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# Volume 3: Deferred Areas Development Control Plan

(Note: Volume 3 Deferred Areas DCP was endorsed by Council as part of Amendment No 1 to the SCDCP 2015. Amendment No 1 came into effect on 27 July 2016)

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# **Part 1 Preliminary**

# 1.1

## Introduction

### 1.1 Introduction

#### 1.1 Name of Volume 3

Volume 3 of the Plan is called Deferred Areas Development Control Plan (DADCP) and has been prepared in accordance with Section 74 C of the Environmental Planning and Assessment Act 1979 (the Act) and Clause No 16 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). The purpose of the DADCP is to provide more detailed provisions to supplement Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP 2002), Local Environmental Plan (District 8) and Interim Development Order (IDO) No 15.

Council (the consent authority) is required under Section 79C of the Act, to take into consideration the relevant provisions of the DADCP in determining development applications on land located within the Campbelltown Local Government Area (LGA).

#### 1.2 Land to which the DADCP Applies

The DADCP applies to the areas that have been marked as a ‘Deferred Matter’ under Campbelltown Local Environmental Plan 2015.

A reference to ‘deferred areas’ under Volume 1 and the DADCP of the Plan, shall mean the areas that are marked as a ‘Deferred Matter’ under the Land Application Map of Campbelltown Local Environmental Plan 2015 (the CLEP). The Land Application Map of the CLEP is available from the NSW Legislation website at: [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

#### 1.3 Structure of the DADCP

The DADCP comprises the following:

##### Volume 3 :

- Part 1 Preliminary
- Part 2 Residential and Ancillary Development on Urban Land
- Part 3 Residential and Ancillary Development on Non-Urban Land
- Part 4 Residential Flat Buildings and Mixed-Use Development
- Part 5 Commercial Development
- Part 6 Industrial Development

#### 1.5 Relationship to Volume 1 *Development Controls for All Types of Development of the Plan*

The following Parts of Volume 1 Development Controls for All Types of Development of the Plan shall apply to the deferred areas (where the DADCP applies):

- Part 2 Requirements Applying to all Types of Development
- Part 8 Child Care Centres
- Part 9 Public consultation
- Part 10 Places of Public Worship
- Part 11 Vegetation Management and Wildlife Habitat



- Part 12 Telecommunications Facilities
- Part 13 Sex Industry Premises
- Part 14 Parking of Heavy Vehicles on Residential, Rural and Environmental Protection Land
- Part 15 Animal Boarding or Training Establishments
- Appendices

*Note: For the purpose of the DADCP 'Places of Public Worship' have the same meaning as 'Religious Establishments'.*

### 1.6 Additional development controls that apply to the Deferred Areas for specific land uses

For the purposes of the DADCP the development controls specified in Table 1.6 below shall apply to the deferred areas in addition to Parts (2,8,9,10,11,12,13,14,15 and Appendices ) of Volume 1 that are specified under Clause 1.5 Relationship to Volume 1 of the *Development Controls for All Types of Development of the Plan*:

**Table 1.6 Additional development controls that apply to the deferred areas**

Relevant Part of Volume 1 of the Plan	Additional Development Controls
<b>Part 8 Child Care Centres (Part 8)</b>	<p>a) Child care centres shall not be developed on an allotment with an area less than 800sqm.</p> <p>b) Despite Clause 8.3.2 a) of Part 8 Volume 1, Council may consider a proposal for a child care centre within an existing building that do not meet the allotment size and site width requirement on land within an industry zone under LEP 2002.</p> <p>c) In addition to Section 8.3.8 Additional Requirements - Residential zone, where a proposal comprises a child care centre and a residential dwelling, the combined FSR for both uses shall not exceed 0.55:1.</p> <p>d) The setbacks for child care centres within industry zones shall comply with the requirement of section 6.2.2 Building Setbacks within Part 6 Industrial Developmental of Volume 3 of the Plan.</p>
<b>Part 9 Public Consultation (Part 9)</b>	<p>a) For the Purpose of the DADCP, Part 9 Council Strategic Planning Document shall be taken to mean any LEP, DCP, S94 Development Contribution Plan, S94A Development Contribution Plan, Planning Agreement and POM, prepared by, or on behalf of Council.</p>

# 1.1

## Introduction

**Table 1.6 Additional development controls that apply to the deferred areas - continued**

Relevant Part of Volume 1 of the Plan	Additional Development Controls
<b>Part 10 Places of Public Worship (Part 10)</b>	<p>a) Religious Establishments shall:</p> <ul style="list-style-type: none"> <li>i) not exceed 2 storeys in height;</li> <li>ii) have a height not exceeding 7.2 metres at the upper most ceiling measured vertically from ground level (existing); and</li> <li>iii) have a building height not exceeding 9.5 metres.</li> </ul> <p>b) Notwithstanding the above, spires and similar structures shall only be permitted if in Council's opinion the proposed structure:</p> <ul style="list-style-type: none"> <li>i) is of appropriate height, bulk and scale; and</li> <li>ii) does not result in overshadowing of private open space and living rooms of adjacent residential development or the residential component of a mixed use development.</li> </ul>
<b>Part 11 Vegetation Management (Part 11)</b>	<p>a) For the Purpose of the DADCP, the reference to Clause 5.9 of the CLEP under Part 11 Section 11.1 Application, does not apply.</p>
<b>Part 14 Parking of Heavy Vehicles on Residential, Rural and Environmental Protection Land (Part 14)</b>	<p>a) For the purpose of the DADCP the following shall apply:</p> <ul style="list-style-type: none"> <li>i) Any reference to zones R2 Low Density Residential and R3 Medium Density Residential shall be substituted by a reference to Zone 2 (b)—Residential B Zone.</li> <li>ii) Any reference to Zone RU2 Rural Landscape shall be substituted by a reference to: <ul style="list-style-type: none"> <li>– Zone 1(a) - Rural A Zone within the areas where LEP 2002 applies; and</li> <li>– Zone 1 Non-Urban (40 hectare minimum) and Zone 1 Non-Urban (100 hectare minimum) where IDO 15 applies.</li> </ul> </li> <li>iii) Any reference to Zone E4 Environmental living shall be substituted by a reference to: <ul style="list-style-type: none"> <li>– Zone 7(d4) - Environmental Protection 2 Hectares Minimum Zone, Zone 7(d5) - Environmental Protection 1 Hectare Minimum Zone and Zone 7(d6) - Environmental Protection 0.4 Hectare Minimum Zone to where LEP 2002 applies.</li> </ul> </li> </ul>

Table 1.6 Additional development controls that apply to the deferred areas - continued

# 1.1

## Introduction

Relevant Part of Volume 1 of the Plan	Additional Development Controls
Part 14 Parking of Heavy Vehicles on Residential, Rural and Environmental Protection Land (Part 14) - continued	<p>iv) Any reference to Zone E3 Environmental Management shall be substituted by a reference to:</p> <ul style="list-style-type: none"> <li>– Zone 7(d1) - Environmental Protection 100 Hectares Minimum Zone to where LEP 2002 applies ; and</li> <li>– Zone 7(d1) - Environmental Protection (Scenic) to where LEP D8 applies.</li> </ul>
Part 15 Animal Boarding or Training Establishment (Part 15)	<p>a) For the Purpose of the DADCP, Part 15 shall apply to the 'deferred areas', subject to land use permissibility under the relevant planning instrument that applies to the land.</p>

# 1.2

## Definitions

### 1.2 Definitions

**Important Note:** For the purpose of the DADCP, multi dwellings include “dual occupancy”, “dual occupancy (attached)”, “integrated housing development” and “multi dwellings” as defined under Campbelltown (Urban Area) Local Environmental Plan 2002.

**Adaptable dwelling** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Amenity Asset protection zone** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Asset protection Zone** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Average Recurrence Interval (ARI)** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Basement** means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

**Battle-axe allotment** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Brothel** means a premises used for the purposes of prostitution, whether or not by only one prostitute.

**Building height (or height of building)** means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

**Building line** means the line of a proposed external wall or roof edge (where there is no wall) of a building (other than a wall or roof of any building element for articulation purposes), or the outside face of any existing or proposed ancillary development, closest to a boundary of a lot.

**Building Sustainability Index (BASIX)** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance)** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Bushfire prone land** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Bush rock** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Communal open space** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Conventional allotment** means the creation of a Torrens Title allotment in which no dwellings are proposed as part of the development application.

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## 1.2 Definitions

**Conservation management plan** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Council Strategic Planning Document (CSPD)** means any LEP, DCP, S94 Development Contribution Plan, S94A Development Contribution Plan, Planning Agreement and POM, prepared by, or on behalf of Council.

**Crown** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Crown maintenance pruning** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Crown modification pruning** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Crown thinning** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Dangerous tree** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Dead tree** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Deadwooding** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Deep soil planting** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**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.

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

**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.

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

**Dying Tree** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Ecologically Sustainable Development (ESD)** means a development that conserves and enhances the community's resources so ecological processes are maintained and the total quality of life, now and in the future, can be increased.

**Environmental planning instrument (EPI)** means an environmental planning instrument (including a SEPP or LEP or IDO but not including a DCP) made, or taken to have been made, under the Environmental Planning & Assessment Act 1979 and is in force.

**Environmental weed** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Flood Planning Level** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Floor Space Ratio (FSR)** means the ratio of the building gross floor area to the site total area (refer to definition of gross floor area below).

## 1.2 Definitions

**Flowpath** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Formative Pruning** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Freeboard** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- i) the area of a mezzanine; and
- ii) habitable rooms in a basement or an attic; and
- iii) any shop, auditorium, cinema, and the like, in a basement or attic;

but excludes:

- i) any area for common vertical circulation, such as lifts and stairs, and
- ii) any basement:
  - storage, and
  - vehicular access, loading areas, garbage and services, and
- iii) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- iv) car parking to meet any requirements of the consent authority (including access to that car parking), and
- v) any space used for the loading or unloading of goods (including access to it), and
- vi) terraces and balconies with outer walls less than 1.4 metres high, and
- vii) voids above a floor at the level of a storey or storey above.

**Ground level (existing)** means the existing level of a site at any point.

**Ground level (finished)** means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or which is exempt development.

**Ground level (mean)** means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

**Habitable room** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Injury and wilful destruction of vegetation** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Lop or Lopping** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Mixed-use development** means a development that contains a mixture of retail and/or commercial and residential uses.

## 1.2 Definitions

**Multi dwellings** means development involving the erection of two or more dwellings on a site, each with separate principal access from the ground level and include “dual occupancy”, “dual occupancy (attached)”, “integrated housing development” and “multi dwellings”, but does not include secondary dwellings, or residential apartment buildings.

**Native vegetation** means any of the following types of indigenous vegetation:

- trees (including any sapling or shrub, or any scrub),
- understorey plants,
- groundcover (being any type of herbaceous vegetation),
- plants occurring in a wetland.

Vegetation is indigenous if it is of a species of vegetation, or if it comprises species of vegetation, that existed in the State before European settlement.

Native vegetation does not include any mangroves, seagrasses or any other type of marine vegetation to which section 205 of the Fisheries Management Act 1994 applies.

**Non-urban land** means any rural, or environmental protection zoned land under LEP 2002 and any land under IDOs 13,15 and 28, LEPs 1, 32 and District 8.

**Noxious weed** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**On-site service facilities** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Other Vegetation** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Owner** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Parenting Facility** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Place of Aboriginal heritage significance** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Primary street** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Privacy screen** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**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.

**Prostitution** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Public domain** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Public exhibition** has the same meaning as defined under Section 1.4 Definition of Volume 1.

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## 1.2 Definitions

**Public notification** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Public submission** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Remove, Removal and Cutting Down** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Retail premises** means a building or place used for the purpose of selling items by retail, or for hiring or displaying items for the purpose of selling them by retail or hiring them out, whether the items are goods or materials (or whether also sold by wholesale).

**Rural dwelling house** means a dwelling house within non-urban lands.

**Rural dual occupancy** means a rural dual occupancy (attached) or a rural dual occupancy (detached) within non-urban land.

**Rural dual occupancy (attached)** means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

**Rural dual occupancy (detached)** means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

**Rural worker's dwelling** means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.

**Secondary dwelling** means a self-contained dwelling that:

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

**Secondary street** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Sex industry premises** means any brothel, restricted premises or sex-on-premises establishment.

**Sex-on-premises establishment** means any premises that gain income from entrance or membership fees (or both) for the use of booths or any other area on the premises designated for casual sex between patrons, but does not include a brothel.

**Site analysis** means a plan that identifies development opportunities and constraints offered and imposed by the site, the potential impact of proposed development on surrounding sites, and the setting of the site to assist in understanding how future development will relate to each other and to their locality.

**Solar collectors** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Storey** means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:



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## 1.2

### Definitions

- i) a space that contains only a lift shaft, stairway or meter room, or
- ii) mezzanine, or
- iii) basement, or
- iv) an attic.

**Suitably qualified person** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Telecommunications facility** means:

- i) any part of the infrastructure of a telecommunications network, or
- ii) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
- iii) any other thing used in or in connection with a telecommunications network.

**Telecommunications network** means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided or unguided electromagnetic energy, or both.

**Treatment train** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Threatened species, population or ecological community** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Tree** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Urban Land** means all land under LEP 2002 except any rural, or environmental protection zoned land under LEP 2002.

**Watercourse** means:

- i) any river, creek, stream or brook (whether natural or artificial) in which water flows ;
- ii) any collection of water (including a reservoir) into, through or out of which any thing coming within paragraph (i) flows; and
- iii) includes the bed and banks of any thing referred to in paragraph (i) or (ii) .

For the purposes of this definition

- i) a flow or collection of water comes within that definition even though it is only intermittent or occasional;
- ii) a river, creek, stream or brook includes a conduit that wholly or partially diverts it from its natural course and forms part of the river, creek, stream or brook; and
- iii) it is immaterial that a river, creek, stream or brook or a natural collection of water may have been artificially improved or altered.

**Waste Management Plan (WMP)** has the same meaning as defined under Section 1.4 Definition of Volume 1.

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# 1.2

## Definitions

**Water Sensitive Urban Design (WSUD)** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Wheel Out-Wheel Back** has the same meaning as defined under Section 1.4 Definition of Volume 1.

**Zone of influence** has the same meaning as defined under Section 1.4 Definition of Volume 1.

## 1.5. Acronyms

# 1.3

## Acronyms

<b>APZ</b>	Asset Protection Zone
<b>ARI</b>	Average Recurrence Interval
<b>BASIX</b>	Building Sustainability Index
<b>BCA</b>	Building Code of Australia
<b>CLEP</b>	Campbelltown Local Environmental Plan 2015
<b>CSPD</b>	Council Strategic Planning Document
<b>CPTED</b>	Crime Prevention Through Environmental Design
<b>DA</b>	Development Application
<b>DCP</b>	Development Control Plan
<b>E&amp;CDC</b>	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
<b>EDGD</b>	Engineering Design Guide for Development
<b>ESD</b>	Ecologically Sustainable Development
<b>EP&amp;A Act</b>	Environmental Planning and Assessment Act 1979
<b>EP&amp;A Reg</b>	Environmental Planning and Assessment Regulation 2000
<b>EPI</b>	Environmental Planning Instrument
<b>FSR</b>	Floor Space Ratio
<b>GFA</b>	Gross Floor Area
<b>IDO</b>	Interim Development Order
<b>LEP</b>	Local Environmental Plan
<b>LG Act</b>	Local Government Act 1993
<b>LGA</b>	Local Government Area
<b>m</b>	Metre
<b>OEH</b>	Office of Environment and Heritage
<b>PoM</b>	Plan of Management
<b>RFDC</b>	Residential Flat Design Code
<b>RMS</b>	Roads and Maritime Services ( previously RTA)
<b>SEPP</b>	State Environmental Planning Policy
<b>sqm</b>	Square metre
<b>WMP</b>	Waste Management Plan
<b>VENM</b>	Virgin Excavated Natural Material

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# **Part 2**

## **Residential and Ancillary Development on Urban Land**

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## 2.1 Application

### 2.1 Application

Part 2 applies to land zoned 2(b) residential 2B under LEP 2002 and sets out controls relating to the following residential and ancillary development:

- ‘Single dwellings’, ‘secondary dwellings’, ‘domestic outbuildings’ swimming pools/spas and fencing;
- ‘Multi dwellings’; and
- Residential subdivision.

The design requirements contained within Part 2 Volume 3 complement the provisions contained in Part 2, Volume 1 of the Plan.

**Important Note:** For the purpose of the DADCP, multi dwelling include “dual occupancy”, “dual occupancy (attached)”, “integrated housing development” and “multi dwellings” as defined under Campbelltown (Urban Area) Local Environmental Plan 2002.

## 2.2 Building Form and Character

# 2.2

## Building Form & Character

Building form and character refers to the collective result of a number of different elements of building design and siting, that when combined make up the appearance and feel of the 'built environment'. Through good quality design, the character of a neighbourhood can be enhanced.

### Objectives:

- Ensure that the massing and scale of new development are complementary to the existing and desired residential buildings in the neighbourhood.
- Maintain a low-medium density spatial character within existing neighbourhoods.
- Ensure that buildings are designed to enhance the existing and future desired built form and character of the neighbourhood by encouraging innovative and quality designs that fit harmoniously with their surroundings.
- Ensure that parking areas, garages and driveways are appropriately sited, designed and constructed so that they do not detract from the appearance of the development or the streetscape.
- Ensure the provision of equitable access to natural light and ventilation for the occupants of all residential buildings.

### 2.2.1 Streetscape

#### Design Requirements

- a) Building design (including facade treatment, massing, roof design and entrance features), setbacks and landscaping shall complement the scale of development, character and qualities of the desired streetscape.
- b) Development on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.
- c) The built form shall relate to the natural landform and setting.
- d) On-site parking areas shall be designed and sited to reduce the visual prominence of garage doors and external parking spaces as viewed from the street or other public place.
- e) Garage doors facing a public street shall be no wider than 50% of the width of the



Figure 2.2.1 - Example of a streetscape with various architectural features.

## 2.2

### Building Form & Character

- building (at its street fronting facade).
- f) No carports or garages (or like structures) shall be located within 6 metres of the primary street boundary.
- g) No bathroom, ensuite, toilet or laundry windows shall face the primary street of an allotment.

#### 2.2.2 Building Height

##### Design Requirements

- a) Residential development shall:
  - i) not exceed 2 storeys; and
  - ii) have a height not exceeding 7.2 metres at the upper most ceiling measured vertically from ground level (existing) ; and
  - iii) have a building height not exceeding 9.5 metres.
- 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.

#### 2.2.3 Fencing

##### Design Requirements

- a) Bonded sheet metal fencing shall not be constructed at any location other than along side and rear boundaries shared with other private property, where such fencing is not highly visible from the street, public reserve or other public place, unless the site is within a bushfire prone area.
- b) Urban land residential fencing along the rear and side boundaries shall be:
  - i) located behind the primary street dwelling setback;
  - ii) a maximum 2.1 metres in height (excluding retaining walls); and
  - iii) a maximum 1.8 metres in height, if adjoining a secondary street.
- c) Front residential fencing shall be



Figure 2.2.2 - Example of a part masonry/part timber fence that helps to define private space and adds interest to the character of the streetscape.



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## 2.2

### Building Form & Character

- a maximum of 1.2 metres in height and complement the design of the development.
- d) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.
- e) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.
- f) Details for fencing shall be submitted with the development application.

## 2.3

### Car Parking & Access

#### 2.3 Car Parking and Access

##### Objectives:

- Provide adequate on-site car parking for residents and visitors that is convenient, secure and safe having regard to the traffic generated by the development.
- Ensure efficient and safe vehicle and pedestrian movement within, into and out of development.
- Ensure that the location and design of driveways, parking, service areas and access areas are practical, easily maintained, convenient, safe and suitably landscaped.
- Provide safe convenient access for vehicles, pedestrians and cyclists whilst minimising conflict between them.

##### Design Requirements

- a) The minimum dimensions of any required parking space shall be 2.5 metres x 5.5 metres. If the car parking space adjoins a 100mm vertical edge, the minimum width shall be 2.7 metres.
- b) The minimum internal dimension of an enclosed garage shall be 3 x 6 metres.
- c) Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.
- d) The maximum garage floor levels (above or below) for a garage setback 6.0 metres from the front property boundary shall be in accordance the requirements contained under Council's Engineering Guide for Development, (Appendix K - Standards Drawings No SD-R08, which is available at Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au).
- e) Driveways greater than 30 metres in length as viewed from the street shall be avoided.
- f) Driveways shall be located a minimum distance of 6 metres from the tangent point of any unsignalled intersection (refer to Figure 2.3.2).

*Note: In circumstances where an intersection*

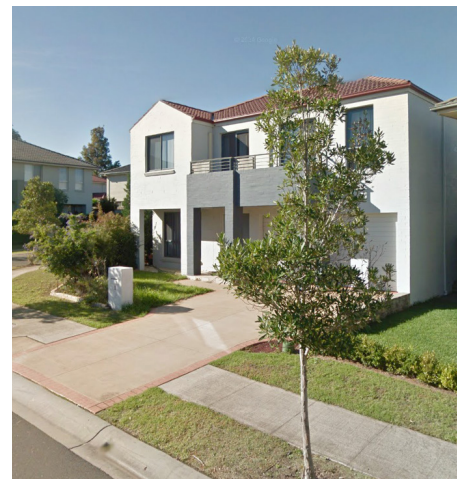


Figure 2.3.1 Example of a driveway that is of appropriate width and located perpendicular to the road.

## 2.3

### Car Parking & Access

is controlled by lights, a roundabout or the like, applicants are requested to contact Council for specific requirements.

- g) The minimum width of the driveway at the street kerb shall be:
  - i) 2.5 metres where the driveway provides access for one (1) dwelling; and
  - ii) 5 metres where a single driveway provides access for two (2) or more dwellings (excluding secondary dwellings).

*Note: For additional technical specifications relating to the location, gradient and driveway widths refer to Council's Engineering Guide for Development available at Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)*

- h) For residential developments incorporating more than 50 dwellings, a Traffic Impact Assessment Report shall be prepared by a suitably qualified person and submitted with the development application.

*Note: For requirements relating to the preparation of a Traffic Impact Assessment Report refer to Appendix 12.*

- i) Driveways shall be designed and located perpendicular to the road.
- j) Plain concrete driveways including cross over and layback shall not be permitted. Details of driveway colours and pattern shall be submitted with the development application.

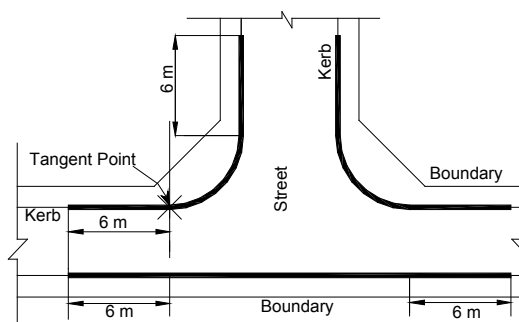


Figure 2.3.2 - Restricted locations of driveways entry as shown heavy edged lines.

#### Note:

Council will not be liable to replace any driveway colour or pattern within public land in cases where damage to private driveways as a result of maintenance work undertaken by Council has occurred.

## 2.4

### Acoustic & Visual Privacy

#### 2.4 Acoustic and Visual Privacy

##### Objective:

- Provide adequate visual and acoustic privacy for residents of new and existing development.

##### 2.4.1 Acoustic Privacy

###### Design Requirements

- a) Development that adjoins significant noise sources, (such as main roads, commercial/industrial development, public transport interchanges and railways) shall be designed to achieve acceptable internal noise levels, based on recognised Australian Standards and any criteria and standards regulated by a relevant State Government Authority.
- b) Development shall incorporate noise attenuation measures that are compatible with the scale form and character of the street.
- c) On-site noise generating sources including, but not limited to, plant rooms and equipment, air conditioning units, pool pumps, and recreation areas shall be designed and located to ensure that the noise levels generated by such facilities do not exceed 5dBA above background levels at the property boundary.
- d) Multi dwellings and narrow lot dwellings near railway lines and major roads shall demonstrate to Council's satisfaction compliance with the requirements under the Guidelines entitled *Development Near Rail Corridors and Busy Roads - Interim Guideline*, 2008)

*Note: This Guide is available for view/download from the Department of Planning and Environment website at: [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).*

*Note: Applicants are encouraged to refer to the Office of Environment and Heritage Environmental Criteria for Road Traffic*

##### Note:

*Development Near Rail Corridors and Busy Roads - Interim Guideline* provides a useful guide for all development that may be impacted by rail corridors or busy roads .

##### Note:

The installation of air-conditioning units may be undertaken as exempt development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, providing that certain criteria are met.

## 2.4.2 Visual Privacy

### Design Requirements

- a) No window of a habitable room or balcony shall directly face a window of another habitable room, balcony or private open space of another dwelling located within 6 metres of the proposed window or balcony unless appropriately screened (refer to Figure 2.4.1).
- b) Notwithstanding 2.4.2(a) any window of a living room located on an upper level shall:
  - i) be offset by 2 metres to limit views between windows and balconies; or
  - ii) have a sill height 1.7 metres above the floor level; or
  - iii) be splayed to avoid direct views between windows; or
  - iv) have fixed translucent glazing in any part of the window within 1.7 metres of the floor level.
- c) Notwithstanding 2.4.2(a), a balcony will be considered where the private open space area of any adjacent dwelling is screened from view.
- d) No wall of a proposed building shall be permitted to be constructed on the boundary for that portion of the boundary that is directly adjacent to an existing required private open space area on the adjoining allotment.
- e) With any development application involving the construction of a building wall on a boundary, the creation of an easement for access and maintenance on the adjoining land may be required.

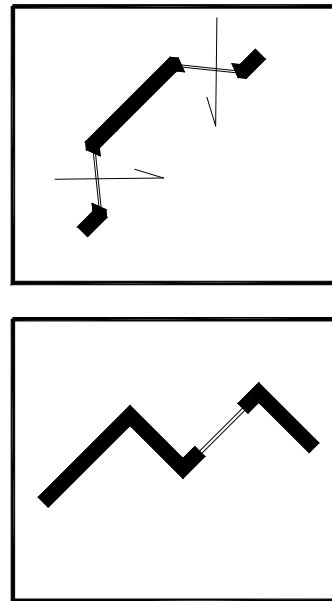


Figure 2.4.1- Illustration of a method to offset windows to avoid potential privacy conflict.

## 2.4

### Acoustic & Visual Privacy

## 2.5

### Solar Access & Energy Efficiency

#### 2.5 Solar Access & Energy Efficiency

Good design based on efficient use of renewable natural resources can maximise the thermal comfort and energy efficiency of dwellings. This can be achieved by reducing unwanted winds and draughts whilst optimising natural ventilation as well as maximising use of natural light for heating, lighting and clothes drying purposes.

##### Objectives:

- Encourage building design and siting to take advantage of climatic factors and reduce household energy consumption.
- Encourage features to be incorporated into site and building design to optimise passive solar access to internal and external spaces.

##### Design Requirements

- Living areas shall generally have a northerly orientation.
- 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.
- Development shall have appropriate regard to the impact on solar access to useable private open space and living areas, solar collectors and clothes drying areas of adjoining residential development.
- Building siting shall take into consideration the range of factors that impact on solar access including slope of land, vegetation and existing building and other structures.

*Note: Council may consider the use of deciduous trees at the north and west elevations to protect against hot summer temperature and to allow for solar penetration in winter, where it may otherwise be inappropriate to plant native trees.*

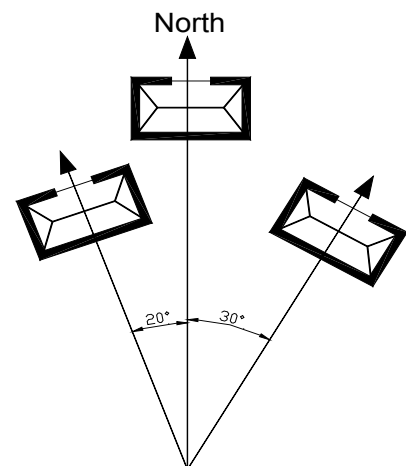


Figure 2.5.1 - Desirable range of window orientation for north facing windows.

## 2.6 Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas and Secondary dwellings

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

### Objectives:

- Encourage quality-designed dwelling houses, secondary dwellings and domestic outbuildings that make a positive contribution to the streetscape and amenity of the neighbourhood.

### 2.6.1 General Requirements for Floor Space Ratio (FSR) and Deep Soil Planting

- The total (FSR) applicable to the sum of all buildings undertaken on a residential allotment, including a dwelling house, domestic outbuildings, and a secondary dwelling shall not exceed 0.55:1.
- A dwelling house, domestic outbuildings and a secondary dwelling shall satisfy the following provisions relating to deep soil planting:
  - no more than 30% of the area forward of any building line shall be surfaced with impervious materials; and
  - a minimum of 20% of the total site area shall be available for deep soil planting.



Figure 2.6.1- Example of a dwelling house.

Floor Space Ratio (FSR) means the ratio of the building gross floor area to the site total area (refer to definition of gross floor area on next page).

### 2.6.2 Dwelling Houses

#### 2.6.2.1 Minimum Site Requirements

- A dwelling house shall not be erected on land with an area of less than 500 square metres and average width of not less than 15 metres (measured at the primary building setback) unless the allotment was in existence at the date upon which the Plan came into effect.

#### 2.6.2.2 Setbacks

- A dwelling house shall be setback a minimum of:

## 2.6 Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas & Secondary dwellings

## 2.6

### Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas & Secondary dwellings

- i) 5.5 metres from the primary street boundary for the dwelling;
- ii) 6.0 metres from the primary street boundary for the garage;
- iii) 3 metres from the secondary street boundary;
- iv) 5.5 metres from the secondary street boundary for the garage, where the garage is accessed directly from the secondary street;
- v) 0.9 metres from any side boundary; and
- vi) 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
- vii) 8 metres from the rear boundary for any part of the building that is higher than 4.5 metres from ground level (existing).

#### 2.6.2.3 Car Parking Rates

- a) A dwelling house shall be provided with a minimum of one undercover car parking space.

#### 2.6.2.4 Private Open Space

- a) A dwelling house shall be provided with an area of private open space that:
  - i) is located behind the primary building setback;
  - ii) has a minimum area of 75sqm;
  - iii) has a minimum width of 3 metres;
  - iv) includes a minimum levelled area of (5x5)sqm;
  - v) has a minimum of unfragmented area of 60sqm;
  - vi) has an internal living room directly accessible to outdoor private open space areas; and
  - vii) satisfies solar access requirements

**Gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- i) the area of a mezzanine; and
- ii) habitable rooms in a basement or an attic; and
- iii) any shop, auditorium, cinema, and the like, in a basement or attic;

but excludes:

- i) any area for common vertical circulation, such as lifts and stairs, and
- ii) any basement:
  - storage, and
  - vehicular access, loading areas, garbage and services, and
- iii) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- iv) car parking to meet any requirements of the consent authority (including access to that car parking), and
- v) any space used for the loading or unloading of goods (including access to it), and
- vi) terraces and balconies with outer walls less than 1.4 metres high, and
- vii) voids above a floor at the level of a storey or storey above.



contained in section 3.6.

*Note: For sloping sites, Council may consider the provision of a minimum 2 metre x 8 metre balcony as part of the required private open space as satisfying the requirements of Clause 2.6.2.4 a) v).*

#### **2.6.2.5 Waste Bin Requirements**

- a) Space shall be allocated behind the primary and secondary building lines and out of public view to store the following:
  - i) a 140 litre bin; and
  - ii) two (2) 240 litre bins.

### **2.6.3 Domestic Outbuildings on Urban Land**

#### **2.6.3.1 General Requirements**

- a) Domestic outbuildings on urban land shall:
  - i) incorporate similar or complementary design features, finishes, materials and colours to those of the principal dwelling house;
  - ii) not contain any other sanitary fixtures other than a toilet and a hand basin; and
  - iii) not be used for any habitable, commercial or industrial purpose.

#### **2.6.3.2 Maximum Floor Area for Domestic Outbuildings on Urban Land**

- a) The combined areas of all 'detached' domestic outbuildings (including carports and garages) on urban land shall be a maximum of 55sqm.

#### **2.6.3.3 Maximum Height for Domestic Outbuildings on Urban Land**

- a) The maximum building height for outbuildings on urban land (including carports and garages) shall be 3.6 metres.



Figure 2.6.2 - An example of a pergola with a zero setback the rear boundary.

## **2.6**

**Dwelling Houses,  
Domestic Outbuildings,  
Swimming Pools/Spas  
&  
Secondary dwellings**

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## 2.6

### Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas & Secondary dwellings

#### 2.6.3.4 Setbacks for Domestic Outbuildings on Urban Land

- a) Domestic outbuildings on urban land shall be setback by a minimum of:
  - i) 6 metres from the primary street boundary;
  - ii) 3 metres from the secondary street boundary for all domestic outbuildings other than any garage that is accessed directly from the secondary street;
  - iii) 5.5 metres from the secondary street boundary for the garage, where the garage is accessed directly from the secondary street;
  - iv) 0.45 metres from the side boundaries;
  - v) despite 2.6.3.4 a) iv), zero metres from the side and rear boundaries for open structures such as pergolas, carports and awnings, subject to compliance with the BCA; and
  - vi) 0.90 metres from rear boundary .

#### 2.6.4 Swimming Pools/Spas

##### 2.6.4.1 General Requirements

- a) Safety fencing for swimming pools/spas shall comply with the *Swimming Pools Act 1992, Swimming Pools Regulation 2008 and the Australian Standard 1926 - 2007 - Swimming Pool Safety (As amended)*.

##### 2.6.4.2 Setbacks

- a) Swimming pools/spas shall be located behind the front primary building setback.
- b) Swimming pools/spas that do not incorporate decking/coping greater than 600mm above natural ground level at any point shall be setback a minimum of:
  - i) 1 metre from the rear and side boundaries; and

- ii) 1 metre from the secondary boundary (corner allotments).
- c) The setback requirements under Clause 2.6.4.2 b) shall be inclusive of any decking/coping associated with the pool. (i.e. the minimum 1 metre setback shall be calculated from the edge of the decking/coping to the side boundary, rear or secondary boundary).
- d) Swimming pools/spas that incorporate decking /coping greater than 600mm above natural ground level at any point shall be setback a minimum of:
  - i) 5.5 metres from the primary street boundary;
  - ii) 3 metres from the secondary street boundary;
  - iii) 1.5 metres from the side and rear boundaries.
- 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.



Figure 2.6.3 - Illustration of a fenced pool.

## 2.6

### Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas & Secondary dwellings

### 2.6.5 Secondary Dwellings

#### 2.6.5.1 General Requirements

- a) A secondary dwelling shall incorporate similar or complementary design and construction features, finishes, materials and colours to those of the principal dwelling house.
- b) A secondary dwelling shall be designed to ensure that the entry door to the secondary dwelling is not visible from the street or other public place.
- c) A BASIX certificate shall accompany a development application for a garden flat.

## 2.6

### Dwelling Houses, Domestic Outbuildings, Swimming Pools/Spas & Secondary dwellings

- d) An attached secondary dwelling shall be located under the same roof as the main part of the principal dwelling house.

#### 2.6.5.2 Maximum floor area

- a) A secondary dwelling shall not exceed 60sqm in gross floor area.

#### 2.6.5.3 Setbacks

- a) A secondary dwelling land shall be setback a minimum of:
- 5.5 metres from the primary street boundary of the dwelling;
  - 3 metres from the secondary street boundary;
  - 0.9 metres from any side boundary; and
  - 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
  - 8 metres from the rear boundary for any part of the building that is higher than 3.8 metres from ground level (existing).

#### 2.6.5.4 Maximum Height

- a) A secondary dwelling shall not exceed two storeys in height.

*Note: Nothing in this Plan shall be taken to mean that a secondary dwelling can be subdivided from the principle dwelling on the allotment unless such a subdivision is consistent with relevant development standards within the relevant EPI.*

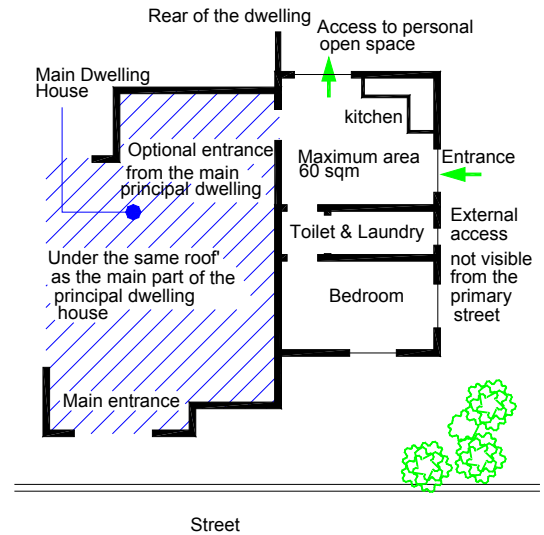


Figure 2.6.4 - Illustration of an attached secondary dwelling

## 2.7 Multi Dwellings

# 2.7

## Multi Dwellings

**Important Note:** For the purpose of the DADCP, multi dwelling include “dual occupancy”, “dual occupancy (attached)”, “integrated housing development” and “multi dwellings” as defined under Campbelltown (Urban Area) Local Environmental Plan 2002.

### Objective:

- Encourage quality designed multi dwellings that makes a positive contribution to the streetscape and amenity of the neighbourhood.

### 2.7.1 Site and Density Requirements for Multi Dwellings

#### Design Requirements

- Multi dwellings shall not be erected on land with an area of less than 700sqm.
- Multi dwellings shall not be erected on an existing battle-axe allotment.
- Subject to the satisfaction of other requirements within the Plan, the number of dwellings permitted within a multi dwelling development shall not exceed:
  - 2 dwellings for the first 700sqm of land area; and
  - 1 dwelling for each 300sqm of land area thereafter.
- For the purpose of calculating the developable area of an allotment:
  - any land that is part of an environmental corridor as specified by the *Office of Environment and Heritage* or any other government agency; or
  - any land that is subject to bushfire, flooding or other risk (excluding mine subsidence); or
  - a right of carriage way;  
shall not be included within the developable area of the allotment, unless the relevant public agency



Figure 2.7.1 An example of a multi dwelling development, with street frontage.

## 2.7 Multi Dwellings

is satisfied that that part of the allotment is capable of being developed for the purpose of multi dwellings.

- e) Multi dwellings incorporating 2 dwellings shall only be permitted on a site having;
  - i) a minimum width of 15 metres measured along the side boundaries at a distance of 5.5 metres from the primary street boundary; and
  - ii) a minimum width of 7 metres measured between the extended property side boundaries, or in the case of a corner allotment, the secondary street boundaries where they intersect with the kerb line.
- f) Multi dwellings incorporating 3 or more dwellings shall only be permitted on an site:
  - i) having a minimum width of 22.5 metres measured along the side boundaries at a distance of 5.5 metres from the primary street boundary;
  - ii) having a minimum width of 10 metres measured between the extended property side boundaries, or in the case of a corner allotment, the secondary street boundaries where they intersect with the kerb line; and
  - iii) where no part of the allotment is within 50 metres of the commencement of the head of a cul-de-sac to which vehicular access to the site is obtained (refer to Figure 2.7.3).
- g) The total FSR shall not exceed 0.45:1.
- h) A multi dwelling development shall be set back a minimum of:
  - i) 5.5 metres from the primary street boundary;
  - ii) 3 metres from the secondary

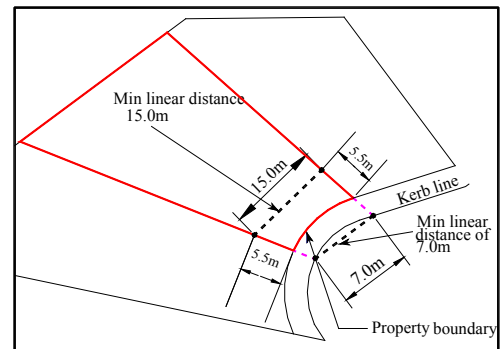


Figure 2.7.2 - Illustration of the requirements for the minimum allotment frontage incorporating 2 multi dwellings.

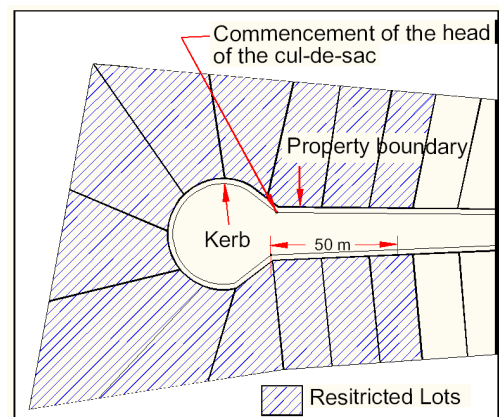


Figure 2.7.3 - Illustration of the 50 metre distance from the commencement of the head of a cul-de-sac where multi houses development incorporating 3 or more dwellings are restricted.



## 2.7

### Multi Dwellings

street boundary;

- iii) 0.9 metres from any side boundary for the ground level;
  - iv) 1.5 metres from any side boundary for all levels above the ground level;
  - v) 5 metres from the rear boundary for the ground level; and
  - vi) 10 metres from the rear boundary for all levels above ground level.
- i) Notwithstanding 2.7.1(h), any garage shall be setback a minimum of 6 metres from any street boundary.

#### 2.7.2 General Requirements for Multi Dwellings

##### Design Requirements

- a) A minimum of 10% of the total number of dwellings within a multi dwelling development containing 10 or more dwellings shall be adaptable dwelling(s).
- b) Each multi dwelling unit shall be provided with a minimum of one single garage.
- c) One (1) external additional visitor car parking space shall be provided for every two (2) units (or part thereof), unless all dwellings within the development have direct frontage to a public street.
- d) No visitor car parking space shall be located forward of the primary or secondary street boundary.
- e) No visitor car parking space shall be in a 'stacked' configuration.
- f) Where a multi dwelling development involves the retention of an existing dwelling, the existing dwelling shall be renovated to match the colour, material, texture and architectural style of the proposed building so as to create a harmonious development.
- g) The total floor area occupied by all



Figure 2.7.4 - Example of communal facilities for a multi dwellings development.



Figure 2.7.5 - Example of multi dwellings streetscape.

## 2.7

### Multi dwellings

bedrooms (and/or rooms capable of being used as a bedroom and wardrobes) within each dwelling shall not exceed 40% of the gross floor area of that dwelling.

- h) Each multi dwelling unit shall be provided with an area or areas of private open space that:
  - i) are not located within the primary street setback;
  - ii) have a minimum area of 60sqm,
  - iii) have a minimum width of 3 metres;
  - iv) include a minimum levelled area of (5x5)sqm;
  - v) have an internal living room directly accessible to outdoor private open space areas; and
  - vi) satisfy solar access requirements contained in section 3.6.

*Note: For sloping sites, Council may consider the provision of a minimum 2 metre x 8 metre balcony as part of the required private open space as satisfying the requirements of Clause 2.7.2.h) v).*

- i) No part of an outdoor living area is permitted to be located within the primary or secondary street setback area.
- j) Any communal open space or recreation facility provided as a part of a development shall be designed and constructed to:
  - i) ensure safe access by the occupants of the development;
  - ii) prevent access by members of the public; and
  - iii) provide for the safety and well being of children in accordance with any applicable Australian Standard.
- k) Multi dwellings shall satisfy the following additional provisions relating to streetscape:



Figure 2.7.6 - Example of high quality façade treatment for multi dwellings.



## 2.7

### Multi Dwellings

- i) architectural features (such as balconies, openings, columns, porches, colours, materials etc) and articulation in walls are to be incorporated into the front facade of each dwelling;
- ii) no more than 30% of the area forward of any building line shall be surfaced with impervious materials.
- l) Multi dwellings shall satisfy the following requirements relating to landscape:
  - i) a detailed landscape design plan shall be submitted by a suitably qualified person with the development application; and
  - ii) a minimum of 20% of the total site area shall be available for deep soil planting.
- m) Multi dwellings shall satisfy the following architectural requirements:
  - i) a distinctive architectural outcome that unifies the range of building elements and diversity within the development and which also harmonises with surrounding development;
  - ii) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines;
  - iii) incorporation of facade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements; and
  - iv) provision of windows and active spaces in the building ends, to provide additional security and visual interest.
- n) Multi dwellings shall not incorporate vehicular access that utilises any gate structure /mechanism other than access to basement car parking.

Note: Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.



Figure 2.7.7 - Example of architecturally designed multi dwellings.

## 2.7 Multi dwellings

- o) Where the development involves the retention of an existing dwelling, the existing dwelling shall be renovated to match the colour, material, texture and architectural style of the proposed building so as to create a harmonious development.

### 2.7.3 The Size of Indoor Living Areas

- a) The indoor living areas (i.e family room and lounges) within a multi dwelling unit shall have a minimum of one unfragmented area that is not less than:
  - i) (3x3)sqm in case of a multi dwelling unit with 1 bedroom;
  - ii) (3.5x4)sqm square metres in case of a multi dwelling unit with 2 or 3 bedrooms;
  - iii) (4x5)sqm in case of a multi dwelling unit with 4 or more bedrooms.
- b) For the purpose of this clause, the total number of bedrooms within a multi dwelling unit shall include any room that is capable of being used as a bedroom.

### 2.7.4 Rear Access

- a) Where there is no access to a rear lane or rear street directly available from the back of a dwelling within a multi-dwelling development, 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 2.7.8 for a suggested design solution).
- b) For the purpose of 2.7.4 a) 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

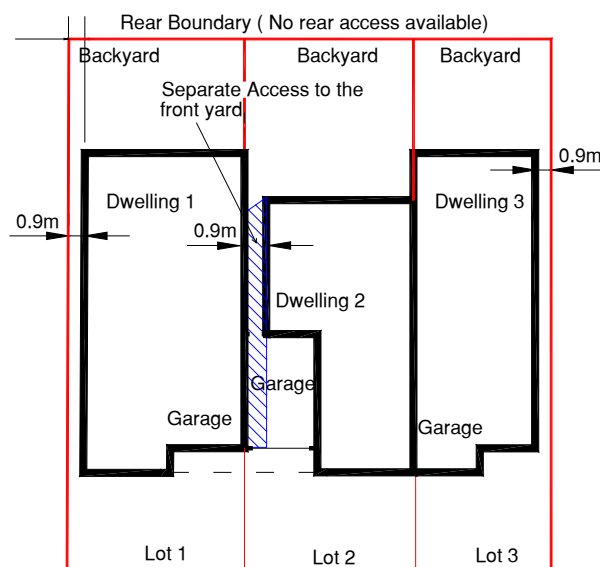


Figure 2.7.8- Illustration of an example of a design solution for 'rear to front' access requirement.

that results in the obstruction of the access way.

## 2.7

### Multi Dwellings

#### 2.7.5 Site Services

##### Design Requirements:

- a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.
- b) Development shall ensure that adequate provision has been made for all essential services (i.e water, sewerage, electricity, gas, telephone, broadband and stormwater drainage).
- c) All site services shall be placed underground.
- d) All communication dishes, antennae and the like shall be located to minimise visual prominence.

#### 2.7.6 Multi Dwellings and Waste Management

- a) Multi dwelling housing development shall make provision for individual waste storage for each dwelling, allocated behind the primary and secondary building lines and out of public view, for the following:
  - i) a 140 litre bin; and
  - ii) two (2) 240 litre bins.
- b) Development incorporating more than six (6) dwellings not able to be Torrens Title subdivided under DADCP shall make provision for an appropriately sized communal waste/recycling bin storage facility that is centrally located and provides convenient access for occupants and collection contractors. Such storage facility shall:
  - i) be located behind the primary and secondary building line;
  - ii) be no more than 25 metres from the street;

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## 2.7

### Multi Dwellings

- iii) be covered;
  - iv) contain a hose connection;
  - v) have an impervious floor that is connected to the sewer;
  - vi) be located no closer than 3 metres (in a horizontal direction) from an opening within a dwelling on the site or from the property boundary; and
  - vii) incorporate design and construction (including colours, materials and finishes) that complement the development.
- c) Any bin facility shall be of sufficient size to accommodate the following for each multi dwelling housing:
- i) a 140 litre bin; and
  - ii) two (2) 240 litre bins.
- d) All waste storage areas shall be appropriately screened from public view.
- e) All bins located within waste/recycling bin storage facility shall be presented to kerbside for collection by a site manager, no earlier than the evening prior to scheduled collection and returned directly to the communal bin storage area within four hours of collection.
- f) The bin storage waste/recycling facility shall not be located in such a place that requires any bins to be transported through any habitable part of the dwelling to reach the collection point.
- g) Any development containing 20 or more dwellings, and/or when the number of bins proposed cannot be accommodated within 50% of the development's frontage width on collection day, the development shall be designed to accommodate forward-in, forward-out, drive-on vehicular collection for on-site servicing (for the purpose of calculating the minimum area behind the kerb and

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gutter required for bin placement, each bin shall be provided a clear width of 1.0 metre which allows for a 300mm separation distance either side of each bin).

## 2.7

### Multi Dwellings

## 2.8

### Residential Subdivision

#### 2.8 Residential Subdivision

##### Objectives:

- Ensure that land once subdivided, contributes positively to the desired character of the locality and provides for the safe and attractive integration of existing and new development.
- Ensure that subdivision responds to the physical characteristics of the land, its landscape setting, orientation, landmarks and key vistas to and from that land.
- Ensure that subdivision provides safe connections with and extension of existing street patterns, as well as any pedestrian, cycleway and public open space networks.
- Promote walking and cycling as a mode of travel within a residential neighbourhood.
- Ensure that the proposed development is compatible with the capacity of existing and proposed infrastructure.
- Facilitate opportunities for public transport to service new subdivision estates.
- Encourage subdivision that will result in the creation of allotments that are orientated, and of such dimension and configuration to facilitate the siting, design and construction of development resulting in the conservation of non-renewable resources and the environmental attributes of the land.

##### 2.8.1 General Requirements

###### Design Requirements

- a) Subdivision shall have appropriate regard to orientation, slope, aspect and solar access.
- b) Subdivision design shall comply with the requirements specified in Council's Engineering Design Guide for Development, available from Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au).
- c) Where relevant, roads shall be designed to provide a satisfactory level of services for the evacuation of occupants in the event of emergency.
- d) Subdivision shall promote through street access and minimise the number of cul-de-sacs.
- e) Roads/access handles shall be provided

## 2.8

### Residential Subdivision

to separate allotments from any park, reserve, waterway and the like.

- f) All allotments within a subdivision that are located adjacent to the intersection of local public roads (existing or proposed) shall provide a splay in accordance with *Council's Engineering Design Guide for Development* (available from Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)) to ensure adequate sight distances and maintain footpath widths.

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

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

- g) Residential subdivision shall be designed to address the public domain.
- h) Wherever possible, subdivision design shall avoid the creation of allotments that have rear boundaries (and fencing) that adjoin the public domain.
- i) For the purpose of calculating the minimum allotment size and dimensions under this Plan, any land that is part of an environmental corridor as specified by the *Office of Environment and Heritage* or any other government agency shall not be included within the calculated area of land unless the relevant public agency is satisfied that that part of the allotment is capable of being developed.
- j) For the purpose of calculating the minimum allotment size and dimensions under this Plan, any land that is subject to bushfire, flooding or other risk (excluding mine subsidence) shall not be included within the calculated area of land unless it is demonstrated to Council's satisfaction that the site can be appropriately managed in a manner that retains the ability to be developed for the purpose to which it is intended



Figure 2.8.1 - Example of Greenfield residential subdivision

## 2.8

### Residential Subdivision

under the zone.

- k) Access to residential subdivisions shall not be permitted to any classified road where alternative access can be made available via the non-classified road network.

#### 2.8.2 Residential Torrens Title Subdivision-Conventional Allotments

##### Design Requirements

- a) Any residential conventional allotment created by Torrens Title subdivision shall satisfy the following standards:
  - i) a minimum area of 500sqm;
  - ii) a minimum width of 15 metres measured along the side boundaries at a distance of 5.5 metres from the front property boundary;
  - iii) a minimum width of 7 metres measured between the extended property side boundaries where they intersect with the kerb line; and
  - iv) a minimum depth of 25 metres.
- b) Any battle axe shaped allotment created by subdivision shall satisfy the following standards:
  - i) a minimum area of 500sqm excluding the area of the access handle;
  - ii) a minimum depth of 25 metres excluding the length of the access handle;
  - iii) no more than one allotment shall be accessed via a battle axe handle;
  - iv) a minimum access handle width of 3.5 metres;
  - v) a maximum access handle length of 35 metres;
  - vi) no encroachment/s or right of carriage way shall impinge into land within the access handle;
  - vii) the provision of an adequately dimensioned vehicle manoeuvring



Figure 2.8.2 - Example of residential subdivision under construction.



area, located behind the access handle; and

- viii) the provision of a minimum 0.5 metre wide landscape strip along the length of the access handle, where it adjoins the boundary/fence of the neighbouring property.

#### 2.8.3 Subdivision of Multi Dwelling Housing

##### Design Requirements

- a) For the purposes of the subdivision of multi dwellings incorporating 2 dwellings (being the only dwellings in the development), each allotment to be created shall be part of a Strata Title scheme.
- b) Despite 2.8.3 a) Council will consider a development application for Torrens Title subdivision of 2 multi dwellings (being the only dwellings in the development) if each allotment satisfies the following standards:
  - i) a minimum area of 300sqm (excluding any access handle);
  - ii) all allotments have access to a public street;
  - iii) at least 1 allotment has direct frontage to a public street;
  - iv) a minimum access handle width of 3.5 metres for the servicing of the rear allotment (if proposed); and
  - v) where a battleaxe allotment is created, no right of carriage way shall be created over other allotments.

*Note: Nothing in sub clause 2.8.3(a) shall be taken to mean that multi dwellings are permissible on an allotment having an area of less than 700sqm.*

- c) For the purposes of the subdivision of multi dwellings incorporating more than 2 dwellings, all allotments to be created shall be part of a Strata Title scheme.

## 2.8

### Residential Subdivision

- d) Despite 2.8.3 c) Council will consider a development application for Torrens Title subdivision of 3 or more multi dwellings, if each allotment satisfies the following standards:
- i) a minimum area of 300sqm;
  - ii) a minimum depth of 25 metres;
  - iii) all allotments/dwellings within the development have direct frontage to a public street;
  - iv) no common property is created;
  - v) a minimum width of 7 metres measured between the extended property side boundaries where they intersect with the kerb line; and
  - vi) no battle axe allotments are created.

*Note: For the purpose of clause 2.8.3 d) iii), an access handle does not constitute direct frontage to a public street.*

- e) All required visitors car parking spaces within a Strata Title subdivision shall be within common property.

#### 2.8.4 Community Title Subdivision

##### Design Requirements

- a) Council will consider the creation of community title allotments subject to the Council being satisfied that:
- i) the development provides for significant communal open space and recreation facilities with convenient and safe access for all occupants;
  - ii) the communal open space and recreation facilities are made available for the sole benefit of the occupants of that subdivision; and
  - iii) access to the development does not involve the erection of any gate structure/mechanism.
- b) The minimum allotments size for a community title housing development shall be in accordance with 2.8.2, or 2.8.3 as applicable.



Figure 2.8.3 - Residential subdivision allowing adequate accessibility for waste collection vehicles.

*Note: All roads within the community title scheme shall be designed and constructed to satisfy the requirements of Council's Engineering Design Guide for Development available from Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)*

#### 2.8.5 Subdivision and Waste Management

##### Design Requirements

- a) Subdivision shall be designed and constructed so that upon completion:
  - i) kerbside waste collection vehicles are able to access bins at a minimum distance of 300mm, and a maximum distance of 1500mm from the left side of the vehicle to the bin;
  - ii) adequate space behind the kerb is provided for the occupant of each premises to present 1 x 140 litre bin and 1 x 240 litre bin side-by-side, a minimum 300mm apart;
  - iii) where it is not possible to provide bin collection points immediately in front of each allotment, a concrete pad shall be constructed at the closest practical location to the allotment for garbage collection;
  - iv) the location for kerbside presentation provides a minimum 4 metres overhead clearance for the operation of the collection vehicle (eg. no trees or transmission lines overhanging the bins).
- v) waste collection vehicles are not required to make a reverse movement to service bins.

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# **Part        3        Residential Development    on    Non- Urban Land**

## 3.1

### Application

#### 3.1 Application

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

- fencing;
- dwellings houses;
- rural worker's dwellings;
- rural dual occupancies;
- domestic outbuildings; and
- residential subdivision.

The design requirements contained within Part 3 complement the provisions contained in Part 2, Volume 1 of the Plan.

**Important Note:** Nothing in this Part shall be taken to mean that rural worker's dwellings, rural dual occupancy (attached) and/ or rural dual occupancy (detached) are permissible within all of the non-urban land. It is important to check the permissibility of this type of development for a particular site under the relevant EPI before proceeding with a development application.

**Important Note:** Proposed residential development with Bush Fire Prone Lands shall comply with the requirements of Planning for Bush Fire Protection 2006 (as amended), prepared by NSW Rural Fire Service.

*Note: Planning for Bushfire Protection 2006 Document is available for view/download from NSW Rural Fire Service Website at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)*

## 3.2 Building Form and Character

# 3.2

## Building Form and Character

### Objectives:

- Ensure that the aesthetic and environmental values of non urban land are appropriately conserved.
- Ensure that the massing, scale, form, colour and appearance of new development are complementary to the existing and desired residential buildings in the neighbourhood.
- Ensure that buildings are designed to enhance the existing and future desired built form and character of the neighbourhood by encouraging innovative and quality designs that fit harmoniously with their surroundings.
- Ensure that parking areas, garages and driveways are appropriately sited, designed and constructed so that they do not detract from the appearance of the development or the streetscape.

### 3.2.1 Siting & Streetscape

- a) Developments shall be designed to fit the existing contours and landform of the site and to minimise the amount of cut and fill.
- b) Details of materials, colours and finishes of roofing, fencing and walls shall be submitted to Council as part of the development application.
- c) Materials, colours and finishes of roofing, walls, driveways and fencing shall:
  - i) not be obtrusive;
  - ii) not be highly reflective and/or include bright colours;
  - iii) complement or be recessive to the landscape setting in which the building is to be situated;and
  - iv) be submitted to Council as part of the development application.
- v) Garages and outbuildings shall be designed and located so that they do not dominate the primary street frontage of the building as viewed from the street and prominent public places.

## 3.2

### Building Form and Character Non-Urban Land

- d) Garage doors facing public streets shall be no wider than 50% of the width of the main dwelling (at its street fronting facade).
- e) Highly reflective materials and bright colours for roofing shall not be allowed.
- f) Building shall not be sited downstream from existing dams in order to reduce the potential for inundation of the buildings if the dam falls or overtops.

#### 3.2.2 Fencing on Non-Urban Land

- a) Fencing shall:
  - i) be a maximum of 1.8 metres in height;
  - ii) be of an open style for any part of the fence that is higher than 0.6 metres except for the parts of the fence that are pillars or columns;
  - iii) not be constructed of solid metal sheeting unless required by a Bush fire Risk Management Plan prepared by a qualified person; and
  - iv) complement the design of the development.
- b) Despite 3.2.2 a) above, entry gates to rural properties and fence pillars/columns shall be permitted to be constructed of solid materials such as brick and the like.
- c) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.
- d) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.
- e) Details for fencing shall be submitted with the development application.
- f) If the land on which a fence is to be erected is bush fire prone land, the fence or retaining wall shall be constructed from non-combustible materials.
- g) A fence shall not be constructed so as to redirect the overflow of surface water onto adjoining properties.



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## 3.2

### Building Form and Character Non-Urban Land

#### 3.2.3 Building Height

##### Design Requirements

- a) Residential development on non-urban land shall:
  - i) not exceed 2 storeys;
  - ii) have a height not exceeding 7.2 metres at the upper most ceiling measured vertically from ground level (existing) ; and
  - iii) have a building height not exceeding 9.5 metres.
- 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.

## 3.3

### Car Parking and Access Non-Urban Land

#### 3.3 Car Parking and Access - Non-Urban Land

##### Objectives:

- Ensure efficient and safe vehicle and pedestrian movement within, into and out of development.
- Ensure that the location and design of driveways, parking, service areas and access areas are practical, easily maintained, convenient, safe and suitably landscaped.

##### Design Requirements

- a) The minimum dimensions of any required parking space shall be 2.5 x 5.5 metres.
- b) The minimum internal dimensions of an enclosed garage shall be 3.0 x 6.0 metres.
- c) Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.
- d) Driveways shall meet the following criteria:
  - i) constructed to a standard that allows for all weather access;
  - ii) designed and located to follow contours to avoid excessive site works, erosion and sedimentation run off;
  - iii) have a minimum width of 2.5 metres and a maximum width of 5.0 metres;
  - iv) allow for entry to and exit from the property in a forward direction;
  - v) located to minimise the impact on vegetation and the removal of mature trees; and
  - vi) one (1) driveway access is permitted per property, in addition to any access required by the NSW Rural Fire Service, where relevant.
- e) Driveways shall be located a minimum distance of 6 metres from the tangent point of any unsignalised intersection (refer to Figure 3.3).

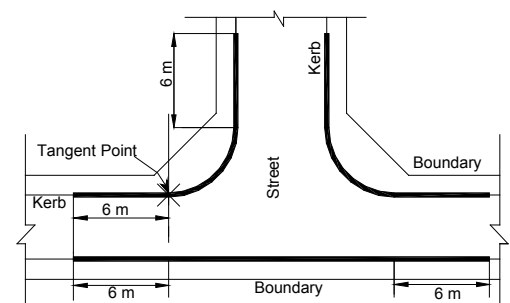


Figure 3.3 - Inappropriate locations of a driveway entry as shown by heavy edged lines.

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## 3.3

### Car Parking and Access Non-Urban Land

- f) Driveways shall be designed and constructed so that they do not divert stormwater from the adjoining road onto the property.

*Note: In circumstances where an intersection is controlled by traffic signals, a roundabout or the like, applicants are requested to contact Council for specific requirements.*

*Note: For additional technical specifications relating to the location, gradient and driveway widths refer Council's Engineering Design for Development available from Council's website at: [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)*

## 3.4

### Dwelling Houses, Rural Worker's Dwelling, Rural Dual Occupancy and Domestic Outbuildings on Non Urban Land

#### 3.4 Dwelling Houses, Rural Worker's Dwelling, Rural Dual Occupancy and Domestic Outbuildings on Non-Urban Land.

This section applies to dwelling houses, rural worker's dwellings, rural dual occupancy, and domestic outbuildings located within non-urban land.

##### Objectives:

- Encourage quality-designed dwelling houses, rural worker's dwellings, rural dual occupancy and domestic outbuildings on non-urban land that make a positive contribution to the streetscape and character of the neighbourhood.

#### 3.4.1 Dwelling Houses

- Only one dwelling house shall be permitted per allotment, providing that the allotment meets the minimum standards specified within the relevant planning instrument that applies to that land subject of the development application.
- The minimum setbacks for a dwelling house shall be in accordance with the setback requirements for dwelling houses shown in Table 3.4.1.

**Important Note:** Despite any other provision of the DADCP, rural developments within Bush Fire Prone Lands must comply with the setbacks requirements under Planning for Bush Fire Protection 2006, NSW Rural Fire Services (as amended). Refer to Section 2.14.3 of Volume 1 of the Plan.

#### 3.4.2 Rural Worker's Dwelling

- A rural worker's dwelling shall only be permitted where the relevant planning instrument that applies to the land subject of the development application allows for this type of development to occur.
- Only one rural worker's dwelling shall be permitted per allotment, providing that the allotment meets the minimum standards specified within the relevant planning instrument that applies to the land subject to the development application.
- A rural worker's dwelling shall not exceed 120 sqm in gross floor area.
- A rural worker's dwelling shall have the same road access as the principal dwelling.

- e) 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 a contractor.
- f) The minimum setbacks for a rural worker's dwelling shall be in accordance with the setbacks requirements shown in Table 3.4.2.

### 3.4.3 Rural Dual Occupancy

- a) A rural dual occupancy development shall only be permitted where the relevant environmental planning instrument that applies to the land, subject of the development application, allows for this type of development to occur.
- b) Only one rural dual occupancy development shall be permitted per allotment, providing that the allotment meets the minimum standards specified within the relevant planning instrument that applies to the land subject to the development application.
- c) Notwithstanding Clauses 3.4.1 a) and 3.4.2 a) the total number of dwellings that occupy a certain allotment of land, shall be limited to two (2) dwellings, (i.e. on one allotment, and subject to the permissibility under the relevant EPI, you are only allowed one principle dwelling and one rural worker's dwelling, or a rural dual occupancy attached or detached, consisting of a total of two (2) dwellings per allotment).
- d) The minimum setbacks for a rural dual occupancy shall be in accordance with the setback requirements shown in Table 3.4.1.
- e) Each dwelling within a rural dual occupancy shall be provided with a minimum one off street car parking space.
- f) A rural dual occupancy (attached)

Note: For Provision of Services (water, electricity and waste water treatment requirements), refer to Section 2.16 Provision of Services under Volume 1 Part 2 of the Plan.

**Proposed residential developments within Bush Fire Prone Lands shall comply with the requirements of Planning for Bush Fire Protection 2006 (as amended), NSW Rural Fire Service. Available for view/download at:**

**[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)**

## 3.4

### Dwelling Houses, Rural Worker's Dwelling, Rural Dual Occupancy and Domestic Outbuildings on Non Urban Land

## 3.4

### Dwelling Houses, Rural Worker's Dwelling, Rural Dual Occupancy and Domestic Outbuildings on Non-Urban Land

development shall:

- i) be constructed under the same roofline; and
- ii) shall have the appearance of one dwelling.

*Note: Attaching two dwellings via a breeze way or a carport shall not be considered to meet the requirements of Clause 3.4.3 f) above.*

**Table 3.4.1 Setbacks for Dwelling Houses and Rural Dual Occupancies in Non-Urban land.**

Lot Size in hectares (ha)	Primary Street Setback in metres (m)		Side, Rear and Secondary Street Setbacks in metres (m)
	Single Storey	Double Storey	
Less than or equal to 1 ha	15 m	20 m	10 m
Greater than 1 ha	35 m	50 m	10 m

**Table 3.4.2 Setbacks for Rural Workers' Dwelling - Rural Residential**

Lot Size in Hectares (ha)	Primary Street Setback in metres (m)	Side, Rear and Secondary Street Setbacks in metres (m)
Less than or equal to 1ha	15m	10m
Greater than 1ha	35m	10m

**Table 3.4.3 Setbacks for Domestic Outbuildings in Non-Urban land**

Domestic Outbuildings Primary Street Setback (non-urban land)	Secondary Street Setback in metres (m)	Side and Rear Setbacks in metres in metres (m)
50 m or in line with the front elevation of an existing dwelling on the allotment, whichever is the lesser.	10 m	5 m for rural properties less than or equal to 0.4 hectare in site area and 10 m for rural properties with site areas larger than 0.4 hectares.

## 3.4

### Dwelling Houses, Rural Worker's Dwelling, Rural Dual Occupancy and Domestic Outbuildings on Non-Urban Land

#### 3.4.4 Domestic Outbuildings on Non-Urban Land

- a) The combined areas of all 'detached' domestic outbuildings (including carports and garages) on non-urban land shall be a maximum of:
  - i) 150sqm on land having a site area less than 2 hectares; and
  - ii) 250sqm on land having a site area of 2 hectares or more.
- b) The building height for domestic outbuildings on non-urban land (including carports and garages) shall be a maximum of 7.0 metres.
- c) The minimum setbacks for a domestic outbuilding shall be in accordance with the setback requirements shown in Table 3.4.3.
- d) Domestic outbuildings shall:
  - i) incorporate similar or complementary design features, finishes, materials and colours to those of the principal dwelling;
  - ii) not contain any other sanitary fixtures other than a toilet and a hand basin; and
  - iii) not be used for any habitable, commercial, industrial or any other use that are not ancillary to the residential use of the principal dwelling.
  - iv) be designed and located to minimise adverse visual impacts on the environmental and scenic values of the non-urban land.

## 3.5

### Residential Subdivision of Non-Urban Land

#### 3.5 Residential Subdivision of Non-Urban Land

##### Objective:

- Ensure that land once subdivided, contributes positively to the desired character of the locality and provides for the safe and attractive integration of existing and new development.
- Ensure that subdivision responds to the physical characteristics of the land, its landscape setting, orientation, landmarks and key vistas to and from that land.
- Ensure that subdivision provides safe connections with and extension of existing street patterns, as well as any pedestrian, cycleway and public open space networks.
- Encourage subdivision that will result in the creation of allotments that are orientated, and of such dimension and configuration to facilitate the siting, design and construction of development resulting in the conservation of non-renewable resources and the environmental attributes of the land.

##### 3.5.1 Subdivision of Allotments - 0.4 ha minimum

- a) The minimum subdivision standard for allotments that are subject to a 0.4 ha minimum in an EPI shall be in accordance with the relevant planning instrument that applies to the land subject of the subdivision development application.
- b) Allotments that are subject to the 0.4 ha minimum in an EPI lot size subdivision standard shall:
  - i) have a minimum street frontage of 45 metres;
  - ii) have a minimum frontage to depth ratio of 1:2.
- c) Battle-axe allotments that are subject to 0.4 ha minimum in an EPI allotment size shall:
  - i) have a minimum width of 45 metres;
  - ii) have a minimum frontage to depth ratio of 1:2;
  - iii) have a minimum area of 0.4 ha



## 3.5

### Residential Subdivision of Non-Urban Land

excluding access handle; and

- iv) have a minimum width of access handle of 6 metres.
- d) Where two access handles to battle-axe allotments are located adjacent to each other, reciprocal rights of carriageway shall be created so that only one drive way needs to be constructed.

#### **3.5.2 Subdivision of Allotments - One (1) ha and two (2) ha minimum**

- a) The minimum subdivision standard for allotments that are one (1) and two (2) ha minimum shall be in accordance with the relevant planning instrument that applies to the land subject of the subdivision development application.
- b) Allotments that are subject to the one (1) ha or two (2) ha minimum lot size subdivision standard in an EPI shall have a minimum street frontage of 60 metres;
- c) Battle axe allotments subject to one (1) ha and two (2) ha minimum allotment in an EPI size shall:
  - i) have a minimum width of 60 metres; and
  - ii) have a minimum width of access handle of 6 metres.
- d) Where two access handles to battle-axe allotments are located adjacent to each other, reciprocal rights of carriageway shall be created so that only one drive way needs to be constructed.

#### **3.5.3 Subdivision of Allotments - 10 ha 40 ha, and 100 ha minimum**

- a) The minimum subdivision standard for allotments that are 10 ha, 40 ha and 100 ha shall be in accordance with the relevant planning instrument that applies to the land subject of the subdivision development application.

## 3.5

### Residential Subdivision of Non-Urban Land

#### 3.5.4 Road Construction

##### Design Requirements

- a) Proposed roads and any proposed changes to existing roads shall be constructed in accordance with Council's Engineering Design for Development available from Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au).
- b) Where relevant, roads shall be designed to provide satisfactory level of services for the evacuation of occupants in the event of emergency.
- c) Roads shall be designed given regard to terrain sensitivity and maximising ecological conservation.

#### 3.5.5 Farm Dam Construction

- a) A development application shall be lodged with Council for any proposal that involves the construction of a new farm dam or modification to an existing dam.
- b) Dam construction shall comply with the requirements of NSW Office of Water Guidelines.
- c) All development applications for any proposal that involves the construction of a new dam or modification to an existing dam shall be accompanied by:
  - i) all licences required by the NSW Office of Water or NSW Department of Investment and Industries where relevant; and
  - ii) a geotechnical report prepared by a suitably qualified person; and
  - iii) an assessment by a suitably qualified person of the changes to local hydrology that the dam may create.
- d) Any farm dam that is proposed to be located upstream of an existing or proposed dwelling shall be referred by Council to the NSW Dams Safety Committee for concurrence.

##### Important Note:

When building a farm dam, it is important to make sure that the appropriate consent or licence from the relevant government authority has been obtained.

For Information on farm dams licences contact the NSW Office of Water. Website [www.water.nsw.gov.au](http://www.water.nsw.gov.au)

Under the Fisheries Management Act 1994, any new dam or modification to an existing dam may require the owner to provide for fish passage. NSW Fisheries Office website:

<http://www.dpi.nsw.gov.au/fisheries>

**Part 4**

**Residential Flat  
Buildings and  
Mixed-Use  
Development**

# 4.1

## Application

### 4.1 Application

This section sets out development control relating residential flat buildings and mixed use development under the DADCP.

The design requirements contained within this part complement the provisions contained in Part 2 of Volume 1.

### 4.2 General Requirements for Residential Flat Buildings and Mixed Use Development

This section sets out general development controls relating to residential flat buildings and mixed use development that are higher than 2 storeys.

#### Objective:

- Ensure that residential flat buildings and mixed use development, offer a high level of residential amenity and make a positive contribution to the creation of new, high quality and contemporary urban streetscapes by:
  - achieving well articulated building forms that avoid a plain bulky and monolithic appearance;
  - adopting appropriate building scale, massing and proportions that best reflect the desired future character of the area; and
  - demonstrating high architectural value.
- Ensure that residential dwellings within mixed use development include design measures that minimise the impact of the normal operation of non-residential activities on the amenity of the occupants of the residential dwellings.
- Ensure that non-residential components of the building (i.e lower level retail and commercial) include design measures and are to minimise noise, odour, light spill, and air pollution impacts upon residential properties.

#### 4.2.1 Relationship of the Plan to SEPP 65 Design Quality of Residential Flat Development

- a) In addition to satisfying the requirements of the DADCP, all residential flat buildings, and mixed use development having a height greater than 12 metres or 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops) shall satisfy all the standards within *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (SEPP 65)* and *Apartment*



Figure 4.2.1 Example of contemporary residential flat building.

## 4.2

### General

#### Requirements for Residential Flat Buildings and Mixed Use Development

#### 4.2.2 Building Form and Character

##### Design Requirements:

- a) The maximum height of residential flat buildings and mixed use development shall be a maximum of two (2) storeys above ground level (existing), except as specified in any site specific DCPs that apply to the deferred areas.
- a) Building design shall consider foremost the qualities (both natural and built) and the desired future character of the areas including the significance of any heritage item on the land.
- b) Building design shall incorporate the following features to assist in the achievement of high quality architectural outcomes:
  - i) incorporation of appropriate facade treatments that help the development properly address the respective street frontages, key vistas and to add visual interest to the skyline;
  - ii) incorporation of articulation in walls, roof lines, variety of roof pitch, individualised architectural features (balconies, columns, porches, colours, materials etc) into the facade of the building;
  - iii) variation in the vertical planes of exterior walls in depth and/or direction;
  - iv) variation in the vertical and horizontal planes of the building so that the building appears to be divided into distinct base, middle and top massing elements;
  - v) articulation of building facade (including rear and side elevations visible from a public place) by appropriate use of colour, arrangement of facade elements, and variation in the types of materials used;
  - vi) utilisation of landscaping and interesting architectural detailing at the ground level; and

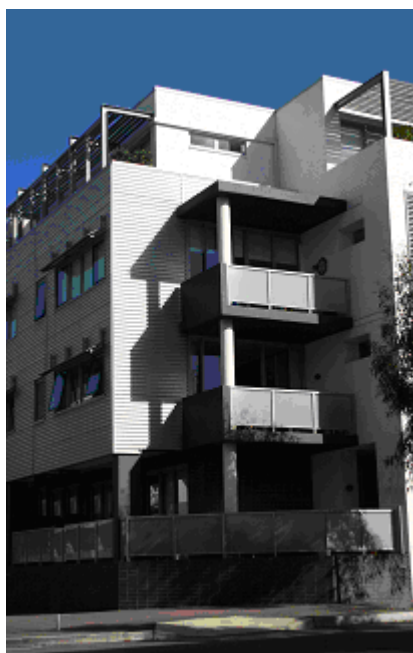


Figure 4.2.2 Example of external facade treatment that provide variety and articulation through use of varying material types and variation of building vertical height elements.

## 4.2

### General Requirements for Residential Flat Buildings and Mixed Use Development

- vii) avoidance of blank walls at ground and lower levels.
- c) Building design shall demonstrate to Council's satisfaction that the development will:
  - i) facilitate casual surveillance and active interaction with the street;
  - ii) be sufficiently setback from the property boundary to enable the planting of vegetation to soften the visual impact of the building at street level; and
  - iii) maximise cross flow ventilation, therefore minimising the need for air conditioning.
- d) Building colours, materials and finishes shall generally achieve subtle contrast. The use of highly reflective or gloss materials or colours shall be minimised to feature and highlight element only.
- e) Building materials shall be high quality, durable and low maintenance.

#### 4.2.3 Site Services

##### Design Requirements:

- a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.
- b) Development shall ensure that adequate provision has been made for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).
- c) All roof-mounted air conditioning or heating equipment, vents or ducts, lift wells and the like shall not be visible from any public place and shall be integrated into the design of the development.
- d) All communication dishes, antennae and the like shall be located or integrated into the built form so as to minimise visual prominence.



Figure 4.2.3 - Location of site services for a residential flat building.

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## 4.2

### General

### Requirements for Residential Flat Buildings and Mixed Use Development

- e) An external lighting plan shall be prepared by a suitably qualified person and submitted with the development application.
- f) All site services areas including any associated equipment and storage structures shall be incorporated into the design of the building and screened from public view.
- g) An on-going waste management plan shall be prepared by a suitably qualified person and submitted with the development application.

#### 4.2.4 Acoustic Privacy

- a) Residential flat buildings, and the residential component of a mixed-use development shall provide noise mitigation measures to ensure that the following LAeq levels are not exceeded:
  - i) in any bedroom in the building—35 dBA ,
  - ii) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dBA.
- b) Residential flat buildings, and the residential component of a mixed-use development near railway corridors and major roads shall demonstrate to Council's satisfaction compliance with the requirements under the Guidelines entitled *Development Near Rail Corridors and Busy Roads* - Interim Guideline, 2008) (*This Guide is available for view/download from the NSW Department of Planning & Environment website at: [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)*).

*Note: Noise mitigation measures for residential flat buildings and the residential component of a mixed use development may include insulating building elements such as doors, walls, windows, floors, roof and ceilings. Options for window design include sealing air gaps around windows and doors, laminated or thick glass, and double-glazing.*

#### 4.2.5 Vehicular Access

- a) Residential flat buildings and mixed-use developments shall only be permitted where Council is satisfied that existing road networks are capable of providing safe and efficient

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## 4.2

### General

#### Requirements for Residential Flat Buildings and Mixed Use Development

vehicle access to and from the proposed development.

#### 4.2.6 Stormwater Drainage

- a) Residential flat buildings and mixed-use developments shall only be permitted where Council is satisfied that sufficient provisions made for the management of stormwater. All necessary upgrades to existing public and private stormwater infrastructure shall be addressed as part of the proposed development and shall be in accordance with *Council's Engineering Design Guide for Development (available from Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au))*

#### 4.2.7 Thermal Comfort

- a) Residential flat buildings and mixed-use developments shall be designed to maximise natural thermal comfort for occupants through the use of appropriate building materials. Examples include the use of energy efficient glazing and/or shading devices for windows and the like.

#### 4.2.8 Waste Management

##### 4.2.8.1 Number of Bins

- a) All buildings shall be provided with household garbage bins at the following rates:
  - i) a 240 litre bin per 2.5 dwellings/ week for household garbage; or
  - ii) 1,100 litre bulk bin per 10 dwellings or part thereof, but only if the bulk bin is stored and located within the property where the waste collection truck is able to enter and exit the property in a forward-in forward-out arrangement with a maximum three point turning path.
- b) All buildings shall be designed with provision for recyclable bins at a ratio of one 240 litre bin per 2.5 dwellings per fortnight.



## 4.2

### General

### Requirements for Residential Flat Buildings and Mixed Use Development

#### 4.2.8.2 Waste Service Rooms, Garbage Chutes and Provision for Recyclables Bins

- a) All buildings with a rise of four (4) storeys or more shall make provision for a waste service room on each section of each level which is accessible for all occupants.
- b) All waste service rooms shall have chutes to enable residents to dispose of garbage.
- c) Chutes shall not be located adjacent to bedrooms or living rooms unless bedrooms unless they are outside the sound transmission barrier surrounding each unit.
- d) Chutes shall feed into appropriately sized bins located in the bin storage room.
- e) The outlet area, in which the chute outlets and mechanical collection devices are located, shall be secured to prevent access by unauthorised persons.
- f) While mechanical devices are permitted in order to assist with waste collection (eg. carousel), no compaction is permitted for either garbage or recyclables.
- g) Each waste service room shall make provision for a sufficient number of 240-litre mobile recyclable bins for residents on each floor to dispose of recyclables.



Figure 4.2.4- Example of a garbage and recycling collection room (Internal view).

#### 4.2.8.3 Bin Storage Room

##### Design Requirements

- a) The development shall make provision for an appropriately sized bin storage room(s) that provides convenient access for occupants and waste collection personnel . The storage room shall:
  - i) be located behind the primary and secondary building alignment;
  - ii) have a non slip floor constructed of concrete or other approved material at least 75mm thick and provided with a ramp to the doorway (where necessary);
  - iii) be graded and drained to a Sydney Water approved drainage fitting;
  - iv) have coving at all wall and floor

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## 4.2

### General Requirements for Residential Flat Buildings and Mixed Use Development

- intersections;
- v) be finished with a smooth faced, non-absorbent material(s) in a light colour and capable of being easily cleaned;
- vi) be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock; and
- vii) have a self-closing door openable from within the room.
- b) Bin storage rooms shall be ventilated by:
  - i) a mechanical exhaust ventilation system; or
  - ii) permanent, unobstructed natural ventilation openings having direct access to external air, and a total area of not less than one-twentieth (1/20th) of the floor area of the room.
- c) Exterior doors of communal bin storage rooms shall be:
  - i) consistent with the overall design of the building;
  - ii) located away from the frontage of the building; and
  - iii) if collection service is to be carried out by Council), fitted with a Council compatible keyed locking system that provides access to the room or activates the electronic opening and closing of the door.
- d) All bin storage rooms and service rooms shall be constructed in such a manner to prevent the entry of vermin.
- e) All bin storage rooms must be located in an area where bins can be easily moved to the waste collection point.
- f) Where waste collection personnel are required to enter the premises to service bins, the collection point shall be no further than five metres from the collection vehicle.
- g) Where residents have access to bin storage rooms, signage on the correct use of the waste management system shall be displayed in all bin storage rooms.

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## 4.2

### General

#### Requirements for Residential Flat Buildings and Mixed Use Development

h) Developments must make provision for the storage of bulk waste (kerbside clean-up) materials, including:

- i) a minimum area of 10sqm;
- ii) the area must be accessible to all residents; and
- iii) the area must not be more than 10 metres from the waste collection point.

#### 4.2.8.4 Waste Collection

a) Any development containing 20 or more dwellings and/or the number of bins proposed cannot be accommodated within 50% of the development's frontage on collection day (the calculation shall allow for 300mm separation distance on either side of each bin) shall be designed to accommodate a forward-in forward-out drive-on collection for on-site servicing. The designated area must meet the following requirements:

- i) there shall be a minimum height clearance of 5.2 metres;
- ii) there shall be provision for a waste collection vehicle to empty bins on the vehicle's left side, allowing for a width of 3.8 metres from the right side of the vehicle to the collection point;
- iii) where the waste collection vehicle is required to turn around on site, there must be provision for a vehicle of 10.4 metres length to negotiate a maximum three-point turn allowing the waste collection truck to enter and leave the property in a forward direction;
- iv) the maximum grade of any path of travel for collection vehicle shall be 1V:20H for the first 6 metres from the street, and 1V:12H thereafter;
- v) the minimum path width for a collection vehicle shall be 3.6 metres wide; and
- vi) constructed to withstand the loaded mass of the waste collection vehicle of 24 tonnes.

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## 4.2

### General Requirements for Residential Flat Buildings and Mixed Use Development

#### 4.2.8.5 Strata Subdivision

- a) No more than 50% of the required car parking within a strata title subdivision shall be allocated to individual commercial units within the mixed-use development.
- b) All car parking spaces that are allocated to individual units shall be proportioned in number to the size of the units.
- c) No car parking spaces shall be created as a separate allotment.
- d) Car parking provided for the residential dwellings shall be secured, separated from commercial car parking (where relevant) and have a separate access.
- e) The design of car parking spaces shall take into consideration the principles of Crime Prevention Through Environmental Design (CPTED) to minimise opportunities for crime and enhance security.
- f) No internal or outdoor storage space shall be created as a separate allotment.

#### 4.2.8.6 Access for People with Disabilities

##### Design Requirements

- a) **Residential flat buildings and mixed use development** shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and *Australian Standard 1428 - Design for Access and Mobility* (as amended).

## 4.3 Residential Flat Buildings

# 4.3

## Residential Flat Buildings

### Objectives:

- Encourage high quality, high-density residential flat development which is innovative and responsive to the site's environmental characteristics and setting.
- Ensure a high level of amenity for the occupants of residential flat buildings and adjoining occupants of residential flat buildings.

### 4.3.1 Site Requirements for Residential Flat Buildings

#### Design Requirements

- Residential flat buildings shall not be erected on land having an area less than 1,200 square metres.
- Residential flat buildings shall only be permitted on an allotment having a minimum width of 30 metres measured at the front property boundary.
- Sites shall be amalgamated where required, to achieve the minimum site area and width requirement applicable to the proposed development.
- Development shall not result in an "isolated allotment" adjoining the development site.
- For the purpose of Clause 4.3.1 d) above, an "isolated allotment" is an allotment that has a site area of less than 1200 square metres and/or a width at the front property boundary of less than 30 metres that has no immediate potential for amalgamation with any other adjoining allotments to achieve a minimum site area of 1200 square metres and a width at the front property boundary of 30 metres.



Figure 4.3.1 - Entry to residential flat building.

### 4.3.2 Building Setbacks for Residential Flat Buildings

#### Design Requirements

- Residential flat buildings shall be setback a minimum of:

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## 4.3

### Residential Flat Buildings

- i) 5.5 metres from any street boundary;  
and
- ii) 6 metres from any other boundary.

#### 4.3.3 General Requirements for Residential Flat Buildings

##### Design Requirements

- a) A minimum of 5% of the total number of dwellings within a residential flat building shall be one (1) bedroom flat(s) or a studio(s).
- b) A minimum of 10% of the total number of dwellings within a residential flat building shall be adaptable dwelling(s).
- c) The floor space occupied by each dwelling within a residential flat building shall not be less than:
  - i) 35sqm in the case of a studio flat;
  - ii) 50sqm in case of a 1 bedroom flat;
  - iii) 70sqm in case of a 2 bedroom flat;
  - iv) 90sqm in case of a 3 bedroom flat or more.
- d) For the purpose of clause 4.3.3 c), the floor space includes only one bathroom. Additional bathrooms shall increase the minimum floor space of each dwelling by 5sqm for each additional bathroom.
- e) A fourth bedroom and further additional bedrooms shall increase the minimum internal area by 12sqm for each additional bedroom.
- f) A maximum of 8 dwellings shall be accessible from a common lobby area or corridor on each level of a residential flat building.
- g) All residential flat buildings shall contain at least one (1) lift for access from the basement to the upper most storey that provide access to a dwelling space. Further, the lift(s) shall extend to provide access to the roof space if the roof is intended for use by occupants of the building as a roof terrace.

## 4.3

### Residential Flat Buildings

- h) A maximum of fifty (50) dwellings shall be accessible from a single common lift.
- i) Access to lifts shall be direct and well illuminated.
- j) A minimum of 25% of the required open space area, or 15% of the total site area, whichever is the greater, shall be available for deep soil planting.
- k) Each flat shall be provided with an 'incidentals' storage facility within the unit and/or the basement, which shall be available for personal use of the occupants of each dwelling, and designed and constructed of materials to Council's satisfaction. Such storage facility shall have a storage capacity of not less than the following:
  - i) 4 cubic metres in the case of a studio flat;
  - ii) 6 cubic metres in case of a 1 bedroom flat;
  - iii) 8 cubic metres in case of a 2 bedroom flat; and
  - iv) 10 cubic metres in case of a 3 bedroom flat or more.

*Note: A suspended storage facility within the basement may be included as part of, or the whole of, the required incidentals storage facility.*

- j) The incidentals storage facility shall not be created as a separate (strata) allotment to the unit it services.



Figure 4.3.2 The provision of deep soil planting can aid the aesthetics of the development.



Figure 4.3.3 - Example of an unobtrusive basement parking access point.

#### 4.3.4 Car Parking and Access

##### Design Requirements

- a) All car parking and access for vehicles, including disabled access spaces, shall be in accordance with *AS2890 parts 1 and 2 (as amended)*, except as otherwise specified in the Plan.
- b) The minimum dimensions of any parking space shall be 2.5 x 5.5 metres. The minimum width of any car parking space shall be increased by 300mm for each side that adjoins a vertical edge.
- c) Driveways shall be located a minimum distance of 6 metres from the splay of any unsignalled

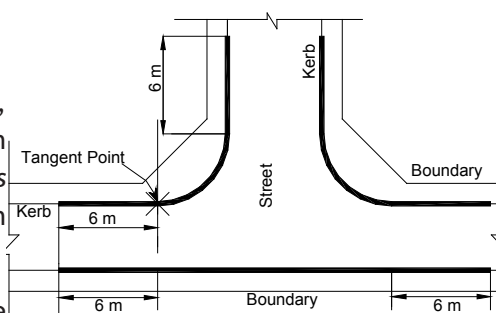


Figure 4.3.4 - Restricted locations of driveways entry as shown heavy edged lines.



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## 4.3

### Residential Flat Buildings

intersection (refer to Figure 4.3.4).

*Note: In circumstances where an intersection is controlled by lights, a roundabout or the like, applicants are requested to contact Council for specific requirements.*

- d) For development incorporating 20 or more dwellings, the DA shall be accompanied by a 'Traffic Impact Assessment Report'.

*Note: For requirements relating to the preparation of a 'Traffic Impact Assessment Report' refer to Appendix 12.*

- e) Where existing, vehicular entry points shall be located at the rear or side streets.
- f) Development containing 3 or more storeys shall provide all required car parking at basement level.
- g) Parking provided at ground level shall be appropriately screened from public view.

*Note: For additional technical specifications relating to the location gradient, driveway widths and basement car park refer to Council's Engineering Design Guidelines for Development available from Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au).*

- h) Each dwelling shall be provided with a minimum of one car parking space, and:
  - i) an additional car parking space for every 4 dwellings (or part thereof); and
  - ii) an additional visitor car parking space for every 10 dwellings (or part thereof).
- i) No required car parking space shall be in a stacked configuration.
- j) Each development shall make provision for bicycle storage at a rate of 1 space per 5 dwellings within common property.



## 4.3

### Residential Flat Buildings

#### 4.3.5 Solar Access

- a) Buildings shall be orientated and sited to maximise northern sunlight to internal living and open spaces.
- b) A minimum 20sqm area of the required private open space on adjoining land, (having a minimum width of 3 metres), shall receive three (3) hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, measured at ground level.
- c) Living rooms and private open spaces of at least 70% of dwellings within a residential flat building shall receive a minimum of 2 hours direct sunlight between 9:00am and 3:00pm at mid winter.
- d) Council expects that with innovative and thoughtful design, all dwellings should receive some direct sunlight, however, when it can be shown that providing sunlight to every dwelling is unachievable, Council may allow a design solution that result in up to 15% of the dwelling receiving no direct sunlight between 9:00am and 3:00pm at mid winter.

#### 4.3.6 Balconies and Ground Level Courtyards

##### Design Requirements

- a) Dwellings shall be provided with a private courtyard and/or balcony.
- b) Courtyards/balconies shall be:
  - i) not less than 8sqm in area and have a minimum depth of 2 metres;
  - ii) clearly defined and screened for private use;
  - iii) oriented to achieve comfortable year round use; and
  - iv) accessible from a main living area of the flat.

#### 4.3.7 Privacy

##### Design Requirements

- a) Ground level dwellings incorporating a courtyard shall be provided with a privacy



Figure 4.3.5 Example of balconies in a residential flat building.

## 4.3

### Residential Flat Buildings

- screen.
- b) No window of a habitable room or balcony shall be directly face a window of another habitable room, balcony or private courtyard of another dwelling located within 9 metres of the proposed window or balcony.
  - c) Notwithstanding 4.3.7(b) a window of a habitable room may be permitted only where it:
    - i) is offset by 2 metres to limit views between windows, or
    - ii) has a sill height 1.7 metres above the floor level; or
    - iii) is splayed to avoid direct views between windows; or
    - iv) has a fixed translucent glazing in any part of the window within 1.7 metres of the floor level; or
    - v) is otherwise appropriately screened.
  - d) Notwithstanding 4.3.7(b), a balcony will be considered where the private open space area of any adjacent dwelling is screened from view.

#### 4.3.8 Communal Recreation Facilities

##### Design Requirements

- a) Each residential flat building shall be provided with communal recreation facilities for the use of all the occupants of the building comprising:
  - i) a recreation room with a minimum area of a 50sqm per 50 dwellings (or part thereof); and
  - ii) a bbq/outdoor dining area with a minimum area of 50sqm per 50 dwellings (or part thereof).
- b) Communal recreation facilities shall not be located within the primary or secondary street boundary setback.
- c) All communal recreational facilities shall be provided on the same land as



Figure 4.3.6 - Example of a residential flat building provided with communal recreation facilities (in the form of a lap pool).

the residential flat building.

- d) Communal open space provided on the roof of a building shall not be included as part of the required communal open space.
- e) All required communal and recreational facilities are required to be constructed prior to the issue of an interim occupation certificate for any residential units within a staged development.



Figure 4.3.7 - Example of landscaping treatment in a residential flat building.

## 4.3

### Residential Flat Buildings

# 4.4

## Mixed Use Development

### 4.4 Mixed Use Development

#### Objectives:

- To encourage high quality, mixed-use development, which is innovative and responsive to the site's environmental characteristics and setting.
- To ensure a high level of amenity for the occupants of mixed-use development, and adjoining occupants of residential buildings.

#### 4.4.1 General Requirements for Mixed-use Development

##### Design Requirements

- The requirements for mixed-use development shall be consistent with the requirements for residential flat buildings (Section 4.3 except as specified in this section).
- Mixed-use developments shall only be occupied at ground level by retail and/or commercial office or like uses, subject to land use permissibility under LEP 2002;
- Any mixed-use buildings that are designed to accommodate the preparation of food from a commercial tenancy, shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residents or other occupants using the building.

#### 4.4.2 Site requirements and Building Envelope for Mixed-use Development in areas zoned B3 & B4

##### Design Requirements

- Council may consider a mixed-use development on land with an area less than 1,200 square metres and a width less than 30 metres.
- Mixed use buildings shall be setback a minimum of:
  - zero metres from any street boundary; and
  - 6 metres from any other boundary for



Figure 4.4.1 - Example of mixed-use development.



Figure 4.4.2 - Example of vehicle access point for a mixed-use development.

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## 4.4

### Mixed Use Development

any residential component of the building.

#### 4.4.3 Car Parking and Access

##### Design Requirements

- a) In addition to residential car parking rates (section 4.3.4), the development shall provide one (1) car parking space per 25sqm of leasable floor space at ground level and one (1) car parking space per 35sqm of floor space at upper levels for all commercial/retail parts of the building.
- b) Pedestrian access to residential flats shall be separated from the commercial/retail uses.
- c) The development shall provide adequate space for the on-site parking, loading and unloading of all delivery/service vehicles as detailed in Part 5.3 Car Parking and Access of the DADCP.

#### 4.4.4 Roof Terraces

##### Design Requirements

- a) Consideration will only be given to the provision of a roof top terrace as part of communal open space, subject to appropriate landscaping treatment and recreation facilities provided; and satisfying the respective provisions of the RFDC.

#### 4.4.5 Mixed-use Development and Waste Management

##### Design Requirements

- a) Self contained and lockable areas shall be provided for commercial and residential waste.
- b) Areas for commercial and residential waste shall be kept separate.

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# **Part 5**

## **Commercial Development**

# 5.1

## 5.1 Application

### Application

This part sets out controls relating to commercial developments. For the purpose of the DADCP, the term “ commercial development” includes, but is not limited to the definition of “commercial premises” under LEP 2002.

For the purpose of the DADCP, Commercial development includes, but is not limited to any commercial, retail, bulky goods retail, restaurant, temporary accommodation, sporting, social and/or community based premises (and ancillary structures) whether or not operated for the purpose of gain, but does not include any other use that is covered by a separate part under Volume 1 of the Plan.

## 5.2 Building Form and Character

### Objectives:

- Ensure that the massing and scale of new development are complementary to the desired future character of business centres.
- Ensure that buildings are designed to enhance the existing and future desired built form by encouraging innovative and quality designs that fit harmoniously with their surroundings, and the public domain.
- Ensure that car parking areas and entries to commercial development are appropriately sited, designed and constructed so that they do not detract from the appearance of the development or the streetscape.
- Ensure that advertising is undertaken in a manner that reduces clutter and does not impact on the overall visual quality of the buildings.

### Design Requirements

- a) All building facades, including rear and side elevations visible from a public place or adjacent to residential areas, shall be architecturally treated to enhance the quality of the streetscape.
- b) Large buildings shall incorporate the following elements to assist in achieving a high quality architectural outcome:
  - i) the provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses; variation to the height of the building so that the building appears to be divided into distinct massing elements;



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## 5.2

### Building Form and Character

- ii) articulation of the different parts of a building's facade by use of colour, arrangement of facade elements, or by varying the types of materials used; and
- iii) maximising the interior and exterior interactions at the ground level.
- c) The main entry to the building shall be easily identifiable from the street and directly accessible through the front of the building.
- d) Large expansive blank walls on ground floor levels or side and rear boundaries shall not be permitted unless abutting a building on an adjoining allotment.
- e) Roof mounted plant rooms, air conditioning units and other services and equipment shall be effectively screened from view using integrated roof structures and architectural elements.
- f) Solid opaque roller doors/shutters over windows and entry doors shall not be permitted on any building that has frontages to a street or a public place.
- g) Buildings shall not incorporate highly reflective glass.
- h) A schedule of proposed colours, materials and finishes shall accompany all development applications for new buildings.
- i) Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a land mark feature of the street.
- j) Except in the case of an outdoor cafe, the design of the development shall not provide for outdoor display and/or storage.
- k) Commercial development shall be designed to address both primary and secondary street setbacks.
- l) Infill development shall respect and

## 5.2

### Building Form and Character

maintain consistency with the established setbacks of existing shopfronts.

#### 5.2.1 Commercial Development Floor Area

##### Design Requirements:

- a) The maximum gross floor area of any single retail premises within any business shall not exceed 500 square metres unless the proposal has been supported by an economic impact assessment, prepared by a suitably qualified person. In this regard, the economic impact assessment shall demonstrate that the economic impacts of the proposed development on the retail hierarchy of affected business areas in the Campbelltown Local Government Area are acceptable, and shall include an assessment of:
  - i) the trade area of the proposed development;
  - ii) market demand within the trade area to justify the proposal; and
  - iii) economic impacts on comparative retail outlets in the trade area.
- b) Despite Clause 5.2.1 a), bulky goods retailing development shall:
  - i) have a minimum gross floor area of 200 square metres; and
  - ii) be permitted to have a gross floor area greater than 500 square metres.

#### 5.2.2 Building Setbacks

##### Design Requirements:

- a) Commercial development shall be setback by:
  - i) 30 metres to:
    - the main southern railway corridor,
    - the South Western Freeway corridor,
  - ii) 15 metres to:
    - Badgally Road,



Figure 5.2.1 An example of a well articulated commercial building.

## 5.2

### Building Form and Character

- the south eastern side of Blaxland Road between Rose Street and Lot 5 DP 538258, and

- Blaxland Road between Lot 5 DP 538258 and Narellan Road,

- iii) 10 metres from any other public road,

excluding any required road widening.

- b) Despite Clause 5.2.2 a) i) Council may consider a reduction of the rear setback from the southern railway corridor from 30 metres to 5 metres providing that:

- i) a vegetated screen/landscape area of a minimum width of 5 metres is constructed along the full width of the property between the railway corridor and the buildings;

- ii) the vegetated area is free of any easements or site constraints (refer to Figure 5.2.1);

- iii) the vegetated area is densely landscaped with trees and plants selected from the Campbelltown Native Gardening Guide, available from Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au);

- iv) Council is satisfied that the proposed vegetation is sufficient to screen the buildings from the southern railway corridor.

**Note:** All reduced setback proposals from the railway corridor shall be subject to the approval of the relevant public authorities.

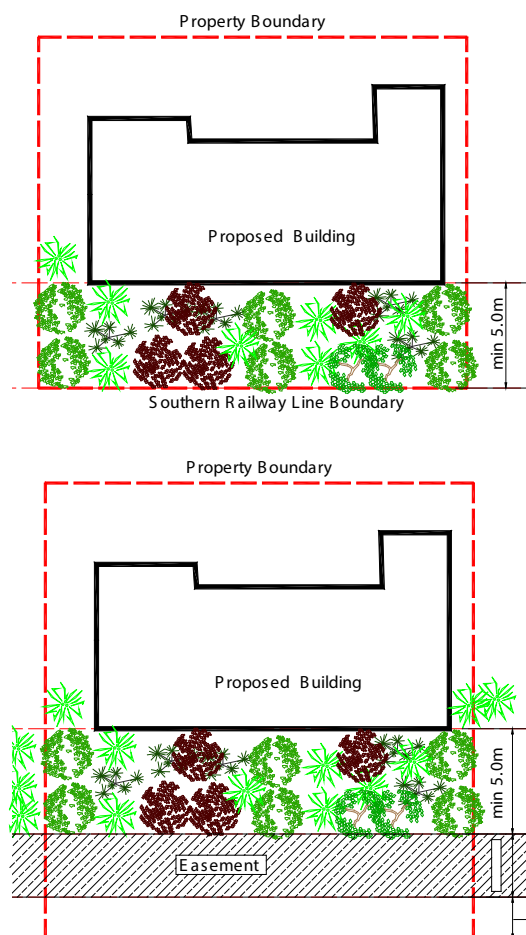


Figure 5.2.2 Illustration of the reduced set backs requirements from the southern railway corridor

### 5.2.3 Fencing

- a) Commercial fencing shall be a maximum 2.4 metres in height.
- b) The use of sheet metal fencing is not permitted.
- c) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or

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## 5.2

### Building Form and Character

roundabout.

- d) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.
- e) Details for fencing shall be submitted with the development application.

## 5.3 Car Parking and Access

# 5.3

### Car Parking and Access

#### Objectives:

- Ensure that sufficient car parking is accommodated on site to meet the traffic demand generated by the development.
- Ensure that the layout of car parking spaces is safe, functional and maintains the free flow of traffic into and out of the site.
- Minimise parking demand through integration of land use and transport.
- Ensure consistency with desired future character of the area.

### 5.3.1 General Requirements

#### Design Requirements

- a) Off street parking and loading shall be designed in accordance with *Australian Standards 2890.1 and 2 (as amended)*, except as otherwise provided by this Plan.
- b) The minimum car parking rates shall be provided in accordance with Table 5.3.1. If in the opinion of Council, additional car parking spaces are required due to the constraints of the site and or the nature of the use, additional car parking spaces shall be provided as part of the development.
- c) All car parking spaces that are required under clause 5.3.1 b) shall not be locked off, obstructed, reserved or separately allocated to any individual use at any time.
- d) Commercial development shall be designed to accommodate all related vehicle movements on site such that:
  - i) all vehicles shall enter and exit the site in a forward direction;
  - ii) the area for manoeuvring of delivery and service vehicles is separate from vehicle parking areas, and preferably accessed via a rear service lane;
  - iii) cause minimal interference to the flow of traffic within the surrounding

## 5.3

### Car Parking and Access

- road network; and
- iv) safe and convenient access is provided for pedestrians.
- e) A *Traffic Impact Assessment Report* shall be prepared by a suitably qualified person and submitted as part of a development application addressing the following criteria if the development exceeds the relevant thresholds within *SEPP (Infrastructure) 2007*:
  - i) the existing traffic environment;
  - ii) anticipated traffic generation from the proposed development;
  - iii) the potential cumulative impact in the locality;
  - iv) the need for traffic improvements in the locality;
  - v) traffic egress/ingress to arterial/sub arterial roads; and
  - vi) sight distance and other safety issues.
- f) Each site shall have a:
  - i) maximum of one ingress and one egress for heavy vehicles (combined or separated); and
  - ii) each site may have an additional ingress/egress for cars (and other light vehicles).
- g) No car parking spaces shall be designed in a stacked configuration.
- h) No required car parking spaces shall be created as a separate Strata or Torrens Title allotment.
- i) Above ground multi- level car parking structures shall be designed so as to integrate with the surrounding built form , incorporate design methods and architectural form that compliments and adds value to the character of the local area.



Figure 5.3.1 Examples of a well landscaped car park

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## 5.3

### Car Parking and Access

*Note: Council may consider the use of mechanical turntables and/or vertical stacking devices as part of the car parking arrangements.*

#### 5.3.2 Loading and Unloading

##### Design Requirements

- a) Where practicable, loading bays shall be separated from parking and pedestrian access.
- b) All loading and unloading shall take place wholly within the site.
- c) No loading or unloading shall be carried out across parking spaces, landscaped areas pedestrian aisles or on roadways.
- d) Parking and loading bays shall be provided and clearly identified on site.
- e) Required manoeuvring areas for heavy vehicles shall not conflict with car parking.
- f) Each new commercial building/unit having a gross floor area:
  - i) up to 200 square metres shall provide a loading area to allow for a small rigid vehicle to manoeuvre on site;
  - ii) more than 200 square metres, but up to 1500 square metres shall provide an area to allow for a medium rigid vehicle to manoeuvre on site; and
  - iii) more than 1500 square metres shall provide a loading area to allow for a heavy rigid vehicle to manoeuvre on site.
- g) Loading docks and service areas shall not be visible from any public place and shall be suitably screened from adjacent properties. Screening may be achieved by locating such areas behind the buildings, by fencing, landscaping, mounding or a combination of these, or by other means to Council's satisfaction.

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## 5.3

### Car Parking and Access

#### 5.3.3 Access for People with Disabilities

##### Design Requirements

- a) Commercial development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and *Australian Standard 1428 - Design for Access and Mobility* (as amended).
- b) Notwithstanding Clause 5.3.3 a) the required percentage of car parking spaces for people with disabilities within retail/commercial development shall be:
  - i) one car space per development; plus
  - ii) one for every 20 car parking spaces;
  - iii) and shall be designed in accordance with AS No 2890.6 (as amended).



Table 5.3.1 Car Parking Rates

## Commercial Premises

<ul style="list-style-type: none"> <li>Office Premises</li> </ul>	Ground floor - 1 space for every 25m <sup>2</sup> of the GFA
<ul style="list-style-type: none"> <li>Business Premises</li> </ul>	Upper levels-1 space per 35 m2 of GFA

## Health Services Facility

<ul style="list-style-type: none"> <li>Health Consulting Room</li> </ul>	1 space for every 35m <sup>2</sup> of the GFA
<ul style="list-style-type: none"> <li>Hospital</li> </ul>	Transport Assessment Study required
<ul style="list-style-type: none"> <li>Medical Centre</li> </ul>	1 space for every 35m <sup>2</sup> of the GFA
<ul style="list-style-type: none"> <li>Other health services e.g community health services facilities</li> </ul>	On merits, consideration will be given to scale and location of the proposed facility

## Recreation Facilities

<ul style="list-style-type: none"> <li>Recreation facility Indoor           <ul style="list-style-type: none"> <li>A squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation.</li> </ul> </li> </ul>	3 spaces per court/alley (where relevant); or  1 space per 25m <sup>2</sup> GFA
<ul style="list-style-type: none"> <li>Recreation Facility Outdoor           <ul style="list-style-type: none"> <li>A golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation.</li> </ul> </li> </ul>	3 spaces per court/alley (where relevant); or  1 space per 50m <sup>2</sup> of site area
<ul style="list-style-type: none"> <li>Recreation Facility (major)</li> </ul>	Transport Assessment Study required

## 5.3

### Car Parking and Access

#### Tourist and Visitor Accommodation

<ul style="list-style-type: none"> <li>Backpackers' accommodation</li> </ul>	1 space per 10 beds or 1 space per 5 bedrooms (which ever is the greater) plus 1 space per 2 staff
<ul style="list-style-type: none"> <li>Bed and breakfast accommodation</li> </ul>	1 space for guest use (plus the required parking for the dwelling)
<ul style="list-style-type: none"> <li>Hotel or motel accommodation</li> </ul>	1.5 space per 10sqm, plus 1 space per 2 employee
<ul style="list-style-type: none"> <li>Farm stay accommodation</li> </ul>	1 space for guest use (plus the required parking for the dwelling)
<ul style="list-style-type: none"> <li>Serviced apartments</li> </ul>	1 space per 4 apartments; and 1 space per manager/caretaker

#### Other Commercial Uses

<ul style="list-style-type: none"> <li>Vehicle body repair workshop or vehicle repair station</li> </ul>	1 space per 25m <sup>2</sup> GFA, plus 3 spaces per work bay (for vehicle servicing facilities)
<ul style="list-style-type: none"> <li>Highway service centre</li> </ul>	Transport Assessment Study required
<ul style="list-style-type: none"> <li>Service station</li> </ul>	1 space per 25m <sup>2</sup> GFA plus 5 spaces per work bay(for vehicle servicing facilities)
<ul style="list-style-type: none"> <li>Truck depot</li> </ul>	Transport Assessment Study required
<ul style="list-style-type: none"> <li>Transport depot</li> </ul>	Transport Assessment Study required
<ul style="list-style-type: none"> <li>Entertainment facility;               <ul style="list-style-type: none"> <li>– theatre, cinema, music hall, concert hall, dance hall and the like</li> </ul> </li> </ul>	for indoor facilities: <ul style="list-style-type: none"> <li>– 1 space per 25m<sup>2</sup> GFA</li> </ul> for outdoor facilities: <ul style="list-style-type: none"> <li>– 1 space per 50m<sup>2</sup> of site area</li> </ul>
<ul style="list-style-type: none"> <li>Registered club</li> </ul>	1.5 spaces per 10m <sup>2</sup> GFA
<ul style="list-style-type: none"> <li>Eco-tourist facility</li> </ul>	1 space per 25m <sup>2</sup> GFA
<ul style="list-style-type: none"> <li>Environmental facility</li> </ul>	1 space per 25m <sup>2</sup> GFA

## 5.3

### Car Parking and Access

#### Retail Premises

– Bulky goods premises	1 space per 60m <sup>2</sup> GFA	
– Cellar door premise	10 spaces	
– Food and drink premises		
• a restaurant or cafe	1.5 spaces per 10m <sup>2</sup> GFA	
• take away food and drink premises	1.5 spaces per 20m <sup>2</sup> GFA	
• a small bar	1 spaces per 10m <sup>2</sup> GFA	
– Garden centres	15 spaces; Plus 0.5 spaces per 100 m <sup>2</sup> of site area	
– Hardware and building supplies	15 spaces; Plus 0.5 spaces per 100 m <sup>2</sup> of site area	
– Kiosks	Nil	
– Landscaping material supplies	15 spaces; plus 0.5 spaces per 100 m <sup>2</sup> of site area	
– Markets	1 space for every 15m <sup>2</sup> of GFA occupied by the market or 3.5 places for every stall provided whichever is greater	
– Plant nurseries	15 spaces; plus 0.5 spaces per 100 m <sup>2</sup> of site area	
– Rural supplies	15 spaces; plus 0.5 spaces per 100 m <sup>2</sup> of site area	
– Shops	Ground level	1 space per 25m <sup>2</sup> GFA
– (Neighbourhood shops)	Upper level(s)	1 space per 35m <sup>2</sup> GFA
– Timber yards	10 spaces	
– Vehicle sales or hire premises	1 space per 100m <sup>2</sup> site area, plus 5 spaces per work bay (for vehicle servicing facilities)	

## 5.4

### 5.4 Public Domain

#### Public Domain

##### Objectives:

- Ensure that commercial development enhances and integrates with the existing public domain.
- Ensure that public art is provided in accordance with Council's Public Art Master Plan.

##### Design Requirements

- a) A public domain plan incorporating street furniture, paving, landscaping and public art shall be submitted as part of any development application for a new development having a gross floor area greater than 5,000sqm.
- b) Any development application for a new development having a gross floor area greater than 5000sqm shall provide public art of a type and location that is acceptable to Council.
- c) Any commercial outdoor areas fronting the street and used by the general public shall be designed to compliment the surrounding public domain and spaces.
- d) Awnings shall:
  - i) be 2.5 metres wide;
  - ii) be setback from the kerb by a minimum of 1 metre; and
  - iii) provide a minimum of 3 metres clearance to the underside of the fascia.



Figure 5.4.1 - An example of public art within commercial centres.

## 5.5 Landscaping

# 5.5

## Landscaping

### Objectives:

- Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings.
- Encourage the planting of native and low water consumption plants and trees.
- Ensure that landscaping is in scale with the development.
- Encourage appropriate placement of vegetation that provides both shade and solar access opportunities at various times of the year.

### Design Requirements

- a) A detailed landscape plan and report shall be prepared by a suitably qualified person and submitted with all development applications for commercial development involving the construction of a new development.
- b) Landscaping shall be provided between the primary street boundary and the building in accordance with Section 2.5 Landscaping of this Plan.
- c) All landscaped bays shall be a minimum 2 metres wide and allow for deep soil planting.
- d) Landscaped areas shall be separated from driveways and car parking areas by a suitable device such as bollards or concrete wheelstops to ensure that the landscaping is not damaged as a result of vehicular movement.
- e) Landscaped area at ground floor level shall be incorporated within the car park at all the outer edges of car parking bays as illustrated in Figure 5.5.1.
- f) High canopy trees shall be used to allow for clear lines of sight within car parking areas and to internal site access pathways.

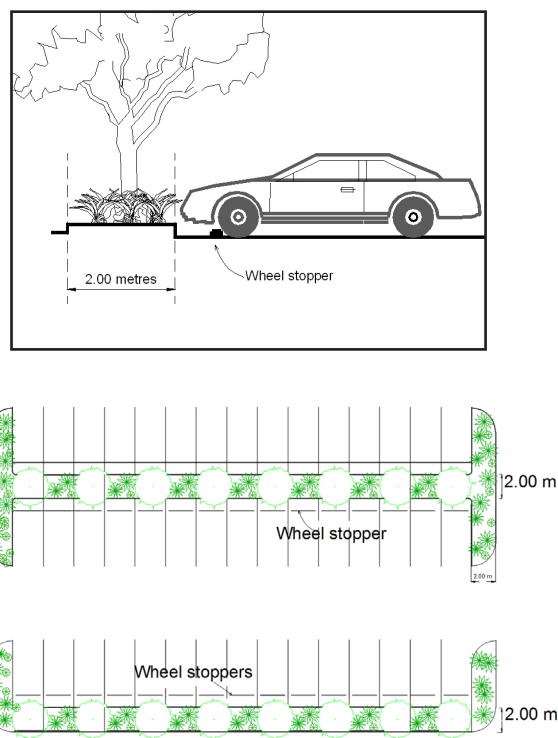


Figure 5.5.1 - An illustration of the need to use wheel stoppers to protect landscaping and the need to landscape all parking edges and between parking bays.

### Note:

Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.

## 5.6

### Residential Interface

#### 5.6 Residential Interface

##### Objectives:

- To ensure that commercial development does not have adverse impacts on the amenity of adjoining and nearby residential development.
- To ensure that commercial buildings are appropriately setback from nearby residential development.
- To ensure that heavy vehicles associated with commercial development do not adversely impact upon residential amenity.
- To provide a visually attractive relationship with residential development.

##### Design Requirements

- a) Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary.
- b) Loading areas, driveways, waste storage areas and roof top equipment shall not be located adjacent to residential development.
- c) Any commercial buildings that are designed to accommodate the preparation of food from a commercial tenancy, shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residential premises.
- d) External lighting shall be positioned to avoid light spillage to adjoining residential development.
- e) An acoustic report may be required to be prepared as part of a development application where the proposed development is adjacent to residential or other sensitive uses, such as places of worship and child care centres.

*Note: Enquiries should be made with Council's Development Services Section as to whether an acoustic report is required in respect to a particular development application.*

---

## 5.7 Subdivision

# 5.7

### Objective:

### Subdivision

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

#### 5.7.1 Strata Subdivision

##### Design Requirements

- a) No more than 50% of the required car parking within a strata title subdivision shall be allocated to individual commercial units within a multi-unit complex.
- b) All car parking spaces that are allocated to individual units shall be proportioned in number to the size of the units.
- c) No car parking spaces shall be created as a separate allotment.
- d) No internal or outdoor storage space shall be created as a separate allotment.
- e) No common property car parking spaces shall be fenced off from other parts of the development.

# 5.8

## Commercial Waste Management

### 5.8 Commercial Waste Management

#### Objective:

- Ensure that appropriate facilities are provided for the storage and collection of commercial waste.
- Minimise adverse impacts on the amenity of all users of the site.

#### Design Requirements - Commercial Development

- Commercial development shall make provision for an enclosed onsite waste and recycling facility that has adequate storage area to accommodate the waste generated from the development. Minimum commercial waste generation rates are contained in Table 5.8.1.
- Any commercial premises that generates more than 20% of total weekly waste generated or 50 litres by weight or volume (whichever is the lesser) of meat/seafood product shall be collected daily or refrigerated awaiting collection.
- All commercial premises shall hold evidence of a contract with a licensed collector for garbage and recycling collection.

**Table 5.8.1 Commercial Waste Generation Rates.**

Type of Premises	Waste Generation	Recycling Generation
Food Premises		
Butcher, Delicatessen, Seafood Shop, Takeaway	80L/100 m <sup>2</sup> floor area/day	Discretionary
Restaurants	10L/1.5 m <sup>2</sup> /day	2L/1.5 m <sup>2</sup> /day
Retail (other than food premises)		
Less than 100m <sup>2</sup> floor area	50L/100 m <sup>2</sup> floor area/day	25L/100 m <sup>2</sup> floor area/day
Over 100m <sup>2</sup> floor area	50L/100 m <sup>2</sup> floor area/day	50L/100 m <sup>2</sup> floor area/day
Offices	10L/100 m <sup>2</sup> /day	10L/100 m <sup>2</sup> /day
Hairdresser/ Beauty Salon	60L/1.5 m <sup>2</sup> /day	Discretionary
Licensed Premises	50L/100 m <sup>2</sup> /bar area/day 10L/1.5 m <sup>2</sup> /off dining area/day	50L/100 m <sup>2</sup> /of bar and dining areas/day
Motel and other temporary accommodation premises	5L/bed/day	1L/bed/day



## 5.9 Parenting Facilities

# 5.9

### Parenting Facilities

#### Objective:

- Ensure that adequate parenting facilities are provided within large scale commercial and retail developments.
- Provide easily accessible, safe and adequately equipped parenting facilities suitable for feeding and other purposes related to the care of babies/infants by both female and male carers.

#### 5.9.1 Development Applications to which this Section Applies

##### Design Requirements

- a) Parenting facilities shall be incorporated in all new buildings and alterations/refurbishment of existing buildings for regional and district shopping centres, major sporting facilities, swimming centres, community facilities, libraries, hospitals, theatres, cinemas, department stores, and any other building where in Council's opinion such facilities should be provided.

A parenting facility is a room which is equipped with facilities for feeding (including breast feeding) and caring of babies/infants.



Figure 5.9.1 - An example of a parenting facility.

#### 5.9.2 General Requirements

##### Design Requirements

- a) Each parenting facility shall be designed to:
  - i) provide a quiet place for parents to feed children in privacy;
  - ii) be a unisex use facility;
  - iii) provide an allocated area to change nappies;
  - iv) provide hand washing (warm and cold) and drying facilities;
  - v) provide a toddler toilet;
  - vi) be separated from male, female and disabled toilets; and
  - vii) be well ventilated in accordance with *Australian Standard 1668 Part 2- Acceptable Indoor Air Qualities* (as amended).

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# **Part 6**

## **Industrial Development**

# 6.1

## Application

### 6.1 Application

Parts 6 of the DADCP sets out development controls for industrial development.

#### Note:

For the purposes of this part, industrial development includes, but is not limited to any general industries, light industries, warehouse and distribution centres, storage premises, vehicle body repair workshops, vehicle repair stations, self-storage units, storage premises, and any other development that in the opinion of Council this section shall apply.

### 6.2 Building Form and Character

#### Objectives:

- Ensure that industrial development is both functional and attractive in the context of its local environment through appropriate design.
- Reduce the visual impact of industrial development on the streetscape and surrounding areas.
- Ensure that sufficient areas are available for landscaping, access, and car parking and manoeuvring of heavy vehicles on site.
- Ensure that building materials are high quality and durable.
- Ensure that fencing and walls for security purposes have positive impacts on the streetscape and other public domain areas.
- Ensure that industrial development does not significantly impact on adjoining residential zones.

#### 6.2.1 Building Design

##### Design Requirements

- a) Building design shall incorporate the following features to assist in the reduction of the perceived bulk and mass of development:
  - i) provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses;
  - ii) articulate architectural details around doors, windows front facades, roofs and entrances;



Figure 6.2.1 An examples of well articulated industrial buildings.

## 6.2

### Building Form and Character

- iii) articulate walls through the use of texture, colour, material changes, shadow lines and other facade treatments, at least every 15 metres; and
- iv) at least 50% of the total surface area of the front elevation to be constructed of masonry material.
- b) Buildings located on corner allotments shall be designed to address both street frontages.
- c) Buildings shall be predominantly single storey (excluding basements, mezzanines and offices).
- d) Mezzanines shall not comprise an area of more than 50% of the gross floor area of the ground floor of the respective unit.
- e) Offices shall not comprise more than 30% of the gross floor area of the respective unit.

*Note: For the purpose of Clause 6.2.1 e) above, 'office space' means the part of the gross floor area that is dedicated to office use.*

- f) No building shall rely upon a required path of egress (as defined within the BCA) over adjoining private land.
- g) No building or structure shall be erected within a right of carriage way or easement.
- h) A schedule of proposed colours, materials and finishes shall accompany all development applications for new industrial buildings.
- i) The main entry to the building shall be easily identifiable from the street and directly accessible from the front of the building or driveway in the case of a multi unit complex.

#### Worked example:

For a proposed development that comprises a gross floor area of 100sqm, the office area shall be a maximum of 30 sqm. As such the development would be comprised of:

- a) 30sqm of office area; and
- b) 70sqm of the primary use.



Figure 6.2.2 Examples of easily identifiable entry.

## 6.2

### Building Form and Character

#### 6.2.2 Building Setbacks

a) Industrial development shall be setback by:

- i) 30 metres to:
  - the main southern railway corridor,
  - the South Western Freeway corridor,
- ii) 15 metres to:
  - Badgally Road,
  - the south eastern side of Blaxland Road between Rose Street and Lot 5 DP 538258, and
  - Blaxland Road between Lot 5 DP 538258 and Narellan Road,
- iii) 10 metres from any other public road,

excluding any required road widening.

b) Despite Clause 6.2.2.a) i) Council may consider a reduction of the rear setback from the southern railway corridor from 30 metres to 5 metres providing that:

- i) a vegetated screen/landscape area of a minimum width of 5 metres is constructed along the full width of the property between the railway corridor and the buildings;
- ii) the vegetated area is free of any easements or site constraints (refer to Figure 6.2.3;
- iii) the vegetated area is densely landscaped with trees and plants selected from the Campbelltown Native Gardening Guide , available from Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au);

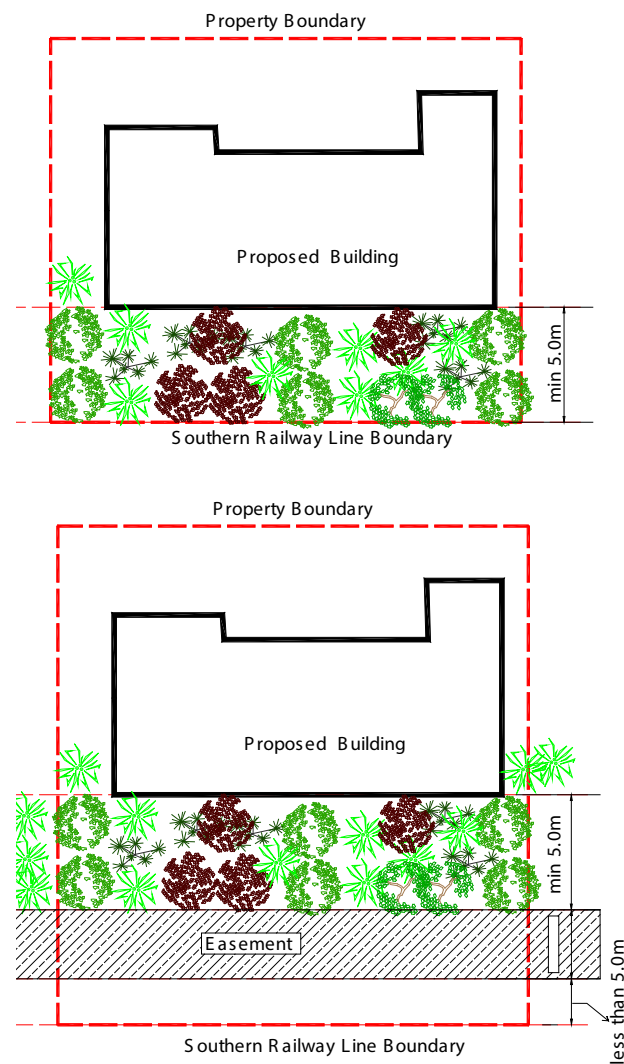


Figure 6.2.3 Illustration of the reduced set backs requirements from the southern railway corridor.

- iv) Council is satisfied that the proposed vegetation is sufficient to screen the buildings from the southern railway corridor.

Note: All reduced setback proposals from the railway corridor shall be subject to the approval of the relevant public authorities.

- c) Except as nominated above, buildings adjoining residential, commercial and/or open space zones shall be setback a minimum of 10 metres, the interface of which shall be complimentary to and not pose unreasonable impacts on the non-industrial development in terms of its built form and proposed used.

### 6.2.3 Fences

#### Design Requirements

- a) Industrial fencing shall be a maximum 2.4 metres in height.
- b) All fencing in industrial developments shall be of recessive colours, palisade design, or plastic coated and framed chain wire with a maximum height of 2.4 metres, unless required as part of an acoustic solution.
- c) The use of sheet metal fencing is not permitted unless required as part of acoustic solution and is appropriately screened with landscaping.
- d) All fencing in industrial developments shall be setback a minimum of 3.0 metres from property boundaries addressing a primary and/or secondary street.
- e) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.
- f) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.

## 6.2

### Building Form and Character



Figure 6.2.4 An example of the use of a palisade fence in an industrial development.

---

## 6.2

### Building Form and Character

- g) Details for fencing shall be submitted with the development application.



## 6.3 Car Parking and Access

# 6.3

## Car Parking and Access

### Objectives:

- To ensure that all required car parking and related vehicle manoeuvring is accommodated on site.
- To maintain the free flow and safe movement of traffic into and out of the site.
- To ensure that on site car parking does not detract from the visual character of the streetscape.

### 6.3.1 General Requirements

#### Design Requirements

- Off street parking and loading shall be designed in accordance with *Australian Standard AS 2890.1 and 2 (as amended)*, except as otherwise provided by this Plan.
- For that part of the gross floor area occupied by office areas, lunch rooms and any associated office storage areas, car parking shall be provided at a rate of one space per 35sqm.
- For that part of the gross floor area occupied by uses other than office areas, lunch rooms and any associated office storage areas, car parking rates shall be provided in accordance with the following:
  - a minimum of two (2) spaces (per unit), plus
  - one space for every 100sqm of gross floor area for buildings up to 2000 square metres; plus
  - one space per 250sqm for that part of the building exceeding 2000 square metres in gross floor area.
- In addition to clauses 6.3.1 (b) & (c), one car parking space shall be provided for every 300sqm of outdoor storage space.
- Mezzanine areas that are exclusively used for storage purposes shall be excluded from the calculation of total



Figure 6.3.1 Examples of landscaping incorporated into car parking within industrial areas.

## 6.3

### Car Parking and Access

gross floor area for the purpose of calculating the required number of car parking spaces, providing that the mezzanine areas:

- i) are not divided into smaller spaces by internal walls; and
  - ii) have no external windows.
- f) In addition to clause 6.3.1 (c), motor vehicle industries shall provide a minimum of three (3) car parking spaces per work bay/hoist.
- g) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point movement to exit the site in a forward direction.
- h) No car parking spaces shall be designed in a stacked configuration.
- i) No required car parking spaces shall be created as a separate strata or Torrens title allotment.
- j) Each site shall have a:
- i) maximum of one ingress and one egress for heavy vehicles (combined or separated).
  - ii) each site may have an additional ingress/egress for cars (and other light vehicles).
- k) A minimum of 10% of the required car parking spaces, including disabled spaces, shall be located within close proximity to the main pedestrian entry to the building.

*Note: Council may consider the use of mechanical turntables as part of the car parking arrangements.*

#### 6.3.2 Loading and Unloading

##### Design Requirements

- a) Each industrial factory/unit shall be provided with a loading bay.
- b) Provision shall be made for all loading



Figure 6.3.2 Examples of loading bays provided for individual units and separate from car parking and landscaped areas.

## 6.3

### Car Parking and Access

and unloading to take place wholly within the designated loading area.

- c) No loading or unloading shall be carried out across parking spaces, landscaped areas, pedestrian aisles or on roadways.
- d) Each industrial building/unit having a gross floor area :
  - i) up to 400 square metres shall provide a loading area to allow for a small rigid vehicle to manoeuvre on site.
  - ii) more than 400 square metres, but up to 1500 square metres shall provide a loading area to allow for a medium rigid vehicle to manoeuvre on site; and
  - iii) more than 1500 square metres shall provide a loading area to allow for a heavy rigid vehicle to manoeuvre on site.
- e) Heavy rigid vehicle swept turning paths shall be provided demonstrating that a heavy rigid vehicle can enter and exit the site in a forward direction for all industrial sites.
- f) Where it is proposed to service the site with articulated vehicles exceeding 12.5m in length, swept turning paths are to be provided for that vehicle type.

#### Note:

For the purpose of this section (Section 6.3.2):

- a small rigid vehicle shall be taken to mean a rigid vehicle that has a minimum length of 6.4 metres;
- a medium rigid vehicle shall be taken to mean a rigid vehicle that has length greater than 6.4 metres but not exceeding a length of 8.8 metres; and
- a heavy rigid vehicle shall be taken to mean a rigid vehicle that has a length greater than 8.8 metres but not exceeding a length of 12.5 metres.

Refer to AS 2890.2 (as amended) for more information on heavy rigid vehicle measurements and classifications.

#### 6.3.3 Access for People with Disabilities

##### Design Requirements

- a) Industrial development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and *Australian Standard 1428 - Design for Access and Mobility* (as amended).

# 7.4

## Landscaping

### 6.4 Landscaping

#### Objectives:

- To encourage the planting of native and low water consumption plants and trees.
- To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings from public places and adjoining non-industrial lands.

#### Design Requirements

- a) A detailed landscape plan and report shall be prepared by a suitably qualified person and submitted with all development applications for the industrial development.
- b) Landscaping shall be provided to a minimum depth of 50% of the following required setback area located:
  - i) along the full width of each street frontage (other than vehicle driveways); and
  - ii) along the full width of setbacks from adjoining open space, residential and/or commercial areas.
- c) The first three (3) metres of all required street front landscaped area (as measured from the street boundary) shall be planted of advanced canopy trees that are:
  - i) a minimum of two (2) metres in height with a minimum 400 litre pot size at the time of planting;
  - ii) of native species; and
  - iii) planted /placed every 10 metres.
- d) Side boundary landscaping of a minimum of one (1) metre width shall be provided between the street boundary and the building line.



Figure 6.4.1 - An Example of well landscaped industrial development.

#### Note:

Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.

## 6.5 Outdoor Storage Areas

# 7.5

## Outdoor Storage Areas

### Objectives:

- To ensure that outdoor storage areas are appropriately accommodated on site.
- To reduce the visual impact of outdoor storage areas on the streetscape and surrounding areas.

### Design Requirements

- No outdoor storage shall occur without development consent.
- Outdoor storage areas shall not be located between the primary or secondary street boundary and any building on the allotment.
- Outdoor storage areas shall be adequately screened from public view.
- Goods and materials stored shall not be stacked higher than an approved screening structure.
- Screen fencing and structures shall be constructed of high quality materials that complement the buildings located on site.
- All outdoor storage areas shall be sealed and drained to the storm water system in accordance with any environmental management requirements.
- Notwithstanding any other provision of this Plan, no external storage of used unregistered motor vehicles, vehicle parts, used building materials, scrap products or other industrial waste shall be permitted.
- No above ground tanks or other storage facilities shall be erected within a required setback.
- Goods shall be stored above the flood planning level.



Figure 6.5.1 - An example of unacceptable solution for outdoor liquid storage area

## 6.6

### Industrial Waste Management

#### 6.6 Industrial Waste Management

##### Objective:

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

##### Design Requirements

- a) Industrial development shall make provision for an enclosed on site waste and recycling facility that has adequate storage area to accommodate the waste generated from the development.
- b) Any industrial premises that generates more than 20% of total waste generated by the development or 50 litres or 50 kg (whichever is the lesser) of meat/ seafood product shall be collected daily or refrigerated awaiting collection.
- c) Adequate provision shall be made for the screening and storage of all industrial waste behind the front building setback.
- d) All industrial premises shall hold evidence of a contract with a licensed collector for garbage and recycling collection.



## 6.7 Environmental Management

# 6.7

## Environmental Management

### Objective:

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

### 6.7.1 Liquid Storage

#### Design Requirements

- The storage and handling of flammable and combustible liquids shall be in accordance with *Australian Standard 1940 - The Storage and Handling of Flammable and Combustible Liquids* and the *Environment Protection Authority* publication, “*Bunding and Spill Management*” (as amended).
- All above ground liquid storage facilities, including waste shall be in a covered bunded area that is constructed of impervious materials.
- Above ground tanks shall be contained in a bunded area that:
  - is at least 110% of the volume of the tank or the largest tank, where a group of tanks are enclosed; and
  - walls shall be at least 250mm in height.
- The bunded area of drum storage facilities shall be able to contain 25% of the total volume of all drums and shall have a minimum capacity of at least 400L. Walls shall be at least 250mm in height.



Figure 6.7.1 - An example of liquid storage tank.

*Note: Some liquid storage requires a licence from WorkCover. Further enquiries, refer to [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au).*

### 6.7.2 Air Quality

#### Design Requirements

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

## 6.7 Environmental Management

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

### 6.7.3 Noise

#### Design Requirements:

- a) Any development that is likely to or capable of generating levels of noise exceeding the requirements of the *Industrial Noise Policy* (published by the *Office of Environment and Heritage*) shall demonstrate appropriate measures to mitigate against noise pollution.

*Note: In addition to the requirements of this Plan, SEPP 33 Hazardous and Offensive Development specifies standards for environmental management of certain industrial development.*

### 6.7.4 Stormwater and Drainage

#### Design Requirements

- a) All activities with the potential to pollute the stormwater system from a system failure shall be carried out within a covered and bunded area sited, designed and constructed to Council's satisfaction.
- b) Liquid waste and waste water shall either be:
  - i) recycled on site;
  - ii) treated and discharged to the sewer in accordance with a trade waste licence issued by Sydney Water; or
  - iii) collected, stored in a covered, bunded area and collected by the Office of Environment and Heritage; and
  - iv) discharged to a licensed waste management facility.
- c) Development shall not result in water run-off causing flooding or erosion on adjacent properties.



## 6.8

### Residential Interface

- d) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with *Council's Engineering Design Guide for Development available at Council's website at [www.campbeltown.nsw.gov.au](http://www.campbeltown.nsw.gov.au)*
- e) Where applicable, the development shall incorporate the creation of an appropriate easement to manage stormwater in accordance with *Council's Engineering Design Guide for Development available at Council's website at [www.campbeltown.nsw.gov.au](http://www.campbeltown.nsw.gov.au)*.

### 6.8 Residential Interface

#### Objectives:

- To ensure that industrial development does not have adverse impacts on the amenity of adjoining residential neighbourhoods.
- To ensure that industries which emit significant noise pollution, odour and the like are appropriately separated from residential neighbourhoods.
- To ensure that vehicle traffic associated with industrial development does not adversely impact upon the amenity of residential neighbourhoods.

#### Design Requirements

- a) Loading areas, driveways, waste storage areas and roof top equipment shall not be located adjacent to residential areas.
- b) External and security lighting shall be positioned to avoid light spillage to adjacent residential development.
- c) An acoustic and/or a vibration report shall be prepared as part of a development application where the proposed development is adjacent to residential or other sensitive uses, such as religious establishments, educational establishments and child care centres.
- d) The interface shall be appropriately screened/vegetated so as to reduce the visual impact of the industrial development.

## 6.9

### Multi Unit Complexes

#### 6.9 Industrial Unit/s

##### Objectives:

- Ensure that the design of industrial units provide sufficient facilities to ensure the orderly development and relationship of a number of industrial activities on the site.

##### Design Requirements

- a) Each industrial unit/s proposed on land zoned 4(a) General Industry under Campbelltown (Urban Area) LEP 2002, shall have a minimum LFA of 400 square metres.
- b) Each industrial unit/s proposed on land zoned 4(b) Industry B and 4(c) Industry C under Campbelltown (Urban Area) LEP 2002, shall have a minimum LFA of 100 square metres.



Figure 6.9.1 - An example of a multi-unit complex with individual loading/parking for each unit.

### Objectives:

- Ensure that industrial allotments are of an appropriate size to provide sufficient space to accommodate future industrial operations and buildings and allow the site to function in a safe and efficient manner.
- Ensure that all allotments created have proper and sufficient access.
- Encourage the consolidation of allotments that are below the minimum allotment size under the CLEP.
- Encourage the equitable distribution of car parking within strata titled industrial development.

### 6.10.1 Torrens Title

#### Design Requirements

- a) Any allotment created by Torrens title subdivision within 4(a) General Industry under Campbelltown (Urban Area) LEP 2002, shall satisfy the following standards:
  - i) an area of at least 4,000 square metres ; and
  - ii) a minimum street frontage width of at least 30 metres to the primary street.
- b) Any allotment created by Torrens Title subdivision within 4(b) Industry B and 4(c) Industry C under Campbelltown (Urban Area) LEP 2002, shall satisfy the following standards:
  - i) an area of at least 2,000sqm; and
  - ii) a minimum street frontage width of 30 metres to the primary street frontage.
- c) No industrial subdivision shall create allotments with battle-axe handles.
- d) Where a single development is proposed on more than one allotment, all allotments the subject of the development shall be consolidated into a single allotment.

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## 6.10

### Subdivision

#### 6.10.2 Strata Subdivision

##### Design Requirements

- a) No more than 50% of the required car parking within a strata title subdivision shall be allocated to individual industrial units within a multi-unit complex.
- b) All car parking spaces that are allocated to individual units shall be proportioned in number to the size of the units.
- c) No car parking spaces shall be created as a separate allotment.
- d) No internal or outdoor storage space shall be created as a separate allotment.
- e) No common property car parking spaces shall be fenced off from other parts of the development.