

Campbelltown (Sustainable City) Development Control Plan 2015



VOLUME 2

Site Specific DCPs

Part 9: Urban Renewal Areas - Airds, Bradbury and Claymore

Creating Campbelltown's Future 2025



Table of Content

1. Preliminary	1
2. Requirements Applying to all Types of Development	5
3. Application	7
4. Desired Future Character for Urban Renewal Areas	8
5. General Requirements for Residential Development	9
5.1 <i>Building Form and Character</i>	9
5.2 <i>Private Open Space</i>	12
5.3 <i>Solar Access</i>	13
5.4 <i>Landscaping</i>	14
5.5 <i>Location and Treatment of Services</i>	15
5.6 <i>Waste Storage Provisions</i>	16
6. Ancillary Residential Structures	17
6.1 <i>Outbuildings</i>	17
6.2 <i>Swimming Pools/Spas</i>	17
6.3 <i>Fencing</i>	17
7. Residential Development	18
7.1 <i>Introduction</i>	18
7.2 <i>Dwelling Houses</i>	19
7.3 <i>Secondary Dwellings</i>	20
7.4 <i>Semi-Detached Dwellings</i>	21
7.5 <i>Dual Occupancies</i>	22
7.6 <i>Studio Dwelling</i>	22
7.7 <i>Multi Dwelling Housing</i>	23
7.8 <i>Attached Dwellings</i>	23
8. Neighbourhood Subdivision	25
8.1 <i>Introduction</i>	25

Table of Content

<i>8.2 Neighbourhood Subdivision</i>	25
<i>8.3 Design Requirements</i>	26
<i>8.4 Neighbourhood Subdivision - Allotment Size and Design</i>	26
<i>8.5 Subdivision Approval Process for Housing on Smaller Lots</i>	27
APPENDIX 1	29

1. Preliminary

1.1 - 1.6

Name of the
DCP

1.1 Name of the DCP

This Plan is called Urban Renewal Areas Development Control Plan (the URADCP).

1.2 Purpose of the URADCP

The URADCP has been prepared in accordance with Section 74C of the Environmental Planning and Assessment Act 1979 (the Act) and Part 3 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). The purpose of the URADCP is to provide more detailed provisions to supplement Campbelltown Local Environmental Plan 2015 (CLEP 2015), to the extent applicable, so as to implement the intention of the concept plan approvals granted by the Minister for Planning for the urban renewal of Airds Bradbury and Claymore.

A consent authority is required under Section 79C of the Act, to take into consideration the relevant provisions of the Campbelltown (Sustainable City) Development Control Plan, 2015 (SCDCP 2015) which includes URADCP in determining development applications for residential accommodation.

1.3 Land to which the URADCP Applies

The provisions of this URADCP are site specific and apply only to certain Urban Renewal Areas within Campbelltown LGA shown on Figures 1 to 2 in Appendix 1 of the URADCP. The URADCP does not apply to any lots shown as privately owned on Figures 1 and 2 in Appendix 1.

1.4 The Consent Authority

Campbelltown City Council (Council) is the consent authority for local development within the urban renewal areas that requires development consent.

1.5 Variation to Planning Controls and Standards within the URADCP.

Refer to Section 1.1.7 Variation to Planning Controls and Standards within the Plan under Volume 1 of the SCDCP 2015.

1.6 Structure of the URADCP

The format of the DCP has been set up to identify various objectives and general design requirements for each of the permissible residential development typologies. It comprises the following structure:

1. Preliminary
2. All Types of Development
3. Application

1.7 - 1.8

Relationship to other Plans and Documents

4. Desired Future Character for Urban
5. Dwellings and Ancillary Structures
6. Residential Development.

1.7 Relationship to other Plans and Documents

The provisions of this URADCP are site specific and apply only to certain Urban Renewal Areas within Campbelltown LGA .The URADCP forms Part xxx of Volume 2 of the SCDCP 2015. The provisions of the SCDCP 2015 apply to the land to which URADCP applies. However, the URADCP prevails to the extent of any consistency with the SCDCP 2015.

Where a site specific DCP does not include specific development controls for a certain type of development, the development controls under Volume 1 of the SCDCP shall be used to assess the development applications received by Council.

Airds/Bradbury and Claymore urban renewal areas are subject to a Concept Plan approval under the former Part 3A of the EP&A Act received in 2012 and 2013 respectively. In approving the concept plans, the Minister for Planning determined that subsequent development is to be subject to Part 4 of the Act . The determinations of the Minister for Planning in approving the concept plans and the provisions of Schedule 6A of the Act are relevant and include a provision to the effect that the provisions of any environmental planning instrument or any development control plan do not have effect to the extent to which they are inconsistent with the terms of the approval of the Concept Plan.

The term of approval of the concept plans requires development to be carried out generally in accordance with the Airds Bradbury Urban Renewal Development Control Guidelines dated October 2011 and the Claymore Urban Renewal Development Control Guidelines dated May 2012. This URADCP incorporates these guidelines and the controls in this DCP have been prepared so as to be generally consistent with the terms of approval of the concept plans.

Consideration is to be given to the provisions of the CLEP 2015 and the SCDCP 2015. It is intended that the provisions of CLEP 2015 will be amended to delete clause 4.1A relating to yield restrictions on the basis of the certainty provided by the URADCP.

1.8 AIMS AND OBJECTIVES OF THE URADCP

The aims of this URADCP are to:

- Ensure that the intentions of the Airds Bradbury and Claymore concept plan approvals are met;
- Ensure that controls and guidelines are in place for dwellings on lots created by subdivision of land within the urban renewal areas;
- 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 urban renewal areas;
- Encourage the creation of safe, secure and liveable environments; and

1.8 - 1.9

Aims and Objectives of the URADCP

- Provide for a variety of high quality housing choices within the City of Campbelltown.

The objectives of the URADCP are:

Social:

1. Provide for a mixture of housing types;
2. Provide housing that responds to the network of open spaces, focal points and community facilities;
3. Ensure safety and security through passive surveillance of streets and open space areas by following the principles of 'safety by design'.

Environmental:

1. Establish quality streetscapes which add to the visual and environmental amenity of the site;
2. Encourage environmentally responsible building practices including solar passive design solutions for all housing;
3. Encourage built form consistent with the Desired Future Character.

Economic

1. Ensure that the future development enhances the surrounding suburbs and positively impacts upon market values in the area;
2. Create variety in housing types and tenure mix which is marketable and feasible;
3. Provide appropriate housing for low income earners, the aged and people with disabilities.

1.9 Definitions

Terms in this URADCP are defined in the CLEP 2015 and the SCDCP 2015. Additional terms include:

Abutting dwelling is a building containing one dwelling, on a single block of land that is designed and constructed on a zero lot line immediately adjacent to another dwelling on a different lot that is also built to the zero lot line and is structurally independent of any other dwelling. An abutting dwelling is a form of dwelling house.

Building Envelope Plan (BEP) means a plan that shows the location and number of storeys of a building on a site. The BEP should be at a legible scale (suggested 1:200) and include the following elements:

- Lot numbers, north point, scale, drawing title and site labels such as street names;
- Maximum permissible building envelope (setbacks, storeys, articulation zones)
- Preferred principal private open space;
- Garage size (single or double) and location;
- Zero lot line boundaries.

A BEP should be fit for purpose and include only those elements that are necessary for that particular lot.

1.9

Definitions

Manor home is a form of multi-dwelling housing and means a 2-storey building containing 4 dwellings, where:

- (a) each storey contains 2 dwellings, and
- (b) each dwelling is on its own lot (being a lot within a lot within a strata scheme or community title scheme), and
- (c) access to each dwelling is provided through an individual entry at ground level.

Manor homes are not residential flat buildings.

Principal private open space area means the area of private open space that is directly outside the living areas of the dwellings, consisting of an appropriately dimensioned square. The PPOS can include an outdoor leisure / alfresco dining areas that are covered either by the main roof structure or by another lightweight material.

Studio Dwelling means a room or suite of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used as a separate secondary domicile on the land, which is located above a garage, car port or the like.

Zero Lot Line Dwelling is a building containing one dwelling, on a single block of land, that is constructed with an exterior wall on one of its side boundaries but is not attached to any other dwelling. A zero lot line dwelling is a type of dwelling house.

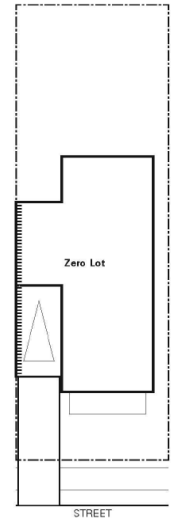


Illustration 1: Zero Lot Line

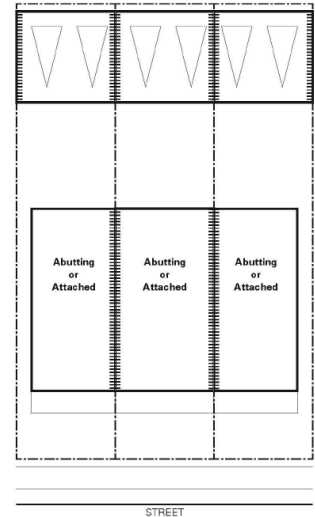


Illustration 2: Abutting Dwelling

2. Requirements Applying to all Types of Development

2.1-2.4

Introductions

2.1 Introduction

The provisions of Part 2 of the SCDCP 2015 apply to development in the urban renewal areas.

2.2 Additional Controls regarding Noise

In addition to the requirements under Section 3.4.3 Acoustic and Visual Privacy of the SCDCP 2015 any future development application for residential lots or seniors living development fronting Badgally Road must refer to the document entitled Environmental Criteria for Road Noise (EPA 2010), to enable Council to properly consider potential impacts on that residential development that may arise from the developments proximity to potential road noise and to determine if there are any particular conditions of consent that should be imposed upon that development.

2.3 Additional Controls regarding Retaining Walls

Section 2.12 of the SCDCP 2015 does not apply to neighbourhood subdivision.

2.4 Future Development Applications

Pursuant to the terms of the concept plan approvals for Airds Bradbury and Claymore, any future applications for dwellings (that are not defined as exempt or complying development) within the sites shall:

1. include an assessment of construction impacts, including noise, traffic, soil and erosion (including acid sulphate soils where relevant), waste, and dust, and identify the mitigation and management measures that would be implemented to address these impacts;
2. demonstrate that habitable floor levels are located above the 100 year ARI flood level plus 500mm freeboard, and that appropriate flood evacuation can be provided for dwellings located below the probable maximum flood level;
3. demonstrate compliance with the Planning for Bushfire Protection 2006; and
4. demonstrate that ESD measures have been incorporated into the design of the buildings to reduce water and energy consumption in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

These requirements are included generally in Part 2 of the SCDCP 2015.

2.5 Reiby Juvenile Justice Centre

2.5 Reiby Juvenile Justice Centre

Dwellings on properties that adjoin the Reiby Juvenile Justice Centre are to have a 6 metre rear building setback.

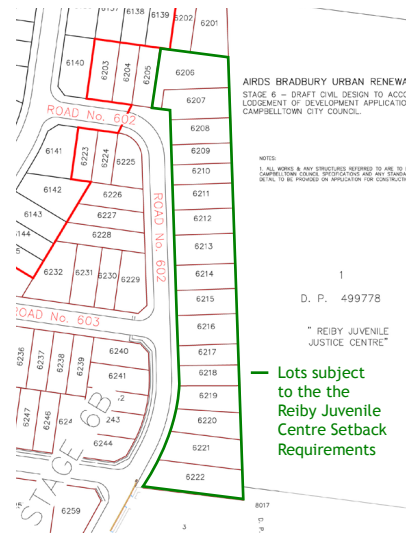


Illustration 3: Land to which Section 2.5 applies

3. Application

3.0

Application

Part 3 sets out the following:

- Desired future character of the urban renewal areas
- General Requirements for residential Development
- Development controls for the following residential development to where the URADCP applies :
 - dwelling houses including zero lot dwelling houses and abutting dwellings
 - Secondary dwellings
 - Dual occupancies (attached and detached)
 - Studio Apartments
 - Semi-detached dwellings
 - Attached dwellings
 - Multi dwelling housing
 - Manor homes

The design requirements contained within this part are to be read in conjunction with the provisions contained in Part 2 of Volume 1 of the SCDCP 2015

4.0

Desired Future Character for Urban Renewal Areas

4. Desired Future Character for Urban Renewal Areas

The desired future character of the urban renewal areas is one that:

- Provides a range of dwelling types in response to market demands;
- Provides new dwellings that address and reinforce the street through appropriate building siting and orientation;
- Provides buildings that can be constructed to enhance safety through design, by providing casual surveillance over areas of public open space, including streets and paths;
- Provides medium density housing types, such as attached dwellings and manor homes in appropriate locations such as near shopping centres and parks;
- Encourages more active and inviting streetscapes by designing car parking structures and hardstand areas to complement the built form of dwellings and to avoid dominating the streetscape.

Note:

For the purpose of the URADCP part Zero Lot Line Dwelling and abutting dwellings are a type of dwelling house and studio apartments are a type of dual occupancies.



Illustration 4: Residential streetscapes

5. General Requirements for Residential Development

5.1

Building Form and Character

This Section provides general development controls for residential development within the areas where the URADCP applies.

Car Parking and Access

Section 3.4.2 of Volume 1 of the SCDCP shall apply.

Car Parking Rates

- a) Each dwelling house or a dwelling that is part of a dual occupancy, semi detached dwellings, manor home or attached dwellings shall be provided with a minimum of one (1) single garage.

Visual and Acoustic Privacy

Section 3.4.3 of Volume 1 of the SCDCP shall apply.

5.1 Building Form and Character

Objectives:

- To ensure that buildings are designed to enhance the existing and future desired built form and character of the urban renewal areas by encouraging innovative and quality housing designs which are distinctive and contemporary and fits harmoniously with their surroundings.

Design Requirements

5.1.1 Streetscape

- 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 adjoining streetscape.
- b) Articulate building frontages facing the street to add visual interest. Use of stepping, material combinations, verandahs, porches and balconies, canopies and blade walls shall be encouraged.
- c) Development on corner sites shall incorporate facade treatments that address both street frontages and achieve articulation in the building design.
- d) The built form shall relate to the natural landform and setting, particularly when viewed from a public place, building entrance ways and recognised vantage points outside the immediate locality. A sites natural slope should be used to create visual interest and generate innovative housing forms while minimising cut and fill requirements.
- e) All dwellings shall be designed with a contemporary architectural character
- f) Outbuildings and ancillary structures shall be located to the rear of the site.

5.1

Building Form and Character

- g) The pitch of hipped and gable roof forms on the main dwelling house have a maximum slope of 36 degrees. Skillion roofs, roofs hidden from view by parapet walls, roofs on detached garages, studios and ancillary buildings on the allotment are excluded from this control.
- h) Eaves are to provide sun shading to protect windows and doors and provide aesthetic interest and are permitted to extend up to 450mm from the side boundary, except for zero lot line, attached dwellings and semi-detached dwellings and parapet walls.
- i) No blank walls shall be presented to any street frontage. Any continuous wall of more than one storey in height shall be no more than 10m in length. Walls over 10m long shall have a minimum off- set of 500mm wherein the wall can either pursue a new alignment or return to the original alignment after a minimum distance of 2 metres. Where a 'cut away' is pursued, the roofline must reflect the cutaway and not extent straight past the cut away. This requirement does not apply to party walls of attached dwellings or zero lot line dwellings.
- j) When determining appropriate external building materials for residential development, the following guidelines shall be observed:
 - a. External wall materials shall be predominantly masonry (i.e. brick) and finished in either face brickwork, coloured/painted render or coloured bagging;
 - b. Lightweight materials can be utilised to provide variety in textures or profile on dwelling facades (e.g. timber, feature fibre cement sheeting or pre-finished metal sheeting);
 - c. No galvanised iron, plain cement sheeting or plain concrete blocks shall be utilised;
 - d. Low profile concrete, terracotta or slate roof tiles or pre-finished and pre-coloured corrugated metal roofing shall be utilised
- 11. The colour palette to be used in all dwellings is to consist largely of neutral, natural tones. Feature colours may be utilised for selected elements to create interest and highlights.
- 12. A detailed schedule of the proposed external finishes, materials and colours shall be submitted for Council's approval as part of the development application.

5.1.2 Building Height

- a) Residential development other than seniors housing provided by NSW Land & Housing Corporation shall be a maximum of 9.5 metres in height.
- 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.
- c) All dwellings shall have a least one habitable room window at ground and first floor level addressing the primary street (and secondary street frontage for corner lots).

5.1

Building Form and Character



Illustration 5: Single garage

5.1.3 Garages

- a) Council will consider proposals for garages under dwellings on sloping sites if satisfied that the garage would not result in a building that exceeds 9.5m in height at any point.
- b) A single garage only shall be provided within the front elevation of a dwelling with a lot frontage of less than 12 metres.
- c) The garage door element fronting onto a street shall be no wider than 50% of the total dwelling width.
- d) The width of the garage door where it has a rear access shall be a maximum of 6.0 metres.
- e) Sites with lot sizes of 300sqm or less shall be limited to a single garage only at the primary street frontage.
- f) A garage shall be setback a minimum of:
 - (i) 1.0 metre from the rear boundary where it has a rear vehicle access;
 - (ii) 3.0 metres from the rear boundary where it does not have rear vehicle access.
 - (iii) 4 metres from the primary setback for a site with an area of 300 sqm or less;
 - (iv) 5 metres from the primary setback for a site with an area of greater than 300sqm

5.2

Private Open Space

5.2 Private Open Space

Objectives:

- To ensure that dwellings are provided with sufficient area of private open space for the use of the occupants.
-
- a) A dwelling located on a site with a lot area of 300sqm or less shall be provided with an area of private open space that:
 - i) is located behind the primary street building setback;
 - ii) has a minimum area of 16 sqm for sites;
 - iii) Includes a minimum levelled area of (4x4)sqm;
 - iv) has an internal living room directly accessible to the outdoor private open space areas; and
 - v) satisfies solar access requirements contained in 5.3.
 - b) A dwelling located on a site area of more than 300sqm shall be provided with an area of private open space that:
 - i) is located behind the primary street building setback;
 - ii) has a minimum area of 24sqm;
 - iii) Includes a minimum levelled area of (4x6)sqm;
 - iv) has an internal living room directly accessible to the outdoor private open space areas; and
 - v) satisfies solar access requirements contained in Solar Access in Section 5.3.

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

1. Living areas shall generally have a northern orientation and be directly accessible to private open space areas.
2. New dwellings shall be designed to maximise solar access to all private open space areas. Suitable shadow diagrams shall be required for all house designs greater than one storey in height.
3. At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required private open space principal of both the proposed development and the neighbouring properties.
4. Development shall have appropriate regard to the impact on solar access to usable private open space, solar collectors and clothes drying areas of adjoining residential development.
5. New dwellings shall be designed to reduce the need for artificial lighting during daylight hours.
6. Windows and glazed doors shall be protected from direct summer sun with appropriate hoods, eaves or louvres or adjustable shading devices wherever possible. Living areas shall generally have a northerly orientation.

5.4

Landscaping

5.4 Landscaping

Objectives:

- Maintain and rehabilitate the natural environment and assist in the conservation of Campbelltown's landscape character;
- Enhance the sustainability of the development by minimising water usage, contributing to biodiversity and enhancing passive energy systems for dwellings.

Design Requirements

1. Front gardens are to include one tree that will reach a height of 5m to 8 metres on maturity;
2. Rear gardens are to include at least one tree that will reach a height of 10 to 15 metres on maturity;
3. Retaining walls shall be stepped / terraced at a maximum height of 900mm and incorporate a minimum step of 900mm face to face;
4. No more than 30% of the area forward of any building line shall be surfaced with impervious materials;
5. A minimum of 15% of the total site area shall be available for deep soil planting.

5.5 Location and Treatment of Services

5.5

Location and Treatment of Services

Objectives:

- To minimise the visual and acoustic impact of onsite services.

Design Requirements

1. All metre boxes and services plant shall be treated to reduce their visual prominence from the public domain by screening, recessing or colour treatments.
2. TV aerials shall be located to the rear of the dwelling, whilst satellite dishes may only be erected if they are suitably screened from view of the public and neighbours.
3. Letter boxes shall be located visible from the street and accessible from the public footpath. If no footpath is present access shall be provided accessible from outside the front boundary of the property.
4. Air-conditioning units shall be located a minimum of 4 metres from the site boundary or screened for visual and acoustic privacy. They shall not be located along the front site boundary.

5.6

Waste Storage Provisions

5.6 Waste Storage Provisions

Objectives:

- Ensure waste systems are easy to use and are accessible by collection vehicles;
- Ensure healthy and safe practices for the storage, handling and collection of waste and recycling materials;
- Promote the principles of ESD through appropriate resource recovery and recycling, leading to a reduction in the consumption of finite natural resources.

Design Requirements

1. Provision shall be made for all waste and recycling storage containers to be located behind the primary and secondary building alignment and out of public view.
2. Space shall be allocated behind the primary and secondary building alignments and out of public view to store the following bins:
 - a) a 140 litre bin;
 - b) two (2) 240 litre bins;
3. Any area for storing garbage and recycling shall be located in a position that is convenient for occupants.
4. The path for wheeling bins between waste storage area(s) and the collection vehicle shall be free of steps or kerbs and have a maximum gradient of 1:8 where possible.
5. Rear loaded, battle axe and car court dwellings shall make provision for bin collection on a public street accessible by collection vehicles.
6. The location of bin storage areas is to be shown on dwelling plans.

6. Ancillary Residential Structures

6.1 - 6.3

Outbuildings

This section applies to ancillary residential structures including outbuildings, swimming pools/spas and fencing.

6. 1 Outbuildings

Section 3.5.2 of Volume 1 of the SCDCP shall apply.

6. 2 Swimming Pools/Spas

Section 3.5.3 of Volume 1 of the SCDCP shall apply.

6. 3 Fencing

Objectives:

- To ensure that front fencing design complements the character and streetscape of residential neighbourhoods.

Design Requirements

1. Fencing is to be in accordance with the fencing strategy with the Fencing Strategy as approved by Campbelltown Council for each stage of development. This information will be provided to purchasers of lots.

7.1

Introduction

7. Residential Development

7.1 Introduction

This section sets out controls for various dwelling types expected in the renewal areas such as:

- Dwelling houses (including abutting dwellings, zero lot line dwellings);
- Attached dwellings;
- Semi-detached dwellings;
- Dual occupancies (attached and detached);
- Multi dwelling housing (including manor homes)

Development shall be in accordance with the key development controls summary table (Table 1) and as described in Sections 7.2 to 7.8.

Table 1: Key Housing Development Controls

Item	Lot Size	200-250m ²	251-300m ²	301-450m ²	451-600m ²	601-900m ²
1	Maximum site cover	70%	65%	60%	55%	55%
2	Primary street setback	3.0m	3.0m	4.0m	4.0m	4.0m
3	Secondary street setback	1.0m	1.0m	2.0m	2.0m	2.0m
4	Rear boundary setback	1.0m from rear access garage or 3 metres where no garage		3.0m	4.0m	4.0m
5	Side setback	0.9m for detached dwellings or refer to items 6 & 7		0.9m	0.9m	0.9m
6	Build to boundary (attached dwellings and abutting dwellings)	Lot width 6.0-7.9 metres: both sides lot width 8.0-10.0 metres: one side and 0.9m on the other		Does not apply	Does not apply	Does not apply
7	Build to boundary (zero lot line walls and semi-detached dwellings)	Build to boundary one side and 0.9m on the other		Does not apply	Does not apply	Does not apply
8	Garage setback	1.0m for rear access garage: 4.0m to primary street		5.0m	5.0m	5.0m
9	Garage dominance	Rear access garage (6.0m max door width) or single garage only to primary street frontage. The garage door element fronting onto a street shall be no wider than 50% of the total dwelling width		The garage door element fronting onto a street shall be no wider than 50% of the total dwelling width.		
10	Principal private open space area	Minimum of 16 sqm (provision of 4m x 4m square)		Minimum of 24 sqm (provision of 6m x 4m square)		
11	Maximum building height	9.5m				

7.2 Dwelling Houses

7.2 Dwelling Houses

Objectives:

- Encourage quality-designed dwelling houses that make a positive contribution to the streetscape and amenity of the neighbourhood.
- To provide definition of the public domain by ensuring development addresses the streets and open spaces;
- To ensure that all residential lots achieve an appropriate level of amenity;
- To ensure that subdivision and development on smaller lots is undertaken in a co-ordinated manner;
- To promote housing choice / variety / affordability; and
- To provide higher density dwellings around parks and close to community facilities, increasing casual surveillance and activity to improve safety and security in public areas.

7.2.1 Site Coverage

- a) A dwelling house shall have a maximum site coverage of:
- ii) 70% for a lot with an area between 200-250sqm;
 - iii) 65% for a lot with an area between 251-300sqm
 - iv) 60% for a lot with an area between 301-450sqm;
 - v) 55% for a lot with an area larger than 451sqm.



Illustration 6: 14m frontage



Illustration 7: 10m frontage

7.2.2 Setbacks

- a) A dwelling house shall be setback a minimum of:
- i) 3.0 metres from the primary street boundary for a site with a lot area of 300sqm or less;
 - ii) 4.0 metres from the primary street boundary for a site with a lot area greater than 300sqm;



Illustration 8: Dwelling house - Corner Lot

7.2 - 7.3

Dwelling Houses

- iii) 1 metre from the secondary street boundary for a site with a lot area of 300sqm or less;
- iv) 2 metres from the secondary street boundary for a site with a lot area greater than 300sqm;
- v) 0.9 metres from any side boundary, other than zero Lot Line Dwelling; and
- vi) 3 metres from the rear boundary for a site with a lot area of 450sqm or less;
- vii) 4 metres from the rear boundary for a site with a lot area of more than 450sqm.

7.2.3 Dwelling houses with zero side setback

- a) Dwelling houses shall only be permitted to be located on the side boundary where the lot is nominated on the subdivision plan.
- b) Where a zero lot line is nominated on a lot on the subdivision plan, the adjoining (burdened) allotment is to include a 900mm easement for single storey zero lot walls and 1200mm for two storey zero lot walls to enable servicing, construction and maintenance of the adjoining dwelling. No overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefited lot will be permitted within the easement.
- c) The S88B instrument for the subject (benefited) lot and the adjoining (burdened) lot shall include a note identifying the potential for a building to have a zero lot line.

7.3 Secondary Dwellings

Design Requirements:

- a) Secondary Dwelling shall comply with Section 3.6.2 of Volume of the SCDCP 2015.

Note:

Secondary dwellings are permitted under SEPP (Affordable Rental Housing) 2009.

Note:

Secondary dwelling (as defined under the CLEP) means a self-contained dwelling that:

- a) is established in conjunction with another dwelling (the principal dwelling), and
- b) is on the same lot of land as the principal dwelling, and
- c) is located within, or is attached to, or is separate from, the principal dwelling.

7.4 Semi-Detached Dwellings

7.4

Semi-Detached Dwellings

Objectives:

- Encourage quality-designed semi-detached that make a positive contribution to the streetscape and amenity of the neighbourhood.
- To provide definition of the public domain by ensuring development addresses the streets and open spaces;
- To ensure that all residential lots achieve an appropriate level of amenity;
- To promote housing choice / variety / affordability.

7.4.1 Site Coverage

- a) A semi-detached Dwelling shall have a maximum site coverage of:
 - ii) 70% for a lot with an area between 200-250sqm;
 - iii) 65% for a lot with an area greater than 251sqm.

Note:

Semi-detached dwellings (as defined under the CLEP) means a dwelling that is on its own lot of land and is attached to only one other dwelling.

7.4.2 Setbacks

- a) A semi-detached dwelling shall be setback a minimum of:
 - i) 3.0 metres from the primary street boundary;
 - ii) 1.0 metre from the secondary street boundary;
 - iii) 0.9 metres from the side that is not attached to the other dwelling;
 - iv) 3 metres from the rear boundary for a site with a lot area of 450sqm or less

7.5 - 7.6

7.5 Dual Occupancies

Dual Occupancies

Design Requirements:

- a) Site coverage and setbacks for dual occupancies shall be similar to the site coverage and setback for semi-detached dwellings under this part.
- b) Dual occupancies (attached or detached) may be constructed on corner lots where the lot has an area of not less than 500sqm. Each dwelling is to address a street frontage.
- c) Any other dual occupancy development is to comply with the provisions of Clause 4.1B of CLEP 2015 and Section 3.6.3 of SCDCP 2015.

7.6 Studio Dwelling

Objectives:

- E 1. To provide housing choice / diversity for families;
- To provide the opportunity for rental accommodation for single occupants; and
- To provide casual surveillance over rear access points.

Design Requirements:

1. Studio apartments are to be located only on top of detached garages accessible from rear lanes.
2. Studio apartments are not to be subdivided into a separate allotment.
3. The maximum gross floor area of a studio dwelling is 75sqm.
4. Where the studio apartment is built to a zero lot line on a side boundary, windows are not to be located on the zero lot wall unless that wall adjoins a laneway, public road, public open space or drainage land.
5. Studio apartments are to have balconies or living areas that overlook laneways for casual surveillance.
6. Where studio dwelling is built over a rear garage and separated from the upper levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and studio dwelling.



Illustration 9: Studio apartment

Note:

For the purpose of the URADCP part, studio apartments are a type of dual occupancy.

Note:

Studio Apartment means a room or suite of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used as a separate secondary domicile on the land, which is located above a garage, car port or the like.

7.7 Multi Dwelling Housing

7.7 - 7.8

Multi Dwelling Housing

- a) The provisions of CLEP 2015 and SCD2015 apply with respect to multi dwelling housing on land within the urban renewal areas except for multi dwelling housing for, or on behalf of, NSW L&HC and manor homes which are a form of multi dwelling housing.
- b) manor homes are permitted in areas shown as future development lots on Figures 3 and 4 and shall comply with the controls contained in the following table:

Table 2: Manor Homes Development Controls

Item	Element	Control
1	Minimum site area	600m ²
2	Maximum site coverage	50% of site area
3	Primary Street Setback	4.5 metres to building façade line 3 metres to articulation zone 5 metres to garage line or 1 metre behind building line
4	Corner or Secondary Street Setback	2 metres
5	Side Boundary Setback	1.5 metres
6	Rear Boundary Setback	4 metres (excluding rear garages)
7	Principal Private Open Space Area	Minimum 16m ² per dwelling with minimum dimension of 3 metres; or Minimum 8m ² per dwelling with minimum dimension of 2 metres if provides as balcony or rooftop
8	Maximum Building Height	9.5 metres

Note:

Multi-dwelling housing may be built by or on behalf of NSW L&HC under SEPP (Affordable Rental Housing) 2009. Manor homes may be built by any person on land identified as future development lots on Figure 3 and 4.

7.8 Attached Dwellings

Objectives:

- Encourage quality-designed attached that make a positive contribution to the streetscape and amenity of the neighbourhood.
- To provide definition of the public domain by ensuring development addresses the streets and open spaces;
- To ensure that all residential lots achieve an appropriate level of amenity;
- To promote housing choice / variety / affordability.

7.8.1 Site Coverage

- a) An attached Dwelling shall have a maximum site coverage of:
 - i) 70% for a lot with an area between 200- 250sqm;

7.8

Attached Dwellings

- ii) 65% for a lot with an area greater than 251sqm.

7.8.2 Setbacks

- a) An attached dwelling shall be setback a minimum of:
 - i) 3.0 metres from the primary street boundary;
 - ii) 1.0 metre from the secondary street boundary;
 - iii) 0.9 metres from the side that is not attached to another dwelling;
 - iv) 3 metres from the rear boundary.
 - b) Combined applications for subdivision of land and the construction of a dwelling on each lot shall contain a minimum of three and a maximum of six attached dwellings in any continuous row.
3. Where a side dwelling wall is not attached (i.e. located on a corner allotment or midblock) that building line wall shall be setback a minimum distance of 2 metres for a corner lot and 0.9 metres from a midblock property boundary.



Illustration 10: Manor homes



Illustration 11: Attached dwellings

7.8.3 Rear Access for Attached Dwellings

- a) Where there is no access to a rear lane or rear street directly available from the back of attached dwellings, each dwelling shall be provided with a separate and direct access from the backyard to the front yard that does not pass through any habitable area of the dwelling (Refer to Figure 11 for a suggested design solution).
- b) For the purpose above, the direct access from the rear to the front of the dwelling shall have a minimum width of 0.9 metres and shall not be obstructed by hot water systems, air conditioning units, gardens or anything that may result in the obstruction of the access way.

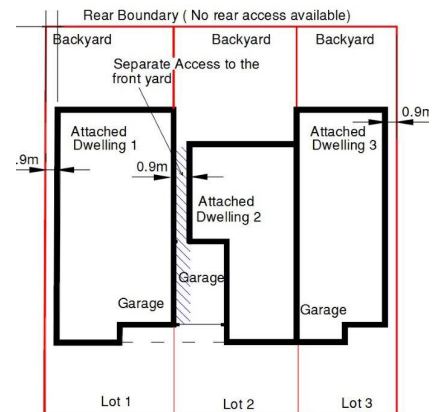


Figure 12 - Illustration of an example of a design solution for 'rear to front' access requirement for attached dwellings at ground level.

Note:

The requirement for the rear-to front access is to enable occupants of an attached dwelling to move organic waste bins, lawnmowers and the like from the backyard to the front of the building without the need to pass through the main living areas.

8. Neighbourhood Subdivision

8.1 - 8.2

Introduction

Important Note: The term neighbourhood subdivision refers to subdivision of land undertaken by UrbanGrowth NSW or NSW Land and Housing Corporation as a means of implementing urban renewal projects at Claymore and Airds Bradbury.

Objectives:

- Provide a range of lot sizes with the more intensive development located closer to the town centre and around parks.
- Provide lot dimensions capable of accommodating a range of affordable house types.
- Create efficient layouts that respond to existing site conditions and context.
- Ensure that subdivision provides safe connections with an extension of existing street patterns, as well as any pedestrian, cycleway and public open space networks.
- Promote walking and cycling as the primary mode of travel within a residential neighbourhood.
- Provide a network of bus, pedestrian and cycle routes within the public domain which connect open space areas and community facilities and encourage alternative modes of transport.

8.1 Introduction

Neighbourhood subdivision applications can indicate lots intended for further subdivision. Not all lots created by Neighbourhood subdivisions are suitable for further subdivision.

8.2 Neighbourhood Subdivision

The urban design intent for subdivision in the renewal areas is to create an urban structure based on:

- a more inter-connective street system focussing movement onto streets;
- reconfigured open spaces responding to community needs and providing safe and accessible spaces linked to the pedestrian and cycle network;
- improved community safety by introducing

Important Note:

Neighbourhood Subdivision to create lots smaller than permitted under CLEP 2015 is proposed but only in accordance with this section.

8.3 - 8.4

Design Requirements

- street edges to open spaces and fronting housing towards open spaces;
- establishing new roads to create new blocks of a size suitable for a variety of lot sizes and to improve vehicle and pedestrian accessibility and safety.

Lot sizes range predominantly from 200 square metres to 600 square metres. Some variation to this might occur in localised areas constrained by the road layout and existing development. Battle axe type lots shall be avoided and only entertained where a street frontage cannot otherwise be provided due to levels, existing development constraints or residual land issues.

8.3 Design Requirements

- All neighbourhood subdivisions shall be generally consistent with the Concept Plan approval for Claymore and Airs Bradbury and generally as shown in Figures 1 and 2 regarding the location of open space areas, public roads and proposed residential development.
- No further subdivision of allotments following the neighbourhood subdivision, shall be permitted unless:
 - the allotment is located in an area identified in Figures 3 and 4 as future development lots or seniors living; or
 - The land is located in an area identified in Figure 3 as existing residential areas and the subdivision is a re-subdivision of existing lots in the ownership of NSW Land and Housing Corporation; or
 - The land is located on any of the following streets within the Claymore Urban Renewal Area (Figure 4) and the subdivision is a re-subdivision of existing lots in the ownership of NSW Land and Housing Corporation:
 - Carter Place;
 - Drysdale Street;
 - Crozier Street, Blake Place and Auld Place;
 - Boyd Street;
 - Fairweather Place;
 - Gould Road; or
 - The size of any lot resulting from a subdivision of land is not to be less than the minimum size allowed for that land under CLEP 2015.
 - The subdivision is a strata subdivision or community title subdivision.

8.4 Neighbourhood Subdivision - Allotment Size and Design

- Design of residential allotments shall have regard for the impact of orientation, slope, and aspect to facilitate solar access to future dwelling development.
- All proposed allotments shall have a street frontage.
- Battle axe lots shall only be permitted where a street frontage cannot otherwise be

8.5

Subdivision Approval Process for Housing on Smaller Lots

provided because of existing conditions including the size and shape of a residual parcel.

4. All allotments intended for dwellings will have a minimum site area of 200m² with a minimum width measured at the building line of 6 metres.
5. Any allotment with a width to the street frontage of less than 9 metres is to have the garage located to the rear of the property accessed from a rear lane or accessway.
6. Allotments are to have a minimum depth of 25 metres.

8.5 Subdivision Approval Process for Housing on Smaller Lots

The land subdivision approval process is to be consistent with the following provisions:

1. For lots equal to or greater than 300m²:
 - a. Dwelling plans required as part of future development application of complying development certificate application;
 - b. No restrictions on title;
 - c. Subdivision can be completed (plan registered) prior to dwelling construction.
2. For lots less than 300m² and equal to or greater than 225m² in area, and with a width equal to or greater than 9m:
 - a. Dwelling plans are required as part of future development application or complying development certificate application;
 - b. A Building Envelope Plan is to accompany the development application for subdivision;
 - c. Dwelling design restriction to be registered on title via a S88B instrument to reflect the Building Envelope Plan;
 - d. Subdivision can be completed (plan registered) prior to dwelling construction.
3. Dwelling construction involving detached dwellings on lots less than 225m², or lots with a width less than 9m:
 - a) Dwelling plans required as part of subdivision application (the development application seeks approval for subdivision of land and construction of a dwelling on each lot in the subdivision);
 - b) Subdivision can be completed (plan registered) following construction of dwellings.
4. Dwelling construction involving common walls (i.e. attached dwellings, semi-detached dwellings, dual occupancies and multi dwelling housing):
 - a. Dwelling plans required as part of subdivision application (the development application seeks approval for subdivision of land and construction of a dwelling on each lot in the subdivision);
 - b. Subdivision can be completed (plan registered) following construction of dwellings.

The Building Envelope Plan is to be at a legible scale (suggested 1:200) and include the

8.5

Subdivision Approval Process for Housing on Smaller Lots

following elements:

- a. Lot numbers, north point, scale, drawing title and site labels such as street names;
- b. Maximum permissible building envelope (setbacks, storeys, articulation zones);
- c. Preferred principal private open space;
- d. Garage size (single or double) and location; and
- e. Zero lot line boundaries (if any).

FIGURE 1





Claymore Urban Renewal Concept Plan

5 July 2013



LEVEL 6, 17 YORK STREET, SYDNEY NSW 2000 T 02 8023 9363 F 02 8023 9399

FIGURE 3





Claymore Urban Renewal Concept Plan

5 July 2013



LEVEL 8, 17 YORK STREET, SYDNEY NSW 2000 T 02 8023 9363 F 02 8023 9399



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