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# **Part 2**

## **Residential and Ancillary Development on Urban Land**

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## 2.1 Application

### 2.1 Application

Part 2 applies to land zoned 2(b) residential 2B under LEP 2002 and sets out controls relating to the following residential and ancillary development:

- ‘Single dwellings’, ‘secondary dwellings’, ‘domestic outbuildings’ swimming pools/spas and fencing;
- ‘Multi dwellings’; and
- Residential subdivision.

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

**Important Note:** For the purpose of the DADCP, multi dwelling include “dual occupancy”, “dual occupancy (attached)”, “integrated housing development” and “multi dwellings” as defined under Campbelltown (Urban Area) Local Environmental Plan 2002.

## 2.2 Building Form and Character

# 2.2

## 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.

### 2.2.1 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 2.2.1 - Example of a streetscape with various architectural features.

## 2.2

### 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.

#### 2.2.2 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.

#### 2.2.3 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 2.2.2 - Example of a part masonry/part timber fence that helps to define private space and adds interest to the character of the streetscape.

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## 2.2

### 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.

## 2.3

### Car Parking & Access

#### 2.3 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 the requirements contained under Council's Engineering Guide for Development, (Appendix K - Standards Drawings No SD-R08, which is available at Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au).
- 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 2.3.2).

*Note: In circumstances where an intersection*

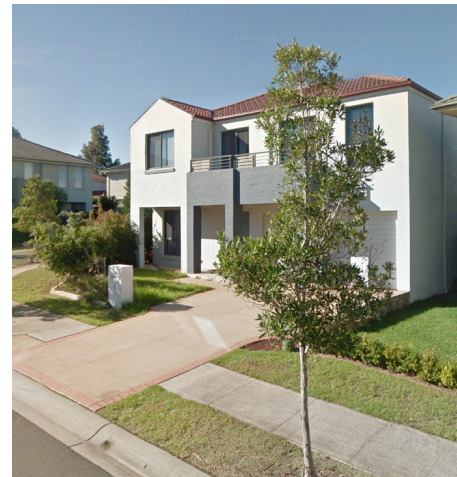


Figure 2.3.1 Example of a driveway that is of appropriate width and located perpendicular to the road.

## 2.3

### Car Parking & Access

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 the street kerb shall be:
  - i) 2.5 metres where the driveway provides access for one (1) dwelling; and
  - ii) 5 metres where a single driveway provides access for two (2) or more dwellings (excluding secondary dwellings).

*Note: For additional technical specifications relating to the location, gradient and driveway widths refer to Council's Engineering Guide for Development available at Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)*

- h) 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.*

- i) Driveways shall be designed and located perpendicular to the road.
- j) Plain concrete driveways including cross over and layback shall not be permitted. Details of driveway colours and pattern shall be submitted with the development application.

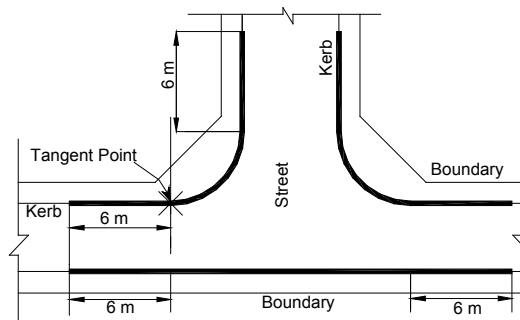


Figure 2.3.2 - Restricted locations of driveways entry as shown heavy edged lines.

**Note:**

Council will not be liable to replace any driveway colour or pattern within public land in cases where damage to private driveways as a result of maintenance work undertaken by Council has occurred.

# 2.4

## Acoustic & Visual Privacy

### 2.4 Acoustic and Visual Privacy

#### Objective:

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

#### 2.4.1 Acoustic Privacy

##### Design Requirements

- a) 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.
- b) Development shall incorporate noise attenuation measures that are compatible with the scale form and character of the street.
- c) 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.
- d) 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 Department of Planning and Environment website at: [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).*

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

#### Note:

*Development Near Rail Corridors and Busy Roads - Interim Guideline* provides a useful guide for all development that may be impacted by rail corridors or busy roads .

#### Note:

The installation of air-conditioning units may be undertaken as exempt development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, providing that certain criteria are met.



## 2.4

### Acoustic & Visual Privacy

Noise.

#### 2.4.2 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 (refer to Figure 2.4.1).
- b) Notwithstanding 2.4.2(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 2.4.2(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 proposed building shall be permitted to be constructed on the boundary for that portion of the boundary that is directly adjacent to an existing required private open space area on the adjoining allotment.
- 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.

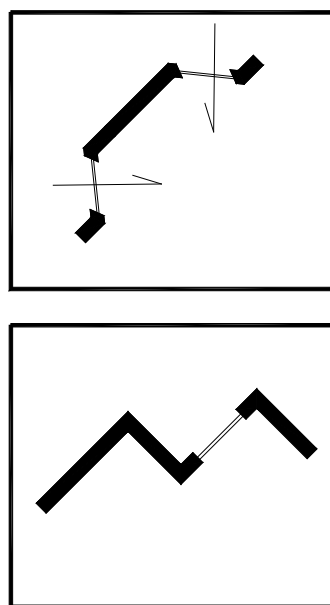


Figure 2.4.1- Illustration of a method to offset windows to avoid potential privacy conflict.

# 2.5

## Solar Access & Energy Efficiency

### 2.5 Solar Access & Energy Efficiency

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 generally 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.*

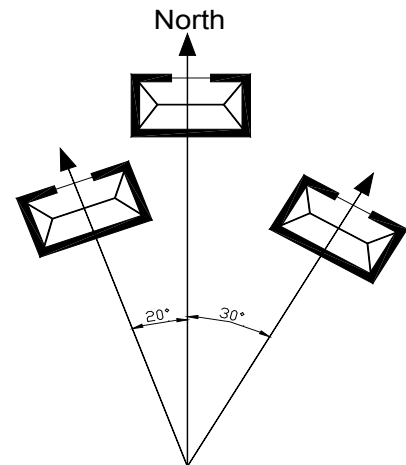


Figure 2.5.1 - Desirable range of window orientation for north facing windows.

## 2.6 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.

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

- a) 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.
- b) A dwelling house, domestic outbuildings and a secondary dwelling shall satisfy the following provisions relating to deep soil planting:
  - i) no more than 30% of the area forward of any building line shall be surfaced with impervious materials; and
  - ii) a minimum of 20% of the total site area shall be available for deep soil planting.



Figure 2.6.1- 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).

### 2.6.2 Dwelling Houses

#### 2.6.2.1 Minimum Site Requirements

- a) 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.

#### 2.6.2.2 Setbacks

- a) A dwelling house shall be setback a minimum of:

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

## 2.6 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) 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).

### 2.6.2.3 Car Parking Rates

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

### 2.6.2.4 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
  - vii) satisfies solar access requirements

**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.

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 2.6.2.4 a) v).*

#### 2.6.2.5 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.

### 2.6.3 Domestic Outbuildings on Urban Land

#### 2.6.3.1 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.

#### 2.6.3.2 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 55sqm.

#### 2.6.3.3 Maximum Height for Domestic Outbuildings on Urban Land

- a) The maximum building height for outbuildings on urban land (including carports and garages) shall be 3.6 metres.



Figure 2.6.2 - An example of a pergola with a zero setback the rear boundary.

## 2.6

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

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## 2.6

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

#### 2.6.3.4 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 2.6.3.4 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) 0.90 metres from rear boundary .

#### 2.6.4 Swimming Pools/Spas

##### 2.6.4.1 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)*.

##### 2.6.4.2 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 600mm above natural ground level at any point shall be setback a minimum of:
- i) 1 metre from the rear and side boundaries; and

## 2.6

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

- ii) 1 metre from the secondary boundary (corner allotments).
- c) The setback requirements under Clause 2.6.4.2 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) 1.5 metres from the side and rear boundaries.
- 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.



Figure 2.6.3 - Illustration of a fenced pool.

### 2.6.5 Secondary Dwellings

#### 2.6.5.1 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.



## 2.6

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

- d) An attached secondary dwelling shall be located under the same roof as the main part of the principal dwelling house.

#### 2.6.5.2 Maximum floor area

- a) A secondary dwelling shall not exceed 60sqm in gross floor area.

#### 2.6.5.3 Setbacks

- a) A secondary dwelling land shall be setback a minimum of:
- 5.5 metres from the primary street boundary of the dwelling;
  - 3 metres from the secondary street boundary;
  - 0.9 metres from any side boundary; and
  - 3 metres from the rear boundary for any part of the building that is up to 3.8 metres in height from ground level (existing); and
  - 8 metres from the rear boundary for any part of the building that is higher than 3.8 metres from ground level (existing).

#### 2.6.5.4 Maximum Height

- a) A secondary dwelling shall not exceed two storeys in height.

*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 the relevant EPI.*

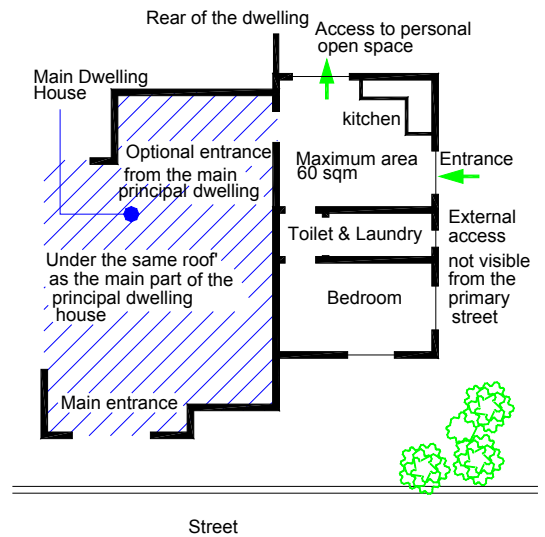


Figure 2.6.4 - Illustration of an attached secondary dwelling



# 2.7

## Multi Dwellings

### 2.7 Multi Dwellings

**Important Note:** For the purpose of the DADCP, multi dwelling include “dual occupancy”, “dual occupancy (attached)”, “integrated housing development” and “multi dwellings” as defined under Campbelltown (Urban Area) Local Environmental Plan 2002.

#### Objective:

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

#### 2.7.1 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 2.7.1 An example of a multi dwelling development, with street frontage.

## 2.7 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 a 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 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 2.7.3).
- 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

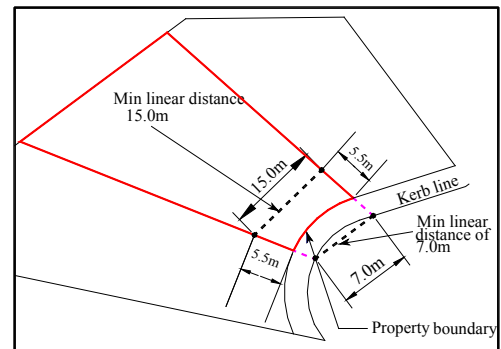


Figure 2.7.2 - Illustration of the requirements for the minimum allotment frontage incorporating 2 multi dwellings.

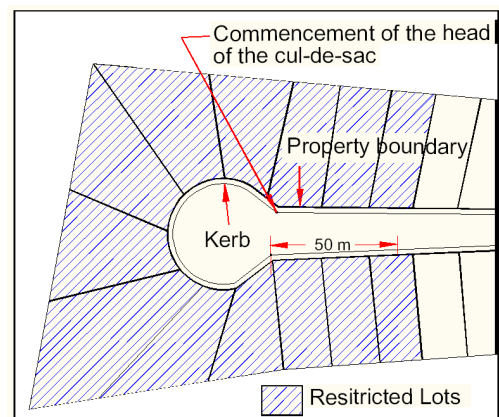


Figure 2.7.3 - Illustration of the 50 metre distance from the commencement of the head of a cul-de-sac where multi houses development incorporating 3 or more dwellings are restricted.

## 2.7 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 2.7.1(h), any garage shall be setback a minimum of 6 metres from any street boundary.

### 2.7.2 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) Where a multi dwelling development involves the retention of an existing dwelling, the existing dwelling shall be renovated to match the colour, material, texture and architectural style of the proposed building so as to create a harmonious development.
- g) The total floor area occupied by all



Figure 2.7.4 - Example of communal facilities for a multi dwellings development.



Figure 2.7.5 - Example of multi dwellings streetscape.

## 2.7

### Multi dwellings

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 2.7.2.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 applicable Australian Standard.
- k) Multi dwellings shall satisfy the following additional provisions relating to streetscape:



Figure 2.7.6 - Example of high quality façade treatment for multi dwellings.

## 2.7

### Multi Dwellings

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

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



Figure 2.7.7 - Example of architecturally designed multi dwellings.

## 2.7 Multi dwellings

- o) Where the development involves the retention of an existing dwelling, the existing dwelling shall be renovated to match the colour, material, texture and architectural style of the proposed building so as to create a harmonious development.

### 2.7.3 The Size of Indoor Living Areas

- a) The indoor living areas (i.e family room and lounges) within a multi dwelling unit shall have a minimum of one unfragmented area that is not less than:
- (3x3)sqm in case of a multi dwelling unit with 1 bedroom;
  - (3.5x4)sqm square metres in case of a multi dwelling unit with 2 or 3 bedrooms;
  - (4x5)sqm in case of a multi dwelling unit with 4 or more bedrooms.
- b) For the purpose of this clause, the total number of bedrooms within a multi dwelling unit shall include any room that is capable of being used as a bedroom.

### 2.7.4 Rear Access

- a) Where there is no access to a rear lane or rear street directly available from the back of a dwelling within a multi-dwelling development, each dwelling shall be provided with a separate and direct access from the backyard to the front yard that does not pass through any habitable area of the dwelling (Refer to Figure 2.7.8 for a suggested design solution).
- b) For the purpose of 2.7.4 a) above, the direct access from the rear to the front of the dwelling shall have a minimum width of 0.9 metres and shall not be obstructed by hot water systems, air conditioning units, gardens or anything

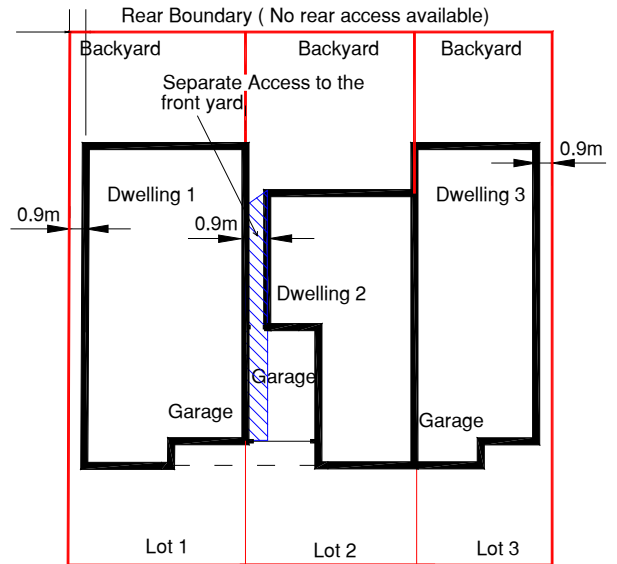


Figure 2.7.8- Illustration of an example of a design solution for 'rear to front' access requirement.



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that results in the obstruction of the access way.

## 2.7

### Multi Dwellings

#### 2.7.5 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.

#### 2.7.6 Multi Dwellings and Waste Management

- a) Multi dwelling housing development shall make provision for individual waste storage for each dwelling, allocated behind the primary and secondary building lines and 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 DADCP 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;

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## 2.7 Multi Dwellings

- iii) be covered;
  - 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 bin facility shall be of sufficient size to accommodate the following for each multi dwelling housing:
- i) a 140 litre bin; and
  - ii) two (2) 240 litre bins.
- d) All waste storage areas shall be appropriately screened from public view.
- e) All bins located within waste/recycling bin storage facility shall be presented to kerbside for collection by a site manager, no earlier than the evening prior to scheduled collection and returned directly to the communal bin storage area within four hours of collection.
- f) The bin storage waste/recycling facility shall not be located in such a place that requires any bins to be transported through any habitable part of the dwelling to reach the collection point.
- g) Any development containing 20 or more dwellings, and/or when the number of bins proposed cannot be accommodated within 50% of the development's frontage width on collection day, the development shall be designed to accommodate forward-in, forward-out, drive-on vehicular collection for on-site servicing (for the purpose of calculating the minimum area behind the kerb and



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gutter required for bin placement, each bin shall be provided a clear width of 1.0 metre which allows for a 300mm separation distance either side of each bin).

## **2.7**

### **Multi Dwellings**

# 2.8

## Residential Subdivision

### 2.8 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.
- Ensure that the proposed development is compatible with the capacity of existing and proposed infrastructure.
- 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.

#### 2.8.1 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 Council's Engineering Design Guide for Development, available from Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au).
- c) Where relevant, roads shall be designed to provide a 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

## 2.8

### Residential Subdivision

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 (existing or proposed) shall provide a splay in accordance with *Council's Engineering Design Guide for Development* (available from Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)) 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



Figure 2.8.1 - Example of Greenfield residential subdivision

## 2.8 Residential Subdivision

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.

### 2.8.2 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



Figure 2.8.2 - Example of residential subdivision under construction.

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.

### 2.8.3 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 2.8.3 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 2.8.3(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.

## 2.8

### Residential Subdivision

- d) Despite 2.8.3 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;
  - 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 2.8.3 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.

#### 2.8.4 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 2.8.2, or 2.8.3 as applicable.



Figure 2.8.3 - Residential subdivision allowing adequate accessibility for waste collection vehicles.

*Note: All roads within the community title scheme shall be designed and constructed to satisfy the requirements of Council's Engineering Design Guide for Development available from Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)*

### 2.8.5 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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