Camden Development Control Plan 2019

camden council

Specific Land Use Controls

6

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SPECIFIC LAND USE CONTROLS

6.1 Introduction

This Part applies to land zoned for rural or industrial uses. This plan also applies to site specific uses such as:

- Child Care Centres
- Restricted Premises
- Sex Service Premises
- Exhibition Homes and Villages
- Home Business & Home Industry
- Domestic Solid Fuel Burning Appliances (Wood Fired Heaters)

6.2 Rural Land Uses

Background

Camden's rural areas play an important role – not only from an agricultural production perspective, but also through the provision of diverse rural landscapes. Increasing urbanisation has placed added pressure on the rural lands. Accordingly, Council seeks to ensure that development undertaken in the rural areas maintains the production potential of agriculture, conserves the scenic and cultural landscapes, and protects and enhances the natural environment.

What are Rural Land Areas?

The rural land areas that are covered by this section of the DCP include the RU1 (Primary Production), RU2 (Rural Landscape), RU4 (Rural Small Holdings) and other zones where rural land uses may occur including the E2 (Environmental Management) and E4 (Environmental Living) Zones.

Objectives

a. Provide controls for rural dwellings, outbuildings and farm buildings which ensure the buildings are appropriately sited, designed and constructed in the rural context of the site;

b. Ensure that the use of rural land for primary production purposes occurs in an orderly manner, minimising impacts upon the natural environment and surrounding land uses;

c. Provide controls for non-agricultural developments in rural zones to ensure they are compatible with the use of the surrounding land for primary production and rural living;

d. Ensure that support infrastructure in rural zones are appropriately sited and constructed; and

e. Maintain the scenic rural landscapes which characterise the rural zoned land in the Camden LGA.

Further Information

Camden Rural Land Strategy 2017 Camden Scenic and Cultural Landscapes Study, February 1998 Lambcon Associates. Buffer Zones to Reduce Land Use Conflict with Agriculture, November 2018, Department of Primary Industries.

6.2.1 Landscape Setting and Land Use Conflict

Landscape Setting

Objectives

a. Conserve significant natural features of the site and contribute to effective management of biodiversity;

b. Conserve trees and other vegetation of ecological, heritage, aesthetic and cultural significance and

c. Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings and other infrastructure.

Controls

1. Natural features of the site, such as trees and other vegetation, rock outcrops, cliffs, ledges, Indigenous species and vegetation communities should be retained where appropriate; and must be enhanced with a revegetation strategy for the site.

2. Landscaping is to enhance the visual setting and accentuate the design qualities of the built form. Landscaping solutions are to be used to create a screening effect for visually obtrusive land uses or building elements.

3. Landscaping should encourage the development of a tree canopy to soften the built environment and to encourage the continuity of the landscape pattern.

Land Use Conflicts

Objectives

a. Minimise rural land use conflict through a number of strategies including provision of land use buffers, land use regulation and encouragement of best practice in rural land practices; and

b. Preserve rural resources by ensuring that land is not effectively sterilised by being developed or encroached upon by urban or other incompatible uses.

Controls

1. Proposed development must demonstrate consideration of existing rural operations and surrounding land uses and impacts on the proposed development.

2. Buffers or other measures must be implemented to ensure that residences or other sensitive receiving environments are not adversely affected by noise, odour, chemicals, or the like.

3. Where there is potential for the proposed rural industry / agricultural use to generate noise and/or odour impacts, a noise and/or odour impact assessment must be carried out by a suitably experienced and qualified person(s) and provided with the development application.

6.2.2 Rural Accommodations, Dwellings, Secondary Dwellings and Outbuildings

Background

Rural Dwellings

Residential development in rural zones takes many forms, including dwellings which complement the use of the land for primary production purposes, and rural-residential living on smaller rural lots. Residential development has the potential to create conflict with other land uses in rural zones if buildings are inappropriately sited and designed. All development should take into account the inherent rural character of a locality and be responsive to that character and the local landscape qualities.

Outbuildings

Outbuildings are associated with rural dwellings and area an integral part of rural life and activities. Outbuildings should be designed and sited to complement rural character. Inappropriate uses and activities are not permitted.

Objectives

a. Ensure that development does not detract from the rural landscape, scenic quality, heritage value, nature conservation significance or agricultural productivity of rural areas;

b. Provide separation between residential uses and noise generating sources;

c. Provide buffers between residential buildings and land uses to minimise the potential for land use conflict and additional pressure on agriculture or other rural activities;

d. Ensure that external finishes used have minimal detrimental impact on the visual amenity of an area; and

e. Encourage consideration of all the rural components of development such as fencing, outbuildings, driveways and landscaping in the design of the proposed development.

Controls

1. Buildings in all rural zones must provide a minimum front setback of 20 metres.

2. Buildings in all rural zones must provide a minimum side and rear setback of 5 metres.

3. Controls 1 and 2 apply unless existing land uses and operations impact on the proposed development, therefore larger setbacks may be required to buffer new dwellings.

4. Dwellings must be located to minimise the removal of existing vegetation.

5. Buildings should be visually unobtrusive in the overall landscape.

6. Buildings should complement the characteristics of the landform.

7. Cut and fill must be kept to a minimum.

8. The roofline of buildings should reflect the land profile within the vicinity of the development.

9. All outbuildings must be ancillary to an approved use on the land on which it is situated.

10. External wall cladding to outbuildings must be of masonry, metal sheet or other approved material compatible with authorised existing development on the site and the character of the immediate environment.

11. Roof cladding to outbuildings must be of tiles, metal sheet or other approved material compatible with authorised existing development on the site and the character of the immediate environment.

12. The colours of roof and wall cladding must be generally low reflective neutral/earth tones, compatible with authorised existing development on the site and environmentally sensitive, to minimise any possible adverse impact on the amenity of the area.

13. All outbuildings must be provided with appropriate complementary landscaping to minimise the environmental impact on adjoining premises and the area generally.

14. Land zoned E4 Environmental Living with a minimum lot size of 1500m^2 or less, may use the minimum setbacks for outbuildings within Part 4 of this DCP.

15. The maximum floor area for rural outbuildings not used for the purposes of agriculture is 100m^2.

16. On unsewered sites, effluent and household waste water is to be disposed in accordance with Council's Sewage Management Strategy.

17. Access driveways are to be of trafficable width to allow for passing vehicles, manoeuvring and turning space, and bush fire access including emergency and service vehicles.

18. Attached Dual Occupancy development, where permitted by an Environmental Planning Instrument, the dwellings must be physically attached under the same roofline and have the general appearance of a dwelling-house when viewed from the primary street frontage. Structures such as carports with skillion roofs, pergolas, covered awnings and the like are not acceptable as a mode of attachment.

19. Detached Dual Occupancy and Secondary Dwelling development, where permitted by an Environmental Planning Instrument, the architectural treatment and building materials of both dwellings in the development must be compatible. Mirror reversed or replica dwelling design is not acceptable form of development.

20. Handle widths to battleaxe lots in rural areas are to be a minimum of 6 metres with a maximum length of 100 metres. A handle may serve two lots, provided there are reciprocal rights of way. An all weather pavement surface constructed to Council's standards is to be provided within each handle.

6.2.3 Secondary Dwellings

Objectives

a. To enable the development of a diversity of dwelling types; and

b. To contribute to the availability of affordable housing on rural lots.

Controls

1. Secondary dwellings must comply with the controls outlined above - except where the controls in this clause differ, in which case the controls below prevail.

2. Secondary dwellings must be designed to complement the design of the principal dwelling and be subservient to the principal dwelling in terms of visual bulk and scale.

3. Windows and private open spaces of secondary dwellings must not overlook the private open space of any adjacent dwellings.

4. No additional car parking or private open space area is required for secondary dwellings; however, provisions must be made for clothes drying facilities in a location with adequate solar access.

5. Any secondary dwelling must be setback behind the front building alignment of the principal dwelling.

6. The front entrance of a secondary dwelling may be located behind the primary street façade.

6.2.4 Farm Buildings

Background

As the nature of agricultural activities changes there has been an increase in the number and size of farm buildings and a corresponding increase in their impacts on the surrounding area. For this reason, it is necessary to provide controls for all developments involving farm buildings.

Unless specifically stated, controls for farm buildings apply to all buildings associated with any permissible use of rural land, whether or not that use is considered an agricultural use. In some cases, there are additional controls for particular buildings, such as greenhouses and poultry farms. Controls for greenhouses and poultry farms are included in the relevant land use sections below and should be applied instead of these controls for farm buildings.

Objectives

a. Protect the scenic, historic and cultural value of the Camden LGA's natural and built environment; and

b. Maintain the existing streetscape and rural aesthetic of the area.

Controls

1. All farm buildings must be ancillary to an existing agricultural use being undertaken on the land on which it is situated.

2. Farm buildings should be constructed using materials, colours and finishes that complement the principal dwelling, including low reflective, neutral/earth tones which blend in with the natural landscape.

3. Farm buildings should be sited so as not to be visually prominent when viewed from the road.

4. Farm buildings should be constructed in a cluster to minimise the amount of land occupied by development.

5. The minimum setback from any road is 20 metres.

6. The minimum side and rear boundary setback is 5 metres.

7. Cut and fill must be kept to a minimum and slope should not exceed 15%.

8. Farm buildings should feature pitched roofs.

9. Farm buildings must be designed and located to comply with Council's Flood Risk Management Policy.

Note**:** Farm buildings may be exempt under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

6.2.5 Agricultural Development

Objectives

a. Ensure that intensive plant agriculture is compatible with the rural environment;

b. Minimise any adverse impact of intensive plant agriculture on surrounding properties; and

c. Minimise the environmental impact of intensive plant agriculture on surrounding areas and watercourses.

Controls

1. The minimum lot size required to undertake intensive plant agriculture is 2 hectares.

2. The following setbacks apply to all buildings and structures associated with intensive plant agriculture:

Table 6-1: Setbacks

Front boundary	20m
Side and rear boundary	5m
Watercourses	40m

3. Only new and durable materials must be used in the construction of greenhouses/igloos/market gardens.

4. A suitable landscape screening or buffer must be established between any boundary and greenhouses/igloos/market gardens to effectively mitigate the visual impact and land use conflict from the development.

5. The landscape screening or buffers must be established through planting trees or shrubs (minimum 1.5m in height when mature), this should occur when any structures are erected.

6. On unsewered sites, development must be in accordance with Council's Sewage Management Strategy.

7. A Water Cycle Management Plan (WCMP) detailing how water will be sourced, stored, used, treated and recycled for the agricultural operation must be provided with any development application. The WCMP must demonstrate that the operation will not significantly impact on the total water cycle beyond the boundaries of the site.

8. Where the proposed use of the site is odour generating, an Odour Impact Assessment will be required.

6.2.6 Non-Agricultural Development

Rural Industry

Objectives

a. Ensure that rural industries are compatible with the rural environment; and

b. Minimise any adverse impact of rural industries on surrounding lands.

Controls

1. The minimum lot size required for rural industries is 10 hectares.

2. Buildings and outside storage areas are to be sited at least 20m from a public street and from any boundary where there is a dwelling on an adjoining property. These setbacks may need to be increased in order to address potential environmental or amenity impacts of the proposed development.

3. Rural industries must maintain the rural landscape, materials, colours and building form should be recessive in the landscape with low reflective, neutral/earth tones.

4. Outdoor storage yards are to be screened from roadways and neighbouring dwellings.

5. Council may limit the hours of operation of a rural industry where there is a likelihood of adverse impact on the amenity of the surrounding area.

6. No hazardous materials must be stored below 1% AEP flood level plus freeboard.

7. Where an industry has the potential to generate offensive odour beyond the boundaries of the site, an odour assessment must be undertaken in accordance with DECCW's "*Technical framework: Assessment and Management of Odour from Stationary Sources in NSW*" and be submitted with the application.

8. On unsewered sites, development must be in accordance with Council's Sewage Management Strategy.

6.2.7 Keeping of Trucks

Objectives

a. Allow the storage of trucks, plant or similar vehicles owned and operated by the occupier of a property;

b. Limit the interference of vehicle movements on the amenity of the neighbourhood; and

c. Minimise visual impact of garaging and servicing equipment.

Controls

1. The maximum number of trucks, plant or similar equipment to be stored on a property (not associated with an authorised use occurring on that property), within a rural zone is two.

Note: If more than two vehicles are intended to be stored on the site, the use of the site may be defined as a "Truck Depot" under the Dictionary section of CLEP 2010, which will require the lodgement of a development application to seek consent for the use of the land for this purpose. Given the potential impacts on adjoining property owners, consideration should be given to locating truck depots on land within an industrial zone.

2. Loading Bays or parking for trucks are to be located in an area that is not visible from the street.

3. An Acoustic Report undertaken by a suitable acoustic consultant in accordance with the Department of Transport and Planning, Industry and Environment (Department of Premier and Cabinet) measurement methodology may be required to accompany the development application.

4. The vehicles should be stored where they are not visible from any public place. In this regard, screening of the truck and plant parking area may be required.

5. Goods, freight and the like are not to be stored on site.

6.2.8 Support Infrastructure

Earth Dams (Artificial Waterbody)

Objectives

a. Ensure dams are stable, have minimal environmental impact and do not adversely affect surrounding properties, either by ponding water back onto upstream properties or by concentrating the flow of water to any downstream properties; and

b. Ensure riparian right of the water users are not affected by the construction of a dam.

Note: Building and maintenance of dams may be subject to licence from the Department of Primary Industries Water. However, there are three categories of dams, listed below, which do not require licence for building and maintenance from the Department;

- Farm dams up to one mega litre on properties which were subdivided prior to 1 January 1999.
- Harvestable right dams (see definition above)
- Farm dams built before 1999 used for stock and domestic purposes.

The location of a dam, size and licence requirement can be obtained from the Department of Primary Industries Water. Large dams (more than 0.5ha surface area) located in or within 40m of a natural water body, wetland or an environmental sensitive area, or in a high waterable or acid sulphate, sodic or saline soils will be considered as Designated Development and need additional considerations.

Earth dams that are or will be classified as 'prescribed dams' in accordance with the NSW Dams Safety Committee's requirements, should only be constructed subject to obtaining development consent from Council.

Controls

1. Dams should not be sited near roads, utility installations or neighbouring dwellings due to potential adverse impacts of seepage and bywash/spillway overflow and potential breaks of the embankment.

2. If a dam is to be built near a boundary, any water which bypasses the dam or spillage discharges should flow from the property in the same place it did before the dam was built.

3. Dam spillways must be designed to handle storm flows and freeboard sufficient to prevent overtopping in a 1:100 year (1% Annual Exceedance Probability) storm when a by-wash is provided.

4. No dams must not be constructed within 15 metres (to top water level) of a public road. The toe of the embankment batter or top water level must not be closer than 3 metres of a private property.

5. The width of the dam crest must be a minimum of 3 metres for dams having up to a 3 metre high dam wall. Crests should increase in width 0.5 metres for every metre above a 3 metre high dam.

6. A minimum 1 metre freeboard is required over the top water level. This should increase by 10% for every metre over a 3 metre high wall. Deviations to this may be accepted depending on the particular hydrologic, operational or dam circumstances and the accuracy of engineering design, in accordance with NSW Dam Safety Committee's Guidelines for earth dams.

7. The height of the outlet in relation to the dam governs the top water level if pipes are excluded. The outlet must be level and at least six (6) metres wide. The width of the outlet should not be less than the inlet width.

8. Natural vegetation below the spillway outlet and on the inflow areas must not be disturbed by machinery, vehicles or livestock.

9. The spillway size must be as follows:

Table 6-2: Spillway size

Catchment Area (ha)	Outlet length(m)	Channel Width(m)
less than 20	7	3
20-40	12	6
greater than 40	Subject to detailed design	

10. An earth bywash is required on all dams in order to pass surplus run-off around the dam which would otherwise pass over the embankment. The bywash should be generally 6 metres in width.

11. The width of the outlet from the bywash is not to be less than the inlet width. The bywash must not direct flows onto the downstream batter toe. The bywash cut batter is not to exceed a maximum steepness of 1.5:1.

12. If the bywash is required to be vegetated, then the bywash is to be excavated 75mm below the top water level and backfilled with compacted topsoil and planted with a suitable holding grass such as kikuyu or couch. No trees and shrubs are to be planted in the bywash area.

Note: In some instances, Council may require a pipe spillway through the embankment to act as an outlet. This is especially applicable where spring flows or small flows of long duration are known to occur. Rock baskets and geotextile fabric may be required to prevent erosion where velocities are high. Outlet and/or spillway pipes in earth basins must be encased in concrete.

13. The pipe spillway invert is to be at least 100mm below the level of the bywash.

14. The bywash or spillway water from a dam should not have an adverse impacts on neighbouring properties. Dams are to be sited so that excess water is contained on the property on which they are located before meeting with a natural watercourse downstream.

Note: Continuous trickle flows kill vegetation, keeps the soil wet and encourages spillway erosion. A small diameter sewer class pipe or stronger (usually 150mm. but varied according to flow rate) can be built into the wall during construction to accommodate trickle flows. The pipe is normally installed with a fall in gradient between its inlet and outlet, with the outlet 300mm, below the flood spillway.

The trickle pipe is to be extended beyond the toe of the batter of the embankment to prevent any potential instability problem to the embankment.

15. Three metres should be considered the minimum depth of a dam, as evaporation in many areas will lower water level by approximately 1.5 metres during dry periods. Batter slopes should be retained at 1:3, therefore the depth will be dependent upon surface area measurements in small dams.

16. The material used to construct an embankment should be sufficiently impervious to keep seepage low and to be stable. A soil with 25% clay content is ideal to form an impervious barrier.

17. The following soil types should not be used for dam construction or batters:

a. sand

b. gravels

c. organic soils

d. peat

18. The slope of upstream embankment batters should conform with the ratio of 3(horizontal):1(vertical) and downstream embankment batters no steeper than 2.5(horizontal):1(vertical).

19. All dams must have a cut-off trench to be constructed along the entire embankment length a minimum depth of 300mm. Impervious material from the excavation must be placed into the trench and compacted forming a watertight barrier preventing seepage past the structure.

Backfilling of Earth Dams

1. A dam fill plan must be prepared by a suitably qualified person and should indicate the extent of filling, original and final contours, and depth of filling in maximum 0.5m increments. The dam fill plan must accompany a report prepared by a suitably qualified engineer, detailing the type of fill material used, the compaction levels achieved, and classification in accordance with the provisions of AS 1289, Methods of testing soils for engineering purposes Soil strength and consolidation tests.

6.3 Industrial Land Uses

6.3.1 Introduction

Background

CLEP 2010 contains two industrial zones - IN1 General Industrial and IN2 Light Industrial. The IN1 General Industrial zone is designed to accommodate traditional and modern forms of industrial development, including manufacturing and warehousing. The IN2 Light Industrial zone is intended to provide a range of light industrial uses while minimising adverse impacts on surrounding land uses.

How to use this part?

This chapter (Chapter 3) establishes objectives and controls that guide industrial development such as a wide range of industrial, warehouse, employment and related land uses, along with ancillary uses that serve the day to day needs of workers in surrounding development.

What chapters apply for my development?

Chapter 3 provides general controls for industrial development within the IN1 and IN2 zones. Additional controls for site specific developments are in chapter 4, these include;

- Narellan Industrial Area – Zoned part IN1 General Industrial and part IN2 Light Industrial **(Part 6.4.1)**.
- Smeaton Grange – Zoned part IN1 General Industrial and part IN2 Light Industrial **(Part 6.4.2).**
- Ironbark Avenue, South Camden – Zoned IN2 Light Industrial **(Part 6.4.3).**

In the event of any inconsistency between Chapter 3 and Chapter 4, controls in Chapter 4 prevail.

The objectives and controls contained in this section also apply to light industrial development in the B4 Mixed Use zone surrounding the Camden town centre in Part 5 of this DCP.

Objectives

a. Facilitate the economic and orderly development of industrial areas for a wide range of uses including industrial, recreational and community uses, and limited business and retail uses that serve the day-to-day needs of those working in the immediate locality;

b. Create high-quality industrial areas which embrace innovative and imaginative building design that is both functional and aesthetically pleasing;

c. Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings and other infrastructure;

d. Ensure that ecological sustainable development principles are integrated into all industrial developments;

e. Minimise the visual and environmental impact of development on the adjoining residential, rural residential and other sensitive land uses; and

f. Ensure adequate facilities are provided within an industrial development for loading and unloading of goods, collecting garbage and trade waste and for the off-street parking of vehicles associated with that development.

6.3.2 Built Form and Design

Lot Dimensions / Subdivision

In new industrial areas, Council accepts that subdivision will result in the creation of allotments of varying sizes and dimensions to satisfy differing development requirements.

1. The minimum lot size is to be consistent with the CLEP 2010.

2. The minimum width of such allotments, at the building line must be 32m.

Setbacks

1. A front building line setback of 7.5m must be provided.

2. Side and rear setbacks will be assessed on the merits of the application and subject to the requirements of the Building Code of Australia.

Building Materials & Appearance

1. All elevations are to be constructed predominantly in masonry or textured pre-cast concrete panels. Non-reflective roof surfaces are mandatory. Reflective materials such as mirror glass, metal sheet, white or off-white metal colours will not be permitted. The reflectivity index for glass used externally in the construction of a building (as a curtain wall or the like) must not exceed 20%.

2. Development, which is free standing or abutting adjoining buildings, must avoid large, blank wall surfaces when viewed from a public place or a residential area. Substantial elevations must be articulated by either structural variation and/or a blend of external finishes and colours and decorative elements.

3. Colonnades, verandahs and awnings must be provided along pedestrian areas, particularly for buildings that will experience high volumes of pedestrian movement.

4. While a variety of building designs and materials is encouraged, some continuity of style should be maintained.

5. Proposed buildings on site adjoining land zoned for open space and/or riparian areas must have regard to the visual and functional opportunities of the location.

6. All roof mounted plant/equipment must be designed and screened in a manner that complements the parent buildings.

6.3.3 Landscaped Area and Public Domain

Landscaped Area

1. A landscaped area along any street frontage is required with a minimum depth of 3 metres (excluding the driveway)

Nature Strip/Road Verge and Street Tree Landscaping

1. The road verge/nature strip area adjoining the development site must be turfed and planted with appropriate upper canopy street trees at the rate of approximately 1 tree per 15 metres (measured stem to stem). Location of Street Trees are to be in accordance with Appendix B.

Landscaping Elements

1. Landscaping can incorporate hard and soft elements and be used to:

    a. Enhance the appearance of the development.

    b. Provide a human scale and recreation facilities for staff.

    c. Define, soften and enhance the area, building, building entries and car parking areas.

    d. Make a statement for the character and community spirit of the site occupant and the Industrial/Commercial area as an entity.

    e. Incorporate water sensitive urban design principals; and

    f. Contribute to the urban forest and reduce the effects of urban heat appendix B

Lighting

1. The design of outdoor lighting poles and fixtures must be such as to minimise visual impact during daylight.

2. Bollard lights and wall mounted lights may be used at entrances to buildings and in setbacks along street frontages.

3. Choice of material for poles should be related to other building materials, and may include cell cured pine, pre-cast concrete or hollow aluminum.

4. The design of internal lighting and spotlighting is to be such as will ensure no adverse impact on approaching vehicles in terms of glare, blinding effects or driver confusion.

5. All lighting must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the obtrusive effects of outdoor lighting. Lighting in public space must have timer switches installed for managing time of operation and power consumption.

6.3.4 Multi-Unit Industrial Developments

Consent for the Use of Individual Units

Note: The consent of Council is required for the specific use of each individual unit before the unit can be occupied. Consent may be sought as a combined development application along with the industrial building or sought via a separate application.

The following requirements apply to multi-unit industrial developments

Numbering of the Units

1. Each unit in the development is to be numerically identified in the development application.

Amenities

1. Each unit is to have its own amenities. The premises are to be connected to the sewer.

Industrial Activity

1. All activities are to be carried out within the building and no activities must occur externally to the building. Arrangements for the external storage of new and waste materials require the consent of the Council.

Trade Waste Storage

1. Trade wastes must be stored inside each unit, or in an approved communally managed storage area located so as not to interfere with parking or maneuvering of vehicles. The area to be set aside for this purpose is to be indicated on the development application plans and must be screened from public view.

Strata Subdivision

1. All landscaping and access areas and must be included in any Strata Plan of subdivision as common property.

2. It is encouraged that car parking is included as common property to allow flexibility for future change of uses.

3. The subdivision certificate will not be issued until an Occupation Certificate has been issued for the development.

External Storage

1. Council does not encourage external storage. Where such storage is proposed, Council requires applicants to have regard to the following provisions:

    a. Where any materials or products are to be stored outside buildings, detail must be provided with the development application.

    b. External storage areas are to be effectively screened and must not be visible from any public areas.

    c. In the case of development applications which do not include buildings, screen walls and/ or landscaping or other approved screen devices are to be erected in order to effectively prevent the use of the land being viewed from a public road, nearby public reserve, or dwelling.

    d. Screening devices are to be designed to harmonise with any existing or proposed landscaping. Landscaping should be used to break up large expanses of screen walls.

    e. In the case of development applications for the repair and/or wrecking of motor vehicles, the operation of junk yards, or recycling of metal and other waste materials, Council may impose special conditions on outdoor storage. In such cases, early consultation with Council (before the development application is lodged) is advisable.

    f. Screen walls are to incorporate finishes which match or are compatible with external finishes of the industrial building elsewhere on site.

    g. Any materials to be stored that can impact water quality must be covered or runoff water must be treated.

6.3.5 Fencing

1. Front fencing must be designed to complement the development and form an important security role, taking into account safer by design principles.

2. The maximum height of fencing is 2.1 metres.

3. The location of the front fencing will be dependent upon the type of fencing.

4. Decorative metal or a combination of decorative metal and masonry must be setback a minimum of 1 metre from the property boundary.

5. A combination decorative metal and masonry fence with a landscape screening buffer planted in front must comply with the following;

    a. the ratio of the masonry component to decorative metal component must fall within the range of between 1 part masonry to 6.5 – 7 parts metal panels.

    b. the metal panels must not exceed 3 metres in length nor be less than 1.8 metres in length.

    c. any masonry plinth established along the bottom of the fence must be not more than 600 mm high.

    d. galvanised chain wire, untreated metal, sheet metal, wooden or barbed wire fencing will not be permitted as fencing in front of the building line or where visible from a public place.

6. All fencing proposed must not restrict the function of existing and proposed overland flow paths.

7. All gates within the area covered by this DCP must be located behind the designated landscape area and must not swing towards the roadway.

6.3.6 Stormwater

1. Industrial development in all areas except Smeaton Grange requires the use of on-site detention systems.

2. Water quality strategies must be incorporated to manage water generated from the site.

3. Council encourages the collection of roof stormwater into tanks which would serve as a detention and retention system.

4. The water in the retention system would be available for use for non-potable uses such as the watering of landscaped areas and use in toilets.

6.3.7 Liquid & Solid Waste

The following controls apply to the discharge and disposal of all waste types for industrial developments:

The following controls apply to the discharge and disposal of all waste types for industrial developments:

1. A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection.

2. The site plan and floor plans submitted with a development application must show:

    a. the location of the designated waste and recycling storage room(s) or areas, sized to meet the waste and recycling needs of all tenants (refer to Council's Waste Management Guideline for generation rates). Waste should be separated into at least three streams including co-mingled recycling, general waste and industrial process type wastes;

    b. an identified collection point for the collection and emptying of recycling and waste bins; and

    c. the path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area). There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s).

3. A swept path analysis must be prepared by a suitably qualified professional in accordance with AS2890.2. It must be demonstrated that a Heavy Rigid Vehicle:

    a. can enter, manoeuvre and exit the site in a forward direction;

    b. perform collections in a safe manner; and

    c. is provided with adequate height and width clearance to safely access the site.

4. Waste and recycling storage area/s must be provided within each tenancy and are to be of sufficient size to store waste generated within a day (Refer to Council's *Waste Management Guidelines* for waste generation rates);

5. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids and stored in the designated waste/recycling storage room(s) or area(s).

6. Development must include a designated waste and recycling storage area or room, as well as designated storage areas for industrial waste. Storage areas must:

    a. provide convenient facilities for separation of recyclable material, general waste and other waste;

b. provide for storage for all bins required;

c. have a floor area at least 50% larger than the size of the bins and/or equipment;

d. have a smooth graded ground surface;

e. be well lit, built in accordance with the Building Code of Australia and well ventilated in accordance with AS 1668.4 (AS 1668.2 for buildings requiring mechanical ventilation);

f. be suitably enclosed, covered and maintained so as prevent polluted waste water runoff and unpleasant odour (where relevant);

g. be designed to prevent vermin;

h. provide an external water tap adjacent to the storage area;

i. provide a drain in the bin storage area discharging to a sewer connection (where relevant); and

j. be adaptable to changes in waste generation rates and type of waste produced.

7. Onsite collection must be provided for industrial developments. The development must be designed:

   a. to provide safe access and manoeuvrability for a Heavy Rigid Vehicle in accordance with AS2890.2;

   b. allow waste collection vehicles to enter and exit the site in a forward direction, without impeding access for other users. Reversing onsite must only be done in the vicinity of a turning bay as private driveways or carparks are not permitted to be used as turning areas; and

   c. to accommodate for all waste equipment including compactors.

8. The production, storage and disposal of all wastes must comply with the relevant laws and protocols. Development applications must provide evidence of compliance and address all specific waste requirements of other relevant regulatory authorities.

9. No liquids (including water) discharged from the site must contain pollutants above acceptable levels (determined by Council in consultation with Environmental Protection Authority (EPA);

10. A license to discharge may be required from the EPA. A copy of correspondence received from the EPA and any license issued by the EPA must be submitted.

11. Certain liquids (in addition to sewerage) may be discharged into the sewer subject to a Trade Waste agreement being approved by Sydney Water. A copy of any license issued by Sydney Water must be submitted.

12. Developments associated with the repair, servicing or maintenance of motor vehicles must provide a separate vehicular wash down bays.

13. Waste storage facilities must be properly sited and constructed to avoid negative impacts to the soil and water resources in the area.

14. Incinerators are not permitted for waste disposal.

15. Liquid waste storage must be covered and appropriately bunded.

16. All tenants must keep written evidence on site of a valid contract with a licensed waste contractor for the regular collection and disposal of all the waste streams and recyclables which are generated on site.

17. Arrangements must be provided for regular maintenance of waste management facilities.

Further Information

Council's Waste Management Guidelines

6.3.8 Vibration

1. Where it is considered that a development may have an adverse vibration impact on nearby residential areas or adjoining properties, an assessment of vibration by a qualified consultant must be undertaken and submitted to Council with the development application. The assessment must be in accordance with EPA's *Assessing Vibration: A Technical Guideline*.

6.3.9 Air Quality

1. The emission of air impurities is to be strictly controlled in accordance with the Clean Air (Plant & Equipment) Regulation and must not exceed the prescribed standard concentration and emission rates.

2. Where there are no standards prescribed by the Regulation, any activity, or the operation of any plant, must be carried out by such means necessary to prevent or minimise air pollution.

3. Applications for new development must include full plans and specifications of any required air pollution control equipment. The application must demonstrate that the development meets the requirements of the Regulations or other relevant standards. Council may also require monitoring of an activity to verify that the emission of air impurities complies with the relevant requirements.

4. In accordance with the Protection of the Environment Operations Act and Regulations, some developments may require a license with respect to air emissions from the EPA.

6.3.10 Hazardous Goods and Materials

1. Where a development involves the storage and/or use of dangerous goods, full details of the quantities and types of goods and chemicals are to be submitted with the development application, together with the storage locations, mediums and the use intended for the goods and chemicals.

NOTE: The requirements of SEPP No. 33 must be complied with. Based on the types and quantities of hazardous goods and of materials used/stored in a development, Council may require an assessment in accordance with SEPP No.33.

6.3.11 Parking and Access

1. The car parking requirements are to comply with the controls as set out in this DCP.

2. All parking must be provided off-street and must be appropriately line marked. The number of parking spaces must be in accordance with the car parking requirements referred to in this DCP.

Note: Designated car parking areas are not to be used for storing vehicles under repair, or for any other storage function

3. A maximum of one access driveway is permitted per lot frontage where the frontage is less than 60m.

4. Multiple access driveways servicing a single lot are limited to a maximum of two (2) driveways per lot frontage which must have a minimum separation distance of 30m, measured from the inside edge of each driveway crossover.

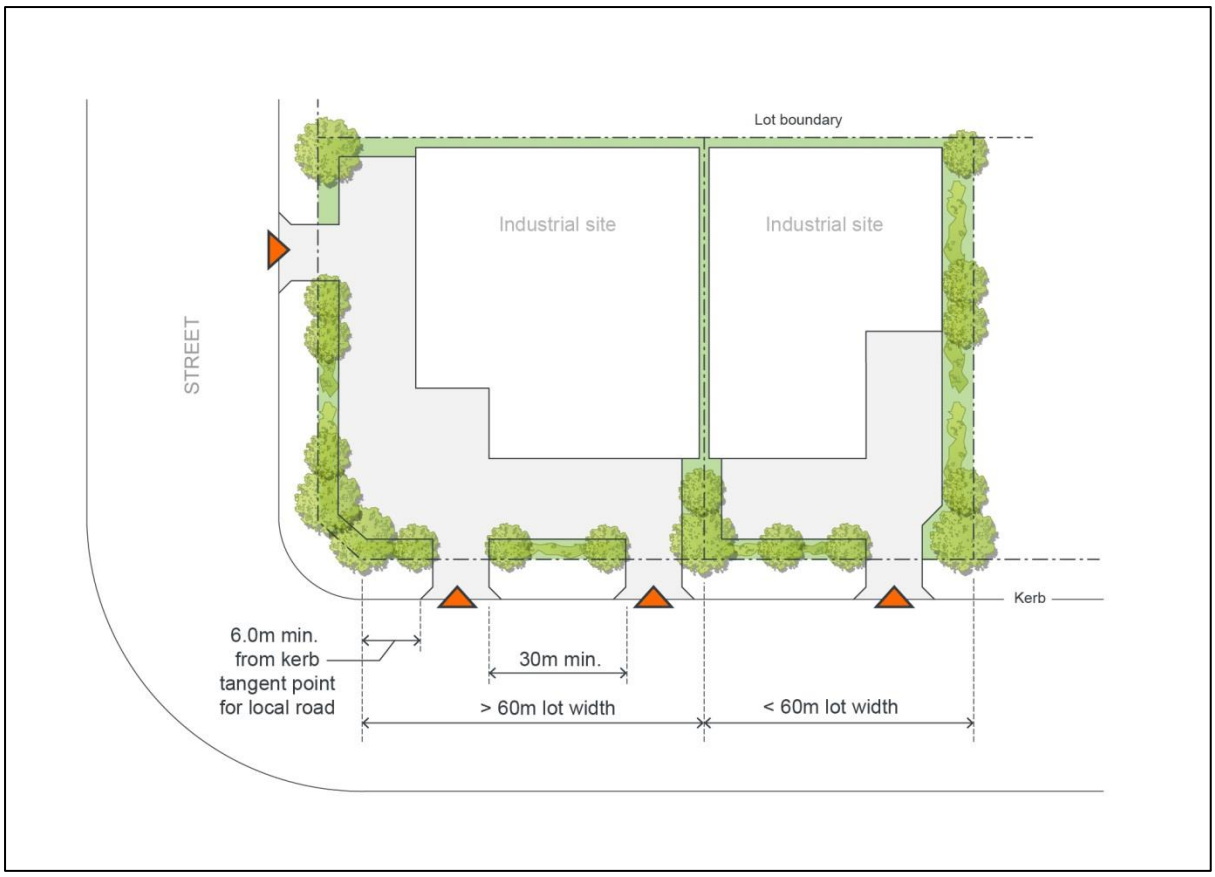

Figure 6-1: Driveways in Industrial Developments

5. All loading and unloading must take place within the loading docks for each building. Where practical, loading facilities or vehicular entries to buildings must not be provided on any street elevation. Where such facilities can only be provided to street frontages, they must be screened by suitable landscaping.

6. Car parking on individual sites must be located to integrate with proposed landscaping.

7. Access driveways must be constructed as a kerb return not as a splay and must otherwise be designed generally in accordance with Australian Standard 2890.2.

The following Table 6-3 gives Council's requirements for the minimum size of service vehicle that must be provided for industrial/warehousing developments.

Table 6-3: Minimum Size of Service Vehicle

Development GFA	**Minimum Service Vehicle Size**
< 300m²	Medium Rigid Vehicle
> 300m²	Large Rigid Vehicle

8. Consideration should also be given to providing parking, access and manoeuvring for B-double size service vehicles. Council encourages provision for these types of service vehicles, particularly on larger development sites.

6.3.12 Opposite, Adjacent or in the Vicinity of a Residential Area

Objectives

a. To ensure that the use and development of the industrial land does not have an unacceptable impact on the amenity of the surrounding residential uses; and

b. To ensure that land use conflicts are appropriately managed.

Controls

1. Details of the proposed operation including mechanical operations, deliveries, vehicle movements, acoustic impacts and hours of operation must be provided for all development.

2. Noise emitting activities, such as loading docks should be located away from residential areas to reduce the impact of the development.

3. Loading and unloading times must not impact on the amenity of nearby residential areas. Details of vehicle movements and their routes are to be provided in the development application.

4. The storage of plant, equipment, goods and other materials must be suitably screened from residential development.

5. Lighting must not create a nuisance to adjoining residential development. Council may require a lighting mitigation strategy to be submitted with a development application.

Vehicle body repair workshops and vehicle repair station

1. Council must not grant consent to development for the purpose of a vehicle body repair workshop or a vehicle repair station, if the land is opposite or adjacent to a dwelling, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:

    - within a building, or

    - within a suitably screened area.

Note: All proposed developments must comply with Councils Acoustic Amenity controls within this DCP. Applications must comply with the NSW EPA *Noise Policy for Industry (2017)*, or any other applicable policies.

6.3.13 Retailing in Industrial Areas

Permissibility

1. Retailing is not permissible except as outlined below. Showrooms may be permitted where they are ancillary to the principal use of the site, and are used only for the display of goods manufactured, produced or stored on-site.

Neighbourhood Shops

1. Neighbourhood Shops are permitted in Industrial Zones. Council must be satisfied that the neighbourhood shop will meet the day to day needs of people who live or work in the local area. The maximum gross floor area of a neighbourhood shop is 100m² (Clause 5.4 CLEP 2010).

Industrial Retail Outlets

1. Industrial Retail Outlets are permissible in all Industrial zones within the Camden LGA. The maximum gross floor area of an industrial retail outlet is 67% of the combined floor area of the industrial retail outlet and the building or place where the relevant industry is carried out, or 400m^2 , whichever is the lesser (Clause 5.4 CLEP 2010).

Showrooms in Industrial Areas

1. In considering applications for ancillary showrooms on industrial premises, Council must take into account:

    a. the proportion of the total floor space devoted to the showroom activity;

    b. the nature of the goods to be displayed;

    c. the traffic generating potential of the proposed ancillary showroom; and

    d. the possible need for increased on-site car parking.

Note: Retailing from a showroom that is ancillary to the principal use of a premises is not permissible.

6.4 Site Specific Industrial Controls

6.4.1 Narellan IN2 Land

Background

The Narellan IN2 land is located to the north-west of the established Narellan industrial precinct and is known as often referred to as the Narellan Industrial Extension. The land is shown in Figure 6-3.

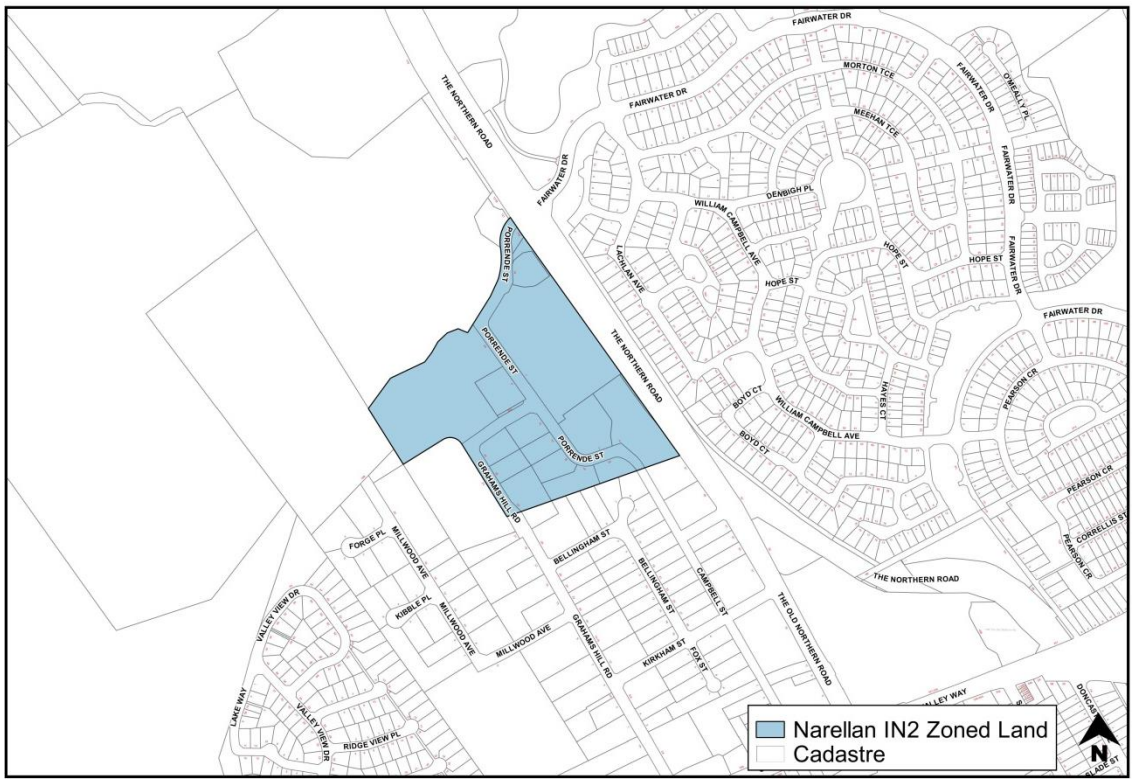

Figure 6-2: Narellan IN2 Zoned Land

Landscaping

1. A minimum 3 metre wide landscape buffer must be provided along all boundaries of the site that have an interface with any road or street and the proposed pedestrian/bike path.

Built Form and Appearance

1. Regardless of the approved traffic servicing arrangements, a 10 metre landscape buffer is to be provided along the Northern Road between the Eastern boundary (Pioneer Homes) and the Western boundary (Bunnings Hardware Store) which denies access to vehicles and pedestrians, other that if provided at the nominated entry and exit locations.

2. Individual advertising signs for each tenancy/land use within an industrial unit complex will not be permitted on the Northern Road frontage of any lots. All advertising must be located on or behind the approved building line within this precinct except where an integrated advertising structure has been approved as part of the original development application for the complex.

3. All service vehicles will be required to access the sites from the estates internal roads, i.e. Campbell Street extension.

6.4.2 Smeaton Grange

Desired Future Character Statement

The Smeaton Grange precinct as shown on Figure 6-4 will be the principal area for employment generation in Camden, providing a mix of lot sizes suitable for a broad range of industrial uses. Development within the precinct will strive for the highest standards of design, landscaping and environmental sustainability.

A consistently high standard of landscaping, which incorporates an ongoing maintenance program integrating useable areas of open space within developments, will work to unify development within the locality, particularly along major spine roads and sensitive interface areas such as Turner Road. Development will sensitively integrate with adjoining residential areas and business precincts.

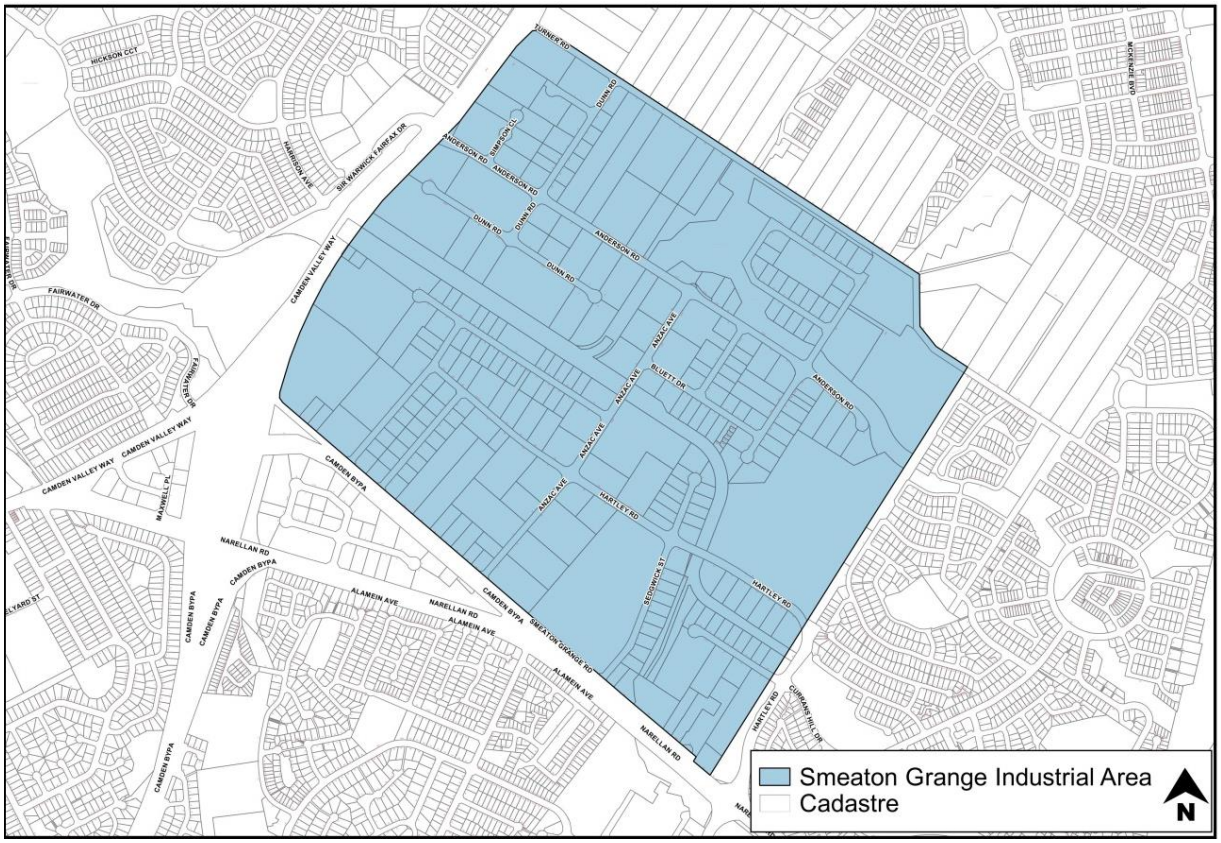

Figure 6-3: Smeaton Grange Industrial Area

Site Landscaping

1. The road verge (i.e. footpath area) in front of each development site, must be turfed and planted with selected trees at the rate of 1 tree per 7 metres.

Visual Impact

2. A landscaped visual buffer is required for land adjacent to Camden Valley Way and Turner Road in accordance with the Landscape Master Plan.

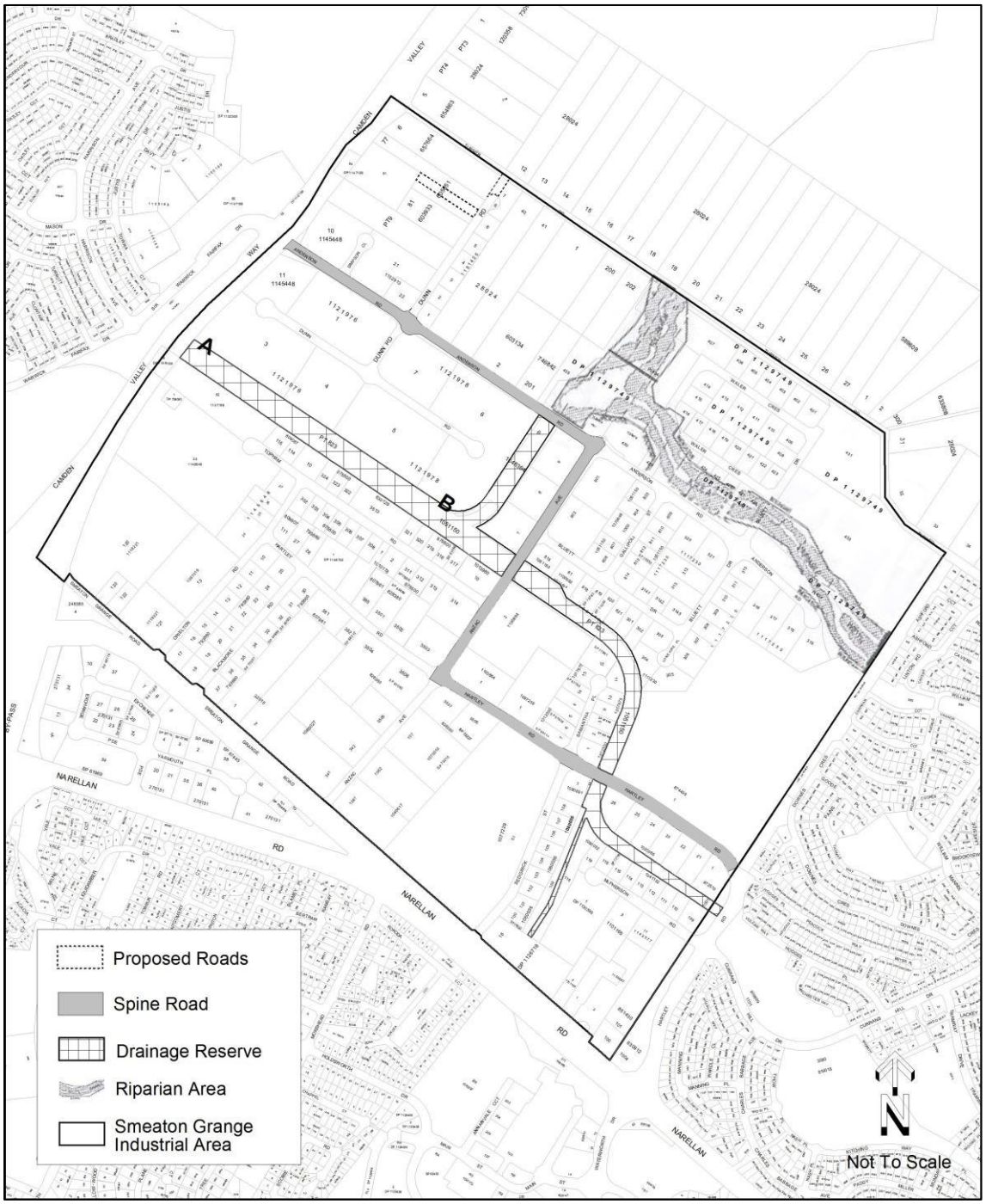

Figure 6-4: Drainage and Riparian Map

Individual site development

1. Development must provide minimum building setbacks and landscaping as outlined below:

    a. 15 metre setback from any spine road, of which 10 metres must be utilised for landscaping;

    b. 10 metre setback from any minor road, of which 5 metres must be utilised for landscaping;

    c. 30 metre setback from Camden Valley Way, of which 15 metres must be utilised for landscaping;

    d. 10 metres to existing alignment of Turner Road, of which 10 metres must be utilised for landscaping;

    e. For land adjacent to the eastern boundary of the Smeaton Grange Industrial Precinct a 10 metre setback is required, of which 10 metres must be utilised for landscaping;

2. For corner lots, the building setback to the secondary frontage must be:

    a. 10 metres to a spine road;

    b. 5 metres to any other road, other than Camden Valley Way or Turner Road;

    c. 10 metres to main drainage channel marked (A)-(B) in Figure 6-5, of which 5 metres must be utilised for landscaping.

    d. For the main drainage channel other than (A)-(B) the building setback is to be 5 metres of which 3 metres must be utilised for landscaping.

    e. 10 metres to Smeaton Grange Road between Narellan Road and Anzac Avenue of which 7.5 metres must be utilised for landscaping.

3. In assessing any application, Council will consider the visual impact of the height, bulk and scale of a proposed building to ensure that a high quality appearance is achieved, particularly as viewed from Turner Road, Camden Valley Way and Smeaton Grange Road. In this regard, buildings should not dominate the skyline and should include roof lines and facades which provide visual interest and an appropriate sense of scale. Roof mounted equipment such as air conditioning units, stacks, distilling towers, silos, communication towers and the like which protrude above the general roof line of the building must not be permitted except where they are appropriately integrated with the design of the building.

Location of Certain Developments

1. Industries whose principal function is the storage and/or processing of goods and materials not enclosed within a building, must not be located on land which fronts a spine road or land adjoining Camden Valley Way, Turner Road or Smeaton Grange Road.

Upgrade of Turner Road

1. Any redevelopment of properties that have frontage to southern side of Turner Road, being:

a. Lot 6 DP 657664 (556 Camden Valley Way)

b. Lot 40 DP 28024 (36 Turner Road)

c. Lot 41 DP 28024 (42 Turner Road)

d. Lot 1 DP 603134 (52 Turner Road)

e. Lot 200 DP 746842 (62 Turner Road)

f. Lot 202 DP 746842 (66 Turner Road)

g. Lot 435 DP 1129749 (67 Anderson Road)

will be required, to upgrade half the road reserve to an industrial standard extending the width of the subject property. This is to be undertaken at either subdivision or building stage, whichever occurs first.

Stormwater Drainage (Properties fronting Turner Road)

1. Any redevelopment of properties that have frontage to the southern side of Turner Road, being:

   a. Lot 40 DP 28024 (36 Turner Road)

   b. Lot 41 DP 28024 (42 Turner Road)

   c. Lot 1 DP 603134 (52 Turner Road)

   d. Lot 200 DP 746842 (62 Turner Road)

   e. Lot 202 DP 746842 (66 Turner Road)

   f. Lot 435 DP 1129749 (67 Anderson Road),

will acquire an easement to convey stormwater drainage from that property, through the adjoining properties fronting Anderson Road, to the south in the event drainage is required. Documentary evidence of the acquisition of this easement must be submitted with any Development Application for further development of these properties fronting Turner Road.

6.4.3 Ironbark Avenue, Camden South

Background

The Ironbark Avenue Precinct comprises land zoned IN2 Light Industrial, as shown with a red line in **Figure 6-5** below.

Figure 6-5: Location of Ironbark Avenue Precinct

Tree Planting

Background

The Ironbark Avenue Precinct contains scattered native vegetation. Opportunities do, however, exist to create an attractive streetscape for the precinct as depicted in **Figure 6-6** below.

Objectives

a. To promote the landscape treatment of the Precinct by providing opportunities to increase landscaping within and external to sites.

b. To create a soft, informal separation and ascetically pleasing green interface between the residential and light industrial areas.

c. To provide a higher level of public amenity by creating a safe, functional and professionally landscaped road verge open space area.

Controls

1. A Landscape Plan prepared for any development site within the Ironbark Avenue IN2 zone is to compliment and to be generally in accordance with the concept landscape plan shown in **Figure 6-6**.

Acoustic Amenity

Background

Noise is a characteristic of the operation of certain industrial landuses and the accessing of such areas by industrial traffic. It must be managed so as to achieve established environmental objectives. It should be noted, however, that precise management measures for road related noise in particular will be dependent upon the type of industrial landuse.

In deriving acoustic strategies it will be important to avoid compromising proposed and existing industrial landuses and not unduly compromising the lifestyle of existing and future residential development.

Objectives

2. To establish design criteria for noise emissions from industrial or other employment-generating development within the Ironbark Avenue Precinct;

3. To establish acoustic environmental goals for existing and future developments adjacent to residential areas;

4. To minimise the adverse impact of noise emissions on surrounding residential enjoyment;

5. To ensure visual impacts are minimised in the development and implementation of acoustic strategies;
   5. To ensure that development does not cause adverse environmental impacts from noise and vibration; and

6. To discourage the use of local streets by heavy vehicles.

Controls/Requirements

1. Where it is considered likely that a development may cause an adverse impact on nearby residential areas, noise impact must be assessed in accordance with Council's Environmental Noise Policy to determine if any acoustic assessment is required. Any required acoustic assessment must be submitted with the development application.

Site Development and Urban Design

Public Domain

Background

The proposed redevelopment of this area has incorporated a streetscape that has open parkland like atmosphere to enrich the local area. The landscape retains existing large significant Iron Bark trees, which are culturally significant to the name Ironbark Avenue. Increased public amenity has been provided with additional planting of evergreen and deciduous street trees and low maintenance ground cover grasses. The deciduous trees provide seasonality and fit in with the landscape style of Camden.

Objectives

a. To provide a clear, functional and safe accessibility network.

b. To provide an enhance amenity for the general community. By retaining significant existing landscaping elements and trees and planting new trees and other landscaping within the open space areas.

c. To provide a pleasant, informal and green interface between the residential and light industrial sections.

Controls

7. Any Landscape Plan prepared for the site is to be generally in accordance with the concept landscape plan shown in **Figure 6-6**.

Figure 6-6: Ironbark Avenue Precinct Landscape Concept (Streetscape)

6.4.4 Little Street Camden Zone IN2 Light Industrial Land

Background

The Little Street industrial area is zoned light industrial under the Camden Local Environmental Plan 2010 and is made up of some residential uses, industrial uses and community type uses. This section applies to land zoned IN2 Light Industrial on Little Street, Camden as shown in Figure 6-7. The land zoned light industrial is adjacent to the Camden Heritage Conservation Area. The broader precinct is also unique with an array of uses, such as mixed uses, detached dwellings, multi-dwelling housing, medical services, a NSW Ambulance station, rural uses and the Camden Hospital.

The below controls were developed with the aim of reducing the impact of new industrial developments on existing residential properties within Little Street and the surrounding area.

This section must be read in conjunction with Part 6.3 General Industrial Controls. In the event of any inconsistency between Part 6.3 and this section, the below controls prevail.

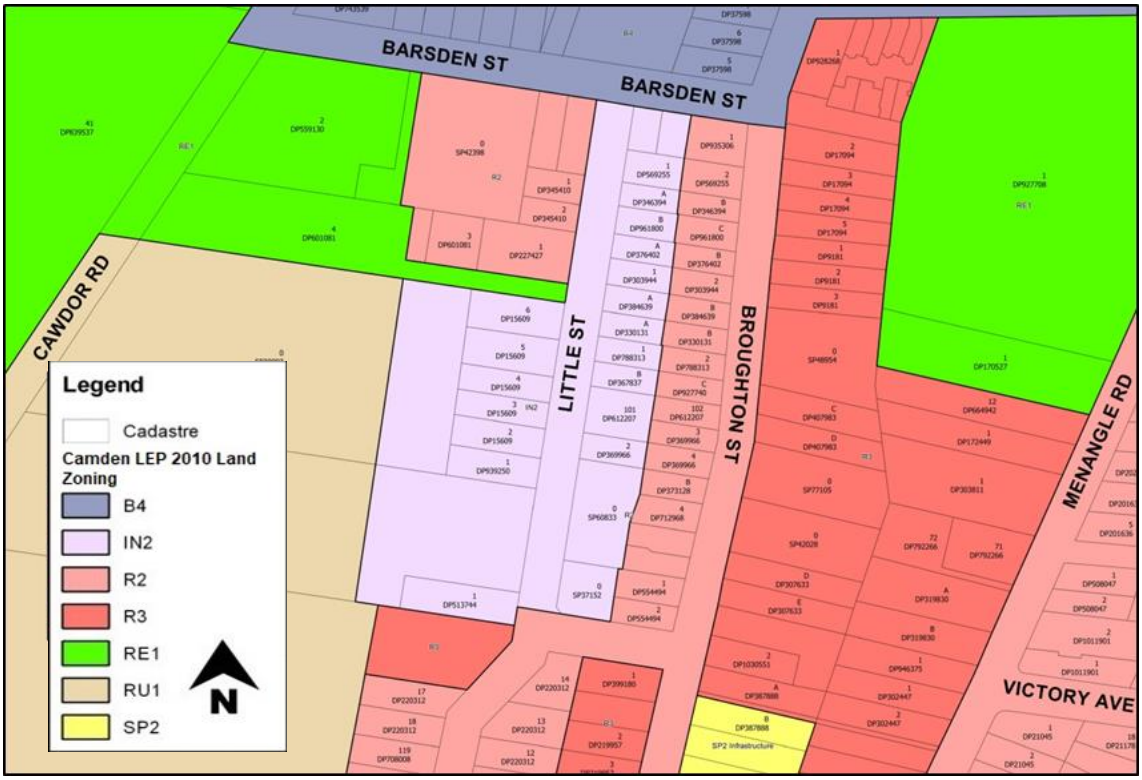

Figure 6-7: Little Street Camden IN2 Light Industrial Land

Objectives

a. To ensure that the use and development of the industrial land does not have an unacceptable detrimental impact on the amenity of the surrounding residential uses.
b. The bulk and scale of development must be in keeping with the mixed use character of the locality.
c. To recognise the significance of light industry in this location and minimise any adverse impacts of industry on other land uses.
d. To ensure that land use conflicts are appropriately managed.

Operations

1. Details of the proposed operation including, mechanical operations, deliveries, vehicle movements, acoustic impacts and hours of operation must be provided for all development.

2. The maximum length of vehicles accessing properties from Little Street must not be longer than 12.5m.
3. The maximum permitted hours of operation (including deliveries) for development opposite or adjacent to residential development are between the hours of 7:30 am to 5:30 pm Monday to Saturday with no operation permitted on Sundays.
4. Where development is opposite or adjacent to a dwelling:
   a. There must be no operations on public holidays.
   b. Proposals to operate outside these hours will be required to demonstrate there will be no adverse impacts on adjoining dwellings.
   c. Loading and unloading time is not to impact on the amenity of a dwelling. Schedules of vehicle movements and their routes are to be provided in the development application.

Building design

1. A minimum 2 metre side setback is required for industrial development adjacent to an existing dwelling. Landscaping is to be used to soften the impact of the development to neighbouring lots.
2. For industrial development which shares a common boundary with an existing dwelling, a minimum rear setback of 6 metres is required for any part of a building above 4.5 metres in height. It must be demonstrated that there will be no adverse impacts on adjoining dwellings from the operation of the use within the rear setback and the following *Amenity* controls are complied with.

Amenity

1. Direct sunlight must reach at least 50% of the PPOS of any adjoining dwelling, for not less than 3 hours between 9:00am and 3:00pm on 21 June.
2. At least one window to a living area of a dwelling on a neighbouring property must receive a minimum 3 hours of sunlight between 9:00am and 3:00pm on 21 June.
8. There may be circumstances where existing solar access on neighbouring properties will not be able to be retained due to:
   a. Existing living areas of neighbouring properties being inappropriately located with regard to solar access;
   b. Existing site topography;
   c. Existing shadowing from other buildings, dwellings, structures and trees; and
   d. Orientation of existing lots

NOTE: All proposed developments must comply with Councils Acoustic Amenity controls within this DCP. Applications must comply with the NSW EPA *Noise Policy for Industry (2017),* or any other applicable policies. Council may require the submission of an Acoustic Report to support the development application.

Vehicle body repair workshops and vehicle repair station

1. Council must not grant consent to development for the purpose of a vehicle body repair workshop or a vehicle repair station, if the land adjoins a dwelling, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:
   a. Within a building, or,
   b. Within a suitably screened area.

6.4.5 Glenlee Industrial Precinct

Introduction and Application of this subsection

The Glenlee Precinct is an Urban Release Area located to the south east of Spring Farm and is bound by Menangle Park to the east and Camden Park to the west. The Glenlee Precinct is partly within the Camden Local Government Area (LGA) and partly within the Campbelltown LGA.

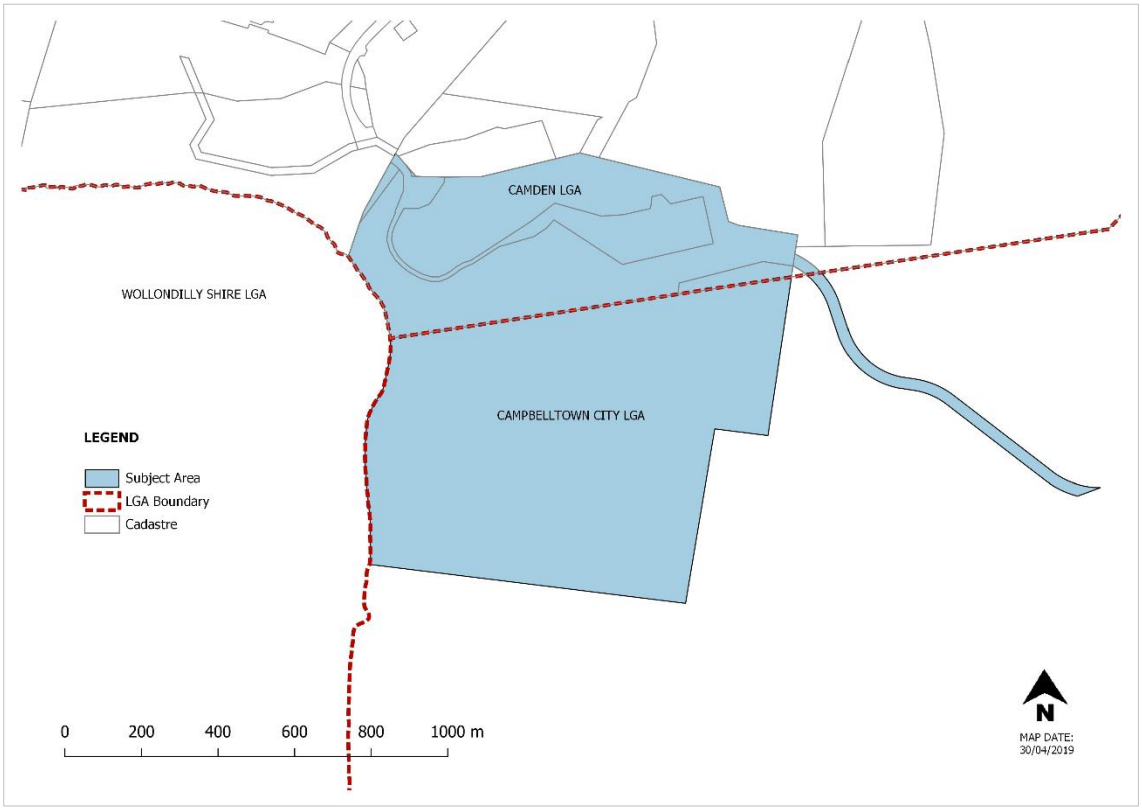

Figure 6-8: Glenlee - Where this Subsection Applies

The site comprises a raised coal emplacement platform with steep embankments on three sides (western, southern and eastern). A rail siding connects the northern part of the site with the Main Southern Railway line, and the western boundary adjoins the Nepean River. A riparian / environmental protection corridor runs along the western and southern perimeter of the site.

The controls in this subsection relate to the land contained within the Camden LGA only.

Where a development site falls within both LGAs the relevant control in each of the respective DCPs must be considered. A separate Development Application will need to be submitted concurrently to each Council with works proposed in each LGA clearly identified. It is recommended that a pre-DA be submitted for development that falls within both Councils.

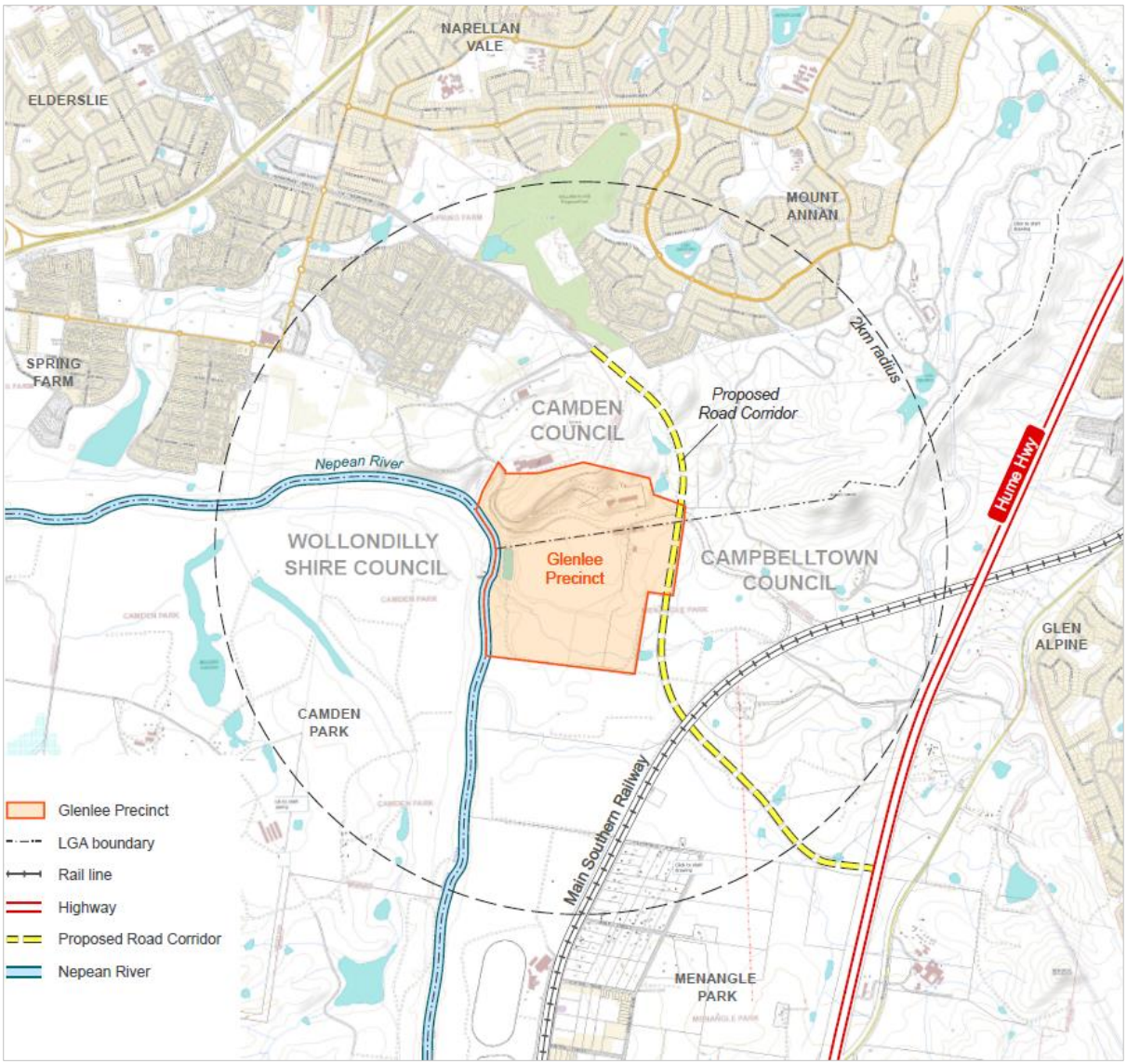

Figure 6-9: Site and Surrounds

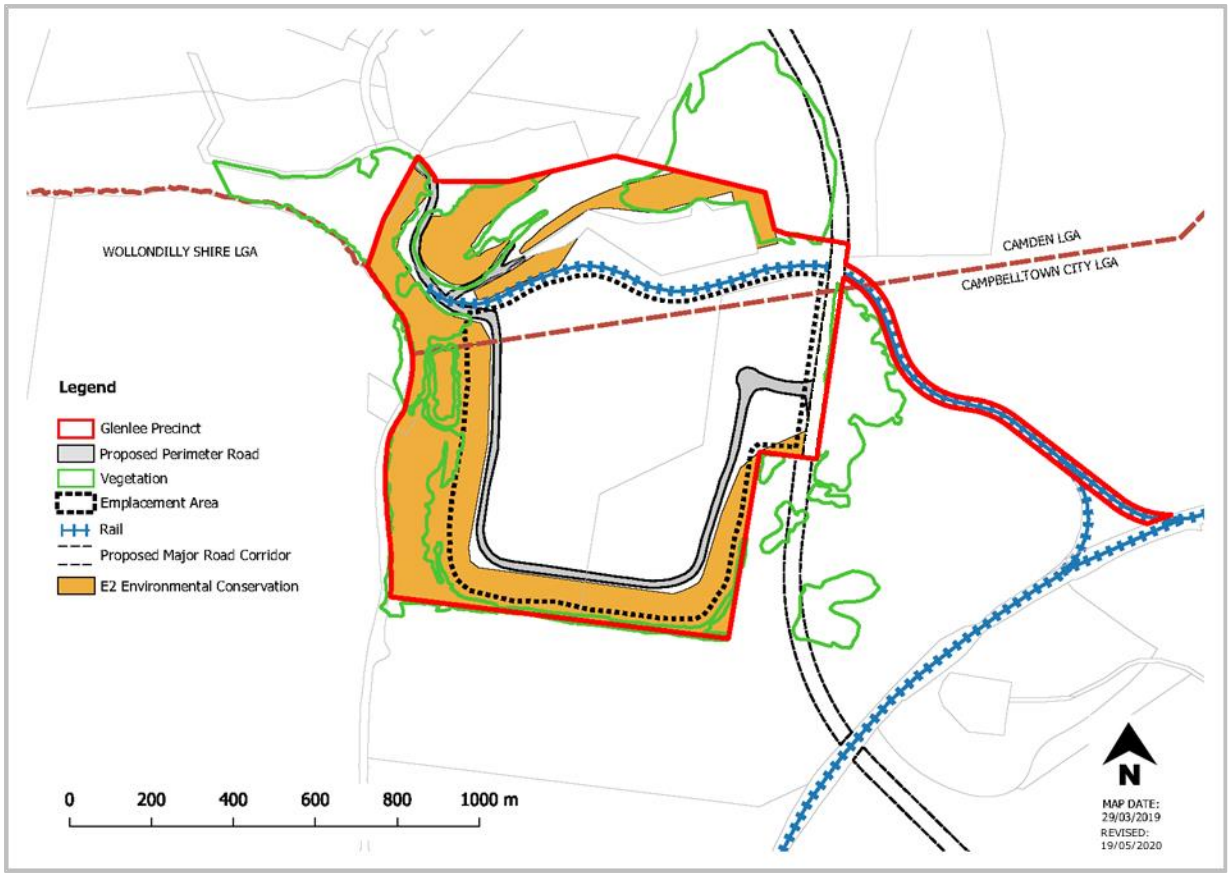

Figure 6-10: Location of Important Precinct Features

Desired Future Character Statement

Objectives

a. The Glenlee Precinct (the Precinct) will be an employment area with a mix of sustainable land uses within the landscape context of its elevated position, the Nepean River and the Australian Botanic Garden Mount Annan. These land uses will complement new residential areas currently being released, residential areas proposed to be released, existing rail infrastructure and proposed road infrastructure including the Spring Farm Parkway connection to the M31 Hume Motorway.

b. The Precinct will consist of a variety of industrial, warehouse and logistic development in a vegetated landscaped setting.

c. Landscaping will be incorporated throughout the Precinct to respond to sensitive cultural landscapes and form a distant backdrop when viewed from the M31 Hume Motorway, surrounding residential areas and the Australian Botanic Garden Mount Annan.

Development Objectives

Objectives

a. Facilitate new development and industries such as industrial, warehousing, logistic activities and the like, that meet the environmental management objectives contained in Part 2 of this DCP.

b. Provide a framework that will lead to a high standard of development in the Glenlee Precinct, encouraging local employment and creating an area which is pleasant, safe and efficient to work in.

c. Ensure that development takes account of the physical nature of the local environment, particularly the Nepean River, ridgelines and the natural landscape.

d. Ensure that development does not result in pollution of waterways, particularly the Nepean River, and protects, restores and enhances riparian corridors.

e. Promote the development of a visually attractive physical environment where the form, scale, colour, shape and texture of urban elements are managed in a way that will achieve an aesthetically pleasing place.

f. Developments must not further detract from views to and from surrounding areas, particularly Menangle Park, Glenlee Estate, Australian Botanic Garden Mount Annan and Camden Park Estate.

g. Ensure the stability of the Emplacement Area (see Figure 6-10) and stabilisation of embankments through revegetation.

h. Establish environmental criteria and controls for development within the area to ensure that the environmental qualities of adjoining areas are not compromised.

i. Promote the conservation of existing bushland and establish a vegetated corridor to allow for the movement of fauna from the Nepean River through to the Australian Botanic Garden Mount Annan.

j. Minimise the impact of development on areas of native vegetation including areas of high biodiversity, archaeological and heritage significance.

k. Encourage private ownership and maintenance of vegetated / landscaped areas throughout the Precinct.

l. Ensure a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct.

m. Allow suitable vehicular, pedestrian and cycle connectivity to and from the site including the Macarthur Regional Recreational Trail (see below Note).

Note

A copy of The Macarthur Regional Recreational Trail Concept Report prepared by Clouston Associates dated November 2008 can be obtained by contacting Council.

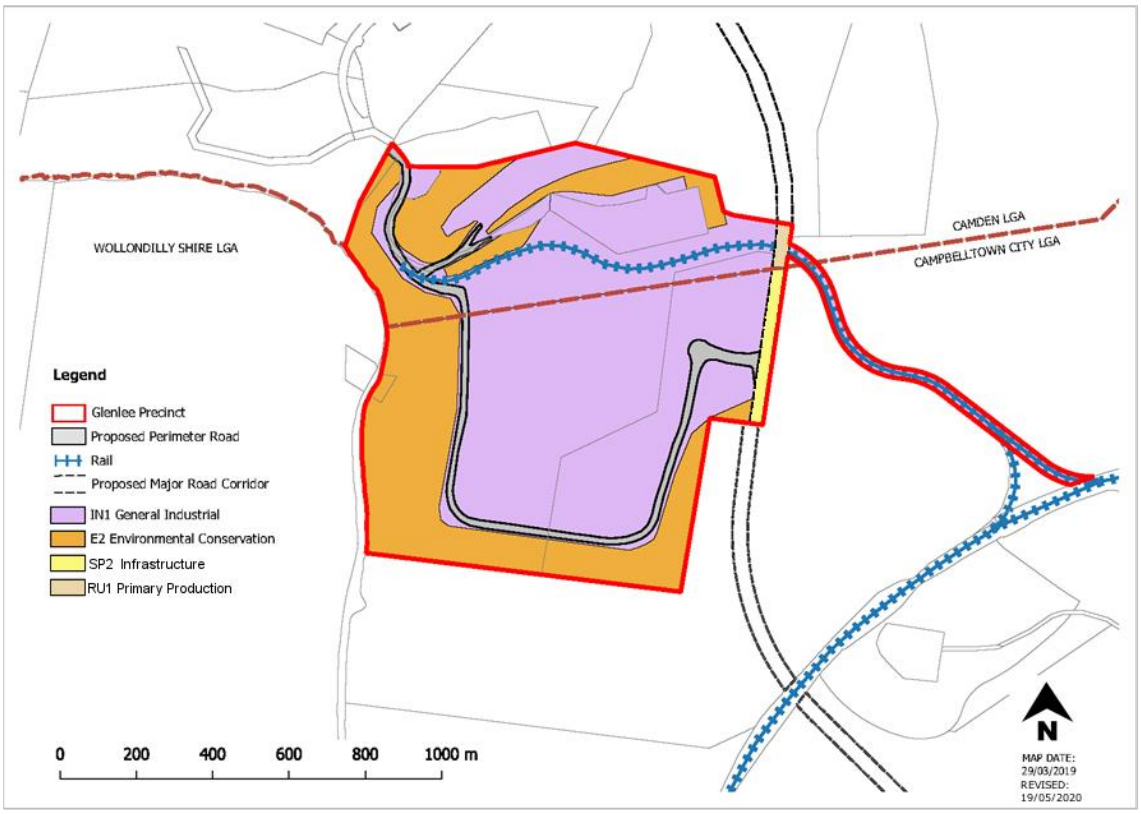

Figure 6-11: Glenlee Indicative Concept Plan

Related Studies

This section must be read in conjunction with the following supporting documents. These must be considered when preparing a development application:

1. Visual and Landscape Assessment prepared by Musecape dated October 2016
2. Riparian Corridor Study prepared by AECOM dated 16 May 2016
3. Water Cycle Management Strategy prepared by AECOM dated 13 May 2015
4. Ecological Assessment prepared by Ecological Australia dated 29 April 2016
5. Bushfire Assessment prepared by Ecological Australia dated 29 April 2016 and Addendum 9 November 2016
6. Land Capability Statement - Geotechnical Report prepared by AECOM dated 20 May 2016
7. Traffic Impact Assessment prepared by AECOM dated 20 May 2016 and Addendum September 2016

8. Aboriginal Heritage Due Diligence Assessment prepared by Cultural Heritage Connections dated July 2014

9. Non-Indigenous Heritage Assessment prepared by Musecape dated 24 July 2014

10. Air Quality Assessment prepared by AECOM dated 13 May 2016

11. Civil Infrastructure Report prepared by AECOM dated 13 May 2016

12. Remediation Strategy prepared by AECOM dated 13 May 2016

13. Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016

14. Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016

15. Noise and Vibration Impact Assessment prepared by AECOM dated 6 May 2015

Planning and Design

Subdivision, Lot Design and Development

Objectives

a. Ensure the creation of lots does not impact adversely on natural and cultural features, existing biodiversity and views and vistas of heritage items.

b. Ensure that development occurs in a logical and staged manner.

c. Ensure that any development that may take place prior to any subdivision does not compromise the intended urban design outcome.

d. Ensure provision of a perimeter road that provides a bushfire asset protection zone, a legible road spine and the opportunity for buildings to address the E2 Environmental Conservation Zone.

e. Minimise the number of access points to major roads, whilst facilitating appropriate connectivity and permeability for all transport modes including pedestrians.

Controls

1. Development must be consistent with the Indicative Concept Plan (Figure 6-11) and any Council approved Indicative Layout Plan for the site.

2. The first Development Application must include an Indicative Layout Plan (ILP) for the approval of both Camden and Campbelltown Councils. The ILP will form the basis for urban development in the Precinct, including how the Precinct will be developed over time.

3. Development applications for the site must show the vegetation Management Zones described in Environmental Protection Works.

4. Development must ensure:
   (a) proposed roads and driveways are connected to the perimeter road.

(b) that development of roads facilitates the development of adjoining lots.

(c) an attractive frontage to adjoining vegetation Management Zones or open space land.

(d) opportunities for passive surveillance to the public domain.

5. Perimeter public roads must be subject to significant landscape treatment in accordance with an approved Vegetation Management Plan and be compatible with any bushfire management requirements.

6. Battle-axe allotments must be avoided, where possible.

7. Where a Strata or Community Title subdivision is proposed, parking, landscaping, access areas and directory board signs must be included as common property.

Stormwater Management

Objectives

a. To manage the quantity and quality of surface stormwater run-off.

b. To manage flooding and stormwater run-of.

c. To require the implementation of Water Sensitive Urban Design (WSUD) strategies.

d. To ensure the geotechnical stability of future developments and Council infrastructure within the site.

Controls

1. Development applications must comply with Camden Council's Engineering Design and Construction Specifications for controls relating to detention, drainage and Water Sensitive Urban Design, unless an alternative holistic and sustainable strategy is prepared and approved by Council.

2. On contaminated land, on-ground WSUD elements such as bio-retention facilities are not suitable unless the land is remediated and validated.

3. A comprehensive drainage system must be installed within the Precinct, particularly in the Emplacement Area and shallow fill areas to manage potential risk. The drainage system must:
   (a) efficiently manage the perched water table and any recharge.

   (b) be designed and constructed to limit embankment erosion, run off and loss of debris from the site.

   (c) form part of the integrated water cycle management strategy.

Related Studies

Refer to the Water Cycle Management Strategy prepared by AECOM dated 13 May 2015 when considering site specific methods to manage stormwater and pollution control.

Environmental Protection Works

Objectives

a. To protect, restore and enhance the environmental qualities of water courses, in particular the Nepean River.

b. To promote the conservation of urban bushland and establish vegetated corridors to allow for the movement of fauna.

c. To protect and preserve native vegetation and biological diversity in the Glenlee Precinct in accordance with the principles of ecologically sustainable development including the removal of weed infestations.

d. To maintain and enhance the ecological values within the Precinct and corridors for fauna and flora through revegetation and restoration work.

e. To ensure that all embankments are stabilised with vegetation and bush regeneration.

f. To ensure that adequate soil is provided or available to support landscaping required by this DCP.

Controls

1. A Vegetation Management Plan (VMP) must be submitted to Council for approval with the first Development Application for Management Zones A, B and C.

2. Environmental protection works must be carried out in accordance with the VMP.

3. The VMP must be registered on the title of all lots identified as “Glenlee” on the Urban Release Area Maps (Camden Local Environmental Plan 2010) requiring compliance with the VMP.

4. The VMP must:

   (a) Include details on each management zone (A, B and C).

   (b) specify what soil works are to be undertaken to support landscaping required to stabilise embankments and screen the site from views from surrounding areas.

   (c) specify a vegetation landscape buffer along the boundaries of the Precinct in accordance with Control 2 under Visual Impact.

   (d) show areas of vegetation that are to be fenced off and protected when earthworks and civil works are to be undertaken in close proximity.

   (e) provide details on an ongoing weed control program for the precinct.

5. All roads that traverse vegetation Management Zones must consider fauna crossings.

6. The management of flora, fauna and the riparian corridors must be in accordance with the requirements below. The relevant locations of the Management Zones are contained in Figure 6-12:

   (a) Management Zone A – Nepean River

      (i) Bushfire asset protection zones must not be located within this Management Zone including vegetation retained for conservation in this zone.

(ii) An ongoing weed control program in perpetuity and revegetation measures are to be implemented to improve the ecological value of this corridor.

(iii) Planting mix is to comprise both upper storey (tree) and lower storey (shrubs and grasses) vegetation using local endemic species.

(iv) Undertake soil erosion control during construction, and maintain as required, to prevent sediment flow into this zone.

(v) Use of spray grass, hydro seeding geo fabrics or jute weed matting to minimise the loss of top soil while plant establishment takes place must be considered during construction. These management measures must be detailed in the Construction Certificate plans.

(vi) Water storage dams and related pumping infrastructure is to be located outside the conservation area.

(b) Management Zone B – East West Terrestrial Link

(i) Bushfire asset protection zones must not be located within this Management Zone including vegetation retained for conservation in this zone.

(ii) An ongoing weed control program in perpetuity and revegetation measures are to be implemented to improve the ecological value of this corridor, including existing African Olive weeds are to be removed and replaced by native shrub and ground layer species representative of Cumberland Plain Woodland.

(c) Management Zone C – Caleys Creek Corridor

(i) A riparian corridor must be applied from the Caley's Creek watercourse to the top of the Emplacement Area, where the Creek is present or on the boundary of the Precinct (see Figure 6-10, Figure 6-12 and Figure 6-13).

(ii) Soil remediation is to be undertaken in this area to encourage growth of Cumberland Plain or River-Flat Eucalypt Forest community.

(iii) Restoration planting adjacent to the watercourse should comprise of plants in of the River-Flat Eucalypt Forest community.

(iv) Embankments must planted with a vegetation community reflective of the locality and be able to adapt to soil conditions and slope.

(v) The vegetation on the top of the Emplacement Area must comply with Bushfire Asset Protection Zone requirements.

(vi) An ongoing weed control program in perpetuity and revegetation measures are to be implemented to improve the ecological value of this corridor.

Related Studies

The recommendations contained in the following documents are to be used to inform the preparation of the Vegetation Management Plan:

Ecological Assessment prepared by Ecological Australia dated 29 April 2016;

Riparian Corridor Study prepared by AECOM and dated 16 May 2016;

Remediation Strategy prepared by AECOM dated 13 May 2016;

Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016; and

Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016.

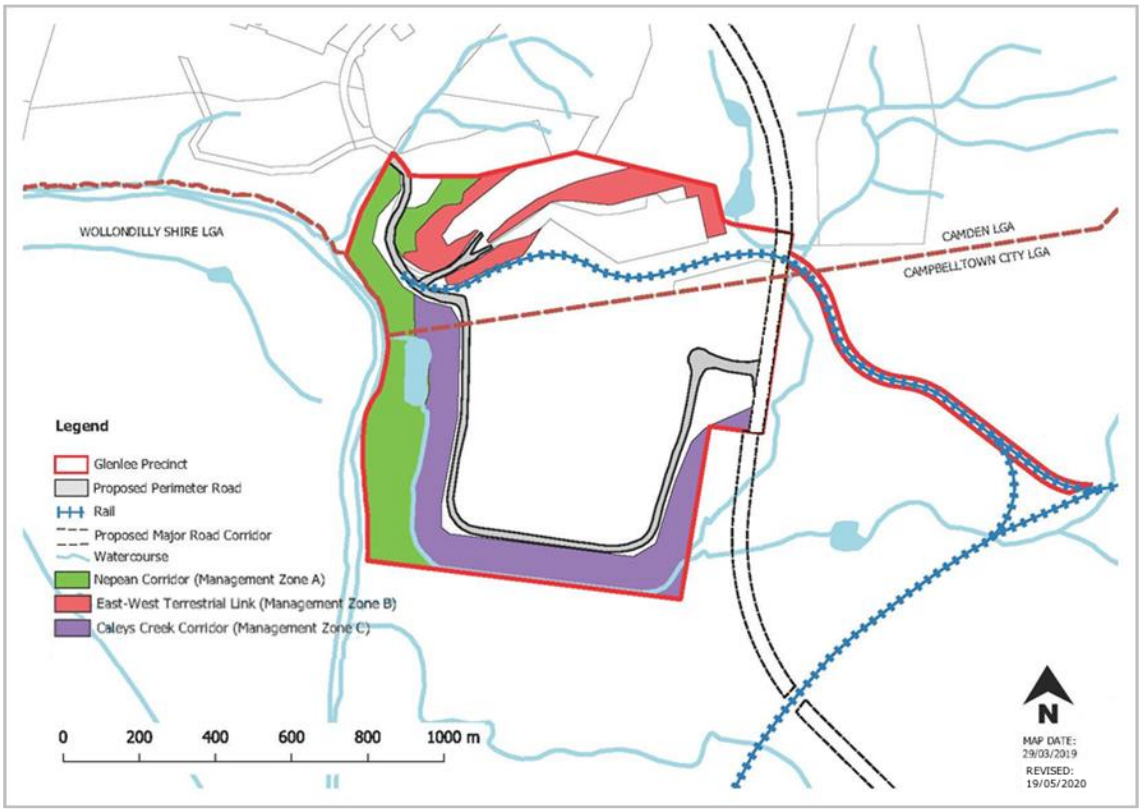

Figure 6-12: Location of Vegetation Management Zones in Glenlee

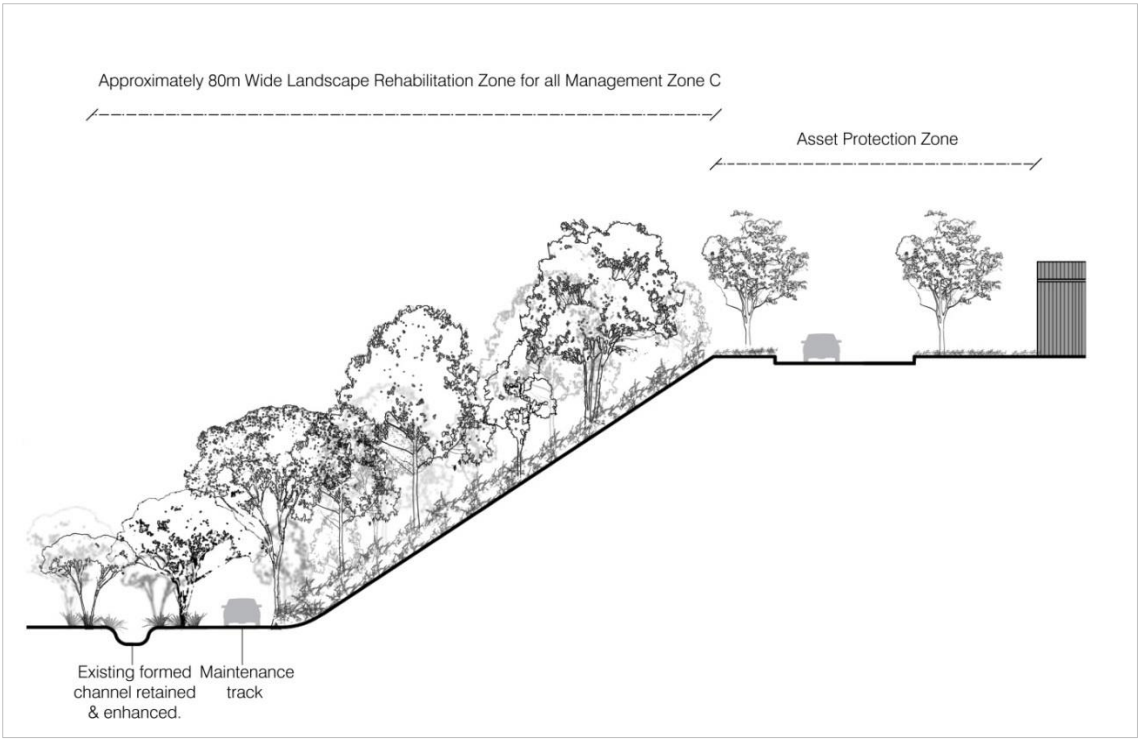

Figure 6-13: Indicative Structure of the Riparian Corridor for Management Zone C

Contamination

Objectives

a. To protect the environment by ensuring that Potentially Contaminated Areas (PCAs) within the Glenlee Precinct are remediated.

Controls

1. Development Applications outside of Potentially Contaminated Areas (PCAs) identified at Figure 6-14, must be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with *State Environmental Planning Policy 55 – Remediation of Land and Council's contamination policy – Management of Contaminated Lands.*

2. Development Applications within Potentially Contaminated Areas (PCAs) identified at Figure 6-14, must be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with *State Environmental Planning Policy 55 – Remediation of Land* and Council's contamination policy – *Management of Contaminated Lands*.

3. Where remediation is required a Remediation Action Plan (RAP), prepared by a certified consultant, must be submitted with the development application.

Note

Developments relating to coal seam gas infrastructure are to be undertaken with consideration to the exclusion zones contained in State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

Related Studies

The following reports contain site specific recommendations which may help inform your RAP:

Remediation Strategy prepared by AECOM dated 13 May 2016;

Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016; and

Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016.

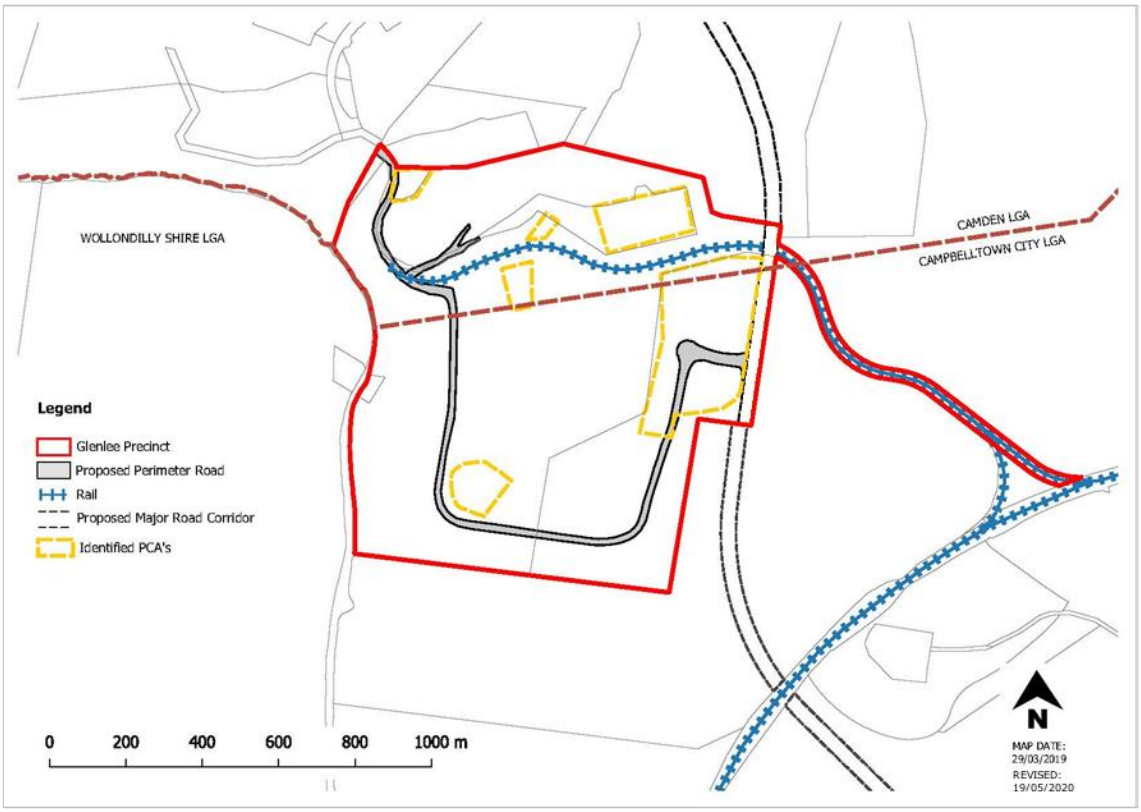

Figure 6-14: Potentially Contaminated Areas in Glenlee

Geotechnical Works

Objectives

a. To ensure the geotechnical stability of existing and future developments and Council infrastructure within the site.

b. To mitigate impacts associated with erosion and instability of subsoils.

c. To ensure that landscaping and vegetation are used to stabilise the Precinct.

Controls

1. Development applications that involve the construction of new buildings, structures, roads or footpaths are to be accompanied by a geotechnical report, prepared by a suitably qualified consultant.

2. A capping layer of granular fill at a minimum depth of 2m, or otherwise specified by a geotechnical engineer, must be provided over the entire Emplacement Area.

3. Embankments must be suitably stabilised to prevent erosion and addressed in the geotechnical report.

4. Loose surface material must be suitably treated.

5. Developments on the Emplacement Area must support the continued growth of vegetation.

6. The new ground level resulting from ground level changes must be detailed as part of any development application.

Note

Developments relating to coal seam gas infrastructure are to be undertaken with consideration to the exclusion zones contained in State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

Transport Network

Objectives

a. Ensure the transport network accommodates all transport modes.

b. To optimise access without compromising the safety and efficiency of the surrounding network.

c. To develop a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct including the Macarthur Regional Recreational Trail.

d. To provide safe, efficient access and manoeuvring.

Controls

1. The first Development Application must include a Transport Management Plan (TMP) for the approval of both Camden and Campbelltown Councils in conjunction with an Indicative Layout Plan as required in Control 2 in Subdivision, Lot Design and Development. The TMP must consider the location of public transport routes, pedestrian walkways and cycleways.

2. A clear road hierarchy must be reinforced through landscape treatment including street trees.

3. Road design must address all modes of transport.

4. All roads must have a minimum carriageway width of 13m.

5. Pedestrian and transport routes must have consideration to connections with the Macarthur Regional Recreational Trail (refer to Note).

6. Roads that will connect to the future Spring Farm Parkway must be constructed to the boundary of the Spring Farm Parkway corridor (identified as “Area 1” on the Clause 7.10(1) Application Map in Camden Local Environmental Plan 2010).

Related Studies

Consideration should be given to the Traffic Impact Assessment prepared by AECOM dated 20 May 2016 and Addendum September 2016 when preparing a Transport Management Plan.

Note

Infrastructure such as roads, drainage and cycleways are to be designed in accordance with Camden Council's Engineering Design and Construction Specification and Engineering Design Specification.

The Macarthur Regional Recreational Trail Concept Report prepared by Clouston Associates dated November 2008 can be obtained by contacting Council.

Site Specific Industrial Controls

Visual Impact

Objectives

a. To ensure that view corridors are sensitively managed and identified between Glenlee and surrounding significant rural and historic sites.

b. To mitigate visual impacts with vegetative screening.

c. To require well-designed development in visually prominent locations.

d. To ensure that light spill and glare from external lighting does not impact adversely upon the use and enjoyment of adjoining premises and surrounding areas, particularly residential and rural areas or compromise road safety.

Controls

1. A Visual Analysis Report must be submitted with any development application for the construction of a new building or change in ground level. The report is to be prepared by a suitably qualified consultant and must identify visually prominent areas, potential view corridors and potential view impacts to and from Menangle Park, Glenlee Estate, the Australian Botanic Garden Mount Annan and Camden Park Estate as a result of new buildings or finished landforms.

2. Vegetative screening must be provided along the southern and western perimeter of the Precinct and should incorporate upper, middle and lower canopy plantings. Details of the vegetative screening are to be included in the Vegetation Management Plan.

3. Services and utilities must be placed underground, where feasible. If provided overhead, infrastructure must be designed to minimise visual impact, particularly in respect to significant sites surrounding the Precinct.

4. Council may request an external lighting strategy be submitted with development applications. The strategy must detail the location and design of lighting and the proposed hours of operation with reference to AS 4282-1997 Control of the obtrusive effects of outdoor lighting.

Note

Remedial measures to reduce light spillage may include shielded street lighting, reduced height of light poles, directional lighting to avoid light spillage upwards or towards heritage items, box lighting and earth bunding.

Related Studies

Consideration should be given to the Visual and Landscape Assessment prepared by Musecape dated October 2016 when preparing a Visual Analysis Report.

Setbacks

Objective

a. To provide setbacks to facilitate appropriate landscaping and to allow buildings to sit appropriately within the landscape.

Control

1. Front setbacks from the street must be a minimum of 10m. Secondary frontage setbacks, for corner allotments must be a minimum of 3m.

Building Design and Siting

Objectives

a. To optimise integration of buildings with the natural topography, landscape and relative positioning of other buildings in the street and the surrounding context.

b. To require a high standard of architectural design, utilising quality materials and finishes.

c. To establish varied and articulated building frontages that address the existing or future public domain.

d. To require the design of attractive and appropriate amenities for staff.

e. To ensure fencing has been designed with regard to the desired future character of the Precinct.

Controls

1. Architectural Design:

   (a) Buildings are to be articulated to reduce the apparent height and scale of external walls.

   (b) Plant and mechanical equipment, including exhausts, are to be screened or located appropriately so that they are not prominent features from the existing and future public domain.

   (c) Materials and colours of buildings, utility and ancillary structures must adopt recessive toned colours such as earth tones (stone, browns, muted greens, sand, dark red / plums) or cool tones (soft greys, grey / blues). All materials must be constructed of non-reflective materials.

   (d) Building facades to the street must be predominately constructed of face brick, decorative masonry blocks (non-standard concrete blocks), precast panels (coloured and / or textured to a high-quality finish), glass, natural timber or other building materials that present attractively to the public domain.

2. Siting / Building Orientation:

   (a) Buildings must be integrated with the natural landscape and the existing and future streetscape with an articulated and landscaped appearance when viewed from the Vegetation Management Zones.

   (b) Building elevations oriented towards residential areas must be minimised. Where this is unavoidable, the building is to be designed to ameliorate negative impacts.

   (c) Buildings must be designed to maximise solar efficiency, landscape design at the frontage and passive surveillance.

   (d) Buildings and structures must be consistent with any future public roads on or adjacent to the Precinct.

(e) On lots with multiple street frontages, such as corner lots, buildings must be designed to address both streets.

3. Fencing:

(a) Fencing is to be constructed of non-reflective materials, consistent with the colour pallet prescribed in Control 1 of Architectural Design (above).

(b) Fencing must be of an open form so as not impede sight lines for drivers.

(c) Fencing is to be contained wholly within the site.

(d) Fencing must be located behind required landscaped areas.

Landscaping

Objectives

a. To create a landscape character and amenity that is appropriate to the scale and nature of the development.

b. Encourage development which provides attractive staff amenities through landscaping.

c. To minimise the visual impact of any development from the surrounding area.

d. To create habitat creation and encourage fauna movement.

Controls

1. A detailed landscape plan, prepared by a suitably qualified consultant, must be submitted with all development applications for the subdivision of land and or erection of buildings. The landscape plan must detail landscaping and the location, height and type of fencing proposed within the site.

2. Landscaping should provide sufficient vegetative screening of buildings, outdoor activities and structures when viewed from surrounding areas including Menangle Park, Glenlee Estate, the Australian Botanic Garden Mount Annan and Camden Park Estate.

3. Details must be submitted demonstrating what soil works are required to support landscaping and street tree planting.

4. Street setbacks are to comprise a minimum 50% of soft landscaping.

5. Staff amenities and open spaces, such as break-out spaces must be incorporated into landscaped areas to provide attractive working environments.

6. Fencing must be softened with landscaping and planting.

7. Automatic irrigation systems must be installed for all landscaped areas.

8. Local Cumberland Plain Woodland tree species are to be planted in clusters of 5 to 7 trees consisting of at least two varieties, planted at 5m centres (from tree trunk centre to tree trunk centre) in two informal staggered rows (see Figure 6-15). The clusters are to be positioned within the first 3m of the primary street setback. A 75mm layer of leaf mulch shall be applied evenly over the entire planting area after planting. At the time of planting, the trees must have a minimum planted height of 2m with suitable hardwood stakes and ties. Tree stock to be sourced in minimum 75L container. Trees are to reach a mature height of at least 8m. Trees are to be located 0.5m from the back of kerb and a minimum of 1m from any other concrete surface. Positioning of the tree planting must ensure the following can be achieved:

(a) space for future driveways and waste storage collections points;

(b) street lighting, utilities, bus stops and pedestrian crossings; and

(c) appropriate sight distances in accordance with relevant standards.

The plantings are subject to a 12 months establishment and maintenance period at the end of which plantings must have signs of healthy and vigorous growth.

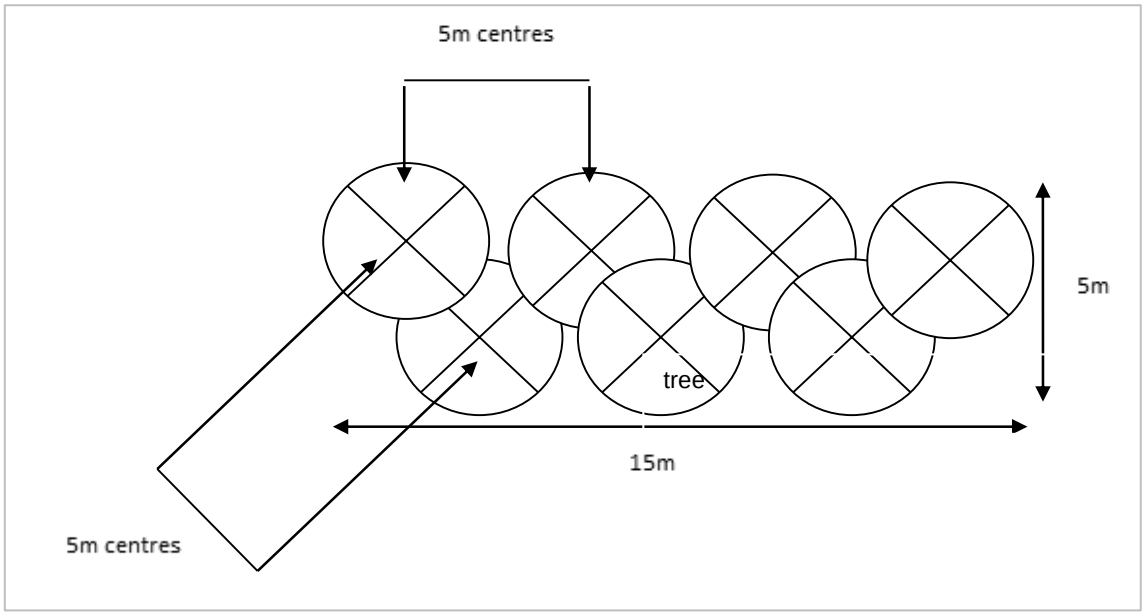

Figure 6-15: Tree Cluster Guide

6.5 Specific Land Uses Controls

6.5.1 Child Care Facility (Child Care Centres)

Background

Centre Based Child Care Facilities are managed under the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* the *Child Care Planning Guideline*, the *CLEP 2010* and the below controls.

The definition of a child care facility is stated in the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. It is strongly recommended that applicants arrange a pre-DA meeting with Council prior to submitting a development application to ensure that all prerequisite documentation has been prepared.

Regulatory Authority means the Regulatory Authority for New South Wales under the Children (Education and Care Services) National Law (NSW) *(as declared by section 9 of the* Children (Education and Care Services National Law Application) Act 2010).

Objectives

a. Ensure child care centres are compatible with neighbouring land uses and are appropriately integrated into existing or new residential environments;

b. Ensure child care centres are well designed with a high standard of outdoor play areas, landscaping and are integrated in appropriate locations to meet community needs;

c. Minimise adverse impacts on the environment and amenity of residential areas and other land uses. In particular, noise and traffic generation from the development and operation of child care centres; and

d. To ensure the location and design of waste storage facilities, and the on-going management of waste associated with the centre, minimises undue impacts on amenity (e.g. visually, by emission of odour, or causing noise nuisance).

Note

If a development application does not meet the minimum indoor or outdoor space requirements of the *Education and Care Services National Regulations*, Council must, within 7 days of receiving the development application forward a copy to the Regulatory Authority and notify them in writing of the basis on which the Authority's concurrence is required and of the date it received the development application.

Council must forward a copy of its determination of the development application to the Regulatory Authority within 7 days after making the determination.

Controls

Setbacks in Residential zones

Table 6-4: Setbacks for Child Care Facilities

Front setback (min)	Consistent with the existing character
Secondary street setback (min)	4m
Side setback (min)	1.2m
Side setback to access doors from children's internal space (min)	4m
Rear setback (min)	4m ground floor and 8m second floor

Access and Car parking

1. The car parking requirements are to comply with the controls set out in this DCP.

2. All required car parking must be provided off-street.

Hours of Operation

1. Council may consider longer hours of operation including Saturday mornings if it can be demonstrated that no adverse impact on neighbouring properties will result from an earlier starting and/or a later closing time.

Dual Use of the Centre (in association with a dwelling)

1. Any dwelling component must have separate access at the front. No entry is permitted by way of access through any part of the child care centre.

2. Separate toilet, laundry and kitchen facilities must be provided for each use.

3. Children in care must not be able to access any part of the dwelling and its private open space area.

4. A separate outdoor principal private open space area must be provided for the dwelling in accordance with this DCP.

5. The provision of parking spaces for the residents must be in addition to the parking requirements of the child care centre.

Kitchen fit-out

1. If the child care centre requires a commercial kitchen, it must be demonstrated, that the kitchen has been designed to comply with the Food Act and Regulations incorporating the Food Standards Code and Council's Food Premises Code.

On-site Sewage Management

1. Where a child care centre is proposed in an unsewered area, a commercial on-site sewage management facility will be required to be installed. Council will not approve the child care centre unless it can be demonstrated to the satisfaction of Council that effluent will be disposed of in an appropriate manner.

2. An application under section 68 of the Local Government Act is to be submitted to Council and approved, prior to approval of the development application for the Childcare Centre. The application must be in accordance with Council's Sewage Management Strategy.

3. Sewage systems and the disposal area will be required to be fenced, to ensure that they are childproof and to limit exposure (physical contact).

Waste Management

1. A waste management plan is to be submitted for the proposed demolition, construction and ongoing use of the child care centre,

2. Adequate provision must be made for the storage and collection of all waste receptacles.

3. The waste and recycling storage area must be designed to be visually and physically integrated into the design of the development, and not stored within the front setback to avoid visual clutter. Waste facilities are not to be sited within the areas required for car parking, vehicular and pedestrian access, landscaping and outdoor play areas.

4. In cases where the waste storage area is likely to be visible from the street, design elements such as fencing, landscaping and roof treatments may be used to screen the waste and recycling storage area so as not to detract from the aesthetics of the streetscape.

5. Consideration is to be given to frequency and times of collection to minimise impacts of waste vehicle noise on neighbouring properties.

Water Supply

1. A child care centre must have access to a potable water supply.

Signage

1. Any signage must comply with Part 2.15 of this DCP.

6.5.2 Restricted Premises

Objectives

a. Ensure that the amenity and safety of a particular area is not overly compromised by the implementation of a restricted premise.

Note: CLEP 2010 contains the definition of a restricted premises and clause 7.7 provides requirements regarding the location of restricted premises.

Controls

1. Development for the purpose of restricted premises must be designed to minimise any impact on the surrounding area with regards to the appearance of the building or premises, the appearance and content of signage and advertising, and the location and intensity of external lighting.

2. Development applications seeking consent for restricted premises must include:

   a. A description of all materials, articles, compounds, preparations and the like to be offered for sale.

   b. The size, form or shape, illumination and position, colour and content of any proposed business identification sign, street number, advertisement or promotional device to be erected or displayed.

   c. Details of the existing and proposed external lighting.

   d. A specified operator, which must be named on the application.

Note: For Restricted Premises, Council may include as a condition of consent a trial period for 12 months.

Further Information - Additional controls applying to restricted premises are located within the following legislation:

Pt 16 s 578(E)(2) of the Crimes Act 1990.

Section 49, No.63 of the Classification (Publications, Films and Computer Games) Enforcement Act 1995.

6.5.3 Sex Service Premises

Objectives

a. Provide appropriate planning controls relating to the use of a building or place as a sex service premise;

b. Ensure that sex service premises do not adversely affect the amenity of land used for educational, recreational, residential, service industrial, business, cultural or community purposes; and

c. Ensure that sex service premises will not have adverse impacts on the community.

Controls

Note: The land use table and Schedule 1 Additional Permitted Uses in CLEP 2010 provides statutory land use controls for sex services premises in the Camden LGA.

1. Development for the purpose of a sex service premise must not be carried out if the building or place is adjacent to any property used, or partly used for residential purposes.

2. Sex services premises must not be located near, or within view from a place of public worship, child care centre, hospital, community facility, school, public open space, residential development or any place regularly frequented by children for educational, recreational or cultural activities.

3. The operation of the sex services premise must not affect the amenity of the surrounding neighbourhood because of its size, operating hours, number of employees or clients.

4. The entrance to and exit from a sex services premise is not to be within view of any place regularly frequented by children.

5. A suitable waiting area is to be provided in the sex services premise to prevent clients loitering outside the building.

6. The operator of a sex services premise must ensure proper conduct of patrons exiting the building.

7. Sex workers must not display themselves in windows or doorways of the sex services premise or outside such buildings.

8. The NSW Department of Health should be contacted in regards to relevant health standards for the operation of a sex service premise.

9. Advertising signs and structures are to be discreet and inoffensive. No signs may display words or images, which are in the opinion of the Council, sexually explicit, lewd or otherwise offensive.

10. Any sign should not exceed 0.3m x 0.6m in size (or other dimensions, but of equivalent surface area), and identifies only the name of the person who conducts the business or the registered name of the business.

11. All buildings used as a sex services premise must be fitted with the necessary services and facilities which are currently required for Class 5 buildings (an office building used for professional or commercial purposes) under the Building Code of Australia.

12. The development application must specify the name and residential address of the person responsible for operating the sex services premise. If development consent is granted, a condition of any consent will require written notification to Council of a change of name or address of the nominated operator.

13. In determining a development application for sex services premises, Council consider:

a. whether or not the operation of the sex service premise is likely to cause disturbance in the area when taking into account other sex service premises operating in the area or other land uses within the area involving similar hours of operation;

b. the design and external appearance of the building and any associated structure and their impact on the character of the surrounding built environment;

c. the content, illumination, size and shape or any advertisement and distinctive external lighting;

d. the operation of the sex service premise is likely to cause a disturbance in the area because of its size, operating hours, number of employees or clients.

Note: For Sex Service Premises, Council may include as a condition of consent a trial period for 12 months.

6.5.4 Exhibition Homes and Villages

Background

Exhibition homes and exhibition villages are a way for homebuilders to display finished dwellings within a residential environment. During their use as exhibition homes & exhibition villages there is a potential for significant traffic generation, particularly on weekends. The exhibition homes can eventually be sold for use as dwellings and become part of the residential environment.

Objectives

a. Ensure that exhibition homes and exhibition villages operate with minimal impact on the surrounding residential area;

b. Ensure that exhibition homes and exhibition villages operate for a limited time after which they cease to operate; and

c. Ensure that exhibition homes and exhibition villages revert to a conventional residential environment.

Controls

Subdivision, Frontage and Lot Sizes

1. Any subdivision of land must be in accordance with the requirements for dwellings in CLEP 2010.

2. Any proposed street with an exhibition village may be held as one lot within the development until the cessation of the operation of the exhibition village. Public road dedication must be completed prior to use as a separate dwelling.

Site Location

1. Exhibition homes/ exhibition villages should be located:

    a. close to classified roads or sub classified roads.

    b. where vehicular access is from a collector street.

    c. on streets with widths that permit adequate safe manoeuvrability of vehicles and lines of sight for pedestrians, cyclists and vehicles.

    d. where traffic control devices do not impede vehicular access to and from the site.

2. Exhibition homes/ exhibition villages must not be permitted:

    a. where access is from a street with a carriageway width of less than 6.5m.

    b. on streets which are cul-de-sacs.

Car Parking

1. Car parking for exhibition homes must be provided off street. However, on-street car parking may be considered where there are no privately occupied dwellings opposite or adjoining the individual exhibition homes.

2. Internal streets may be closed out of hours of operation only where the streets are not yet dedicated as public roads.

Amenities and Environmental Impact

1. During the operation of an exhibition home/ exhibition village additional measures to maintain the privacy of adjoining residential development may be required.

2. The hours of operation must be limited to 7am to 7pm each day.

3. Buildings used for such uses as providing home finance, display of materials or take-away food and the like must cease to operate when the exhibition home/ exhibition village ceases.

4. Temporary buildings used for providing home finance, display of materials or take-away food must be removed and the site made good.

5. When the use of the dwelling ceases to be an exhibition home, any garage that has been used as a sales office is to be reinstated as a functioning garage with an appropriate garage door and associated driveway, prior to the occupation of the dwelling for residential purposes.

6. When the exhibition village/home ceases to operate, all signs and structures etc. associated with the exhibition home/village must be removed to ensure the site has a residential appearance.

7. Security lighting must be provided in such a way to minimise any adverse impact on adjoining residential areas.

8. The operation of the exhibition village (including the use of designated off-street car parks) must not cause offensive noise or affect the acoustic amenity of adjoining residents.

Waste Management

1. Waste disposal facilities must be provided for development. These must be located adjacent to the driveway entrance to the site.

2. Any structure involving waste disposal facilities must be located as follows:

    a. setback one metre from the front boundary to the street.

    b. landscaped between the structure and the front boundary and adjoining areas to minimise the impact on the streetscape.

    c. not be located adjacent to an adjoining residential property.

Letterboxes and Numbering

1. Letterboxes must be located along the front boundary and be clearly visible and accessible from the street.

2. The street number of a site must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the site.

Frontage Works and Damage to Council Assets

1. Where a footpath, road shoulder or new or enlarged access driveway is required to be provided this must be provided at no cost to Council.

2. Council must be notified of any works that may threaten Council assets. Council must give approval for any works involving Council infrastructure.

3. Where there are no existing street trees in front of the site and contributions have not been collected for street tree planting, it may be a condition of consent that street trees be provided in the footpath area immediately in front of the site.

Acoustic Amenity

1. Dwellings located near future sources of noise are to incorporate appropriate noise attenuation measures when designed and constructed, to ensure that future residents are afforded an appropriate level of amenity.

Signage

1. Any signage must comply with Part 2.15 of this DCP.

6.5.5 Home Business and Home Industry

Objectives

a. To allow for occupations or suitable low scale business activities to be conducted from houses or ancillary buildings in residential and rural areas, where the scale of the business does not interfere with the amenity of neighbouring properties.

Note: CLEP 2010 contains the definition of home business and home industry and clause 5.4 provides requirements regarding these uses.

Controls

1. Council must not consent to an application for the purpose of a home business, unless it is demonstrated that the home business:

    a. does not involve the employment of more than two persons other than those residents;

    b. does not take up floor space of more than 50m^2 in the dwelling or ancillary building. The use of land (for storage purposes, etc.) external to a dwelling or an outbuilding for home business purposes will not be permitted;

    c. does not interfere with the amenity of the locality because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste, water, waste products, grit or oil or otherwise;

    d. does not involve exposure to view from any adjacent premises or from any public space of any unsightly matter, goods or products;

    e. does not give rise to traffic levels out of keeping with those of the surrounding locality;

    f. maintains existing parking spaces for residential use on site and business car parking be provided off street in accordance with this DCP;

2. A home business must operate within the hours specified below, unless it can be demonstrated to Council's satisfaction that operation outside of these hours will not have an unacceptable impact on the amenity of adjoining dwellings or the neighbourhood;

    a. 8.30am to 5.30pm, Monday to Friday;

b. 8.30am to 5pm Saturdays;

c. Sundays or public holidays (closed).

3. Deliveries and loading/unloading activities can only occur during the approved hours of operation;

4. All signage must comply with this DCP. If signage is to be associated with the home business, it must:

   a. not exceed a maximum area of 0.72m^2;

   b. be attached to the dwelling-house, letter box, front gate or the like;

   c. only indicate the name and occupation of the resident;

   d. not detract from the residential character of amenity of the area; and

   e. will only involve retailing of products which are ancillary to the home business and will not adversely impact on the amenity of the locality in terms of traffic generation and pedestrian movement.

5. Development Applications for skin preparation, must comply with the Skin Penetration Guidelines (Public Health Regulations 2000) and Skin Penetration Code of Best Practice. Applications for the food manufacturing, must demonstrate compliance with the Food Act and Regulations incorporating the Food Standards Code and Camden Council's Food Premises Code. Any application must submit plans and supporting documentation that demonstrate compliance with these polices.

6. A Statement of Environmental Effects must be submitted for all types of home business applications, they must outline the overall operation of the proposal.

Note: A home business does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

Trial Period

1. In the event that Council grants development consent for a home business, Council may include (as a condition of consent), a condition which limits the duration of the consent to a maximum 12 month period, after which a further development application is required to continue the use beyond that date. Council, in determining any further application, will have regard to the operation of the use within the preceding 12 month period.

6.5.6 Domestic Solid Fuel Burning Appliances (Wood Fired Heaters)

Objectives

a. To allow for Domestic Solid Fuel Burning Appliances (Wood Fired Heaters) that are installed appropriately and will not have an adverse impact on air quality or the amenity of the surrounding residential neighbourhood.

Controls

1. Must be installed in accordance with the Building Code of Australia and the relevant Australian Standards (includes 4 grams per kilogram of fuel burnt)

Note: Heaters with a 1gram per kilogram emissions rate or less and an efficiency rating of 65% or greater are preferred as they have a lower impact on air quality.

-End of Part-

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