

Campbelltown (Sustainable City) Development Control Plan 2015



VOLUME 2

Site Specific DCPs

Part 11: Caledonia DCP

Creating Campbelltown's Future 2025



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11.1 Application

11.1 Application

This Part sets out controls for land known as the Caledonia Precinct as shown in Figure 11.1.



Figure 11.1 - Caledonia

11.1.1 Purpose of this Part

The purpose of this Part is to establish a supplementary planning framework (beyond the general provisions of the Campbelltown Sustainable city DCP) for achieving the Council endorsed vision for the Caledonia precinct, through the establishment of issue specific objectives and controls. In doing so it provides a platform against which Council will assess future development applications in the Caledonia Precinct.

11.1.2 Relationship to other parts of the DCP

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

11.1.3 The Vision

In particular, this part should be read in conjunction with the following parts of Volume 1 of the Campbelltown (Sustainable) City Development Control Plan:

- Part 2 Requirements Applying to All Types of Development
- Part 3 Low and Medium Density Residential Development and Ancillary Residential Structures
- Part 4 Rural Residential Development and Ancillary Rural Residential Structures
- Part 8 Child Care Centres

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

Where there is an inconsistency between Volume 2, Part 11 and any other part of this Development Control Plan, Volume 2, Part 11 applies to the extent of the inconsistency.

The Caledonia Precinct will form a low density urban transition between the rural and woodland Edgelands hinterland to the east of the site, and the varying low to medium density urban environment of Ingleburn extending from the west of the site to the railway line.

The subdivision of the Caledonia Precinct will comprise a mix of lot types of a typical minimum lot size of 500sqm, surrounded by 1000sqm large lots fronting Oxford Road to the north, and 2000sqm lots to the Bensley Road frontage.

Full development of the precinct will allow for approximately 170 residential lots. While not specifically planned as such it is possible that some of these lots could include secondary dwellings such as granny flats.

Caledonia will be characterised by tree lined streets with integrated WSUD elements and environmentally responsible development. It will be highly permeable and include quality pathways, direct connections, attractive and safe streets which encourage walking and cycling.

The natural environment provides a visual backdrop and access to open space for the residents. New development will integrate with the existing characteristics, surrounding land uses and will take into consideration the heritage building to the South of the site.

11.2

Key Development Objectives

11.2 Key Development Objectives

Objective:

- To create a transition between the rural/woodland known as the Edgelands to the east of the precinct and the low to medium density urban environment of Ingleburn.
- To develop the precinct in a way that respects and builds on the existing landscape character of the site and surrounds.
- To provide a mix of lot sizes, ranging from 2,000 to 500 sqm, to provide for a diverse residential community.
- To encourage walking and cycling through the precinct and to create a safe and walkable neighbourhood.
- To provide a highly permeable road network that creates a clear road hierarchy and provides convenient and safe links throughout the precinct.
- To encourage the use of public transport, allowing for the extension of bus services into the precinct.
- To protect areas of significant vegetation located within the precinct including the woodland area on the corner of Oxford Road and Mercedes Road and the large trees on Oxford Road.
- To provide areas of open space that all well connected and provide opportunities for passive and active recreation.
- To create a safe and secure environment with high levels of passive surveillance of the public domain.
- To preserve and respect the heritage values of the stone cottage fronting Mercedes Road.

Controls

- 1) All development is to be undertaken generally in accordance with the Structure Plan at Figure 11.2 and the objectives and development controls set out in this Part.
- 2) Where variation from the Structure Plan is proposed, the applicant is to demonstrate that the proposed development is consistent with the Vision and Development Objectives for the precinct set out in Section 11.1.3 and 11.2 of this part.

11.2 Key Development Objectives

- 3) Lower density housing is to be located on large 'rural style' lots fronting Oxford and Mercedes Road.
- 4) Typical housing is to be located on 500sqm lots, some with dual frontage on primary streets enabling garage-free frontages.
- e) The Woodland area on the corner of Oxford Road and Mercedes Road is to be preserved.

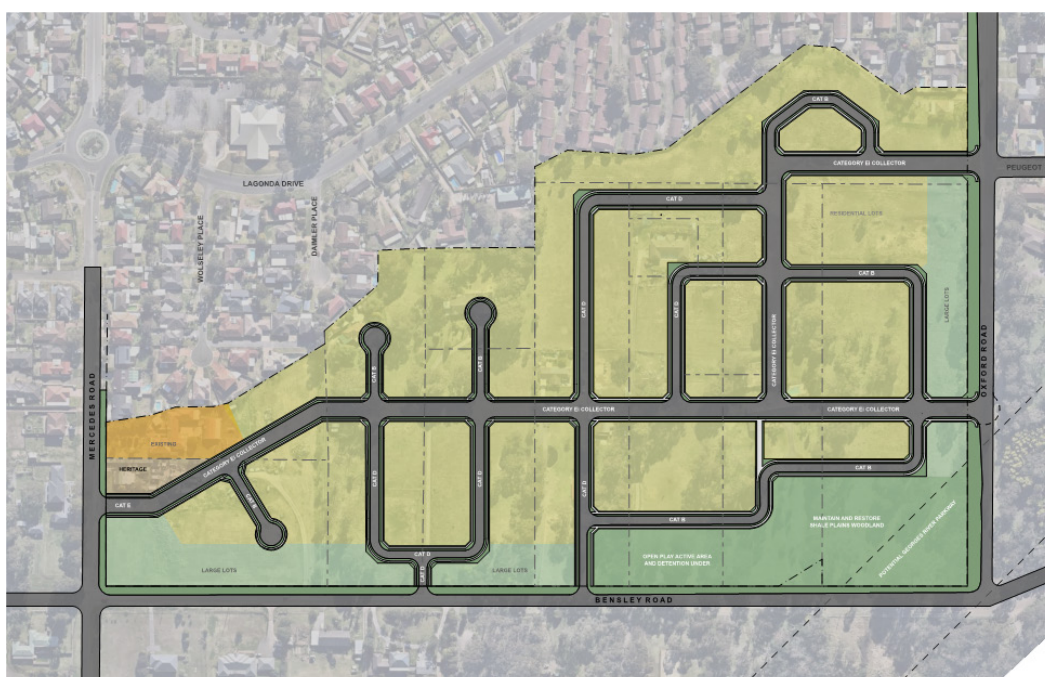


Figure 11.2 - Structure Plan

11.2

Staging

11.2.1 Staging

Objective:

- To develop the land in an orderly manner and provide for reasonable flexibility.
- To ensure the sufficient provision of infrastructure is in place prior to the release of land.
- To mitigate against adverse impacts on nearby/neighbouring properties and the public realm.

Controls

- 1) The various stages may be developed concurrently, provided adequate service infrastructure can be provided to support each stage.
- 2) Each released stage should have contiguous vehicular access to an existing street network.
- 3) Adverse drainage/stormwater and land form impacts shall be avoided in respect of nearby/neighbouring properties and the public realm.

Objectives

- Provide a highly permeable road network that creates a clear road hierarchy and facilitates safe, convenient and legible access.
- Provide safe and accessible connections to the existing road network.
- Provide access to a bus route to service the precinct.
- Ensure carriageways and verges match the function of the road.
- Provide adequate land within verges for infrastructure, landscaping and pathways.

Controls

1. Development of the street network and access to the existing road network is to be undertaken generally in accordance with the Street Network Plan at Figure 11.3.
2. Each street type shall be designed and constructed according to Campbelltown (Sustainable City) Development Control Plan 2009 Volume 2 Engineering Design for Development.
3. Alternative street designs may be permitted on a case-by-case basis if the functional objectives and requirements of the street design are maintained and the outcome is in accordance with the Campbelltown City Council Engineering Design Guide for Development.
4. The design of the local street network is to:
 - a. Create a safe environment for walking and cycling with safe crossing points;
 - b. Encourage a low-speed traffic environment;
 - c. Optimise solar access opportunities for dwellings;

11.3

Street and Public Transport Network

- d. Take into account the site's topography and view lines;
 - e. Provide frontage to maximise surveillance of open space;
 - f. Facilitate wayfinding and place making opportunities by taking into account streetscape features; and
 - g. Be characterised by a street tree canopy
 - h. Retain existing trees, where appropriate, within the road reserve.
 - i. Make provision for the integration of WSUD where appropriate.
5. An extension of Bus Route 873 is to be investigated and integrated with the Structure Plan.

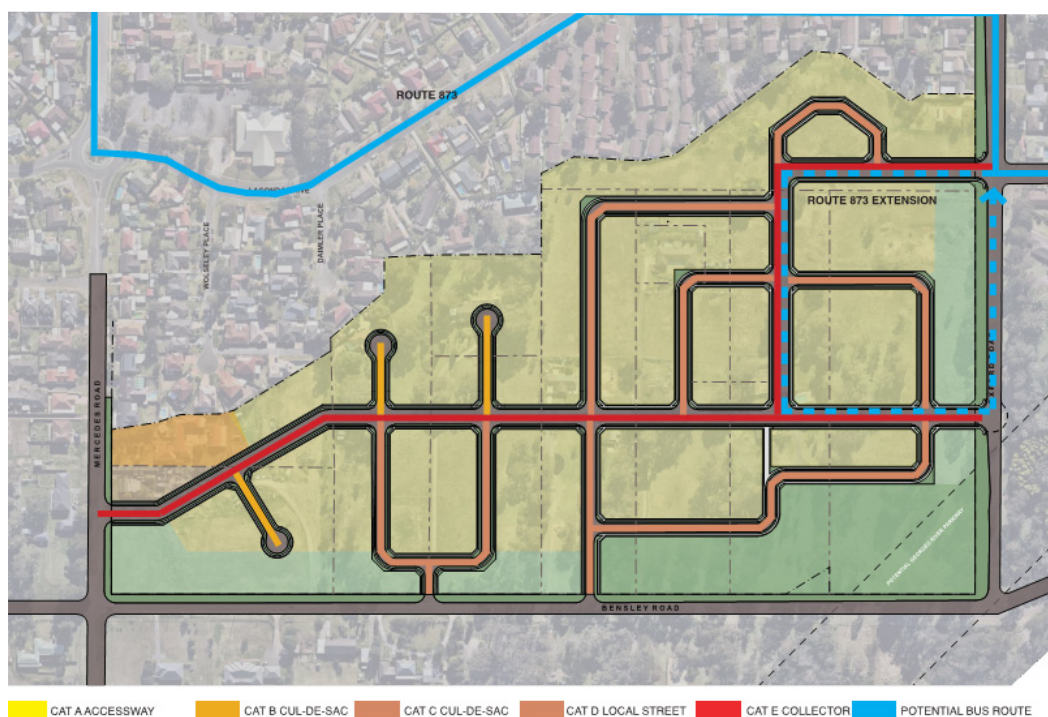


Figure 11.3 - Street Network Plan

11.4 Public Open Space and Landscaping

11.4

Public Open Space and Landscaping

Objectives

- Maintain the landscape character of the precinct through retention of significant trees and planting.
- Position and design open space areas to retain areas of significant vegetation.
- Provide open space that is accessible, useable and safe for a range of users.
- Incorporate an open active play area within the precinct.
- Provide a landscape transition between the existing development of Ingleburn and the bushland of Georges River.
- Optimise Koala Habitat retention.

Controls

1. Provision of open space areas is to be undertaken generally in accordance with the Landscape Plan at Figure 11.4.
2. The minimum area for the public open space within the development of the Caledonia Precinct shall be 17,786sqm.
3. Public open space should accommodate an active play area to encourage active lifestyles.
4. A Vegetation Management Plan and Landscape Concept Plan outlining the management and design of public open space areas is to be submitted and implementation commenced with the first subdivision application for land within the precinct.
5. The Vegetation Management Plan must outline:
 - a. How the Shale Plains Woodland area located within the precinct will be preserved and maintained; and
 - b. How any areas of potential koala habitat shall be protected and enhanced.

11.4

Building Setbacks

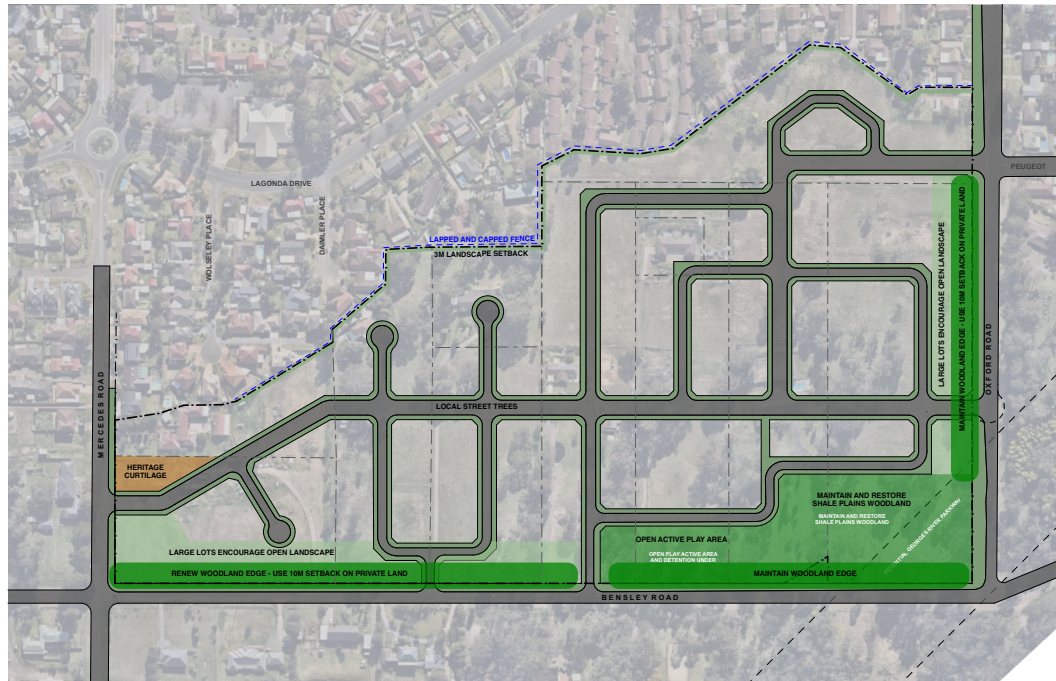


Figure 11.4 - Landscape Plan

11.5 Building Setbacks

Objectives

- Retain the landscape character of the precinct through appropriate building setbacks and landscaping.
- Maintain and enhance the existing bushland character fronting Bensley and Oxford Roads.

Controls

1. Properties fronting Bensley and Oxford Road shall have a front setback of 10m that includes 60% soft landscaping.
2. The rear setback of properties adjoining the existing development of Ingleburn (the north west of Caledonia) shall maintain a minimum of 80% soft landscaping.
3. All other setbacks are to be provided in general accordance with the relevant provisions of Volume 1 of the DCP.

11.5

Private Property Vegetation Management

11.6 Private Property Vegetation Management

Objectives

- Ensure conservation of retained remnant Vegetation.
- Ensure landscaping on allotments is in keeping with the surrounding landscape context.

Controls

1. A Vegetation Management Plan for properties facing Bensley and Oxford Road shall be prepared and submitted with the first subdivision application that relates to these lots. Subdivision of these lots shall include Section 88b Covenants to reflect the plan.
2. The Vegetation Management Plan must outline measures to maintain and enhance the existing bushland character fronting Bensley and Oxford Roads and balance the Asset Protection Zone requirements.
3. Significant trees within each allotment are to be retained where possible.

11.7 Heritage

Objectives

- Ensure areas identified as archaeologically or culturally significant are managed appropriately.
- Protect heritage values associated with the Caledonia Stone Cottage.
- Establish a public domain and urban character that respects and interprets the cultural heritage of the site and context.

Controls

1. The original Caledonia stone cottage fronting Mercedes Road is to be protected by a curtilage as shown on Figure 11.5.
2. An Aboriginal Cultural Heritage assessment is to be submitted

11.6 Heritage

with development applications for subdivision or resulting in land modification within the precinct.

3. The curtilage and development parameters contained in “Heritage Assessment and Statement of Heritage Impact” prepared by GBA Heritage shall be addressed in respect of the local heritage item and development in the vicinity.

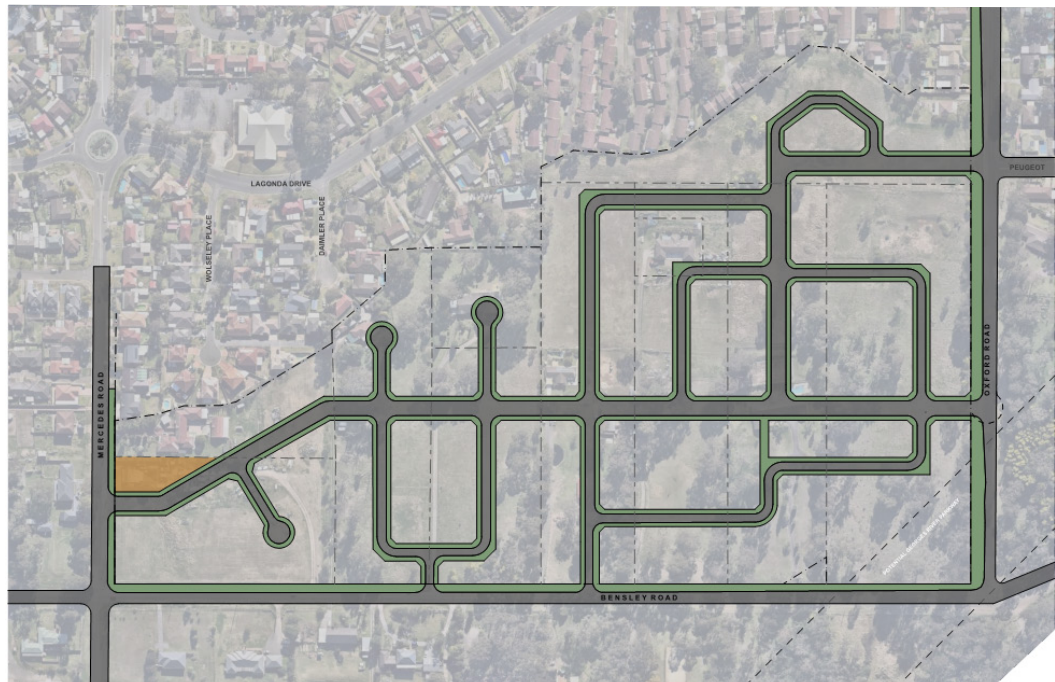


Figure 11.5 -Heritage Curtilage

11.8 Asset Protection Zones

11.7

Asset Protection Zones

Objectives

- To prevent loss of life and property due to bushfires by providing for development compatible with bushfire hazard.
- To encourage sound management of bushfire-prone areas.
- To manage bush fire risks while maintaining the character of Shale Plain Woodlands and potential Koala Habitat particularly near the corner of Oxford and Bensley Roads.

Controls

1. The location and width of Asset Protection Zones (APZs) are to be provided generally in accordance with the Figure 11.6.
2. Where Asset Protection Zones are required, a Section 88B Instrument on the affected lot is to be included to require the use of 'Private Property Vegetation Management Plan.'
3. Public Open Space Asset Protection Zones shall be managed according to 'Public Open Space Vegetation Management Plan.'
4. Reference is to be made to the current enforced version of Planning for Bushfire Protection in subdivision planning and design and development.
5. APZs and construction standards are to be accurately mapped and detailed for each affected lot on plans submitted with the development application.

11.8

Asset Protection Zones

6. APZs:
 - a. Are to be located wholly within the Precinct or within Bensley or Oxford Road;
 - b. May incorporate roads and flood prone land;
 - c. May be used for open space and recreation subject to appropriate fuel management;
 - d. Are to be maintained in accordance with the guidelines of the current enforced version of Planning for Bushfire Protection; and
 - e. may incorporate private residential land, but only within the building setback (no dwellings are to be located within the APZ).
7. Where an allotment fronts and partially incorporates an APZ, it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88B instrument.
8. Temporary APZs, identified through a Section 88B instrument, will be required where development is proposed on allotments next to undeveloped land that presents a bushfire hazard. Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and shall cease.
9. Reticulated water is to meet the standards contained within the current enforce version of Planning for Bushfire Protection. Water supply is to be via a ring main system, engineered to the requirements of Australian Standard 2419.1-1994 Fire Hydrant Installations.

11.8

Asset Protection Zones

- Buildings adjacent to APZs are to be constructed in accordance with the requirements of the current version of Planning for Bushfire Protection and Australian Standard 3959-1999-Construction of Building in Bushfire Prone Areas.

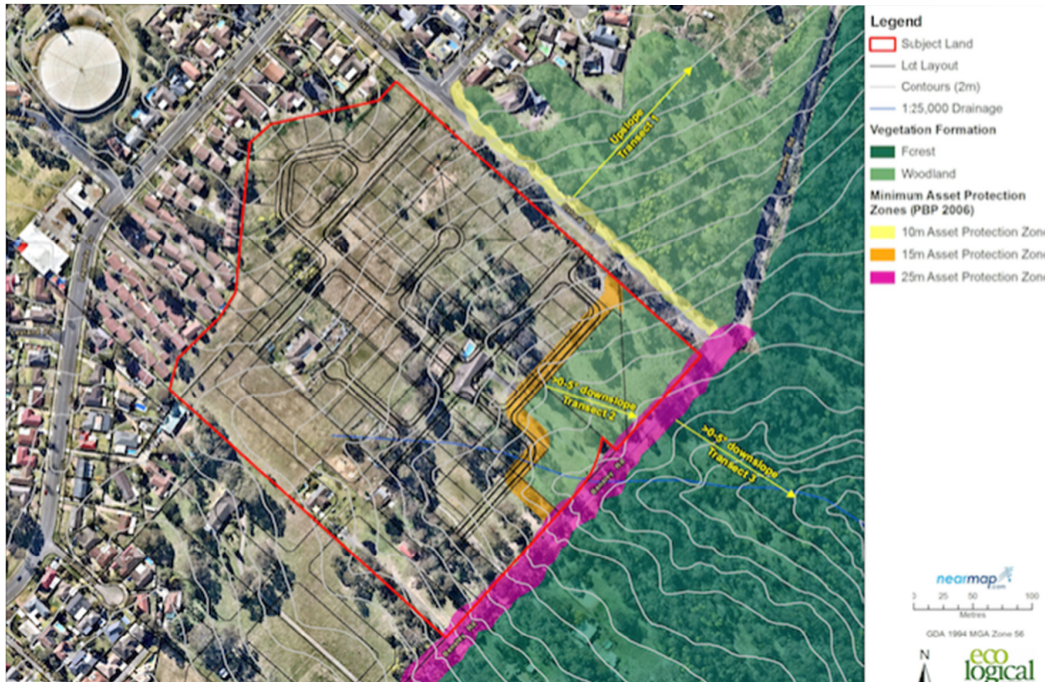


Figure 11.6 -Asset Protection Zones

11.8

Stormwater Management and Water Quality

11.9 Stormwater Management and Water Quality

Objective:

- To avoid adverse impacts from stormwater runoff on other properties as a result of development in the catchment.
- To minimise potable water consumption and maximise re-use of stormwater within urban areas.
- To maintain and enhance the quality of natural water bodies.
- To incorporate principles of Water Sensitive Urban Design (WSUD).

Controls

1. A WSUD Strategy is to be prepared for the precinct and submitted with the first development application for subdivision within the Precinct.
2. The WSUD Strategy is to incorporate use of the following:
 - a. On lot rainwater tanks with allocated stormwater retention
 - b. Subterranean detention through oversized stormwater infrastructure within road reserves
 - c. Gross pollutant traps
 - d. Provision for a constructed wetland or rain garden (capable of servicing entire precinct catchment).
3. The integrated stormwater management system shall aim to achieve the “Landcom Water Quality Stretch Target.”

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