

Repealed

Repealed

Volume 1

Important Note

A number of the provisions within this Plan require amendments to Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP 2002) and Campbelltown Local Environmental Plan 209 Exempt Development (LEP 209) . These provisions will not apply until such time as LEP 2002 and LEP 209 have been amended. Sections or provisions of this Plan that do not apply are identified by the “###” markings.

Table of Contents

Part 1 Preliminary	1
1.1 Introduction	2
1.2 Aims of the Plan	7
1.3 Campbelltown 2025 and the Plan	7
1.4 Definitions	9
1.5. Acronyms	14
Part 2 Requirements Applying to all Types of Development	15
2.1 Application	16
2.2 Site Analysis	18
2.3 Views and Vistas	19
2.4 Sustainable Building Design	20
2.5 Landscaping	22
2.6 Flora, Fauna and Weed Management	23
2.7 Erosion and Sediment Control	24
2.8 Cut, Fill and Floor Levels	25
2.9 Demolition	28
2.10 Water Cycle Management	29
2.11 Heritage Conservation	31
2.12 Fencing and Retaining Walls	33
2.13 Security	35
2.14 Risk Management	36
2.15 Waste Management	39

Part 3 Dwelling Houses, Narrow Lot Dwellings, Multi Dwellings and Residential Subdivision	43
3.1 Application	44
3.2 Background - Residential Precincts	44
3.3 Building Form and Character	45
3.4 Car Parking and Access	47
3.5 Acoustic and Visual Privacy	49
3.6 Solar Access	51
3.7 Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas and Garden Flats	52
3.8 Narrow Lot Dwellings	58
3.9 Multi Dwellings	61
3.10 Residential Subdivision	68
Part 4 Residential Apartment Buildings and Mixed-Use Development	75
4.1 Application	76
4.2 Background	76
4.3 General Requirements	76
4.4 Residential Apartment Buildings	82
4.5 Mixed Use Development	92
Part 5 Commercial Development	95
5.1 Application	96
5.2 Background - Commercial Development	96
5.3 Building Form and Character	96
5.4 Car Parking and Access	101
5.5 Public Domain	105
5.6 Landscaping	106
5.7 Residential Interface	107
5.8 Subdivision	108
5.9 Commercial Waste Management	109
5.10 Outdoor Dining	110
5.11 Discount Retail Premises	112
Part 6 Industrial Development	115
6.1 Application	116
6.2 Background - Industrial Development	116

6.3 Building Form and Character	116
6.4 Car Parking and Access	120
6.5 Landscaping	122
6.6 Outdoor Storage Areas	123
6.7 Industrial Waste Management	124
6.8 Environmental Management	125
6.9 Residential Interface	127
6.10 Multi Unit Complexes	128
6.11 Subdivision	129
Part 7 Child Care Centres	131
7.1 Application	132
7.2 Licence Requirement	132
7.3 Building Form and Character	132
7.4 Car Parking and Access	138
7.5 Landscaping	141
7.6 Play Areas	142
7.7 Advertising Signs	143

Repealed

Schedules	145
<i>Schedule 1 Maximum Building Heights</i>	145
<i>Map 1 Macarthur</i>	146
<i>Map 2 Campbelltown South</i>	147
<i>Map 3 Campbelltown North</i>	148
<i>Map 4 Ingleburn</i>	149
Appendixes	
<i>Appendix 1 - Biodiversity Management Plan</i>	151
<i>Appendix 2 - Weed Management Strategy</i>	152
<i>Appendix 3 - Noxious Weeds</i>	153
<i>Appendix 4 - Statement of Flora and Fauna Impact & Draft Koala Management Plan</i>	156
<i>Appendix 5 - Erosion and Sediment Control Plan</i>	157
<i>Appendix 6 - Cut and Fill Management Plan</i>	158
<i>Appendix 7 - Water Cycle Management Plan</i>	159
<i>Appendix 8 - Aboriginal Heritage Impact Assessment</i>	160
<i>Appendix 9- Heritage Impact Statement</i>	161
<i>Appendix 10 - Contamination Management Plan</i>	162
<i>Appendix 11 -Salinity Remediation Action Plan</i>	163
<i>Appendix 12 - Traffic Impact Assessment Report</i>	164
<i>Appendix 13 - Crime Prevention Plan</i>	165
<i>Appendix 14 - Unsuitable Plant Species for a Child Care Centre</i>	166
<i>Appendix 14 - Unsuitable Plant Species for a Child Care Centre</i>	167
<i>Appendix 14 - Unsuitable Plant Species for a Child Care Centre</i>	168

Part 1 Preliminary

Repealed

1.1

Introduction

1.1 Introduction

1.1.1 Name of the Plan

This Plan is called Campbelltown (Sustainable City) Development Control Plan 2009 (the Plan).

1.1.2 Purpose of the Plan

The Plan has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act 1979 (the Act) and Clause Nos 16-24 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 (IDO) 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:

- Campbelltown Link Site DCP applies;
- Edmondson Park Locality Development Control Plan Template applies;
- Edmondson Park Smart Growth DCP Locality CB applies;
- Glenfield Road Release Area DCP applies;
- Macarthur Gardens Draft DCP applies;
- Minto Renewal Project DCP applies;
- The South West Growth Centres strategy (East Leppington) applies; and
- UWS Urban Project Control Plan applies.

Volume 2 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 categories

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 Campbelltown Local Environmental Plan No. 209 Exempt Development.

Complying development

Complying development is development that meets specific criteria set out in “State Environmental Planning Policy No. 60 - Exempt and Complying Development”.

Local development

Local development requires development consent from Council.

Integrated development

Integrated development is local development that requires the consent of another authority as well as Council.

State Significant development

State Significant development is development that is listed under Schedule 3 of the Regulation and SEPP (Major Projects) 2005, for which the Minister for Planning is the consent authority.

1.1.6 Monitoring and review of the Plan

Council is required to keep its LEP’s and DCP’s 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 earlier, 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 and matters for consideration under Section 79C of the Act.

1.1

Introduction

1.1

Introduction

1.1.8 Structure of the Plan

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

Volume 1 :

- 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
- Part 4 Residential Apartment Buildings and Mixed-use Development
- Part 5 Commercial Development
- Part 6 Industrial Development
- Part 7 Child Care Centres
- Schedule of Maps
- Appendixes - Specifications for environmental controls

Volume 2 :

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 in section 1.1.3), the provisions of the Plan shall prevail.
- b) This Plan repeals:
 - i) Campbelltown (Sustainable City) Development Control Plan (that was effective from 21 November 2007);
 - ii) DCP No 20 - Motor vehicle wreckers, metal recyclers, waste material depots and junk yards
 - iii) DCP No 23 - Ambarvale Local Centre;
 - iv) DCP No 25 - Certain industrial land at Minto;
 - v) DCP No 26 - Eagle Vale Neighbourhood Centre;
 - vi) DCP No 29 - Applies to land at the corner of Dumaresq Street and Hurley Street;
 - vii) DCP No 33 - Glen Alpine Neighbourhood;
 - viii) DCP No 46 - Motor Vehicle Smash Repair Policy;
 - ix) DCP No 52 - Off Street Car Parking Code
 - x) DCP No 57 - (Applies to certain industrial land at Minto);
 - xi) DCP No 65 - St Helens Park Neighbourhood;

1.1

Introduction

- xii) DCP No. 68 - Macarthur Regional Centre;
 - xiii) DCP No. 70 - Bulky Goods Retailing;
 - xiv) DCP No 79 - Residential Development Policy (Repealed on 31 August 2005);
 - xv) DCP No. 85 - Business and Comprehensive Centre Zones;
 - xvi) DCP No 88 - Identification of Land in Campbelltown Regional Centre For an Accommodation Style Hotel/Motel Development; and
 - xvii) DCP 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 25 June 2008 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 Customer Service 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 development is 'exempt development' refer to LEP No. 209 - Exempt Development;
- If the development is 'complying development' refer to SEPP No. 60 - Exempt and Complying Development;
- If the development is not exempt or complying development, proceed to Step 2.

Step 2

- 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.

1.1

Introduction

Step 3

- 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 2.

Important Note

Applicants are encouraged to obtain a Section 149(2) Planning Certificate from Council prior to proceeding with the preparation of a development application to determine whether there are any site specific constraints over the land in addition to the requirements of the Plan.

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 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 policy. *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.



1.3

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 passive and 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.

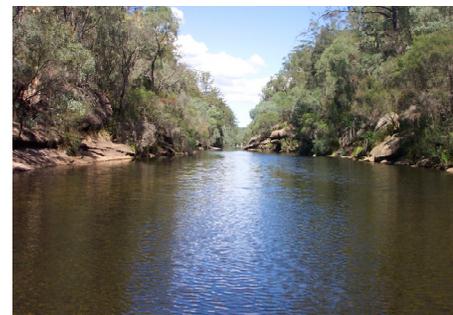
The City has grown to be the 'hub' of the Greater South Western Sydney Region, where access to high level retail, commercial, education, health, community, recreation and cultural amenities is assured. This has been a major conduit for employment development, as has been the University Of Western Sydney,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

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).

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

Building height (or “height of building”) means the vertical distance between ground level (existing) at any point to 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 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 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 owners corporation or similar organisation, which is not

1.4

Definitions

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.

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.

Discount Retail Premises means a shop where the sale of goods is by retail or wholesale to the public, and where the Council is satisfied that the primary purpose of the shop is the sale of a wide range (not being less than 100 lines or types of goods) of general merchandise for personal or household consumption, on a discount price basis for all goods, all of the time and includes premises that are identified by the Council as a retail warehouse, but does not include a supermarket, grocery store, gift shop, premises where goods are sold on a not for profit or charitable basis, department store, or discount department store, newsagent or other separately defined retail premises.

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.

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

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

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 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).

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.

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.

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.

Leasable floor space means the sum of areas at each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls including stock storage areas but excluding loading docks, amenities, lift towers, cooling towers, plant rooms, ducts, vents, stairways and liftwells.

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

1.4

Definitions

garden flats, 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 vegetation that is still representative of the structure and flora of the natural vegetation.

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.

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.

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.

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

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.

Site analysis means a concept 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

1.4

Definitions

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.

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.

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.

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.

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 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

APZ -	Asset Protection Zone
BCA -	Building Code of Australia
CPTED -	Crime Prevention Through Environmental Design
DA -	Development Application
DECC -	NSW Department of Environment and Climate Change
DCP -	Development Control Plan
EP&A Act -	Environmental Planning and Assessment Act 1979
EP&A Reg -	Environmental Planning and Assessment Regulations 2000
EPI -	Environmental Planning Instrument
FSR -	Floor Space Ratio
GFA -	Gross Floor Area
IDO -	Interim Development Order
LEP -	Local Environmental Plan
LFS	Leasable Floor Space
LGA	Local Government Act 1993
PoM -	Plan of Management
REP -	Regional Environmental Plan
RFDC -	Residential Flat Design Code
SEPP -	State Environmental Planning Policy
###	Provisions of this Plan that do not apply to the extent of an inconsistency between this Plan and an EPI.

Part 2

Requirements Applying to all Types of Development

Repealed

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
Flora and Fauna	Will the development involve an impact on native vegetation?	If yes, refer to 2.6
Weed management	Is the site occupied by any noxious weeds (as listed in appendix 3)?	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 2
Cut and fill	Will the development involve: a) Any excavation of the site? b) Any filling of the site?	If yes, refer to 2.8 and Vol 2
Fill and floor levels	Will the development involve the construction of a building?	If yes, refer to 2.8 and Vol 2
Demolition	Will the development involve any demolition?	If yes, refer to 2.9
Water cycle management	Will the development involve: a) A site that is below the flood planning level? b) A site that is traversed by a natural or artificial watercourse? c) 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 2

2.1 Application

Section	Question	Threshold
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 2
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 2
Safety and crime minimisation	Will the development involve the construction of a building?	If yes, refer to 2.13 and Vol 2
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
Salinity	Will the development involve the construction of a building?	If yes, refer to 2.14
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
Public safety - drainage, flood and spill ways	Will the development involve the construction of a building?	If yes, refer to 2.14 and Vol 2
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 2

2.2

2.2 Site Analysis

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 shall be lodged with the development application for all development involving the construction of a building. The scope of the site analysis will depend on the scale and nature of the development and shall address:
- contours, slope and north point;
 - existing landscaping and vegetation;
 - existing buildings and structures;
 - location of windows and other openings on adjoining buildings;
 - roads, access points, parking, and traffic management devices and the like;
 - linkages; open space networks, pedestrian/cycle paths and the like;
 - easements, services, existing infrastructure and utilities;
 - hydraulic features; drainage lines, water features, drainage constraints, and the like;
 - natural hazards (e.g. flooding, bushfire);
 - solar orientation, overshadowing, prevailing winds;
 - views and vistas to, from and within the site;

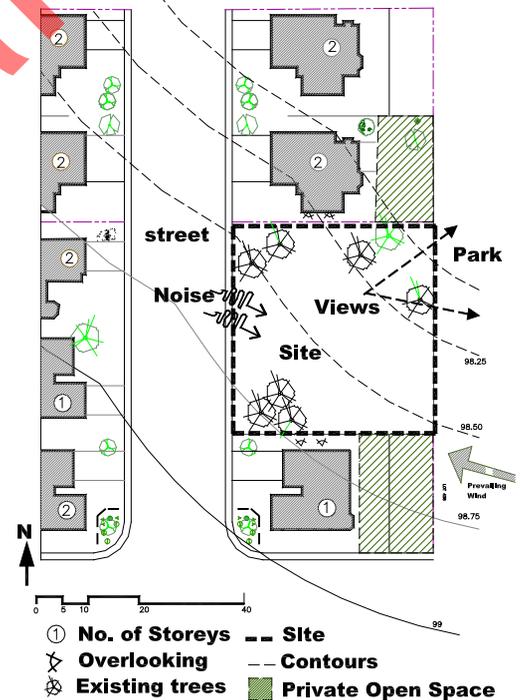


Figure 2.2.1 - Example of a site analysis plan.

2.3

Views and Vistas

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

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

2.4 Sustainable Building Design

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

Design Requirements

- 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.
- No above ground water tanks shall be located within the primary or secondary street setback.



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

Design Requirements

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

Design Requirements

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

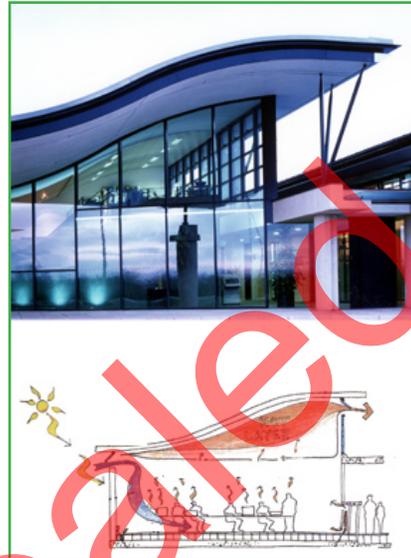


Figure 2.4.3 - An example of a building that has been designed to maximise cross flow ventilation .

2.4.4 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.

Note: Development standards for a BASIX certificate are available at www.basix.nsw.gov.au

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.



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

2.6 Flora, Fauna and Weed Management

2.6

Flora, Fauna and Weed Management

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.

2.6.1 Flora and Fauna

Design Requirements

- A flora and fauna assessment shall be undertaken in accordance with DECC's *Draft Threatened Biodiversity Survey and Assessment Guidelines for Developments and Activities* and shall be submitted with a DA relating to a site that contains native vegetation and/or habitat for threatened biodiversity.
- All Assessments of Significance (AoS) undertaken as part of 2.6.1(a) shall be prepared in accordance with DECC's *Threatened Species Assessment Guidelines-The Assessment of Significance*.
- Koala Habitat Assessments (KHA) undertaken as Part of a) above shall meet the requirements of SEPP 44 and Council's Guidelines for Koala Habitat Assessment.
- A Biodiversity Management Plan (BMP) shall be prepared and lodged with the DA, if in Council's opinion the development is likely to have an inappropriate impact on native vegetation.

Note: For requirements relating to the preparation of a:

- BMP, refer to Appendix 1.
- KHA and AoS, refer to Appendix 4.

Note: Any person proposing to take an action that is likely to have a significant impact on a matter of national significance under the Environment Protection Biodiversity



Figure 2.6.1 - The conservation of native vegetation is a key to ensuring the protection of biodiversity.

Native vegetation means vegetation that is still representative of the structure and flora of the natural vegetation.

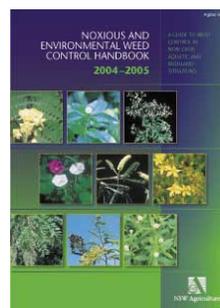


Figure 2.6.2 - Noxious and Environmental Weed Control Handbook (available for download from: www.agric.nsw.gov.au).

2.7 Erosion and Sediment Control

Conservation (EPBC) Act 1999 will need to refer their application to the Department of the Environment, Water, Heritage and the Arts for assessment and approval. Further information on the Act and matters of national significance is available at <http://www.environment.gov.au/epbc/index.html>. Guidelines for determining if an impact is likely to be significant under the Act are available at: <http://www.environment.gov.au/epbc/guidelines-policies.html>

2.6.2 Weed Management

Design Requirements

- a) A Weed Management Strategy (WMS) shall be submitted with a DA where a site analysis identifies noxious weeds on or adjoining the site.

Note: Requirements for the preparation of a WMS, refer to Appendix 2. For a list of noxious weed, refer to Appendix 3.

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 and Volume 2.
- 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.



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

- d) All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.

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 900mm below the ground level (existing) and the maximum level of fill shall not exceed 900mm 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:
- i) minimum cross fall of 1% to any adjoining waterway; and

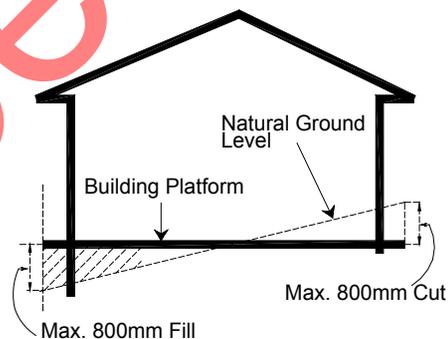


Figure 2.8.1 - Cross section of cut and fill on a residential site.

2.8

Cut, Fill and Floor Levels

- ii) batters to be no steeper than 2H:1V.
- iii) batters to be no steeper than 6H:1V for public areas.
- e) All fill shall be 'Virgin Excavated Natural Material' (VENM).
- f) All fill deposited in the vicinity of native vegetation shall comprise local material.

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 2).



Figure 2.8.2 - Proposed building platform.

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) event.
- 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

2.8

Cut, Fill and Floor Levels

of paving and similar.

Note: The development shall satisfy Sydney Water's requirements for 150mm clearance between finished floor level and the surface of the sewer 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 2.
- 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.

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 - Fill and Floor Level Requirements

Development Criteria	Where the depth of flow is:	Minimum Freeboard above the predicted 100yr ARI 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)

2.9 Demolition

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

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 development application involving demolition shall be accompanied by following information:
 - a detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001 - *The Demolition of Structures*;
 - details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number;
 - 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;
 - details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and
 - a dilapidation report where any demolition work is to be undertaken within the zone of influence of any other structure.

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



Figure 2.9.1 - Demolition waste materials separated and stored on-site until they are safely removed for re-use, 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 submitted with a development application for new building work for:
 - i) development having an estimated value of greater than \$1million; or
 - ii) a building footprint that is within 40m of that part of the allotment that:
 - is inundated by the predicted 100-year ARI event; or
 - is traversed by a natural or artificial watercourse; or
 - drains to a water course on adjoining land.



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

Note: For requirements relating to the preparation of a WCMP refer to Appendix 7 and Volume 2.

2.10.2 Stormwater

Design Requirements

- a) All stormwater systems shall be sized to accommodate the 100-year ARI event (refer to Section 7 of Volume 2).
- b) The design and certification of any stormwater system shall be undertaken

2.10

Water Cycle Management

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.
- 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 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 (flood piped flow) 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.
- 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 can not 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



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

safety at all times.

Note: For the preparation of a comprehensive WCMP refer to Appendix 7 and Volume 2.

2.11 Heritage Conservation

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

2.11.1 Indigenous Heritage

Design Requirements

- a) An initial investigation shall be carried out, in respect to development involving construction or disturbance to native vegetation or the natural land surface or development on land:
 - i) located within an identified zone of archaeological sensitivity;
 - ii) upon which Aboriginal sites, places or relics 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; or
 - vii) located on a ridge line.
- b) If any of the criteria numbered a)i-vii) apply, the applicant shall:
 - i) consult with the appropriate Aboriginal community; and
 - ii) prepare an 'Aboriginal heritage impact assessment report' for submission with a development application.



Figure 2.11.1 - Aboriginal rock art.

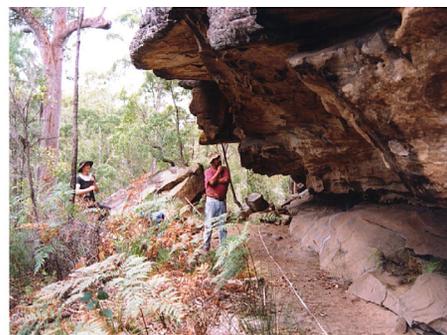


Figure 2.11.2 - Rock shelters often contain artefacts in the form of rock art or occupation deposits.

2.11 Heritage Conservation

Note: For requirements relating to the preparation of an Indigenous heritage impact assessment report refer to Appendix 8.

Note: Any person proposing to take an action that is likely to have a significant impact on a matter of national significance under the Environment Protection Biodiversity Conservation (EPBC) Act 1999 will need to refer their application to the Department of the Environment, Water, Heritage and the Arts for assessment and approval. Further information on the Act and matters of national significance is available at <http://www.environment.gov.au/epbc/index.html>. Guidelines for determining if an impact is likely to be significant under the Act are available at: <http://www.environment.gov.au/epbc/guidelines-policies.html>

2.11.2 Non-Indigenous Heritage

Design Requirements

- a) Any development application made in respect to development on land that is:
 - i) occupied by heritage item; or
 - ii) adjoining land occupied by a heritage item; or
 - iii) located within a heritage conservation area,shall have regard to the Articles of 'The Burra Charter' (published by Australia ICOMOC) and the provisions of any relevant Study or Conservation Management Plan.
- b) Any development on land occupied by an item of heritage, land in the vicinity of a heritage item or land located within a heritage conservation area shall be designed by a suitably qualified person.
- c) A 'heritage impact statement' shall be submitted with a development application relating to land that is occupied by or directly adjoining a heritage item.



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.

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

Note: Work that is likely to have a significant impact on a heritage item or its setting, or a Colonial cultural landscape should be accommodated by a Statement of Heritage Impact prepared in accordance with the document "Statements of Heritage Impact" published by the NSW Heritage Office and available for view at: www.heritage.nsw.gov.au

2.12

Fencing and Retaining walls

2.12 Fencing and Retaining Walls

Objective:

- Ensure that fencing/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.

2.12.1 Fencing

Design Requirements

- 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.
- Urban land residential fencing along the rear and side boundaries shall be:
 - located behind the primary street dwelling setback;
 - a maximum 2.1 metres in height (excluding retaining walls); and
 - a maximum 1.8 metres in height, if adjoining a secondary street.
- Commercial and industrial fencing shall be a maximum 2.4 metres in height.
- Front residential fencing shall be a maximum of 1.2 metres in height



Figure 2.12.1 - Example of a part masonry/part timber fence that helps to define private space and adds interest to the character of the streetscape.

2.12

Fencing and Retaining walls

and complement the design of the development.

- 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.



Figure 2.12.2 - Example of a retaining wall.

2.12.2 Retaining Walls

Design Requirements

- a) A development application is required for any retaining wall greater than 0.9 metres in height above natural ground level ###.
- b) Any retaining wall greater than 0.9 metres in height shall be designed and certified by a suitable qualified person.
- c) 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.
- d) 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).

- e) Any retaining wall shall not adversely alter surface flows to adjoining private land.
- f) Any retaining wall and associated structures shall be designed to be located wholly within the property boundary.

2.13

Security

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 security devices to assist in crime

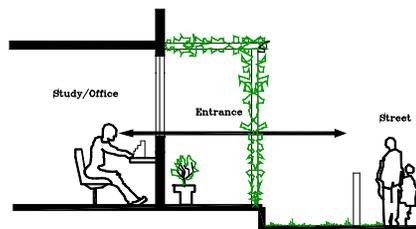


Figure 2.13.1 - Illustration of how buildings may be designed to provide for passive surveillance to and from a public place.

2.14

Risk Management

prevention.

- d) 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

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, Department of Environment and Conservation 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 Volume 2.
- 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.



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

Note: For requirements relating to the preparation of a 'salinity analysis and remedial action plan' refer to Appendix 11.

2.14.3 Bushfire

Design Requirements

- a) Development shall be located so as to minimise the risk of loss of life or

2.14

Risk Management

- 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, 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 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.

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.

2.15 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 Waste Management

2.15 Waste Management

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.nsw.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



Figure 2.15.1 - On-site waste and recycling skips.

2.15 Waste Management

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 of asbestos or other hazardous materials shall be carried out in accordance with WorkCover NSW guidelines.

Table 2.15.1 - Requirements for submitting a WMP

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

2.15.3 On-going Waste Management

Design Requirements

- a) Provision shall be made for all waste and recycling storage containers to be located behind the primary and secondary building setback and out of public view.
- b) 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.
- c) 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.
- d) The path for wheeling bins between

2.15 Waste Management

waste storage area(s) and the collection vehicle shall be free of steps or kerbs and have a maximum gradient of 1V:8H.

- e) The maximum travel distance between any storage area/point and the collection point for all bins shall be 25 metres.
- 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.



Figure 2.15.2 - Example of management of construction waste.

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.

Part 3

Dwelling Houses, Narrow Lot Dwellings, Multi Dwellings and Residential Subdivision

Repealed

3.1

Application

3.1 Application

Part 3 sets out controls relating to the following residential development located in urban land:

- ‘Single dwellings’, ‘garden flats’ and ‘domestic outbuildings’;
- ‘Narrow lot dwellings’;
- ‘Multi dwellings’; and
- Residential subdivision;

and to ‘domestic outbuildings’ located in non urban land.

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

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 façade 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



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

3.3

Building Form & Character

be no wider than 50% of the width of the 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.

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 height not exceeding 9.5 metres at the upper most roof height measured vertically from ground level (existing).
- 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.

REPEALED

3.4 Car Parking and Access

3.4

Car parking & 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

- 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.
- The minimum internal dimension of an enclosed garage shall be 3 x 6 metres.
- Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.
- 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.
- Driveways greater than 30 metres in length as viewed from the street shall be avoided.
- 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.

- The minimum width of the driveway at the street kerb shall be:

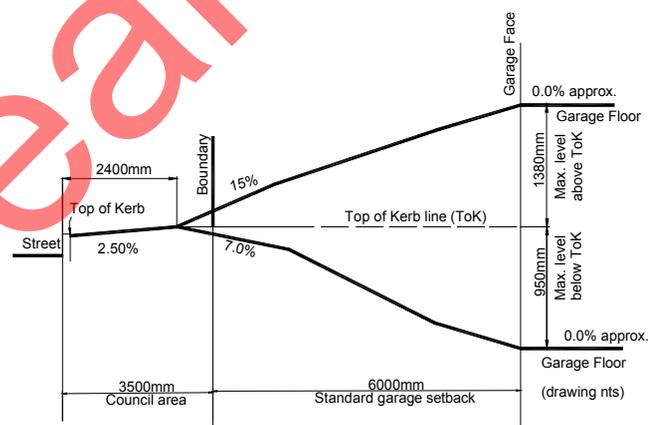


Figure 3.4.1 Requirements for the maximum garage floor levels.

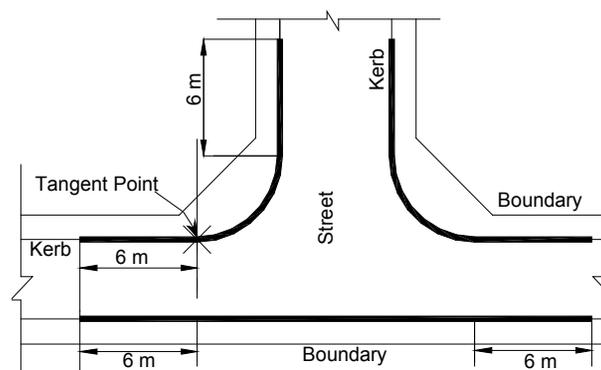


Figure 3.4.2 - Restricted locations of driveways entry as shown heavy edged lines.

3.4

Car parking & Access

- i) 2.5 metres where the driveway provides access for one (1) dwelling; and
- ii) 5 metres where the driveway provides access for three (3) or more dwellings (excluding garden flats).

Note: For additional technical specifications relating to the location, gradient and driveway widths refer to Volume 2.

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

Proposed

3.5 Acoustic and Visual Privacy

3.5

Acoustic & 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.

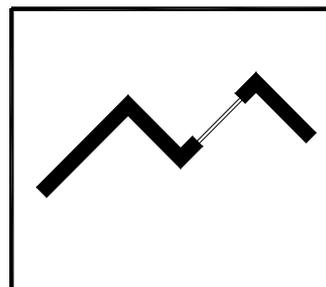
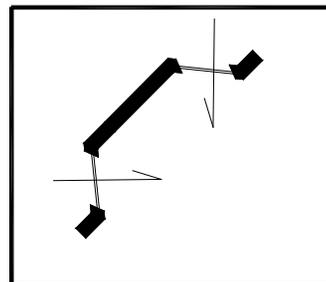


Figure 3.5.1 - Illustration of a method to offset windows to avoid potential privacy conflict.

3.5.2 Visual Privacy

Design Requirements

- 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.
- Notwithstanding 3.5.2(a) any window of a habitable room located on an upper level shall:

3.5

Acoustic & Visual Privacy

- 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.

Repealed

3.6 Solar Access

3.6 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 have a northerly orientation.
- A minimum 20sqm 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, measured at ground level.
- Development shall have appropriate regard to the impact on solar access to useable private open space, solar collectors and clothes drying areas of adjoining residential development.

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.

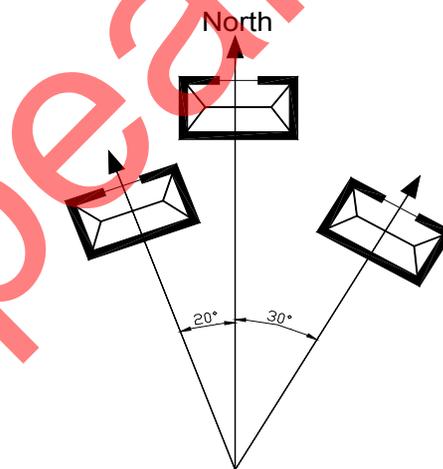


Figure 3.6.1 - Desirable range of window orientation for north facing windows.

3.7

Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas & Garden Flats

3.7 Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas and Garden Flats

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

Objectives:

- Encourage quality-designed dwelling houses, garden flats 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

- a) The total (FSR) applicable to the sum of all buildings undertaken on a residential allotment, including a dwelling house, domestic outbuildings, and a garden flat shall not exceed 0.55:1.
- b) A dwelling house, domestic outbuildings and a garden flat shall satisfy the following provisions relating to deep soil planting:
 - i) no more than 30% of the area forward of any building alignment 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 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) 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) A dwelling house shall be setback a minimum of:

- 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.

3.7.2.3 Car parking rates

- a) A dwelling house shall be provided with a minimum of one undercover garage 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
 - 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 v).

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.

3.7 Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas & Garden Flats

3.7
Dwelling Houses,
Domestic Outbuildings,
Swimming Pools/Spas
&
Garden Flats

3.7.2.5 Waste bins requirements

- a) Space shall be allocated behind the primary and secondary building alignments 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

3.7.3.1 General requirements

- a) Domestic outbuildings 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

- a) The combined areas of all 'detached' domestic outbuildings (including carports and garages) 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 2 hectares or more.

3.7.3.3 Maximum height

- a) The maximum roof height for outbuildings (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.



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 & Garden Flats

3.7.3.4 Setbacks

- 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.
- 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, whichever is the lesser;
 - ii) 10 metres from the secondary street boundary; and
 - iii) 5 metres from the side and rear boundary.



Figure 3.7.3 - Illustration of a fenced pool

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*.

3.7

Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas & Garden Flats

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 300 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 (corner allotments).
- c) Swimming pools that incorporate decking /coping greater than 300mm 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.

3.7.5 Garden Flats

3.7.5.1 General requirements

- a) A garden flat shall incorporate similar or complementary design and construction features, finishes, materials and colours to those of the principal dwelling house.
- b) A garden flat shall be designed to ensure that the entry door to the garden flat 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 garden flat shall:
 - i) not exceed 60sqm in gross floor area;

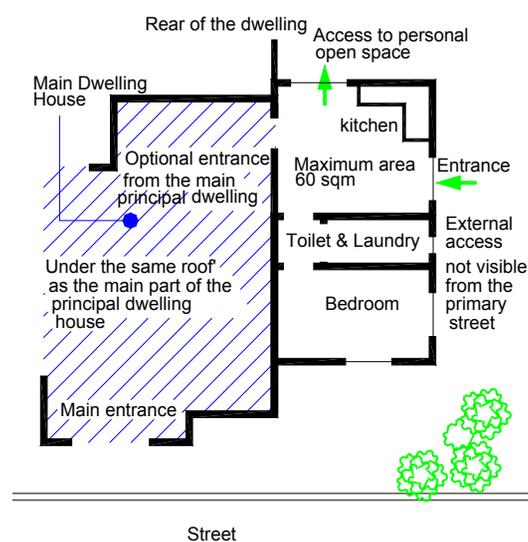


Figure 3.7.4 - Illustration of an attached garden flat.

-
- ii) be located under the same roof as the main part of the principal dwelling house.
 - b) A detached garden flat shall not exceed 40sqm in total floor area.

3.7.5.3 Setbacks

- a) A garden flat land shall be setback a minimum of:
 - i) 5.5 metres from the primary street boundary for the dwelling;
 - ii) 3 metres from the secondary street boundary;
 - iii) 0.9 metres from any side boundary;and
 - iv) 5 metres from the rear boundary.

3.7.5.4 Maximum height

- a) A garden flat shall be single storey structure and located at ground level.

3.7.5.5 Car parking rates

- a) A separate car parking space for a garden flat shall be provided behind the primary and secondary building alignments.

Note: Nothing in this Plan shall be taken to mean that a garden flat 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
&
Garden Flats

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) A narrow lot dwelling shall be attached to at least one other narrow lot dwelling.
- d) 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.

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



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

3.8 Narrow Lot Dwellings

- ii) 0.9 metres for all levels of the dwelling above the ground floor level.
- f) 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;
 - 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.
- g) The total floor area occupied by all bedrooms (and/or rooms capable of being used as a bedroom) within each dwelling shall not exceed 35% of the total floor space of that dwelling.
- h) Each narrow lot dwelling shall be provided with a combined area of private open space that:
 - i) is located behind the primary building alignment;
 - 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.
- i) The private courtyard shall be directly accessible from the internal living area.

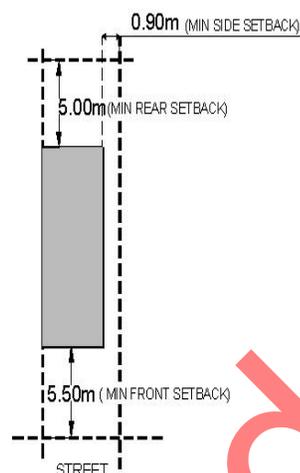


Figure 3.8.2 - Diagram depicts the requirements relating to the building envelope for a narrow lot dwelling.

3.8 Narrow Lot Dwellings

- j) Narrow lot dwellings shall satisfy the following provisions relating to deep soil planting:
 - i) no more than 30% of the area forward of the building alignment shall be surfaced with impervious materials; and
 - ii) a minimum of 20% of the total site area shall be available for deep soil planting.
- k) A detailed landscape design plan incorporating vegetation compatible with the character of the development shall be submitted with a development application.
- l) Space shall be allocated behind the primary and secondary building alignment out of public view to store the following:
 - i) a 140 litre bin; and
 - ii) two (2) 240 litre bins.
- m) 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 dwellings” 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 *NSW Department of Natural Resources* 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 dwellings 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 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:
 - 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

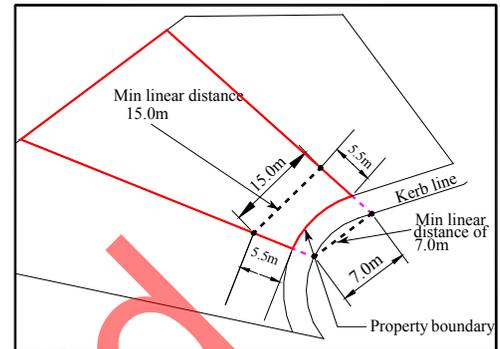


Figure 3.9.2 - Illustration of the requirements for the minimum allotment frontage incorporating 2 multi dwellings.

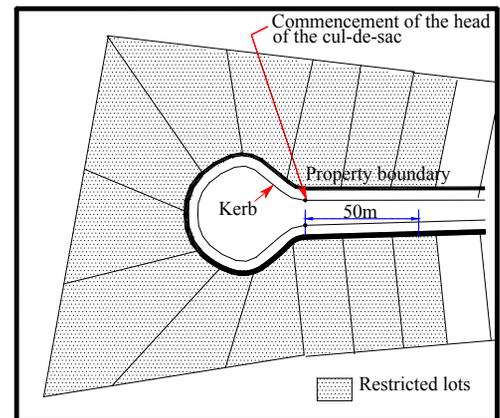


Figure 3.9.3 - Illustration of the 50 metre distance from the commencement of the head of a cul-de-sac where multi houses development incorporating 3 or more dwellings are restricted.

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) within each dwelling shall not exceed 35% of the total floor space 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 applicable Australian Standard.



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

3.9

Multi Dwellings

- 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 façade of each dwelling;
 - ii) no more than 30% of the area forward of any building alignment 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 façade 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



Figure 3.9.7 - Example of architecturally designed multi dwellings.

3.9 Multi dwellings

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, antennas 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 alignment 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 street boundary;
 - ii) be no more than 25 metres from the street;
 - 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 communal storage facility shall be of sufficient size to accommodate the following:
- i) a 140 litre bin; and
 - ii) two (2) 240 litre bins.

3.9

Multi Dwellings

Repealed

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 2.
- c) Subdivision shall promote through street access and minimise the number of cul-de-sacs.
- d) Roads/access handles shall be provided to separate allotments from any park, reserve, waterway and the like.
- e) 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 Volume 2 to ensure adequate sight distances and maintain footpath widths.

3.10

Residential Subdivision

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

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

- f) 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 *NSW Department of Natural Resources* 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.
- g) 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.



Figure 3.10.1 - Example of Greenfield 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

3.10 Residential Subdivision

- 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.



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);

3.10

Residential Subdivision

- 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;
 - 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

3.10 Residential 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 to satisfy the requirements of Volume 2.

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;



Figure 3.10.3 - Residential subdivision allowing adequate accessibility for waste collection vehicles

-
- 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.

3.10

Residential Subdivision

Repealed

This page is intentionally left blank.

Repealed

Part 4

Residential Apartment Buildings and Mixed- Use Development

Repealed

4.1

Application

4.1 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.

4.2 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.

4.3 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.

4.3.1 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

4.3 General Requirements

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).

4.3.2 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 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 façade 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 façade 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;

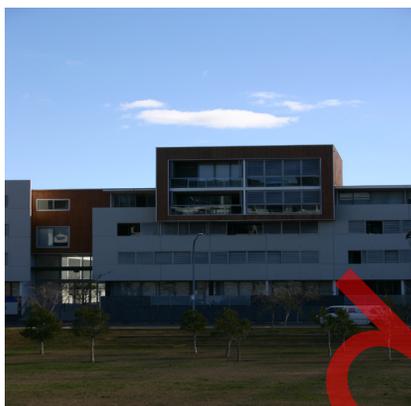


Figure 4.3.1 Example of contemporary residential apartment building.

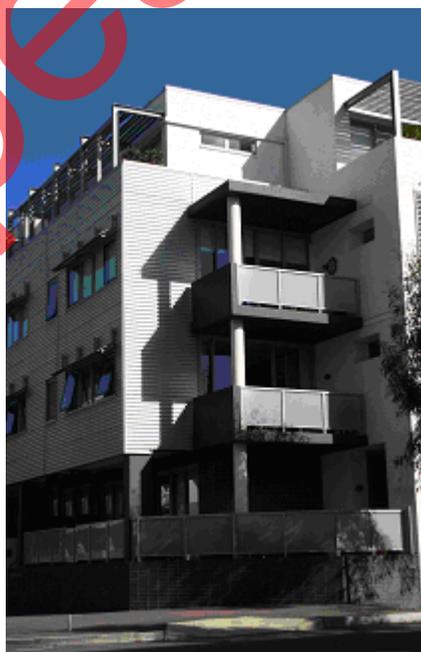


Figure 4.3.2 Example of architectural features including articulation and variety of material finishes.

4.3

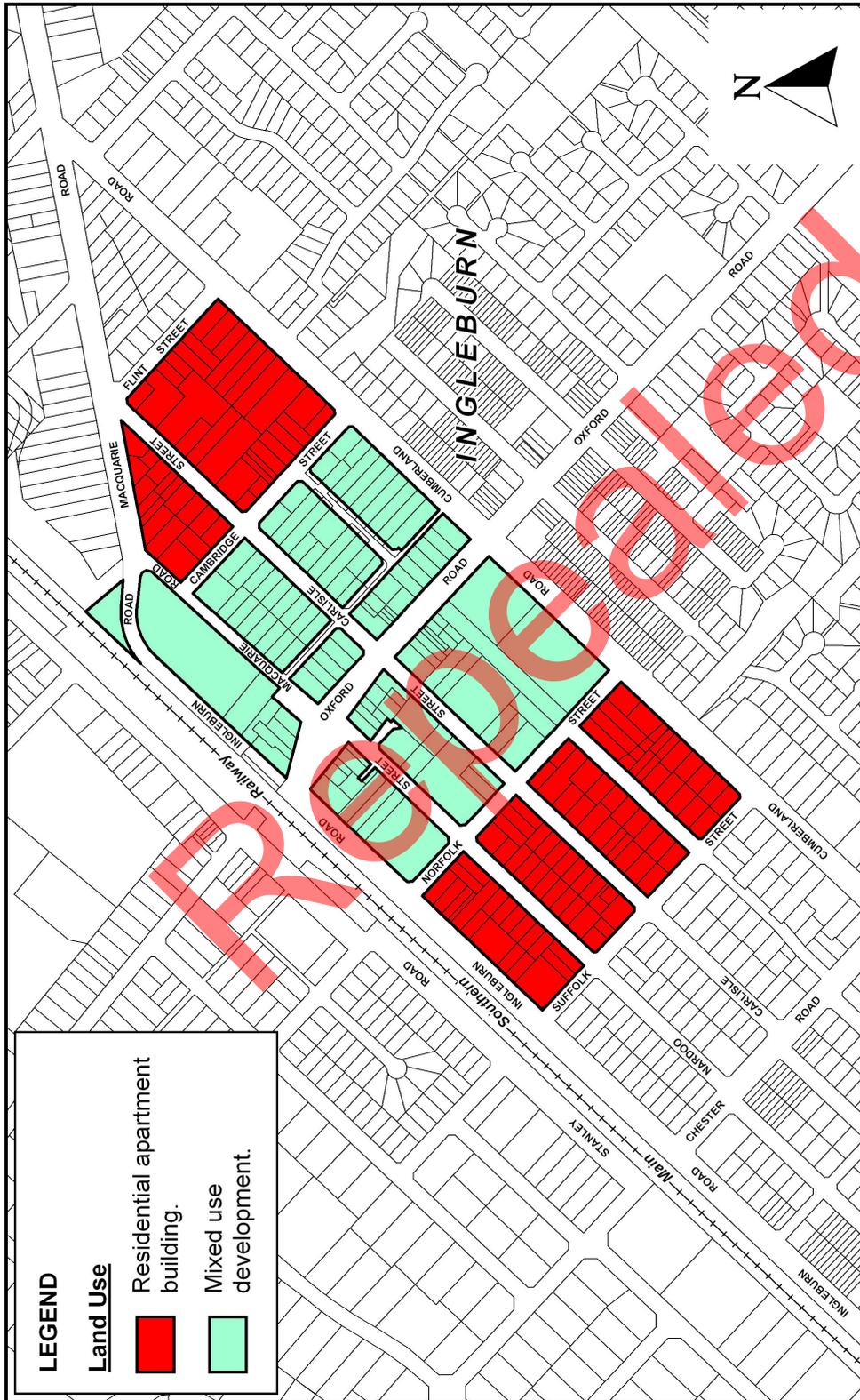
General Requirements

- v) articulation of the different parts of a building's façade by appropriate use of colour, arrangement of façade 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 of a scale which matches the desired streetscape;
 - iii) be sufficiently setback from the property boundary to enable the 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 4.3.3.
- h) Within the Campbelltown Business Centre the location of a residential apartment building and a mixed use development shall be in accordance with Figure 4.3.4.

Figure 4.3.3 Ingleburn Business Centre - Residential apartment buildings and mixed use development land use map.

4.3

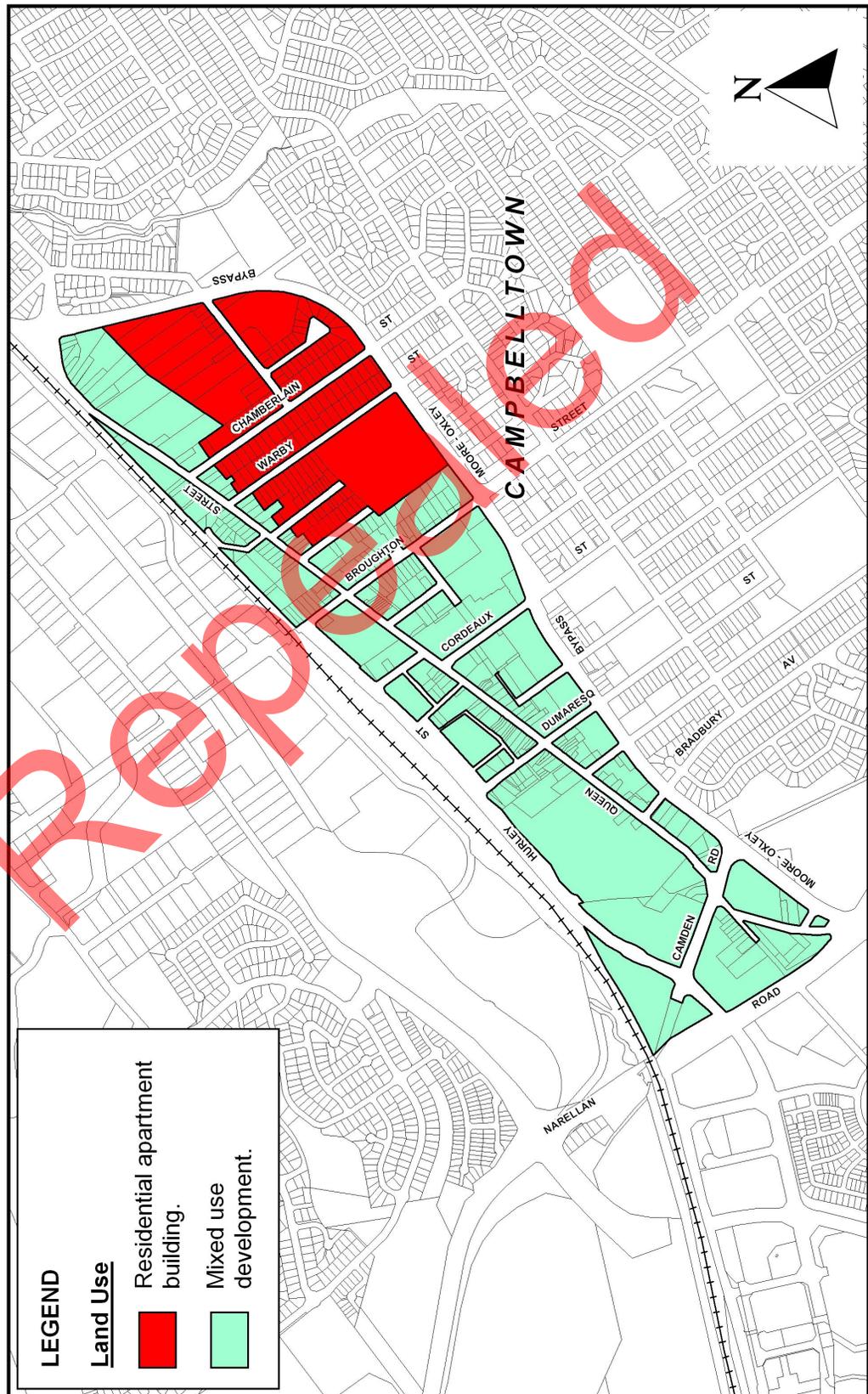
General Requirements



4.3

General Requirements

Figure 4.3.4 Campbelltown Business Centre - Residential apartment buildings and mixed use development land use map.



4.3.3 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, antennas and the like shall be located to minimise visual prominence.
- 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.



Figure 4.3.5 - Location of site services for a residential apartment building.

4.3 General Requirements

4.4

Residential Apartment Buildings

4.4 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.

4.4.1 Site requirements for residential apartment buildings

Design Requirements

- a) Residential apartment buildings shall not be erected on land having an area less than 2,500sqm.
- 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) Any proposal, whereby an adjoining parcel of land has an area of less than 2,500sqm, and not able to be developed as a residential apartment building in accordance with this Plan, the development application shall demonstrate how the adjoining affected parcel can be developed in an orderly manner.



Figure 4.4.1 - Entry to residential apartment building.

4.4.2 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.

4.4.3 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) 50sqm in case of a 1 bedroom apartment;
 - iii) 70sqm in case of a 2 bedroom apartment;
 - iv) 95sqm in case of a 3 bedroom apartment; or
 - v) 110sqm in the case of a 4 (or more) bedroom apartment.
- 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 accessible storey that contains a common lobby area or corridor.
- 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.



Figure 4.4.2 The provision of 20% of the site for deep soil planting can aid the aesthetics of the development.

4.4

Residential Apartment Buildings

4.4

Residential Apartment Buildings

- i) Each apartment shall be provided with an 'incidentals' storage facility within the unit and/or the basement, which shall be secured for personal use of the occupants of each dwelling. 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.

4.4.4 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 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 4.4.4).

Note: In circumstances where an intersection is controlled by lights, a roundabout or the



Figure 4.4.3 - Example of an unobtrusive basement parking access point.

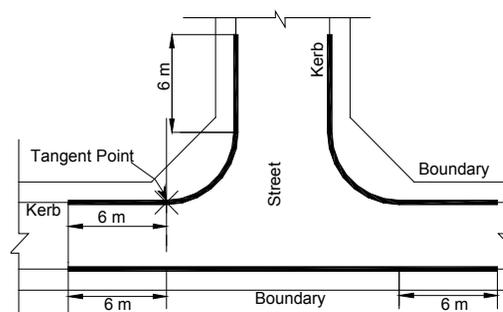


Figure 4.4.4 - Restricted locations of driveways entry as shown heavy edged lines.

4.4

Residential Apartment Buildings

like, applicants are requested to contact Council for specific requirements.

- a) For development incorporating 75 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 and driveway widths refer to Volume 2.

- 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).
- 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.



Figure 4.4.5 Example of balconies in a residential apartment building.

4.4.5 Solar access

Design Requirements

- a) Buildings shall be orientated and sited to maximise northern sunlight to internal living and open spaces.

4.4

Residential Apartment Buildings

- 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.

4.4.6 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.

4.4.7 Privacy

Design Requirements

- a) Ground level apartments, incorporating a courtyard shall be provided with a privacy screen.
- 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 4.4.7(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



Figure 4.4.6 - Example of a residential apartment building provided with communal recreation facilities (in the form of a lap pool).

4.4

Residential Apartment Buildings

- 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 4.4.7(b), a balcony will be considered where the private open space area of any adjacent dwelling is screened from view.



Figure 4.4.7 - Example of landscaping treatment in a residential apartment building.

4.4.8 Communal recreation facilities

Design Requirements

- a) Each residential apartment building 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.
- 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.

4.4

Residential Apartment Buildings

4.4.9 Residential apartment buildings and waste management

Design Requirements

4.4.9.1 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.

4.4.9.2 Garbage chutes and waste service rooms

- a) All buildings with a rise of more than four (4) storeys 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 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.

4.4.9.3 Bin Storage Room

Design Requirements

- a) The development shall make provision for an appropriately sized communal



Figure 4.4.8 - Example of a garbage and recycling collection room (Internal view).

4.4 Residential Apartment Buildings

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 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



Figure 4.4.9 Example of waste chute within a residential apartment building.

4.4

Residential Apartment Buildings

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.

4.4.9.4 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;
 - iii) not be used to compact recyclables.

4.4.9.5 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 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:

4.4

Residential Apartment Buildings

- 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;
- iv) the minimum vertical clearance for a collection vehicle (including services) shall be 4 metres.

Repealed

4.5

Mixed Use Development

4.5 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.

4.5.1 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 4.4 except as specified in this section).
- Mixed-use development shall incorporate retail and/or commercial office uses at least at ground levels.
- 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.



Figure 4.5.1 - Example of mixed-use development.

4.5.2 Site requirements for mixed-use development

Design Requirements

- Council may consider a mixed-use development on land with an area less than 2,500sqm and a width less than 30 metres, if the building on the allotment was in existence on the date that this Plan became effective.

4.5.3 Building Envelope for mixed use development

Design Requirements

- Mixed use buildings shall be setback a

4.5

Mixed Use Development

minimum of:

- i) zero metres from any street boundary; and
- ii) 6 metres from any other boundary for any residential component of the building.

4.5.4 Car parking and access

Design Requirements

- a) In addition to residential car parking rates (section 4.4.5), 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 5.4.2 of this Plan.



Figure 4.5.2 - Example of vehicle access point for a mixed-use development.

4.5.5 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.

4.5.6 Mixed-use development and waste management

Design Requirements

- a) Separate, self contained and lockable areas shall be provided for commercial and residential waste.

This page is intentionally left blank.

Repealed

Part 5

Commercial Development

Repealed

5.1 Application

5.1 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, religious and/or community based premises (and ancillary structures) whether or not operated for the purpose of gain.

5.2 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.

5.3 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.

5.3.1 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.
- b) All building façades, including rear and

5.3

Building Form and Character

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 façade by use of colour, arrangement of façade 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 buildings.



Figure 5.3.1 An example of a well articulated commercial building.

5.3 Building Form and Character

- 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.

5.3.2 Commercial Development Floor Area

Design Requirements:

- a) With the exception of the Campbelltown, Macarthur and Ingleburn Business Centres, the maximum leasable 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 5.3.2 a), bulky goods retailing development shall:
 - i) have a minimum leasable floor area of 200 square metres; and
 - ii) be permitted to have a leasable floor area greater than 500 square metres.

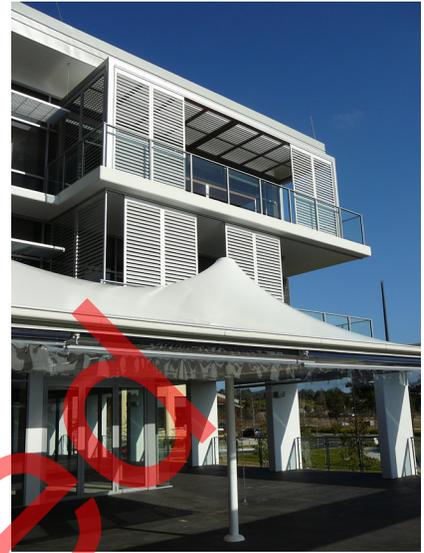


Figure 5.3.2 An example of a well articulated commercial building.

Leasable Floor Area (LFA) means the sum of areas at each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls including stock storage areas but excluding loading docks, amenities, lift towers, cooling towers, plant rooms, ducts, vents, stairways and liftwells.

5.3.3 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,

5.3

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.

Repealed

5.4 Car Parking and Access

5.4

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.

5.4.1 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 5.4.1. 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) 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.
- d) 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

5.4

Car Parking and Access

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.
- e) 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).
- f) No car parking spaces shall be designed in a stacked configuration.
- g) No required car parking spaces shall be created as a separate strata or Torrens title allotment.

5.4.2 Loading and unloading

Design Requirements

- a) 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 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.



Figure 5.4.1 Examples of a well landscaped car park

5.4

Car Parking and Access

- f) Each new commercial building/unit having a leasable floor area:
 - i) up to 200 square metres shall provide a loading area to allow for a smaller 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.

5.4.3 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 5.4.3 a) the required percentage of disabled car parking spaces within retail/commercial development shall be:
 - i) one car space per development; plus
 - ii) one for every 20 car parking spaces.

5.4

Car Parking and Access

Table 5.4.1 Car Parking Rates

<ul style="list-style-type: none"> Commercial Premises Retail Premises Medical Facilities Shopping Centres 	Ground level	1 space per 25m ² LFA
	Upper level(s)	1 space per 35m ² LFA
<ul style="list-style-type: none"> Restaurants Cafes Clubs Function Centres Hotels 	1.5 spaces per 10m ² LFA	
<ul style="list-style-type: none"> Convenience stores Service Stations 	1 space per 25m ² LFA Plus 5 spaces per work bay (for vehicle servicing facilities)	
<ul style="list-style-type: none"> Bulky Goods 	1 space per 60m ² LFA	
<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"> Religious Establishments 	1 space per 10m ² LFA	
<ul style="list-style-type: none"> Gymnasiums Recreational Facilities Sport Facilities Cinemas 	for indoor facilities: – 1 space per 25m ² LFA 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.	

5.5 Public Domain

5.5

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 leasable floor area greater than 5,000sqm.
- Any development application for a new building having a leasable floor area greater than 5000sqm shall provide public art in accordance with Council's Public Art Master Plan.
- Any private outdoor areas fronting the street shall form part of the overall public domain and shall be designed to be connected to existing/potential future public open 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.
- 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 5.5.1 - Examples of public art within commercial centres.

5.6

Landscaping

5.6 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 of this Plan.
- c) Landscaping shall be provided within all required outdoor car parking areas at a rate of one (1) landscaped bay for every 10 car parking spaces.
- d) All landscaped bays shall be a minimum 2 metres wide and allow for deep soil planting.

5.7 Residential Interface

5.7 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, 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 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 5.7.1 - An example of a commercial building, where upper storeys are stepped back to minimise bulk of the building.

5.8

Subdivision

5.8 Subdivision

Objective:

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

5.8.1 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.

5.9 Commercial Waste Management

5.9 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 5.9.1.
- 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 5.9.1 Commercial Waste Generation Rates.

5.10

Outdoor Dining

5.10 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.

5.10.1 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.



Figure 5.10.1 - An example of outdoor dining area.

5.10.2 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 accordance with Appendix 14 of this Plan.
- c) Furniture shall be coordinated and primarily constructed of high quality non-reflective stainless/powder coated

5.10 Outdoor Dining

steel, aluminium, or timber (natural/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.

5.10.3 Insurance Requirements

Design Requirements:

- a) Operators shall maintain a minimum \$10,000,000 public liability insurance indemnifying Council against all claims of public liability.
- b) Operators shall annually submit to Council a current copy of their public liability insurance policy (on 1st July).

5.11

Discount Retail Premises

5.11 Discount Retail Premises

Objectives:

- Encourage a diversity of shopping and other experiences in the Queen Street precinct that will contribute to the longer-term economic and social sustainability and attractiveness of the Campbelltown CBD as a regional city centre.
- Ensure that permitted discount retail premises contribute to a unified and visually attractive streetscape, ordinarily typical of a high quality regional city centre.
- Ensure that permitted discount retail premises maintain a high standard of pedestrian safety and amenity at their interface with the public domain.

5.11.1 Land to which this section applies

Design Requirements

- a) This section applies to land shown on Figure 5.11.1 Edged heavy black and crossed hatched.

5.11.2 General Requirements

Design Requirements

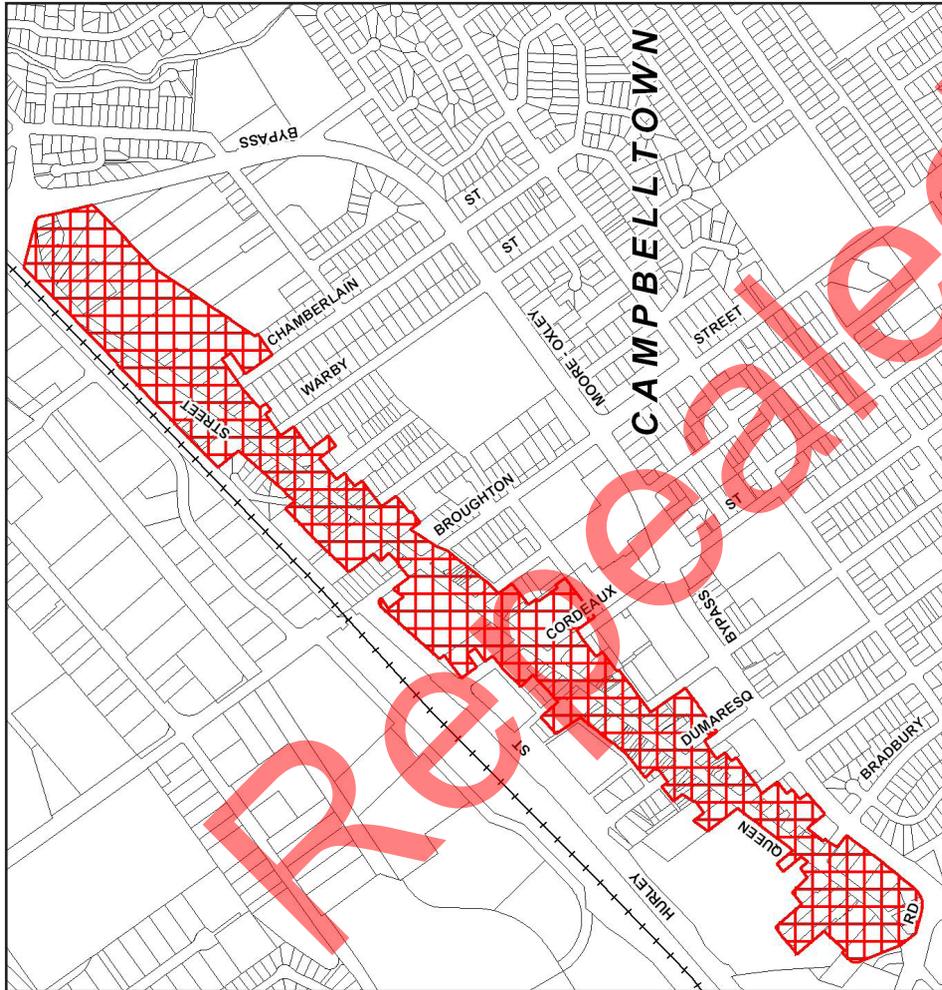
- a) A discount retail premises located within the Queen Street precinct shall:
 - i) not result in more than nine (9) discount retail premises operating within the precinct at any one time;
 - ii) not be located within 75 metres of another discount retail premises;
 - iii) not use amplified music or commentary that could be heard from the public domain; and
 - iv) have an articulated shop front where there is a clear demarcation between the premises and the public domain.
- b) Any shop front to a discount retail premises shall include:
 - i) formal window treatment (including framework and permanent glazing);
 - ii) designated pedestrian and disabled access points to shop; and
 - iii) physical separation of retail floor

Discount Retail Premises means a shop where the sale of goods is by retail or wholesale to the public, and where the Council is satisfied that the primary purpose of the shop is the sale of a wide range (not being less than 100 lines or types of goods) of general merchandise for personal or household consumption, on a discount price basis for all goods, all of the time and includes premises that are identified by the Council as a retail warehouse, but does not include a supermarket, grocery store, gift shop, premises where goods are sold on a not for profit or charitable basis, department store, or discount department store, newsagent or other separately defined retail premises.

area and public space by a built/ architectural element such as a dwarf wall, glazed shop front, and the like.

5.11 Discount Retail Premises

Figure 5.11.1: Land to which this section applies.



This page is intentionally left blank.

Repealed

Part 6 Industrial Development

Repealed

6.1

Application

6.1 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.

6.2 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.

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 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.

6.3.1 Building Design

Design Requirements

- a) Building design shall incorporate

6.3

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 façade 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 30% (combined) of the leasable floor area of the building (or each unit in a complex).
 - e) No building shall rely upon a required path of egress (as defined within the BCA) over adjoining private land.
 - f) No building or structure shall be erected within a right of carriage way or easement.
 - g) A schedule of proposed colours, materials and finishes shall accompany all development applications for new industrial buildings.
 - h) 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.



Figure 6.3.1 Examples of a well articulated industrial buildings.



Figure 6.3.2 An example of easily identifiable entry.

6.3 Building Form and Character

6.3.2 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,
 - 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.



Figure 6.3.3 An example of a well articulated industrial building incorporating a range of colour, texture and materials.



Figure 6.3.4 An example of the use of a palisade fence in an industrial development.

6.3

Building Form and Character

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.

6.3.3 Fences

Design Requirements

- a) 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.
- b) The use of sheet metal fencing is not permitted unless required as part of acoustic solution and is appropriately screened with landscaping.



Figure 6.3.5: Palisade fencing.

Note: For the purpose of 'SEPP 1 - Development Standards', a fence nominated in Section 6.3.3 of this Plan does not constitute a building.

6.4

Car Parking and Access

6.4 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.

6.4.1 General Requirements

Design Requirements

- 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.
- For the purpose of calculating the required number of car parking spaces, the leasable floor area shall include the area of any mezzanine but excludes office areas, lunch rooms and the like.
- Except as otherwise provided, car parking rates shall be provided in accordance with the following:
 - a minimum of two (2) spaces (per unit), plus
 - one space for every 100sqm of leasable floor area for buildings up to 2000 square metres; plus
 - one space per 250sqm for that part of the building exceeding 2000 square metres in leasable floor area; plus
 - one space per 35 sqm for any office area, lunch rooms and the like, and any associated office storage areas, and
 - one space per 300sqm of outdoor storage space.
- In addition to clause 6.4.1 (c), motor vehicle industries shall provide a minimum of 5 car parking spaces per work bay/hoist.



Figure 6.4.1 A good example of landscaping incorporated into car parking areas.

6.4 Car Parking and Access

- e) 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.
- f) No required car parking spaces or manoeuvring areas shall occupy more than 50% of the required front setback area.
- 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 Torren title allotment.
- i) 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).
- j) 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.



Figure 6.4.2 Examples of loading bays provided for individual units and separate from car parking and landscaped areas.

6.4.2 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 and unloading to take place wholly within the site.
- 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 leasable floor area :
 - i) up to 400 square metres shall provide a loading area to allow for a small rigid vehicle to manoeuvre on site.

6.5

Landscaping

- 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 heavy rigid vehicle to manoeuvre on site.

6.4.3 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).

6.5 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% of each 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.



Figure 6.5.1 - An Example of well landscaped industrial development.

6.6 Outdoor Storage Areas

6.6

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.



Figure 6.6.1 - An example of unacceptable solution for outdoor liquid storage area

6.7 Industrial Waste Management

6.7 Industrial Waste Management

Objective:

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

Design Requirements

- 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.
- 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.
- Adequate provision shall be made for the screening and storage of all industrial waste behind the front building setback.
- All industrial premises shall hold evidence of a contract with a licensed collector for garbage and recycling collection.

6.8 Environmental Management

6.8

Environmental Management

Objective:

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

6.8.1 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, “*Bundling 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 6.8.1 - An example of liquid storage tank.

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

6.8.2 Air Quality

Design Requirements

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

6.8

Environmental Management

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

6.8.3 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 *Department of Environment and Climate Change*) 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.

6.8.4 Stormwater and Drainage

Design Requirements

- a) All activities with the potential to pollute the stormwater system 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 a *Department of Environment and Climate Change* licensed contractor; 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 2.
 - e) Where applicable, the development shall incorporate the creation of an appropriate easement to manage stormwater in accordance with Volume 2.

6.9 Residential Interface

6.9 Residential Interface

Objectives:

- To ensure that industrial development does not have adverse impacts on the amenity of adjoining zones.
- To ensure that industries which emit significant noise pollution, odour and the like are appropriately separated from residential zones.
- 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 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.

6.10

Multi Unit Complexes

6.10 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.

Leasable Floor Area (LFA) means the sum of areas at each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls including stock storage areas but excluding loading docks, amenities, lift towers, cooling towers, plant rooms, ducts, vents, stairways and liftwells.



Figure 6.10.1 - An example of a multi-unit complex with individual loading/parking for each unit.

6.11 Subdivision

6.11

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.

6.11.1 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 average area of 4,000 square metres ; and
 - ii) a minimum street frontage width of 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 average area of 2,000sqm; and
 - ii) a minimum street frontage width of 30 metres to 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.

6.11

Subdivision

6.11.2 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.

Repealed

Part 7

Child Care Centres

Repealed

7.1 Application

7.1 Application

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

7.2 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 Community Services (DoCS) under the Children and Young Persons (Care and Protection) Act 1998 and the Children's Services Regulation 2004.

Note: Applicants are advised to consult with the Department of Community Services (DoCS) prior to lodging a development application with Council.

7.3 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.

7.3.1 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 7.3.1 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

7.3

Building Form and Character

metres in width;

v) has a building erected upon it that is constructed of materials that 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 7.3.1);

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;

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

Table 7.3.1 - A list of State roads within Campbelltown LGA.



Figure 7.3.1 - An illustration of lots that may present potential vehicular/pedestrian safety hazard.

7.3

Building Form and Character

- 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 case of emergency.

7.3.2 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 7.3.2 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 on an allotment that does not satisfy the requirements of Clauses 7.3.2 a) and b).



Figure 7.3.2 - An example of a child care centre located within a residential area that is of appropriate scale and character .

7.3.3 Streetscape

Design Requirements

- a) The design of new purpose built buildings (including façade 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 7.3.1 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

7.3

Building Form and Character

that the amenity (visual and acoustic privacy) of adjoining properties is protected.

7.3.4 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.

7.3.5 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.

7.3.6 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

7.3

Building Form and Character

demonstrating :

- i) that the noise levels generated from the 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.

7.3.7 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.

7.3.8 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 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.

7.3.9 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.

7.3.10 Additional Requirements - Industry Zones

Design Requirements

- a) The setbacks of child care centres within

7.4 Car Parking and Access

industry zones shall comply with the requirements of section 6.3.2 *Building Setbacks* within Part 6 *Industrial Development, Volume 1* of the Plan.

7.4 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.

7.4.1 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) 3.00 metres for one way traffic movement; and
 - ii) 6 metres for two way traffic movement.



Figure 7.4.1 - Illustration of car parking space, marked for people with disabilities.

- h) Driveways shall be located a minimum distance of 6 metres from the tangent point of any unsignalised 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.

7.4.2 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).

7.4.3 Emergency Evacuation

Design Requirements

- a) Development applications for child care centres

7.4 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.

Proposed

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, 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 7.5.1 - Landscaping used for shading and screening.

7.6 Play Areas

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

7.6 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's Services Regulation 2004*;
 - 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 7.6.1- Examples of a well designed, shaded out door play areas.

7.7 Advertising Signs

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

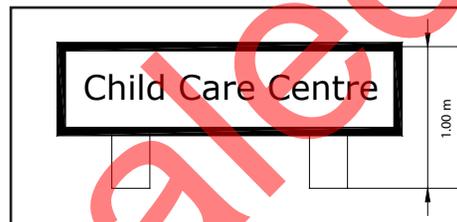


Figure 7.7.1 - Examples of acceptable signs for child care centres.

This page is intentionally left blank.

Repealed

Environmental Planning & Assessment Act, 1979

S1
Schedule 1

**Campbelltown
(Sustainable City)
Development Control Plan**

**Schedule 1
Maximum Building Heights**

Maps 1 to 4

LEGEND

Maximum Building Height

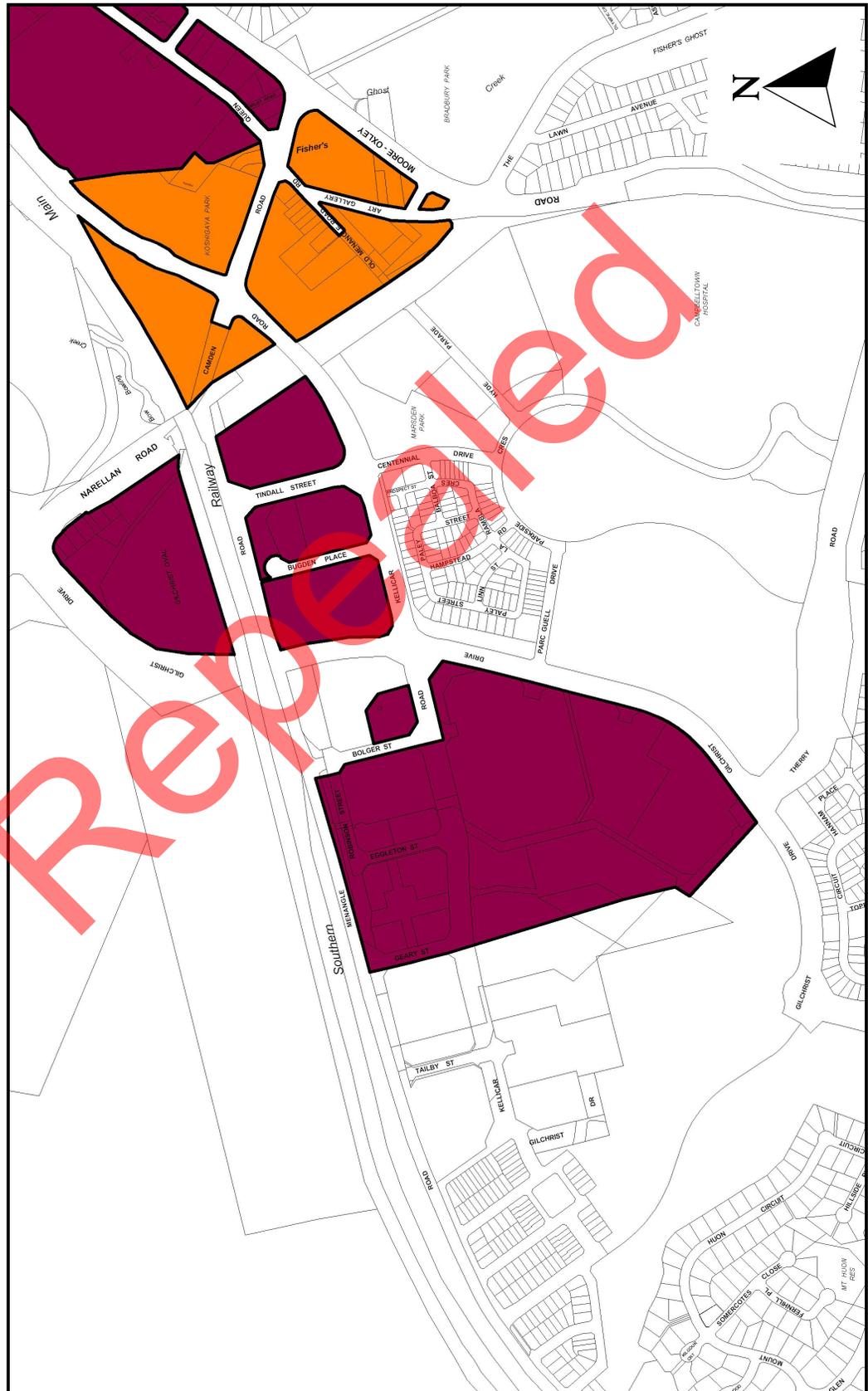
	2 storeys
	4 storeys
	6 storeys
	10 storeys

Maps compiled January 2007

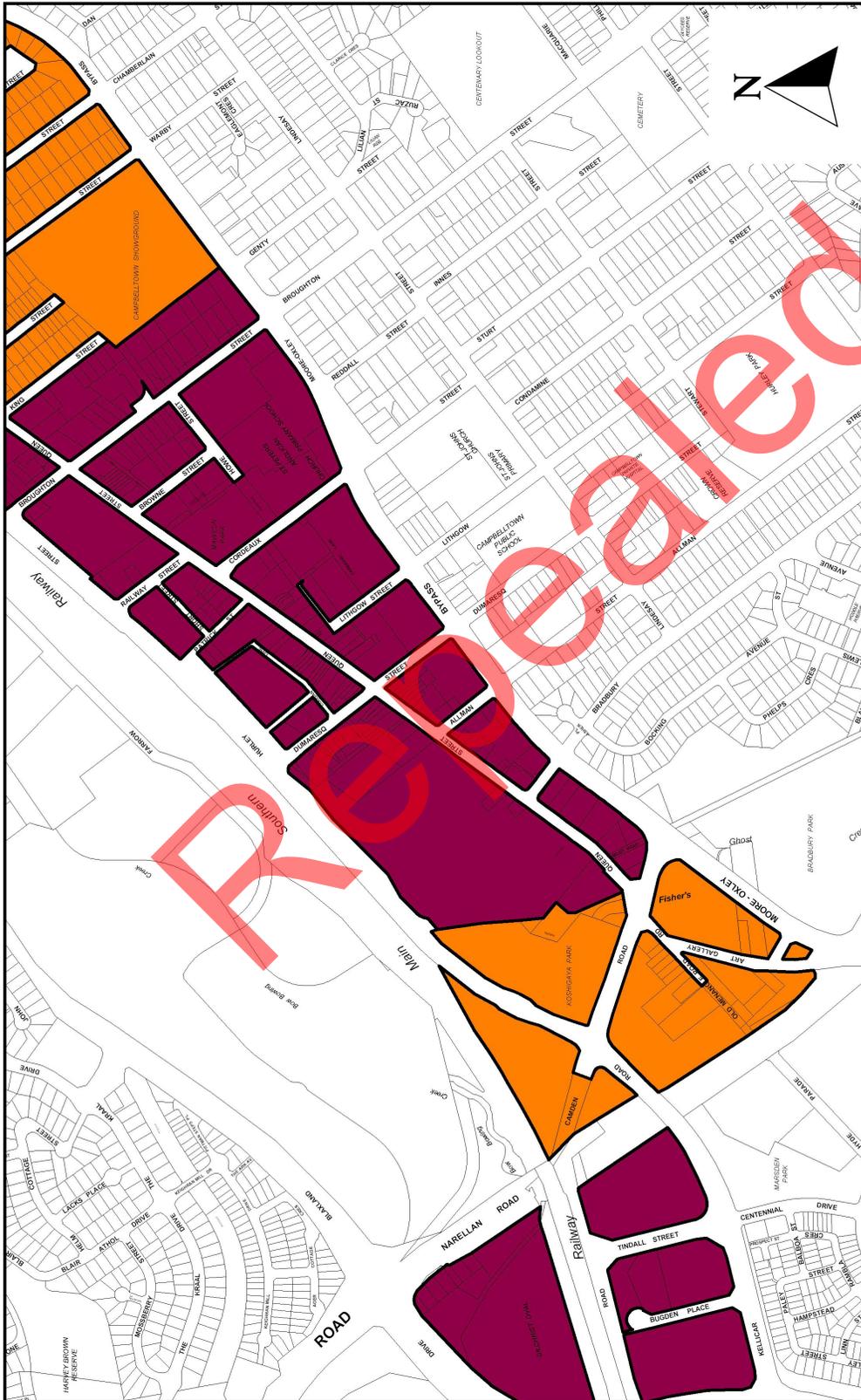
S1

Schedule 1

Map 1 - Macarthur



Map 2 - Campbelltown South



S1

Schedule 1

Map 3 - Campbelltown North



Map 4 - Ingleburn

S1

Schedule 1



This page is intentionally left blank.

Repealed

Appendix 1 - Biodiversity Management Plan

If development is likely to have a significant impact on the native flora or fauna, a biodiversity management plan (BMP) shall be prepared. A BMP shall be prepared by a suitably qualified professional to demonstrate that the following outcomes would be achieved by the development:

- i) protection and enhancement of vegetation/habitats of high conservation value;
- ii) 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;
- iii) the retention and/or the creation of vegetation links, wildlife corridors and vegetation buffers wherever possible, subject to the appropriate bush fire risk management;
- iv) the minimisation of any threats to native flora and fauna and their habitats during construction and during the operational life of the development;
- v) the minimisation of habitat fragmentation;
- vi) the safe movement of native fauna facilitated by implementing, where appropriate, speed controls of 40 km/h or less, traffic management measures and signage;
- vii) 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
- viii) ensure 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 (WMS) shall be submitted with any development application. A WMS 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 this Plan.

Noxious Weeds Campbelltown Local Government area		
Common Name	Scientific Name	Class*
African boxthorn	<i>Lycium ferocissimum</i>	4
African feathergrass	<i>Pennisetum macrourum</i>	5
African turnipweed	<i>Sisymbrium thellungii</i>	5
African turnipweed	<i>Sisymbrium runcinatum</i>	5
Alligator weed	<i>Alternanthera philoxeroides</i>	3
Anchored water hyacinth	<i>Eichhornia azurea</i>	1
Annual ragweed	<i>Ambrosia artemisiifolia</i>	5
Arrowhead	<i>Sagittaria montevidensis</i>	5
Artichoke thistle	<i>Cynara cardunculus</i>	5
Athel tree	<i>Tamarix aphylla</i>	5
Balloon vine	<i>Cardiospermum grandiflorum</i>	4
Bathurst/Noogoora/Californian/cockle burrs	<i>Xanthium species</i>	4
Black knapweed	<i>Centaurea nigra</i>	1
Blackberry	<i>Rubus fruticosus</i> aggregate species	4
Bridal creeper	<i>Asparagus asparagoides</i>	4
Bridal creeper	<i>Asparagus asparagoides</i>	5
Broomrapes	<i>Orobanche species</i> Includes all <i>Orobanche species</i> except the native <i>O. cernua</i> variety <i>australiana</i> and <i>O. minor</i>	1
Burr ragweed	<i>Ambrosia confertiflora</i>	5
Cabomba	<i>Cabomba caroliniana</i>	5
Castor oil plant	<i>Ricinus communis</i>	4
Cayenne snakeweed	<i>Stachytarpheta cayennensis</i>	5
Chilean needle grass	<i>Nassella neesiana</i>	4
Chinese violet	<i>Asystasia gangetica</i> subspecies <i>micrantha</i>	1
Clockweed	<i>Gaura parviflora</i>	5
Clockweed	<i>Gaura lindheimeri</i>	5
Columbus grass	<i>Sorghum x almum</i>	4
Corn sowthistle	<i>Sonchus arvensis</i>	5
Dodder	<i>Cuscuta species</i> Includes All <i>Cuscuta species</i> except the native species <i>C. australis</i> , <i>C. tasmanica</i> and <i>C. victoriana</i>	5
East Indian hygrophila	<i>Hygrophila polysperma</i>	1
Espartillo	<i>Achnatherum brachychaetum</i>	5
Eurasian water milfoil	<i>Myriophyllum spicatum</i>	1
Fine-bristled burr grass	<i>Cenchrus brownii</i>	5
Fountain grass	<i>Pennisetum setaceum</i>	5
Gallon's curse	<i>Cenchrus biflorus</i>	5
Giant Parramatta grass	<i>Sporobolus fertilis</i>	3
Glaucous starthistle	<i>Carthamus glaucus</i>	5
Golden thistle	<i>Scolymus hispanicus</i>	5
Gorse	<i>Ulex europaeus</i>	3
Green cestrum	<i>Cestrum parqui</i>	3
Harrisia cactus	<i>Harrisia species</i>	4
Hawkweed	<i>Hieracium species</i>	1

Horsetail	<i>Equisetum</i> species	1
Hygrophila	<i>Hygrophila costata</i>	2
Hymenachne	<i>Hymenachne amplexicaulis</i>	1
Johnson grass	<i>Sorghum halepense</i>	4
Karoo thorn	<i>Acacia karroo</i>	1
Kochia	<i>Bassia scoparia</i>	1
Lagarosiphon	<i>Lagarosiphon major</i>	1
Lantana	<i>Lantana</i> species	4
Lantana	<i>Lantana</i> species	5
Long-leaf willow primrose	<i>Ludwigia longifolia</i>	4
Long-leaf willow primrose	<i>Ludwigia longifolia</i>	5
Ludwigia	<i>Ludwigia peruviana</i>	3
Madeira vine	<i>Anredera cordifolia</i>	4
Mexican feather grass	<i>Nassella tenuissima</i>	1
Mexican poppy	<i>Argemone mexicana</i>	5
Miconia	<i>Miconia</i> species	1
Mimosa	<i>Mimosa pigra</i>	1
Morning glory (coastal)	<i>Ipomoea cairica</i>	4
Morning glory (purple/blue)	<i>Ipomoea indica</i>	4
Mossman River grass	<i>Cenchrus echinatus</i>	5
Mother-of-millions	<i>Bryophyllum</i> species and hybrids	4
Onion grass	<i>Romulea</i> species. Includes all <i>Romulea</i> species and varieties except <i>R. rosea</i> var. <i>australis</i>	5
Oxalis	<i>Oxalis</i> species and varieties. Includes all <i>Oxalis</i> species and varieties except <i>O. chnoodes</i> , <i>O. exilis</i> , <i>O. perennans</i> , <i>O. radicata</i> , <i>O. rubens</i> , and <i>O. thompsoniae</i>	5
Pampas grass	<i>Cortaderia</i> species	4
Parthenium weed	<i>Parthenium hysterophorus</i>	1
Paterson's curse, Vipers bugloss, Italian bugloss	<i>Echium</i> species	4
Pellitory	<i>Parietaria judaica</i>	4
Pond apple	<i>Annona glabra</i>	1
Prickly acacia	<i>Acacia nilotica</i>	1
Prickly pear	<i>Cylindropuntia</i> species	4
Prickly pear	<i>Opuntia</i> species except <i>O. ficus-indica</i>	4
Privet (Broad leaf)	<i>Ligustrum lucidum</i>	4
Privet (Narrow-leaf/Chinese)	<i>Ligustrum sinense</i>	4
Red rice	<i>Oryza rufipogon</i>	5
Rhus tree	<i>Toxicodendron succedanea</i>	4
Rubbervine	<i>Cryptostegia grandiflora</i>	1
Sagittaria	<i>Sagittaria platyphylla</i>	5
Salvinia	<i>Salvinia molesta</i>	3
Sand oat	<i>Avena strigosa</i>	5
Senegal tea plant	<i>Gymnocoronis spilanthoides</i>	1
Serrated tussock	<i>Nassella trichotoma</i>	4
Siam weed	<i>Chromolaena odorata</i>	1
Smooth-stemmed turnip	<i>Brassica barrelieris</i> subspecies <i>oxyrrhina</i>	5
Soldier thistle	<i>Picnomon acarna</i>	5
Spiny burrgrass	<i>Cenchrus incertus</i>	4

Spiny burrgrass	Cenchrus longispinus	4
Spotted knapweed	Centaurea maculosa	1
St. John's wort	Hypericum perforatum	4
Sweet briar	Rosa rubiginosa	4
Texas blueweed	Helianthus ciliaris	5
Water caltrop	Trapa species	1
Water hyacinth	Eichhornia crassipes	3
Water lettuce	Pistia stratiotes	1
Water soldier	Stratiotes aloides	1
Willows	Salix species. Includes all Salix species except S. babylonica, S. x reichardtii, S. x calodendron	5
Witchweed	Striga species. Includes all Striga species except native species and Striga parviflora	1
Yellow burrhead	Limnocharis flava	1
Yellow nutgrass	Cyperus esculentus	5

Class 1 - The plant must be eradicated from the land and the land must be kept free of the plant. This is an All of NSW declaration.

Class 2 - The plant must be eradicated from the land and the land must be kept free of the plant.

Class 3 - The plant must be fully and continuously suppressed and destroyed.

Class 4 - The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority.

Class 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

All Assessment of Significance shall be undertaken in accordance with DEC's Draft Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities. Refer to: http://www.nationalparks.nsw.gov.au/pdfs/tbsa_guidelines_draft.pdf

In accordance with Council's Draft Campbelltown Koala Plan of Management - Interim Arrangements when deciding whether the land contains potential koala habitat under State Environmental Planning Policy (SEPP) -No. 44 the Campbelltown Koala Habitat Planning Map must be referred to (see Appendix 3), as is the presence of Blue-Leaved Stringy-Bark E. agglomerata in addition to the criteria outlined in this SEPP.

The Map is available for view at Council's web site at www.campbelltown.nsw.gov.au.

Repealed

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 2.

Appendix 6 - Cut and Fill Management Plan

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 2}; and
- iii) all fill applied shall be Virgin Excavated Natural Material (VENM).

Appendix 7 - Water Cycle Management Plan

A7

A Comprehensive Water Cycle Management Design is required to be submitted with the development application where:

- i) the site is below the 100 ARI level;
- ii) the development site is traversed by a natural or man made watercourse or the development drains to such a watercourse on adjacent or nearby land; and
- iii) the development is deemed to be a large-scale development.

For these types of development contact Council's Customer Service Centre 02 4645 4193 to obtain the requirements and scope of the Water Cycle Management Plan. The details required will depend on the magnitude, location and sensitivity of the proposed development.

Repealed

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 relics 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 site may have potential Aboriginal heritage significance.

The AHIA shall be prepared in accordance with the NSW National Parks and Wildlife Service Draft Guidelines for Aboriginal Heritage Impact Assessment.

Repealed

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 NSW Heritage Office Guidelines as set out in Statements of Heritage Impact (prepared by the NSW Heritage Office and 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 detailed Salinity Analysis 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) initial investigation shows the site is saline.

Where a salinity analysis is required it shall include the following information:

- i) results of the initial evaluation;
- ii) description of the landscape;
- iii) description of the soil profile;
- iv) soil chemical analyses, and
- v) a Remedial Action Plan, which details;
- vi) the remediation objectives;
- vii) the process and standards by which the land will be remediated; and
- viii) specific measures that will be undertaken to reduce the risk of salinity damage to property and structures.

Repealed

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.

Repealed

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.

Repealed

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 gilliessi</i>	Bird of Paradise
<i>Convallaris majalis</i>	Lily of the Valley
<i>Dapne</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 oersica</i>	Peach Tree
<i>Rheum rhabarbarum</i>	Rhubarb
<i>Ricinus communis</i>	Castor Oil Plant
<i>Solanum nigrum</i>	Black Nightshade
<i>Solanum pseudocapsium</i>	Jerusalem Cherry
<i>Solanum</i> spp.	Potato
<i>Tabernaemontana</i> spp.	Crepe Jasmine
Carolina jasmine	<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>Acokantheria</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
Castanospreum 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)
Brunsfelsia spp.	Yesterday, Today, Tommorrow
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

Spathiphyllum spp.	Peace Lily, Madonna Lily
Vinca major	Vinca
Datura stramonium	Thornapple
Nicotiana glauca	Tree Tobacco
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.