

# Part 19 Macarthur Grange Site-Specific Development Control Plan



## Macarthur Grange Golf Course Site

Address: Raby Road, Varroville (Lot 3900 DP1170905)

Amendment No	Date Adopted by Council	Effective Date
Amendment No 24	11 March 2025	13 June 2025

# Contents

<b>Background .....</b>	<b>3</b>
<b>19.1 Introduction.....</b>	<b>4</b>
19.1.1 Application .....	4
19.1.2 Purposes of this part.....	5
19.1.3 Relationship to other parts of the Campbelltown DCP .....	5
<b>19.2 Future character and development objectives .....</b>	<b>6</b>
19.2.1 Future character statement.....	6
19.2.2 Development Objectives.....	6
<b>19.3 Provisions .....</b>	<b>8</b>
19.3.1 General provisions and Master Plan .....	8
19.3.2 Subdivision .....	8
19.3.3 Earthworks .....	10
19.3.4 Built form and design .....	10
19.3.5 Landscaping and landscaped area.....	11
19.3.6 Fencing.....	11
19.3.7 Access and circulation .....	12
19.3.8 Provision and Maintenance of Public Infrastructure.....	14
19.3.9 Public Open Space and Hilltop Conservation Area.....	16
19.3.10 Vegetation Management.....	17
19.3.11 Riparian corridors.....	18
19.3.12 Aboriginal Heritage.....	18
19.3.13 European Heritage.....	19
19.3.14 Bushfire management .....	19

## Background

This Part sets out site-specific development controls for the Macarthur Grange Golf Course site (Lot 3900 DP1170905).

This DCP was prepared to support a Planning Proposal for the site which seeks to progress an environmental / rural residential development across the site consistent with the character and scenic values of the Scenic Hills Landscape Unit.

As part of this DCP, an indicative structure plan has been prepared to inform the preparation of a more detailed master plan at the subdivision stage. The master plan shall accompany any development application for subdivision and shall maintain the rural landscape character, retain natural vegetation and aim to ensure that future development is nestled in the landscape.

The master plan, once prepared shall allow for:

- A maximum of fifty-two (52) environmental living lots under community title, ranging from 0.5ha to in excess of 3ha, suitable for residential development.
- A lot of 3 to 4 ha associated with the existing Macarthur Grange Golf Course Club building to be developed for a commercial use such as a function centre and/or restaurant / café.
- Emergency access and egress
- Parks and walking tracks

This site specific DCP will form Part 19 Macarthur Grange DCP under Volume 2 Site Specific Development Control Plans of the Campbelltown (Sustainable City) DCP 2015.



## 19.1 Introduction

### 19.1.1 Application

This Part sets out controls for land known as the Macarthur Grange Golf Course site being Lot 3900 in DP1170905 as shown in Figure 1.



*Figure 1: Area of application*

### **19.1.2 Purposes of this part**

The purpose of this Part is to establish a supplementary planning framework, beyond the general provisions of the *Campbelltown (Sustainable City) DCP 2015*, for achieving the Council's endorsed vision for the Macarthur Grange Golf Course site (the site), through the establishment of specific objectives and controls. In doing so it provides a platform against which Council will assess future development applications within the site.

### **19.1.3 Relationship to other parts of the Campbelltown DCP**

The controls applicable to development of land within the site are generally detailed in this Part. When a development control is not specified in this Part, development should be consistent with all other relevant controls of Volume 1 of the *Campbelltown (Sustainable City) DCP 2015*.

In particular, this Part should be read in conjunction with the following parts of Volume 1 of the *Campbelltown (Sustainable City) DCP 2015*:

- Part 2 Requirements Applying to All Types of Development
- Part 4 Rural Residential Development and Ancillary Rural Residential Structures
- Part 6 Commercial Development
- Part 14 Parking of Heavy Vehicles on Residential, Rural and Environmental Protection Land Premises.

*Note: Despite the provisions in Table 14.3.1 of Part 14, the maximum number of heavy vehicles permissible on allotment may be further restricted in community title subdivisions on land zoned C4 (formerly E4).*

The *Campbelltown City Council Engineering Design Guide for Development* also applies to development specified in this Part.

Where there is an inconsistency between this Part and any other part of the *Campbelltown (Sustainable City) DCP 2015*, this Part applies to the extent of the inconsistency.

## 19.2 Future character and development objectives

### 19.2.1 Future character statement

The open rural and bushland landscape character of the site will be largely maintained to protect the qualities of this section of the Scenic Hills Landscape Unit, whilst allowing for limited development. The predominantly rural character will be maintained and further include the retention and rehabilitation of native vegetation with scattered buildings that are nestled in the landscape.

Modest, single dwellings will allow the grassy paddocks and native vegetation to dominate views of the site, transitioning seamlessly into adjacent parts of the Scenic Hills. Generous environmental living lot sizes ranging from 0.5ha to 3ha facilitate sensitively landscaped dwelling contexts and ensure ecological protection of the land to maintain its environmental and scenic qualities for the future. Key riparian corridors will be retained and protected through establishment of vegetated buffers to improve water quality and ecological function.

The core values of the Scenic Hills will be retained by providing a layout and built form outcome compatible with the rural and landscape character of the area, whilst delivering a development model which ensures its protection in the long term.

Limited commercial activities will be established on land surrounding the existing Golf Club house building adjacent to Raby Road potentially including a, function centre and/or restaurant / café with the layout and design respecting the scenic qualities of the area.

Public access to this part of the Scenic Hills will be provided through an extensive north-south walking and cycling link with opportunities for future connection to existing cycle paths, potential trails through the adjacent areas of the Scenic Hills and planned Sydney Green Grid projects. The walking and cycle path will connect riparian open space, local parks at key lookout points, and an extensive Hilltop Conservation Area. The Conservation Area will provide the long-term protection and restoration of high-quality contiguous Cumberland Plain Woodland vegetation.

### 19.2.2 Development Objectives

1. To ensure individual lots are distributed to maintain the rural and landscape character and scenic qualities of the Scenic Hills Landscape Unit.
2. To ensure that subdivision pattern, road layout and buildings respond to the topography and the location of significant vegetation and drainage lines
3. To ensure buildings are appropriately located within the landscape to protect significant vegetation, facilitate sensitive soft landscaping and minimise visual impacts.
4. To provide a mix of lot sizes, ranging from 0.5ha to around 3ha, accommodating a diverse environmental / rural residential community.
5. To provide a road network that facilitates safe, convenient and legible access to the site and is consistent with the rural and landscape character of the area.
6. To provide for a north-south walking and cycle link through the site connecting to existing cycle paths, potential future trails through the Scenic Hills and wider planned Sydney Green Grid projects with minimum conflicts and maximum safety.
7. To provide riparian open space and a series of 'lookout parks' at key high points in the landscape connected by the walking and cycle path.
8. To establish a Hilltop Conservation Area to protect and restore the most significant areas of contiguous native vegetation.
9. To ensure European and Aboriginal cultural heritage is acknowledged and appropriately managed.



10. To ensure bushfire hazards are appropriately managed, including emergency access.
11. To retain, rehabilitate, protect and maintain significant riparian corridors, enhance their water quality and ecological function and ensure the maintenance of existing flow regimes.
12. To ensure existing service infrastructure is not compromised and appropriate service infrastructure is provided in an economic and environmentally sensitive and safe manner.

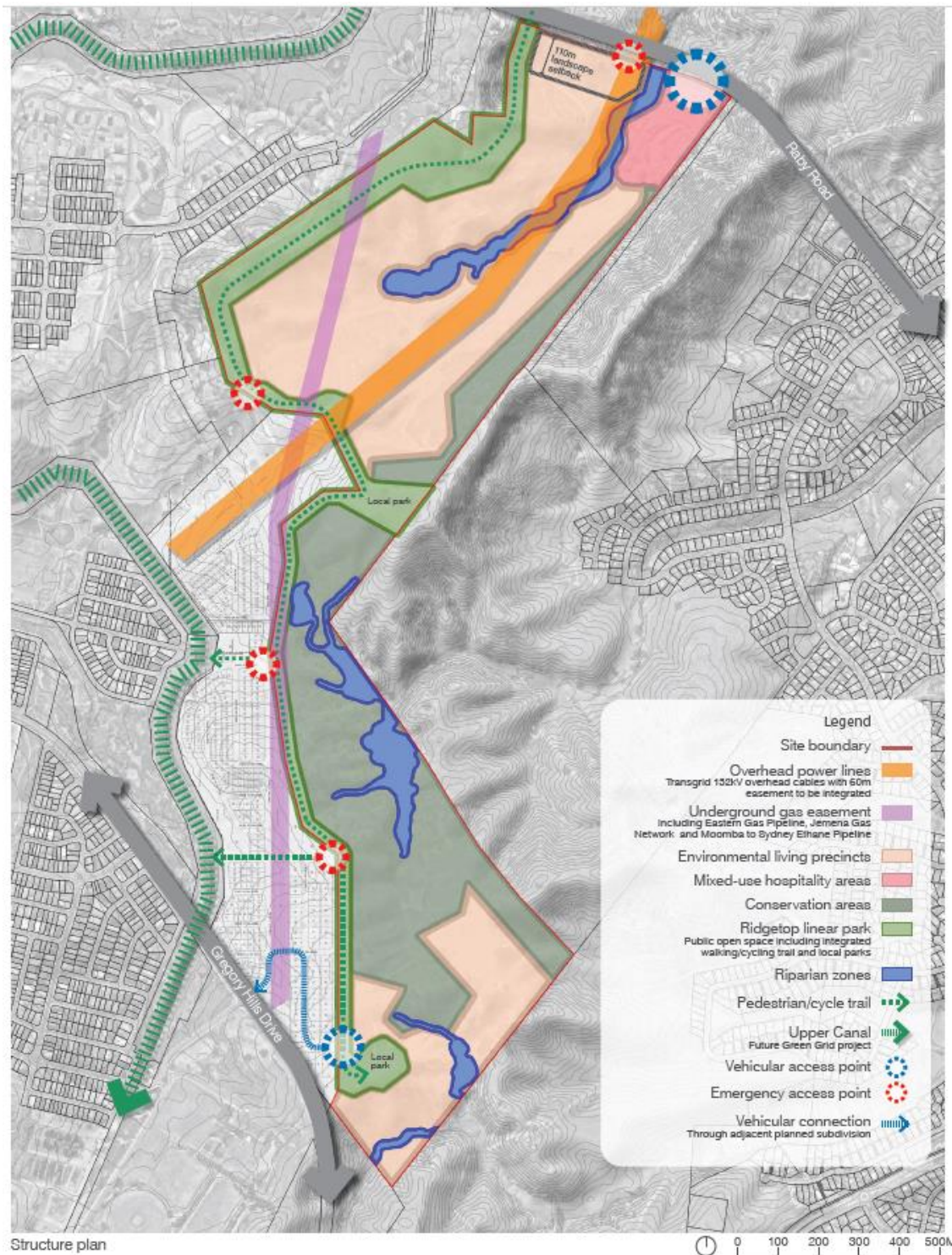


Figure 2: Structure Plan

## 19.3 Provisions

### 19.3.1 General provisions and Master Plan

#### Objectives

To ensure that development is consistent with the Future Character Statement and Development Objectives outlined in Sections **Error! Reference source not found.** and 19.319.2.2 of this Part.

#### Controls

1. A master plan shall be prepared in accordance with the Structure Plan at **Error! Reference source not found.** and the objectives and development controls set out in this Part under section 2.2.
2. Where variation from the structure plan is proposed, the applicant is to demonstrate that the proposed development is consistent with the Vision and Development Objectives set out in Sections **Error! Reference source not found.** and 19.319.2.2 of this Part.
3. In addition to the above requirements (3.1.1 and 3.1.2), the preparation of the masterplan shall be informed by:
  - a. the outcome of consultation with infrastructure providers including Sydney Water,
  - b. the outcome of consultation with public agencies including but not limited to the Department of Climate Change, Energy, the Environment and Water;
  - c. safety and access requirements identified through consultation and compliance with the requirements of public agencies, including, but not limited to, APA (Gas pipelines owner), Jemena (Gas pipeline owner), Telstra and Endeavor Energy,
  - d. the outcome of a comprehensive geotechnical investigation to be carried out by the proponent,
  - e. a comprehensive Water Cycle Management Plan including a stormwater management plan for the entire site.
4. Building envelopes suitable for a dwelling and ancillary buildings shall be identified for each environmental living lot on the master plan to ensure that the Vision and Development Objectives set out in Sections **Error! Reference source not found.** and 19.319.2.2 of this Part will be satisfied.

### 19.3.2 Subdivision

#### Objectives

- To ensure that the subdivision is undertaken as a Neighborhood Scheme, pursuant to the Community Land Development Act 2021 and appropriate management provisions are enacted.
- Ensure that the subdivision pattern responds to the physical characteristics of the land, including landscape setting, topography and landform, significant vegetation, heritage sensitivity and drainage patterns.
- Ensure that future environmental living lots can accommodate a dwelling and associated buildings / structures having regard to the constraints of the land including significant vegetation, topography (including drainage lines), views to and from the land, heritage sensitivity, bushfire hazard, safety measures in relation to gas pipeline easements and asset protection zone requirements.



- Ensure that subdivision and associated development is compatible with the future character statement and scenic and broad ranging environmental values of the Scenic Hills.
- To limit the size, number and distribution of lots across the site to ensure that development maintains an environmental / rural residential character.
- Provide safe connections to the surrounding street network, and pedestrian, cycleways and public open space networks.
- To ensure clarity in respect of management of non-public infrastructure and public infrastructure.
- To facilitate ready and practical access for maintenance of public open space and publicly owned/controlled conservation lands.

### Controls

1. Subdivision is to be generally in accordance with the structure plan at **Error! Reference source not found.** and approved master plan.
2. The total number of environmental living lots created within the Neighborhood Scheme shall not exceed 52 lots.
3. Subdivision is not to result in the creation of battleaxe lots.
4. Subdivision applications are required to demonstrate how safe access (including emergency access) can be provided to the surrounding road network.
5. Subdivision applications are to be accompanied by a visual impact assessment which demonstrates that the subdivision works, and construction do not result in adverse visual impacts in the context of the Scenic Hills, including its heritage qualities.
6. All non-public infrastructure in the subdivision shall be provided and managed as part of a neighborhood scheme pursuant to the relevant Community Titles legislation.
7. A Water Cycle Management Plan (WCMP) for the entire site including impacts on adjoining properties and roads must be prepared and submitted with the subdivision development application on the site.
8. Future subdivision shall be designed to address any impacts of flooding.
9. Any environmental living lot that is impacted by the Sydney to Moomba gas pipeline, shall have a lot size of not less than 2 ha.
10. Building envelopes (suitable for a dwelling and ancillary buildings) consistent with the Master Plan shall be identified for each environmental living lot on the plan of subdivision to ensure that the Vision and Development Objectives set out in Sections **Error! Reference source not found.** and 19.319.2.2 of this Part will be satisfied.
11. No buildings or structures shall be erected on land within 110 metres of Raby Road. This area shall be used for landscaping purposes only to ensure visual protection.
12. All future developments must comply with the Council's Engineering Design for Development (as amended), Volume 1, Part 2, 2.10 of the Campbelltown (Sustainable City) DCP and the Western Sydney Engineering Design Guidelines and NSW Rural Fire Service current version of Planning for Bushfire Protection.

13. Asset Protection Zones, water quality treatments, detention basins/structures etc. should be located outside of the designated riparian corridors and appropriately accommodated within the developable land footprint. Identification of footprints.
14. The subdivision design shall ensure unrestricted practical access for all maintenance vehicles/equipment seeking to access public open space and publicly owned/controlled conservation lands.

Important Note: There is a potential opportunity, that needs to be explored at the master plan/subdivision stage, to connect to Mayfield Place (currently partially public road) and to provide a through public access road in the Camden LGA.

### **19.3.3 Earthworks**

#### **Objectives**

- To limit the extent of cut and fill and encourage design of buildings to respond to the existing contours of the land.
- To minimise the visual and physical impact of development (including support infrastructure) and to maintain the scenic and broad ranging environmental values of the Scenic Hills.
- To encourage stepped or inset building forms that blend with and follow the landscape rather than excessive cut and fill.
- To ensure site responsive service infrastructure installation.

#### **Controls**

1. For any dwelling or associated building the maximum level of cut shall not exceed 1m below the ground level (existing) and the maximum level of fill shall not exceed 1m above ground level (existing), when measured at any corner of the building platform.
2. All service infrastructure proposed shall be accompanied by a comprehensive statement of environmental effects that also details minimisation of earthworks impacts and appropriate management

Note: The provisions set out in Volume 1, Section 2.8 Cut Fill and Floor Levels of this DCP shall be complied with.

### **19.3.4 Built form and design**

#### **Objective**

- To ensure that the building form, design and materials minimise visual impacts, respect prevailing heritage qualities and retain the rural, landscape and scenic character of the Scenic Hills.

#### **Controls**

1. Building design and materials are to be consistent with the relevant provisions of Part 4 Rural Residential Development and Ancillary Rural Residential Structures of Volume 1 of the SCDP.
2. Dwellings, associated buildings, structures, and car parking areas are to be located within the building envelope identified on the master plan and subdivision plan.
3. Development shall comply with the requirements of Part 4 Rural Residential Development and Ancillary Rural Residential Structures of this DCP.

### 19.3.5 Landscaping and landscaped area

#### Objectives

- To maximise landscaped area and limit the amount of impervious area.
- To maintain the landscape and rural character of the site and ensure consistency with the scenic values and heritage qualities of the Scenic Hills.

#### Controls

1. A minimum of 50% of the site area shall consist of Landscaped Area, this may include lawn, deep rooted trees, native vegetation, garden beds and mulched areas.
2. A minimum of 75% of the front setback area shall be Landscaped Area.
3. Landscaping should be provided in accordance with the requirements of Volume 1, Section 2.5 Landscaping of this DCP.
4. Development should minimise any impacts on existing native vegetation and prevailing landscape qualities, including through necessary bushfire asset protection zones.
5. Landscaping and tree planting shall be, where relevant, consistent with the requirements of public agencies requirements relating to tree plantings near public assets.
6. The area of the site that is within 110 metres of Raby Road shall be used for landscaping purposes only to ensure visual protection.

*Note: Landscaped Area is defined in the Campbelltown Local Environmental Plan 2015 as follows:*

*“a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.”*

### 19.3.6 Fencing

#### Objectives

- To ensure that fencing does not adversely impact on the rural and landscape and heritage qualities of the Scenic Hills.

#### Controls

1. Fencing shall be a maximum height of 1.2m and be of an open style consistent with traditional rural timber and post and rail and/or wire construction.
2. Fencing shall comply with all other relevant requirements of Part 4 Rural Residential Development and Ancillary Rural Residential Structures of this DCP.
3. Raby Road frontage shall be the subject of an integrated landscape and fencing treatment in keeping with the high visual quality of the locality.
4. No fencing shall be of a type that blocks open landscape views (i.e. pre painted profile metal or lapped and capped timber fencing).



### 19.3.7 Access and circulation

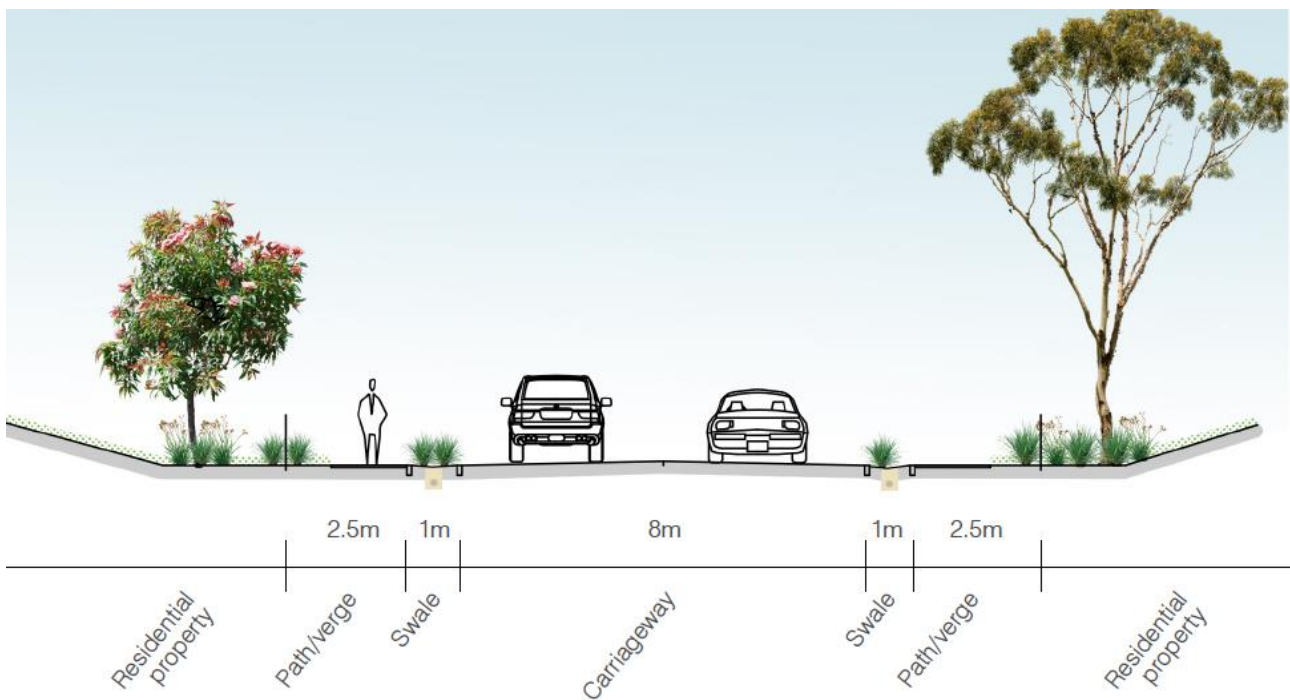
#### Objectives

- Provide a road network that facilitates safe, convenient and legible access to the site
- Provide safe and accessible connections to the existing/proposed road network, including emergency access and egress and access for maintenance.
- Provide a road network that is consistent with the proposed environmental / rural residential character and maintains the scenic and heritage values of the Scenic Hills.
- Provide a north-south pedestrian and cycleway connection through the site which links proposed areas of open space and the bushland reserve and can potentially connect to existing cycleways and wider planned Green Grid projects.
- Limit access from Raby Road to one principal access.
- To minimise the visual impact of driveways and parking areas within individual lots.

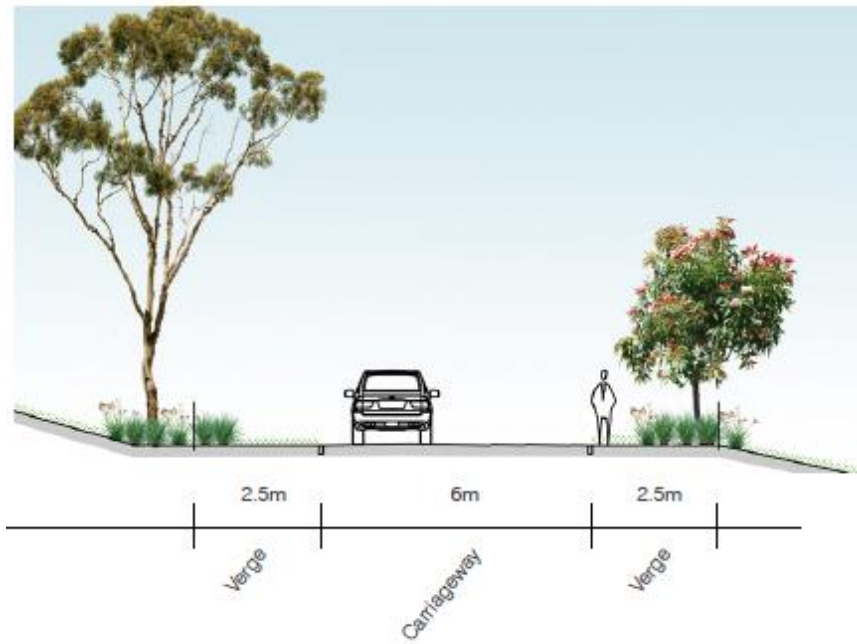
#### Controls

1. The master plan and subdivision plan shall include one principle point of access from Raby Road, a detailed street network, pedestrian and cycle network, and access to the existing/proposed road network. The road network shall be designed in consultation with Council and Transport for NSW.
2. The intersection with the Raby Road shall be designed and constructed in consultation with Transport for NSW.
3. Figures 3, 4 and 5 are provided as examples of street sections that can be accommodated within the subdivision.
4. The street design and network shall balance access, safety, earthworks, utilities provision, amenity and maintenance.
5. The collector road servicing the subdivision, accessed from Raby Road, shall be a two way street, designed generally in accordance with the street section shown on Figure 3 below.
6. All roads shall be constructed to Council's road design specifications and dedicated to Council. Council's road design specifications are included in the Council's Engineering Design for Development (as amended) and the Western Sydney Engineering Design Guidelines.
7. The design of the local street network is to:
  - a. Create a safe environment for walking and cycling with safe crossing points,
  - b. Take into account the site's topography and view lines to and from the site,
  - c. Minimise earthworks,
  - d. Provide frontage to maximise surveillance of open space,
  - e. Retain existing trees, where appropriate, within the road reserve, and
  - f. Readily accommodate immediate service infrastructure requirements and facilitate access to higher order infrastructure where required.
8. The location of access driveways to individual lots should consider the natural features, topography and existing vegetation of the site.

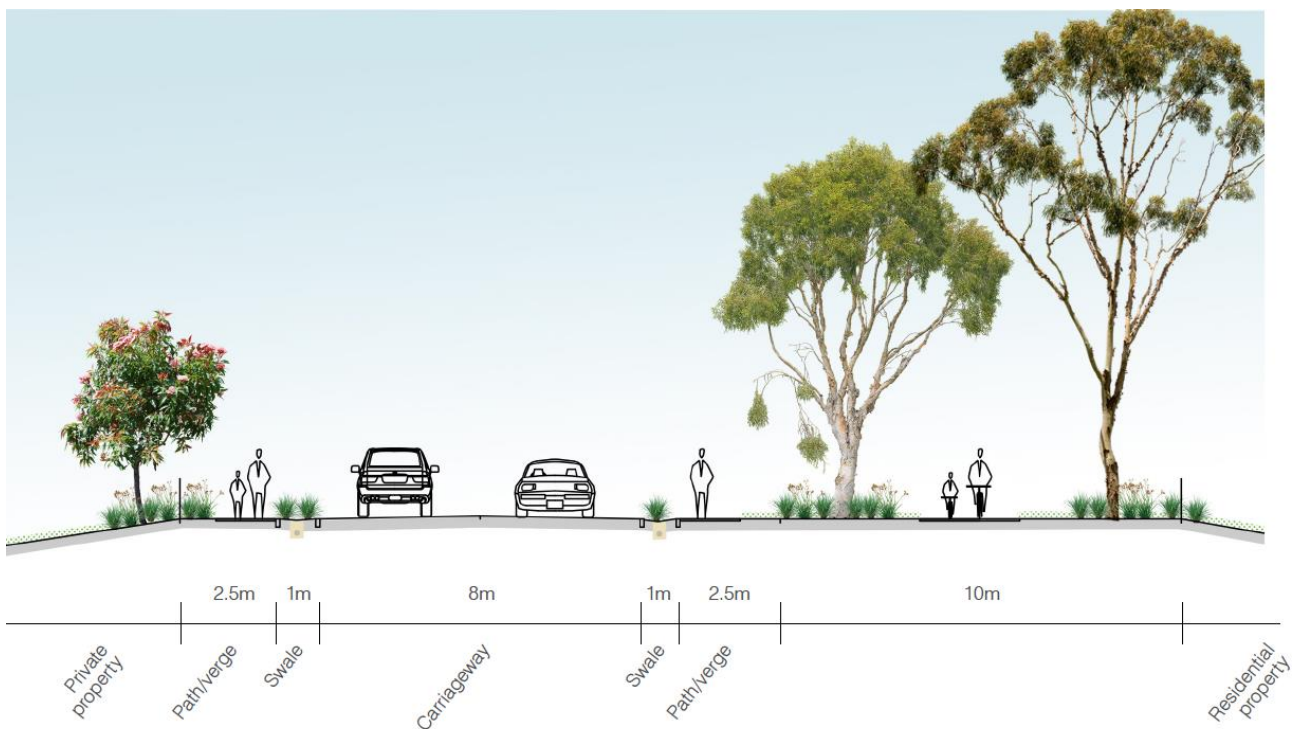
9. Any roads or driveways that are proposed to impact on public infrastructure shall be designed and located in accordance with the requirements of the relevant public authority (including service providers) who own and/or manage the public infrastructure asset.
10. Public road access including emergency access must be available to both the northern and southern precincts of the site (refer to Figure 2 Structure Plan) .
11. Provide safe and accessible connections to the existing road network, including alternative access for emergency services as indicated on Figure 2 Structure Plan.
12. A secondary emergency access point shall be provided to Raby Road in a safe location.
13. Any future development application for subdivision to create environmental living lots shall include a plan outlining protocols for emergency vehicle access, with contingency routes in the event that the primary access is compromised.
14. Any existing rights of carriageway and easements for services within the site shall be incorporated and dealt with appropriately in any subdivision design.



**Figure 3: Typical street section – Local Road (15m reserve)**



*Figure 4: Typical street section – Accessway (11m reserve)*



*Figure 5: Typical street section – Local Road with pedestrian / cycle green link (15m + 10m reserve)*

### 19.3.8 Provision and Maintenance of Public Infrastructure

#### Objectives

- To ensure that the existing public infrastructure is not compromised by future development, and remains accessible for maintenance by relevant service providers.
- To ensure adequate future public service infrastructure is planned, funded, and provided in a timely manner, meeting the requirements of relevant public agencies and which respects the sensitivities of the site.



- To ensure the safety, functionality, and integrity of electricity infrastructure in all stages of development.
- To support the progressive undergrounding of electricity infrastructure in line with modern urban planning practices.

## **Controls**

1. Development applications for subdivision must include evidence of consultation with the relevant infrastructure providers/agencies and compliance with their requirements including (but not limited to) Jemena, APA, Telstra, Endeavour Energy, and Sydney Water. This evidence must demonstrate adherence to the standards and guidelines of the respective agencies.

### **2. Gas Infrastructure**

- a. An Encroachment Safety Management Study (ESMS) in relation to the existing high-pressure gas line (Currently owned/managed by Jemena) must be prepared by a qualified professional and submitted to Council as part of the development application for subdivision. This study must involve engagement with Jemena and APA to ensure safety and compliance.

### **3. Water, Wastewater, and Trade Waste Services**

- a. The development application for the subdivision must include sufficient information/studies demonstrating compliance with Sydney Water's requirements for servicing the development.
- b. The provision of reticulated water and wastewater must be supported by a detailed technical analysis, assessing the capacity of the relevant network including hydraulic modeling if required. All studies must be prepared in consultation with Sydney Water.

*Note: Where the proposed development is anticipated to generate trade wastewater, the applicant must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. The applicant must wait for the issue of a permit before any business activities can commence.*

### **4. Provision and Maintenance of Electricity Infrastructure**

#### **a. Underground Cabling Requirements**

All new electricity cabling and reticulation infrastructure within the development must be installed underground.

#### **b. Substation Installation and Protection**

- Any required pad-mounted substations must be located within the property in accessible and flood-free areas.
- Substations and associated cabling not within public roads or reserves must be protected through appropriate property tenure arrangements, such as easements.
- Substation design and location must comply with Endeavour Energy's standards, including access, safety, and fire ratings.

#### **c. Maintenance Access and Safety Clearances**

- All development must maintain safe distances from overhead and underground power lines in accordance with *SafeWork NSW Work Near Overhead Power Lines Code of Practice 2006*.
  - Driveways and access roads must be designed to prevent vehicle impacts on electricity infrastructure and to provide unobstructed access for maintenance.
- d. Vegetation Management
- Landscaping must comply with Endeavour Energy's vegetation management guidelines to prevent interference with power lines or underground cabling.
- e. Load Assessment and Connection – Subdivision Stage
- An Accredited Service Provider (ASP) must be engaged to assess the electricity load requirements and facilitate connection to the network.
  - Extensions or upgrades to the electricity network must be undertaken as required to meet the additional load demands of the development.
- f. Streetlighting and Public Infrastructure
- The adequacy of existing streetlighting must be reviewed, and upgrades made where necessary to support increased pedestrian and vehicular traffic, including the Raby Road access.
  - Streetlighting designs and installations must comply with Endeavour Energy's standards and requirements.
- g. Emergency Contact and Public Safety
- Public safety measures must be designed and incorporated , including appropriate signage, to minimise risks near electricity infrastructure.

**5. Telecommunications Infrastructure:**

- a. Existing mobile phone towers, spatial fiber service cables, and associated electricity feeds must remain operational and accessible by Telstra 24/7.
- b. Roads and footpaths proposed within the development must consider Telstra's asset protection requirements. Engagement with Telstra is required for approvals, relocations, and compliance.

### **19.3.9 Public Open Space and Hilltop Conservation Area**

#### **Objectives**

- Maintain the landscape character of the site to support the protection of the scenic values and heritage qualities of the Scenic Hills.
- To protect and enhance significant vegetation within public open space
- To establish a Hilltop Conservation Area to protect, restore and manage the most significant areas of contiguous native vegetation and support future limited public access.
- To protect and facilitate sustainable management of key riparian corridors.

- To provide a series of local parks at key high points within the site connected by a walking and cycle path, that are developed and managed to ensure minimisation of adverse interface impacts and also consider emergency and maintenance access.
- To ensure any vehicle accessibility attached to the linear ridge aligned public open space corridor does not adversely impact on the safety and amenity of any proposed active transport routes (pedestrian/cycle).

*Note: It is noted that management of public open space is a matter for a future Plan of Management, pursuant to the Local Government Act, 1993*

### **Controls**

1. Provision of public open space areas is to be undertaken generally in accordance with the Figure 2 Structure Plan.
2. A Landscape Concept Plan outlining the management and design of public open space areas is to be submitted with the associated subdivision application.
3. Where proposed open space includes native vegetation including Cumberland Plain Woodland or River-Flat Eucalypt Forest Endangered Ecological Communities a Vegetation Management Plan is to be submitted with the relevant subdivision application outlining how vegetation is to be retained, restored, and protected.
4. Pedestrian and cycle routes shall be designed to achieve maximum safety and amenity

## **19.3.10 Vegetation Management**

### **Objectives**

- Optimise conservation of significant vegetation within private landholdings.
- Optimise tree retention to maintain the landscape character of the site.
- To minimise adverse impacts of vegetation management on interface boundaries

### **Controls**

1. A Vegetation Management Plan is to be submitted with any development application for subdivision, detailing how significant vegetation will be retained, protected and maintained within individual lots. Subdivision of lots shall include Section 88B Positive Restrictions to ensure the retention and ongoing maintenance of significant vegetation on private land, where applicable.
2. Asset protection zones are to be located to minimise impacts on significant vegetation where possible.
3. A Vegetation Management Plan/s shall be prepared for all vegetation in Neighborhood lots and public ownership, including a particular focus on interface boundaries.



### 19.3.11 Riparian corridors

#### Objectives

- To retain, rehabilitate and protect significant riparian corridors and enhance their water quality and ecological function.
- To ensure an appropriate and sustainable management strategy is in place for land which is retained as a neighbourhood property.
- To ensure natural flow regimes are not altered.

#### Controls

1. Riparian corridors are to be retained, rehabilitated protected in accordance with the *Guidelines for Controlled Activities on waterfront land—Riparian corridors* (2018) published by the Natural Resources Access Regulator (NRAR), including the establishment of a vegetated riparian zone (VRZ) as follows:
  - a. 10m on each side the creek for first-order waterways
  - b. 20m on each side the creek for second-order waterways.
2. Siting of building envelopes shall exclude riparian corridors.
3. Where retained riparian corridors are not dedicated to Council they are to be maintained within individual lots or within a neighborhood scheme pursuant to the relevant Community Titles legislation.
4. The design and construction of works or activities within a watercourse or adjoining waterfront land should be undertaken in accordance with the *Controlled activities – Guidelines for instream works on waterfront land*, published by the then Department of Planning and Environment.

*Note: Natural flow regimes are to be retained*

### 19.3.12 Aboriginal Heritage

#### Objectives

- Ensure areas identified as archaeologically or culturally significant are managed appropriately.

#### Controls

1. An Aboriginal Cultural Heritage Assessment (ACHA) is to be undertaken and submitted with any development application(s) for subdivision within the precinct, in accordance with relevant guidelines, identifying, describing and assessing and impacts on Aboriginal cultural heritage values on the land. This should confirm the need or otherwise for an Aboriginal Heritage Impact Permit (AHIP)
2. All rehabilitation of conservation, open space and riparian areas shall have regard to Aboriginal Cultural Heritage Values.

### **19.3.13 European Heritage**

#### **Objectives**

- Ensure any relics associated with European occupation are identified and appropriately managed.
- Ensure that infrastructure connections to service the development will not impact on the Water Canal

#### **Controls**

1. A Historical Archaeological Assessment is to be submitted with development applications for subdivision within the precinct
2. If relics are identified and cannot be managed in situ an Archaeological / Research Design and Excavation Methodology must be prepared and enacted.
3. Any infrastructure connections required to service the development must not impact the heritage listed Water Canal. If there is any potential impact on the Water Canal due to site servicing or redevelopment, consultation with Heritage NSW is required.

### **19.3.14 Bushfire management**

#### **Objectives**

- To prevent loss of life and property due to bushfires by providing for development compatible with bushfire hazard.
- To ensure sound management of bushfire-prone areas.

#### **Controls**

1. Reference is to be made to the current version of Planning for Bushfire Protection in subdivision planning and design and development.
2. APZs and construction standards are to be accurately mapped and detailed for each affected lot on plans submitted with development applications.
3. Where an APZ will require removal of native vegetation, an ecological report may be required.
4. Provide safe and accessible connections to the existing road network, including alternative access for emergency services as indicated on Figure 2 street network plan including emergency access.