs

- a) If in Council's opinion any amendments to the proposed development would have a greater impact upon an adjoining property, the DA shall be re-exhibited.

9.4.2.3 Public Exhibition Notice

- a) Council shall place DAs on public exhibition:
 - i) in a public notice in a locally circulated newspaper;
 - ii) at Campbelltown Civic Centre;
 - iii) at HJ Daley Library Campbelltown;
 - iv) at the nearest library of the proposed DA; and
 - v) at Council's web site.
- b) The public notice of a DA shall contain the following details:
 - i) the description of the land (including the address) on which the development is proposed to be carried out;
 - ii) the name of the applicant and the name of the consent authority;

Campbelltown LGA Branch Libraries are :

- HJ Daley Library
- Eagle Vale Branch Library
- Glenquarie Branch
- Greg Percival Library Ingleburn

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Public Consultation of Development Applications

- iii) a description of the proposed development;
 - iv) the time/period within which written submissions will be received by Council;
 - v) where the DA can be viewed; and
 - vi) who to contact for further information.
- b) Information submitted to Council as part of the DA shall be made available for the public to view including:
- i) all plans;
 - ii) the DA application form;
 - iii) the Statement of Environmental Effects; and
 - iv) any other supplementary reports.

9.4.2.4 Period for Public Exhibition

- a) The public exhibition period shall be 14 calendar days, unless otherwise prescribed in the *EP&A Act* and *EP&A Reg.*
- b) The public exhibition period of development applications that are lodged with Council between the first week of December to third week of January shall be extended by two (2) to six (6) weeks or as seen appropriate by the Director Planning and Environment.

9.4.3 Development Proposal Notice at the Development Site

- a) Within 14 days of the lodgement of a DA, the applicant shall place a sign(s) titled "Development Proposal" on the primary frontage of the development site.

Note: The 'development proposal' sign shall be supplied by Council following lodgement of the DA.

- b) The sign(s) shall contain the following information:
- i) the DA number;

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Public Consultation of Development Applications

- ii) a site plan;
 - iii) elevation plans (if applicable); and
 - iv) a brief description of the development.
- c) The development proposal sign shall remain on the subject site until Council's determination of the DA.

9.4.4 Public Submissions

- a) Public submissions are required to be made in writing and provide:
- i) the name, address and contact number of the person/s who made a submission;
 - ii) a reference to the subject DA; and
 - iii) reasons for objecting to, or supporting the DA.

Note: Public submissions are not confidential, and may be accessed by any person under the NSW Freedom of Information ACT 1989.

Note: Council shall only acknowledge receipt of public submissions where a person has provided a name and contact details.

Note: Any person is entitled to make a public submission to a DA whether or not a notification letter was forwarded to that person.

- b) Where a submission is a petition, the following information is requested:
- i) the name and address of the person who coordinated the petition; and
 - ii) the name and address of each person who signed the petition.

Note: In the event that Council receives a petition Council shall acknowledge receipt of the submission from the identifiable person coordinating the petition.

- c) Written submissions shall be;
- i) posted to:

The General Manager
Campbelltown City Council

PO Box 57 Campbelltown NSW 2560

or

ii) e-mailed to:

council@campbelltown.nsw.gov.au

- d) All submissions are required to be received by the closing date, unless by prior arrangement with the responsible Council officer.

Note: There is no guarantee that submissions received after the closing date of the public exhibition will be considered by Council as part of its assessment of the DA.

- e) Council shall acknowledge all written submissions within 14 days of the closing date of the public consultation period.

Note: All submissions received within the public consultation period will be taken into consideration during the assessment of the DA.

Note: The DA will not be determined prior to the closing date of the public consultation period.

- f) Except as otherwise provided by Section 9.5, any person who made a written submission to a DA will be advised of Council's decision.

9.5

9.5

Development Applications & Council Meetings

9.5 Development Applications and Council Meetings

Objective:

- Ensure that DAs which have significant community/public interest are referred to a Council meeting for consideration.
- Ensure that interested persons are provided with the opportunity to address Council's Planning and Environment Committee.

9.5.1 DAs Referred to a Council Meeting

- a) The following DAs shall be referred to Council's Planning and Environment Committee Meeting and Council's Ordinary Meeting for consideration:
 - i) new licensed premises ~~(excluding restaurants/cafes)~~—or existing licensed premises **under the Liquor Act 2007** extending trading hours **(excluding restaurants/cafes)**;
 - ii) non low impact communication facilities under the *Commonwealth Telecommunications Act, 1997*;
 - iii) significant works to a heritage item;
 - iv) sex industry premises;
 - v) any DA that has received a significant number of public submissions;
 - vi) any DA that seeks a significant departure from a CSPD; and
 - vii) any DA that, in Council's opinion, is in the public interest to be determined at Council's Ordinary Meeting.
- b) One week prior to the meeting, the applicant and any person who made a written submission shall be:
 - i) invited to attend and address Council's Planning and Environment Committee meeting; and
 - ii) invited to attend Council's Ordinary meeting;
- c) All public submissions shall be addressed within the Council officer's report.

Note: Licensed premises changing locations within the same commercial building will not be submitted to Council's meetings.

Note: Licensed Premises are premises licensed under the Liquor Act 2007.

9.5

Development Applications & Council Meetings

- d) Any person who made a written submission to a DA shall be advised of Council's decision.

Note: In the event of a petition, Council shall invite the identifiable person coordinating the petition.

Note: Any person who seeks to address Council's Planning and Environment Committee is required to contact Council's Planning and Environment Division, at least 24 hours prior to the meeting to register details.

Note: Subject to the discretion of the Chairperson of Council's Planning and Environment Committee, an applicant and any other person will be given approximately 5 minutes to address the Committee

Note: The Council officer's report will be publicly available at 4:00pm on the Friday prior to the Planning and Environment Committee Meeting via Council's web site or by contacting Council's Corporate Strategy & Support Section.

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Part 10 Religious Establishments

10.1

Application

10.1 Application

This part of the Plan sets out controls relating to the development of religious establishments (including extensions to existing development) in the City of Campbelltown.

10.2 General Design Requirements

Objectives:

- Ensure that religious establishment are appropriately located and designed to minimise any adverse effects (high noise levels, traffic impacts, overshadowing, privacy and access) on the amenity of surrounding land uses.
- Ensure that the scale, bulk and height of religious establishments are compatible with the predominant character of surrounding developments.

10.2.1 Locality Requirements

- a) Development applications for newly proposed religious establishments or additions and alterations to an existing religious establishment shall be accompanied by a report addressing the suitability of the site, street, neighbourhood and locality for the scale and intensity of the proposed development.
- b) Religious establishments shall not be located within a 150 metre radius (as measured from the point of the main entry of the proposed religious establishment) of a brothel, sex-on-premises establishments and restricted premises.
- c) Religious establishments on urban land shall be located a minimum of 250 metres (as measured from the point of the main entry of the proposed religious establishment) of any other approved religious establishment development, in order to minimise potential traffic generation, noise or amenity impacts upon the surrounding locality.
- d) Newly proposed religious establishments located on land within a residential zone shall have a maximum capacity of 100 people at any one time.

10.2.2 Height

- a) Religious establishments shall:

10.2

General Design Requirements

- i) not exceed 2 storeys in height;
 - ii) have a height not exceeding 7.2 metres at the upper most ceiling measured vertically from ground level (existing); and
 - iii) have a building height not exceeding 9.5 metres.
- b) Notwithstanding Clause 10.2.2 c), spires and similar structures shall only be permitted if in Council's opinion the proposed structure:
- i) is of appropriate height, bulk and scale; and
 - ii) does not result in overshadowing of private open space and living rooms of adjacent residential development or the residential component of a mixed use development.

10.2.3 Acoustic and Privacy Amenity

- a) An acoustic report prepared by a suitably qualified person shall be submitted with all religious establishment development applications demonstrating :
- i) that the noise levels generated from the religious establishment, when measured over a 15 minute period, does not exceed the background noise by more than 5 db(A) at the property boundary;
 - ii) that the noise levels comply with the requirement of the Protection of The Environment Operations Act 1997; and
 - iii) ways to minimise the impacts of noise on adjoining properties.

Note: Choice of fencing material should be considered and addressed as part of the acoustic report.

- b) On-site noise generating sources including, but not limited to:
- i) plant rooms and equipments;
 - ii) power supply generators;
 - iii) air conditioning units;
 - iv) pool pumps; and
 - v) recreation areas;

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General Design Requirements

shall be designed and located to ensure that the noise levels generated by such facilities do not exceed 5dBa above background levels at the property boundary.

- c) The use of external amplified sound including public address systems, amplified bells and amplified calls for prayers by religious establishments is prohibited.
- d) Direct views to and from neighbouring and surrounding properties shall be minimised by means including:
 - i) appropriate building design and location of gathering areas; and
 - ii) the use of appropriate screening, fencing and landscaping.

10.2.4 Streetscape

Design Requirements

- a) The design of new purpose built buildings (including facade treatments, building massing, roof design and entrance features, setbacks and landscaping) shall complement the scale of surrounding development, character and qualities of the desired streetscape.
- b) New buildings on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.
- c) Air conditioning units and water tanks shall be screened and not visible by the public when viewed from a public area.
- d) Off street car parking areas shall be screened by means of landscaping.

10.2.5 Fencing

Design Requirements

- a) Fencing along the primary and secondary street boundaries shall:
 - i) not be constructed of bonded sheet metal;
 - ii) not be higher than 1.2 metres;
 - iii) be articulated, incorporate landscape

Important Note: Nothing in this section shall be taken that religious establishments are permissible within all residential zones. It is important to check the permissibility of this type of development under LEP 2002 before proceeding with the development application.

10.2

General Design Requirements

treatments and complement the design and finish of the development.

- b) Fencing to the rear and side boundaries shall:
 - i) be located behind the primary and secondary street setbacks; and
 - ii) be a maximum of 2.1 metres in height (excluding retaining walls).
- c) Despite Clause 10.2.5 b) above, fencing, where applicable, shall be designed to ensure that the privacy of adjacent residential developments is maintained.
- d) Bonded sheet metal fencing shall only be permitted where all of the following criteria have been met:
 - i) the fence is located behind a 1.5 metre deep landscaped buffer; and
 - ii) the fence is located behind the building line of all street frontages.

10.2.6 Religious establishments on land located within residential zones

- a) Newly proposed religious establishments (whether a newly proposed building is proposed to be built or a change of use of an existing building) located on land within residential zones shall not be located on ~~an allotment~~^{a site} that:
 - i) has an area less than 1,500 sqm;
 - ii) is within a no through road;
 - iii) has principal vehicular access to a road where the carriageway is less than 6.5 metres; and
 - iv) has a width less than 20 metres (measured at the front building line).
- b) For newly proposed religious establishments within residential zones, the Indoor assembly area shall have a maximum total floor area of 160sqm. For the purpose of this clause, assembly area means the total floor space area of all buildings on the site excluding the areas of offices, library, kitchens, toilets, changing rooms and residential accommodation.

10.2

General Design Requirements

- c) Any area that is immediately adjacent to the assembly area and not fully separated from the assembly area by walls, shall be included in the calculations of the assembly area including open access corridors and areas between aisles.
- d) Buildings and structures comprising religious establishments shall be setback a minimum of:
 - i) 3 metres from any side boundary;
 - ii) 5.5 metres from the primary street boundary; and
 - iii) 10 metres from the rear boundary; and
 - iv) 5 metres from the secondary street boundary.
- e) Religious establishments shall not result in loss of solar access that would exceed the minimum requirements specified in clause 3.6 Solar Access.
- f) Religious establishments shall have appropriate regard to the impact on solar access to useable private open space, windows of living areas, solar collectors and clothes drying areas of adjoining and nearby residential development.
- g) The operation hours of newly proposed religious establishments within residential zones shall be determined on individual merit.

10.2.7 Religious establishments located on land within business zones

Important Note: Religious establishments are only permissible within certain business zones. It is important to check the permissibility of this type of development under the relevant EPI before proceeding with any application.

- a) Religious establishments located on land within business zones shall comply with the setbacks and building envelope requirements specified in Part 6 Commercial Development of this Plan.
- b) Religious establishments shall not result in loss of solar access that exceeds the

minimum requirements specified in *Part 5 Residential Apartment Buildings and Mixed-Use Development* under *Clause 5.4.5 Solar Access* of the Plan.

10.2

General Design Requirements

10.2.8 Religious establishments located on land within Industrial zones

Important note: Under LEP 2002 religious establishments are prohibited within industrial areas, other than within an existing building.

10.2.9 Religious establishments on land located within non-urban lands

Important Note: Religious establishments are only permissible on certain zones within non-urban lands. It is important to check the permissibility of this type of development under the relevant EPI before proceeding with any application.

- a) Despite any other provisions of this Part, building and structures comprising religious establishments located on land within non urban lands shall be set back a minimum of:
 - i) 20 metres from the primary street boundary;
 - ii) 10 metres from the rear boundary;
 - iii) 10 metres from a side boundary; and
 - iv) 20 metres from any secondary street boundary.
- b) Religious establishments shall only be permitted where it is serviced by a sealed road.

10.3

Car Parking & Access

10.3 Car Parking and Access

Objectives:

- Ensure efficient and safe vehicular and pedestrian movements to and from the religious establishment.
- Ensure that the location and design of driveways and parking areas, waste access and collection areas are practical, easily maintained, convenient, safe and suitably landscaped.
- Ensure that the surrounding street network and intersections continue to operate safely and effectively.
- Ensure that sufficient car parking spaces are provided on site.
- Minimise parking arising from religious establishments on local streets.

10.3.1 Car Parking

Design Requirements

- a) Car parking areas shall be setback a minimum of 3 metres from the front boundary and any secondary boundary.
- b) A minimum of one (1) car parking space shall be provided for every 3.5 site users.
- c) Off street parking and loading shall be designed in accordance with *Australian Standards 2890-1 and 2* (as amended), except as otherwise provided by this Plan.
- d) No required car parking space shall be designed in a stacked configuration.
- e) No required car parking space or emergency/overflow space shall be located within Effluent Disposal Area.
- f) Pedestrian access shall be separated from vehicular access and car parking areas with clearly defined paths to and from the building.
- g) Each religious establishment shall have a maximum of one ingress and one egress driveway.
- h) The minimum width of a driveway serving a religious establishment shall be:
 - i) 3 metres for one way traffic movement;
and

10.3

Car Parking & Access

- ii) 6 metres for two way traffic movement.
- i) Driveways shall :
 - i) be located a minimum distance of 6 metres from the tangent point of any unsignalled intersection; and
 - ii) be sealed.

Note: In circumstances where an intersection is controlled by lights, a roundabout or the like, applicants are requested to contact Council for specific requirements, as the location of the driveway may vary.

- j) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point turn to exit the site in a forward direction.
- k) All car parking spaces shall be line marked and delineated with appropriate signage and pavement marking.
- l) Development applications for religious establishments shall include a Traffic Impact Statement, prepared by a suitably qualified person addressing the following criteria:
 - i) the existing traffic environment;
 - ii) anticipated traffic generation from the proposed development;
 - iii) identification of the celebrations, festivals, and the main day of the week for gathering/ praying which are likely to attract larger than normal attendance at the premises, the attendance numbers associated with such events and measures to mitigate and manage their impacts upon the traffic movements within the locality;
 - iv) the potential cumulative impact on the locality;
 - v) the need for local traffic improvements in the locality;
 - vi) traffic egress/ingress; and
 - vii) sight distance and other relevant safety issues including vehicular/pedestrian movements.

10.3

Car Parking & Access

10.3.2 Access for People with Disabilities

Design Requirements

- a) Religious establishments shall comply with the minimum access requirements contained within the BCA and *Australian Standard 1428 - Design for Access and Mobility* (as amended).

Objectives:

- To encourage the planting of native and low water consumption plants and trees.
- To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings, while maintaining opportunities for passive surveillance.

Design Requirements

- a) Landscaping shall be provided to a minimum of a:
 - i) 3 metre deep strip along the primary and secondary street frontage (other than vehicle driveways); and
 - ii) 1.5 metre deep strip along the full width of side and rear setbacks.
- b) Where possible, existing on-site mature vegetation shall be retained and incorporated into the development.
- c) Development applications for religious establishments shall include a Landscape Plan and report, prepared by a suitably qualified person addressing the following:
 - i) species, location, pot size and mature height of proposed planting;
 - ii) separation from car parking spaces and driveway areas; and
 - iii) fencing height and materials.
- d) All new landscaping associated with development for religious establishments shall maximise the incorporation of endemic species.

Note: Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.

10.5 Waste Management

10.5 Waste Management

Objectives:

- Ensure that appropriate facilities are provided for the storage and collection of waste generated by religious establishments.

Design Requirements

- a) A waste management plan shall be submitted with all development applications for religious establishments.
- b) The waste management plan shall include proposals for waste management on special events dates.
- c) Waste storage, collection areas and service/delivery areas shall be screened from public view and located to minimise adverse impacts on adjoining properties.
- d) The waste collection area shall be located and designed to minimise amenity impacts and safety hazards for any person within the site or within adjacent private/public areas.

Part 11

Vegetation and Wildlife Management

11.1

Application

11.1 Application

This Part of the Plan sets out controls relating to:

1. The management of native vegetation and wildlife habitat (flora and fauna)
2. Permits and development applications for vegetation management

11.2 Management of Native Vegetation and Wildlife Habitat

Objectives:

- Protect and conserve the City's biodiversity through the retention of native vegetation.
- Maintain, enhance and/or establish corridors, which enable existing plant and animal communities to survive and range in their natural habitat.

11.2.1 Management of Native Vegetation and Wildlife Habitat

- a) For sites containing native vegetation and/ or fauna habitat:
 - i) the development shall be sited, designed and managed to avoid any negative impact on native biodiversity where possible;
 - ii) where an impact on native biodiversity cannot be avoided and no reasonable alternative is available the proposed development shall be sited, designed, constructed and managed in a manner that minimises the impact on native biodiversity and maintains habitat connectivity as much as practicable;
 - iii) any impact on native biodiversity shall be essential for the development and limited to the extent necessary to facilitate the safe and orderly use of the land for the purpose of the development;
 - iv) in circumstances where impacts on native biodiversity cannot be avoided, a Biodiversity Statement shall be prepared and submitted with the DA to demonstrate how Clause 11.2.1 a ii) and iii) above

Note: For definitions of terms used in this part, refer to Section 1.4 Dictionary of Part 1, Volume 1 of the Plan.



Figure 11.2.1 - The protection of native animals is essential for maintaining natural ecosystems within Campbelltown LGA.

11.2 Management of Native Vegetation & Wildlife Habitat

have been addressed.

Note: For requirements relating to a Biodiversity Statement Refer to Appendix 1. (Note: This statement can be incorporated into a Flora and Fauna Assessment Report).

b) A native Flora and native Fauna Assessment Report prepared in accordance with the Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines and Field Survey Methods is required to be lodged with the development application where:

- i) there is a potential impact on threatened species, populations ecological communities or their habitats either directly or indirectly; and/or
- ii) there are proposed direct or indirect impacts on native vegetation or other fauna habitats;

iii) The site contains:

- Vegetation that is a representative of the structure of the natural vegetation in the locality; and/or
- sensitive environmental areas likely to contain important habitat resources for native fauna (although these may not be vegetated) such as riparian areas, wetlands or swamps, rocky outcrops, caves and cliffs; and/or
- aquatic habitats such as a river creek or wetland.
- The proposal will directly or indirectly impact native vegetation, or directly or indirectly impact natural features or sensitive environmental areas likely to contain habitat for native fauna.
- there is a potential impact on threatened species, populations ecological communities or their habitats either directly or indirectly.

Note: Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines and Field Survey Methods are available on the Office of Environment and Heritage's

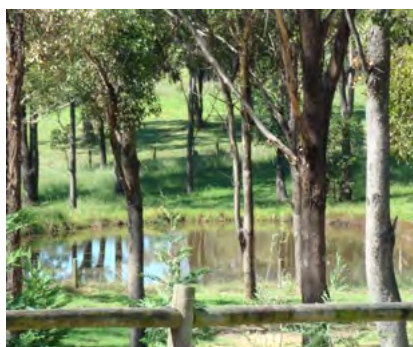


Figure 11.2.2 - The conservation of native vegetation is a key to ensuring the protection of biodiversity.

Note: A Flora and Fauna Assessment Report may be required for the removal of 5 trees or more whether the proposal is lodged to Council under Part 11 Vegetation and Wildlife Management or as part of a DA involving construction works.

11.2

website.

Note: Council may vary the survey requirements outlined under Clause 11.2.1 b) in circumstances where sufficient justification is provided.

- d) As part of the Flora and Fauna Assessment, an Assessment of Significance shall be undertaken for each species, population and ecological community which is likely to be directly or indirectly impacted, by the proposal. All Assessments of Significance must be undertaken in accordance with the *Threatened Species Guidelines - The Assessment of Significance* (DECC 2007). These guidelines are available on the Office of Environment and Heritage's website.
- e) Koala Habitat assessments undertaken as part of 11.2.1 b) above shall meet the requirements of SEPP 44 and Council's Guidelines for Koala Habitat Assessments (Refer to Appendix 4 of Volume 1 of the Plan).

11.3 Permits and Development Applications for Vegetation Management

Objectives:

- Preserve the amenity, biodiversity and ecology of the City of Campbelltown through the conservation of vegetation.
- Ensure the safety of the public, infrastructure, buildings and structures and key environmental assets is maintained.
- Make clear the process of determining whether or not vegetation management works require approval by Council under the Plan (Exemption Criteria).
- Make clear the assessment criteria which the Council will consider in determining applications for the approval of vegetation management works.

11.3.1 Exemptions

a) *Permits and Development Applications for Vegetation Management* of the Plan does not apply to vegetation management carried out for the following purposes:

- i) Any dangerous tree or other vegetation that present immediate imminent risk to human life or property.

Note: Council recommends that documentary evidence including photographs of the dangerous tree or other vegetation ~~be undertaken~~ is recorded prior to the removal of the vegetation.

- ii) work ordinarily incidental to the use, operation and management of a lawful development;
- iii) the maintenance of garden and landscaped areas, excepting work involving the removal or pruning of a tree, as defined in this Part of the Plan;
- iv) compliance with any development approved pursuant to Part 5 of the *Environmental Planning and Assessment Act 1979*;
- v) to protect or maintain existing public utilities (associated with the provision of power lines, transmission of electricity,

Note: This Part **also** applies to any vegetation that is planted **as part of a landscaping/ master plan requirements** for an approved development regardless of the size of the vegetation at the time of planting.

Dangerous tree means a tree that imposes a threat to a property or humans and/or:

- has a substantial stem damage (e.g. more than 50 percent cross-section area stem damage);
- is in extreme declining health or unstable (e.g. more than 50 percent lateral roots damaged/ unsound);
- has large dead limbs; and/or
- has a split trunk.

11.3

Permits and Development Applications for Vegetation Management

water, gas, electronic communication or the like);

- vi) Crown maintenance pruning as defined under AS 4373-2007 *Pruning of Amenity Trees* (refer to AS 4373-2007 *Pruning of Amenity Trees* for more information on Crown Maintenance Pruning).
- vii) to destroy or remove declared noxious weeds and environmental weeds. *Refer to Council's web site at www.campbelltown.nsw.gov.au, for more information on noxious weeds in Campbelltown LGA.*
- viii) to transplant field grown trees propagated for sale as advanced specimens growing on land occupied by an approved plant nursery;
- ix) works on the same land parcel, within three (3) metres of the foundation walls (to the edge of the trunk) of an **existing** approved building or in ground pool;
- x) works on trees or other vegetation within a State Forest or land reserved from sale as a timber reserve under the Forestry Act 1916;
- xi) a tree that Council is satisfied **via inspection, arborist report or photograph** is dying or dead or dangerous;
- xii) a tree which is identified for removal in a land use approval under the *Environmental Planning Assessment Act 1979*;
- xiii) any commercial or domestic fruit trees;
- xiv) any Cocos palm tree that is not registered on Council's Significant Tree Register; and
- xv) works carried out by Council or its agents or contractors on land owned by or under the care and control of Council.
- xvi) any other vegetation management work that is 'exempt' under other overriding legislation such as work for the reduction of bushfire hazards and the like

Important Note:

Exemptions Under Section 11.3.1 of the Plan do not provide defences against prosecution under the National Parks and Wildlife Act 1974. Approval from the Office of Environment will be required if a tree or other vegetation:

- is listed as a protected native plant under Schedule 13 of the National Parks and Wildlife Act;
- is listed as a threatened species under the NSW Threatened Species Conservation Act;
- is the habitat of a threatened species;
- forms part of an endangered ecological community.

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Permits and Development Applications for Vegetation Management

xvii) To remove African Olives and Camphor Laurel species providing that:

- The tree does not form part of a curtilage of a heritage item or a curtilage of a heritage conversation area;
- The tree is not listed on Council's Significant Tree Register; and
- Where in doubt, the tree species has been confirmed by a suitably qualified person.

Note: Council recommends that documentary evidence including photographs of the trees be undertaken prior to the removal of the trees.

b) Despite clause 11.3.1 a) xvi) Council's Coordinator Horticulture & Open Space shall be consulted prior to the commencement of any vegetation management and/or pruning undertaken by Council, Council's agents or contractors on land owned by or under the care and control of Council.

Note: The Significant Tree Register lists certain trees within Campbelltown Local Government Area that have been classified as having significant values related to their visual, historic, botanical, cultural, commemorative or other significance as defined by this Register.

Note: The Significant Tree Register is available for view from Council's web site at: www.campbelltown.nsw.gov.au

11.3.2 Who Can Make an Application for a Permit or Development application for Vegetation management.

- a) A vegetation management application (whether for a permit or a DA) shall be made in writing by:
- i) the owner(s) of the property on which the tree/s is located, or
 - ii) a person with the owner's written consent;
 - iii) an adjoining owner to prune only overhanging branches over the boundaries of his/her property.
- b) A vegetation management application (whether for a permit or a DA) on a property in a Strata Title Plan shall be made by the owner's corporation of the Body Corporate.
- c) A vegetation management application (whether for a permit or a DA) on a property in a Community Title Plan shall be made by the Neighbourhood Association.

11.3 Permits and Development Applications for Vegetation Management

11.3.3 Do I need to lodge a Permit or a Development Application for the removal/pruning of vegetation on my property?

- a) A permit shall be required for the ~~ringbarking~~, cutting down, ~~topping, lopping,~~ pruning, or removal, ~~injure or wilful destruction~~ of less than five (5) trees.
- b) A development application shall be required for the ~~ringbarking~~, cutting down, ~~topping, lopping, pruning,~~ or removal, ~~injure or wilful destruction~~ of :
 - i) Five (5) trees or more; or
 - ii) other vegetation; or
 - iii) a tree(s) that is listed on Council's Significant Tree Register;
 - iv) a tree and/or other vegetation located on land identified as containing an item of heritage significance or within a curtilage of a heritage item;
 - v) a tree or other vegetation that is contained upon any land identified within a Heritage Conservation Area.
- c) ~~Where a permit was approved by Council for the removal of 4 trees or less in the last 5 years on a certain site, any consecutive applications for the removal of any additional trees on the same site, shall be by means of a development application where:~~
 - i) ~~the total number of trees that are the subject of the new proposal;~~
~~plus~~
 - ii) ~~the number of trees that were the subject of the previous permit~~

~~exceeds 4 trees.~~

11.3

Permits and Development Applications for Vegetation Management

11.3.4 Permits for Management of Trees

11.3.4.1 Information Requirements for Permits for Management of Trees

- a) Where the vegetation is causing damage to the sewer, and the damage cannot be easily observed, the applicant shall include written evidence from a licensed plumber outlining the extent of the problem. This shall be in the form of a letter with a **quote report** from the plumber.
- b) Where the vegetation is causing damage to a building footing and structure and the structural damage cannot be easily observed, the applicant shall include written evidence from a certified structural engineer outlining the extent of the problem. This shall be in the form of a letter, or a report from the structural engineer
- c) Where the vegetation is causing medical and/or physiological condition to the owner(s)/applicant(s), the applicant shall provide Council with **medical evidence of an ongoing medical condition from** a specialised doctor demonstrating that his/her/their condition is caused by the subject tree(s).
- d) A vegetation management permit application for a tree higher than ten (10) metres shall include a written statement/report from a qualified arborist who has Certificate AQF Level 3 as per AS4373 (as amended) with public liability insurance. The written statement/report shall provide information on the status/health of the tree in accordance with Appendix 11(Arborist Report) of the Plan.

Note: In certain circumstances, and regardless of the height of the tree, Council may still request the applicant to provide an arborist report before making a decision.

- e) Where applicable, Council may require additional supporting information for a Vegetation Management Permit application, including the following:
 - i) tree survey;

11.3

Permits and Development Applications for Vegetation Management

- ii) flora and fauna impact assessment;
- iii) an Assessment of Significance;
- iv) details of proposed root barriers; and/or
- v) survey of property boundary to determine ownership of the tree(s).

11.3.4.2 Matters for Consideration when Determining Permits for Management of Trees

- a) Council shall consider (but not be limited to) the following matters when determining an application for a Permit for Vegetation Management under this Plan:
 - i) The potential impact on the amenity of the surrounding built and natural environments by considering if the tree(s) is:
 - within close proximity from a lawful structure;
 - structurally sound;
 - a danger to life or property;
 - causing structural damage to a structure or sewerage;
 - causing health and/or a physiological condition to the owner(s)/applicant(s),
 - stressed or diseased or suffering insect damage which cannot be rectified;
 - too large for its location;
 - threatened species, population or ecological community;

Note: Refer to Appendix 16 for a list on - Regionally Significant Flora Species on the Cumberland Plain NPWS 1997

- ii) The amenity of the occupants of a property including but not limited to matters such as:
 - solar access and excessive overshadowing of living areas; and
 - poor health, such as allergies, where

11.3 Permits and Development Applications for Vegetation Management

specific evidence is provided by an expert in the relevant medical field and a direct causal link between the ailment and the species is reasonably established,

- iii) Existing (or potential for) vehicular or pedestrian traffic hazard in proximity to a roadway, intersection or driveway, where pruning would be an insufficient remedy.
- b) Council shall consider the approval for the pruning of a tree where the branches are:
 - i) dead or diseased; or
 - ii) dangerous and overhanging a dwelling or adjoining property; or
 - iii) causing loss of amenity of the occupants of the property or adjoining properties including but not limited to matters such as excessive overshadowing and solar access to a dwelling.
- c) The pruning of a tree shall be conducted in accordance with the Australian Standard No.4373- *Pruning of Amenity Trees (as amended)*.

11.3.5 Development Applications for Vegetation Management

11.3.5.1 Information Requirements for Development Applications for Vegetation Management

- a) A Flora and Fauna Assessment Report prepared in accordance with the Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines and Field Survey Methods is required to be lodged with the development application where:
 - i) There is a potential impact on threatened species, populations ecological communities or their habitats either directly or indirectly; and/or
 - ii) There are proposed direct or indirect impacts on native vegetation or other fauna habitats.

Note: A Flora and Fauna Assessment Report may be required for the removal of 5 trees or more whether the proposal is lodged to Council under Part 11 Vegetation and Wildlife Management or as part of a DA involving construction works.

11.3

Permits and Development Applications for Vegetation Management

Note: Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines and Field Survey Methods are available on the Office of Environment and Heritage's website.

Note: Council may vary the survey requirements outlined under Clause 11.3.5.1 a) above to ensure that the level of field survey work reflects the species being assessed and the habitat on site.

- b) As part of the Flora and Fauna Assessment Report, an Assessment of significance shall be undertaken for each species, population and ecological community which is likely to be impacted, directly or indirectly, by the proposal. All Assessments of Significance must be undertaken in accordance with the Threatened Species Guidelines - The Assessment of Significance (DECC 2007). These guidelines are available on the Office of Environment and Heritage's website.
- c) Koala Habitat assessments undertaken as part of 11.3.5. b) above shall meet the requirements of SEPP 44 and Council's Guidelines for Koala Habitat Assessments (Refer to Appendix 4).

11.3.5.2 Matters for Consideration when Determining Development applications for vegetation management

- a) Council shall consider (but not be limited to) the following matters when determining an application for a development application for Vegetation management under this Plan:
 - i) Matter listed under Section 11.3.4.2 of this Part of the Plan;
 - ii) The potential impact on the amenity of the surrounding built and natural environments by considering:
 - iii) if the tree(s) has/have implications for biodiversity including the outcomes of any flora and fauna assessments and Assessments of Significance;
- whether the vegetation forms part of threatened species, population or ecological community;

- whether the vegetation is listed on Council's Register of Significant Trees; and
- whether the vegetation is within a curtilage of a heritage item that is listed under Campbelltown LEPs.

11.3

Permits and Development Applications for Vegetation Management

Advisory Note 1: Invalid Reasons for Vegetation Management Applications

- a) The following shall not be considered as valid reasons to remove or alter vegetation:-
 - i) The shedding of leaves, bark, sticks and fruit into gutters, downpipes, pools, onto roofs, vehicles, lawns, or gardens etc.;
 - ii) Birds or bats droppings on cars;
 - iii) Minor termite damage which can be successfully treated by other means;
 - iv) To improve street lighting of private property;
 - v) To enhance private views;
 - vi) To reduce minor shading;
 - vii) Minor lifting of driveways and paths by tree roots;
 - viii) To erect a fence;
 - ix) Bushfire hazard control which has not been approved by Rural or NSW Fire Brigades;
 - x) Potential damage to sewer mains unless supported by written expert advice and only where reasonable alternatives are not feasible (e.g. relocation or encasement of main); and
 - xi) Unsubstantiated fears of large trees.

11.3

Permits and Development Applications for Vegetation Management

Advisory Note 2: Solar Energy Collectors

- a) While Campbelltown City Council promotes the use of passive solar energy, Council does not support the removal of sound healthy trees solely to improve access to solar energy collectors. Where tree pruning may improve solar capture capacity, Council will consider these applications on individual merit.



Figure 11.3.1 - Trees contribute significantly to the environmental and aesthetic values of residential neighbourhood.

11.3

Permits and Development Applications for Vegetation Management

11.3.6 Tree Replacement

- a) Council, depending on the circumstances of the vegetation management application, shall require the applicant to:
 - i) pay a certain fee to enable Council to plant a replacement tree in an appropriate location in lieu of the removed tree; or
 - ii) plant a replacement tree on site that is:
 - of appropriate species;
 - of certain size/height at time of planting; and
 - at the cost of the applicant.
- b) The species, size and height of the replacement tree shall be provided to applicants in writing as part of the condition of the development consent or permit.
- c) One replacement tree shall be planted on site within 28 days of the removal of the subject tree(s) for every tree removed. In this regard, applicants shall provide Council with:
 - i) a letter or e-mail advising Council of the date of the planting of the replacement tree; and
 - ii) a copy of the purchase invoice of the tree, illustrating the species, size and time of purchase.

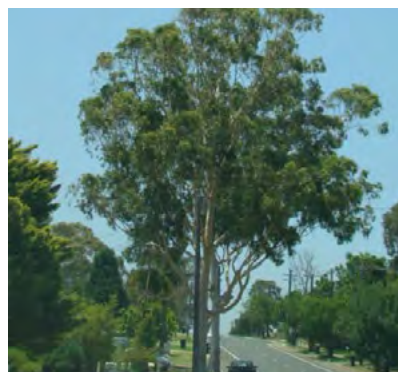


Figure 11.3.2 Tree replacements are essential to maintain green neighbourhoods.

Note: Fees collected for tree replacement shall be used annually by Council to replace the removed tree(s) in an appropriate location on Australia National Tree Day, or on any other site as decided by Council.

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Part 12

Telecommunication Facilities

12.1

Application

12.1 Application

This Part sets out controls relating to telecommunication facilities in the Campbelltown Local Government Area.

12.2 Background

New telecommunication facilities require development consent from Council unless they are exempted by Commonwealth or State legislation. These exemptions include certain 'low impact' and general infrastructure type facilities, as provided by the Commonwealth Telecommunications (Low Impact Facilities) Determination 1997 and State Environmental Planning Policy (Infrastructure) 2007.

All development applications lodged with Council for telecommunication facilities will be assessed in accordance with the provisions of this Part.

Objectives:

- To minimise the number of telecommunication towers that need to be erected within the Campbelltown Local Government Area.
- To ensure telecommunication facilities are designed to minimise the public's exposure to electromagnetic radiation (EMR) and are restricted to locations where EMR levels are consistent with or below the nationally adopted exposure threshold criteria.
- To minimise the visual impact of telecommunication facilities by encouraging innovative design outcomes.
- To ensure telecommunications and radio-communications infrastructure are appropriately sited having regard to any heritage buildings or Heritage Conservation Areas.
- To minimise any potential significant adverse amenity impacts upon the locality.
- To facilitate the provision of efficient and reliable telecommunication services in the Campbelltown Local Government Area.

12.3 General Requirements

- a) A network masterplan shall be provided by the applicant showing the proposal in the context of all other similar infrastructure types in order to identify opportunities for co-location or sharing of facilities.
- b) The applicant shall demonstrate that co-location opportunities have been adequately pursued where new stand

12.4

Electromagnetic Radiation

alone telecommunication facilities are proposed. This shall include information to demonstrate:

- i) The possibility of sharing equipment, via the use of combiners or similar technology;
 - ii) Existing towers and poles or other appropriate structures should be investigated for appropriateness for the sharing of antennas.
- c) Transmitting roof top antennas and towers should preferably be located in industrial or business zones, rather than residential zones or areas that include dwellings.
- d) Telecommunication facilities are to be sited to avoid locations which are visually prominent in the landscape, particularly when viewed from the public domain.
- e) For new towers a photomontage of the proposal must be submitted to assist with the assessment of visual impact.
- f) The applicant must demonstrate that all reasonable measures to reduce the visual impact of the proposal have been examined, including:
- i) Co-location and use of existing structures;
 - ii) Innovative design to harmonise with the existing setting;
 - iii) Use of vegetation for screening;
 - iv) Use of materials and finishes consistent with surroundings; and
 - v) Compact and slim line construction techniques.
- g) No advertising signs shall be permitted



Figure 12.3.1 - An example of the negative visual impact of a tower on neighbouring houses.

12.4 Electromagnetic Radiation

on any telecommunication facilities.

- a) The applicant in selecting a site for telecommunication facilities, shall

12.5 Landscaping

demonstrate to Council that a precautionary approach has been adopted with respect to minimising electromagnetic radiation (EMR) exposures to sensitive land uses such as residential areas, schools, child care centres, hospitals, aged care accommodation or areas regularly frequented by groups of children.

- b) Where possible, EMR emitting telecommunication facilities, including mobile base stations, shall be located in the following land uses:
 - i) Industrial areas;
 - ii) Rural areas; and
 - iii) Low-use open space.
- c) Where telecommunication facilities are proposed within 300 metres of a sensitive land use, the applicant shall demonstrate that no viable alternative sites are available.
- d) For all EMR emitting telecommunication facilities, documentary evidence is required from a suitably qualified person which analyses the cumulative effect of the proposal and demonstrates compliance with the relevant Australian exposure standard.
- e) Development applications for telecommunication facilities shall include measures to restrict public access. Approaches to the facility must contain appropriate signs warning of EMR and provide contact details for the site owner and / or site manager.



Figure 12.4.1 - An example of a telecommunication facility tower.

12.5 Landscaping

- a) For stand alone telecommunication facilities, a landscape plan must be submitted to Council that provides plantings of a suitable scale to reduce the visual impact of the proposal, and where possible screen the facility from public view.

12.6 Heritage

12.6

Heritage

- a) No telecommunication facilities shall be permitted where the heritage significance of a heritage item may be adversely impacted.
- b) Where a telecommunication facility is proposed on a site occupied by or in the vicinity of a listed heritage item, a Heritage Impact Statement shall be prepared and submitted to Council.

Note: A Heritage Impact Statement must be prepared by a suitably qualified person in accordance with the document "Statements of Heritage Impact" published by the NSW Heritage Branch and available for view at: www.environment.nsw.gov.au



Figure 12.6.1 - An example of a heritage listed building.

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Part 13

Sex Industry Premises

13.1

Application

13.1 Application

This part sets out controls relating to sex industry premises within the City of Campbelltown. This part should be read in conjunction with the relevant LEP / IDO applying to the site to determine the zoning of the land and the permissibility of any proposed sex industry premises.

This plan applies to all sex industry premises as defined in this Plan. This includes brothels, sex-on-premises establishments and restricted premises.

Objectives:

- To provide guidelines for the determination of applications for sex industry premises in the City of Campbelltown;
- To ensure sex industry premises are appropriately located so as to minimise any potential adverse social or economic impacts upon the surrounding locality;
- To control the location of sex industry premises to avoid a concentration of these facilities in a particular location and to minimise any cumulative impacts;
- To identify relevant public health and safety standards for sex industry workers and their clients; and
- To provide appropriate locational restrictions for any sex industry premises to ensure such premises are located at a reasonable distance away from residential areas and other sensitive land uses.

13.2 Background

All sex industry premises within the Campbelltown Local Government Area require development consent issued under the Environmental Planning and Assessment Act 1979 (the Act) to legally operate. Campbelltown City Council is the consent authority for the assessment and determination of development applications for sex industry premises in accordance with the provisions of the Act.

Council's role in applying the planning controls for sex industry premises is in addition to the regulatory functions of other Government agencies that contribute to the safe and legal operations of such premises. This includes:

- NSW Department of Health who are responsible for safe health practices in any workplace;
- NSW WorkCover Authority regarding occupational health and safety issues in the workplace.

Important Note: Health and safety at work is regulated under NSW Occupational Health and Safety Legislation. The relevant legislation covers every place of work in NSW, including premises in the sexual services industry. Under the legislation, employers must ensure the health, safety and welfare at work of all employees and any other person at the workplace, including clients and visitors.

-
- Australian Federal Police and Commonwealth Department of Immigration who are responsible for issues of illegal immigrant sex workers; and
 - NSW Police Service with respect to complaints and issues relating to criminal behaviour.

13.3

Location Requirements

13.3 Location Requirements

13.3.1 General Location Requirements

- a) Sex industry premises shall be strategically located to avoid unreasonable exposure to sensitive land uses, and to places where young people (less than 18 years old) regularly gather. Sex industry premises shall not adjoin areas that are zoned residential, or be clearly visible from them.
- b) Sex industry premises shall not adjoin, or be clearly visible from schools, educational institutions for young people (less than 18 years old) or places where children and adolescents regularly gather. This would include places such as bus stops routinely used by school buses.
- c) Sex industry premises shall not be located where they are clearly visible to sensitive community groups, such as places where worshippers regularly gather.
- d) Sex industry premises shall be located so as to minimise adverse impacts on the amenity of the area, such as noise disturbance and overlooking to surrounding properties.
- e) Sex industry premises shall be adequately separated to avoid the cumulative impacts of clustering which may adversely impact upon the character of a locality.
- f) Development applications for sex industry premises must consider the location requirements (as outlined above), both within and outside the local government area, including sites with a current approval to operate as a

13.4

External Design Requirements for Sex Industry Premises

sex industry premises.

- g) In order to adequately satisfy the objectives and performance requirements of this Part, applications shall provide a locality plan (drawn to scale) to demonstrate compliance with the prescribed separation distances as outlined below.

13.3.2 Separation Distance to Sensitive land uses

- a) A minimum separation distance of 150 metres (as measured from any point(s) of client access and egress at the building proposed to be so used) to sensitive land uses and places where children and adolescents regularly gather. This includes child care centres, places of worship, community facilities, residential areas, hospitals, medical centres, schools, and places regularly frequented by children.

13.3.3 Separation Distances to Other Sex Industry Premises

- a) Sex industry premises must not be located within a 150 metre radius (as measured from any point(s) of client access and egress at the building proposed to be so used) of another sex industry premises.

13.4 External Design Requirements for Sex industry Premises

Design Requirements

- a) The building design for sex industry premises shall be compatible with the surrounding built form.
- b) The access to sex industry premises shall be discreet and discourage clients gathering or waiting on the street.
- c) The entrances, exits and external appearance of sex industry premises shall be well lit but not to the extent

where it becomes a prominent feature in the streetscape. Flashing lights shall not be permitted.

- d) Sex industry premises shall not display sex workers, or sex related products from the windows, doors or outside of the premises.
- e) Signage is limited to identification of the street address, which must be clearly legible visible from the street to minimise nuisance to neighbours.
- f) The paint finishes on external walls of brothels should not be such that they become a prominent feature in the streetscape (e.g. fluorescent or excessively bright colours).

Note: The premises must comply with the requirements of the Building Code of Australia and disabled access requirements.

13.5 Car Parking

Design Requirements

- a) Brothels and sex-on-premises establishments shall provide on-site car parking at a minimum rate of two (2) car parking spaces per working room.
- b) Restricted premises shall provide on-site car parking at a minimum rate of one (1) car parking space per 40 square metres of gross floor area.
- c) Off street parking and loading shall be designed in accordance with *Australian Standards 2890.1 and 2 (as amended)*.
- d) Car parks should be well lit and clearly legible for staff and customers to easily access.

Note: Council may consider a variation to this requirement where the applicant can demonstrate that there is adequate available on-street car parking or public transport services close to the premises.

13.4

Waste Disposal and Collection

13.6 Waste Disposal and Collection

- a) The following provisions apply to brothels and sex-on-premises establishments:
 - i) Operators are to make their own arrangements for trade waste collection, and ensure that any potentially hazardous waste is collected by a clinical waste contractor;
 - ii) Premises shall make provision for the safe and convenient disposal of used condoms, soiled tissues, gloves and the like. All waste containers shall be kept in a clean condition and be stored and collected from within the site; and
 - iii) Waste disposal operations must comply with the NSW Department of Health and WorkCover NSW guidelines.

13.7 Sanitary Facilities

13.7

Sanitary Facilities

- a) The following provisions apply to brothels and sex-on-premises establishments:
- i) Premises must be regularly cleaned and kept in a good state of repair at all times. Care should be taken to regularly clean and disinfect toilets, baths, spas, showers and similar fixtures. These are subject to mould growth and have the potential to accumulate and spread fungi, such as tinea;
 - ii) Soap and single-use towels shall be provided to all washbasins required in the premises. Soap dispensers and air hand dryers should be used where difficulty in maintaining supplies of soap and towels is experienced;
 - iii) Brothels and Sex on premises establishments must provide adequate laundry facilities and appropriately sized hot water systems (minimum 70°C) to deal with the on site demands of linen washing;
 - iv) Ensuites must be provided in each working room, including a shower, toilet and hand basin;
 - v) Separate toilet, shower, change room, and rest facilities must be provided for staff in accordance with the Building Code of Australia. To ensure the privacy of the clients and workers, development applications must demonstrate that the internal layout of the premises is designed so that these facilities are in close proximity to client rooms;
 - vi) A minimum of one client room with sanitary facilities located and designed in accordance with the Building Code of Australia to be suitable for use by people with disabilities; and

13.7

Health and Safety

- vii) All required wash hand basins and showers must be provided with an adequate supply of hot and cold water.

13.8 Health and Safety

- a) Details are required to demonstrate compliance with the provisions of the *"Health and Safety Guidelines for Brothels in NSW"*, published by NSW Health and WorkCover NSW. This requires the provision of proposed management practices to address relevant public health and workplace health and safety issues for the proposed development, and includes the following items:
 - i) Risk assessment management of workplace hazards;
 - ii) Provision of information, instruction, training and supervision needed to ensure the health and safety of all employees;
 - iii) Provision and use of personal protective equipment;
 - iv) Monitoring of workers health to prevent sexually transmissible infections;
 - v) Workplace drug and alcohol policy;
 - vi) Accident reporting;
 - vii) First aid procedures; and
 - viii) Management of Public Health complaints.

13.9 Council Registration

13.9

Council Registration

- a) The following provisions apply to brothels and sex-on-premises establishments:
 - i) All operating premises must be registered with Council under the provisions of the Local Government Act 1993 for ongoing health surveillance services;
 - ii) A condition of any development consent issued will require written notification to Council of the person responsible for operating the premises (proprietor / licensee); and
 - iii) A condition of any development consent issued will require an environmental health inspection by Council prior to commencement of use.

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Environmental Planning & Assessment Act, 1979

**Campbelltown
(Sustainable City)
Development Control Plan**

**Schedule 1
Maximum Building Heights**

Maps 1 to 4

LEGEND

Maximum Building Height

	2 storeys
	4 storeys
	6 storeys
	10 storeys

Maps compiled January 2007

Map 1 - Macarthur



Map 2 - Campbelltown South

S1

Schedule 1



Map 3 - Campbelltown North



Map 4 - Ingleburn



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In circumstances where impacts on native biodiversity cannot be avoided a Biodiversity Statement shall prepared to demonstrate:

- a) the development has been sited, designed, constructed and managed in a manner that minimises the impact on native biodiversity and maintains habitat connectivity as much as practicable;
- b) that the impact is essential for the development and limited to the extent necessary to facilitate the safe and orderly use of the land for the purpose of the development;

Proposed measures that could be employed to minimise impacts on native biodiversity include:

- i) Proposed measures that could be employed to minimise impacts on native biodiversity include:
- ii) protection and enhancement of vegetation/habitats of high conservation value;
- iii) the retention of a substantial amount of native vegetation/habitat of adequate size and configuration to promote the conservation of the existing flora and fauna communities;
- iv) the retention and/or the creation of vegetation links, wildlife corridors and vegetation buffers wherever possible, subject to the appropriate bush fire risk management;
- v) the minimisation of any threats to native flora and fauna and their habitats during construction and during the operational life of the development;
- vi) the minimisation of habitat fragmentation;
- vii) the safe movement of native fauna facilitated by implementing, where appropriate, speed controls of 40 km/h or less, traffic management measures and signage;
- viii) the protection of water quality in the locality so as not to threaten the survival of native aquatic fauna and flora or fauna that rely on the watercourse for survival; and
- ix) ensuring that the habitat of native vegetation is retained or enhanced by maintaining or replicating hydrological and groundwater conditions.

Where the site analysis identifies noxious weeds on the site, a weed management strategy (WMP) shall be submitted with any development application. A WMP shall be prepared by a suitably qualified professional and shall include:

- a) a complete list of all noxious and environmental weeds on the site;
- b) a site plan displaying actual weed infestation densities shown as percentages and grouped into cover classes as follows:
 - R = (Rare): less than 1% cover;
 - O = (Occasional): between 1 and 5% cover;
 - F = (Frequent) between 5 and 20% cover;
 - A = (Abundant) between 20 and 40% cover;
 - D = (Dominant) between 40 and 100% cover;
- c) a treatment program for each weed species identified.

The treatment program for each weed species shall detail the following:

- i) the method(s) of treatment of the weeds e.g. mechanical removal or herbicide application;
- ii) the herbicide product name (if used), the proposed rates and method(s) of application;
- iii) the timing of all treatments and control method(s) to be applied;
- iv) an ongoing maintenance program detailing methods of follow up treatments to ensure all weed infestations present are contained and/or controlled; and
- v) details of any weed material disposal methods (i.e. if weed material is to be removed from the development site.)

Note: It is an offence to knowingly disperse/transport or cause to be dispersed/transported from the land any animal or thing which has on it, or contains notifiable weed material or other noxious weed materials listed in Appendix 3 of the Plan.

Appendix 3 - Noxious Weeds

Weed	Class	Legal requirements
African boxthorn [<i>Lycium ferocissimum</i>] A Weed of National Significance	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
African feathergrass [<i>Pennisetum macrourum</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
African olive [<i>Olea europaea</i> subspecies <i>cuspidata</i> (syn. <i>Olea europaea</i> subspecies <i>africana</i>)]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
African turnip weed [<i>Sisymbrium runcinatum</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
African turnip weed [<i>Sisymbrium thellungii</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Alligator weed [<i>Alternanthera philoxeroides</i>] A Weed of National Significance	3	The plant must be fully and continuously suppressed and destroyed
Anchored water hyacinth [<i>Eichhornia azurea</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Annual ragweed [<i>Ambrosia artemisiifolia</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Arrowhead [<i>Sagittaria calycina</i> variety <i>calycina</i> (syn. <i>Sagittaria montevidensis</i> subspecies <i>calycina</i>)]	4	The plant must not be sold, propagated or knowingly distributed
Artichoke thistle [<i>Cynara cardunculus</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Asparagus [<i>Asparagus</i> species] Ex <i>A. aethiopicus</i> <i>A. africanus</i> <i>A. asparagoides</i> <i>A. declinatus</i> <i>A. falcatus</i> <i>A. macowanii</i> var. <i>zuluensis</i> <i>A. officinalis</i> <i>A. plumosus</i> <i>A. racemosus</i> <i>A. virgatus</i>	4	The plant must not be sold, propagated or knowingly distributed

A3

Weed	Class	Legal requirements
Asparagus fern [Asparagus virgatus (syn. Protasparagus virgatus)] A Weed of National Significance	2	The plant must be eradicated from the land and that land must be kept free of the plant
Athel tree / Athel pine [Tamarix aphylla] A Weed of National Significance	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Balloon vine [Cardiospermum grandiflorum]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
Bathurst/Noogoora/Hunter/South American/Californian/cockle burrs [Xanthium species]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread
Bear-skin fescue [Festuca gautieri]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Bitou bush [Chrysanthemoides monilifera subspecies rotundata] A Weed of National Significance	2	The plant must be eradicated from the land and that land must be kept free of the plant
Black knapweed [Centaurea xmoncktonii]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Black willow [Salix nigra] A Weed of National Significance	2	The plant must be eradicated from the land and that land must be kept free of the plant
Blackberry [Rubus fruticosus aggregate species] except cultivars Black satin Chesham Chester Thornless Dirksen Thornless Loch Ness Murrindindi Silvan Smooth stem Thornfree	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed This is an All of NSW declaration
Boneseed [Chrysanthemoides monilifera subspecies monilifera] A Weed of National Significance	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Bridal veil creeper [Asparagus declinatus (syn. Asparagus crispus, Myrsiphyllum declinatum)] A Weed of National Significance	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed

Weed	Class	Legal requirements
Bridal veil creeper [<i>Asparagus declinatus</i> (syn. <i>Asparagus crispus</i> , <i>Myrsiphyllum declinatum</i>)] A Weed of National Significance	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Broad-leaf pepper tree [<i>Schinus terebinthifolius</i>]	2	The plant must be eradicated from the land and that land must be kept free of the plant
Broomrapes [<i>Orobanche</i> species except the native <i>O. cernua</i> variety <i>australiana</i> and <i>O. minor</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Burr ragweed [<i>Ambrosia confertiflora</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Cabomba [All <i>Cabomba</i> species except <i>C. furcata</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Castor oil plant [<i>Ricinus communis</i>]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread
Cat's claw creeper [<i>Dolichandra unguis-cati</i> (syn. <i>Macfadyena unguis-cati</i>)] A Weed of National Significance	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread
Cayenne snakeweed [<i>Stachytarpheta cayennensis</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Chilean needle grass [<i>Nassella neesiana</i>] A Weed of National Significance	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
Chinese celtis [<i>Celtis sinensis</i>]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
Chinese violet [<i>Asystasia gangetica</i> subspecies <i>micrantha</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Climbing asparagus fern [<i>Asparagus plumosus</i> (syn. <i>Protasparagus plumosus</i>)] A Weed of National Significance	2	The plant must be eradicated from the land and that land must be kept free of the plant

Weed	Class	Legal requirements
Climbing asparagus fern [<i>Asparagus plumosus</i> (syn. <i>Protasparagus plumosus</i>)] A Weed of National Significance	4	The plant must not be sold, propagated or knowingly distributed
Clockweed [<i>Gaura parviflora</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Coolatai grass [<i>Hyparrhenia hirta</i>]	3	The plant must be fully and continuously suppressed and destroyed and the plant must not be sold, propagated or knowingly distributed
Corn sowthistle [<i>Sonchus arvensis</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Dodder [All <i>Cuscuta</i> species except the native species <i>C. australis</i> , <i>C. tasmanica</i> and <i>C. victoriana</i>] Includes All <i>Cuscuta</i> species except the native species <i>C. australis</i> , <i>C. tasmanica</i> and <i>C. victoriana</i>	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Espartillo [<i>Amelichloa brachychaeta</i> , <i>Amelichloa caudata</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Eurasian water milfoil [<i>Myriophyllum spicatum</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Fine-bristled burr grass [<i>Cenchrus brownii</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Fireweed [<i>Senecio madagascariensis</i>] A Weed of National Significance	4	The plant must not be sold, propagated or knowingly distributed
Flax-leaf broom [<i>Genista linifolia</i>] A Weed of National Significance	4	The plant must not be sold, propagated or knowingly distributed
Fountain grass [<i>Pennisetum setaceum</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration

Appendix 3 Noxious Weeds - continued

Weed	Class	Legal requirements
Frogbit / Spongeplant [<i>Limnium laevigatum</i> and <i>L. spongia</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Gallon's curse [<i>Cenchrus biflorus</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Gamba grass [<i>Andropogon gayanus</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Giant Parramatta grass [<i>Sporobolus fertilis</i> (syn. <i>Sporobolus indicus</i> variety major)]	3	The plant must be fully and continuously suppressed and destroyed
Giant reed / Elephant grass [<i>Arundo donax</i>]	4	The plant must not be sold, propagated or knowingly distributed
Glaucous star thistle [<i>Carthamus glaucus</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Golden thistle [<i>Scolymus hispanicus</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Gorse [<i>Ulex europaeus</i>] A Weed of National Significance	3	The plant must be fully and continuously suppressed and destroyed
Green cestrum [<i>Cestrum parqui</i>]	3	The plant must be fully and continuously suppressed and destroyed
Grey sallow [<i>Salix cinerea</i>] A Weed of National Significance	2	The plant must be eradicated from the land and that land must be kept free of the plant
Ground asparagus [<i>Asparagus aethiopicus</i> (syn. <i>Protasparagus aethiopicus</i>)]	4	The plant must not be sold, propagated or knowingly distributed
Groundsel bush [<i>Baccharis halimifolia</i>]	3	The plant must be fully and continuously suppressed and destroyed
Harrisia cactus [<i>Harrisia</i> species]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed

Weed	Class	Legal requirements
Hawkweed [<i>Hieracium</i> species]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Heteranthera / Kidneyleaf mud plantain [<i>Heteranthera reniformis</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Honey locust [<i>Gleditsia triacanthos</i>]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
Horsetail [<i>Equisetum</i> species]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Hydrocotyl / Water pennywort [<i>Hydrocotyl ranunculoides</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Hygrophila [<i>Hygrophila costata</i>]	2	The plant must be eradicated from the land and that land must be kept free of the plant
Hymenachne [<i>Hymenachne amplexicaulis</i> and hybrids] A Weed of National Significance	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Karoo thorn [<i>Acacia karroo</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Kochia [<i>Bassia scoparia</i> (syn. <i>Kochia scoparia</i>) except <i>B. scoparia</i> subspecies <i>trichophylla</i>] except <i>Bassia scoparia</i> subspecies <i>trichophylla</i>	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Koster's curse / <i>Clidemia</i> [<i>Clidemia hirta</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Kudzu [<i>Pueraria lobata</i>]	2	The plant must be eradicated from the land and that land must be kept free of the plant

Appendix 3 Noxious Weeds - continued

Weed	Class	Legal requirements
Lagarosiphon [Lagarosiphon major]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Lantana [Lantana species] A Weed of National Significance	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread
Leafy elodea / Dense waterweed / Egeria [Egeria densa (syn. Elodea densa)]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread This is an All of NSW declaration
Lippia [Phyla canescens]	4	The plant must not be sold, propagated or knowingly distributed except incidentally in hay or lucerne This is an All of NSW declaration
Long-leaf willow primrose [Ludwigia longifolia]	3	The plant must be fully and continuously suppressed and destroyed and the plant must not be sold, propagated or knowingly distributed
Ludwigia [Ludwigia peruviana]	3	The plant must be fully and continuously suppressed and destroyed
Madeira vine [Anredera cordifolia]	3	The plant must be fully and continuously suppressed and destroyed
Mexican feather grass [Nassella tenuissima]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Mexican poppy [Argemone mexicana]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Miconia [Miconia species]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Mikania vine [Mikania micrantha]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Mimosa [Mimosa pigra] A Weed of National Significance	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration

Appendix 3 Noxious Weeds - continued

A3

Weed	Class	Legal requirements
Ming (Pom pom / Zig zag) asparagus fern [Asparagus macowanii var. zuluensis (syn. A. retrofractus)]	2	The plant must be eradicated from the land and that land must be kept free of the plant
Montpellier broom / Cape broom [Genista monspessulana] A Weed of National Significance	3	The plant must be fully and continuously suppressed and destroyed and the plant must not be sold, propagated or knowingly distributed
Morning glory (coastal) [Ipomoea cairica]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
Morning glory (purple) [Ipomoea indica]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
Mossman River grass [Cenchrus echinatus]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Mother-of-millions [Bryophyllum species] See Weed Control Order 30 for more explanation	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
Mysore thorn [Caesalpinia decapetala]	3	The plant must be fully and continuously suppressed and destroyed
Pampas grass [Cortaderia species]	3	The plant must be fully and continuously suppressed and destroyed and the plant must not be sold, propagated or knowingly distributed
Paper mulberry [Broussonetia papyrifera]	2	The plant must be eradicated from the land and that land must be kept free of the plant
Parthenium weed [Parthenium hysterophorus] A Weed of National Significance	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Paterson's curse, Vipers bugloss, Italian bugloss [Echium plantagineum, E. vulgare and E. italicum]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread

Appendix 3 Noxious Weeds - continued

A3

Weed	Class	Legal requirements
Pond apple [<i>Annona glabra</i>] A Weed of National Significance	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Prickly acacia [<i>Vachellia nilotica</i> (syn. <i>Acacia nilotica</i>)] A Weed of National Significance	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Prickly pear [<i>Opuntia</i> species except <i>O. ficus-indica</i>]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
Prickly pear [<i>Cylindropuntia</i> species] A Weed of National Significance	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed This is an All of NSW declaration
Privet (Broad-leaf) [<i>Ligustrum lucidum</i>]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread
Privet (Narrow-leaf/Chinese) [<i>Ligustrum sinense</i>]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread
Red rice [<i>Oryza rufipogon</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Rhus tree [<i>Toxicodendron succedaneum</i> (syn. <i>Toxicodendron succedanea</i> , <i>Rhus succedanea</i>)]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed This is an All of NSW declaration
Rubber vine [<i>Cryptostegia grandiflora</i>] A Weed of National Significance	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Sagittaria [<i>Sagittaria platyphylla</i> (syn. <i>Sagittaria graminea</i> variety <i>platyphylla</i>)] A Weed of National Significance	4	The plant must not be sold, propagated or knowingly distributed
Salvinia [<i>Salvinia molesta</i>] A Weed of National Significance	3	The plant must be fully and continuously suppressed and destroyed

Appendix 3 Noxious Weeds - continued

A3

Weed	Class	Legal requirements
Scotch broom / English broom [Cytisus scoparius subspecies scoparius] A Weed of National Significance	4	The plant must not be sold, propagated or knowingly distributed
Senegal tea plant [Gymnocoronis spilanthoides]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Serrated tussock [Nassella trichotoma] A Weed of National Significance	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
Siam weed [Chromolaena odorata]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Sicklethorn [Asparagus falcatus]	2	The plant must be eradicated from the land and that land must be kept free of the plant
Silver-leaf nightshade [Solanum elaeagnifolium] A Weed of National Significance	4	The plant must not be sold, propagated or knowingly distributed
Smooth-stemmed turnip [Brassica barrelieri subspecies oxyrrhina]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Soldier thistle [Picnomon acarna]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Spotted knapweed [Centaurea stoebe subspecies micranthos]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
St. John's wort [Hypericum perforatum]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
Sweet briar [Rosa rubiginosa]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread
Texas blueweed [Helianthus ciliaris]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration

Appendix 3 Noxious Weeds - continued

A3

Weed	Class	Legal requirements
Tussock paspalum [<i>Paspalum quadrifarium</i>]	4	The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plant must not be sold, propagated or knowingly distributed
Water caltrop [<i>Trapa</i> species]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Water hyacinth [<i>Eichhornia crassipes</i>] A Weed of National Significance	3	The plant must be fully and continuously suppressed and destroyed
Water lettuce [<i>Pistia stratiotes</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Water soldier [<i>Stratiotes aloides</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Willows [<i>Salix</i> species except <i>S. babylonica</i> , <i>S. x reichardtii</i> , <i>S. xcalodendron</i> , <i>S. cinerea</i> and <i>S. nigra</i>] Includes all <i>Salix</i> species except <i>S. babylonica</i> , <i>S. x reichardtii</i> , <i>S. xcalodendron</i>	4	The plant must not be sold, propagated or knowingly distributed
Witchweed [<i>Striga</i> species except the native <i>Striga parviflora</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Yellow bells [<i>Tecoma stans</i>]	3	The plant must be fully and continuously suppressed and destroyed
Yellow burrhead [<i>Limnocharis flava</i>]	1	The plant must be eradicated from the land and that land must be kept free of the plant This is an All of NSW declaration
Yellow nutgrass [<i>Cyperus esculentus</i>]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration

Appendix 4 - Statement of Flora and Fauna Impact & Draft Koala Management Plan

In accordance with Council's Draft Campbelltown Koala Plan of Management - Interim Arrangements when deciding whether or not the land contains potential koala habitat under State Environmental Planning Policy (SEPP) No. 44 - Koala Habitat Protection the Campbelltown Koala Habitat Planning Map must be referred to, as is the presence of Blue-Leaved Stringy-Bark Eucalyptus agglomerata in addition to the criteria outlined in this SEPP.

A copy of the Koala Habitat Planning Map can be found on Council's web site at: <http://www.campbelltown.nsw.gov.au>

Information on threatened species survey and assessment guidelines is available from the Office of Environment and Heritage (OEH) web site at www.environment.nsw.gov.au

Guidelines on the assessment of Significance under Part 5 of the EP&A Act can be downloaded from the OEH web site at www.environment.nsw.gov.au

Koala Food Trees

Primary Food Trees within the Campbelltown LGA

- Grey Gum Eucalyptus punctata
- Blue-leaved Stringybark Bark Eucalyptus agglomerata

Other Koala Food Trees Listed Under SEPP 44 that are known to occur in the Campbelltown LGA

- Forest red gum Eucalyptus tereticornis
- Tallowwood Eucalyptus microcorys
- Ribbon or manna gum Eucalyptus viminalis
- Broad leaved scribbly gum Eucalyptus haemastoma
- Swamp mahogany Eucalyptus robusta

Appendix 5 - Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan (ESCP) shall be prepared for all construction sites and/or activities involving the disturbance of the land surface, and submitted with the development application.

Each ESCP shall be prepared in accordance with the Managing Urban Stormwater - Soils and Construction 2004, and shall contain the following information:

- i) details pertaining to the location, ownership/title of the site;
- ii) a scaled plan of the site showing location of property boundaries, adjoining roads and north point;
- iii) existing and proposed final contours, including location of cut and fill batters;
- iv) existing and final overland flow drainage paths;
- v) location and description of all proposed erosion and sediment control measures;
- vi) methods for minimising soil disturbance;
- vii) methods for trapping sediments and preventing stormwater pollution;
- viii) location of intended stabilised all-weather access point;
- ix) location of material stockpile areas and control methods; and
- x) any revegetation proposals.

In addition to these requirements the ESCP is to ensure the following outcomes are achieved:

- i) site activities shall be managed to minimise soil disturbance;
- ii) water shall be diverted around any proposed soil disturbance area with the use of catch drains or diversion banks;
- iii) a sediment barrier shall be installed as close as possible to the soil disturbance, along the down slope side;
- iv) stabilised all weather access points shall be constructed at all entrance and exit points to the subject land;
- v) all stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path;
- vi) building operations such as tool washing and brick, tile or masonry cutting shall be carried out within the property boundaries, up-slope of a dam or infiltration trench;
- vii) temporary or permanent downpipes shall be connected to the stormwater system as soon as the roofing is installed;
- viii) the site shall be stabilised and revegetated prior to the removal of erosion and sediment control measures this includes the laying of all turf and the planting/ mulching of all garden beds;
- ix) a water pollution sign, supplied with the development consent, shall be displayed on the most prominent point of the development site and be clearly visible from the street; and
- x) all erosion and sediment control works shall have regard to Volume 3.

Where an application that proposes to involve any cut and/or fill operations, the following information shall be provided (by a NATA registered laboratory) with the development application:

- i) description and source of any proposed fill material;
- ii) detailed plans of any proposed cut and filling;
- iii) proposed method of compacting fill; and
- iv) proposed method of stabilising cut and/or fill work.

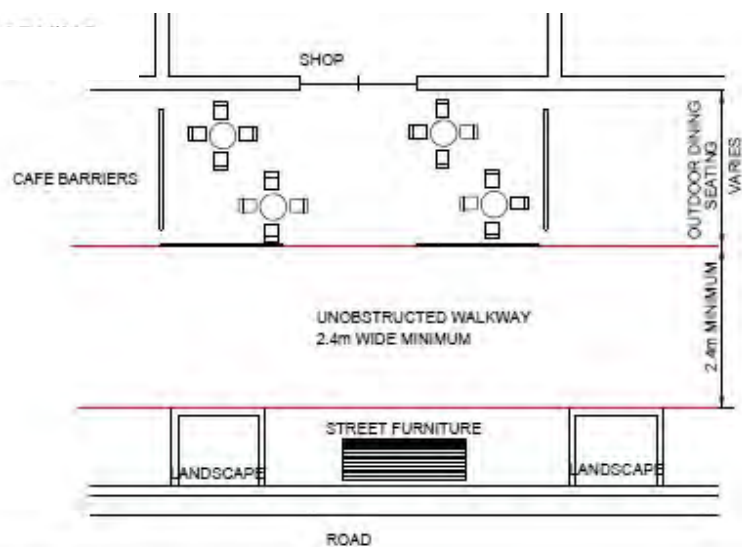
Council shall be satisfied that the information provided demonstrates the following:

- i) that the fill is suitable for and does not compromise the current and proposed end use of the site or any adjacent or nearby land;
- ii) that the cut or fill does not compromise the structural integrity of structures on the site or on any adjacent or nearby land;
- iii) that the fill material shall have similar geo-technical properties to the surrounding in-situ material;
- iv) that any cut or fill does not impede the drainage characteristics (surface and subsurface) of the land external to the cut and fill boundaries and does not interfere with any adjacent or nearby land;
- v) that the risk of a pollution incident or any other deleterious impact as a result of cutting or filling activities on site has been minimised;
- vi) that the cut or fill does not compromise the life span of the remaining vegetation on the site or on any adjacent or nearby land; and
- vii) that any increase in ground level does not unacceptably affect the privacy/amenity of developments on any adjoining or nearby properties.

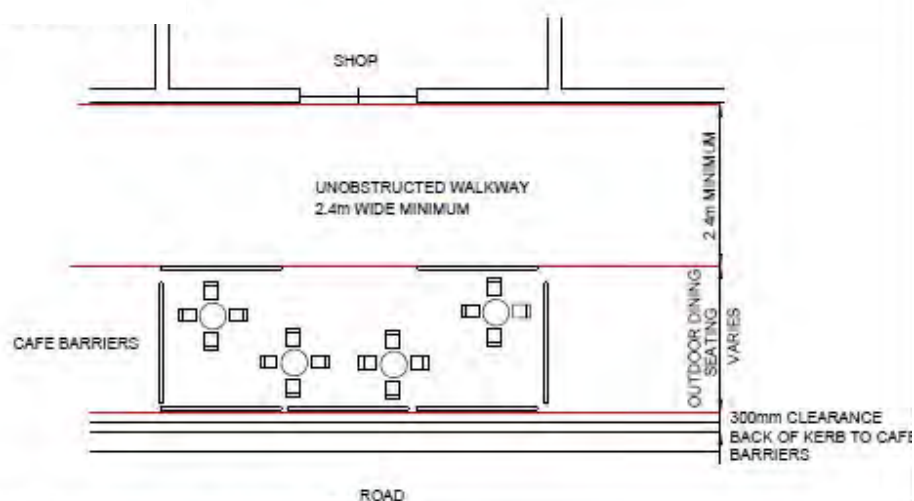
In addition to the above requirements, applicants are reminded that Council requires:

- i) all construction sites and/or activities involving the disturbance of the land surface require a Erosion and Sediment Control Plan to be submitted;
- ii) all filling works shall have regard to Council's current specifications for Construction of Subdivision Roads and Drainage Works and AS 3798 Guidelines for Earthworks for Commercial and Residential Development {Refer to Engineering Design for Development- Volume 3}; and
- iii) all fill applied shall be Virgin Excavated Natural Material (VENM).

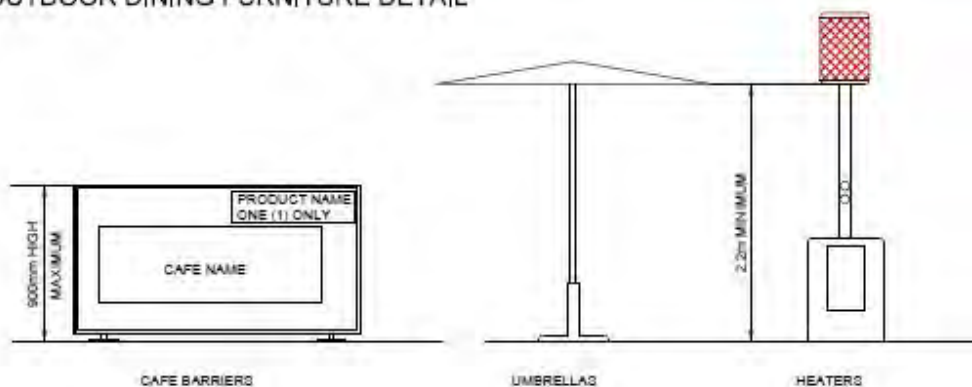
Type 1



Type 2



OUTDOOR DINING FURNITURE DETAIL



An Aboriginal Heritage Impact Assessment (AHIA) is required where a development or activity is proposed on land:

- i) Within a zone of archeological sensitivity;
- ii) Upon which, Aboriginal sites, places, or areas where Aboriginal objects have been previously identified;
- iii) Within an identified cultural landscape;
- iv) Containing old growth trees;
- v) That is primarily undeveloped;
- vi) Containing or adjacent to rivers or creek lines;
- vii) On a ridgeline; and
- viii) Where sufficient information is provided to Council that leads it to conclude that the land may have potential Aboriginal heritage significance.

The AHIA report must be prepared in accordance with the Office of the Environment and Heritage (OEH) Guidelines.

Harm to Aboriginal objects should be avoided wherever possible. Where harm can not be avoided, an approval to harm Aboriginal objects must be obtained from OEH.

Information on the process for investigating and assessing Aboriginal cultural heritage in NSW can be found on the OEH web site.

Appendix 9- Heritage Impact Statement

A Heritage Impact Assessment (HIA) is required for all development that is on land occupied by items of heritage and/or land in the vicinity of heritage items. And shall:

- i) identify why the item, place or area is of heritage significance (the statement of heritage significance);
- ii) describe the works, change of use and any physical changes to the place;
- iii) identify the impact or impacts the proposed changes to the heritage item will have on its heritage significance; and
- iv) identify and describe any measures being proposed to lessen negative impacts of the proposed changes.

In circumstances where the proposed changes are likely to have a detrimental affect on the item, place or area's of heritage significance, a heritage impact statement shall be prepared. The heritage impact statement shall:

- i) clearly identify any change or changes that will have a negative impact on the heritage significance of the item, place or area;
- ii) state why the impact or impacts cannot be avoided;
- iii) state the steps being taken to minimise their effects; and
- iv) be prepared in accordance with the Guidelines of the Heritage Branch as set out in Statements of Heritage Impact (prepared by the then NSW Heritage Office and the then Department of Urban Affairs & Planning 1996, revised 2002).

All applications on land, that has been identified as contaminated or of having the potential to be contaminated shall require the following information to be submitted:

- i) land use history;
- ii) any past or present potentially contaminating activities;
- iii) provide preliminary assessment of any site contamination and if required, provide a basis for a more detailed investigation; and
- iv) preliminary sampling and analysis may be required where contaminating activities are suspected or known to have occurred, or the land use history is incomplete.

Where a preliminary investigation determines the land is contaminated, a detailed investigation shall be carried out by a suitably qualified professional and submitted to Council with the development application and shall define the:

- i) nature, extent and degree of contamination;
- ii) assess the potential risk posed by contaminants to human health and the environment; and
- iii) a Remedial Action Plan which details
 - remediation objectives;
 - the process and standards by which the land will be remediated;
 - details of necessary approvals to be obtained from regulatory authorities; and
 - an environmental management plan for ongoing monitoring and maintenance requirements where the proposed remediation involves on site containment or encapsulation of contaminated material.

Upon completion of the required remediation, a validation report shall be submitted to Council to demonstrate that the objectives stated in the remedial action plan have been achieved and that any relevant conditions of development consent have been complied with, prior to the commencement of any activity/development.

- a) The Arborist Report shall include the following details:
- The genus and species of each tree;
 - Health, amenity value and the Safe Useful Life Expectancy (SULE) rating of each tree;
 - Any pests or diseases that may be present on each tree;
 - Any site changes and surrounding structures which may affect the health or vitality of the tree;
 - Impact of the development on each tree;
 - Impact of retaining trees on the proposed development;
 - The Tree Protection Zone (TPZ) required for each tree proposed to be retained;
 - Any root barriers necessary, type and their location;
 - Any branch or root pruning which may be required for the trees;
 - Any supporting evidence such as photographs, if relevant; and
 - Recommendation on the preferred option and an explanation why this option is preferred.

For large-scale developments, residential apartment buildings, mixed use developments and the like a traffic impact assessment report shall be submitted with the development application.

A traffic impact assessment report shall address the following:

- i) the existing traffic environment;
- ii) traffic generation anticipated from the proposed development;
- iii) the cumulative impact of traffic in the locality;
- iv) the need for traffic improvements in the locality;
- v) proposed traffic egress/ingress to arterial/sub arterial roads; and
- vi) sight distance and other safety issues.

For large-scale developments, residential apartment buildings, mixed use developments and the like a crime prevention plan shall be submitted with the development application.

A crime prevention plan shall address the following key principles of 'crime prevention through environmental design':

- i) natural surveillance;
- ii) natural access control;
- iii) territorial reinforcement;
- iv) activity support;
- v) maintenance;
- vi) target hardening;
- vii) target removal;
- viii) personal safety support;
- ix) mixed use development;
- x) elimination of pedestrian movement predictors; and
- xi) natural guardianship.

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Appendix 14 - Unsuitable Plant Species for a Child Care Centre

Species Name	Common Name
<i>Brassaia actinophylla</i>	Umbrella Tree
<i>Brugmansia</i> spp.	Angel's Trumpet
<i>Cestrum parqui</i>	Green Cestrum
<i>Caesalpinia gilliesii</i>	Bird of Paradise
<i>Convallaria majalis</i>	Lily of the Valley
<i>Daphne</i> spp.	Daphne, Garland flower, Rose Daphne
<i>Duranta erecta</i> , <i>Duranta repens</i>	Golden Dewdrop, Aussie Gold, Sheenas Gold
<i>Euphorbia pulcherrima</i>	Poinsettia
<i>Euphorbia tirucalli</i>	Naked Lady or Pencil Bush
<i>Euphorbia peplus</i>	Petty Surge
<i>Euphorbia marginata</i>	Ghost Weed
<i>Gloriosa superba</i>	Glory Lily
<i>Laburnum</i> spp.	Golden Chain Tree
<i>Lantana</i> species	Lantana
<i>Lobelia</i> spp.	Cardinal Flower
<i>Malus x domestica</i>	Apple Tree
<i>Melia azedarach</i>	White Cedar
<i>Oleander</i> spp.	Oleander
<i>Oenanthe crocata</i>	Hemlock
<i>Prunus amygdalus</i>	Bitter Almond
<i>Prunus armeniaca</i>	Apricot Tree
<i>Prunus dulcis</i>	Almond Tree
<i>Prunus oserica</i>	Peach Tree
<i>Rheum rhabarbarum</i>	Rhubarb
<i>Ricinus communis</i>	Castor Oil Plant
<i>Solanum nigrum</i>	Black Nightshade
<i>Solanum pseudocapsicum</i>	Jerusalem Cherry
<i>Solanum</i> spp.	Potato
<i>Tabernaemontana</i> spp.	Crepe Jasmine
<i>Carolina jasmine</i>	<i>Gelsemium sempervirens</i>
<i>Toxicodendron succedaneum</i>	Rhus Tree
<i>Zantedeschia aethiopica</i>	Calla or Arum Lily
<i>Acacia</i> spp.	Wattle spp. (various)
<i>Acokanthera</i> spp.	Wintersweet
<i>Alnus</i> spp.	Alder spp. (various)
<i>Betula</i> spp.	Birch spp. (various)

Appendix 14 - Unsuitable Plant Species for a Child Care Centre

Species Name	Common Name
Callitris spp.	Cypress Pine
Castanospermum australe	Blackbean, Moreton Bay Chestnut
Casuarina spp.	She Oak spp. (various)
Cupressus spp.	Conifer Pine spp.
Eucalyptus citriodora	Lemon Scented Gum
Grevillea spp.	Grevillea or spider flower spp. (various)
Juglans spp.	Walnut
Lagunaria petersonii	Norfolk island Hibiscus
Ligustrum spp.	Privett spp. (various)
Liquidambar styraciflua	Liquidamber
Olea spp.	Olive spp. (various)
Poinsettia	Poinsettia
Populus spp.	Populus spp. (various)
Prosopis juliflora	Mesquite
Quercus spp.	Oak spp (various)
Robinia spp.	Robinia spp. (various)
Salix spp.	Willow spp. (various)
Sapium sebiferum	Chinese Tallowood
Ulmus spp.	Elm Spp. (Various)
Brunfelsia spp.	Yesterday, Today, Tomorrow
Clematis microphylla	Clematis
Cyclamen persicum	Cyclamen
Dieffenbachia spp.	Dumb Cane
Digitalis spp.	Foxgloves
Hedera spp.	Ivy spp. (various)
Hippeastrum spp.	Hippeastrum
Hydrangea spp.	Hydrangea
Ilex spp.	Holly spp. (various)
Juniper spp.	Juniper spp. (various)
Lomandra spp	Mat Rush spp. (various)
Lonicera spp.	Honeysuckle (various)
Macrozamia spp.	Cycads
Ochna spp.	Carnival Bush, Mickey Mouse Plant
Parietaria judaica	Pellitory, Asthma or Stick Weed
Urtica species	Stinging nettle
Philodendron spp.	Philodendron
Raphiolepis spp.	Indian Hawthorn

Appendix 14 - Unsuitable Plant Species for a Child Care Centre

Spathiphyllum spp.	Peace Lily, Madonna Lily
Vinca major	Vinca
Datura stramonium	Thornapple
Nicotiana glauca	Tree Tabacco
Wisteria sinensis	Wisteria
Agapanthus spp.	Agapanthus spp.
Amaryllis spp.	Amaryllis spp.
Cotoneaster	Cotoneaster spp.
Alocasia macrorrhiza	Cunjevoi / elephants ears
Colocasia esculenta	Elephants ears (taro)
Atropa belladonna	Deadly Nightshade
	Cotton Bush
	Mushrooms / Toadstools
	Azaleas and Rhododendrons
	Daffodils and other narcissus
	Chillies
	Cactus and other succulents with spines

Note: Child care centres must consider plant use very carefully, and omit any plants that are known to be toxic, where any parts of which can cause serious skin irritations, illness or death if taken in adequate quantities. This includes leaves, seeds, fruits, flowers, bark and sap. Planting design should also limit species with profuse flowers, sharp or spiny leaves, berries or seeds that could cause a choking hazard, or those known to shed branches in heat or windy conditions.

The above plant list includes species identified by the Australian National Botanic Gardens, the Children's Hospital Westmead, and is not exhaustive.

- a) Clearance widths for pedestrians should be maintained in accordance with AUSTROADS Guide to Road Design Part 6A - Pedestrian and Cyclist Paths (section 6 Design Criteria for Pedestrian Paths) with additional allowance made for transverse movements by staff and customers. Pedestrians should not be forced on to the road carriageway by footway restaurants or other non- permanent items on the footpath.
- b) All improvements shall not be of fixed structures and shall be stored away at the close of business.
- c) A clean zone shall be maintained from the travel lane to the footpath dining where protection is not provided. The width of the clean zone varies according to the speed and volume of traffic on the street. The clean zone may include the parking lane if it is always a parking lane. Where clearway or 'No Parking' restrictions apply even for a short period of the day the clear zone must be measured from the kerb.
- d) Where an appropriate clear zone is not available then traffic safety barriers must be provided in accordance with RMS requirements stipulated below;
 - i) RMS accepted, crash tested bollards with crushable collar at ground level, are suitable for installation in speed environments up to 50km/h. Bollards should be positioned with centres no more than 600mm behind the face concrete barrier kerb and gutter to alleviate the affect of bumper trajectory. Diners should be contained at least 1.0m behind the bollard installation to permit system deflection when impacted.
 - ii) Elsholz redirective kerb is suitable for outdoor dining protection when installed in speed zones up to 70km/h. Transition approach/departure to/from Elsholz redirective kerb over a length of 2.0m from/to the existing/proposed barrier kerb and gutter. Diners are to be contained at least 1.0m behind the installation to permit working width associated with the system when impacted.
 - iii) In conjunction with Elsholz redirective kerb, any provision of crash tested RMS accepted pedestrian fencing must be positioned 0.5m behind the face of the Elsholz kerb to accommodate working width. The combined installation will only be suitable for speed zones up to 50km/h. Pedestrian fencing is not a safety barrier and is not to be installed behind barrier kerb to protect outdoor diners
 - iv) Type F or Vertical Concrete Barrier (VCB), must replace existing concrete kerb and gutter. This rigid concrete barrier is accepted for speed environments up

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to 80km/h. Acceptable approach terminal treatments for Type F or VCB are the 6m long concrete sloped end for speed environments up to 70km/h, system end flared outside the applicable clear zone or RMS accepted crash cushions for speeds greater than 70km/h. Crash cushions are suitable for application in all speed environments.

For further details regarding these road safety barriers, please contact Manager Technology Standards (Road) on telephone 8837 0101 or fax 8837 0025.

- e) All traffic safety barriers must be provided in accordance with AS 3845.
- f) Council should seek proof from the applicant of current public liability to \$20 million, noting the interests of the RMS.
- g) All costs associated with the development are to be at no cost to the RMS.

Species listed as regionally significant for the Cumberland Plain by NPWS 1997:

- *Amperea xiphioclada*
- *Aneilema biflorum*
- *Aphanopetalum resinosum*
- *Austromyrtus tenuifolia* -
- *Austrostipa nodosa*
- *Bertya pomaderroides*
- *Beyeria viscosa*
- *Boronia serrulata*
- *Cassinia quinquefaria*
- *Choretrum candollei*
- *Chorizandra cymbaria*
- *Cleistochloa rigida*
- *Comesperma defoliatum*
- *Cyathea leichhardtiana*
- *Cynoglossum suaveolens*
- *Darwinia diminuta*
- *Darwinia fascicularis*
- *Darwinia grandiflora*
- *Daviesia alata*
- *Daviesia latifolia*
- *Daviesia mimosoides* subsp *mimosoides*
- *Dichondra* sp. A
- *Dipodium punctatum*
- *Doryanthes excelsa*
- *Eucalyptus bosistoana*
- *Eucalyptus consideniana*
- *Eucalyptus elata*

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- *Eucalyptus luehmanniana*
- *Eucalyptus racemosa*
- *Eucalyptus squamosa*
- *Eucalyptus viminalis*
- *Fieldia australis*
- *Gahnia radula*
- *Galium migrans*
- *Gompholobium huegelii*
- *Gompholobium species B*
- *Goodia lotifolia*
- *Grevillea diffusa* subsp. *diffusa*
- *Grevillea longifolia*
- *Grevillea oleoides*
- *Helichrysum collinum*
- *Hibbertia hermanniifolia*