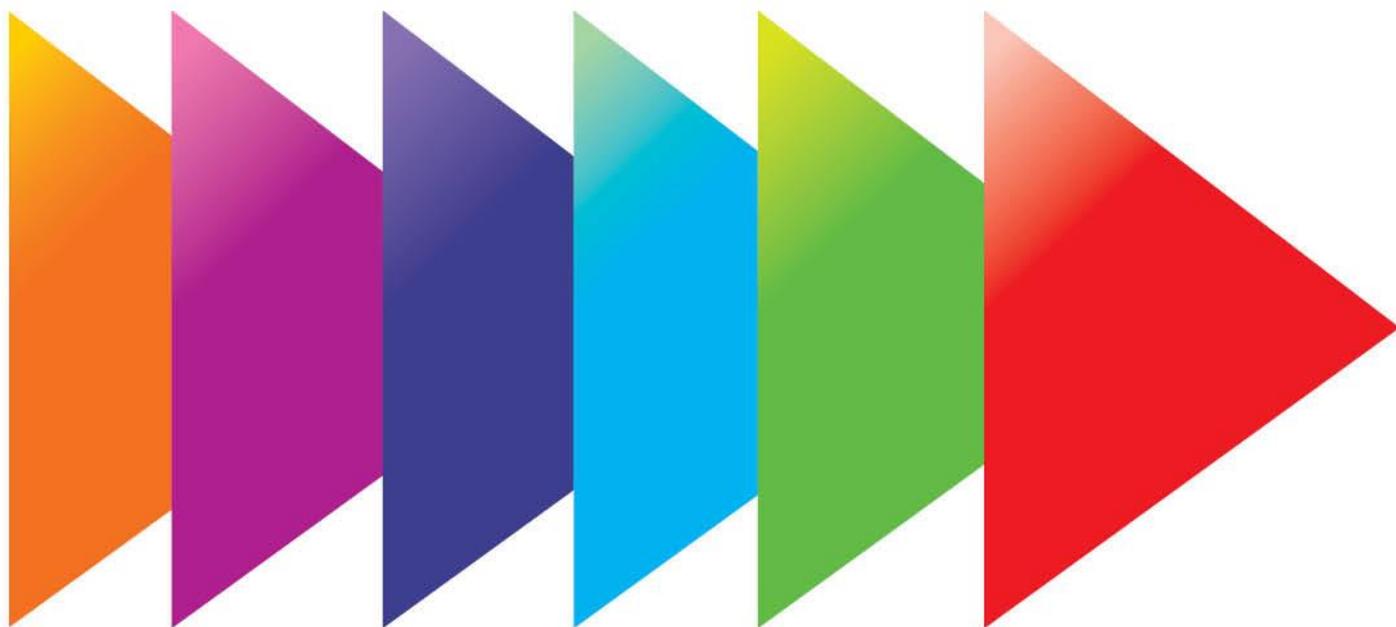


# Schedule 7 El Caballo Blanco and Gledswood



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## EL CABALLO BLANCO AND GLEDSDOOD

### S7.1 Introduction

The El Caballo Blanco and Gledswood release area is located between the Camden Lakeside and Turner Road release areas. The site has a north western frontage to Camden Valley Way and a northern frontage to Raby Road. The area is traversed by the Sydney Water Canal, running from north to south through the area. The release area is shown in Figure 7-1.

The El Caballo Blanco and Gledswood sites will be characterised by high quality urban design, low scale interconnected neighbourhoods set within a landscaped setting of the Gledswood Homestead and Camden Valley Golf Resort.

The development will comprise of a high quality estate with the Gledswood Homestead and curtilage providing opportunities for tourist, entertainment facilities and other uses compatible with the heritage significance of the homestead.

The scenic and visual qualities of the area will be enhanced through the implementation of urban design guidelines and landscape treatments within the development.

This chapter contains objectives and supporting controls, intended to promote high quality design outcomes responsive to the characteristics of the site. The controls are minimum requirements of Council and development must demonstrate consistency with the relevant objectives.

Compliance with numerical controls does not necessarily guarantee approval of an application.

#### S7.1.1 El Caballo Blanco and Gledswood Planning Principles

1. To facilitate the conservation and ongoing maintenance of Gledswood Homestead and its curtilage.
2. To enable Gledswood to be adaptively reused for compatible uses consistent with the Conservation Management Plan (CMP) such, as a tourist or entertainment facility.
3. To protect, enhance and rehabilitate the Rileys Creek riparian corridor.
4. To protect important visual elements within the landscape including long views, significant trees and vegetation.
5. To protect the visual setting of Gledswood through appropriate screening and setbacks for new development.
6. To retain and enhance significant pockets of Cumberland Plain Woodland.
7. To facilitate development of a scale that meets environmental sustainability objectives while respecting the character of Gledswood.
8. To maintain golf course uses as a compatible use that reinforces the scenic, visual and ecological qualities of the locality.

9. To promote housing that provides a high standard of residential amenity and architectural design.
10. To create walkable neighbourhoods.
11. To establish a natural and built environment that reflects a contemporary lifestyle and complements Gledswood Homestead and its curtilage.
12. To provide a golf course and associated facilities.
13. To integrate residential lots, community facilities and tourist related uses with golf course activity and the public reserve.
14. To promote an urban form that complements the landscape characteristics of the site and heritage significance of Gledswood Homestead and its curtilage.

### **S7.1.2 Structure Plan**

The site is part of a larger area undergoing change from rural to urban uses. Lands immediately to the north, known as Camden Lakeside, were the subject of a separate rezoning proposal and have been zoned for residential and recreational uses. Lands to the south are within the Turner Road precinct, a first release precinct of the South West Growth Centre.

The Structure Plan provides guidance for the connectivity of development on the subject lands with surrounding development. The Structure Plan seeks to ensure that:

- a. development is coordinated and infrastructure and facilities are delivered to support future residents and users; and
- b. conservation and environmental sustainability initiatives are implemented.

Lands to the west of Camden Valley Way are also part of the South West Growth Centre and will be the subject of future urban development. Connectivity and integration of the subject site to adjoining lands to the north and south is illustrated in Figure 7-4.

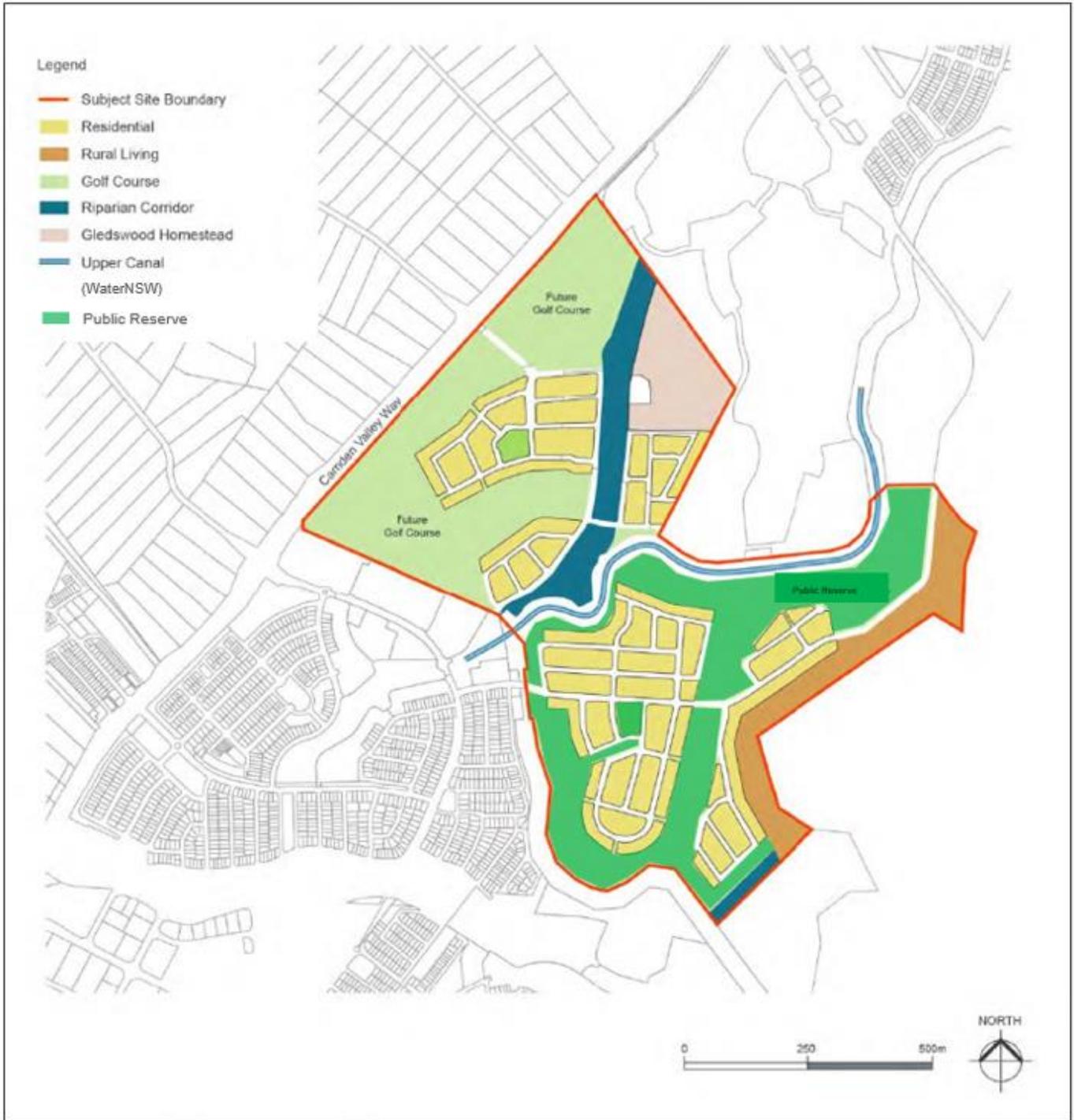


Figure 7-1: El Caballo Blanco and Gledswood Structure Plan

## S7.2 Subdivision Planning and Design

### S7.2.1 Indicative Layout Plan

The controls and ILP have been prepared to respond to the conservation outcomes identified for Gledswood, including the protection of significant visual connections, interpretation of historic access roads and the provision of landscape buffer areas.

#### Objectives

- a. To ensure development of the El Caballo Blanco and Gledswood lands (site) is undertaken in a co-ordinated manner.
- b. To ensure the golf course facilities provide a unifying landscape setting across the subject site and integration with the Turner Road Precinct to the south while at the same time respecting the historic landscape of the Gledswood Estate.

#### Controls

1. Development is to be undertaken generally consistent with the Indicative Layout Plan (ILP) at Figure 7-2 subject to compliance with the objectives and development controls set out in this chapter.
2. Connectivity points as shown in Figures 7-1 and 7-2 are to be provided or suitable alternative points that maintain the same level of desired connectivity.
3. Where variation to the ILP is proposed, the applicant is to demonstrate that the proposed development is consistent with the vision, the Gledswood Estate CMP and the Development Objectives for development covered by this chapter.
4. Golf course facilities must be designed to provide a unifying landscape element. The portion within the Gledswood Estate must comply with the polices for landscape treatments contained within the CMP.

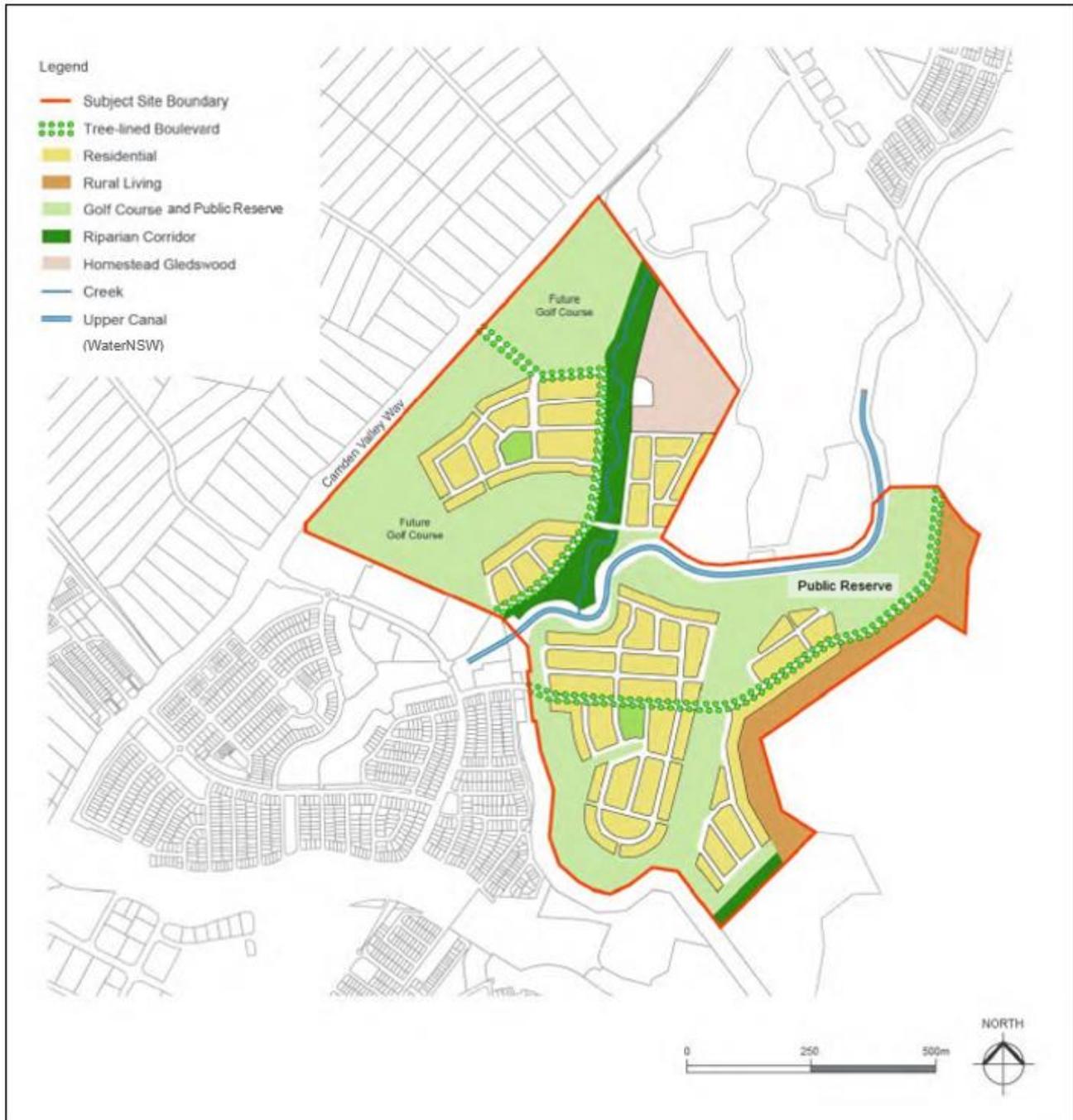


Figure 7-2: El Caballo Blanco and Gledswood ILP

### Precinct Areas

In recognition of the provision of housing integrated with a re-developed golf course the land covered by the ILP has been divided into eight Precincts (Figure 7-3) The Precincts have been identified as follows:

- Precincts 1-4 - Housing
- Precinct 5 - Large Lot Housing

- Precinct 6 - Rural Living
- Precinct 7 - Gledswood Homestead
- Precinct 8 - Golf Course and Riparian Lands
- Precinct 9 – Public Reserve and Riparian Land

The housing provided within the precincts will generally comprise three broad categories. The categories of housing will be:

- “Golf Course Housing” and “Public Reserve Housing” which will be dwellings which share a frontage to the golf course lands and public reserve land;
- “Traditional Housing” which will be dwellings within the precinct on lots greater than 400m<sup>2</sup>; and
- Attached Dwellings which are best located opposite either: golf course lands, RE2 zoned lands, riparian corridor lands or open space areas and accessible from a rear lane or second frontage.

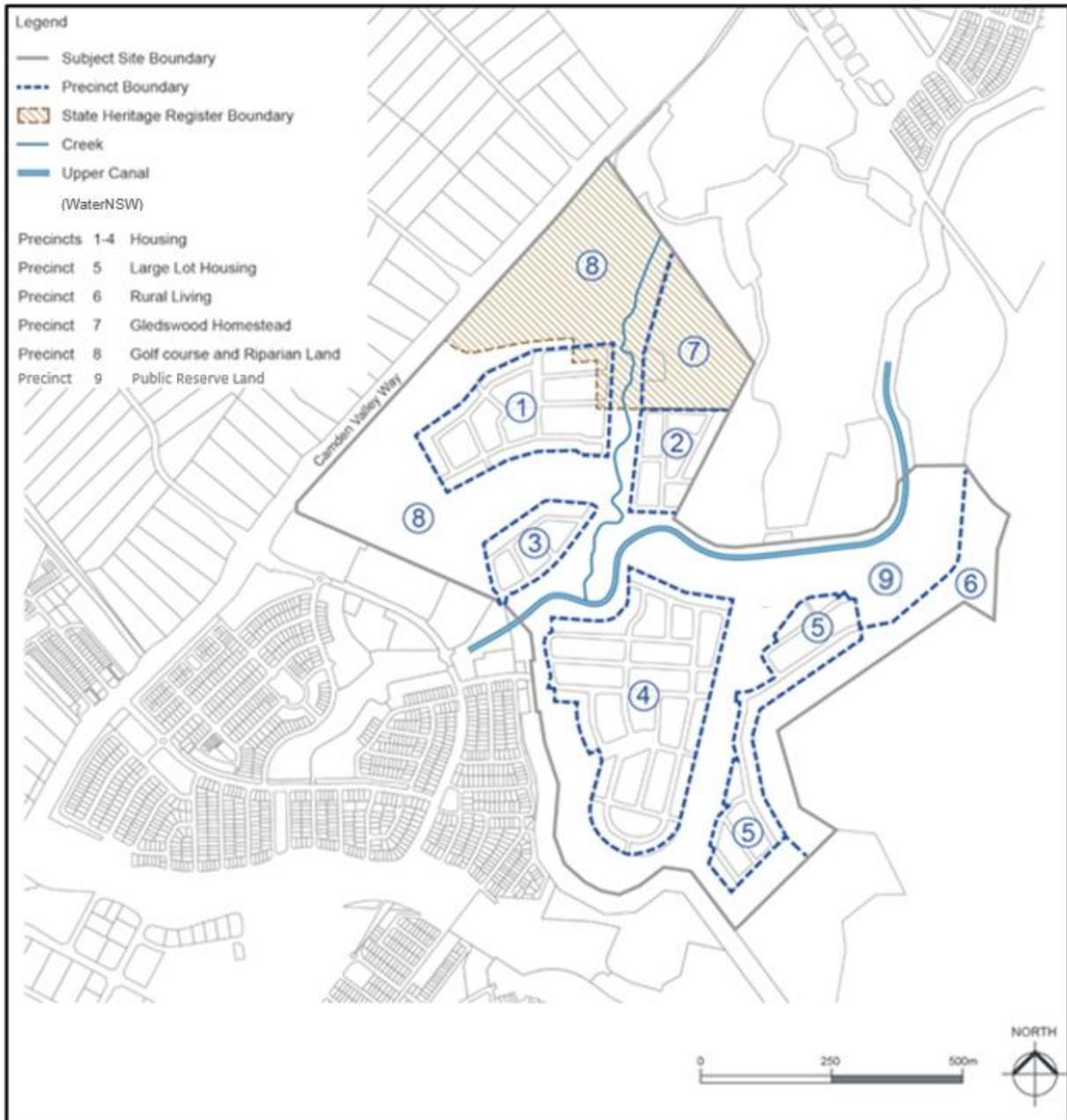


Figure 7-3: Precinct Areas

## S7.2.2 Street Network and Design

### Objectives

- a. To provide a hierarchy of interconnected streets that give safe, convenient and legible access within and beyond the site.
- b. To provide a clearly discernible street hierarchy through variations in carriageway width, on street parking, incorporation of water sensitive urban design measures, street tree planting and pedestrian amenities.

- c. To provide a safe and convenient public transport, pedestrian and cycleway network and connections to the Turner Road precinct to the south.
- d. To ensure a high quality, functional, safe, legible and visually attractive public domain.
- e. To protect the historic alignment and rural character of selected access roads to Gledswood Homestead.
- f. To acknowledge the historical context of the site.

### Controls

1. The street network is to be provided consistent with Figure 7-2 (ILP) and the road hierarchy diagram at Figure 7-4
2. Where variations to the street network shown in Figure 7-4 are proposed, the alternate street network is to achieve the following principles:
  - a. establish a permeable network that is based on a modified grid system,
  - b. encourage walking and cycling and reduce travel distances,
3. The historic access road alignment to the Gledswood Homestead and adjacent verges and post and rail fence are to be retained in any new street pattern. The entry point into the estate and its connection to the historical access road to the Gledswood Homestead is to reflect a rural character.
4. The proposed street network is to provide connections to the Turner Road Precinct to the South.
5. The design and configuration of proposed roads and footpaths are to be consistent with Council's Engineering Design Specification (other than historic access roads). The road designation is shown on the road hierarchy diagram at Figure 7- 4.

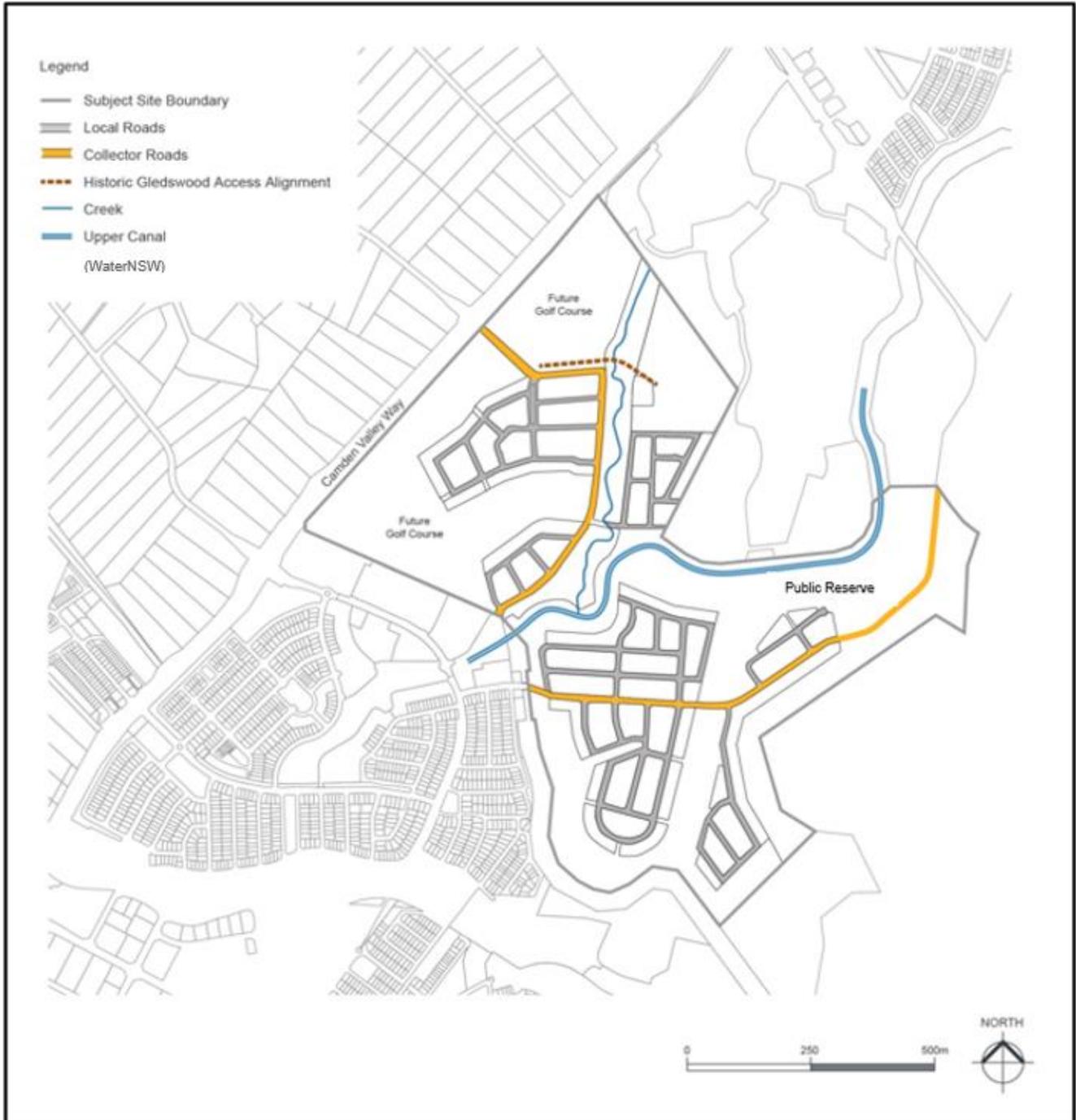


Figure 7-4: Road Hierarchy Diagram

### **S7.2.3 Public Transport**

#### **Objectives**

- a. To encourage the provision and use of public transport.
- b. To ensure clear, safe pedestrian links to public transport stops.
- c. To allow for the majority of residential lots to be within reasonable walking distance from an existing or proposed bus stop.

#### **Controls**

1. Bus routes are to be provided generally in accordance with Figure 7-5. Where the bus route is known, the route must be indicated on the subdivision DA drawings. The final location of bus stops will be determined by Council's Local Traffic Committee.
2. A minimum travel-way width of 3.5m is to be provided along all bus routes. Roundabouts on bus routes are to be designed to accommodate bus manoeuvrability.
3. Bus stops are to be provided on-street and not within indented bays. Bus shelters are to be provided at key stops and installed at the subdivision construction stage.

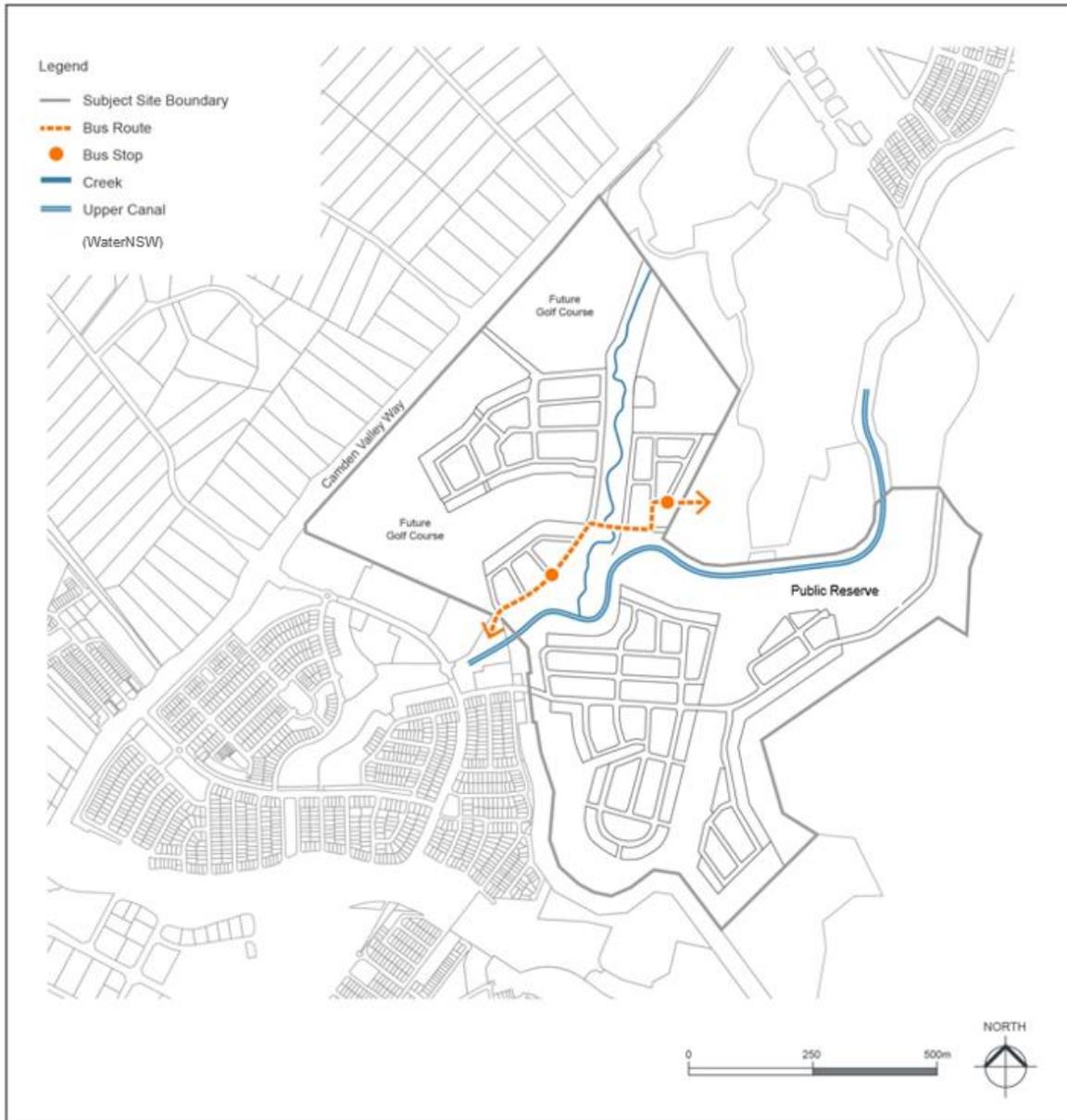


Figure 7-5: Bus Route

## S7.2.4 Pedestrian and Cycle Network

### Objectives

- a. To provide a convenient, efficient and safe network of pedestrian and cycleway paths for the use of the community, within and beyond the site.
- b. To encourage residents to walk or cycle, in preference to using motor vehicles, as a way of gaining access to schools, shops, and local community and recreation facilities.
- c. To promote the efficient use of land by allowing pedestrian pathways and cycleways to be located within parks and corridors wherever practical.

## Controls

1. Key pedestrian and cycleway routes are to be provided generally in accordance with Figure 7-6 the design of cycleways located within the road reserve is to be in accordance with the requirements of this DCP. The minimum width of any off-street shared cycle and pedestrian pathways is to be 2.5m.
2. All pedestrian and cycleway routes and facilities are to be consistent with the Planning Guidelines for Walking and Cycling (DoP & RTA 2004), Council's Pedestrian Access and Mobility Plan 2003 and Cycling Aspects of Austroads Guide 2017.
3. Pedestrian and cycle routes and facilities in public spaces are to be safe, well lit, clearly defined, functional and accessible to all.
4. Pedestrian and cycle pathways, and pedestrian refuge islands are to be designed to be fully accessible by all in terms of access points and gradients, generally in accordance with Australian Standard 1428:1-4.

5. Pedestrian and cycle pathways are to be constructed as part of the infrastructure works for each residential stage with detailed designs to be submitted with each DA.

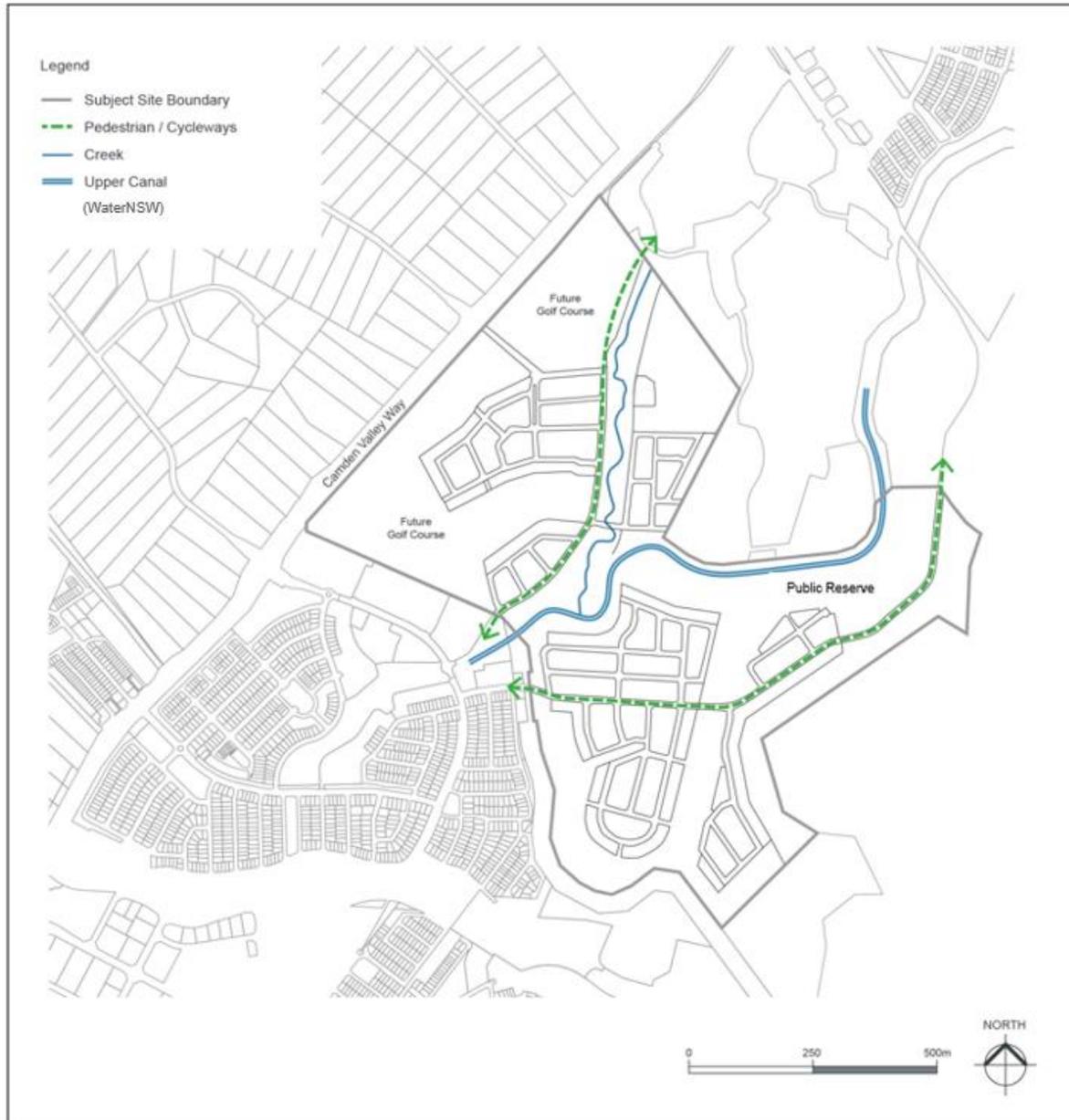


Figure 7-6: Pedestrian / Cycle Plan

## S7.2.5 Public Parks and Landscape

### Objectives

- a. To meet the public open space and recreational needs of residents.
- b. To provide an equitable distribution of open space and recreation opportunities.
- c. To ensure high quality design and embellishment of open space.
- d. To provide a framework for the protection and enhancement of remnant vegetation and riparian corridors within the public realm.
- e. To utilise open space for water sensitive urban design and stormwater management.
- f. To promote plant species selection and design which will minimise ongoing water and maintenance requirements.

### Controls

1. Parks and other public open space areas and areas with landscape value are to be provided generally in accordance with Figure 7-2 (ILP). The spaces are to provide generally passive recreation opportunities.
2. The detailed design of public parks is to consider:
  - a. the need for a range of play spaces and opportunities and cater for a range of ages;
  - b. provision of adequate parking, lighting and waste management facilities;
  - c. inclusion of interpretative signage detailing local history, the significance of the Gledswood estate, Aboriginal cultural values, environmental education themes and the like; and
  - d. the design of public parks is to be consistent with Council's Landscape and Streetscape Elements Manual for Camden and any adopted Section 94 contributions plan.
  - e. parks should be located and designed to accommodate remnant vegetation and where appropriate, should be linked to and integrated with riparian corridors; and
  - f. parks should be generally bordered by streets on all sides with houses oriented towards them for surveillance.
3. Where possible the buffer of the riparian corridors should provide opportunities for pedestrian and cycleways, fitness trails and passive recreation facilities in a manner that maintains the environmental significance of these areas. A range of themed elements such as boardwalks, eco-pathways, and educational tracks should be incorporated in appropriate locations (i.e. within the 10m riparian corridor buffer). The design of such elements is to be consistent with Council's Landscape and Streetscape Elements Manual for Camden.
4. A Landscape Concept and Development Plan is to be submitted for each public or community park at the time of subdivision of the adjoining residential area. The selection of landscape species for

public open space areas is to consider bush fire risk. The Landscape Concept and Development Plan is to provide details on elements such as:

- a. earthworks
- b. plant species and sizes
- c. utilities and services - public art
- d. hard and soft landscaping treatments – signage and lighting
- e. any entry statements
- f. street furniture
- g. play equipment
- h. waste facilities
- i. interpretative material

## **S7.2.6 Land Adjacent to the Water NSW Upper Canal**

### **Objectives**

- a. To ensure that the Upper Canal is taken into account in siting, designing and constructing any proposed development adjoining or in the vicinity of the Canal.
- b. To ensure that the development adjacent to the Upper Canal corridor does not impact on the continued operation of the Canal infrastructure.
- c. To enhance and protect the heritage significance of the Upper Canal and respect its rural landscape setting.
- d. To retain a continuous landscape buffer adjacent to the Upper Canal.
- e. To ensure that new development is set back and visually screened from the Upper Canal.
- f. To provide public access along the Upper Canal perimeter for heritage interpretation purposes, while ensuring the security of the canal is maintained at all times.
- g. To provide for the safety and amenity of the public living or visiting areas adjacent to the Upper Canal.
- h. To protect water quality by preventing stormwater or other pollutants entering the Upper Canal system.

## Controls

1. Where subdivision or development (other than residential accommodation) is proposed adjacent to the Upper Canal corridor, applicants must consult with Water NSW as part of the process of preparing the development application. Any written requirements of the Water NSW must be submitted with the DA and the DA documentation must show how the requirements have been addressed.
2. Where no open space exists to provide a buffer between the development and the Upper Canal, a local road must be provided. The road must contain a landscaped verge between the road carriageway and Canal corridor. A footpath is not required to be constructed on the Canal side road verge as part of the subdivision of adjoining lands.
3. Road, pedestrian and cycleway crossings of the Upper Canal must be minimised and located and designed in accordance with Water NSW requirements.
4. A continuous landscape buffer must be provided along the western extent of the Canal. The landscape buffer must have a minimum width of 5m. Council may consider the encroachment of a pathway into this landscape buffer where it is demonstrated that such encroachment is not inconsistent with the objectives of this control. The landscaped buffer is to be incorporated into the road reservation.
5. The landscape buffer must be landscaped with native plant species of local provenance to soften the transition between the rural landscape setting of the Canal and the developable areas. A combination of native grasses and screening trees (native species) would be appropriate.
6. The design of the landscape buffer along the Canal must incorporate elements that interpret the heritage significance of the Canal and the history of the area generally. DAs for subdivision adjacent to the Upper Canal must outline the proposed measures to achieve this control. Consideration should be given to the provision of a pathway or cycleway within the landscape buffer, interpretive signage, landscape treatments and road design.
7. A security fence must be erected along the length of the boundary adjacent to the Upper Canal. The fence must be designed to satisfy the security requirements of the Water NSW, without being detrimental to the heritage significance of the Canal. Consideration should be given to the style of the fence, the use of materials and colours and landscaping to soften the visual impact of the fence from the Canal and from the development. The fence must be installed by the developer prior to any subdivision works occurring adjacent to the Canal.
8. The stormwater system must be designed to ensure that stormwater will not enter the Upper Canal. Management measures must accommodate and not impede flows from the trail drains, banks/berms, pipes/flumes/culverts/siphons that convey stormwater across the canal.
9. Any development adjacent to the Upper Canal and roads crossing the canal must be designed and constructed to minimise damage to the canal from vibration and cut and fill works. Construction techniques must satisfy the requirements of Water NSW.
10. Development must also have regard to Heritage section within Part 2 of this DCP.

Please refer to the Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines [https://www.waternsw.com.au/\\_data/assets/pdf\\_file/0011/55973/Guidelines-for-development-around-Warragamba-Pipelines-and-Upper-Canal.pdf](https://www.waternsw.com.au/_data/assets/pdf_file/0011/55973/Guidelines-for-development-around-Warragamba-Pipelines-and-Upper-Canal.pdf)

## S7.2.8 Retention of Existing Vegetation

### Objectives

- a. The configuration of the proposed development precincts within the ILP for this DCP has been prepared to achieve the following objectives:
  - i. A consolidated, comprehensive vegetation outcome across the site in accordance with the El Caballo Blanco / Gledswood Vegetation Management Strategy (VMS) dated 29 June 2011;
  - ii. Retention of key vegetation nodes and habitat values (hollow bearing trees and 70% of all large trees);
  - iii. A central category 1 riparian corridor (as defined by the NSW Office of Water)) along Riley's Creek connecting Camden Lakeside Golf Course through to Turner Road and South Creek;
  - iv. Security of ongoing revegetation, management and restricted access by way of a comprehensive Vegetation Management Plan (VMP);
  - v. Conservation of the historic landscape and setting of the Gledswood Estate through appropriate landscape design and selection within the State Heritage Register (SHR) curtilage area consistent with the policies of the CMP.
  - vi. Areas of golf course rough, outside the Gledswood SHR curtilage, are to be created and managed as fully vegetated woodland corridors throughout the golf course; and
  - vii. Designing Precinct pods of development to allow site wide connectivity.

### Controls

1. A comprehensive Vegetation Management Plan (VMP) is to be developed at the development approvals stage for the creation of Precinct super lots. The VMP is to contain detailed monitoring requirements and reporting periods to ensure that agreed outcomes are being met throughout the staged development and must be consistent with the El Caballo Blanco/Gledswood Vegetation Management Strategy dated 29 June 2011 specifically.
2. The Vegetation Management Plan must demonstrate consistency within the vegetation, retention, re-creation and removal outcomes detailed at Table 7-1 and the Gledswood Estate CMP.
3. A Development Staging Plan must be prepared in conjunction with the Vegetation Management Plan, prior to or at the development approvals stage. The plan must illustrate, for each stage, the area, the amount and type of vegetation to be removed, and the corresponding area and location of land to be revegetated.
4. Retain all good condition vegetation along the riparian corridor and adjacent areas. If good condition vegetation cannot be retained, staging of works is recommended across the site.
5. Any removal of good quality Shale Hills Woodland should occur at the final stage only after it can be demonstrated that the loss has been compensated for by sufficient habitat elsewhere within the site.

6. Strict controls on all construction and earthmoving activities to ensure no impact on vegetation to be retained.
7. Restoration and revegetation of all areas of rough within the golf course (other than within the Gledswood Estate SHR curtilage) to full Cumberland Plain Woodland communities. The treatment of any areas of rough within the SHR Curtilage must be consistent with the policies of the CMP.
8. Fence off areas of existing vegetation from stock as soon as possible to facilitate and allow natural regeneration to occur. This will allow for native understorey species existing in the soil profile to regenerate naturally (for example *Themeda australis*), creating a likely reduction in the cost of regeneration across the site.
9. Incorporate eco-sensitive development controls into the rural residential zoning along the western boundary of the site e.g. retention of existing vegetation, or excluding stock from sensitive areas to allow for natural regeneration.
10. Ensure that areas where development abuts riparian corridors and existing good quality vegetation that there are adequate controls in place to protect these areas from contaminated runoff, rubbish and public access.
11. Each development applications for the development of Precincts 1-8 must demonstrate that a minimum protection offset of 97.0ha of core regional vegetation has been achieved as set out in Table 7-1 below.
12. If a landholder enters into an agreement that provides for the protection and management of native vegetation located on land that has been identified in the LEP for development, revegetation requirements for that landholder can be reduced on the ratio of 4.3 to 1 (i.e. a reduction of 4.3m<sup>2</sup> of revegetation for every 1m<sup>2</sup> that is protected).
13. Council must consider the condition, viability and connectivity of the vegetation that is proposed to be retained and must consider the importance of the land that will no longer be revegetated in the context of the contribution to the connectivity and viability that this area would have made to the adjacent vegetation.
14. Clearing of vegetation required to be protected under the LEP may be considered by Council, subject to a 1 for 1 offset with vegetation that is otherwise approved in the LEP for development. The offset must be protected and managed.
15. Council must consider the condition, viability and connectivity of the vegetation that is proposed to be cleared or retained.
16. Council may only consent to the clearing of vegetation that is otherwise proposed to be protected if an equal or higher class of vegetation (as identified in the Camden Natural Assets Policy) is proposed to be protected.

**Table 7-1 Class of vegetation being retained, removed or re-created**

Class of Vegetation	Core Habitat – Regional retained	Core Habitat – Local retained	Support for Core habitat retained	Re-created vegetation habitat	Heritage native grassland re-created	<b>Total area of vegetation to be achieved</b>
	13.2ha	2.8ha	0.7ha	74.8ha	5.5ha	<b>97.0ha</b>

17. Achievement of this level of vegetation retention and re-creation must be demonstrated across each of the ownerships and be generally consistent with Figure 7-7 which illustrates where vegetation loss, retention and re-creation may occur.

18. For further controls on Environmentally Sensitive Land refer to Part 2 of this DCP.



Figure 7-7 – Indicative locations of vegetation removal, retention, and re-creation. (Source: ECB/Gledswood VMS 20 June 2011)

## S7.2.9 Bushfire Hazard Management

### Objectives

- a. To prevent loss of life and property due to bushfires by providing for development compatible with bushfire hazard.
- b. To encourage sound management of bushfire prone areas.

### Controls

These provisions should be read in conjunction with the bushfire requirements within Part 2 of this DCP.

1. Generally at DA stage, any required APZs provided:
  - a. are to be located wholly within the precinct;
  - b. may incorporate roads and flood prone land;
  - c. are to be located wholly outside of a CRZ but may be located within the buffer areas to the CRZs;
  - d. may be used for open space and recreation subject to appropriate fuel management;
  - e. are to be maintained in accordance with the Planning for Bushfire Protection;
  - f. may incorporate private residential land, but only within the building setback (no dwellings are to be located within the APZ); and
  - g. are not to burden public land; and
  - h. are to be bounded by a perimeter fire trail/road that is linked to the public road system at regular intervals in accordance with Planning for Bushfire Protection 2006.
  - i. where APZ's are located within golf course lands (north of the upper canal) and public reserve lands any application must include appropriate management requirements and demonstrate consistency with the vegetation retention requirements with Retention of Existing Vegetation.
2. Vegetation within public and community title parks is to be designed and managed as a 'fuel reduced area'.
3. Where an allotment fronts and partially incorporates an APZ it must have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88B instrument.
4. Temporary APZs, identified through a Section 88B instrument, will be required where development is proposed on allotments next to undeveloped land. Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and must cease.

## S7.2.10 Infrastructure Provision

### Water Management Plan

#### Controls

1. A detailed Water Management Plan must be prepared and accompany any development application and demonstrate consistency with the El Caballo Blanco and Gledswood Lands Water Management Strategy: Stormwater Quality and Stream Health prepared by Equatica and dated 8 July 2011 (Figure 7-8, 7-9 and 7-10).
2. This Plan should demonstrate how stormwater quality targets will be achieved and include a separate monitoring plan that sets out procedures for water sampling, maintenance of water quality treatment facilities and risk management.
3. The Water Management Plan will specifically address the design standards, access to and maintenance of any water quality treatment or detention devices proposed to be located within the proposed golf course lands and public reserve lands. Council must be satisfied that any such devices located on land zoned RE 2 (i.e. golf course) intended to service the wider urban area will be appropriately managed and maintained. This may require the negotiation of licences, covenants or other such instruments to satisfy Council.

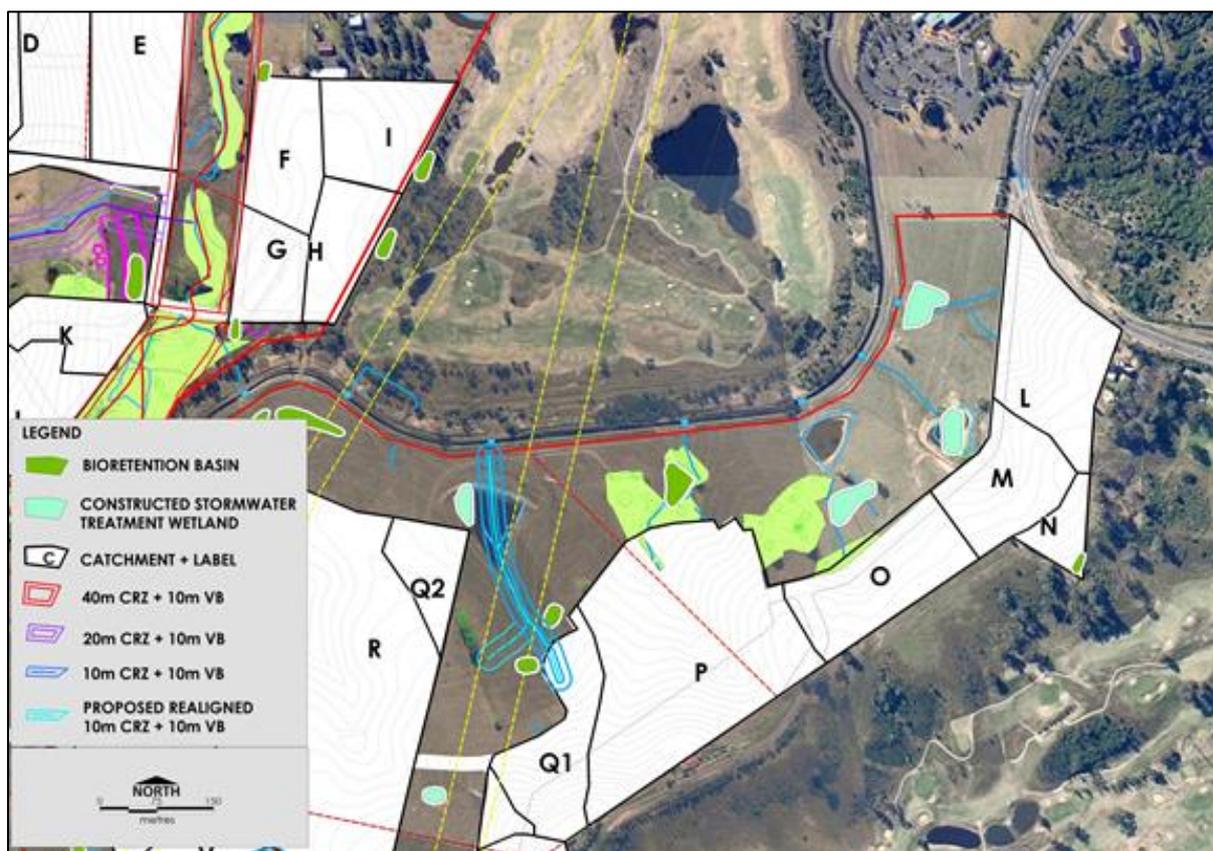


Figure 7-8: Water Management Strategy for Precincts 2, 4, 5 and 6



Figure 7-9: Water Management Strategy for Precincts 1, 2 and 3

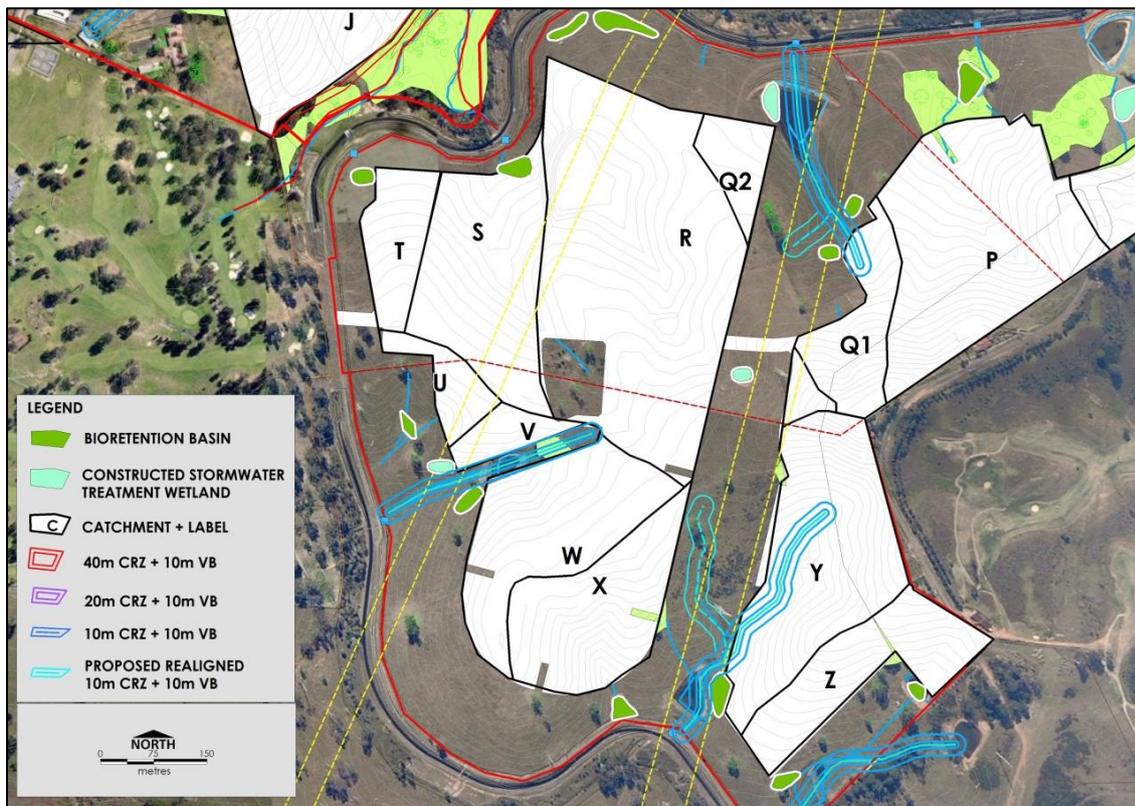


Figure 7-10: Water Management Strategy for Precincts 1, 2 and 3

## Stormwater Concept

### Controls

1. Development must demonstrate general consistency with the El Caballo Blanco and Gledswood Preliminary Stormwater Quantity Management and Flooding Assessment prepared by Brown Consulting and dated July 2011.
2. Detention basins must generally include a water quality component to assist in meeting the water quality objectives of the El Caballo Blanco and Gledswood Lands Water Management Strategy.
3. The location and design of detention basins are to be consistent with the policies of the Gledswood Estate CMP.

## Flood Planning Levels

### Controls

1. In addition to the requirements of this DCP, all proposed residential lots and habitable floor levels are to be 500mm above the 100 year ARI flood levels for the site. The ARI flood levels have been identified in the El Caballo Blanco and Gledswood Preliminary Stormwater Quantity Management and Flooding Assessment prepared by Brown Consulting and dated December 2010.

## Local Infrastructure

### Controls

1. Local infrastructure must be provided in accordance with the timeframes identified in the VPA.
2. Local infrastructure will be provided to support the relevant precinct stages.

## S7.2.11 Specific Development Precinct

The objectives for each Precinct have been identified to supplement and support the relevant development controls that will apply to housing within the site. Development must be generally consistent with the relevant objectives.

### Residential Precinct 1 – R1 General Residential

#### Objectives

- a. Housing within precinct 1 will comprise a range of “Golf Course Housing”, “Traditional Housing” and Attached Dwellings (as defined in Figure 7-3) that conforms to the 9.5m height limit that applies. Buildings will be a mix of 1, 2 and 3 storey buildings, except those located within the 7.0m height limited area identified in the CLEP 2010 as it applies to the site. The precinct abuts the western boundary of the Gledswood homestead curtilage and the landscape treatment to the boundary should reflect this relationship.

- b. Buildings within the area identified in the CLEP 2010 as being subject to a 7.0m height limit will be on larger lots. These buildings will be single storey to protect the significant outlooks and character of the curtilage surrounding the Gledswood Homestead.
- c. Dwelling houses that front golf course lands should be high quality and high amenity homes that respond to the attributes of outlook and access that these sites enjoy.
- d. A range of dual occupancy, multi-dwelling and residential flat development is permitted across the precinct and preferably should be located opposite, or in the vicinity of RE2 zoned lands or public open space.
- e. Dual Occupancy development is permitted on lots of greater than 750m<sup>2</sup>. The preferred outcome is for Dual Occupancy development to be carried out on corner lots and be designed to address both frontages.
- f. Multi dwelling housing is permitted on lots greater than 1000m<sup>2</sup> and the preferred outcome is for these forms of development to front onto or be opposite either golf course lands, RE2 zoned lands, riparian corridor lands or public open space areas.
- g. Residential Flat Buildings will be permitted on lots of a minimum of 2000m<sup>2</sup> with a minimum frontage of 60.0m at the building line.

## Residential Precinct 2 – R1 General Residential

### Objectives

- a. Housing within precinct 2 will predominantly comprise “Golf Course Housing” and “Traditional Housing”. Opportunities for Attached Dwellings are limited, due to the preference for these forms of housing to front onto open space areas and be provided with a secondary access. The precinct abuts the southern boundary of the Gledswood homestead curtilage and the landscape treatment to the boundary should reflect this relationship.
- b. Buildings will be a mix of 1, 2 and 3 storey structures.
- c. Dwelling houses that front golf course lands should be high quality and high amenity homes that respond to the attributes of outlook and access that these sites enjoy.
- d. Dual Occupancy development is permitted on lots of greater than 750m<sup>2</sup>. The preferred outcome is for Dual Occupancy development to be carried out on corner lots and be designed to address both frontages.
- e. Multi dwelling housing is permitted on lots greater than 1000m<sup>2</sup> and the preferred outcome is for these forms of development to front onto or be opposite either golf course lands, RE2 zoned lands, riparian corridor lands or public open space areas.
- f. Residential Flat Buildings will be permitted on lots of a minimum of 2000m<sup>2</sup> with a minimum frontage of 60.0m at the building line.

### Residential Precinct 3 – R1 General Residential

#### Objectives

- a. Housing within precinct 3 will predominantly comprise “Traditional Housing”, with “Golf Course Housing” provided to the perimeter of the precinct. The precinct abuts the western boundary of the Gledswood homestead curtilage and the landscape treatment to the boundary should reflect this relationship.
- b. Buildings will be a mix of 1, 2 and 3 storey structures.
- c. Dwelling houses that front golf course lands should be high quality and high amenity homes that respond to the attributes of outlook and access that these sites enjoy.
- d. Dual Occupancy development is permitted on lots of greater than 750m<sup>2</sup>. The preferred outcome is for Dual Occupancy development to be carried out on corner lots and be designed to address both frontages.
- e. Multi dwelling housing is permitted on lots greater than 1000m<sup>2</sup> and the preferred outcome is for these forms of development to front onto or be opposite either golf course lands, RE2 zoned lands, riparian corridor lands or public open space areas.
- f. Residential Flat Buildings will be permitted on lots of a minimum of 2000m<sup>2</sup> with a minimum frontage of 60.0m at the building line.

### Residential Precinct 4 – R1 General Residential

#### Objectives

- a. Housing within precinct 4 will predominantly comprise “Public Reserve Land Housing” and “Traditional Housing”. Opportunities for Attached Dwellings are limited.
- b. Buildings will be a mix of 1, 2 and 3 storey structures.
- c. Dwelling houses that front public reserve land should be high quality and high amenity homes that respond to the attributes of outlook and access that these sites enjoy.
- d. Dual Occupancy development is permitted on lots of greater than 750m<sup>2</sup>. The preferred outcome is for Dual Occupancy development to be carried out on corner lots and be designed to address both frontages.
- e. Multi dwelling housing is permitted on lots greater than 1000m<sup>2</sup> and the preferred outcome is for these forms of development to front onto or be opposite either public reserve land riparian corridor land..
- f. Residential Flat Buildings will be permitted on lots of a minimum of 2000m<sup>2</sup> with a minimum frontage of 60m at the building line.

## Residential Precinct 5 – R2 Low Density Residential Zone

### Objectives

- a. Housing within precinct 5 will predominantly comprise “Traditional Housing” which reflects the R2 zoning and larger lot sizes of 800m<sup>2</sup> and the precincts role as a transition into the rural landscape to the east.
- b. Buildings will be a mix of 1, 2 and 3 storey structures.
- c. Dwellings that front public reserve land should be high quality and high amenity homes that respond to the attributes of outlook and access that these sites enjoy.

## Rural Living Precinct 6 – R5 Large Lot Residential and RU2 Rural Landscape

### Objectives

- a. Precinct 6 provides a transition between the residential development to the west and the rural landscapes to the east. The land is covered by two zones, RU2 Rural Landscape in the northern part of the precinct and R5 Large Lot Residential in the southern portion of the precinct. Land in the RU2 zone is subject to a minimum lot size of 2 hectares while the R5 zoned land is subject to a 4000m<sup>2</sup> minimum lot size.
- b. Housing in precinct 6 will be larger dwellings on large lots consistent with the transition from urban to non-urban land uses. Buildings will be a mix of 1 and 2 storey structures with larger setbacks to reflect the desired dominance of landscaping over the built form.
- c. Dwellings within the RU2 Rural Landscape zone are required to be located below ridgelines to protect the existing long distance rural views.

## Gledswood Homestead Precinct 7 – RE2 Private Recreation and SP3

### Objectives

- a. The use and management of Gledswood is to facilitate the long term maintenance and conservation of the buildings and landscape consistent with the Conservation Management Plan (CMP) prepared and adopted for the site.
- b. A number of appropriate uses have been identified in the CMP that could be accommodated within the buildings and curtilage of Gledswood. These include tourism related uses, restaurants and functions, hotel and golf course related uses. The CMP will be the primary guiding document for the on-going preservation, maintenance and use of the Gledswood site.

## Golf Course and Golf Facilities and Riparian Areas Precinct 8 – RE2 Private Recreation

### Objectives

- a. The Golf Course and golf course facilities precinct provides a unifying element and setting for the residential precincts and the future uses of the Gledswood Homestead. The golf course will be a “links” style golf course within which opportunities exist to retain and manage native vegetation, native grasses, habitat and riparian areas off the fairways that contribute to the maintenance of the biodiversity of the subject lands and the Camden local government area.
- b. The golf course lands will accommodate golf course related uses and facilities such as a Club House, driving range, pro-shop and green keeping equipment storage and maintenance facilities.
- c. Development of the golf course must have regard to the Vegetation Management Plan (VMP) prepared for the area to facilitate the retention and conservation of native vegetation.
- d. The development of golf course holes in the north west corner of the site between Camden Valley Way and Gledswood will be required to comply with the policies of the Conservation Management Plan (CMP) to maintain a landscape character consistent with the significance of this area as a portion of the Gledswood estate curtilage. The visual connections to and from the Gledswood Homestead and curtilage must be protected through compliance with the landscape policies within the CMP.

## S7.2.12 Residential Subdivisions

### Objectives

- a. To establish a clear urban structure that maximises the ‘sense of neighbourhood’ and encourages walking and cycling over private car use.
- b. To establish a subdivision layout that utilises the residential development areas efficiently, maximises the natural attributes of the site and clearly defines and reinforces the public domain.
- c. To ensure that all residential lots are afforded a high level of amenity in terms of solar access, views/outlook and/or proximity to public and community facilities and parks.
- d. To ensure corner sites are developed as visually significant elements in order to promote a strong and legible character.
- e. To maintain sight lines for the safety of pedestrians and vehicles.
- f. To provide a range of densities, lot sizes and house types to foster a diverse community and interesting streetscapes.

## Controls

### 1. Minimum Lot Widths

- a. Precincts 1, 2, 3 and 4:
  - i. Attached Dwelling: Minimum width at the building line of 7.5m
  - ii. Dwelling Houses: Minimum width at the building line of 12.5m
  - iii. Dual Occupancy: No minimum width but must be a corner lot of a minimum area of 750m<sup>2</sup>
  - iv. Multi dwelling housing: Minimum width at the building line of 20.0m
  - v. Residential Flat Buildings: Minimum width at the building line of 60m
- b. Precinct 5:
  - i. Dwelling Houses: Minimum width at the building line of 20m
- c. Precinct 6:
  - i. Dwelling Houses: Minimum width at the building line of 35m

### 2. Lot Depths

- a. For development within precincts 1, 2 3 4 and 5 the preferred lot depths are between 30m and 35m.
- b. Variations can be considered where it is demonstrated that housing opportunities can be provided on proposed lot depths that meet the desired housing character and form required by this part of the DCP. The provision of multi-unit housing on lots with an area greater than 1000m<sup>2</sup> or Residential Flat Buildings on lots with an area greater than 2000m<sup>2</sup> can be considered on lots that may be irregular in shape or which do not have a depth in the preferred range of 30m to 35m.

### 3. Lot Alignments

- a. Proposed lots on the opposite sides of a road are encouraged to be offset to permit views and outlooks to the open space and golf course areas between the building setbacks created by the controls in this DCP.

### 4. Corner Lot Splays

- a. Splays on corner lots must be designed in accordance with Figure 7-11 other than where roundabouts are proposed.

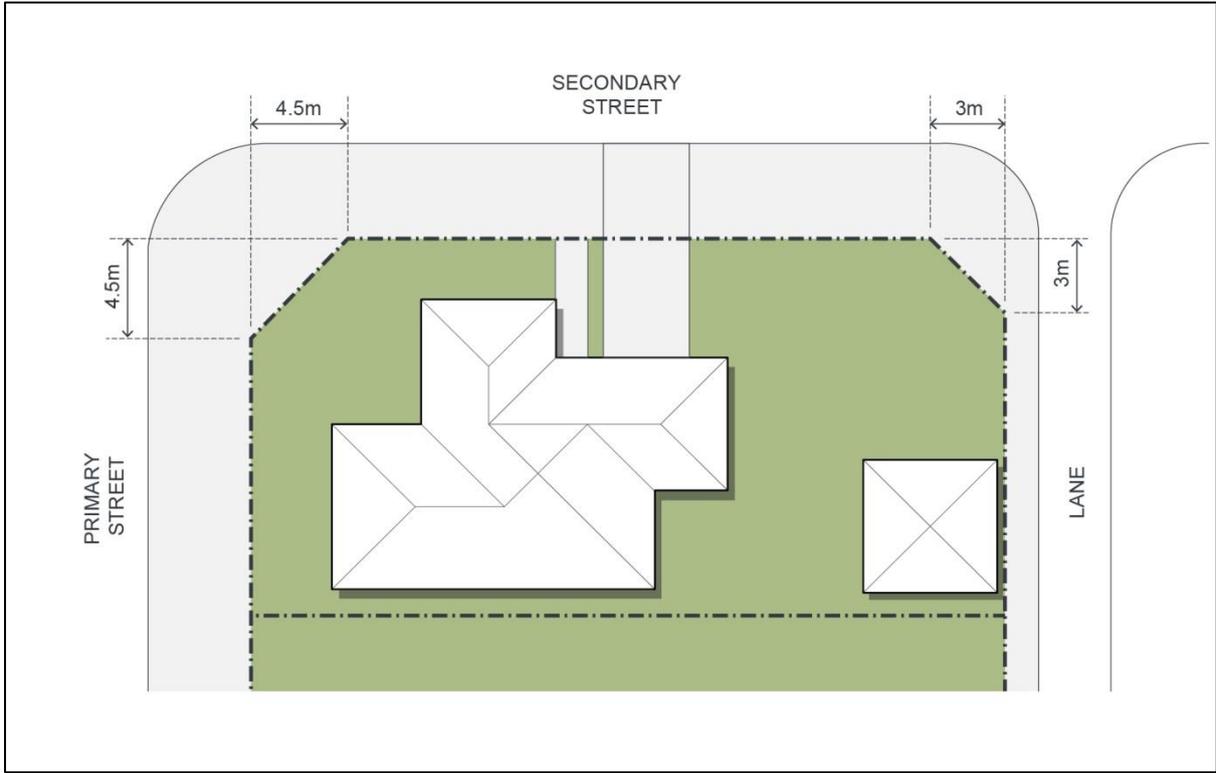


Figure 7-11: Corner Splay Diagram

## S7.2.13 Gledswood and Approaches

### Introduction

Gledswood and its curtilage is listed on the State Heritage Register (SHR) and is also identified as a heritage item in the CLEP 2010. Consistent with the significance of the site a Conservation Management Plan (CMP) has been prepared to guide the conservation, management, and possible adaptive re-use of the site and buildings.

The CMP has identified principles for the interpretation of visual connections and historic access roads. These principles have been incorporated within the ILP prepared for the development of the lands covered by this chapter of the DCP.

The CMP identifies a range of suitable uses for the existing buildings and where additional infill development can be considered.

### Objectives

- a. To protect the heritage significance of Gledswood and its curtilage.
- b. To facilitate redevelopment and adaptive re-use of Gledswood in a manner that provides for its conservation and future maintenance that respects the heritage significance of the site.

### Controls

1. Development is to demonstrate consistency with the adopted Conservation Management Plan (CMP) for Gledswood and the principles contained within Figure 7.1 of the CMP.
2. To maintain and enhance the rural character of the entry into the estate and to visually screen new development within Precinct 1 from view from the historic access drive, the Gledswood Road access is to incorporate a vegetated landscape buffer treatment consistent with Figure 7-12. The landscape buffer:
  - a. is measured from the existing fence line to any new fence line adjacent to the new internal road of Precinct 1 and is to be 32 metres in depth comprising 2m of slashed native grasses and 30 m of Cumberland Plain Woodland Buffer;
  - b. the landscape buffer is generally located within land within zone RE2 Private Recreation.
3. The entry road from Camden Valley Way into the estate must retain its historic alignment and rural character. Kerb and gutter should not be used on this section of the road. The historic post and rail fence is to be conserved.
4. Golf Course development in the north western section of Precinct 8 must be a links style course comprising open grasslands and plantings consistent with the policies of the CMP.

Any proposed subdivision of the Gledswood curtilage will require the approval of the Heritage Council and must ensure that the heritage significance and historic rural character of the estate is retained.

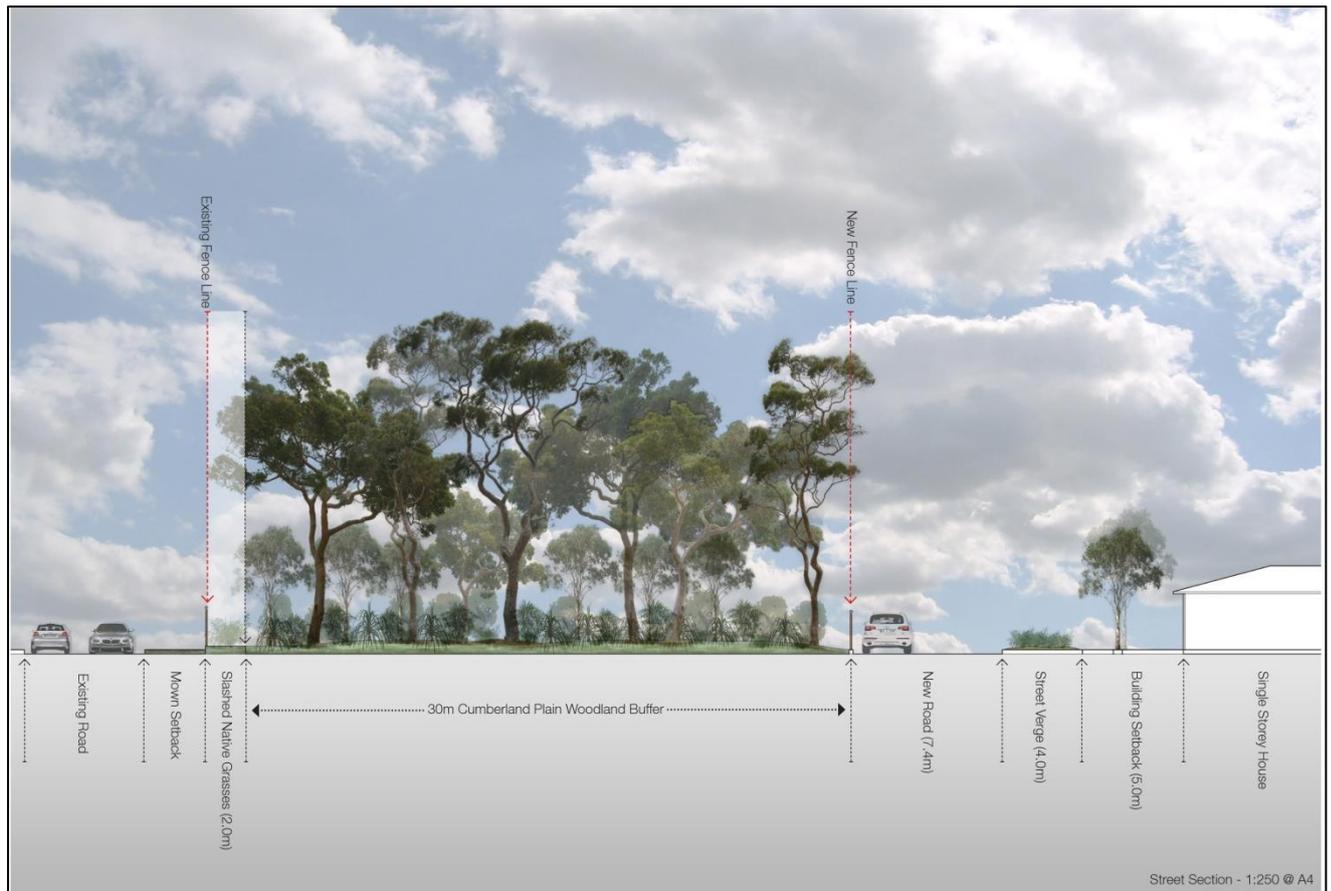


Figure 7-12: Cross Section through Gledswood Access Road

## Golf Course and Riparian Lands

### Objectives

- a. To control the interface between the golf course and adjacent land uses.
- b. To protect the character of the rural estate which surrounds and forms part of the curtilage of the Gledswood Homestead, consistent with the CMP.
- c. To identify the materials, form and scale of boundary treatments at the interface between the golf course and adjacent land uses.
- d. To provide where practical for the retention of existing trees both on the golf course and within adjacent lots.
- e. To establish an appropriate physical separation between golf play areas, roads, dwellings and other activities within adjacent land areas.
- f. To define the extent of the landscape curtilage which surrounds the community/golf course facilities and which forms the Precinct area.
- g. To facilitate the appropriate physical separation between the community facilities and surrounding activities.

- h. To establish site circulation, visual amenity and environmental management principles which apply to the Golf Course Facilities Precinct.
- i. To facilitate pedestrian and bicycle access to the Golf Course/Community Facilities Precinct.
- j. To utilise golf course areas to improve the ecological and environmental qualities of the area by implementing the Vegetation Management Plan and Water Management Plan.

### Controls

1. The north-west portion of the site within the SHR curtilage is to be landscaped in a manner that protects its heritage significance as part of the Gledswood Estate and enhances views of the Homestead from Camden Valley Way.
2. The requirements for safety setbacks are to be determined by a specialist golf designer or similarly qualified person.
3. A Golf Course Safety Report is to be submitted with all subdivision applications for the subdivision of land immediately adjacent to the proposed golf course and/or any golf course development applications.
4. Any proposed removal of existing vegetation is to have regard to the vegetation retention requirements for the RE2 zoned lands, the CMP and the VMP.
5. Where practical, new planting within the golf course is to be located to maximise existing views of the golf course from residential lots.
6. The design and management of the Golf Course is to be consistent with the requirements of any adopted VMP and the CMP.
7. A landscape plan prepared by suitably qualified landscape architect is to be provided with any application for the development of the Golf Course holes. The landscape treatment of land within the SHR boundary should be consistent with the policies of the CMP.
8. The golf course layout is to be designed to minimise the need for golfers and golf carts to cross public roads, where this is unavoidable, safe crossing points are to be provided to the satisfaction of council.
9. Where an existing significant tree cannot be retained, a replacement tree of the same species is to be planted within close proximity of the existing tree.
10. Greenkeepers and maintenance equipment storage sheds provided for the golf course are to be screened and treated to minimise their visual dominance in the landscape setting.
11. Any crossings of the WaterNSW Canal are to comply with the requirements of the WaterNSW and the NSW Heritage Office.
12. The category 3 riparian areas located south of the entry point to the estate must be revegetated to screen the residential portion of the estate from the entry road.

13. A 32 metre landscape buffer as shown in Figure 7-13 must be provided adjacent to and along the length of the existing access road to Gledswood to the point that it meets the category 3 riparian creek.
14. Riparian revegetation along Rileys Creek within Precinct 8 must be of an open grassland form.
15. Riparian revegetation along with the balance of Rileys Creek must ensure that it is capable of screening views of Precinct 1 from the Gledswood Homestead Precinct 7.
16. Development is to demonstrate consistency with the adopted Conservation Management Plan (CMP) for Gledswood and the principles contained within Figure 7.1 of the CMP.
17. Any proposed subdivision of the Gledswood curtilage will require the approval of the Heritage Council and must ensure that the heritage significance and historic rural character of the estate is retained.
18. The original access road to the Gledswood Homestead as referred in the CMP is to be managed and appropriately interpreted in accordance with the CMP.

#### **Club House Location Requirements**

Should a new Club House for the golf course be required it could be provided to the south of the site adjoining the Turner Road Entertainment precinct. The Turner Road Entertainment precinct includes specific controls to protect view axes over the subject site and towards Gledswood Homestead.

The development of any Golf Clubhouse or similar development in the interface area between the land covered by this DCP and the Turner Road Entertainment precinct is to conform to the design and layout principles that seek to protect and reinforce the view axes. Where a building is proposed that is bisected by the secondary site axis from the Entertainment precinct building transparency zones and building breaks are to be provided consistent with the guidelines that apply to the Entertainment Precinct.

The principles are outlined in the following Figure 7-13.

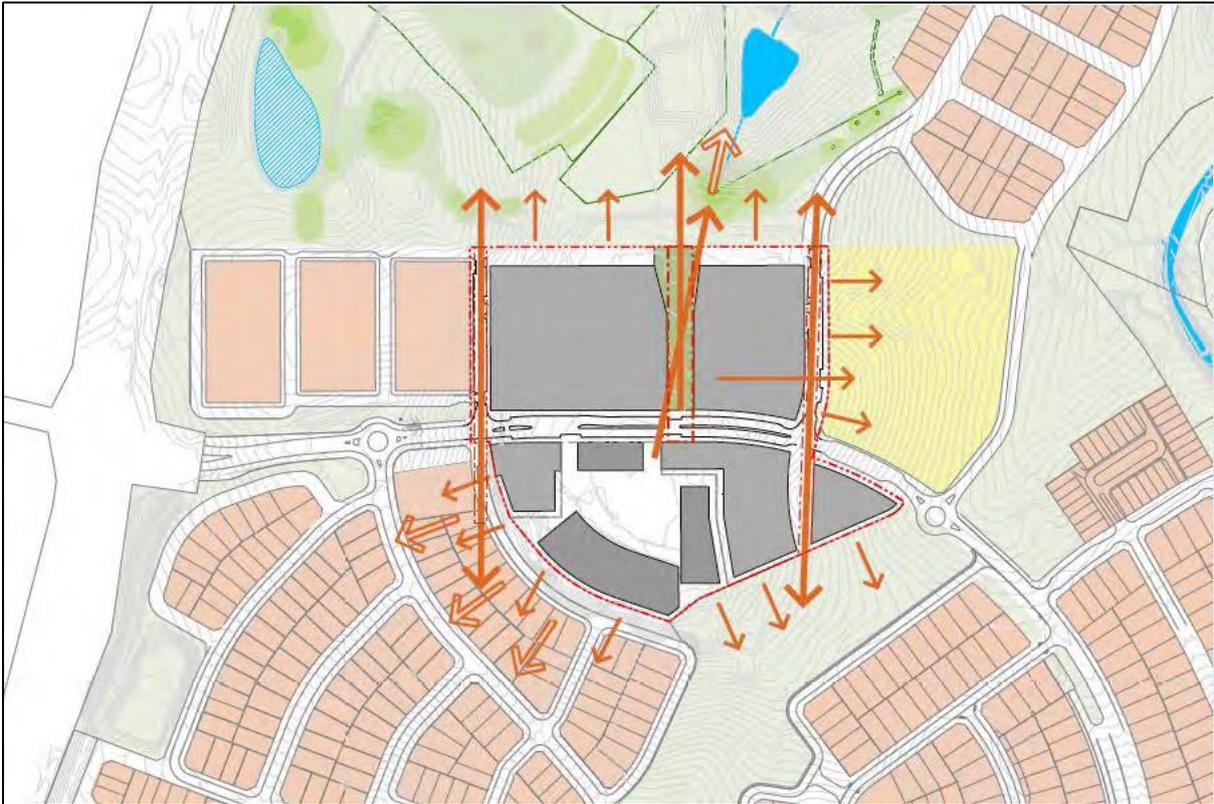


Figure 7-13: Principle north south axis along the valley and secondary axes along the ridgelines providing view corridors and view cone

## Contamination

### Objectives

- a. To ensure that previously identified Areas of Environmental Contamination (AEC) are appropriately managed to minimise risks to human health and the environment.

### Controls

1. Remediation Action Plans must be provided in accordance with Council's Policy – Management of Contaminated Lands where development applications are submitted for land affected by AEC identified in any of the following reports:
  - a. report on Phase 2 Contamination Assessment, Gledswood Effluent Treatment Ponds, Catherine Field, Prepared for Paynter Dixon, Project 40470C, February 2008; and
  - b. report on Sampling, Analysis and Quality Plan and Trial Treatment Methodology Gledswood Ponds, Catherine Field (Douglas Partners, 2 December 2009); and
  - c. report on Supplementary Contamination Assessment and Preliminary Waste Classification, Gledswood Ponds, Catherine Fields, Prepared for SH Camden Valley Pty Ltd, Project 40470.14 August 2010.

2. Council may require a Site Audit Statement (SAS) issued by an appropriately accredited Site Auditor where remediation works have been undertaken. The SAS is to confirm that areas identified as being contaminated are suitable for the proposed use. The SAS, if requested by Council, must be submitted for review and written approval prior to the issue of a Subdivision Certificate.
3. All investigations, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – Management of Contaminated Lands, and the Guidelines for Consultants Reporting on Contaminated Sites published by the NSW Office of Environment and Heritage; and should have regard to the reports listed in Control 1 above.

Further reference must be made to the provisions within Part 2 of this DCP regarding Salinity Management and Contaminated and Potentially Contaminated Land Management.

## S7.3 Centre Development Controls

Not applicable.

## S7.4 Site Specific Residential Controls

Note: The controls listed below are specific to El Caballo Blanco and Gledswood. They must be read in conjunction with the controls in Part 4 of this DCP. In the event of any inconsistency, the controls below prevail.

### Residential Controls

Matters such as car parking (other than for secondary dwellings), cut and fill, road geometry and construction, services, stormwater management, crime prevention through environmental design, noise attenuation and waste collection are all addressed within other Parts of the DCP.

### Front Setbacks – 3rd Level

#### Objectives

- To provide a variety of streetscapes that reflect the character of different precincts, the diversity of edge conditions, house types and road hierarchies.
- To create an attractive and cohesive streetscape.
- To encourage the use of simple and articulated building forms.

#### Controls

#### Attached Dwellings

- 7.5m for any third level from the front street boundary as illustrated in Figure 7-14.

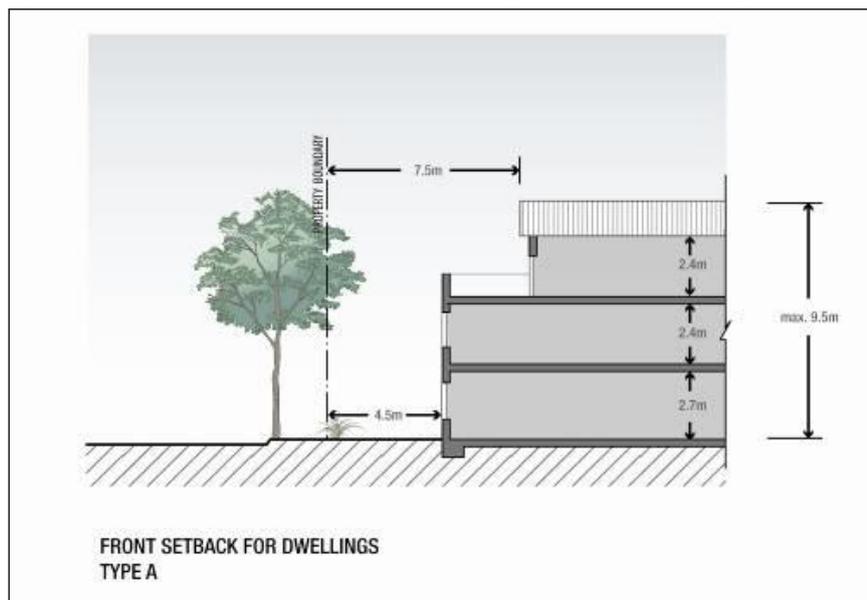


Figure 7-14: Third Level Setback Principles for Residential Development

### **S7.4.1 Setbacks to Golf Course and Public Reserve – Residential Development**

#### **Objectives**

- a. Specific setback requirements are necessary for the development of any lot that shares a boundary with lands used for open space areas (including golf course and public reserve). This is necessary to ensure that suitable landscape integration occurs between open space area and residential development.

#### **Controls**

1. Any lot that shares any boundary with the open space area (including golf course and public reserve) must provide a rear setback, to any building, of 4m from that shared boundary. A rear setback of 6m applies to the two storey component.
2. Ancillary recreation facilities such as decks can be provided within the required setback so long as the finished height is no greater than 500mm above ground level (finished).

### **S7.4.2 Dwelling Height, Massing and Siting**

#### **Objectives**

- a. To ensure development is appropriately scaled to suit the dwelling's context and its scale.
- b. To ensure building heights achieve built form outcomes that reinforce quality urban and building design.
- c. To protect residential amenity.

#### **Controls**

1. All housing forms will be generally 1 and 2 storeys in height.
2. Third storeys are permitted where the third level is setback 7.5m from a street boundary and occupies an area no greater than 40% of the area of the ground floor footprint. The design must also demonstrate that the required levels of solar access are maintained to the subject and adjoining dwellings. Any balconies at the third level must be recessed to avoid impacts upon privacy and overlooking to adjoining properties.

### **S7.2.3 Landscaped Area**

1. The minimum landscaped area within the front setback is 40%.

### **S7.2.4 Double Garages on Narrow Lots equal to or greater than 10m and less than 12.5m**

Double Garages are permitted on lots equal to or greater than 10m and less than 12.5m, subject to the below.

#### **Objectives**

- a. To facilitate additional parking behind the building line on narrow allotments without reducing on street parking
- b. To reduce the visual impact of garages, carports, and parking areas on the streetscape.
- c. To ensure the dwelling is designed to provide casual surveillance of the street.
- d. To reduce the apparent bulk and scale of the dwelling.

#### **Controls**

1. Where a residential dwelling is proposed with a double garage on a lot with a frontage equal to or greater than 10 metres and less than 12.5 metres (measured at the building line), it will only be permitted subject to the following requirements being met;
  - a. It must be in conjunction with a 2 storey dwelling.
  - b. It must be demonstrated that there is no loss of on street parking.
  - c. Site plans must show:
    - i. an unencumbered area within the property line for on-street parking;
    - ii. driveway crossover (minimum 4m for double garage); and
    - iii. 500mm driveway setback (minimum) from the side boundary and demonstrate no conflict with services as per Council's Design and Construction Specification – Access driveways.
  - d. The floor plan must include a habitable room overlooking the street with a balcony incorporated into the design of the front façade.
  - e. The balcony must cover at least 50% of the width of the dwelling.
  - f. The double garage must be recessed from the main building.

- g. To break up the bulk of the facade, the balcony element must be of a different finish to the main dwelling.
- h. The front entrance must be visible from the street.
- i. Non-habitable rooms are discouraged from being located at the front of the dwelling (apart from the front entrance).

## **S7.4.5 Fences**

### **Objectives**

- a. To ensure boundary fencing and walls are of a high quality and do not detract from the streetscape..
- b. To provide privacy and security for the development.
- c. To define boundaries between public and private areas.

### **Controls**

- 1. Side and rear fencing is to be a maximum of 1.8m high and is not to project beyond the applicable building line.
- 2. Fences on corner lots is to comply with the provisions under Section 4.2.11 Fencing.
- 3. Fencing to open space areas (golf course and public reserve) lands is to be a maximum height of 1.2m and be of open style.
- 4. Side fencing on lots fronting golf course land is to terminate 2m from the golf course boundary. The remaining 2m is to be fencing to a maximum height of 1.2m to match the fencing to the golf course.
- 5. Fencing that adjoins rear accessways is to be open style fencing that permits casual surveillance. Metal or timber paling or lapped/capped fencing can only be used internally between dwelling lots.

- End of Schedule -

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