

ATTACHMENT 2

1

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
1.4 Definitions	<ol style="list-style-type: none"> Revise the definition of 'domestic outbuildings' to specifically state that 'domestic outbuildings' do not include a dwelling or a domicile. Include a definition for a "dwelling". Reconsider the definition of 	<ol style="list-style-type: none"> Noted and supported Noted and supported All the definitions under the SCDCP 	<ol style="list-style-type: none"> Reword the definition of Domestic Outbuildings to read: 'Domestic outbuilding means a building or structure used for purposes ancillary to the main dwelling(s) on an allotment and includes awnings, pergolas, gazebos, garden sheds, garages, carports and the like, but does not include a swimming pool or a dwelling.' Add a definition for 'dwelling' that is adopted from the SI LEP that reads: '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 domicile.' No Change

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	'multi dwellings' for consistency with the SI LEP.	will be revised for consistency with the SI LEP, as part of the next stage of the SCDCP review which will align the SCDCP with the forthcoming draft CLEP. Given the major differences between the meaning of the term 'multi dwellings' under the SCDCP and the forthcoming CLEP, it would be inappropriate to adopt the definition of 'multi dwellings' from the SI LEP at this stage.	
	4. Provide clarification on whether patios and verandahs are included in the private open space calculations.	4. The definition of 'private open space' under the SI LEP clearly indicates that patios, decks and verandahs are considered part of the private open space. As such, it is recommended that the definition of 'private open space' be revised for consistency with the SI LEP.	4. Reword the definition of 'private open space' to make it consistent with the SI LEP as follows: <i>'Private open space means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.'</i>
	5. Revise the use of the term	5. The term 'garden flat' has the same	5. Substitute the term 'secondary

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	'garden flat' for consistency with the ARH SEPP.	meaning as 'secondary dwelling' under the ARH SEPP. As such, it is considered appropriate to substitute the term 'secondary dwelling' for the term 'garden flat' throughout the SCDCP for consistency with the ARH SEPP.	dwelling' for the term 'garden flat' throughout the SCDCP and adopt the definition from the SI LEP for Secondary dwellings.
2.1 Application	1. Remove the reference to 'Fencing and Retaining Walls' from Table 2.1 Thresholds as this section has been moved to Part 3 Residential and Ancillary Development and as such the reference to it in the Table is not correct.	1. Noted and supported	1. Remove the reference to Fencing and Retaining Walls from Table 2.1 Thresholds
2.5 Landscaping	1. Include a reference to <i>Campbelltown Native Gardening Guide</i> , under this Section. 2. Ensure that the community/developers are aware of the existence of this section.	1. Noted and supported 2. Noted and supported	1. Add a note referring readers to Council's website where <i>Campbelltown Native Gardening Guide</i> is available for view and download. 2. Add a note under the relevant Sections of the draft SCDCP alerting readers to the existence of Section 2.5 Landscaping.
2.8 Cut, Fill and Floor	1. Define H:V for the public.	1. Noted and supported	1. Add a note explaining that 'H'

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SDCDP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
<i>Levels</i>			stands for the term 'horizontal distance' and 'V' stands for the term 'vertical distance'.
<i>2.9 Demolition</i>	1. This is in reference to Clause 2.9 a) ii): Is it necessary to require development applications for demolition to include a demolition plan prepared by a suitably qualified person and the details of the licensed contractor engaged?	1. Yes. It is considered necessary for Council to ensure that demolition work is undertaken by a licensed contractor to ensure that it follows best practice.	1. No change
<i>2.10 Water Cycle Management</i>	1. Include a new sub-section under Section 2.10 <i>Water Cycle Management</i> that requires a Stormwater Drainage Concept Plan to be submitted to Council as part of a development application. Such plan will show stormwater pipes layout, pit sizes, easements and overland flow paths.	1. Noted and supported.	1. Add a new sub-section entitled 2.10.3 <i>Stormwater Drainage</i> that reads: a) A stormwater Drainage Concept Plan prepared by a suitably qualified person, shall be submitted with all development applications, including construction (except for internal alterations/ fitouts) , demonstrating how the stormwater will be collected and discharged from the site.

DA=Development Application

SDCDP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.

ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
			<p>b) the stormwater concept plan shall include the following information as a minimum:</p> <ul style="list-style-type: none"> i) location, layout and sizes of stormwater pipes and pits . ii) minimum grades and capacities of stormwater pipes iii) existing and proposed easements, site contours and overland flow path/s.
2.12 Retaining walls	<p>1. Review Clause 2.12.c) that requires retaining walls to be setback a minimum of 450mm from the rear and side boundaries, where neighbours are in agreement to locate the retaining wall on the boundary.</p>	<p>1. Noted and supported.</p>	<p>1. Reword the note under Clause 2.12.c as follows:</p> <p><i>Note: Council may allow for a zero setback of retaining walls, where neighbours' consent has been obtained and submitted as part of the DA).</i></p>
2.16 Provision of services	<p>1. Update the reference to the Australian Standards to include</p>	<p>1. Noted and supported.</p>	<p>1. Update all references to Australian Standards under this Section to include the correct year. In addition</p>

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979; Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	the correct year.		add the term 'as amended' after the name of any reference to AS to allow for any future amendments to be taken into account.
Part 3 Dwelling Houses, Narrow Lot Dwellings, Multi Dwellings and Residential Subdivision	1. Rename the title of this part to include references to swimming pools/spas and fencing on urban land. Currently the title of Part 3 does not include these types of development and it has proven difficult for Council's customers to locate the development controls for these types of ancillary development under the SCDCP.	1. Adding all the types of development that Part 3 covers to its title would result in a long title. As such it is recommended to revise the title of Part 3 to generally reflect the type of developments within residential zones that are covered under this Part.	1. Rename Part 3 to read: Part 3 Residential and Ancillary Development on urban land
3.3 Building Form and Character	1. Insert an additional development requirement under Clause 3.3.1 Streetscape to ensure that bathrooms windows facing the streets are appropriately designed to enhance the appearance of front elevations and collectively the streetscape.	1. Noted and supported.	1. Add a clause under Section 3.3.1 Streetscape that reads: g) Bathroom, ensuite or laundry windows that face the primary street shall be designed as an integral component of the articulation of the front building façade.

DA=Development Application

SCDCP=Campbelltown (Sustainable City) Development Control Plan

SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development

ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.

LEP=Local Environmental Plan

SI LEP =Standard Instrument-Principle Local Environmental Plan

Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.

ARH SEPP= SEPP (Affordable Rental Housing) 2009

LEP 2002= Campbelltown (Urban Areas) LEP 2002

EP&A Act 1979; Environmental Planning and Assessment Act 1979

EPI=Environmental Planning Instrument

AS=Australian Standard

CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
3.3.3 Fencing	1. Review the maximum front fence height of 1.2 metres for front fencing in residential areas, to make it lower.	1. Noted, however no change is recommended, given that ECDC SEPP allows front fencing within residential areas to be constructed of 1.2 metres in height as 'exempt development'.	1. No Change
3.4 Car Parking and Access	1. Include a minimum dimension for a double garage for dwelling houses in urban land.	1. Noted, however the SCDCP requires only one car parking space. As such it would not be appropriate to specify minimum dimensions for a double garage.	1. No Change
3.5 Acoustic and Visual Privacy	1. Add a new clause that requires residential development proposed to be built adjacent to railway lines and major roads to include an Acoustic Report as part of the DA to address noise impact, similar to the requirements under the State Environmental Planning Policy (Infrastructure) 2007.	1. Noted and supported for Multi dwellings and Narrow Lot Dwellings development. Notably, the ECDC SEPP does not currently require dwelling houses development that are proposed to be located near railway corridors and major roads to provide any additional measures for the mitigation of noise and vibration. As such, it is not considered appropriate to apply this proposed requirement to single dwellings under the SCDCP.	1. Add a clause that states: <i>Multi Dwellings and Narrow Lot Dwellings near railway lines and major roads shall demonstrate to Councils satisfaction compliance with the requirements under the Guidelines entitled Development Near Rail Corridors and Busy Roads – Interim Guideline, 2008)</i> Note: this Guide is available for view/download from the Department website at: www.planning.nsw.gov.au .
	2. Side and rear balconies should		2. No change

DA=Development Application

SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Compiling Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.

ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979; Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	be limited to (0.6x2.0) square metres, and only permitted off a bedroom.	2. Noted, however not supported as it may potentially result in very small/narrow balconies that are not usable.	
3.6 Solar Access	1. Clarify whether the minimum 20 square metres private open space that is required to receive 3 hours of direct solar access is 'a fixed area' or it can move as the sun moves (Clause 3.6 b). 2. Does Council consider the	1. The intention of this Clause is to ensure that a certain fixed area within the private open space receives continuous direct solar access for three (3) hours on 21 June between 9:00 and 3:00pm. 2. Clause 3.6 d) currently requires the	1. Reword Clause 3.6.b) to read: <i>A minimum 20sqm 'fixed' area of the required private open space shall receive three (3) hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, when measured at ground level.</i> 2. No change

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SILEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	shadow impacts of fencing and vegetation? This question gets raised all the time by draftspersons (Clause 3.6.d)).	building siting to take into consideration a range of factors that impact on solar access including vegetation, slope of land and existing buildings and other structures. Shadow impacts of fencing would not normally be taken into consideration as fences have a maximum height limit of 2.1 metres. However, where fencing is proposed to be higher than 2.1 metres and may impact on the solar access of adjoining properties, the proposal shall be assessed on its merits.	
3.7.2.2 Setbacks for dwelling houses	1. The current requirement under the SCDCP 2012 of 5 metres rear setback for dwelling houses needs to be revised. The 5 metre requirement along the rear boundary does not allow for flexibility in the design of a dwelling house to maximise solar access and is not consistent with the rear	1. Noted and supported. The ECDC SEPP requires that for the average 500sqm lot, the building be setback 3 metres from the rear boundary for the part of the building that is 4.5 metres in height, and 8 metres for any part of the building that is higher than 4.5 metres. It is recommended that the rear setback for single dwellings be	1. Reword Clause 3.7.2.2.a) vi)) for consistency with the ECDC SEPP to read: a) A dwelling house shall be setback a minimum of: i) 3 metres from the rear boundary for any part of the building that is up to 4.5 metres in height from ground level (existing); and

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 S1 LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979; Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	setbacks under the ECDC SEPP.	amended to be consistent with the setbacks under the ECDC SEPP.	ii) 8 metres for any part of the building that is higher than 4.5 metres from ground level (existing).
3.7.3 Domestic Outbuildings	<ol style="list-style-type: none"> Remove the controls for domestic outbuildings on non-urban land from this section. Revise the required 5.0 metre rear setback for domestic outbuildings as it is considered excessive compared to the requirements under the ECDC SEPP of 0.90 metres. 	<ol style="list-style-type: none"> Noted and supported. This was an oversight and is proposed to be rectified. It is considered appropriate that the required rear setback for domestic outbuildings on urban land be amended to be consistent with the requirements under the ECDC SEPP. 	<ol style="list-style-type: none"> Remove all references to domestic outbuildings located upon non-urban land from this part. Reword Clause 3.7.3.4 vi) to read): <ol style="list-style-type: none"> Domestic outbuildings on urban land shall be setback by a minimum of: <ol style="list-style-type: none"> 0.9 metre from rear boundary.
3.7.4 Swimming Pools/Spas	<ol style="list-style-type: none"> Revise Clause 3.7.4.2 d) that requires a 5.0 metre side and rear setback for swimming pools that incorporate decking higher than 600mm as it is considered restrictive, particularly for sloped sites. 	<ol style="list-style-type: none"> Noted and supported. The 5.0 metres side and rear setbacks were included under this Section to minimise potential adverse impacts on the amenity (privacy/noise) of adjoining neighbours. In this regard, it is considered appropriate to allow 	<ol style="list-style-type: none"> Reword Clause 3.7.4.2 Setbacks to read: <ol style="list-style-type: none"> Swimming pools that incorporate decking /coping greater than 600mm above natural ground level at any point shall be setback a

DA=Development Application
SCDCP=Campbelltown (Sustainable City) Development Control Plan
SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
LEP=Local Environmental Plan
SI LEP =Standard Instrument-Principle Local Environmental Plan
Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
ARH SEPP= SEPP (Affordable Rental Housing) 2009
LEP 2002= Campbelltown (Urban Areas) LEP 2002
EP&A Act 1979: Environmental Planning and Assessment Act 1979
EPI=Environmental Planning Instrument
AS=Australian Standard
CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
		<p>pools/spas to be located closer to the side and rear boundaries providing that additional measures are implemented to minimise impacts on the acoustic and visual privacy of adjoining properties.</p> <p>In this regard, it is recommended that the side and rear setbacks be reduced from 5.0 to 1.5 metres providing additional clauses/requirements to address privacy and noise issues are included.</p>	<p><i>minimum of:</i></p> <ul style="list-style-type: none"> iii) 5.5 metres from the primary street boundary; iv) 3 metres from the secondary street boundary; v) 1.5 metres from the side and rear boundaries. <p>Add additional clauses that read:</p> <ul style="list-style-type: none"> e) Adequate measures shall be implemented to ensure the amenity (noise/privacy) of adjoining neighbours is maintained. f) The pool pump/filter shall be located as far away as practicable from neighbouring dwellings and shall be enclosed in an acoustic enclosure to minimise noise impacts on adjoining properties.

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979; Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
3.7.5 Garden flats (now called Secondary Dwellings)	<ol style="list-style-type: none"> 1. Remove the requirements to provide an off street parking space for garden flats, for consistency with the ARH SEPP. 2. Amend rear setback to be consistent with the rear setback under the ARH SEPP. Under the ARH SEPP if the lot has an area of at least 450 square metres but less than 900 square metres, the required rear setback is 3.0 metres, plus an amount that is equal to three times the additional building height above 3.8 metres, up to a maximum setback of 8 metres (compared to 5.0 metres under the current SCDCP 2012). 3. Amend the storey height limit 	<ol style="list-style-type: none"> 1. Given that under the ARH SEPP there is no requirement to provide an additional car parking space for a secondary dwelling, it is considered appropriate to remove this requirement from the draft SCDCP 2014. 2. It is considered reasonable to have the setbacks controls for secondary dwellings consistent with the setbacks under the ARH SEPP. 3. Noted and supported. 	<ol style="list-style-type: none"> 1. Remove Clause 3.7.5.5 Car Parking Rates 2. Reword Clause 3.7.5.3 Setbacks iv) to read: b) A secondary dwelling shall be setback a minimum of vi) 3 metres from the rear boundary for any part of the building that is up to 3.8 metres in height from ground level (existing); and ii) 8 metres for any part of the building that is higher than 3.8 metres from ground level (existing). 3. Reword Clause 3.7.5.4 Maximum

DA=Development Application

SCDCP=Campbelltown (Sustainable City) Development Control Plan

SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development

ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.

LEP=Local Environmental Plan

SI LEP =Standard Instrument-Principle Local Environmental Plan

Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.

ARH SEPP= SEPP (Affordable Rental Housing) 2009

LEP 2002= Campbelltown (Urban Areas) LEP 2002

EP&A Act 1979: Environmental Planning and Assessment Act 1979

EPI=Environmental Planning Instrument

AS=Australian Standard

CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

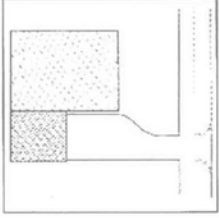
Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	for consistency with the ARH SEPP. The existing clause (Clause 3.7.5.4 Maximum Height reads: <i>A garden flat shall be single storey structure and located at ground level.</i>		Height to read; a) A secondary dwelling shall not exceed two storeys in height.
3.8 Narrow Lot Dwellings (now 3.10 Dwellings on Narrow Lots)	1. Include an additional clause to prohibit 4 bedrooms on narrow lot dwellings. Large buildings built on narrow blocks may potentially result in poor design and may also compromise residential amenity. 2. Are built-in-wardrobes included in the calculations of the bedroom areas to living area ratio?	1. It is considered inappropriate to provide development controls that restrict the number of bedrooms within a narrow lot dwelling house. Building footprints and floor space are controlled by setbacks and FSR provisions. 2. Yes, as they form part of the bedrooms.	1. No change 2. Reword Clause 3.8 h) to clarify that wardrobes are included in the calculations of the bedrooms to living area ratio.

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SILEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
3.9 Multi Dwellings	<p>1. Can water tanks, garden beds and clothes lines be located within the required (5.0x5.0) square metre levelled area of the required private open space?</p> <p>2. The requirement that a maximum 30% of the area forward of the building line shall be surfaced with impervious materials is considered low. It is suggested to provide a maximum width for the driveway where it meets the primary or secondary street.</p>	<p>1. Yes, In addition the installation of a water tank and the provision of garden beds are exempt development, so it would be inappropriate to provide locational restrictions for these types of development under the SCDCP.</p> <p>2. It is preferable to minimise hard surfaces for the area forward of the building line. In this regard it is proposed to restrict driveways to a maximum of 6 metres in width at the curb cut. (This is in addition to the 30% impervious requirement)</p> 	<p>1. No change</p> <p>2. Add a new clause under 3.4 Car Parking and access that reads:</p> <p>h) The maximum width of the driveway at the street kerb shall be:</p> <p>i) 3.0 metres where the driveway provides access for two (2) or less dwellings (excluding secondary dwellings); and</p> <p>i) 6.0 metres where the driveway provides access for three (3) or more dwellings (excluding secondary dwellings).</p>

DA=Development Application

SCDCP=Campbelltown (Sustainable City) Development Control Plan

SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development

ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.

LEP=Local Environmental Plan

SI LEP =Standard Instrument-Principle Local Environmental Plan

Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.

ARH SEPP= SEPP (Affordable Rental Housing) 2009

LEP 2002= Campbelltown (Urban Areas) LEP 2002

EP&A Act 1979; Environmental Planning and Assessment Act 1979

EPI=Environmental Planning Instrument

AS=Australian Standard

CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
3.10 Residential Subdivision	1. Does the requirement under Clause 3.10.2 d) viii) for the provision of 0.5 metre wide landscape strip along the length of the access handle apply to both sides of the access handle or only to one side?	1. The intention of this clause is to ensure that an area is provided for landscaping adjacent to the fence/boundary, to soften the edge between the fence and the driveway. There is a need to revise this clause to clarify its intention.	1. Reword Clause 3.10.2d) viii) to read: 1. Any battle-axe shaped allotment created by subdivision shall satisfy the following standards: i) the provision of a minimum 0.5 metre wide landscape strip along the length of the access handle, where it adjoins the boundary/fence of the neighbouring property.
Part 4 Dwelling Houses, Rural Worker's Dwellings, Dual Occupancies and Residential Subdivision on Non-Urban Land	1. Change the title of this Part to include domestic outbuildings and fencing on non-urban land. 2. There should be a definition for "nonurban Land".	1. Adding all the types of development that Part 4 covers to its title would result in a long title. As such it is recommended to revise the title of Part 4 to generally reflect the type of residential and ancillary developments that are covered under this Part. 2. There is already a definition for non-urban land' under Section 1.4 Dictionary of the SCDCP 2012.	1. Rename Part 4 to read: Part 4 Rural Residential and Ancillary Development on Non-Urban Land. 2. No Change

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
4.4 Car Parking and Access – Non-Urban Land	1. Should the SCDCP require a minimum dimension for a double garage of (5.5x6) square metres?	1. This section applies to non-urban land, where off street car parking is not an issue, as dwelling houses are setback by at least 15 metres from the front boundary. As such, it is not considered necessary to impose garage dimensions for non-urban areas.	1. No Change
4.5.1 Dwelling Houses on Non-Urban Land	1. Would an FSR be required to be provided for dwellings on non-urban land?	1. No. A floor space ratio is the ratio of the building gross area to the site area. Rural allotments are usually very large and as such it would be unreasonable to relate the size of a building to the area of the site.	1. No change

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
4.5.2 Rural Worker's Dwellings	1. Need to demonstrate that resident has a contract of employment with land owner, or a group certificate and that the land has consent for intensive horticulture or intensive livestock keeping and that consent is active.	1. This matter has already been addressed under Clause 4.5.1 e) which states: e) <i>An application for a rural worker's dwelling shall demonstrate to Council that the rural worker's dwelling shall be occupied by an employee of the farm or contractor.</i>	1. No Change
4.5.3 Dual Occupancies (on Non-Urban Land)	1. Include a table demonstrating the permissibility by the zone of dual occupancies on non-urban land	1. <i>This matter is proposed to be addressed under the draft CLEP 2014 by providing a Lot Map for Dual Occupancies on urban and non-urban lands.</i> Notably, Clause 4.5.3 a) specifies that a dual occupancy development on non-urban land shall only be permitted where the relevant EPI that applies to the land allows for this type of development to occur.	1. No Change
4.5.4 Domestic Outbuildings on Non-Urban Land	1. Is the 7.0 metres height limit	1. The 7.0 metres height limit is considered reasonable given the large site areas of allotments within	1. No change

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	excessive?	non-urban land.	2. Reword Clause 4.4.5.4a) to read: a) <i>The combined areas of all 'detached' domestic outbuildings (including carports and garages) on non-urban land shall be a maximum of:</i> iii) 150sqm on land having a site area less than 2 hectares; and iv) 250sqm on land having a site area of 2 hectares or more. Add a new clause that reads: d) Domestic outbuildings on non-urban land shall be designed and located to minimise impacts on the environmental scenic values of the
	2. The maximum floor space area for 'detached' domestic outbuildings' (including carports and garages) on non-urban land needs to be revised. The previous standards that were adopted by Council in 2007 need to be reinstated as they are considered more appropriate than the current standards and have acceptance by the shed industry and land owners.	2. Noted and supported. The current standards requires that the combined areas of all 'detached' domestic outbuildings on non-urban land (including garages) to be a maximum of: i) 150 square metres on land having a site area less than 10 hectares; and ii) 250 square metres on land having a site area of 10 hectares or more. Prior to the adoption of the SCDCP 2012, the minimum site area requirement that triggered the increase in the floor space area of up to 250sqm was 2 hectares, compared to the current requirement of 10 hectares. It is	

DA=Development Application

SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979; Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	3. The current required rear setback of 10 metres for domestic outbuildings on non-urban land for all sizes of allotments needs to be revised.	not considered inappropriate to revert to the minimum floor area for detached domestic outbuildings on non-urban land that was adopted by Council in 2007. The reason for the change in 2012 from the 2 hectare to 10 hectare was to address concerns that a 250square metre shed on a 2 hectare property may be potentially too large; however a further review of this standard and discussion with internal staff indicated that a 250square metre shed on a site area of 2 hectares would still be acceptable, where additional measures are undertaken to minimise adverse visual impacts on public views and impacts (loss of vegetation).	non-urban land.
		3. Noted and supported	3. Reword Table 4.5.2 Setbacks for domestic outbuildings in non-urban land so that the rear and side setbacks are 5 metres for rural properties less than 0.4 hectare and 10 metres for sites larger than

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	<p>It is suggested to require a 5 metre rear setback for rural properties less than 0.4hectares and 10 metres for sites larger than 0.4 hectares.</p> <p>4. Consider adding new clause that reads: <i>'Any outbuildings used unlawfully for habitable, commercial or industrial uses shall be issued with a demolition order.'</i></p>	<p>4. The main purpose of the SCDCP is to provide development requirements/controls to enable Council to assess development application and for users to design their application using the controls within the SCDCP. A DCP is not a tool to place orders on unlawful developments. Notably, Clause 4.5.4 d) requires that domestic outbuildings on non-urban land shall not be used for any habitable use.</p>	<p>0.4 hectares.</p> <p>4. No Change</p>

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979; Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
5.3.3 Site Service - for Residential Apartment Buildings and Mixed –Use Developments	1. Should the SCDCP include a provision for an onsite loading/parking bay for trucks delivering and removalists?	<p>1. This matter has already been addressed for mixed-use development. Refer to clause 5.5.3 c) Car Parking and Access that reads:</p> <p>a) <i>The development shall provide adequate space for the on-site parking loading and unloading of all delivery/service vehicles as detailed in part 6.4.2 of this Plan.</i></p> <p>Notably, providing a special truck bay for residential apartment buildings to enable removalists to park their trucks is not considered necessary as under the Road Rules 2008, a heavy vehicle can park legally on the street for duration of one hour for this purpose.</p>	1. No Change
5.4.3 General Requirements for Residential Apartment	1. Are the minimum gross floor area requirements for dwellings within residential apartment	<p>1. Yes. The existing minimum area of a dwelling within a residential apartment building is consistent</p>	1. No Change

DA=Development Application

SCDCP=Campbelltown (Sustainable City) Development Control Plan
SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
LEP=Local Environmental Plan
SI LEP =Standard Instrument-Principle Local Environmental Plan
Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.

ARH SEPP= SEPP (Affordable Rental Housing) 2009
LEP 2002= Campbelltown (Urban Areas) LEP 2002
EP&A Act 1979; Environmental Planning and Assessment Act 1979
EPI=Environmental Planning Instrument
AS=Australian Standard
CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
Buildings)	buildings consistent with SEPP 65?	with SEPP 65.	
5.4.4 Car Parking and Access (for Residential Apartment Buildings)	1. The trigger for the preparation of a traffic impact assessment of 75 dwellings or more is considered high.	1. Noted and supported. It is considered reasonable for any application for a residential apartment building that contains 20 or more dwellings to prepare a traffic impact statement report. This would assist in consideration of accumulative traffic impact assessment within an area.	1. Reword Clause 5.4.4.d) to read: d) <i>For development incorporation 20 or more dwellings, the DA shall be accompanied by a Traffic Impact Assessment Report.</i>
5.5.1 General Requirements for Mixed-Use Developments	1. Clarify that no residential dwellings will be permitted to occupy the ground floor of a mixed-use development.	1. Noted	1. Reword Clause 5.5.1b) to read: b) <i>Mixed-use developments shall only be occupied at ground level by retail and/or commercial office uses.</i>
Table 6.4.1 Car Parking Rates	1. There is a need to revise the terms used in this table to ensure consistency with the terms used under draft CLEP	1. Noted. This matter will be addressed as part of the next stage of the SCDCP review when the SCDCP will be aligned with the	1. No Change

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	2013.	forthcoming Draft CLEP 2014.	
7.3.1 Building Design (Industrial Development)	1. Clarify Clause 7.3.1d) that specifies that mezzanine areas should not be more than 50% of the ground floor gross area.	1. Noted and supported.	1. Reword Clause 7.3.1.d) to read: d) Mezzanines shall not comprise an area of more than 50% of the gross floor area of the ground floor component of a building (or each gross area of the ground floor of a unit in a complex).
7.3.3 Fences (Part 7 Industrial Development)	1. Clause 7.3.3.d) specifies that all fencing in industrial area shall be setback a minimum of 3.0 metres from the property boundary.	1. Yes. This clause is included under the SCDCP 2012 to ensure that landscaping takes place forward of the fence within industrial area, to enhance the streetscape and screen the car parking areas.	1. No change
7.4.2 Loading and Unloading (Part 7 Industrial)	1. Reword Clause 7.4.2.b) to specifically state that loading and unloading should occur	1. Noted and supported.	1. Reword clause 7.4.2.b) to read: a) Provision shall be made for all

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
Development)	wholly within the building.		loading and unloading to take place wholly within the building or designated loading areas.
	2. Add a clause to require that development application plans illustrate to Council heavy vehicles swept paths.	2. Noted	2. Add an additional clause under Section 7.4.2 Loading and Unloading that reads: e) Heavy vehicles swept paths shall be provided with development applications which demonstrate to Council how heavy vehicle will ingress and egress to and from the site in a forward direction and designated loading areas.
	3. Include additional information to clarify the meaning of small, medium or heavy rigid vehicles as it applies to Section 7.4.2 Loading and Unloading	3. Noted	3. Add a note under Section 7.4.2 Loading and Unloading that reads: Note: For the purpose of this section: – a small rigid vehicle shall be taken to be any vehicle that

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002=Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
			<p>has a GVM greater than 4.5 tonnes and a length less than 9metres;</p> <ul style="list-style-type: none"> a medium rigid vehicle shall be taken to mean any vehicle that has a GVM greater than 4.5 tonnes and a length greater than 9.0 metres but less than 12.5 metres; Heavy rigid vehicle shall be taken to mean any vehicle that has a length of 12.5 metres or more.
8.1 Licence requirement	<ol style="list-style-type: none"> Update the reference to the current name of Department of Family and Community Services 	<ol style="list-style-type: none"> Noted and supported. 	<ol style="list-style-type: none"> Update the reference to the Department of Family and Community Services (FACS) throughout the SCDCP.
Clause 9.4.2.1 a) Publicly Notified and Exhibited Development	<ol style="list-style-type: none"> Council should only notify on the basis that : <ul style="list-style-type: none"> the proposed development has a direct impact on a 	<ol style="list-style-type: none"> Notably, a number of clauses under Part 9 Public Consultation refer to a monetary value as 'the trigger' for public notification and public exhibition. In some instance, the monetary figure has unnecessarily 	<ol style="list-style-type: none"> Reword Clause 9.4.1.1a) xiii) to read: <ol style="list-style-type: none"> The following types of development applications shall be

DA=Development Application
SCDCP=Campbelltown (Sustainable City) Development Control Plan
SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
LEP=Local Environmental Plan
SI LEP =Standard Instrument-Principle Local Environmental Plan
Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
ARH SEPP= SEPP (Affordable Rental Housing) 2009
LEP 2002= Campbelltown (Urban Areas) LEP 2002
EP&A Act 1979; Environmental Planning and Assessment Act 1979
EPI=Environmental Planning Instrument
AS=Australian Standard
CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	<p>residential property ;</p> <ul style="list-style-type: none"> there is a house existing or is a vacant residential block of land adjacent to the proposed development. <p>There is no need for notifying development applications where commercial abuts commercial despite the zoning allowing residential.</p>	<p>triggered the public notification and exhibition of development applications that in the norm would not be publicly notified nor exhibited, such as internal fit outs that exceed the prescribed monetary value.</p> <p>Therefore, it is recommended that all monetary value triggers be replaced by a more generic control that relates to 'potential adverse impacts' of the proposed development on adjoining properties.</p>	<p>publicly notified if the proposed development adjoins residential, rural, or environmental protection zoned land:</p> <p>xiii) <i>Commercial and industrial developments that in the opinion of Council would have major impacts on adjoining residential properties.</i></p> <p>2. Reword Clause 9.4.2.1a) to read:</p> <p>a) <i>The following development applications shall be publicly notified and exhibited:</i></p> <p>iv) <i>Commercial and industrial development that in the opinion of Council would have major impacts on adjoining properties. (Currently this sentence reads 'commercial and</i></p>

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979; Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
			<p>ix) industrial development greater than 10,000sqm GFA and / or greater than \$10,000,000, in value'.)</p> <p>any development on Council land that in the opinion of Council would have major impacts on adjoining private properties. (Currently this sentence reads 'any development on Council land having a value greater than \$500,000'.)</p> <p>xi) any other development that is in the opinion of Council would have major impacts on adjoining private properties. (Currently this sentence reads 'any other development exceeding</p>

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
9.4.2.1 Publicly Notified and Exhibited Development	<p>1. Clause 9.4.2.1 a) vi) currently reads:</p> <p>a) The following development applications shall be publicly notified and exhibited:</p> <p>vi) new licensed premises excluding (restaurant/cafes) or existing licensed premises extending trading hours;</p> <p>Provide a definition for licensed premises, under the above Clause.</p>	<p>1. Noted and supported</p> <p>2. Noted. This clause in not</p>	<p>\$10,000,000 in value'.)</p> <p>1. Reword Clause 9.4.2.1 a) vi) to read:</p> <p>b) The following development applications shall be publicly notified and exhibited:</p> <p>1. commercial and industrial development that in the opinion of Council would have major impacts on adjoining properties;</p> <p>vi) all new licensed premises or existing licensed premises seeking to extend trading hours (excluding restaurants/cafes);</p> <p>Note: Licensed Premises are premises licensed under the Liquor Act 2007.</p>

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	<p>2. <i>Revise Clause 9.4.2.1 c) that reads:</i></p> <p><i>c) In the event that publicly exhibited development adjoins a land where residential development is permissible, Council shall also publicly notify the DA.</i></p> <p>This clause will potentially unnecessarily trigger the public notification of a large number of DAs because residential developments are currently permissible within a large number of zones.</p>	<p>considered necessary, given the additional proposed clauses under this section that require Council to publicly notify and exhibit any DA that in its opinion would have impacts on adjoining properties.</p>	<p>2. Delete Clause 9.4.2.1 c).</p>
9.5.1 DAs Referred to Council's Meeting	<p>1. Clause 9.5.1a) i) reads:</p> <p>a) The following DAs shall be referred to Council's Planning and</p>	<p>1. Noted and supported</p>	<p>1. <i>Revise Clause 9.5.1.a) i) to read:</i></p> <p>a) <i>The following DAs shall be referred to Council's Planning and Environment Committee Meeting and Council's Ordinary Meeting for</i></p>

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 EDCS SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979; Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	<p>Environment Committee Meeting and Council's Ordinary Meeting for consideration:</p> <p>i) new licensed premises (excluding restaurants/cafes) or existing licensed premises extending trading hours;</p> <p>This Clause needs to be revised because not all development applications for licensed premises are usually submitted to Council's meeting; i.e a DA for a change of a bottle shop location within the same shopping centre.</p>		<p>consideration:</p> <p>iv) new licensed premises or existing licensed premises under the Liquor Act 2007 seeking to extend trading hours (excluding restaurants/cafes)</p> <p>Note: Licensed premises changing locations within the same commercial building will not be submitted to Council's meeting</p> <p>Note: Licensed Premises are premises licensed under the Liquor Act 2007.</p>
11.2.1 b) Management of Native Vegetation and Wildlife Habitat	<p>1. There is a need to clarify when a Flora and Fauna Assessment is needed. For example it is not clear when 'indirect impact' on native vegetation would trigger a Flora and Fauna Assessment Report. It seems that the reference to 'indirect' in this case is open to individual</p>	<p>1. Noted. Revise Clause 11.2.1 b) for clarification purposes. This Clause currently states:</p> <p>'A Flora and Fauna Assessment Report prepared in accordance with the Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines</p>	<p>1. Reword Clause 11.2.1 b) to read:</p> <p>b) A Native Flora and Native Fauna Assessment Report prepared in accordance with the Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines and Field Survey Methods is required to be</p>

DA=Development Application

SCDCP=Campbelltown (Sustainable City) Development Control Plan

SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development

ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.

LEP=Local Environmental Plan

SI LEP =Standard Instrument-Principle Local Environmental Plan

Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index; BASIX) 2004.

ARH SEPP= SEPP (Affordable Rental Housing) 2009

LEP 2002= Campbelltown (Urban Areas) LEP 2002

EP&A Act 1979; Environmental Planning and Assessment Act 1979

EPI=Environmental Planning Instrument

AS=Australian Standard

CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
	interpretation	<p>and Field Survey Methods is required to be lodged with the development application where:</p> <p>i) there is a potential impact on threatened species, populations ecological communities or their habitats either directly or indirectly; and/or</p> <p>ii) there are proposed direct or indirect impacts on native vegetation or other fauna habitats.</p>	<p>lodged with the development application where:</p> <p>iii) The site contains:</p> <ul style="list-style-type: none"> - Vegetation that is a representative of the structure of the natural vegetation in the locality; and/or - sensitive environmental areas likely to contain important habitat resources for native fauna (although these may not be vegetated) such as riparian areas, wetlands or swamps, rocky outcrops, caves and cliffs; and/or - aquatic habitats such as a river creek or wetland. <p>iv) The proposal will directly or indirectly impact native vegetation, or directly or</p>

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
			<p><i>indirectly impact natural features or sensitive environmental areas likely to contain habitat for native fauna.</i></p> <p>v) <i>there is a potential impact on threatened species, populations ecological communities or their habitats either directly or indirectly.</i></p> <p>In addition it is considered appropriate to add a note under Section 11.3.5 Development Applications for Vegetation Management that reads:</p> <p><i>A Flora and Fauna Assessment Report may be required for the removal of 5 trees or more whether the proposal is lodged to Council under Part 11 Vegetation and Wildlife Management or as part of a DA for the construction of</i></p>

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008,
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979; Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
11.3.1 Exemptions	2. It is suggested that the removal of African Olives and Camphor Laurel be exempted from the need to lodge a permit or a DA with Council, providing the trees do not form part of a curtilage of a heritage item and are not listed on Council's Significant Tree Register. These trees present a threat to the local native flora in Campbelltown LGA.	2. Noted and supported.	<p>1. Add an additional clause under Section 11.3.1 Exemptions:</p> <p>a) <i>Permits and Development Applications for Vegetation Management of the Plan does not apply to vegetation management carried out for the following purposes:</i></p> <p>xvii) <i>To remove African Olives and Camphor Laurel species providing that:</i></p> <ul style="list-style-type: none"> - <i>The tree does not form part of a curtilage of a heritage item or a curtilage of a heritage conservation area; and</i> - <i>The tree is not listed on Council's Significant Tree Register;</i> - <i>Where in doubt, the tree</i>

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979; Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SDCDP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
			<p><i>species has been confirmed by a suitably qualified person.</i></p> <p><i>Note: Council recommends that documentary evidence including photographs of the trees be undertaken prior to the removal of the tree.</i></p>
11.3.3 Do I Need to Lodge a Permit or a Development Application for the Removal of Vegetation on my Property	<p>1. The SDCDP requires the applicant to lodge a permit (not a DA) for a proposal to remove less than 5 trees. There is a concern that applicants will be lodging consecutive permits for the removal of large number of trees; ie. For the removal of 12 trees, the applicant could submit 3 consecutive permits rather than lodging a DA .</p>	<p>1. An additional clause is proposed to be included under Section 11.3.3 to address the raised matter.</p>	<p>1. Add an additional clause under Clause 11.3.3 c) that reads:</p> <p>c) Where a permit was approved by Council for the removal of 4 trees or less in the last 5 years on a certain site, any consecutive applications for the removal of any additional trees on the same site, shall be by means of a development application where:</p> <p>v) the total number of trees that are the subject of the</p>

DA=Development Application
 SDCDP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014; Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Relevant Part/Section/Clause of the draft SCDCP 2014	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
			<p>new proposal;</p> <p>plus</p> <p>vi) the number of trees that were the subject of the previous permit</p> <p>exceeds 4 trees</p>

DA=Development Application
 SCDCP=Campbelltown (Sustainable City) Development Control Plan
 SEPP 65 = SEPP No. 65 Design Quality of Residential Flat Development
 ECDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
 LEP=Local Environmental Plan
 SI LEP =Standard Instrument-Principle Local Environmental Plan
 Draft CELP 2014: Draft Campbelltown Local Environmental Plan 2014

BASIX SEPP=SEPP (Building Sustainability Index: BASIX) 2004.
 ARH SEPP= SEPP (Affordable Rental Housing) 2009
 LEP 2002= Campbelltown (Urban Areas) LEP 2002
 EP&A Act 1979: Environmental Planning and Assessment Act 1979
 EPI=Environmental Planning Instrument
 AS=Australian Standard
 CSPD=Council Strategic Planning Document (LEPs, DCPs and Sec 94 Plans)