

**Campbelltown (Sustainable City) Development Control Plan (Amendment No. 17) 2021**

Under Section 3.43(4) of the Environmental Planning and Assessment Act 1979, this Campbelltown (Sustainable City) Development Control Plan (Amendment No. 17) 2022 amends Campbelltown (Sustainable City) Development Control Plan (Amendment No 8) 2019 (the Plan) in the following Manner:

1. Volume 2 Site Specific Development Control Plans: Part 7 Mt Gilead is modified as detailed on the following pages.

# Volume 2: Site Specific Development Control Plans

## Part 7 Figtree Hill

List of Amendments to the Plan:

<b>Amendment No</b>	<b>Date of Adoption by Council</b>	<b>Effective Date</b>
Amendment No 8	14 April 2020	4 May 2020
Amendment No 17	12 April 2022	26 April 2022

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

**Volume 2  
Site Specific  
Development Control Plans**

**Part: 7  
Figtree Hill**

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## **1. INTRODUCTION**

### **1.1. Land to which this Development Control Plan Applies**

This Part applies to the land identified in Figure 1.

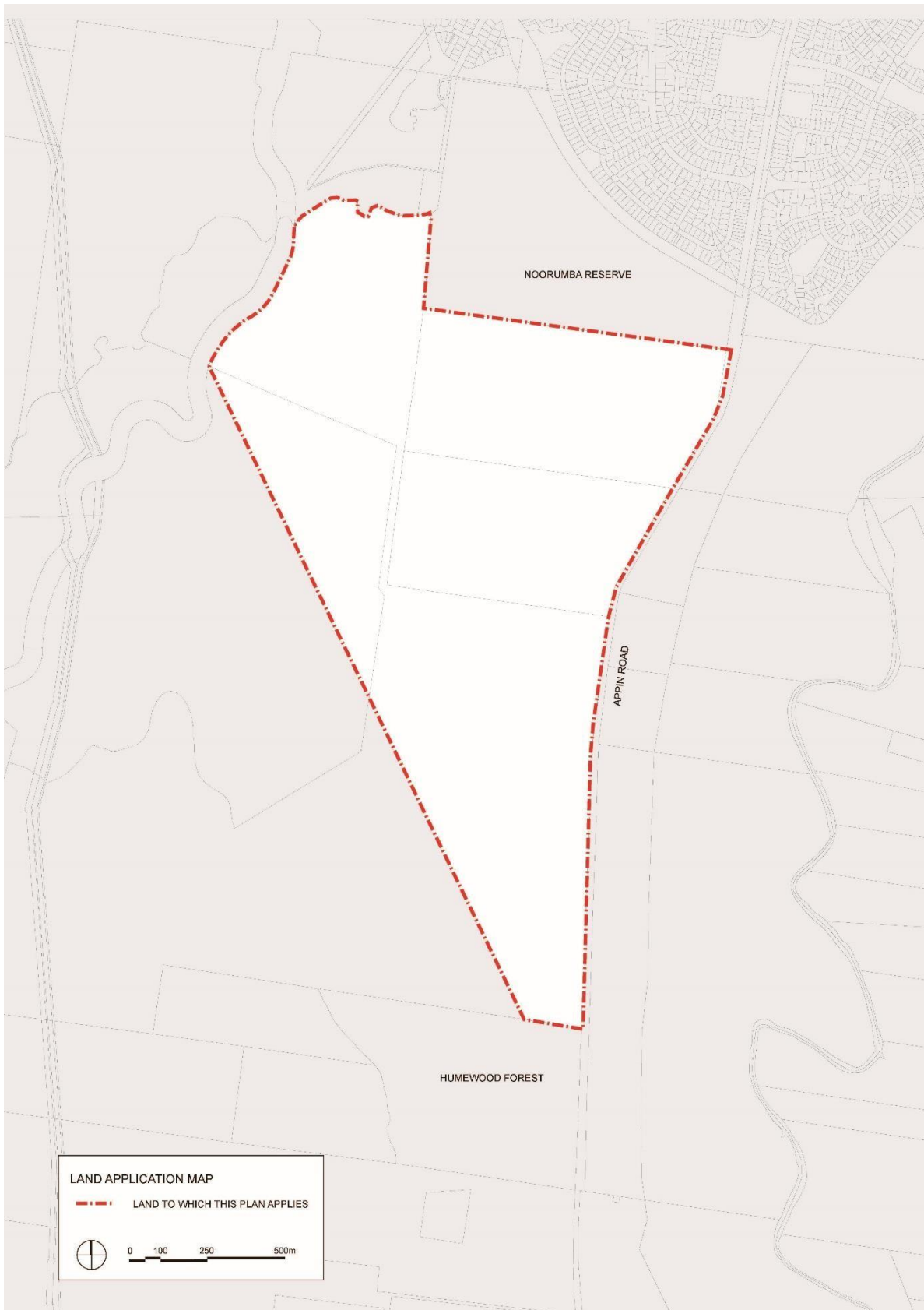
This Part establishes additional provisions for Figtree Hill. When a development control is not specified in this Part, development should be consistent with all other relevant controls of Volume 1 Campbelltown (Sustainable City) DCP. Where there is an inconsistency between Part 7 and any other Part of this Development Control Plan, Part 7 applies to the extent of the inconsistency.

The arrangement of controls in this section does not represent any particular order of priority or importance. Maps and diagrams in this Part are indicative only.

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

# Part 7 FIGTREE HILL

Figure 1: Land to which this DCP applies



**1.2. Campbelltown LEP Compliance Table**

This DCP is intended to satisfy Clause 6.3 of Campbelltown Local Environmental Plan 2015, as it applies to the subject land.

**Table 1: Consistency with Clause 6.3**

<b>CLEP 2015 Clause 6.3 Requirement</b>	<b>Relevant Provision / Control</b>
(a) A staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing.	Development may be undertaken in a single stage (as shown in Figure 1A, staging plan) or in any number of substages provided that development reflects the progressive delivery of road, utility and local infrastructure over the land. Development may be undertaken pursuant to several development applications with an explanation of how this is compatible with the delivery of infrastructure.
(b) An overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclist.	This infrastructure shall be provided in accordance with Section 3.2 (including, without limitation, consistency with the details in Figures 4, 5 and 6).
(c) An overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain.	All development shall be undertaken in accordance with Section 3.3 (including, without limitation, consistency with the details in Figure 7).
(d) A network of passive and active recreational areas.	All development shall be undertaken in accordance with Section 3.3 (including, without limitation, consistency with the details in Figure 7).
(e) Stormwater and water quality management controls.	All development shall be undertaken in accordance with the Campbelltown City Council Engineering Design Guide for Development.  Section 2.18 of Volume 1 of CSCDCP
(f) Amelioration of natural and environmental hazards, including bushfire, flooding and site contamination and in relation to natural hazards, the safe occupation of and evacuation	<u>Bushfire</u>  All future development is to comply with the NSW Rural Fire Service's Planning for Bushfire Protection. This includes the provision of suitable asset protection zones and appropriate maintenance of vegetated open space areas.

**Part 7  
FIGTREE HILL**

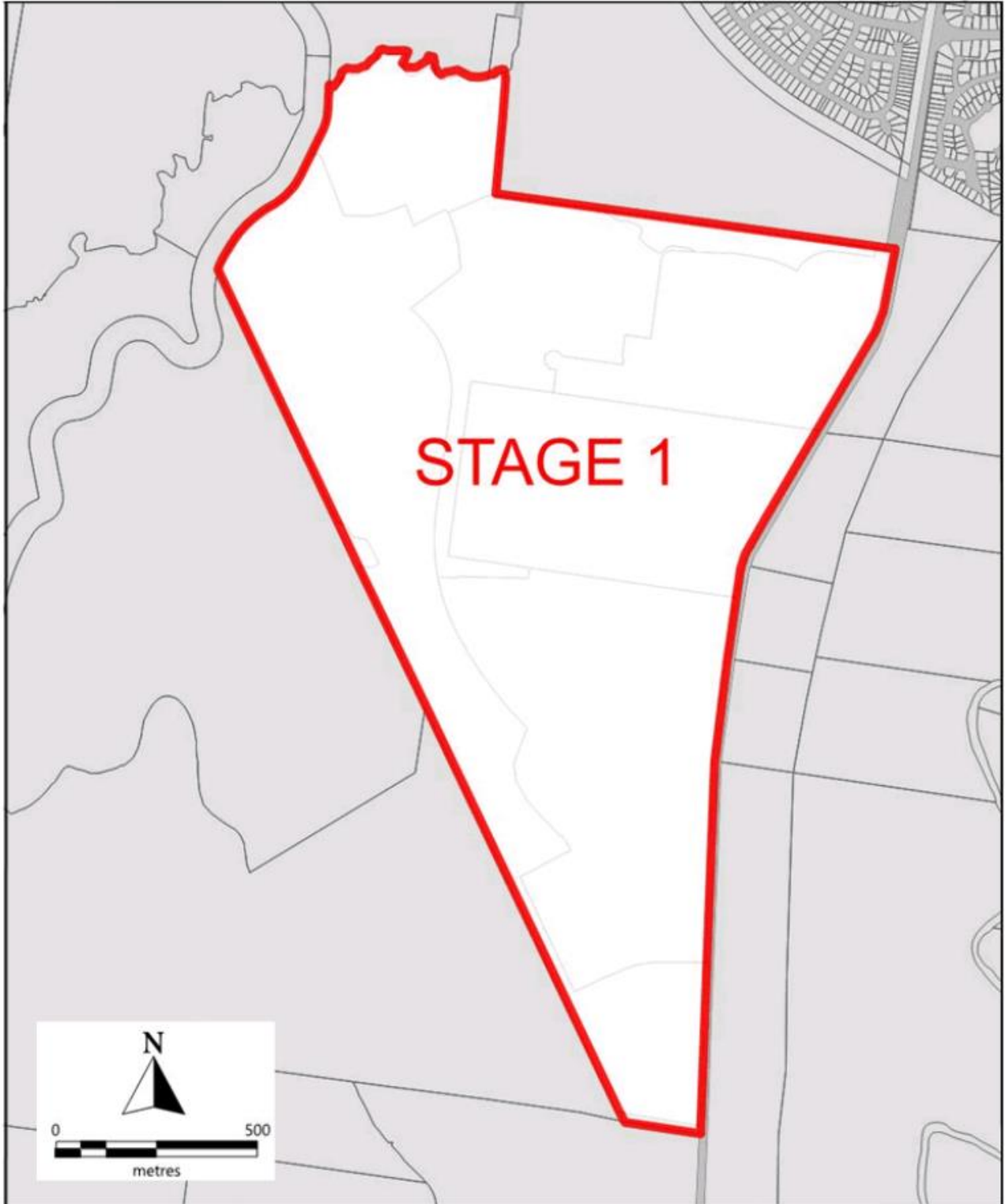
<p>from, any land so affected.</p>	<p><u>Flooding</u> All future development is to comply with Council's Engineering Design Guides for development.</p> <p><u>Contamination</u> All future development is to comply with State Environmental Planning Policy No. 55 – Remediation of Land.</p> <p><u>Mine Subsidence</u> All future development is to comply with the requirements of NSW Subsidence Advisory.</p>
<p>(g) Detailed urban design controls for significant development sites.</p>	<p>All development must address the matters under Section 3.1 including consideration of the principles provided in Figure 3, Section 3.4, Section 3.5 and be consistent with low density residential development control in Volume 1, Part 3. Where there is an inconsistency, Sections 3.4 and 3.5 of this part of the DCP prevail.</p> <p>Development in the vicinity of the "One Tree Hill" site shall be undertaken in accordance with Section 3.3 (including, without limitation, consistency with the details in Figure 7) and the objectives of the RU2 Rural Landscape Zone in which it is located.</p> <p>All development shall be undertaken in accordance with Section 3.1 (including, without limitation, consideration of the principles provided in Figure 3).</p>
<p>(h) Measures to encourage higher density living around transport, open space and service nodes.</p>	<p>Any development must locate smaller high density residential types of development around transport, open space and service nodes in accordance with Section 3.4.</p>
<p>(i) Measures to accommodate and control appropriate neighbourhood commercial and retail uses.</p>	<p>Commercial and retail development shall be concentrated in the B1 Neighbourhood Centre Zone within the precinct and must be undertaken in accordance with the objectives of B1 Neighbourhood Centre Zone and Volume 1, Section 6 of the Campbelltown (Sustainable City) Development Control Plan 2015.</p>
<p>(j) Suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.</p>	<p>Public facilities and services are to be provided in the B1 Neighbourhood Centre Zone and shall be provided in accordance with Council's Engineering Design Guide for Development.</p>



## Part 7 FIGTREE HILL

**Note:** Unless otherwise specified, a reference to a section or figure is a reference to the corresponding section or figure in this Volume 2, Part 7 of Campbelltown (Sustainable City) Development Control Plan.

**Figure 1A: Figtree Hill Staging**



**Note:** Multiple Sub-stages may occur under the initial stage.

## **2. VISION AND DEVELOPMENT OBJECTIVES**

### **2.1. Vision for Mt Gilead**

Mt Gilead will be a high quality residential estate set within a rural landscape setting. When completed, Mt Gilead will contain approximately 1,700 detached dwellings and a population of around 5,000 people. Mt Gilead will contain significant bushland parks providing attractive recreation areas and a pleasing setting for residential development. A small community hub co-located with open space will be provided in a central location to provide a focal point for the community.

European heritage will be interpreted through street layout and open space provision, providing an insight into land use patterns and significant early settlers. Known areas of Aboriginal cultural heritage will be protected.

Access will be provided from two main entries off Appin Road. The rectilinear subdivision layout will provide legible connections, maximise accessibility and transport choice, and offer alternative trips via walking and cycling.

Housing will typically be detached single and two storey dwellings on a range of lot sizes to provide choice and diversity. Smaller lots will be located in areas of special character such as close to open spaces, the community hub and bus route.

### **2.2. Key Development Objectives**

*Key Development Objectives for Mt Gilead are to:*

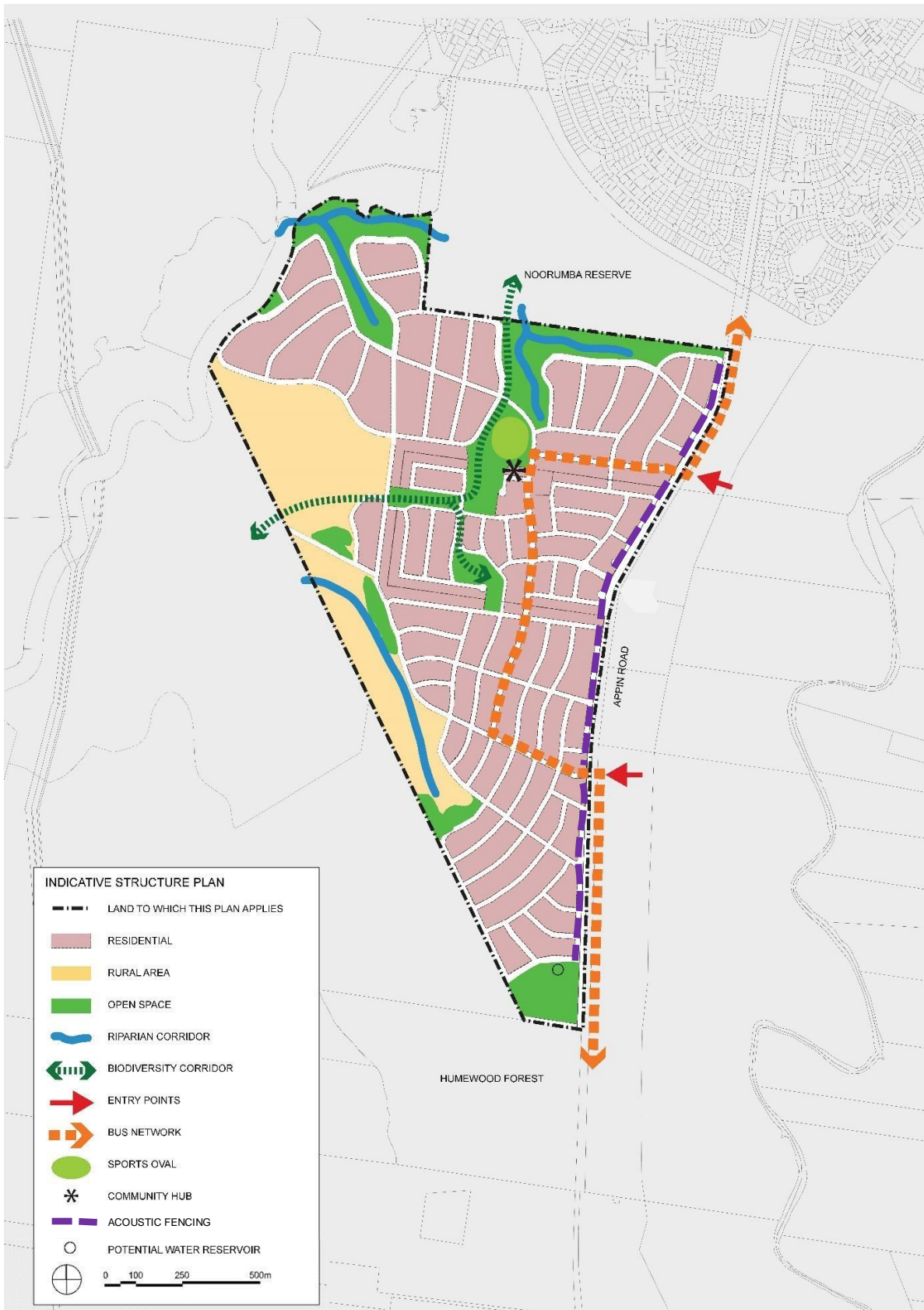
- Create an environmentally and socially sustainable residential estate at Mt Gilead that provides housing diversity and choice within the Campbelltown local government area.
- Provide a broad variety of lot sizes.
- Ensure all development achieves a high standard of urban and architectural design.
- Promote walking and cycling, and provide good access to public transport.
- Maximise opportunities for future residents to access and enjoy the outdoors.
- Protect riparian corridors and significant vegetation.
- Provide for the establishment of a biodiversity corridor to allow for the movement of fauna from Noorumba Reserve through the subject site to connect with the Nepean River corridor and the Beulah biobanking site.
- Respect the heritage significance of the Mount Gilead homestead site including the outbuildings, mill and dam and their setting.

#### **Controls**

1. Development of Mt Gilead is to be generally consistent with the Indicative Structure Plan shown in Figure 2.

# Part 7 FIGTREE HILL

Figure 2: Figtree Hill Indicative Structure Plan



### **3. DEVELOPMENT PRINCIPLES AND CONTROLS**

#### **3.1. Heritage and Views**

##### ***Objectives***

- Interpret the rural landscape values of the site and surrounding locality.
- Where possible, retain and enhance European heritage through its integration into the development of Figtree Hill.
- Retain the regional views to hills to the west from within the subdivision to retain the visual context of the landscape's prior land uses and heritage values.
- Retain the 'bald' character of One Tree Hill above the background skyline when viewed from The Old Mill, with a single landmark tree.
- Recognise the State Heritage Listing of the Upper Canal

##### ***Controls***

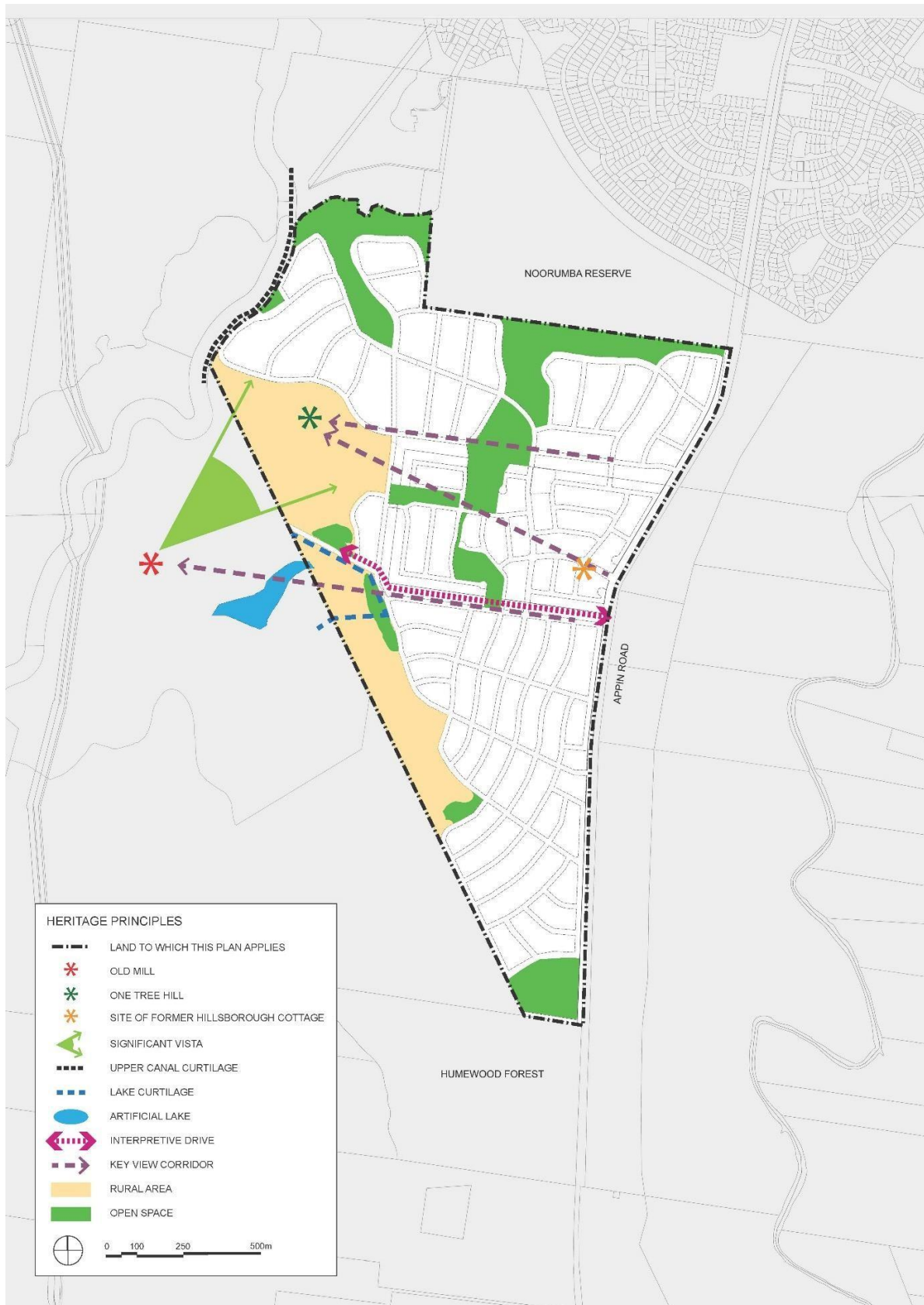
1. Development of Mt Gilead is to be consistent with the heritage principles identified in Figure 3 Heritage Principles Plan. The following specific measures are to be incorporated into the subdivision design:
  - i. An interpretation of the historic carriageway alignment from Appin Road to the Mt Gilead homestead at the existing entrance to the Mt Gilead Property as shown in Figure 3 Heritage Principles Plan. This should include land mark specimen tree planting.
  - ii. Retention of One Tree Hill as a grassed knoll with a single tree.
  - iii. Interpretation of the former Hillsborough Cottage is to be provided in the general vicinity as identified in Figure 3 Heritage Principles Plan. This may include landscaping, signage, walling or/and the erection of a commemorative plaque.
  - iv. Be consistent the with the Upper Canal State Heritage curtilage.
2. Landscape screening is to be provided in the locations identified in Figure 7 Indicative Landscape Strategy to:
  - i. Ensure that housing at Mt Gilead is not visible when viewed from the Old Mill.
  - ii. Interpret the original landscape setting around the lake when viewed from the Old Mill.
3. Where possible, the key view corridors identified from the indicative locations in Figure 3 Heritage Principles Plan to the Old Mill and One Tree Hill are to be retained and interpreted.
4. When the subdivision street pattern and open space locations are finalised, a site review will be required to confirm that important views to the west are retained and interpreted within the public domain (streets and parks). These locations will be identified on the plans submitted with development applications for subdivision.

**Note:** Methods to retain and interpret views include:

- Using trees species that will not block views when mature.
- Placement of seating and/or interpretive signage at the viewpoints that explains the view and its significance in the context of the locality's cultural and natural heritage.



**Figure 3: Heritage Principles Plan**



### **3.2. Street Network and Public Transport**

#### ***Objectives***

- Provide a clear hierarchy of interconnected streets that enables safe, convenient and legible access.
- Provide easily accessible connections to Appin Road.
- Ensure carriageways and verges match the function of the road.
- Provide adequate land within verges for infrastructure, landscaping and pathways.
- Facilitate use of public transport with suitable seating and adequate road widths.
- Provide a clear pedestrian and cycle network that provides links between bus stops, the community hub and open space areas.
- Provide a connected, convenient, efficient and safe network of pedestrian and cycle shareways.
- Promote the efficient use of land by allowing pedestrian and cycle shareways located within open spaces wherever practical.

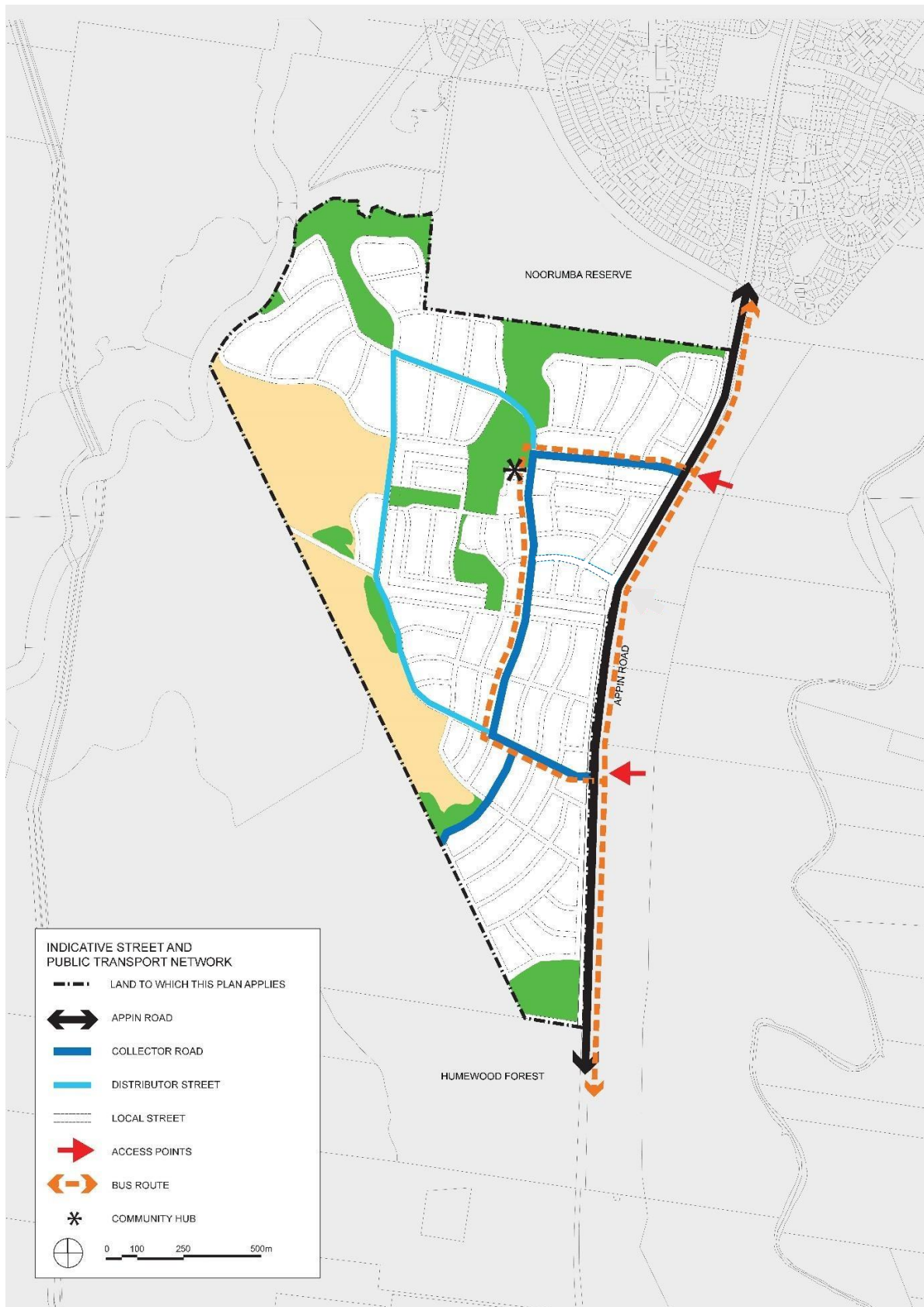
#### ***Controls***

1. The design of the local street network is to:
  - i. facilitate walking and cycling and enable direct local vehicle trips;
  - ii. create a safe environment for walking and cycling with safe crossing points;
  - iii. encourage a low-speed traffic environment;
  - iv. optimise solar access opportunities for dwellings;
  - v. take into account the site's topography and view lines;
  - vi. provide frontage to and maximise surveillance of open space;
  - vii. facilitate wayfinding and place making opportunities by taking into account streetscape features; and
  - viii. retain existing trees, where appropriate, within the road reserve.
2. Two entrances are to be provided off Appin Road generally in accordance with the locations identified in Figure 2 Mt Gilead Indicative Structure Plan and Figure 4 Indicative Street Network and Public Transport.
3. The public street network is to be provided generally in accordance with Figure 4 Indicative Street Network and Public Transport.
4. Street design is to comply with the minimum standards in the cross-sections detailed in Figure 5 Indicative Street Cross Sections.
5. Where bus bays are required on the Collector Road, the carriageway must be widened to accommodate a 2.5m wide bus parking bay.
6. 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.
7. All kerbs are to be barrier kerbs.
8. Pedestrian paths and cycle ways within Open space should be well connected to the local road network.

9. Cul-de-sac streets will only be permitted where there are physical constraints such as sloping land, riparian corridors and bushland. Verges abutting open space and riparian areas may be reduced to 1m in width providing no servicing infrastructure is installed on the non-residential side of the road.
10. Appropriate seating or shelters shall be provided at bus stops.
11. Footpaths must be provided on at least one side of every street, except on the collector road where a footpath must be provided on both sides, unless it can be located within adjacent open space.
12. Pedestrian and cycle network is to be provided in accordance with Figure 6 Indicative Pedestrian/Cycle Network, and is to:
  - i. provide safe and convenient linkages between residences and open space systems, neighbourhood shops, the community facility and the bus route;
  - ii. respond to the topography and achieve appropriate grades for safe and comfortable use where possible; and
  - iii. comply with the requirements of Campbelltown City Council Engineering Design Guide for Development.
13. Street trees are to be provided in a manner consistent with the Indicative Street Tree Hierarchy at Appendix 1.
14. A 10m wide Landscape Green Link is to be provided in the verge of the local street in the location shown in Figure 7 Indicative Landscape Strategy. The Landscape Green Link is to be planted with endemic native plant species and designed in a manner consistent with Figure 5 Indicative Street Cross Sections.
15. Water Sensitive Urban Design green infrastructure such as raingardens, swales, tree pits, grasscrete within road carriageways and parking areas where it contributes to, and meets the objectives and principles of the Figtree Hill Stormwater Management Strategy and Council's engineering specifications.
16. With the agreement of Council's Urban Release Area team, alternative road pavement finishes, to reduce solar absorption, may be trialled within Figtree Hill.

# Part 7 FIGTREE HILL

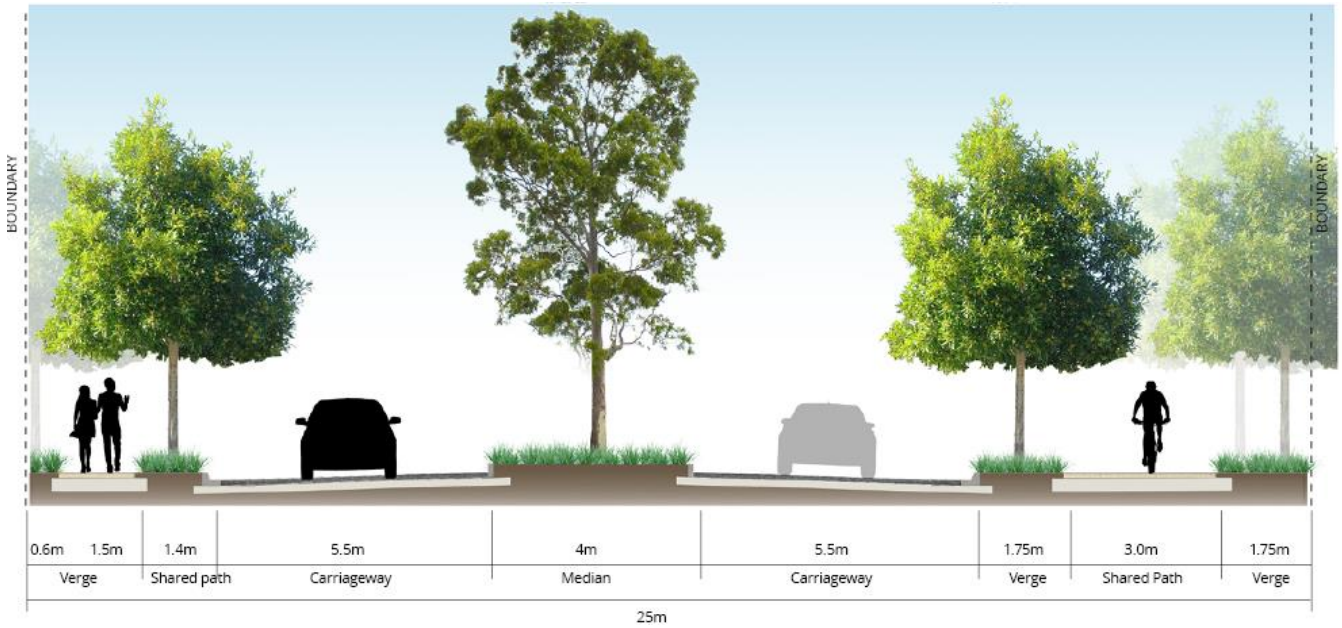
**Figure 4: Indicative Street Network and Public Transport**



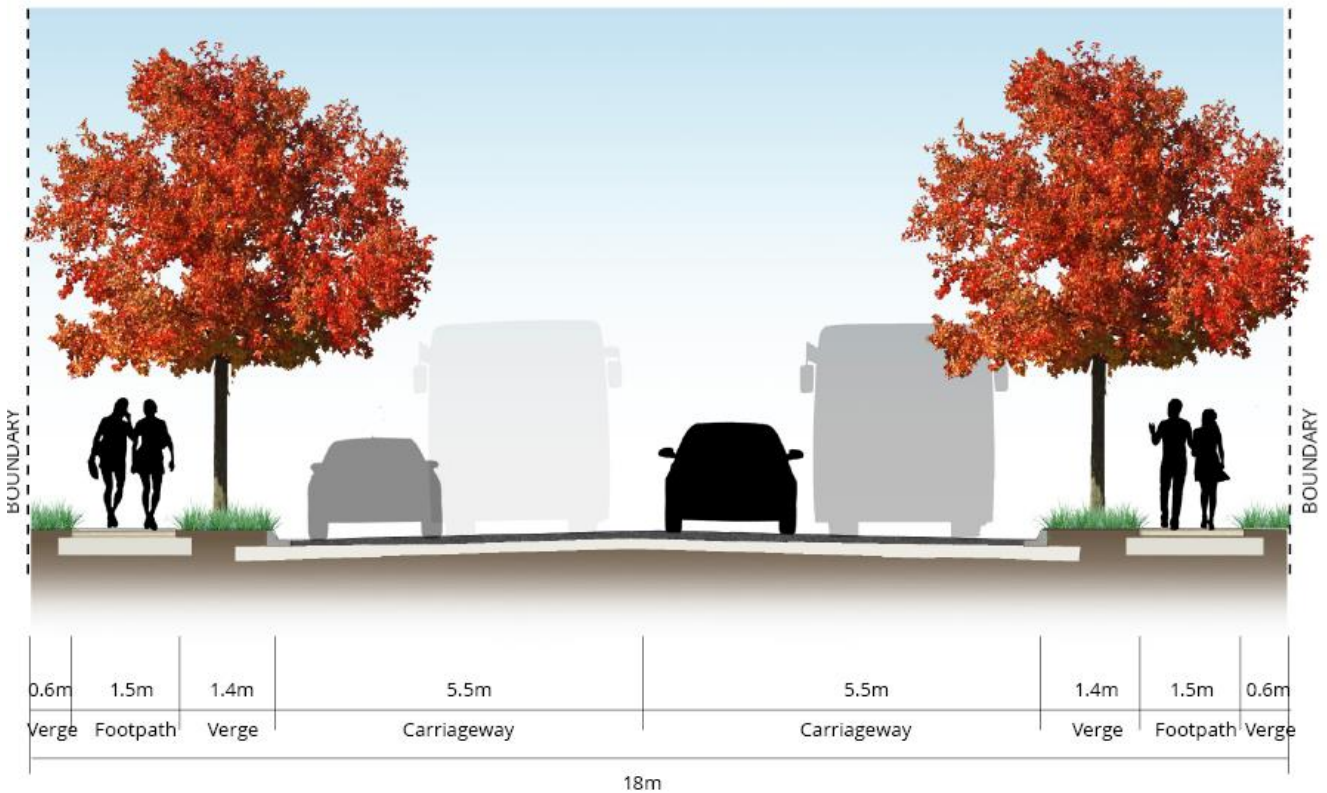


# Part 7 FIGTREE HILL

**Figure 5: Indicative Street Cross Sections**

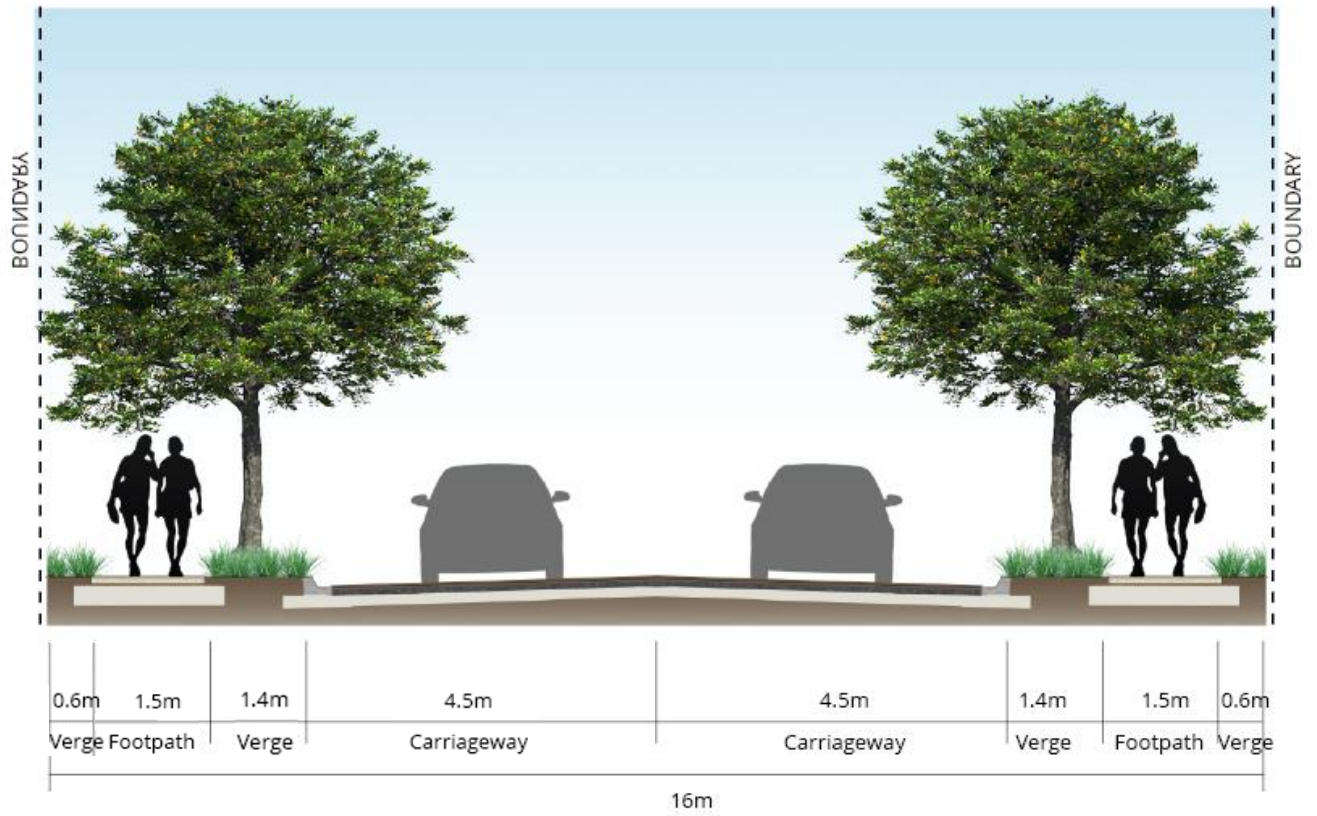


## Collector Road (Bus Route)

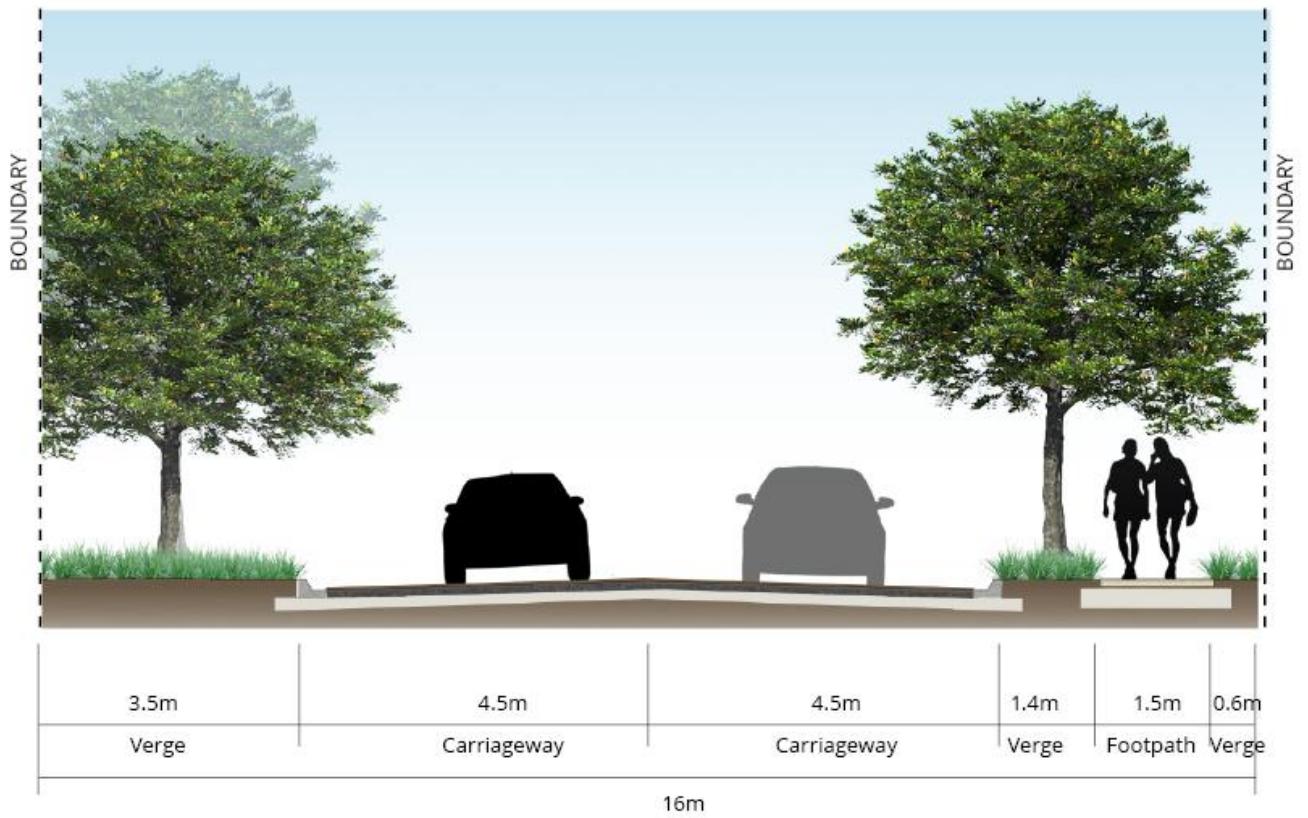


**Note:** Carriageway to be locally widened at bus stops to 12.0m to allow for 2.5m bus bay  
Where adjoining Managed Land BioBank reserve to widen by 1m to provide 2.5m sharepath on BioBank side.

Distributor Street



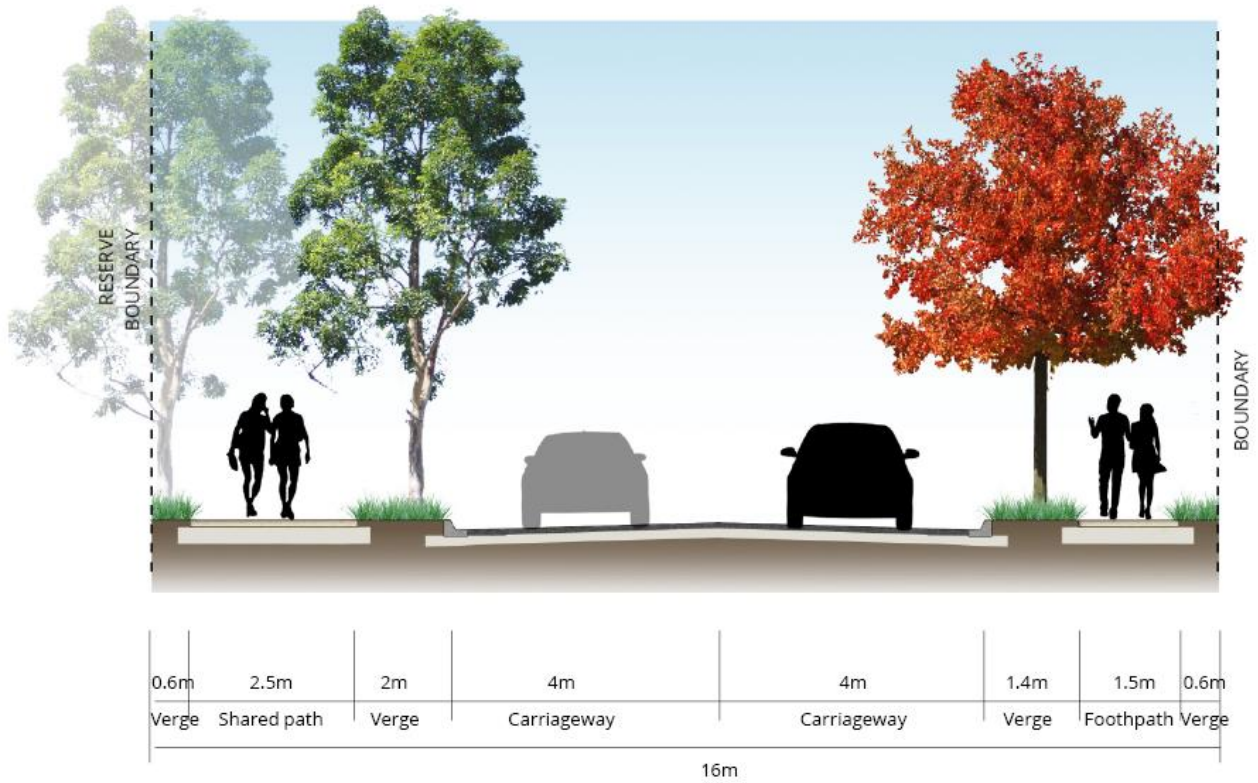
Local Road



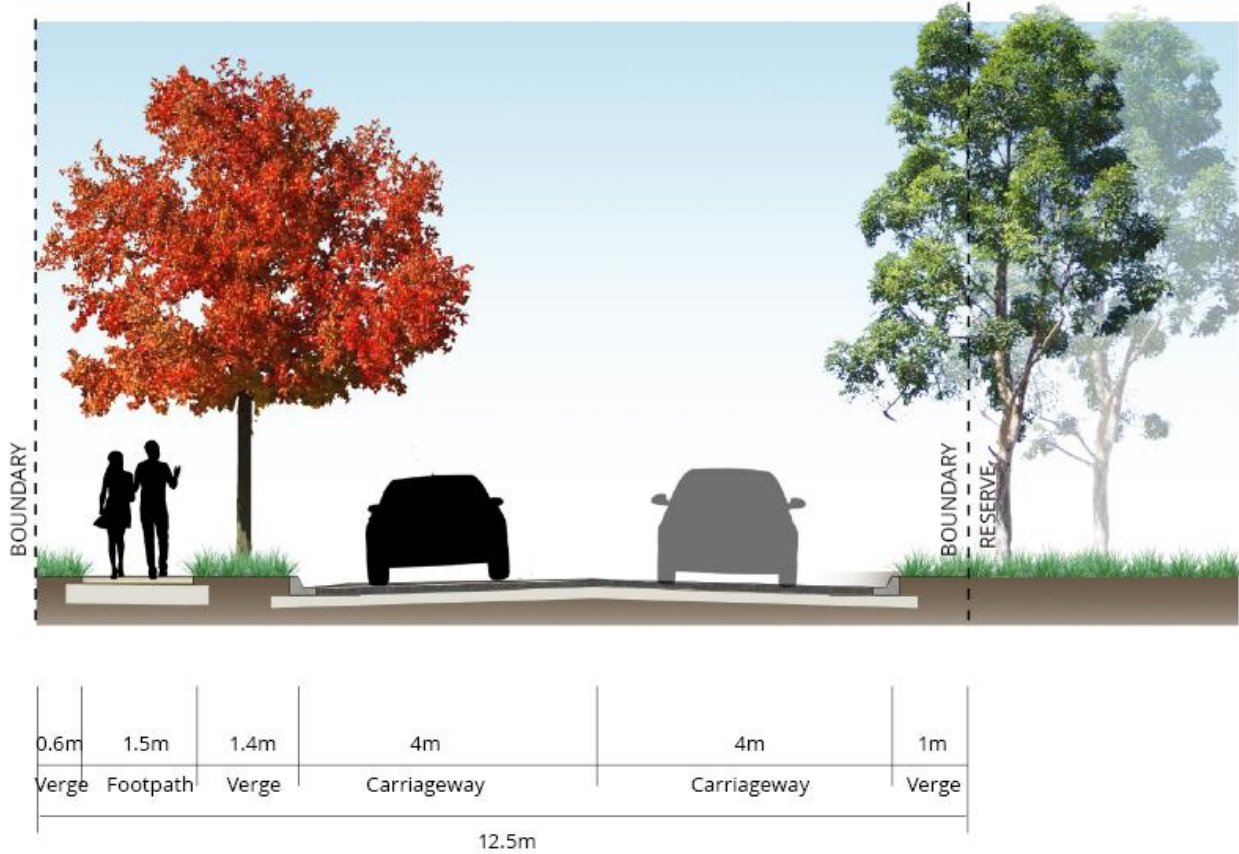


# Part 7 FIGTREE HILL

## Local Road adjoining Figtree Hill Noorumba BioBank

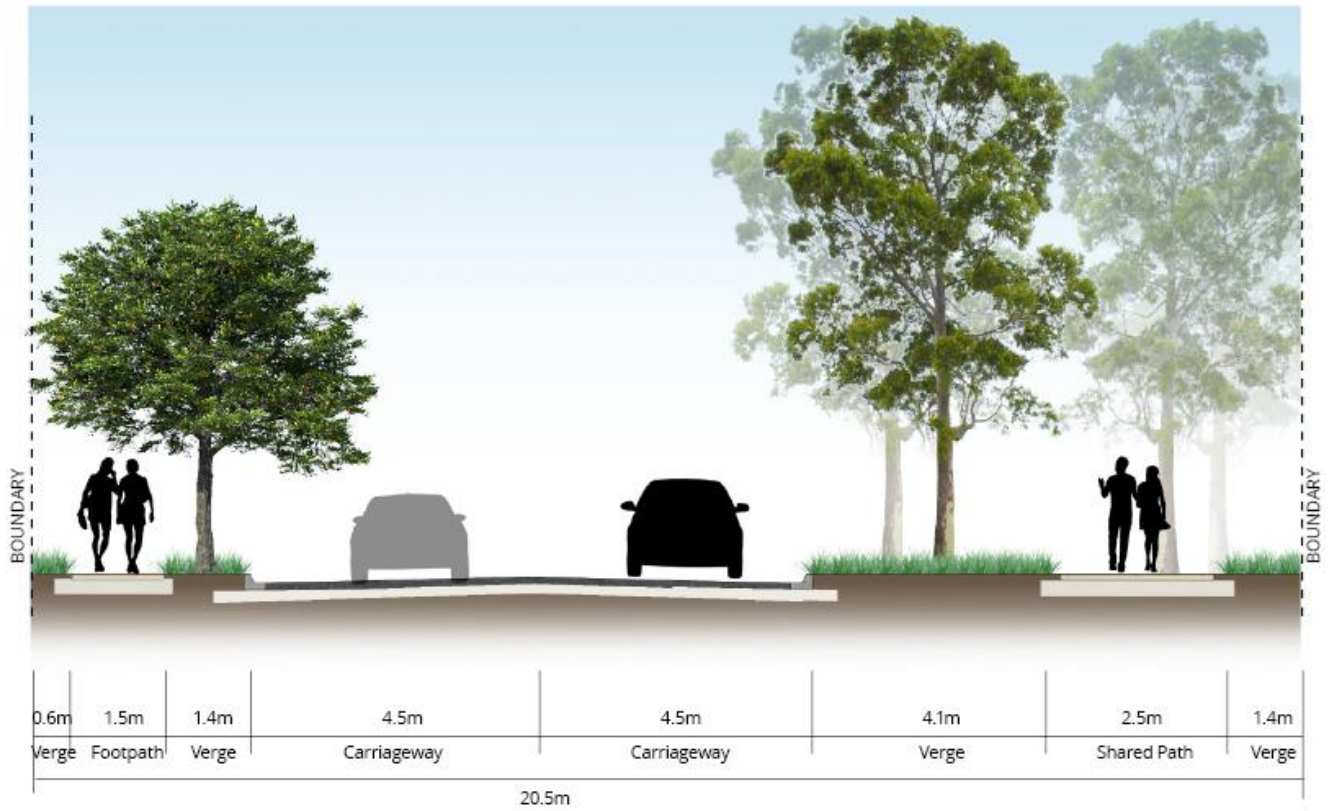


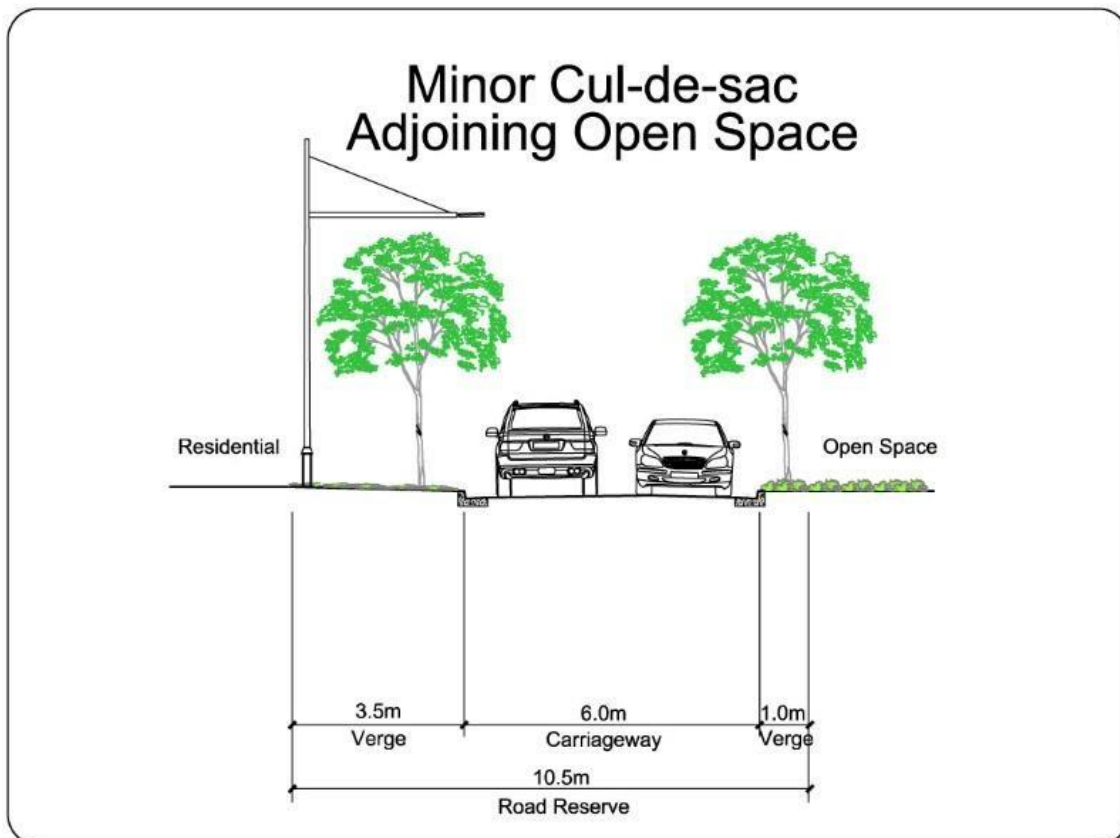
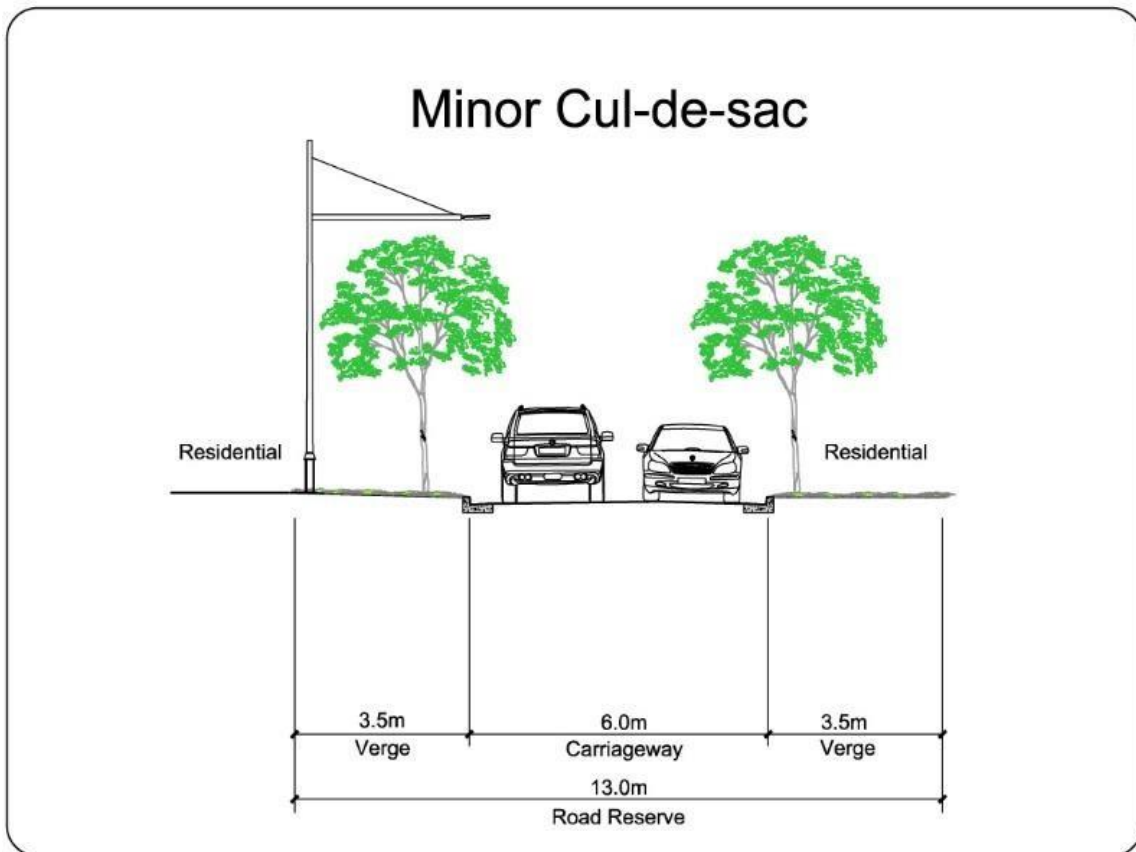
## Local Road adjoining Managed Land BioBank and Open Space



# Part 7 FIGTREE HILL

## Homestead Interpretive Drive





**Part 7**  
**Figtree Hill - Addendum**

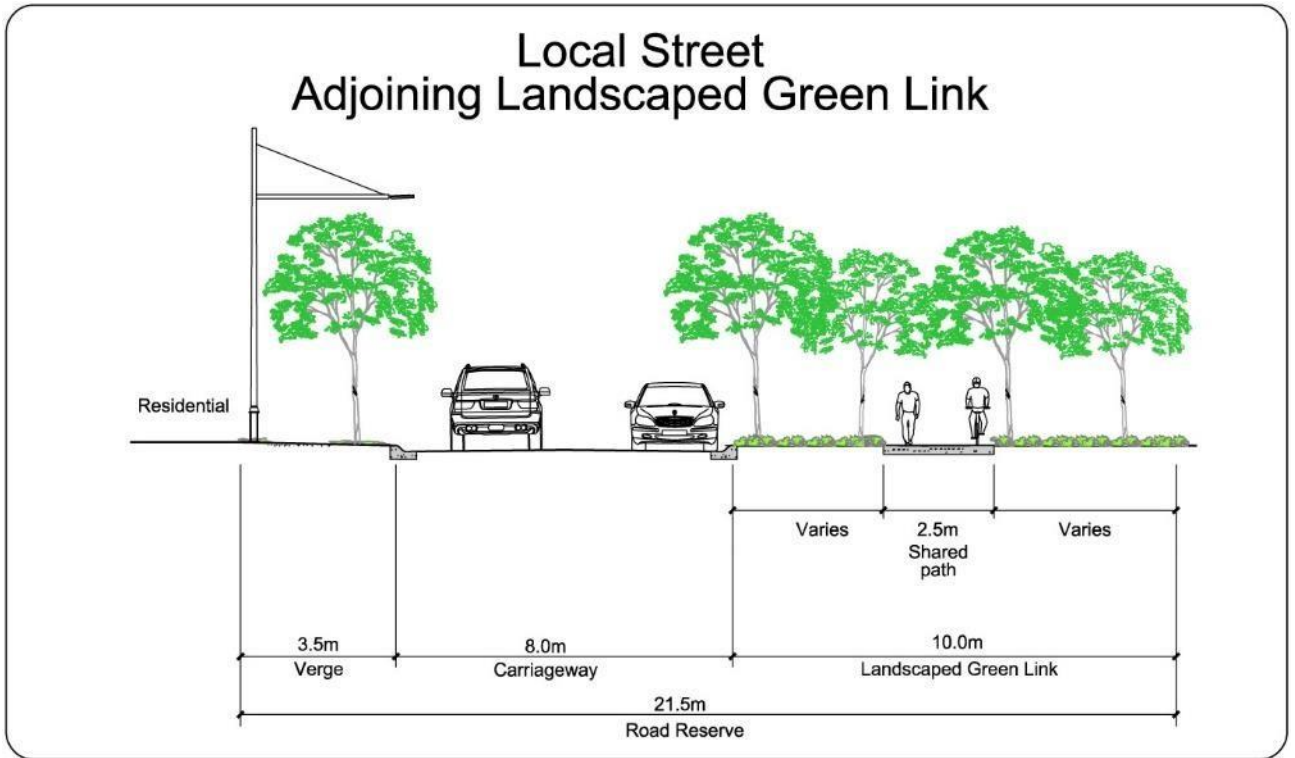
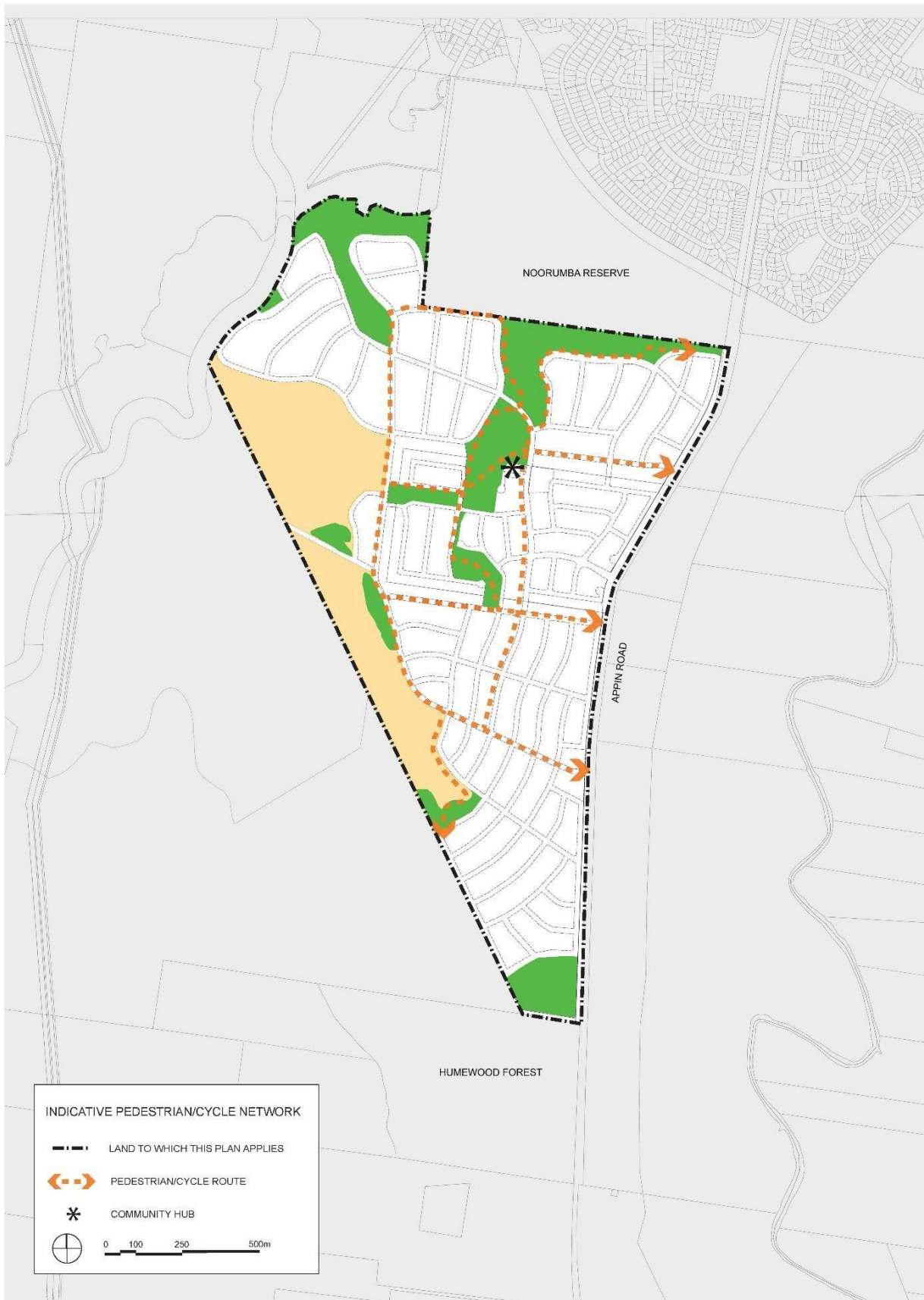




Figure 6: Indicative Pedestrian/Cycle Network





### **3.3. Public Open Space and Landscaping**

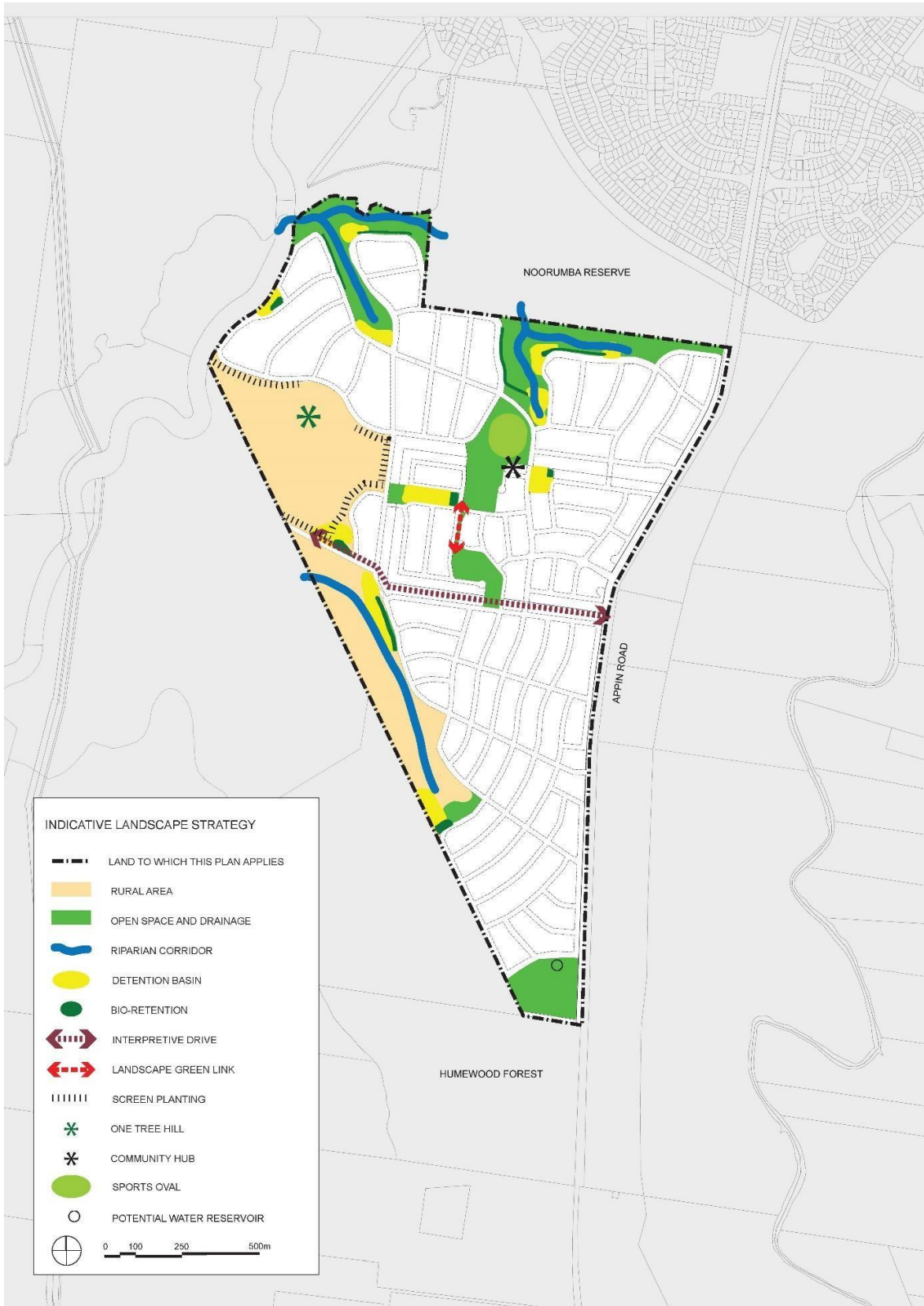
#### ***Objectives***

- Provide safe and accessible open space areas for the enjoyment of the local population and promote local character.
- Provide open space which can be used by a range of users, linked with other activities and services.
- Conserve trees and other vegetation of ecological, aesthetic and cultural significance.
- Provide, enhance and protect existing watercourses and riparian corridors and improve habitat features.
- Promote riparian areas for the conservation and enhancement of riparian habitat and connectivity values, and for passive open space uses and activities where such uses will not degrade the riparian corridors.
- Restore and conserve remnant bushland.

#### ***Controls***

1. Landscaping and public open spaces are to be generally provided in accordance with Figure 7 Indicative Landscape Strategy.
2. Public Open Space is to be linked using streets, pedestrian paths and cycle ways.
3. Development is to front public open spaces to allow for casual surveillance and enhance safety.
4. Riparian areas are to be protected and enhanced.
5. Bushland to be conserved is to be identified in each development application for subdivision, and the application is to provide details of proposed regeneration and restoration.
6. Significant trees are to be retained where possible. Trees proposed for removal are to be identified in each development application and the impact of their removal is to be assessed appropriately.
7. Screen planting on the slopes of One Tree Hill as shown on Figure 7 Indicative Landscape Strategy should not be planted above the background skyline.

**Figure 7: Indicative Landscape Strategy**



### **3.4. Residential Subdivision**

#### ***Objectives***

- Provide a residential subdivision layout that utilises development areas efficiently and responds to the natural attributes of the site.
- Establish a consistent residential character and sense of place.
- Ensure that residential lots are sited to provide a high level of residential amenity in terms of solar access, views, outlook and proximity to open spaces.
- Provide a range of densities, lot sizes and house types to foster a diverse community and interesting streetscapes.
- Provide for a maximum of 65 lots less than 450m<sup>2</sup> in area (but with a minimum area of 375m<sup>2</sup>) in appropriate locations where they will not impact on the streetscape character of the wider Mt Gilead development.

#### ***Controls***

1. Street layouts are to be an appropriate length and width to ensure that pedestrian connectivity, stormwater management and traffic safety objectives are achieved.
2. Subdivision layout is to deliver a legible and permeable street network that responds to the natural site topography, the location of existing significant trees and bushland, and solar access design principles.
3. Residential lots should be rectangular in geometry as far as possible.
4. The minimum lot width at the building line to any street frontage is 12.5m.
5. The maximum number of lots with a minimum area of 375m<sup>2</sup> and below 450m<sup>2</sup> is 65.
6. Lots less than 450m<sup>2</sup> are to be located within 200m of key amenity attractors such as the bus route, community hub and open space areas.
7. Subdivision layouts must provide a variety of lot frontages and lot sizes within each street. Lots less than 450m<sup>2</sup> must be dispersed throughout the subdivision and not be located in a manner where they form the dominant streetscape presentation.
8. The repetition of lot widths of 12.5m is to be avoided, with no more than 3 lots of this frontage to be adjacent to one another.
9. The use of zero lot boundaries are only permitted on lots with a width of less than or equal to 12.5m.
10. Where zero lot lines are to be utilised, an easement for maintenance and access 0.9m wide is to be registered on the adjoining lot.
11. Building Envelope Plans are to be provided for all lots to clearly identify:
  - Primary frontage of the lot (if required)
  - Location of zero lot lines if lot width is less than or equal to 12.5m
  - Setbacks or dwelling footprint
  - Dual occupancies are to be identified

- Location of driveway
- Location of services and drainage infrastructure
- Other relevant considerations for the lots such as Asset Protection Zones, bushfire construction requirements, acoustic construction standards and landscaping

### **3.5. Residential Development**

#### **3.5.1. Front Setbacks**

##### ***Objectives***

- Create streets with a diverse and interesting character while maintaining consistent street setbacks.
- Encourage articulation of the front facades of dwellings.
- Reduce the dominance of garages on the streetscape.

##### ***Controls***

1. Front setbacks for all dwelling types are to be consistent with Table 2.

**Table 2: Front setbacks**

<b>Requirement</b>	<b>Setback</b>
<b>Front setback</b>	4.5m
<b>Articulation zone</b>	3.5m
<b>Garage line</b>	5.5m and at least 1m minimum behind the building line

2. To create an interesting and diverse streetscape, at least two of the following building elements are required within the front setback articulation zone:
  - i. entry feature or portico;
  - ii. awnings or other features over windows (excluding roller shutters);
  - iii. balcony treatment to any first-floor element
  - iv. recessed or projecting architectural elements;
  - v. open verandas; and
  - vi. a mix of building materials, finishes and colours.
3. The articulation zone is to occupy no more than 50% of the frontage, excluding any garage.
4. Where permitted, any third garage space is to be setback at least an additional 1m behind the main garage.

#### **3.5.2. Side and rear setbacks**

##### ***Objectives***

- Protect the amenity of adjacent properties particularly in terms of privacy and overshadowing.
- Use land efficiently.

## Part 7 Figtree Hill - Addendum

### Controls

1. Minimum side and rear setbacks are to be consistent with Table 3 and Figure 8.
2. Upper storey setbacks are to ensure that neighbouring dwellings receive the minimum required solar access to private open space.
3. Walls constructed to the lot boundary are only permitted on lots with a width of 12.5m or less and where an easement for maintenance has been provided on the adjoining lot.

**Table 3: Minimum side and rear setbacks**

Lot Size	Lot width of 12.5m	Lot width > 12.5m
Side setback – ground floor	Side A – 0m Side B – 0.9m	0.9m
Side setback – upper floor	Side A – 1.2m Side B – 0.9m	
Side setback - garage	Side A - 0m Side B - 0.9m	0.9m
Rear setback – ground level	4m	
Rear setback – upper level	6m	
Zero Lot line Max Length	11m	

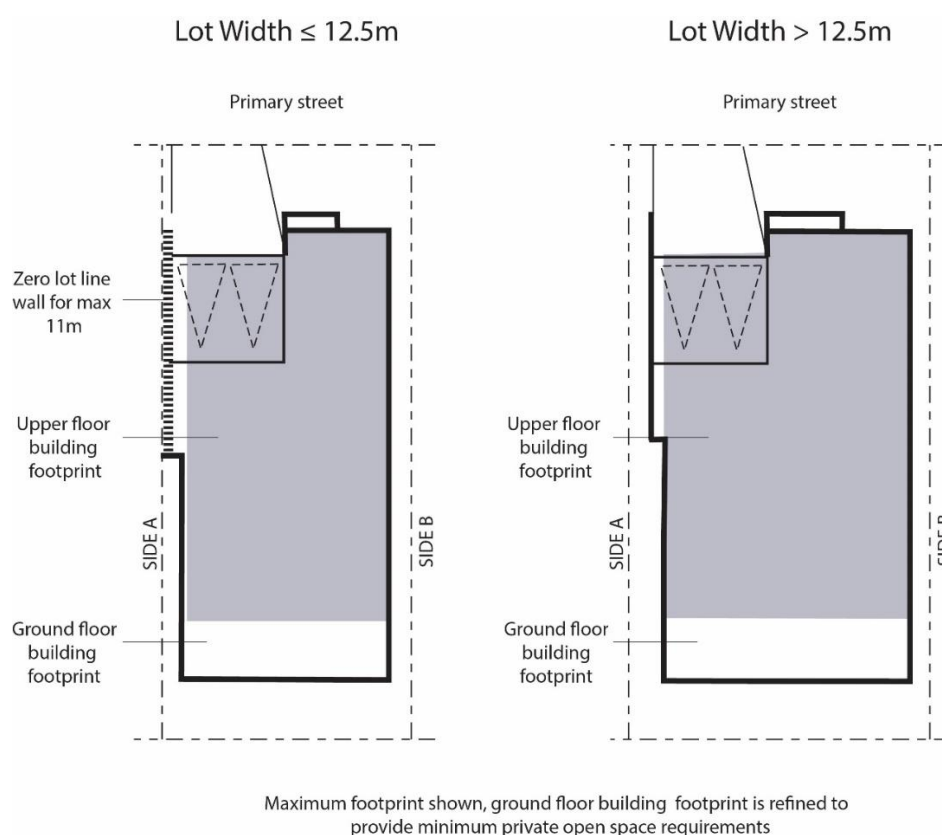


Figure 8:  
Side and rear setbacks and building footprint

# Part 7 Figtree Hill - Addendum

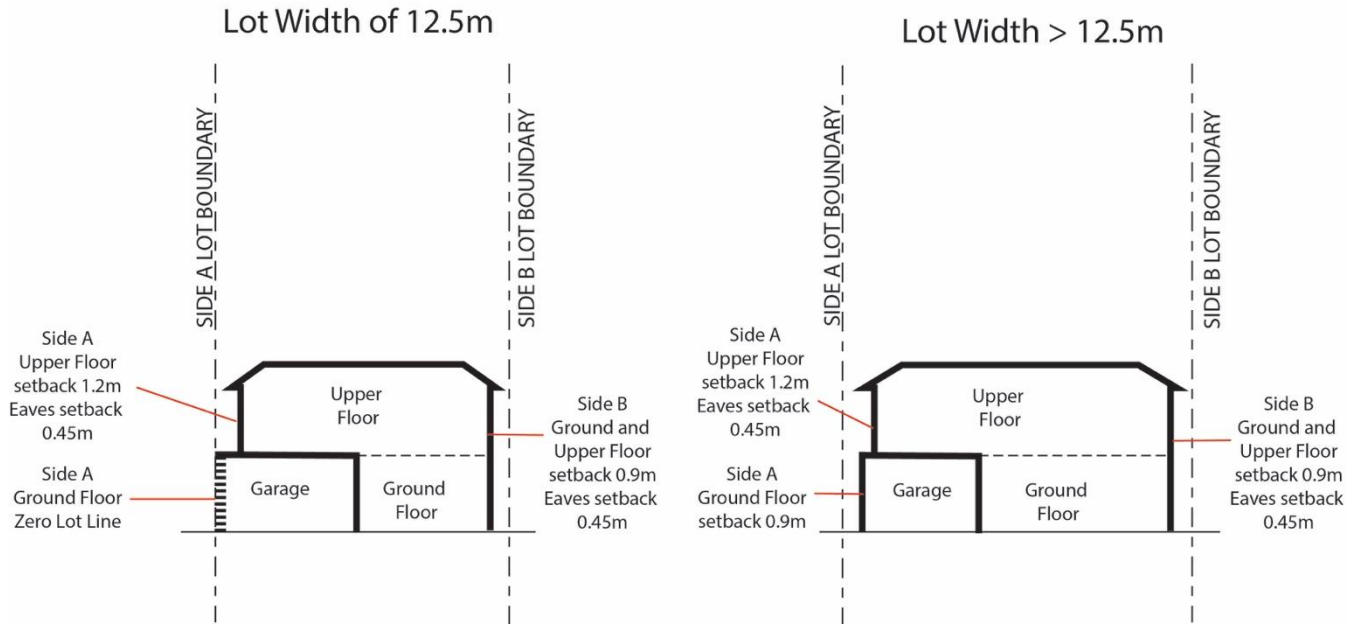


Figure 9:  
Elevation of side setback requirements

### 3.5.3. Corner lots

**Objective**

- Ensure that land is efficiently used at block ends.
- Provide a strong visual identification of the street block by articulating both frontages.
- Locate garages on secondary street frontages.

**Controls**

1. The minimum lot size on a corner lot is 450m<sup>2</sup>.
2. To provide an attractive streetscape, dwellings on corner lots are to provide appropriate articulation to the facade on both street frontages. Minimum secondary setbacks are to be consistent with Table 4 and Figures 10 and 11.
3. Where feasible, garages should be located on the secondary street frontage of corner lots.
4. To prevent carparking over the public road verge, garages located on secondary street frontages are to be setback either 2m or a minimum of 5.5m and integrated into the dwelling design consistent with Table 4 and Figure 12 and 13. Garages setback from secondary street frontage that are greater than 2m but less than 5.5m will not be accepted.
5. Dwellings and landscaping shall be designed to minimize the amount of privacy/security fencing that faces roads.
6. Garages located on secondary street frontages are to be setback a minimum of 0.9m from the rear boundary of the lot.

**Table 4: Minimum secondary street setbacks**

Requirement	Setback
<b>Where façade elements provide articulation</b>	
Secondary setback to building line	3m
Secondary setback to articulation	2m
Minimum length of articulation from front building line	4m
<b>Where built corner provides articulation</b>	
Secondary setback to building line for first 4m from front building line	2m
Secondary setback to building line for remainder of facade	3m
<b>Garages</b>	
Secondary setback to garages	At 2m, or minimum of 5.5m



# Part 7 Figtree Hill - Addendum

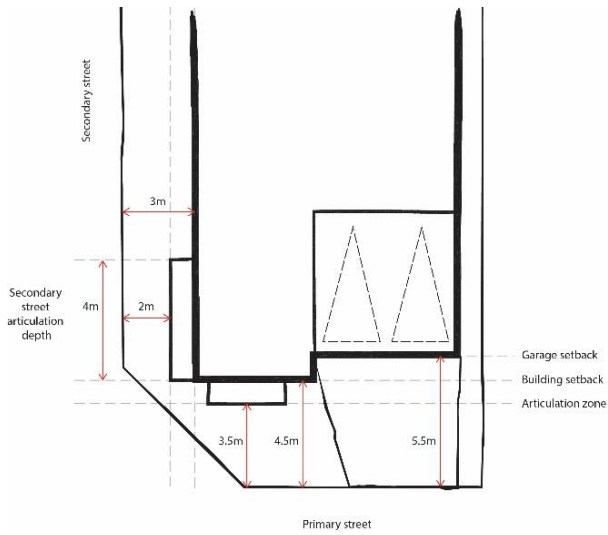


Figure 10:  
Articulation to secondary setback with façade elements

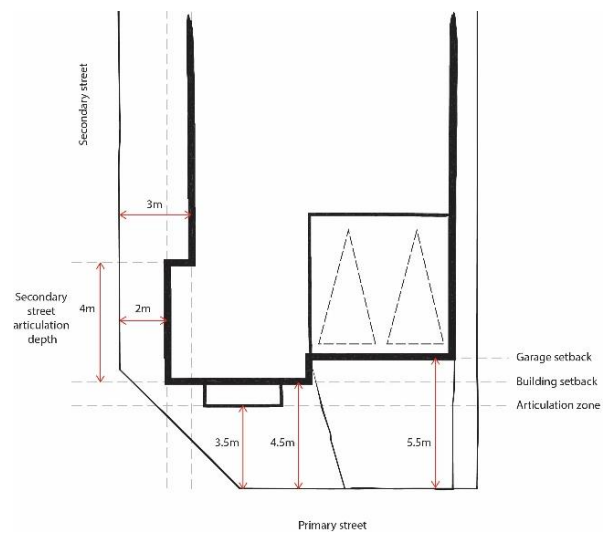


Figure 11: Articulation to secondary setback with built corner

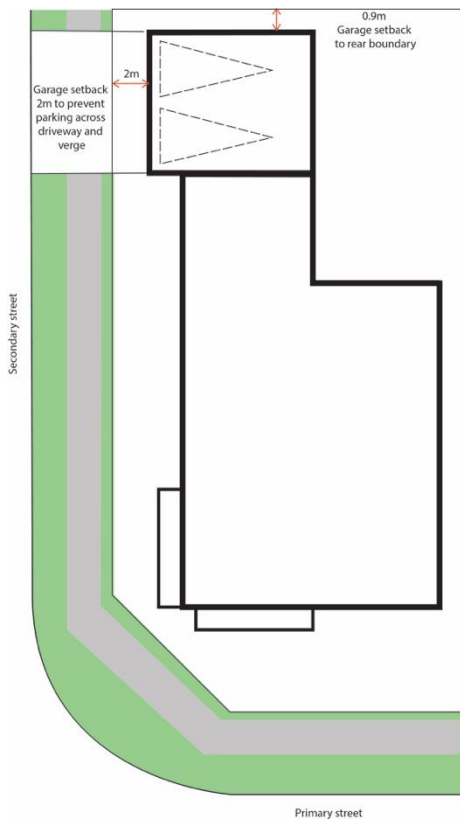


Figure 12: 2m setback to garage on secondary street frontage

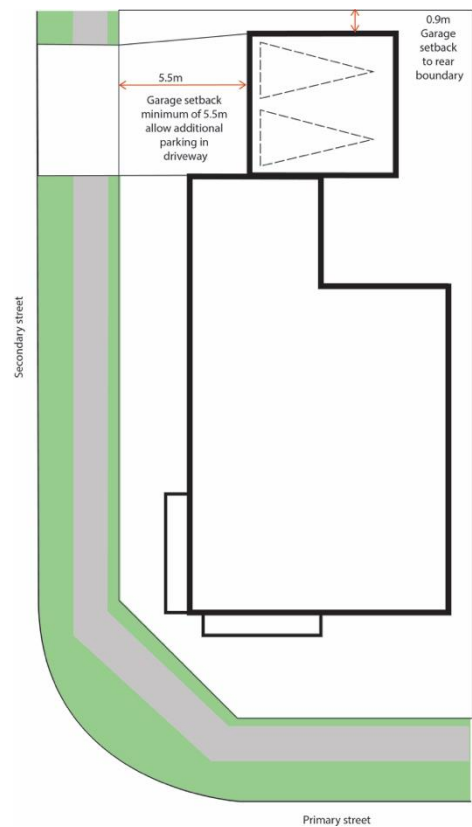


Figure 13:  
Minimum 5.5m setback to garage on secondary street frontage



### **3.5.4. Building design and materials**

#### ***Objective***

- To provide well designed homes that contribute to an attractive and complementary streetscape.
- To reduce the amount of incoming solar radiation and heat absorption.
- To minimize the extent of urban heat island impacts from new development.
- To ensure building materials contribute to an attractive and complementary streetscape that reflects the natural environment.

#### ***Controls***

1. With the exception of zero lot line walls, eaves are to be provided to all facades of the dwelling with a minimum width of 450mm excluding fascia and gutters.
2. Alternative solutions to eaves may be considered on merit provided appropriate sub shading is provided to windows and of contemporary architectural design.
3. Front facades are to feature at least one habitable room with a window facing onto the street.
4. Small windows to bathrooms, en-suites or the laundry are not to be visible from the ground floor to the primary street frontage.
5. Building material colours are to be of neutral and lighter colours. Front doors are exempt from this requirement.
6. Building facades visible from the street are to incorporate three different building materials.
7. Black and dark coloured roofs are not permitted. Metal roofs are to have a Solar Absorption ratio equal to or below 0.65 and tile roofs are to have a Solar Absorption ratio equal to or below 0.80 as classified by the National Construction Code. This selection is also to be reflected in the BASIX Report submitted with the DA.
8. Garage doors are to have a Solar Absorption ratio below 0.65 as classified by the National Construction Code.
9. Balconies are only permitted on facades where they are facing streets or open space. Upper floor balconies facing rear or side boundaries will be considered on their merits provided:
  - i. appropriate privacy and amenity impacts to adjoining properties are addressed
  - ii. they are setback at least further than 6m from the rear boundary.

### **3.5.5. Garages, driveways and parking**

#### ***Objective***

- To ensure driveways and garages are delivered in a coordinated manner.
- To ensure dwellings include appropriate carparking for residents.
- To ensure garages and parking areas do not detract from the streetscape.
- To provide safe convenient access for vehicles, pedestrians and cyclists whilst minimizing conflict between them.
- To reduce the effect of heat absorption and provide cooler streets by encouraging lighter material finishes.

#### ***Controls***

1. These controls are in addition to the provisions in section 3.4.2 of the DCP. Where there is an inconsistency, the controls in this section prevail.
2. Each dwelling is to be provided with a minimum of 2 carparking spaces, 1 of which must be garaged behind the building line.
3. Garage door openings cannot exceed 6m in width.
4. Triple garages are only permitted where lots have an area of 700m<sup>2</sup> or more and a lot width at the building line of at least 18.5m.
5. Triple garages are not to be orientated to the secondary frontage or corner lots.
6. Carports are not permitted.
7. The maximum crossover width across the verge is 3m for a single garage and 4.5m for double and triple garages.
8. Driveways are to be constructed with pavers, coloured concrete or stencilled concrete. Lighter driveway colours and materials are required to reduce heat absorption
9. The section of driveway located between the property boundary and the street kerb (verge) must be constructed from plain concrete.
10. Landscaping at a minimum of 500mm is to be provided between the driveway and boundary line

### **3.5.6. Private Open Space**

#### ***Objective***

- Contribute to effective stormwater management, management of micro-climate impacts and energy efficiency.
- Ensure a balance between built and landscaped elements in residential areas.

## Part 7

### Figtree Hill - Addendum

- Provide high quality private open space within properties for relaxation and entertainment.
- Provide useable private open space relative to the size of the property.
- Provide private open space with high levels of amenity including privacy and direct sun access.
- Ensure that dwellings are designed to minimise overshadowing of adjacent properties including private open space.

#### **Controls**

1. An area of Principal Private Open Space (PPOS) is to be provided that is directly accessible from the main living area of a dwelling. It is to have a maximum gradient of 1:10 and be provided at the following minimum rates:
  - i. Lots equal to or less than 450 m<sup>2</sup>: 20m<sup>2</sup> with minimum dimension of 3m; and
  - ii. Lots above 450m<sup>2</sup>: 25m<sup>2</sup> with minimum dimension of 5m.

**Note:** “Principal Private Open Space” means the portion of private open space which is conveniently accessible from a living zone of the dwelling.
2. For lots equal to or less than 450m<sup>2</sup>, at least 2 hours of direct sunlight is to be received to 50% of the PPOS area of the proposed dwelling between 9am and 3pm on 21 June.
3. For lots above 450m<sup>2</sup>, at least 3 hours of direct sunlight is to be received to 50% of the PPOS area of the proposed dwelling between 9am and 3pm on 21 June.
4. Direct sunlight to the PPOS of neighbouring dwellings is to be maintained in accordance with the above minimum requirements.

#### **3.5.7. Landscaping**

##### **Objective**

- To ensure landscaping contributes to an attractive streetscape.
- To ensure landscaping on individual lots contribute to increasing canopy cover through the release area.
- To minimise the extent of urban heat island impacts from new development.

## Part 7 Figtree Hill - Addendum

### Controls

1. Minimum landscaped areas are to be provided for lots as outlined in Table 5:

Lot area	Minimum landscaped area
Lots $\leq$ 450m <sup>2</sup>	15% of lot area
>450m <sup>2</sup> – 600m <sup>2</sup>	20%
>600m <sup>2</sup> – 900m <sup>2</sup>	30%
>900m <sup>2</sup>	40%

2. At least 50% of the landscaped area required by Table 5 is to be provided behind the building line.
3. The front yard of all allotments must provide a minimum area of soft landscaping consistent with Table 6.

**Note:** *Soft landscaping means a part of a site used for growing plants, grasses and trees, but does not include any building, structure, hard paved area, rock aggregate or pebbles.*

**Table 6: Soft landscaping required to front yards**

Lot width	Minimum % of front yard to be landscaped
12.5m – 18m	25%
>18m	50%

4. A minimum of two trees must be provided to be provided to the front garden and additional two trees in the rear of all lots. Tree species are to be a minimum pot size of 30L when planted and capable of growing between 4m to 6m in height at maturity.
5. Landscaping should maximise the use of locally indigenous and other drought tolerant native plants where possible.
6. Artificial turf is not permitted.

### 3.5.8. Retaining walls

#### Objective

- Ensure retaining walls have a positive impact on the streetscape.
- Ensure amenity between lots and dwellings is maintained.
- Ensure safe car and pedestrian access to and from the block and along the street.

### **Controls**

**Note:** *These controls apply to retaining walls not constructed as part of the initial subdivision works carried out for each lot.*

1. All retaining walls (i.e. structural or landscaped) need to be identified in the DA plans.
2. No filling shall be permitted within 2m 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.
3. Any retaining wall shall not adversely alter surface flows to adjoining private land.
4. Any retaining walls and associated structures shall be designed to be located wholly within the property boundary, except where written or legal agreements have been reached between relevant parties to Council's satisfaction.
5. Any retaining wall requiring work on neighbouring properties shall require the consent of the adjoining owner/s.
6. Any retaining wall exceeding 600mm shall be designed by a suitably qualified person. Retaining walls higher than 900mm shall be designed by a structural engineer and made from appropriate material.
7. Retaining walls visible from the street or public open space frontages cannot exceed 500mm in height.
8. A 500mm wide planted strip must be provided between any terraced retaining walls.
9. Retaining walls are to be constructed from natural stone, coloured concrete sleepers and rendered or feature block walls or brick if consistent with the dwelling materials.
10. Treated pine sleepers are not permitted.

### **3.5.9. Fencing**

#### **Objective**

- Ensure boundary fencing is of a high quality and does not detract from the streetscape.
- Ensure boundary koala proof fencing is provided in accordance with the commitments in the Biodiversity Certification Agreement that applies to the land.

#### **Controls**

1. All fencing is to be constructed flush to finished ground level to prevent koala access to private lots.

## Part 7 Figtree Hill - Addendum

2. All boundary fencing is to be of Lysaght 'Smartascreen' or similar in Colorbond 'Woodland Grey' colour or similar to meet the requirements of the Biodiversity Certification Agreement to prevent koala from entering private lots. Refer to Figure 14.
3. Boundary fencing not visible from the street is required to be a maximum of 1.8m high and must finish 6.5m from the front boundary and return to the side wall of the home.
4. Any fence forward of the building line to the primary street frontage or side boundaries is to be a maximum of 1.2m high and with a predominantly open character. The design of the fence is also to integrate a letterbox.
5. On corner lots, fencing to the secondary street frontage is to be a maximum of 1.8m in height, inclusive of retaining walls and consistent with Figure 15. Square hollow steel section posts are to be of 100mm x 100mm with 20mm to 30mm horizontal slats with spacing of between 5mm to 10mm. All posts and rails are to be installed internally to face the lot not the street. Fencing slats are to be of durable material and to be finished in Colorbond 'Woodland Grey' or similar.
6. Corner lot fencing 1.8m in height must not be located closer than 8.5m from the Primary Street boundary consistent with Figures 16, 17 and 18.
7. On corner lots, where a ~~the~~ front fence is proposed it is to continue around the corner to the secondary street for a minimum depth of 8.5m from the primary street boundary consistent with Figures 16, 17 and 18.
8. A 1.8m side fence on a secondary street is to be:
  - i. include a gradual transition to the front fence that has continued along the secondary frontage; and
  - ii. of a similar look and character as the front fence.
  - iii. Plantings

**Note:** *The provision of a front fence is not mandatory.*



Figure 14:  
Example side and rear boundary fencing



Figure 15:  
Example secondary street frontage

# Part 7 Figtree Hill - Addendum

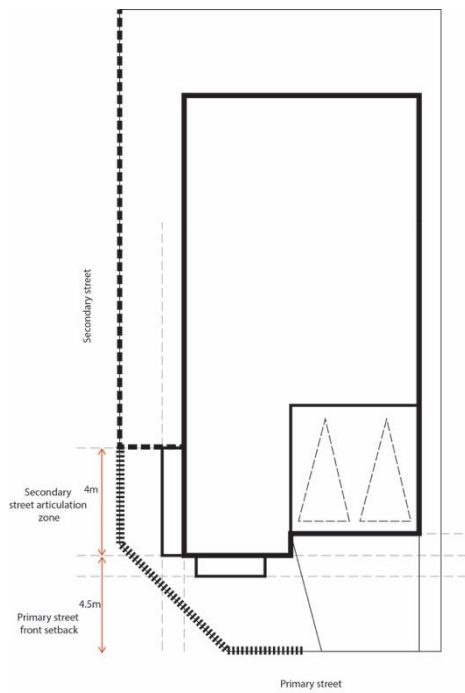


Figure 16:  
Secondary street fencing with garage access from Primary Street

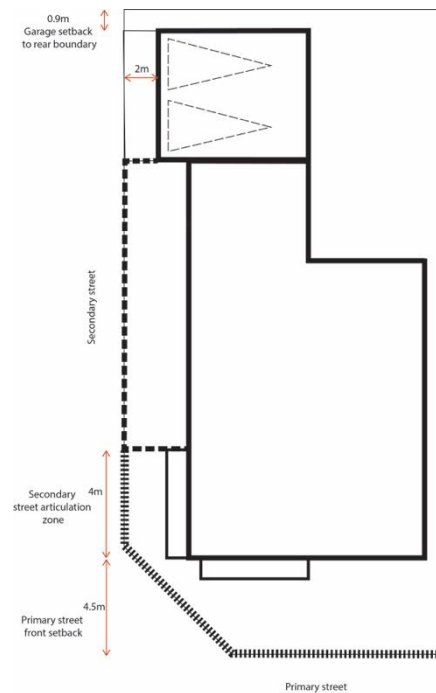
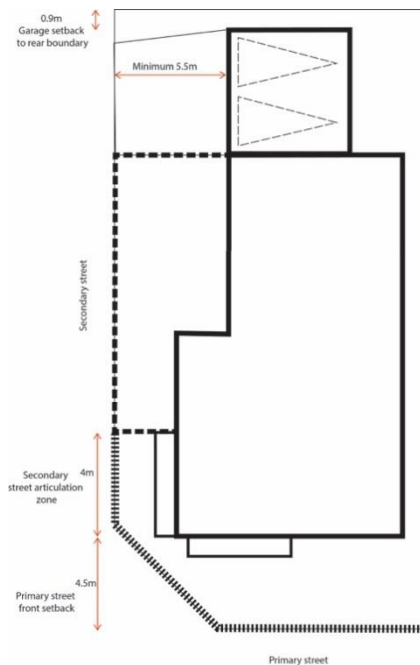


Figure 17:  
Secondary street fencing with garage access from secondary street



- Secondary street frontage fencing maximum 1.8m high to start after secondary street frontage articulation zone (i.e. 8.5m into block from primary frontage)
- Front fencing (if provided) 1.2m high to return around street corner to minimum depth of articulation zone on secondary street frontage

Figure 18:  
Secondary street fencing with garage access from secondary street frontage

### **3.5.9. Land Adjacent to Appin Road**

#### ***Objective***

- Ensure reasonable standards of residential amenity and a high quality residential environment in the vicinity of Appin Road.
- Ensure residential dwellings are not adversely impacted by traffic noise.

#### ***Controls***

1. In addition to the provisions of clause 3.5 of Volume 1 development is to comply with *Development Near Rail Corridors and Busy roads – Interim Guideline (Department of Planning 2008)*.
2. Where required, an acoustic fencing is to be located along the frontage to Appin Road to ensure residential amenity criteria are satisfied.
3. Any required acoustic fencing is to be constructed as part of the initial subdivision of land that interfaces with Appin Road. Appropriate detail is to be provided to confirm the proposed materials and consistent interface with the upgrade of Appin Road.
4. Where acoustic fencing is proposed, appropriate are to be provided to confirm whether there are any limitations on ancillary development that can be undertaken in proximity to the fencing. If there are any limitations, these are to be registered on the title of the burdened lots.
5. Unless there is prior agreement with Transport for NSW, any acoustic fencing is to be located on the boundary of private lots and the Appin Road reserve and is to be maintained by the individual lot owner.

### **3.5.10. Additional controls for double frontage lots**

#### ***Objective***

- To ensure nominated double fronted lots are of high quality design and positively address both frontages.
- To provide well designed homes that contribute to an attractive and complementary streetscape.
- To preserve the function, use and aesthetic of the estate's main entry roads.

#### ***Controls***

1. The primary and secondary frontages are to be nominated on Building Envelope Plans to ensure a coordinated streetscape outcome is achieved.
2. Garages are to be located on the primary frontage and setback a minimum of 5.5m from the street.
3. The secondary frontage is to be detailed with the same architectural features as the primary elevation.



## Part 7 Figtree Hill - Addendum

4. A minimum setback of 3m is to be provided to the secondary frontage, including articulation.
5. Articulation to the secondary frontage to a public road and must not exceed 60% of the lot frontage.
6. The secondary frontage must include an alternate dwelling entry.
7. Private Open Space is to be located to the side of the dwelling to ensure privacy from the secondary frontage consistent with Figure 19.
8. Vehicular access to the northern and southern entry collector roads is prohibited.



Figure 19:  
Private Open Space location on double frontage lots

### 3.5.11. Additional controls for dual occupancies, semi-detached dwellings and attached dwellings

#### **Objective**

- To ensure other dwelling types are of high quality design and positively address street frontages.

#### **Controls**

**Note:** *These controls are in addition to the provisions in section 3.6.3, 3.6.4 and 3.6.5 of the DCP. Where there is an inconsistency, the controls in this section prevail.*

*Unless otherwise specified, these forms of development are to be consistent with the controls for dwelling houses in Section 3.5 of this part of the DCP.*

1. The setbacks outlined in Tables 2, 3 and 4 apply to dual occupancy semi-detached dwellings and attached dwelling forms of development. The side setbacks do not apply to attached dwellings delivered between two other attached dwellings.
2. Private Open Space is to be provided at the rates specified for lots less than 500m<sup>2</sup> as specified in control 3.5.6(1)(i) and 3.5.6(2)(i) and 3.5.6(4).

## Part 7

### Figtree Hill - Addendum

3. Each dwelling is to provide a minimum of one tree in the front garden and one tree in the rear of each dwelling. Tree species are to be a minimum height of 1m when planted and capable of growing between 4m to 6m in height at maturity.
4. These controls override the need to consider the *Low Rise Medium Density Design Guide for development applications* for side by side dual occupancies.

# Part 7 Figtree Hill - Addendum

## APPENDIX 1 INDICATIVE STREET TREE HIERARCHY



context 52-58 William Street East Sydney NSW 2011  
 PO Box A866 Sydney South NSW 1235  
 T. 8244 8900 F. 8244 8988 E. context@context.net.au

Dwg Ref No: 12564\_MP\_001  
 Date: 10-September-2014

Scale: NTS



Landscape Masterplan  
 Mt. Gilead



Proposed Tree Species

**Local Roads:**

*Cupaniopsis anacardioides*



*Lagerstroemia indica*



*Pistacia chinensis*



*Brachycten populneus*



*Tristaniopsis laurina 'Luscious'*



*Waterhousea floribunda*



*Angophora floribunda*



*Araucaria cunninghamiana*



**Access Streets:**

*Angophora floribunda*



*Cupaniopsis anacardioides*



*Tristaniopsis laurina 'Luscious'*



*Pistacia chinensis*

