

# **Turner Road Precinct**

*Development Control Plan  
January 2018*



# Part B:

## Site Specific DCPs

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Part B of the DCP is proposed to incorporate the site specific DCP amendments. As each DCP amendment is adopted **Table 23** below is to be updated. **Appendix B** sets out the matters to be addressed within the Part B DCP for each special area.

**Table 23:** Adoption Dates of Part B DCP Amendments

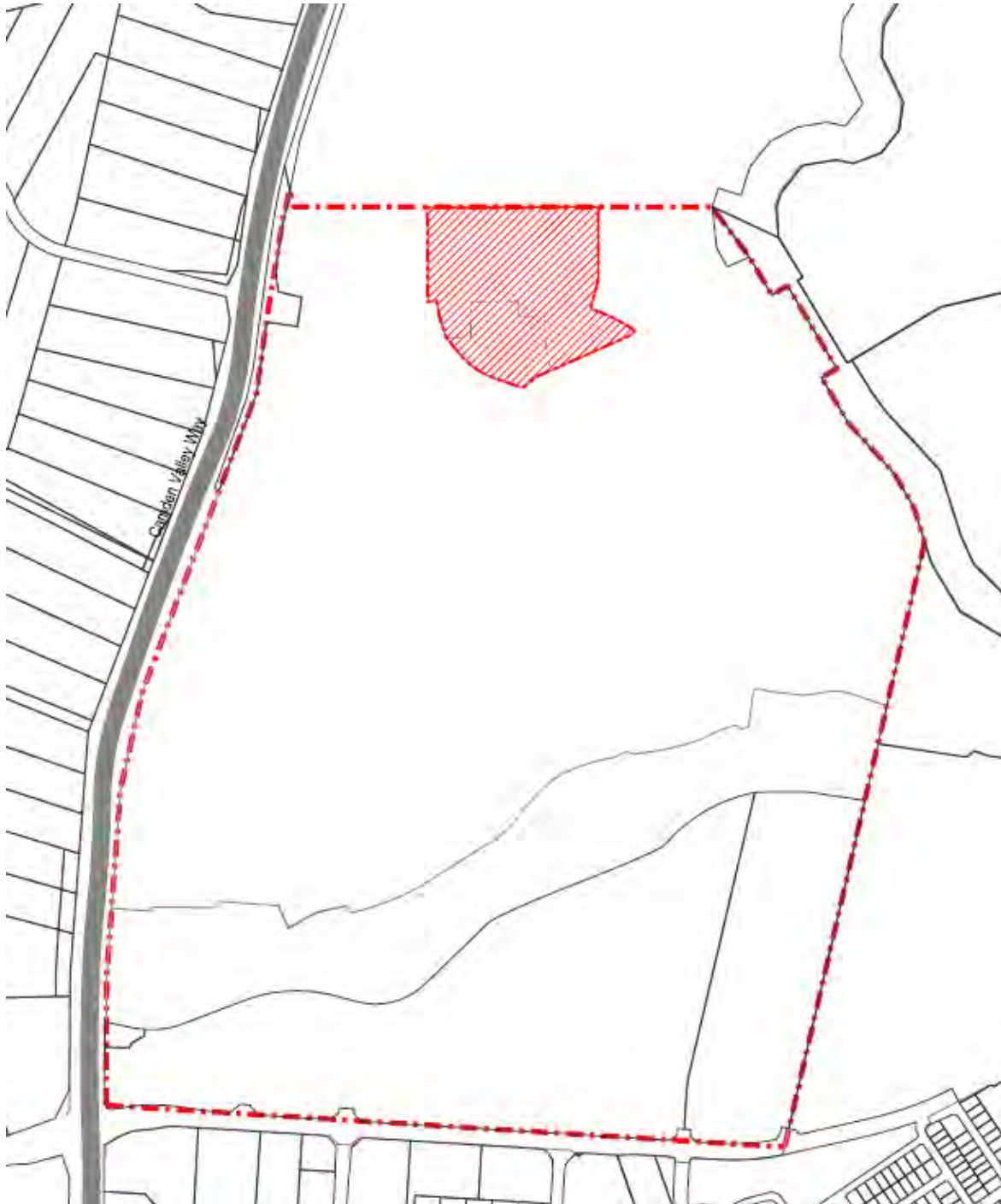
Special area	Date adopted
B1 The Entertainment Precinct	20 May 2009 (amended 16 January 2018)
B2 Riparian Protection Area	20 May 2009
B3 Turner Road Employment Area	26 August 2009
The Neighbourhood Centre	11 November 2013

## B1 The Entertainment Precinct

### 1.0 Introduction

#### 1.1 Land to which this Part applies

This part of the DCP applies to all development on the land shown at **Figure 47** cross hatched in red.



**Figure 47:** Land to which this Part applies

## 1.2 The Purpose of this Part

The purpose of this Part is to:

- Establish the planning, design and environmental objectives and controls against which Camden Council will assess future development applications (DAs) for land within The Entertainment Precinct;
- Provide the detailed planning and design controls for The Entertainment Precinct;
- Provide a framework to facilitate high quality urban design outcomes, for the public and private spaces within the Precinct;
- Provide a structure for preferred land uses and activities within the Entertainment Precinct

## 1.3 Structure of this Part

This Part is structured as follows:

**Section 1:** sets out the administrative provisions of this section of the DCP.

**Section 2:** sets out the vision and development objectives for The Entertainment Precinct.

**Section 3:** outlines the access and movement requirements for The Entertainment Precinct.

**Section 4:** outlines the design principles for the public domain for The Entertainment Precinct.

**Section 5:** outlines the design principles for the land uses and built form for The Entertainment Precinct.

**Notes:**

*This Part B DCP contemplates that development may extend beyond the northern boundary of The Entertainment Precinct and that development within the Precinct may have an inter-relationship with future development to the north.*

*Development that extends beyond the precinct into the land to the north should ensure that the Urban Design Principles of this DCP guiding built form, views and vistas, public spaces and circulation and movement are carried through into any elements outside the precinct. Development of the lands to the north will be subject to a separate planning process.*

## 2.0 Vision and Development Objectives

### 2.1 Vision and Development Objectives

The vision and objectives are:

- (a) To support the provision of a variety of recreation, entertainment, residential and support uses within the precinct;
- (b) To provide the opportunity for the provision of support retail and commercial facilities within the precinct;
- (c) To create a mixed use entertainment, leisure, support retail and amenity services and residential precinct focused around and adjacent to the Entertainment Precinct;
- (d) To ensure that the detailed design of the precinct is undertaken in a co-ordinated manner in order to achieve a high quality urban design outcome;
- (e) To provide a structure for preferred uses and activities within the precinct;
- (f) To provide a structure plan for the interface between the public and private domain that maximises the outlook and orientation for all uses;
- (g) To reinforce the "hilltop" location of the precinct as a focal point for development within the locality;
- (h) To reinforce the potential private and public domain vistas through the provision of a strong north south axis through the precinct;
- (i) To provide and reinforce a strong visual link to the Gledswood Estate to the north of the precinct;
- (j) To provide a structure for the management of transport and service vehicle access.

### 2.2 Controls

- (1) Development of The Entertainment Precinct is to respond to and demonstrate achievement of the design outcomes depicted in **Figures 2 and 3**.
- (2) Development shall be generally consistent with the following development outcomes:

#### **Layout**

- A central 20m wide north south axis is to be provided to the north of The Hermitage Way to protect and reinforce the view cone that broadens out down the valley towards the Gledswood Estate;
- The location of buildings, streets and open spaces is to reinforce the central north south axis;
- The secondary view axes align with the ridges to the north as depicted in **Figure 48**. These secondary axes are to be reinforced by the provision of 10m wide visual corridors within which can provide secondary access roads to service future development within the precinct;
- All development and built form that abuts the central north south axis are to address the axis alignment.

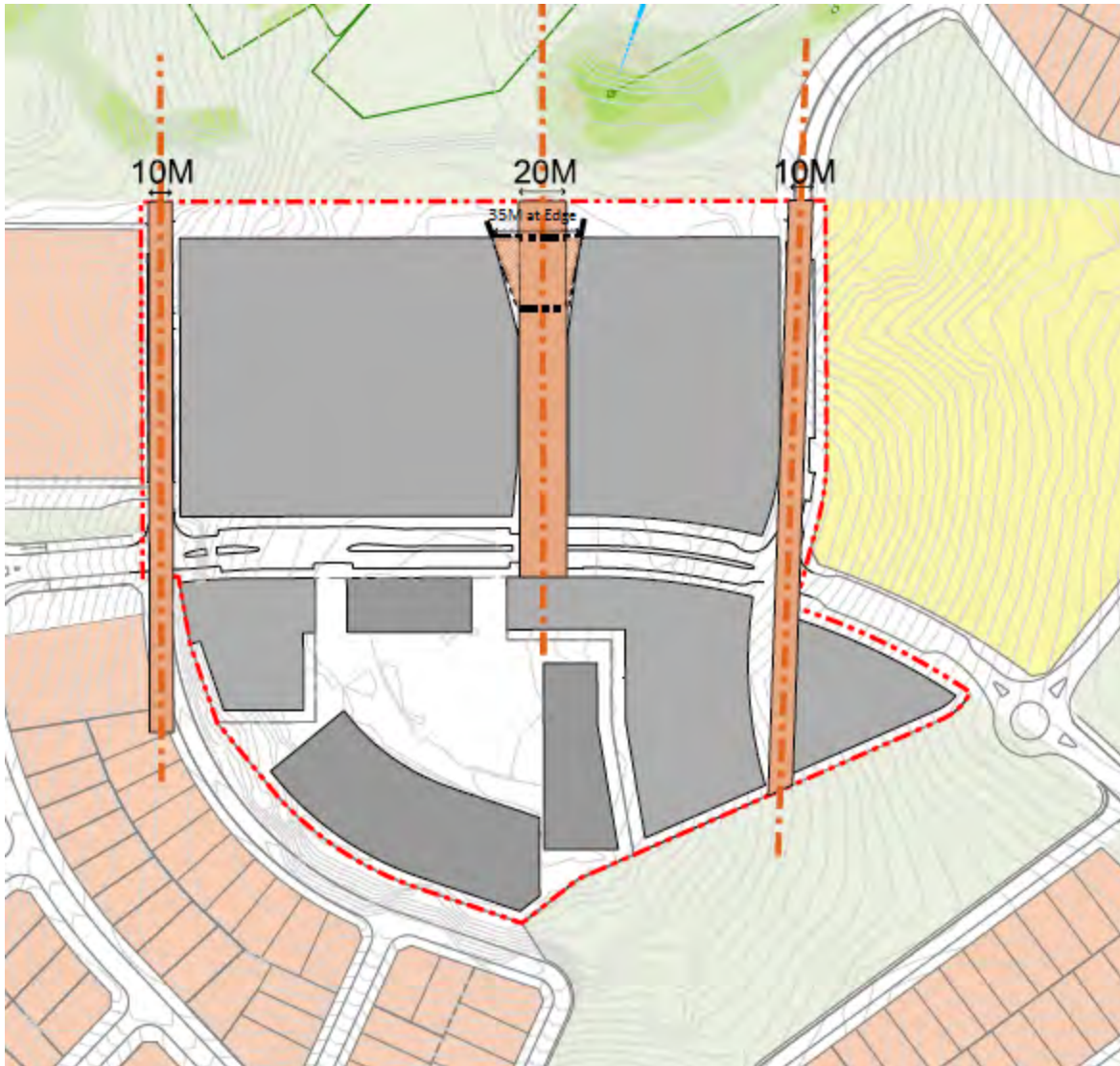
#### **Public Domain**

- The central 20m wide north south axis is to form the focal point of the precinct with a public plaza or open area component;
- Car parking can be provided within or under the central north south axis;
- Building orientation and location is to maximise opportunities to utilise the available district views from the public domain areas;

**Note:** "Public Domain" in this Part of the DCP refers to areas that will be accessible to the public and not necessarily in public ownership.

#### **Private Domain**

- Development should maximise the available northerly aspect and district outlooks;
- Development must be located to reinforce the primary central axis and secondary axes;
- Transparent elements 10m wide at ground level and above, such as atria or undercrofts, are to be provided in buildings within the precinct where a secondary view axis intersects with the proposed building location (**Figures 48 and 49**). Such transparent building elements are to retain and reinforce the visual linkages along the secondary alignments;
- The location of buildings at the northern extremity of the precinct shall ensure that a separation of 35m over the central north south axis is provided to ensure the expansive view cone to the north is reinforced (Refer to **Figure 48**).



**Figure 48:** Principle north south axis along the Valley and secondary axes along the ridgelines providing view corridors and view cone

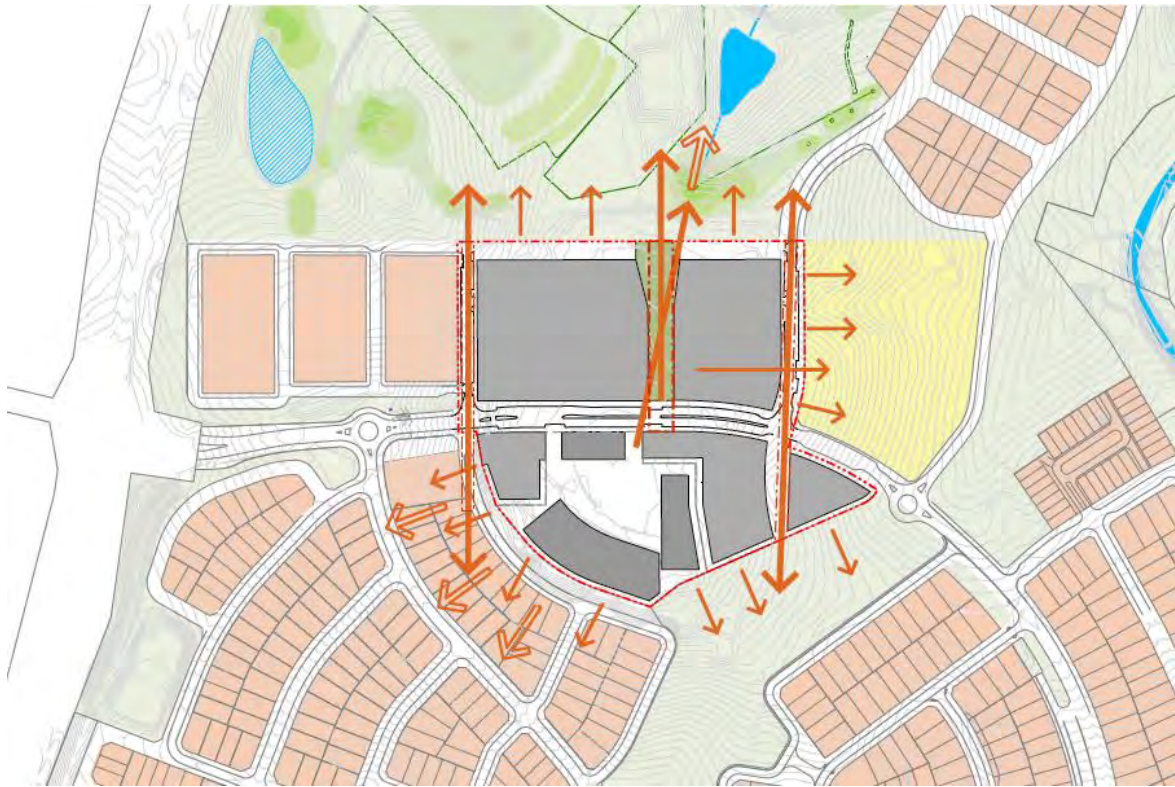


Figure 49: Views and vistas available from The Entertainment Precinct



## 3.0 Access and Movement

### 3.1 Introduction

Part A of the DCP identifies the arterial and sub-arterial road network for the whole of the Turner Road Precinct. This part of the DCP provides lower order circulation patterns to provide servicing for the future development within The Entertainment Precinct.

### 3.2 Objectives

The objectives for access and movement are:

- (1) Provide safe and clearly defined vehicular access points off The Hermitage Way;
- (2) To provide opportunities for servicing of future development that minimises the number of connections required onto The Hermitage Way;
- (3) To integrate pedestrian and cycle access options into the development of the Precinct;
- (4) To ensure The Hermitage Way can accommodate public transport services;
- (5) To clearly delineate a transition into The Entertainment Precinct to signify the dominance of pedestrian traffic in the vicinity by the creation of a slow zone through The Entertainment Precinct;
- (6) To provide appropriately located car parking areas and on street car parking opportunities on The Hermitage Way that traverses the Precinct; and
- (7) To promote street activation through the provision of outdoor dining.

### 3.3 Controls

- (1) Development of The Entertainment Precinct is to respond to and demonstrate achievement of the design outcomes depicted in **Figures 50, 51, and 52**.
- (2) Development shall be generally consistent with the following design outcomes:

#### **Layout**

- Two north-south access roads are to be provided along the secondary axes as shown in **Figure 50**. These access and service roads are to be located to provide rear service and access for development within the precinct and to minimise disruption and conflict with pedestrian circulation throughout the precinct by avoiding the need for individual site access points from The Hermitage Way;
- The road treatment through The Entertainment Precinct is to incorporate appropriate traffic calming, threshold slow zones and pedestrian crossings to maximise pedestrian safety and amenity;
- The provision of cycleways and pedestrian pathways are to be integrated into the precinct planning to provide safe and attractive options for users;
- The Hermitage Way is to be designed to accommodate public transport access and provision for bus stops.

#### **Public Domain Treatment**

- The road reserve treatments are to be generally in accordance with Section 3.0 of Part A of this DCP, except where specific guidance is provided by this Part for The Hermitage Way and the north-south centre axis;
- The treatment of The Hermitage Way through and within the precinct is to be in accordance with the typical layout at **Figure 51** and is to include an appropriate transition for the cycleways entering and exiting the precinct;
- Footpaths along The Hermitage Way are to be designed to allow for the provision of future outdoor dining areas, including extended footpath widths between parking bays;
- A break in the median along The Hermitage Way is permissible to facilitate vehicular access between The Hermitage Way and the existing country club on Lot 3 DP 1215911;
- The north south access roads are to comply with the minimum cross section requirements of Part A 3.0 of this DCP.

**Private Domain**

- All development loading areas are to be serviced from the rear, away from The Hermitage Way and the north south axis;
- Driveways, service docks and waste storage areas are to be appropriately treated and designed to maximise safety and minimise their visual appearance and detraction from the quality of the public domain environment;

**Car parking provision**

- Car parking is to be designed and allocated to land uses in accordance with Camden Development Control Plan 2006.
- Car parking for development within The Entertainment Precinct is ideally to be provided in below grade (i.e. undercroft or basement parking).
- Any variations to proposed parking configurations within The Entertainment Precinct must consider the following:
  - o Minimise the impact of the visual appearance of car parking areas (i.e. where viewed from The Hermitage Way) to maintain the quality of the public domain environment;
  - o Parking areas (whether at-grade or multi-storey above ground) are to be appropriately treated, screened, landscaped and designed to maximise safety and passive surveillance opportunities; and
  - o Access to proposed car parking areas is to be generally in accordance with **Figure 50**.

**Note:** Development of The Entertainment Precinct is dependent upon improved access being provided to Camden Valley Way via the North Spine Road or by an appropriate alternative route.



**Figure 50:** Access configurations and cycleway provision

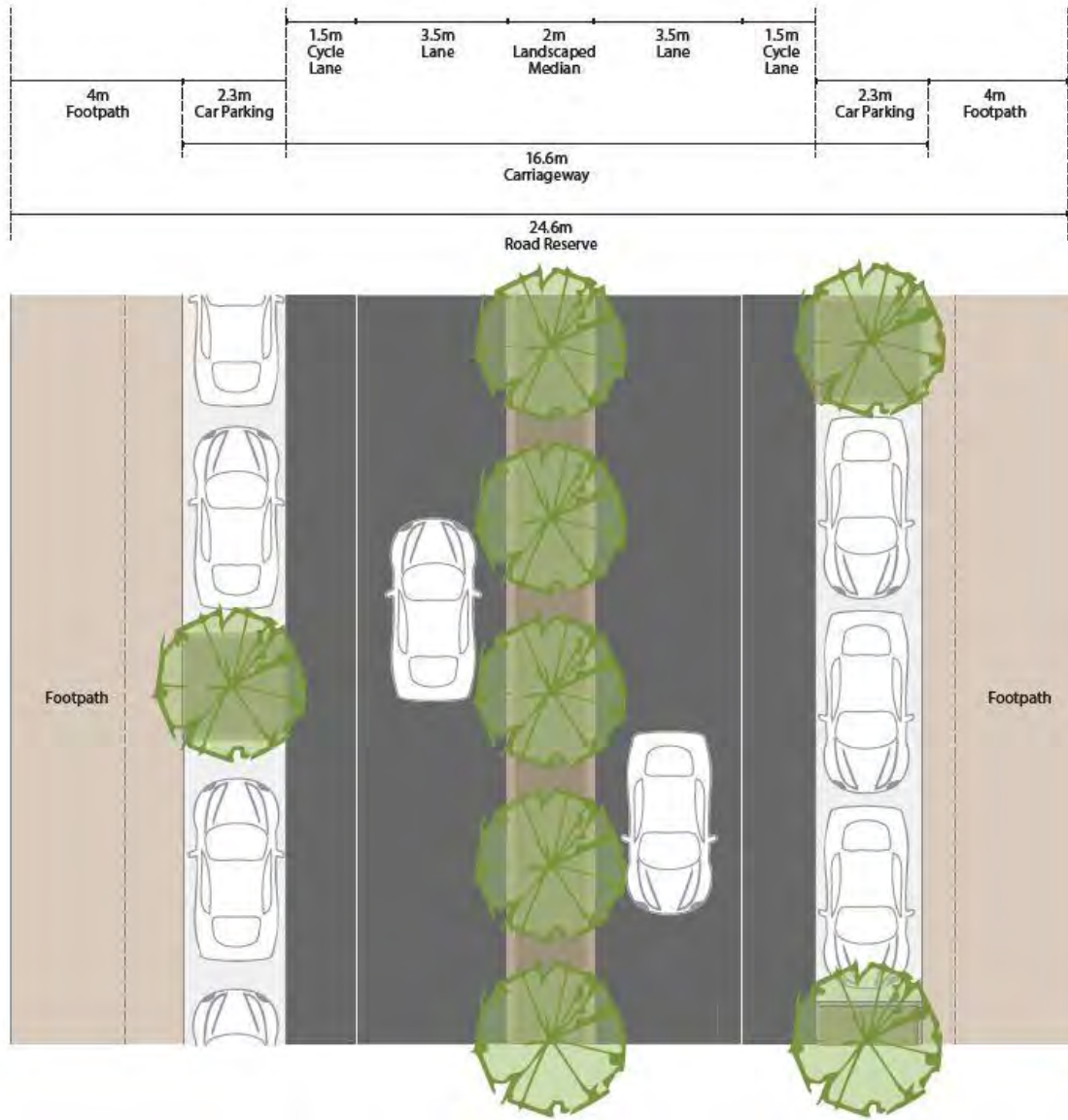


Figure 51: Typical Layout of The Hermitage Way road treatment

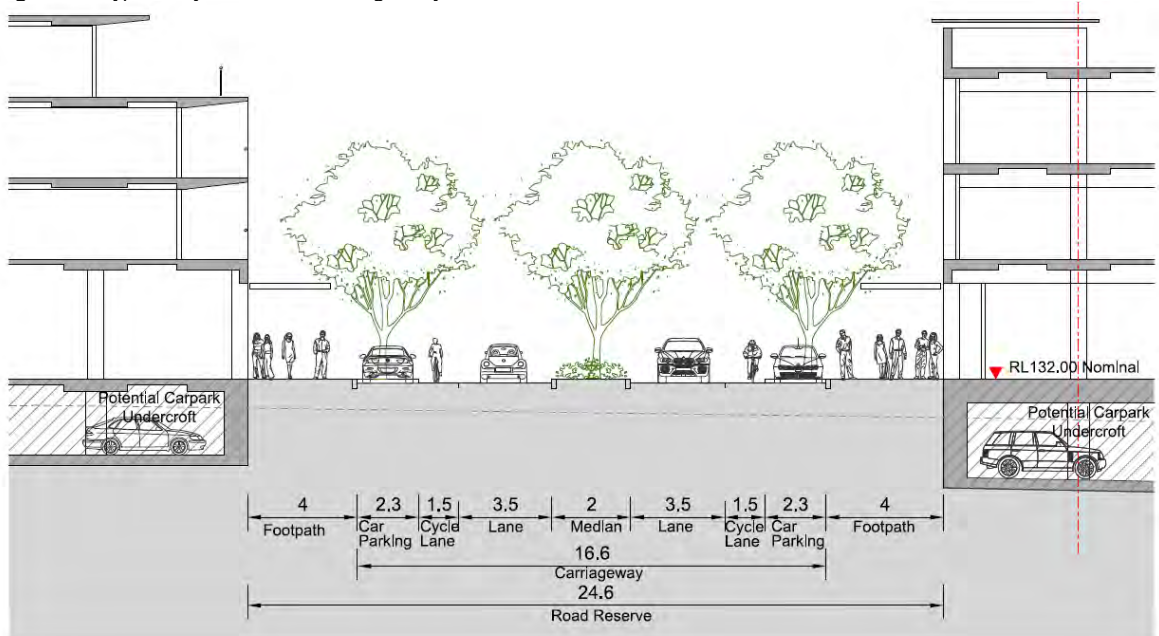


Figure 52: Indicative cross section of The Hermitage Way street treatment

## 4.0 Public Domain

### 4.1 Introduction

For the purpose of this section of the DCP the public domain is taken to be areas that are open to be accessed, utilised and viewed by the public and includes areas such as footpaths, open landscaped areas, cycleways and circulation spaces whether or not they are owned by a public authority.

### 4.2 Objectives

The public domain objectives are:

- (1) To create a vibrant and attractive precinct for entertainment, recreation, residential and support retail and commercial services;
- (2) To create a civic space along the central north south axis as a central focus for the precinct;
- (3) To create an area that encourages active and casual interaction;
- (4) To create an entertainment and mixed use precinct that is a focus for the needs and demands of future residents in the immediate and broader locality;
- (5) To encourage pedestrian and cycle circulation through and around the precinct;
- (6) To provide a combination of active and casual entertainment destinations and locations;
- (7) To provide a built environment with strong visual linkages to the developed landscape of surrounding land uses;
- (8) To provide open space areas that reinforce the division of the precinct into development quadrants that respond to the desire to provide strong visual linkages to the surrounding landscape.

### 4.3 Controls

- (1) Development of The Entertainment Precinct is to respond to and demonstrate achievement of the design outcomes depicted in **Figures 53, 54 and 55**.
- (2) Development shall be generally consistent with the following outcomes:

#### **Layout**

- Development is to provide open, unbuilt upon areas generally consistent with **Figure 53**;
- The open unbuilt upon areas can be above car parking and vehicle circulation structures;
- The layout of buildings is to respect and reinforce the required central and secondary axis alignments;
- Open space areas should be configured to provide high levels of amenity and utility for adjoining development;
- Development should be configured to provide casual surveillance of the open space areas to avoid the creation of unsafe environments;

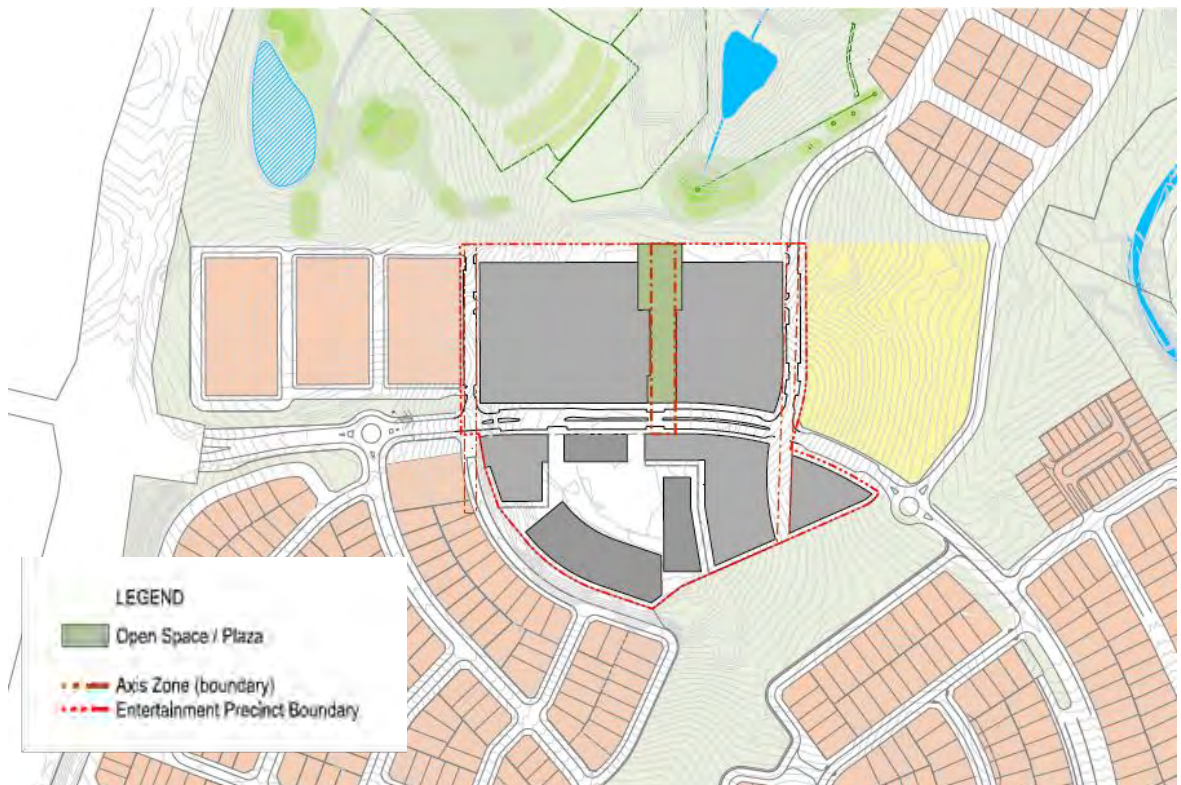


Figure 53: Open unbuilt upon areas

**Public Domain Levels**

- The central north south axis and adjoining areas as depicted in **Figure 54** is to be provided at a preferred RL 132.00 with variation permitted between RL 131 and RL 133 (**Figure 54**).
- The development of the precinct should grade down from the north-south axis to the perimeter of the precinct to respect the topography of the site and optimise district views.

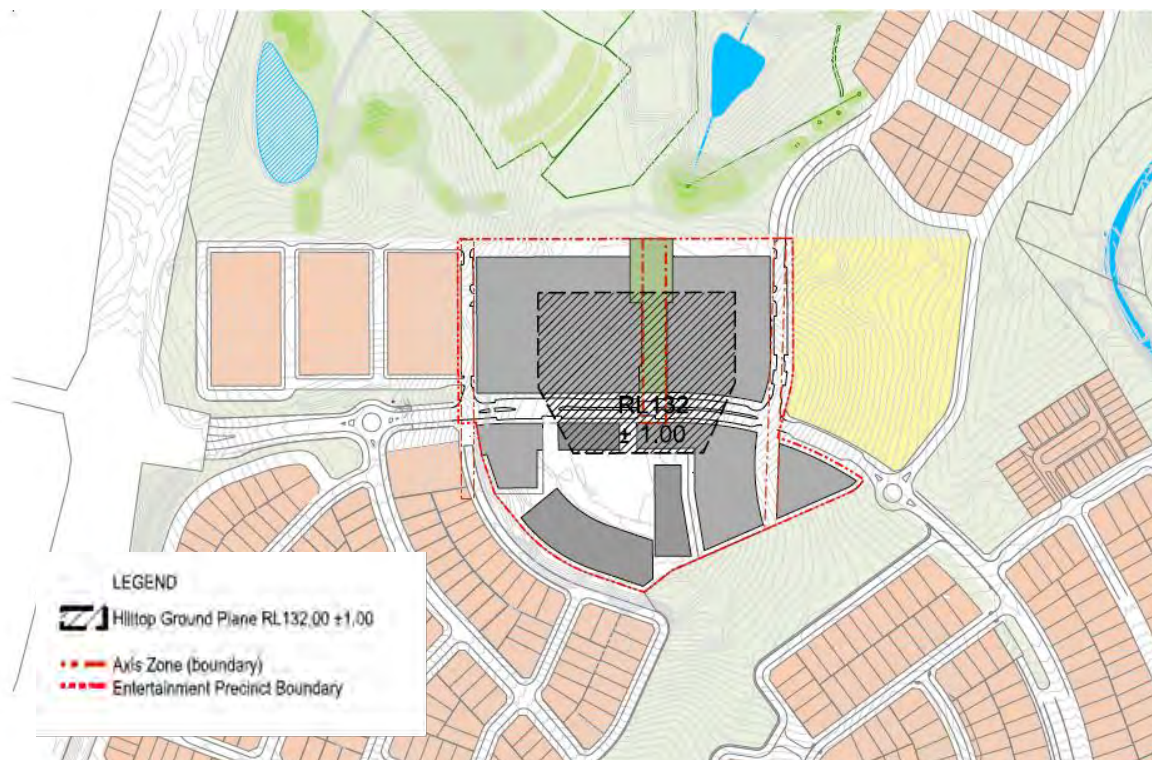
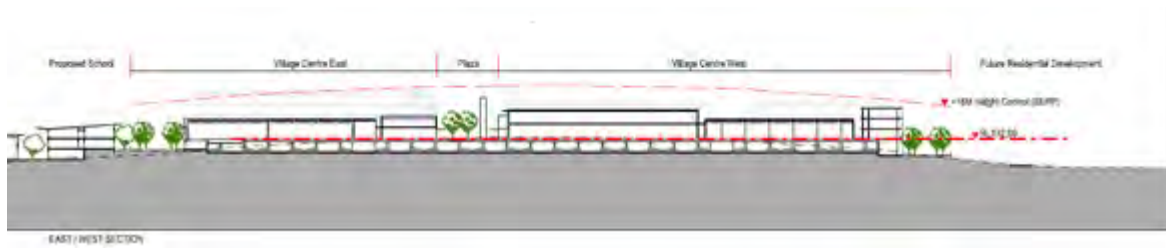


Figure 54: Target contour levels



**Figure 55:** Typical east west section through quadrants 1 and 2

**Figure 55** provides a typical cross section across the central East-West axis and the wider precinct to demonstrate the intended relationship of buildings and the public domain spaces. The typical section does not represent required building uses or forms but clarifies the relationship of built form to the central north south axis.

#### 4.4 Public Domain Principles

A public domain and landscape palette is to be developed in conjunction with Camden Council prior to the commencement of any works in the public domain of the Entertainment Precinct.

The public domain and landscape palette is to address the following issues:

- Provision of a unifying landscape treatment for the precinct.
- Guidelines for the provision of street furniture, paving treatments, signage and public art.
- Integration of public domain landscaping with private domain landscaping.
- Providing amenity and shaded areas.
- Safety by design.

**Note:** *The public domain and landscape palette may be an element of a broader urban design strategy for the entertainment precinct that addresses matters such as building materials and finishes and roof forms.*

## 5.0 Landuse and Built Form

### 5.1 Objectives

The land use and built form objectives are:

- (1) To provide a layout and configuration that reinforces the objectives and desired future character of the precinct;
- (2) To provide guidelines for the allocation of land uses that responds to the site characteristics and zoning that applies to the site;
- (3) To provide setback and orientation controls that reinforce the view axes and sight lines available from the precinct;
- (4) To provide setbacks that frame the public areas and provide an amenity and landscaped setting for residential development within the precinct; and
- (5) To encourage active street frontages in suitable locations.

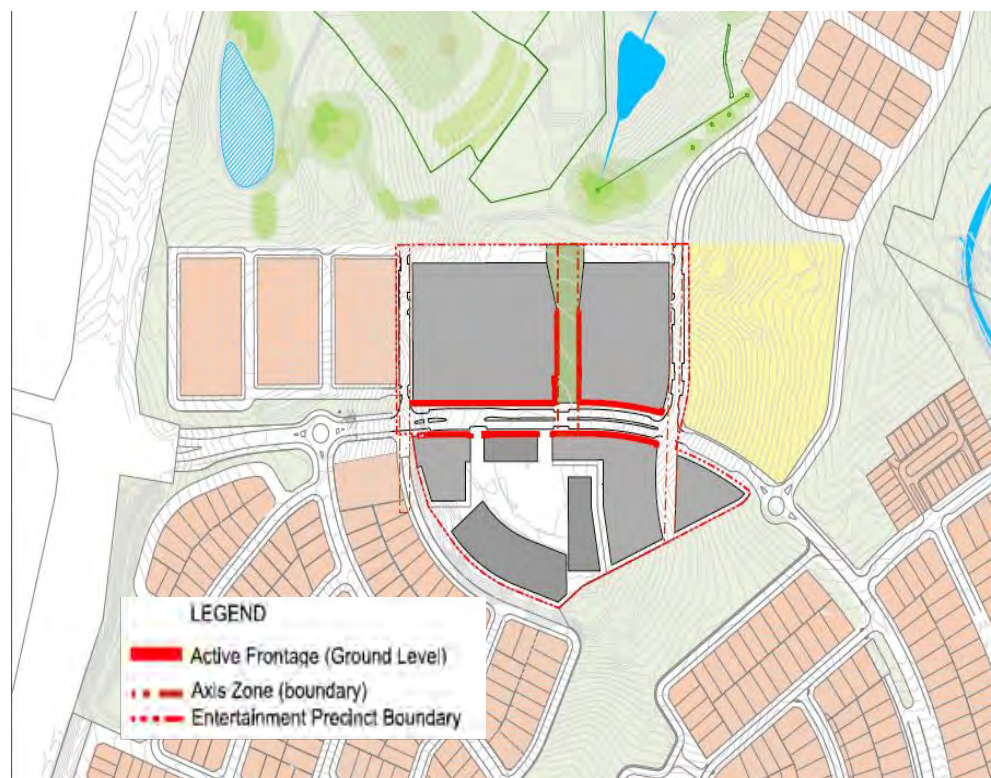
### 5.2 Controls

General Controls

- (1) The development of The Entertainment Precinct is to respond to and demonstrate achievement of the development outcomes depicted in **Figures 56, 57, 58, 59 and 60**;
- (2) Development within the precinct can contain a maximum aggregate of 3,500m<sup>2</sup> GLAR of “shop” premises. Any individual “shop” premises is to be no more than 500m<sup>2</sup> GLAR;
- (3) All non-residential development must include a signage strategy that demonstrates the integration of business and building identification signage into the overall building design;
- (4) Any large format “shop” is to be located within zone 2 in **Figure 57**; and
- (5) Development shall be generally consistent with the following outcomes:

#### **Active Frontages**

- Active frontages are to be provided generally in accordance with **Figure 56**;
- A building has an ‘active street frontage’ if all premises on the ground floor of the building facing the street or the north-south plaza are primarily used for the purposes of business premises or retail premises. This doesn’t preclude other uses such as residential, community facilities or entertainment, provided they are designed to create a positive relationship with the street and public domain;
- An active street frontage is not required for any part of a building that is used for any of the following:
  - o Entrances and lobbies (including as part of mixed use development);
  - o Access for fire services; and
  - o Vehicular access.
- Where an active street frontage is not identified, buildings are to be designed to create a positive relationship with the street and public domain. Buildings are to be articulated through architectural treatments and materials.



**Figure 56:** Active Frontages

### ***Land uses within the precinct***

The Entertainment Precinct is divided into four development zones (**Figure 57**) comprising:

1. Zone 1 – North;
2. Zone 2 - Central;
3. Zone 3 – South West;
4. Zone 4 – South East.

The preferred land uses within each zone are provided below and grouped into land use categories. This will allow for the flexible delivery of permissible uses in accordance with the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. All land uses must demonstrate that the key built form objectives and principles to reinforce the axis alignments through the precinct are achieved.

### ***Development Sequence***

- The north south central axis, indicative east-west service road and The Hermitage Way divide the precinct into four development zones. The development of these zones can be undertaken in any sequence. Completion of any zone is not a pre-requisite for the commencement of development within any other zone.

#### **Zone 1**

Preferred land uses:

Residential, retail/commercial (adjoining open space/ plaza area) **Zone 2**

Preferred land uses:

- mixed use development – which may include entertainment, community, commercial, retail, residential and car park.

#### **Zone 3**

Preferred land uses:

- Club, mixed use development – residential (including seniors housing), retail (maximum aggregate GLAR of “shop” space of 350m<sup>2</sup> on Lot 3 DP1215911), commercial (i.e. business and office premises).



## Zone 4

Preferred land uses:

Mixed use development – which includes retail, commercial and residential.



**Figure 57:** Quadrants within The Entertainment Precinct

### **Public Domain Relationship**

Development in zones 1 or 2 is to:

- Provide articulation / special treatment to identify the entry lobby;
- Provide transparent elements where a view axis intersects with the building (e.g. atrium, under-croft);
- Utilise transparent materials to provide sightlines into internal public spaces (e.g. atrium);
- Cloister or awning treatments are required to provide shading to public domain. The awning or cloister is to provide a minimum 2.0m overhang encroachment;
- Where a building frames a view axis a straight-edge treatment is required to the perimeter of the building along that alignment (**Figure 59** and **Figure 60**);
- Buildings located on the primary building alignments as identified under **Figure 59** are to be a minimum height of three storeys and are to be built on a nil setback to the street edge.
- Incorporate shading to the central street north south axis public domain with either extended eave lines or a lower level awning/cloister structure treatment
- Blank walls are to be avoided
- Any community building should be of flat roof design incorporating shade structures to facilitate a number of different uses
- Buildings should avoid the use of traditional hipped or gabled roof forms and be of single pitch or multi-pitch roof design. Alternate roof shapes may be considered on a merit basis.

Development in Zone 3:

- Buildings located on the primary building alignments as identified under **Figure 59** are to be a minimum height of three storeys and are to be built on a nil setback to the street edge
- Any fifth (or more) storey is to be setback a minimum of 3.6m from the street edge to The Hermitage Way.

- Any fifth (or more) storey element on the eastern boundary within Lot 3 DP1215911 (the existing club) is to be setback a minimum of 3.6m from the floor below along its eastern side to provide an appropriate transition to the eastern boundary.
- Buildings along the southern boundary are to step down in height to the southern boundary to protect the amenity of the adjacent residential land to the south and south-east in terms of overshadowing and visual dominance.
- The building located on the southern boundary on Lot 3 DP1215911 (the existing club) is to be a maximum height of 2 storeys and provide a landscaped setback in accordance with **Figure 60** to mitigate visual and acoustic impacts on adjoining residential development to the south and south-west.
- All new commercial premises are to comply with Council's Environmental Noise Policy, the EPA's Industrial Noise Policy and where applicable, the Office of Liquor and Gaming Regulations standard conditions.

**Residential flat buildings and multi dwelling housing**

Residential flat building or multi dwelling housing in any zone is to:

- Recognise the importance of view lines to vistas and district views;
- Provide transparent elements where view axis intersects with the building (e.g. atrium, under-croft);
- Buildings should frame the view axis by referencing or aligning with the axis boundary;
- The use of integrated balconies is preferred. The use of cantilevered balconies may be considered on a merit basis;
- Provide eaves to shade upper balcony areas. Large eave overhangs are encouraged for architectural expression and enhanced passive solar design;
- Apartment buildings should avoid the use of hipped or gabled roof forms and should be of single pitch or multi-pitch design;
- Blank walls are to be avoided;
- Parking is to be provided below grade where possible. Alternatively, other parking configurations may be provided but are to be appropriately treated and designed to maximise safety and minimise their detracton from the quality of the public domain environment;
- Private dwellings should provide casual surveillance to public domain areas;
- Private dwelling entry points should respect and respond to adjoining public domain areas.
- Address the requirements of Section 7.12 of Part A of this DCP.

**Private domain building form**

**Figure 58** represents indicative developable zones and not necessarily the form and scale of buildings.



**Figure 58:** Developable Zones

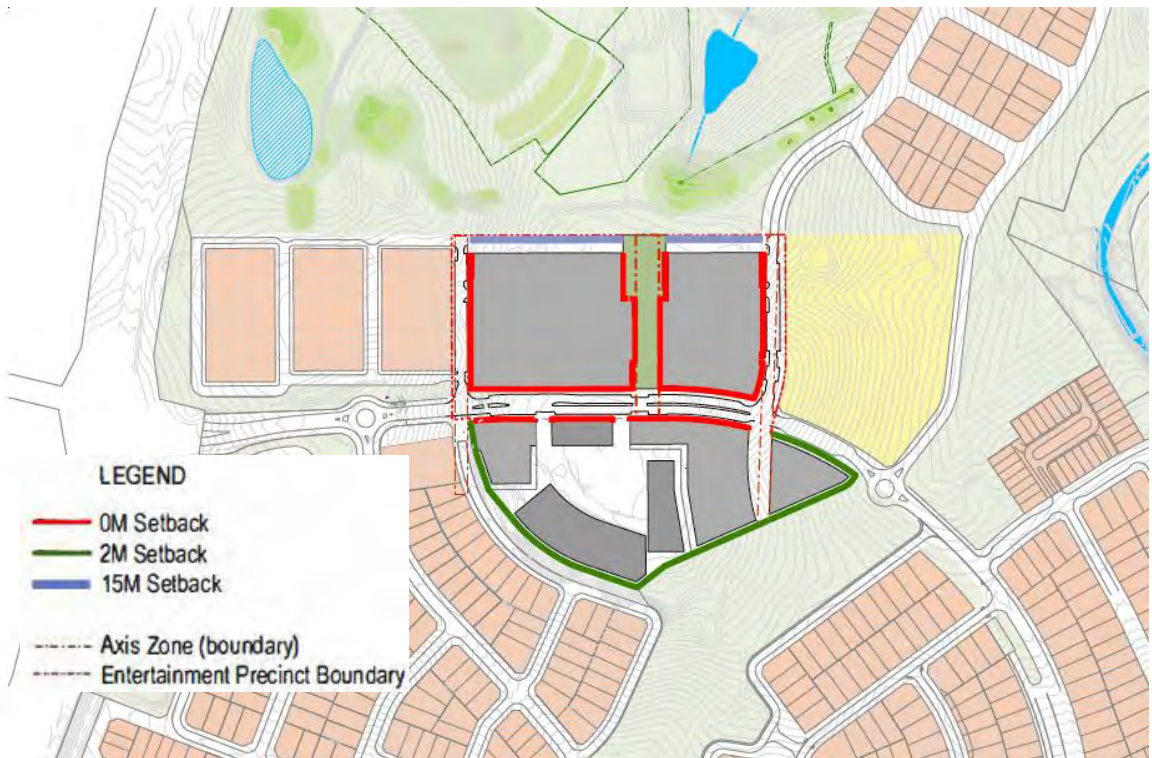
**Building alignment and setbacks**

Buildings are to reflect the setbacks and alignments allocated in **Figures 59** and **60**. The setbacks required are to be measured from the lot boundary fronting the public roads created by future subdivision and development.

**Figure 59** identifies building edge locations where buildings should be designed to reinforce the axis alignments created through the precinct and the locations where buildings should front and address these edges.



**Figure 59:** Primary building alignments



**Figure 60:** Building setbacks

***Materials finishes and Colours***

All applications for the construction of new buildings are to include a proposed schedule of materials and finishes. Any schedule of materials and finishes is to demonstrate that the following concepts are achieved.

- Tripartite stratification of building elements (e.g. Base, middle, top-roof); and
- Distinct identities for retail/community uses as compared with residential uses.

***Environmental Management in non-residential development***

Applications for non-residential buildings are encouraged that are ecologically sustainable and minimises waste production. As a minimum this is to be demonstrated by all development for non residential purposes being required to achieve a minimum 4 star rating under the Australian Building Greenhouse Rating (ABGR) scheme.

## **B2 Controls for Land containing a Riparian Protection Area**

### **1.0 Introduction**

#### **1.1 Land to which this Part Applies**

This Part applies to the land zoned E4 Environmental Living or RE2 Private Recreation that contains a riparian protection area, as shown in **Figure 61**.

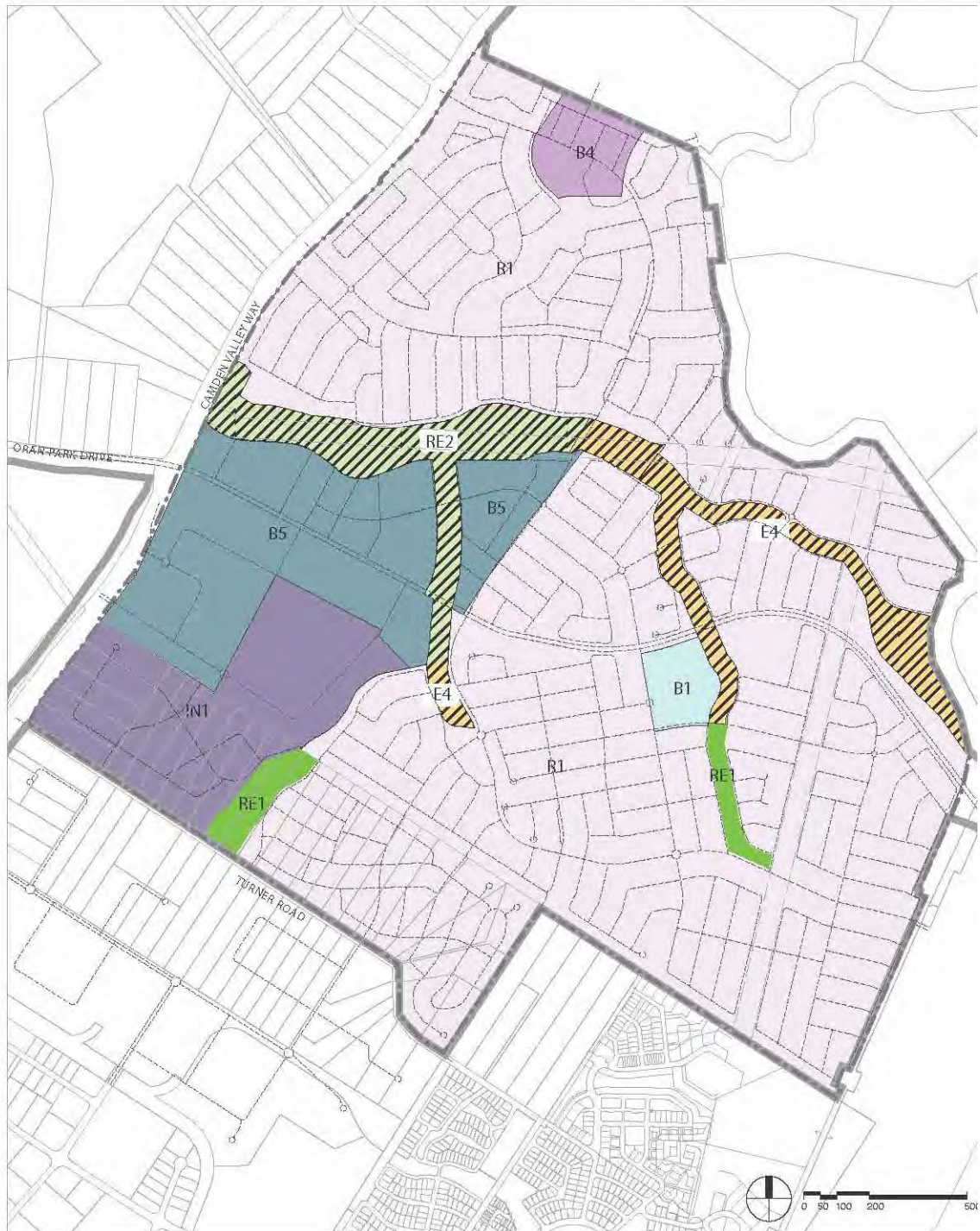
#### **1.2 Purpose of this Part**

The purpose of this Part is to set the outcomes and requirements for permissible development on land containing a riparian protection area in the Turner Road Precinct.

#### **1.3 Structure of this Part**

This Part is structured as follows:

- Section 1:** provides an introduction to the Part.
- Section 2:** establishes the desired outcomes for riparian protection area.
- Section 3:** outlines the controls for preferred development.
- Section 4:** outlines the controls for alternative development.
- Section 5:** outlines the controls for the riparian protection area.
- Section 6:** provides maintenance, monitoring and completion procedures.



### Riparian Protection Areas

	Riparian Protection Area		RE1	Public Recreation	
	B1	Neighbourhood Centre		RE2	Private Recreation
	B4	Mixed Use		South West Growth Centre Boundary	
	B5	Business Development		Precinct boundary	
	E4	Environmental Living			
	IN1	General Industrial			
	R1	General Residential			

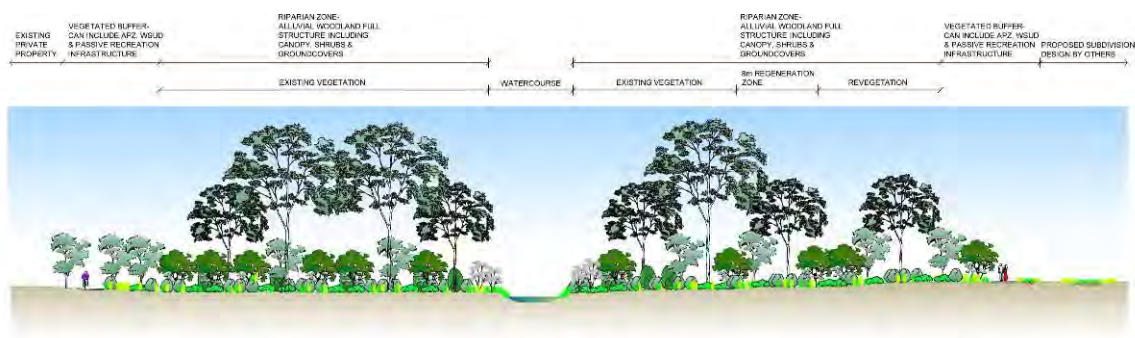
**Figure 61:** Land Containing a Riparian Protection Area

## 2.0 Outcomes

### 2.1 Outcomes for Category 1 Watercourses

The following outcomes must be achieved for all waterfront land relating to Category 1 watercourses as identified in the Oran Park and Turner Road Waterfront Land Strategy as demonstrated in **Figure 62** below:

- Outcome 1:** To maintain and improve the natural functions of the watercourse and its aquatic and terrestrial qualities and provide a continuous, vegetated riparian corridor for the movement of flora and fauna species through and beyond the catchment.
- Outcome 2:** To maintain and improve the viability of native riparian vegetation.
- Outcome 3:** To provide a continuous, viable Core Riparian Zone (CRZ) which emulates the native vegetation communities in the area to facilitate a stable watercourse, while allowing limited opportunities for vegetated dry basins in a manner that does not reduce the function of the CRZ.
- Outcome 4:** To provide a protecting Vegetated Buffer (VB) either side of the CRZ, to protect the environmental integrity of the CRZ from weed invasion, micro-climate changes, litter, trampling and pollution by emulating the native vegetation communities in the area, while allowing limited passive recreation, open space and water quality treatment in a manner that does not reduce the function of the CRZ.
- Outcome 5:** To recognise that the riparian protection areas are located within urban contexts and provide, in addition to their environmental benefits, valuable amenity, character, landscape and open space benefits to the people who live, work and play in the local area.
- Outcome 6:** Any realigned watercourse must meet all of the above outcomes.

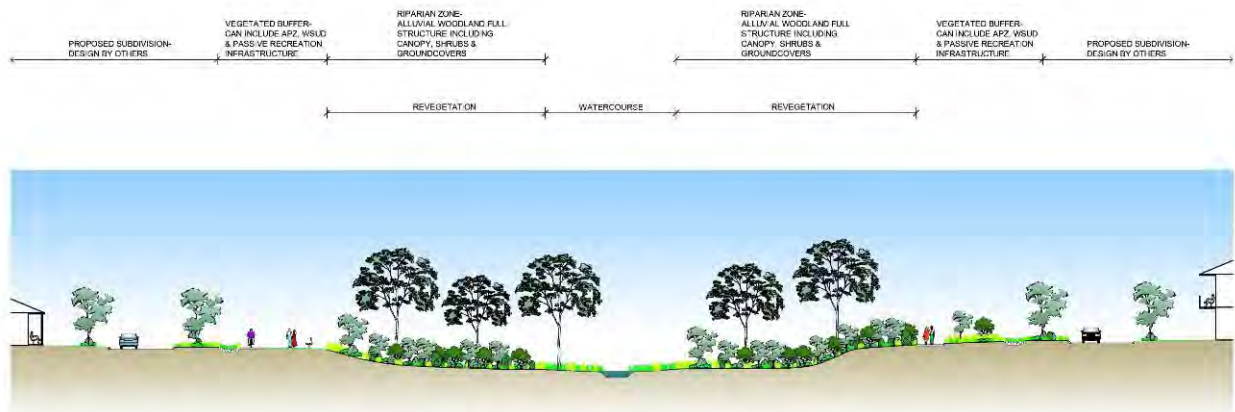


**Figure 62:** Illustration of a Category 1 watercourse that achieves the outcomes of this Strategy  
**Source:** GHD

## 2.2 Outcomes for Category 2 Watercourses

The following outcomes must be achieved for all waterfront land relating to Category 2 watercourses as identified in the Oran Park and Turner Road Waterfront Land Strategy as demonstrated in **Figure 63** below:

- Outcome 1:** To maintain and improve the natural functions of the watercourse and its aquatic and terrestrial qualities and provide a continuous, vegetated riparian corridor for the movement of flora and fauna species through and beyond the catchment.
- Outcome 2:** To maintain and improve the viability of native riparian vegetation.
- Outcome 3:** To provide a continuous, viable CRZ which emulates the native vegetation communities in the area to facilitate a stable watercourse, while allowing limited opportunities for dry vegetated basins in a manner that does not reduce the function of the CRZ.
- Outcome 4:** To provide a protecting VB either side of the CRZ, to protect the environmental integrity of the CRZ from weed invasion, micro-climate changes, litter, trampling and pollution by emulating the native vegetation communities in the area, while allowing limited passive recreation, open space and water quality treatment in a manner that does not reduce the function of the CRZ.
- Outcome 5:** To recognise that the riparian protection areas are located within urban contexts and provide, in addition to their environmental benefits, valuable amenity, character, landscape and open space benefits to the people who live, work and play in the local area.
- Outcome 6:** Any realigned watercourse must meet all of the above outcomes.



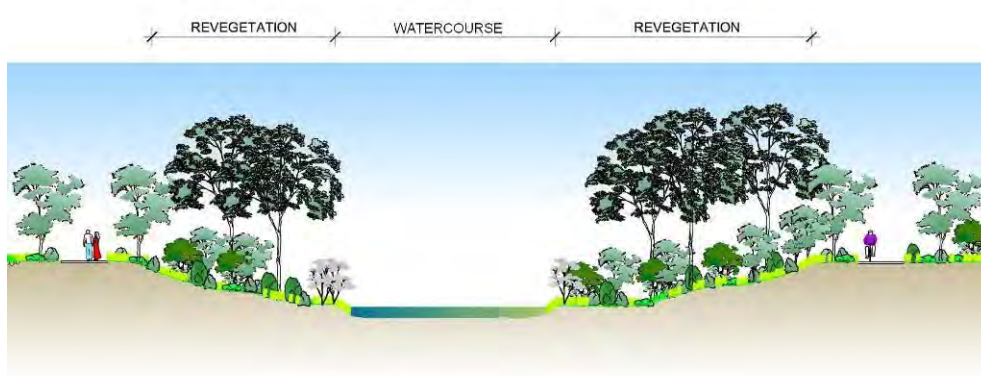
**Figure 63:** Illustration of a Category 2 watercourse that achieves the outcomes of this Strategy  
**Source:** GHD



## 2.3 Outcomes for Category 3 Watercourses

The following outcomes must be achieved for all waterfront land relating to Category 3 watercourses as identified the Oran Park and Turner Road Waterfront Land Strategy as demonstrated in **Figure 64** below:

- Outcome 1:** To retain, maintain and restore where possible the natural functions of the watercourse including bed and bank stability to protect local water quality.
- Outcome 2:** Where the natural functions of a stream are proposed to be retained and restored, a continuous, viable CRZ which emulates the native vegetation communities in the area is to be provided to facilitate a stable watercourse.
- Outcome 3:** Where it is not possible to retain the natural functions of a stream, an engineered solution to the watercourse will be considered subject to the proposed development satisfactorily demonstrating minimal impacts on downstream riparian protection areas.



**Figure 64:** Illustration of a Category 3 watercourse that achieves the outcomes of this Strategy  
**Source:** GHD

### 3.0 Controls for Preferred Development

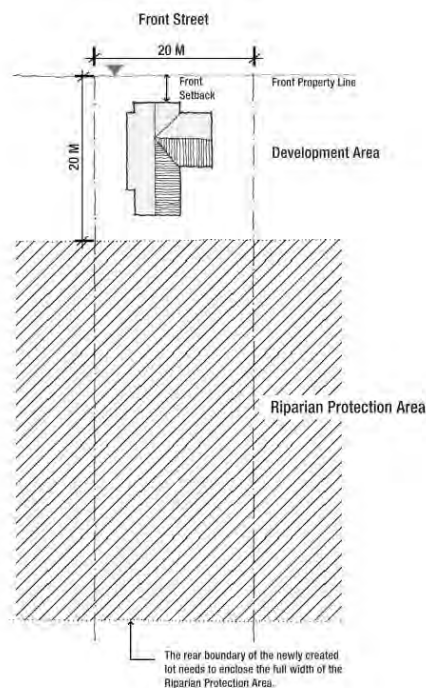
- (1) This section applies to development on land containing a riparian protection area that is generally consistent with the Indicative Layout Plan in Part A of this DCP. This section applies to the land adjacent to the riparian protection area only. Section 5.0 contains controls for development within the riparian protection area.
- (2) Development to which this section applies will, in most circumstances, consist of roads or drainage or open space. In some cases, small areas of residential, commercial or industrial land immediately abuts riparian protection areas. Compliance with the relevant sections of Part A of this DCP is required.
- (3) For those areas where residential, commercial or industrial land immediately abuts a riparian protection area (as shown on the Indicative Layout Plan), development shall be located and designed to achieve a satisfactory interface with the riparian protection area. Consideration must be given to issues such as surveillance of the riparian protection area, built form and design, landscaping, activation of interfaces, where appropriate, and protection from bushfire threat.
- (4) Council may consider additional areas of residential, commercial or industrial land immediately abutting a riparian protection area as being generally consistent with the Indicative Layout Plan (and therefore being preferred development) where the development is designed to achieve a satisfactory interface with the riparian protection area. The considerations in sub-clause (3) above will apply.
- (5) Where a proposed development is not generally consistent with the Indicative Layout Plan, Section 4.0 shall apply. Minor variations from the Indicative Layout Plan may be considered to be generally consistent with the Indicative Layout Plan (refer to sections 1.4 and 2.1 of Part A of this DCP).

**Note:** Where the preferred development takes place and the riparian protection area is secured by way of public ownership or other on-going management regime, such as a s88B restriction on title, the riparian protection area may be rezoned to the E2 Environmental Protection Zone and the remaining land currently zoned E4 or RE2 may be rezoned to be consistent with the adjoining zone.

**Note:** Where a Plan of Management (pursuant to Division 2 of Part 2 of Chapter 6 of the Local Government Act) is prepared for open space adjacent to a riparian protection area, the Council shall ensure that the Plan of Management has regard to and complements the riparian objectives of the adjoining land. For all other land adjoining riparian protection areas (including road verges), consideration should be given to a landscape strategy that will not detrimentally affect the riparian protection area.

## 4.0 Controls for Alternative Development

- (1) This section applies to development on land containing a riparian protection area that is not consistent with the Indicative Layout Plan in Part A of this DCP. This section applies to the land adjacent to the riparian protection area only. Section 5.0 contains controls for development within the riparian protection area.
- (2) Development to which this section applies must be designed in a manner that ensures the orderly and coordinated development of the land and to achieve a sustainable outcome for the riparian protection area.
- (3) To reduce fragmentation, new lots in the Riparian Protection Area must include the full width of the riparian protection area within the Precinct. Where the full width of the riparian protection area extends outside of the precinct, the centerline of the watercourse shall form the boundary of the new lots. Fencing will not be permitted on this boundary. See clause (13) in Section 5.0 for more controls relating to fencing in riparian protection areas.
- (4) Residential development is restricted to single detached dwellings on lots with a minimum area of 1000 m<sup>2</sup> and minimum frontage (width) of 20 metres.
- (5) Dwellings are to be located wholly outside the riparian protection area as shown in **Figure 65** below.
- (6) Non-residential development, including all structures and open space areas proposed on land zoned RE2 are to be principally located outside of the riparian protection area. See clause (3) in Section 5.0 for more controls relating to land uses within the vegetated buffer of the riparian protection area.
- (7) Where the full width of the riparian corridor is contained within the precinct, a perimeter road including pedestrian and cycle paths shall be provided on the opposite side of the riparian protection area to the developable area of the lot. Where the full width of the riparian protection area extends outside of the precinct, local open space shall be located at intervals of no less than 600m along the riparian corridor to provide opportunities for public access to land adjacent to the riparian protection area. Pedestrian and cycle paths shall be located within these local open space areas and shall connect the local open spaces to each other.
- (8) Buildings in the developable area of the land containing a riparian protection area must either be set back the required distance from the riparian protection area or be designed and constructed in accordance with the Planning for Bushfire Protection guidelines. See clause (4) in Section 5.0 for more controls relating to asset protection zones within the vegetated buffer of the riparian protection area.
- (9) Fencing between developable area and riparian protection area is permitted, subject to the fencing being designed to prevent pet or weed invasion into the riparian protection area. Signage shall be placed on the fencing to discourage access into the riparian protection area by people for recreational purposes or other purposes not associated with the maintenance of the riparian protection area.



**Figure 65:** Location of Dwellings in Riparian Protection Areas

## 5.0 Controls for the Riparian Protection Area

- (1) Development on land to which this section applies must achieve the outcomes identified in Section 2.0 and comply with the requirements of this Section.
- (2) The CRZ and the VB are to remain, or become vegetated, with local native vegetation (trees, shrubs and groundcover species). Non-local native vegetation may be considered by Council if it is demonstrated that the proposed planting scheme will not compromise the achievement of the outcomes identified in Section 4.0.
- (3) Passive recreation use, or open space uses (e.g. walking and cycle paths, seating, interpretive signage) cannot exceed 40% of the area of the VB and must be designed to ensure no reduction in the function of the CRZ. The maximum 40% area should generally be located along the outer edge of the VB, however where landform or design dictates, the 40% area may meander through the VB.

Where the 40% area meanders towards the CRZ it should generally come no closer than 4m to the outer edge of the CRZ, unless the applicant can demonstrate that the outcomes for the riparian protection area will be achieved. Consideration should be given to the location of the watercourse within the CRZ when determining the proximity of the 40% area to the CRZ. The 40% area shall be applied on an individual DA basis and shall not be accumulated across DAs. Consideration should be given to aligning the location of the 40% area with the design of the VB on adjoining land where already developed or where there are approved plans.

- (4) An Asset Protection Zone (APZ), or any part of an APZ, must not be located within the CRZ. An APZ will only be permitted within the VB where it can be demonstrated that it achieves the functions of the VB, does not result in an increased maintenance burden and where the planting scheme is compatible for both riparian functions and minimising bushfire risk. Consideration may be given to a planting scheme in a VB that has a reduced fire load in certain locations where sensitive land uses, such as schools, retirement villages, etc, are adjacent to the riparian protection area, subject to the planting scheme and ongoing vegetation management measured continuing to achieve the functions of the VB and maintaining a reduced fuel load.
- (5) Constructed wetlands are not permitted within the CRZ. Constructed detention basins will only be permitted within the CRZ where it can be demonstrated that it achieves the functions of the CRZ, are vegetated dry basins only and designed in compliance with the relevant guidelines.
- (6) A Vegetation Management Plan (VMP) outlines the criteria for the establishment and management of a riparian protection area and will be required to be prepared and submitted to the Council for assessment and approval prior to the issuing of a construction certificate for works in a riparian protection area. The VMP shall be undertaken in accordance with the relevant guidelines.
- (7) A Works Plan (WP) is to be approved for any development that requires works in a riparian protection area prior to the commencement of works. The WP shall be undertaken in accordance with the relevant guidelines.
- (8) The design and construction of watercourse crossings and ancillary works, such as roads, should consider the potential impacts of the crossing structure on the riparian protection area. In order to minimise the effects of structures on the hydrologic, hydraulic and geomorphic functions of a watercourse, crossings should be designed and constructed in order to maintain the integrity of the existing channel as well as being sympathetic with the ecological values of the watercourse and its riparian protection area. Bed level crossings or bridges which fully span the watercourse channel provide the best opportunities for maintaining natural channel functions. However, alternative structures such as box culverts which can achieve the riparian functions will also be considered.
- (9) The design and construction of stormwater outlets should aim to be 'natural', yet provide a stable transition from a constructed drainage system to a natural flow regime. The design and construction footprint and extent of disturbances within the riparian protection area should be minimised while still achieving the intended discharge function.
- (10) The design and construction of works and activities within a watercourse should aim to be as 'natural' as possible. A watercourse 'rehabilitation' design philosophy rather than a 'construction' philosophy should be applied. The design and construction footprint, and the extent of disturbances within the riparian protection area should be minimised while achieving the desired function and outcome. In order to minimise the impacts of in-stream works on the hydrologic, hydraulic and geomorphic functions on a watercourse, all works and activities should be designed and constructed to maintain the integrity of the existing channel, as well as being sympathetic with the ecological values of the watercourse and its riparian protection area.
- (11) When considering the placement of utilities in or across watercourses the design and construction footprint and the extent of disturbances proposed in the watercourse and riparian protection area should be minimised.

- (12) Any path (including cycleways and accessways) design and construction must be in accordance with the relevant guidelines. In particular:
- Paths should be located beyond the CRZ (except for direct crossings).
  - Paths should be located so as to avoid, or minimise, disturbance of any *Endangered Ecological Community* or any threatened species.
  - Paths that intrude into an existing vegetated area of a CRZ for a crossing should, where possible, be elevated with a minimum underside clearance of 300mm and with a natural ground surface beneath, and designed to pass light and moisture sufficiently to allow the growth of groundcover vegetation beneath the structure. In areas inundated the elevation needs to also meet any flooding requirements.
  - Paths and related structures, that traverse watercourses or riparian protection areas should not adversely affect watercourse and floodplain flows, exacerbate flooding or prevent adequate rainfall and daylight reaching the watercourse and riparian vegetation (e.g. bridges or view platforms that result in extensive periods of shadow).
  - Access to watercourse/foreshore edges may be provided occasionally by branch paths. Access and viewing points must be designed so they do not adversely affect any of the bio-physical functions of the CRZ.
- (13) Fencing within the riparian protection area is to be minimised. Where fencing is required it is to be designed to allow terrestrial and aquatic fauna to pass. Open post and rail style fencing is preferred.

**Note:** A Controlled Activity Approval is required for all works within the riparian protection area, unless a precinct-wide exemption is granted through the approval of a Waterfront Land Strategy for the precinct.

**Note:** Nothing in this Part should be taken to indicate that Council will accept transfer of the waterfront land into public ownership at the end of the maintenance period or at any other time. Landowners should investigate a range of alternative regimes for the on-going ownership and management of the waterfront land. Landowners should seek independent legal advice if there is an intention to dedicate the waterfront land to Council. If there is an intention on the part of the landowner to dedicate the waterfront land to Council, the landowner must ensure that the Council is consulted throughout the establishment, maintenance and completion phases.

## 6.0 Maintenance, Monitoring and Completion

- (1) A maintenance period will commence from the date of practical completion of the works.
- (2) Applicants must undertake a program of monitoring and reporting during the maintenance period that demonstrates how the development on land to which this strategy applies is achieving the requirements of any development consent and the outcomes and requirements of this strategy. Copies of monitoring reports shall be provided to the Principal Certifying Authority (PCA) at least once a year. If the PCA is not the Council, the PCA will make available any such reports to Council and DWE.
- (3) The PCA will undertake inspections of the waterfront land under maintenance at least once a year and will advise the applicant in writing within 28 days of the date of the inspection whether the outcomes and requirements are or are not being achieved.
- (4) The maintenance period will end on the date at which the PCA is satisfied that the outcomes stated in Part 4 of this strategy have been achieved, or 5 years from the commencement of the maintenance period, whichever comes first. The maintenance period may extend beyond the 5 year period only where the PCA has informed the applicant that the outcomes and requirements are not being achieved in accordance with (3) above.
- (5) For the purposes of this section, the PCA will be satisfied that the environmental outcomes have been met where the works have been undertaken and maintained in accordance with the Vegetation Management Plan.
- (6) At the end of the maintenance period the applicant must provide a final written report to the PCA which demonstrates completion of the development and maintenance period in accordance with the requirements of their development consent and this strategy.
- (7) Applicants must provide the PCA with a Certification of Maintenance Practical Completion to current recommended practices and consistent with this strategy. The certificate must be prepared by persons suitably experienced and qualified in such certification for all stages.

## **B3 Controls for the Turner Road Employment Area**

### **1.0 Introduction**

#### **1.1 Land to which this Part Applies**

This Part applies to the land zoned B5 Business Development and IN1 General Industrial, as shown in **Figure 66**.

#### **1.2 Purpose of this Part**

The purpose of this Part is to set the outcomes and requirements for permissible development in the Employment Area in the Turner Road Precinct.

#### **1.3 Structure of this Part**

This Part is structured as follows:

**Section 1:** sets out the administrative provisions of the Part.

**Section 2:** outlines the vision and development objectives

**Section 3:** outlines the key controls and principles for the Turner Road Employment Area.



Figure 66: The Turner Road Employment Area

## **2.0 Vision and Development Objectives**

### **2.1 Vision for the Employment Area**

A vibrant employment area that is well designed, and serves a wide range of high employment generating business and industrial activities. The area is a major provider of employment and business services for the local community, in particular the future residents of the Turner Road Precinct and the initial release Precincts of the South West Growth Centre. Traffic enters the employment area with ease and moves safely throughout the area via an interconnected network of roads and pathways. Streets and visually prominent areas contain quality landscaping of trees and shrubs that resemble a welcoming streetscape. A series of local service hubs provide focal points throughout the employment area in key areas and are characterised by local support retail and business service activities (i.e. cafes, childcare centres, banks, local open space, community facilities etc).

#### **Business Development Lands**

An attractive place for a diverse range of businesses to provide services and sell goods to the local and broader community. Highly active businesses such as fast food restaurants, service stations and the like present to Camden Valley Way to take advantage of the passing traffic. A mix of uses such as bulky good retailers, function facilities, vehicle showrooms, mixed use developments and the like line Badgally Road to form an attractive streetscape, and in particular a quality entry to the residential lands of the Turner Road Precinct.

#### **Industrial Lands**

The industrial lands form the southern portion of the Precinct. To be accessed from both Badgally Road in the north and Turner Road in the south, the lands will support a range of generally industrial uses from large floor-plate warehousing and storage facilities to smaller factory unit style developments for more trade based activities. Industrial uses operate to best practice industry standards and do not impose any adverse impacts on the nearby residential lands. Buildings are appropriately designed to address the street and other public domain areas, and all street frontages contain quality landscaping that establishes a high standard of character and design.

### **2.2 Key Development Objectives**

The objectives of this Part are to:

- (1) facilitate the growth of quality development within the employment area and provide a strong employment base for the local community.
- (2) provide for an active and vibrant employment area by requiring development to address Camden Valley Way, Badgally Road and prominent streets.
- (3) ensure that the detailed design of the employment area is undertaken in a coordinated manner in order to achieve a high quality urban design outcome.
- (4) ensure Badgally Road and Turner Road provide attractive, landscaped entry points to the employment area.
- (5) ensure traffic can enter and move throughout the employment area easily and safely from Camden Valley Way and Badgally Road.
- (6) facilitate the flexible delivery of industrial activities in response to varying demands and requirements for land.
- (7) ensure the operation of employment activities has a minimal impact on surrounding lands.
- (8) ensure development promotes the principles of ecologically sustainable development.



## 3.0 Development Controls

### 3.1 Land Uses

#### Objectives

- (1) To provide for a range of employment generating development with high employment levels preferred.
- (2) To maximise opportunities for local employment.
- (3) To provide active and attractive frontages in the Business Development Lands along Badgally Road and Camden Valley Way.
- (4) To ensure industrial development provides an attractive frontage or is appropriately screened from Camden Valley Way.
- (5) To locate bulky goods along Badgally Road to take advantage of its high exposure from passing traffic.
- (6) To provide local convenience retail and business uses that serve the needs of the local workforce.

#### Controls

- (1) Development is to be undertaken generally in accordance with the preferred land use plan (**Figure 67**) subject to consistency with the objectives and development controls set out in this DCP.
- (2) Active uses, such as showrooms and the like, that provide visual interest, should front Badgally Road and Camden Valley Way in the Business Development Lands. Bulky goods premises and roadside services are to be located generally along Badgally Road and Camden Valley Way as shown at **Figure 67**.
- (3) Development adjacent to Camden Valley Way, in the Industrial Lands, should provide an active frontage to Camden Valley Way. Where an active frontage is not proposed, the development should be appropriately screened from Camden Valley Way.
- (4) A Local Service Hub is to be provided, in the form of a 'main street type' configuration, in the hub site that crosses Badgally Road as shown at **Figure 67**. This and the other hub sites are the preferred locations for local service retail such as banks, cafes, etc, as well as local businesses that serve the employment area and local open space. Alternative uses of land in the hubs may be approved where it is demonstrated that the preferred uses will not be precluded from developing in these locations.
- (5) A total maximum of 2,500m<sup>2</sup> of GLAR of retail premises is to be provided in the Business Development Lands. Of this maximum, no more than 1,250m<sup>2</sup> is to be provided either to the north or south of Badgally Road.

**Note:** References to Business Development Lands and Industrial Lands are references to the land in the Turner Road Precinct zoned B5 Business Development and IN1 General Industrial pursuant to State Environmental Planning Policy (Sydney Region Growth Centres) 2006.



Figure 67: Preferred Land Use Plan

## 3.2 Subdivision

### Objectives

- (1) Allow for a range of flexible allotment sizes to facilitate a variety of uses.
- (2) To establish a subdivision layout that utilises the employment area efficiently, maximises the natural attributes of the land and clearly defines and reinforces the public domain.

### Controls

- (1) Lots sizes should be diverse to meet a range of different land uses. Irregular shaped allotments with narrow street frontages should be avoided, particularly where several of these are proposed in an adjoining manner.
- (2) Subdivision applications for lots less than 2000m<sup>2</sup> (excluding any access thereto) must include supporting plans and information that demonstrate that the site is capable of meeting all other relevant development controls.
- (3) Lots should be orientated and aligned:
  - (a) so that future buildings can face the street to increase visual surveillance and to avoid streetscapes with loading docks and long blank walls;
  - (b) to facilitate solar efficiency; and
  - (c) to encourage building design that has frontage to landscaped areas.
- (4) Development applications for subdivision of land fronting a road that adjoins a riparian corridor or open space area (a perimeter road) shall facilitate development of a kind that:
  - (a) will have an attractive frontage to the adjoining riparian corridor or open space land;
  - (b) will have minimal adverse impacts on the environment or the amenity of surrounding land; and
  - (c) will provide opportunities for passive surveillance of the riparian corridor or open space land.

**Note:** *In sensitive locations, such as where industrial land is in close proximity to residential land, development consents for subdivision of land may include advice to future land owners that consideration must be given to the impact of development on the environment and amenity of surrounding land.*

- (5) Where a perimeter road is not shown on **Figure 3**, or where an alternative road layout is proposed that provides for lots directly adjacent to riparian corridors or open space land, development applications for subdivision of land shall facilitate development of a kind that:
  - (a) will have an articulated and landscaped appearance when viewed from the adjoining riparian corridor or open space land;
  - (b) will have minimal adverse impacts on the environment or the amenity of surrounding land;
  - (c) will provide opportunities for pedestrian and cyclist connections between the open space and industrial land, where appropriate; and
  - (d) will provide opportunities for passive surveillance of the open space land, where possible.

**Note:** *Refer to **Table 1** for detailed controls relating to development of lots directly adjacent to riparian corridors or open space land.*

- (6) Battle-axe shaped allotments should be avoided, and where they are proposed they must be designed in accordance with AS 2890.2.
- (7) Where a Strata or Community Title subdivision is proposed, parking, landscaping, access areas and directory board signs shall be included as common property.

## 3.3 Movement Network

### Objectives

- (1) To provide a permeable road network that facilitates movement in and through the employment area.
- (2) To ensure a clear hierarchy of streets that encourages pedestrian and vehicular movement by providing service lanes for trucks accessing loading and service areas, where appropriate.
- (3) To minimise impacts on Camden Valley Way.
- (4) To minimise impacts on surrounding residential uses.
- (5) To maximise the use of roads adjacent to open space and riparian corridors.

## Controls

- (1) The road network should be generally consistent with the Movement Network Plan located at **Figure 68**. Council may consider alternatives to this Plan where appropriate urban design outcomes can be demonstrated and the overall traffic function objectives of the network are maintained or improved.
- (2) Roads in the employment area are to be provided in accordance with Section 3.1 of Part A (for Badgally Road) and **Figure 69** of this part. **Figure 69** provides the minimum dimensions for roads in the employment area (except for Badgally Road). Roads may need to be wider where traffic management facilities (e.g. median strips, roundabouts, etc) are determined to be required. This may particularly be determined to be required for the Employment Collector Roads shown in **Figure 3**. A traffic report shall be submitted with a development application for subdivision of the employment area demonstrating that the minimum road cross-section or an alternative road cross-section is appropriate for each road. Where a traffic management facility in the form of a median strip is determined to be required, it shall be a minimum of 2.0m wide and may be raised or flush to the ground, or a combination of the two, to Council's satisfaction. The other components of the road cross-section are not to be reduced to accommodate the median. The traffic report shall also recommend appropriate traffic management facilities at all intersections in the employment area. As a general rule, 4-way intersections shall be controlled by traffic signals or a roundabout, however other treatments may be considered by Council where it is demonstrated that the intersection will operate safely and efficiently.

**Note:** *The Badgally Road corridor provides for a 4-lane sub-arterial road in accordance with Part A of this DCP, on the basis of traffic reports which demonstrate a width of 26.9m is appropriate. Intersections along Badgally Road must be designed to balance traffic, pedestrian and urban design outcomes. On the basis of the traffic reports undertaken and the desired urban design outcomes, the road corridors for Badgally Road and all intersecting roads are considered sufficient to cater for through and turning traffic.*

- (3) A pedestrian and cycleway network (either on-street or in riparian corridors) is to be provided in accordance with **Figure 68**.
- (4) All industrial roads are designed to accommodate buses; however, it is expected that future bus routes will be planned to use Badgally Road and the Industrial Collector Roads only.
- (5) The road connection to Turner Road shall not be constructed until access is provided to the employment area from Camden Valley Way (via the proposed new connections shown in **Figure 68**) or Anderson Road (via additional potential connections to the south) and until the intersection of Camden Valley Way and Turner Road is upgraded or closed.
- (6) Detention and treatment of stormwater runoff from industrial roads shall be addressed with development applications to subdivide the land.



Figure 68: Movement Network Plan

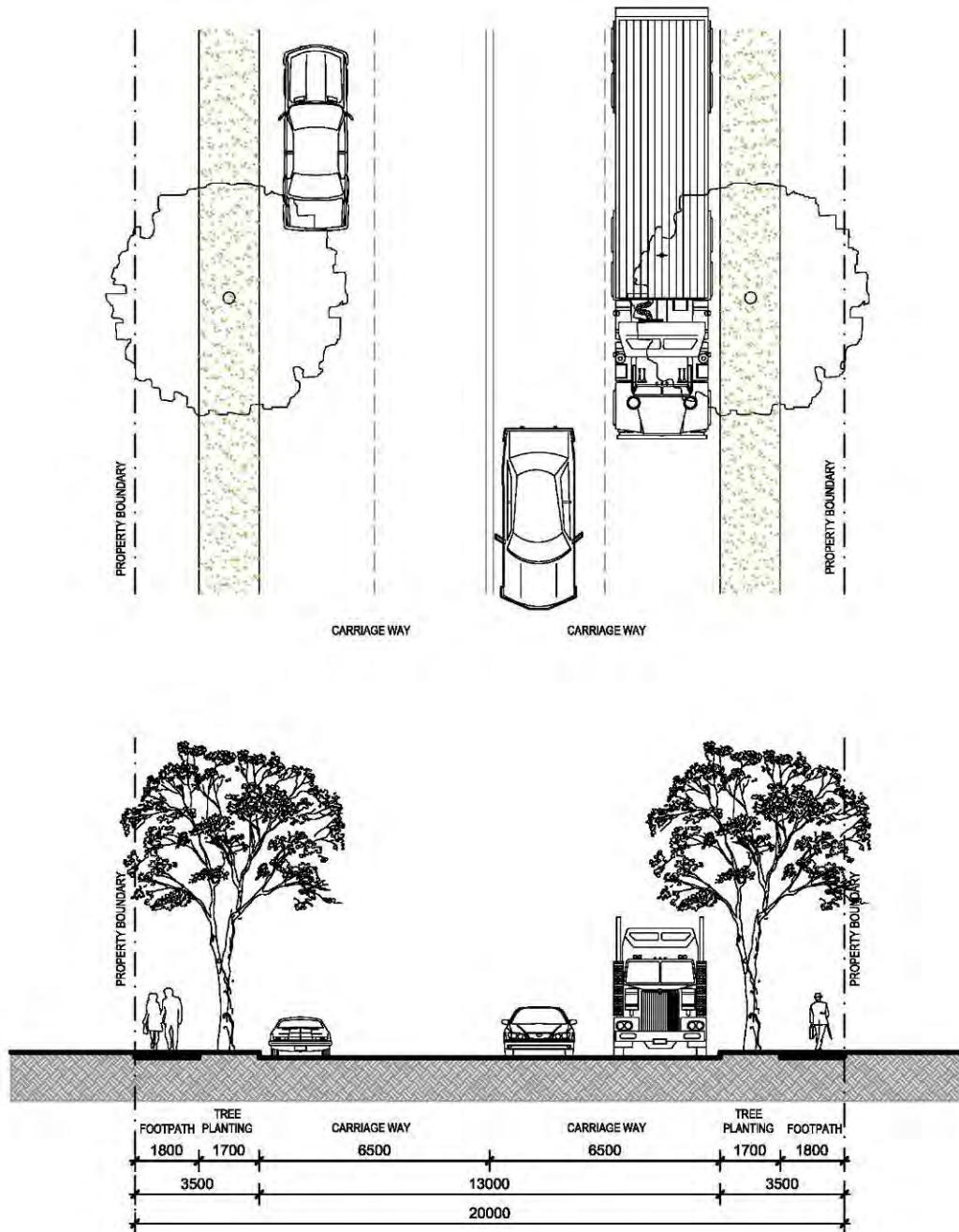


Figure 69: Industrial Road Cross Section

### 3.4 Public Domain and Interface Areas

#### Objectives

- (1) To create quality streetscapes with high pedestrian amenity.
- (2) To recognise special areas and key sites and apply specific controls to enhance amenity and manage potential impacts.
- (3) To manage interface areas to reduce the impact of the employment area on surrounding residential uses and on riparian corridors and open space links.
- (4) To provide pocket parks and recreation spaces for people working in the Industrial Lands.
- (5) To create safe and permeable pedestrian pathways which encourage passive recreation.

#### Controls

- (1) The streets in the employment area are to be designed and constructed to provide pedestrian safety, amenity and visual interest. A landscape theme of predominantly native species is preferred. However, Council may consider a theme that contains exotic elements for accent planting where appropriate. Footpaths are to be provided on both sides of streets and safe pedestrian crossings are to be provided at appropriate locations.
- (2) Local open space within the employment area is to be designed and constructed to provide amenity to workers and visitors. Facilities such as seats, benches, bins and the like shall be provided along with public art where desired.

*Note: A public domain and landscape palette is to be developed in conjunction with Camden Council prior to the commencement of any works in the public domain of the employment area. The palette may be an element of a broader urban design strategy for the employment area that addresses matters such as building materials, finishes and roof forms.*

- (3) The principles of Crime Prevention through Environmental Design (CPTED) and the Safer by Design (NSW Police) must be incorporated into the design of all development within the employment area.
- (4) The following provisions apply to development fronting the locations set out in **Table 24** below.

**Table 24:** Design Considerations for Special Interface Areas

Location	Provisions
Camden Valley Way	Development along the Camden Valley Way interface should: <ol style="list-style-type: none"> <li>(a) Provide visual interest through active frontages and articulated building facades with recessing or projecting architectural elements.</li> <li>(b) Utilise a mixture of building materials and finishes.</li> <li>(c) Minimise long expanses of blank walls.</li> <li>(d) Provide a coordinated landscape theme – open garden style landscaping where development fronts Camden Valley Way or screen planting in other cases.</li> <li>(e) Minimise the number, size and extent of signage.</li> <li>(f) Be consistent with the setback controls at Section 3.5.</li> </ol>
Badgally Road	Development along the Badgally Road interface should: <ol style="list-style-type: none"> <li>(1) Provide visual interest through active frontages and articulated building facades with recessing or projecting architectural elements.</li> <li>(2) Be characterised by high quality landscaping and not be dominated by parking areas.</li> <li>(3) Provide pedestrian amenity and shelter at the entrances to buildings.</li> <li>(4) Emphasise entry points and corner elements.</li> <li>(5) Avoid long expanses of blank walls.</li> <li>(6) Provide a co-ordinated signage theme.</li> <li>(7) Be consistent with the setback controls at Section 3.5.</li> </ol>
Riparian Corridors and Open Space Links	The preferred development of land along the interface with a riparian corridor or open space link is as identified on <b>Figures 2, 3 and 5</b> of this Part. Development shall be consistent with all relevant controls of this Part relating to subdivision, movement network, site planning, building design, employment operations, fencing, on-site landscaping and outdoor storage.
Location	Provisions
Riparian Corridors and Open Space Links	Where lots directly adjoin riparian corridors or open space areas, the following controls will apply: <ol style="list-style-type: none"> <li>(1) Development of land adjoining riparian corridors or open space land shall have a minimum setback to the boundary of the riparian corridor or open space land of 2.0m.</li> <li>(2) Building facades directly facing the riparian corridor or open space land shall be both structurally and visually articulated to avoid the appearance of unduly long unbroken walls. Structural articulation may consist of additional setbacks in the wall, side boundary setbacks or architectural building elements such as awnings or fin walls, or the like. Visual articulation may be achieved through</li> </ol>

	<p>the appropriate use of colours or building materials. A range of neutral colours are preferred with darker tones at the base of buildings and lighter tones above. Simple patterns that provide visual interest are preferred.</p> <p>(3) Landscaping of the setback area is required for further articulation of the façade. Landscape plans shall be submitted with development applications for the erection of buildings on individual lots demonstrating how the proposed landscaping complements and softens the building bulk. Landscaping should be native and low maintenance. Access to the setback area is to be provided for maintenance purposes. No external storage is allowed in the setback area.</p> <p>(4) A 2m maintenance easement will be required to be provided in the adjoining riparian corridor or open space land to ensure maintenance access is provided.</p> <p>(5) The rear boundary must be fenced with dark-coloured, open-style fencing to a maximum height of 2.1 metres from ground level. Consistent fencing along the riparian corridor or open space land is required.</p> <p>(6) Where side setbacks are proposed, an acoustic wall shall be provided within the setback area.</p> <p>(7) Where possible, openings shall be provided in facades fronting riparian corridors or open space areas to provide passive surveillance of the open space land.</p> <p>(8) Where appropriate, pedestrian and cyclist connections between the open space land and the industrial land shall be facilitated. Such connections shall be designed having regard to principles of accessibility and safety and minimising environmental and amenity impacts.</p>
Residential Properties	<p>Development along the interface with residential properties should:</p> <p>(1) Be designed and operated to minimise impacts on adjacent residential areas in terms of noise, traffic and circulation, light spill emissions, and bulk and scale.</p> <p>(2) Heavy vehicle access to lots is not permitted from the road shown at <b>Figure 3</b>.</p>
Turner Road	<p>Development along the Turner Road interface should:</p> <p>(1) Include a landscaped setback of at least 5m.</p> <p>(2) Retain and incorporate existing vegetation where possible.</p> <p>(3) Minimise the number, size and extent of signage.</p> <p>(4) Be consistent with the setback controls at Section 3.5.</p>



### 3.5 Site Planning

*Note: Refer to Section 3.4 - Public Domain and Interface Areas for further site planning controls.*

#### Objectives

- (1) To ensure that the opportunities and constraints of the site and surrounding area are fully considered and incorporated into the final design.
- (2) To provide appropriate setbacks to the proposed use of and characteristics of the location of the land.
- (3) To achieve attractive streetscapes and quality landscaped settings for buildings.

#### Controls

- (1) Development is to be consistent with the front setbacks shown at **Figure 70**. Lesser setbacks than those shown on **Figure 5** may be considered on merit having regard to the overall site layout, building form and design, landscaping, streetscape elements, signage proposals, etc. Proposals for lesser setbacks must address these and other relevant matters to the Council's satisfaction.
- (2) Front setback areas are to be landscaped and not dominated by parking areas or loading facilities. Where parking is proposed forward of the building line the parking area is to be broken up with landscaping and designed to provide convenient, safe and comfortable pedestrian access to the building entrance.
- (3) Where a zero setback is identified within a hub on **Figure 5**, such setback is only permitted for development proposing an active frontage. Blank walls will not be permitted on a zero lot line in a hub. Where a blank wall is proposed to address the street, it shall have a landscaped setback of no less than 3m.
- (4) Each development site in the employment area is to be designed to provide on-site stormwater detention designed to minimise the impacts of stormwater run-off on adjoining riparian corridors and to demonstrate compliance with **Table 10** of **Part A** of this DCP.



Figure 70: Building Setbacks and Key Sites Plan

### 3.6 Building Design

#### Objectives

- (1) To ensure that building design enhances the existing and future desired built form character by encouraging innovation and quality architectural design.
- (2) To encourage the use of quality materials and finishes that accentuates building proportions and the articulation of facades.
- (3) To avoid large blank walls which are visible from prominent streets and open space/activity areas.

#### Controls

- (1) The scale and massing of buildings should reinforce the desired urban design character of the precinct. Building scale and massing should be generally consistent within a streetscape. Larger scale buildings and or building elements should be used to signify prominent corners, activity nodes and the like.
- (2) The office component of any development is to be incorporated into the overall design of the building, and located generally along the primary street frontage.
- (3) Key sites (**Figure 70**) are to include 'gateway buildings' which signify the entrances to the employment area. The built form and architecture of development is to enhance its location and positively respond to and emphasise the street corner.
- (4) Facades (visible from the public domain) are to include high proportions of glazing and be articulated using architectural elements such as the use of projecting upper stories over building entries, upper storey display windows and the like.
- (5) Blank building facades facing the primary street frontage are not permitted.
- (6) Glazing shall not exceed 20% reflectivity.
- (7) The use of metal cladding is discouraged on front elevations, unless it can be satisfactorily demonstrated that it forms part of an architectural design solution in association with masonry, glass and other high quality materials.
- (8) Materials that are likely to contribute to poor internal air quality, such as those generating formaldehyde or those that may create a breathing hazard in the case of fire (e.g. polyurethane), should be avoided.
- (9) Within the Business Development Lands, building design (visible from the public domain) is to include:
  - (a) effective sun-shading for west facing windows,
  - (b) articulated roof forms,
  - (c) emphasis of customer entries, and
  - (d) the use of high quality materials and finishes.
- (10) Where concrete roofs are proposed for the purpose of additional parking, parapeted edge conditions are preferred, with appropriate screening provided to conceal roof top car parking.
- (11) Rooftop structures (including plant rooms, air conditioning and ventilation systems), where visible from the public domain, are to be incorporated into the design of the building to create an integrated appearance.

### 3.7 Employment Operations

#### Objectives

- (1) To ensure appropriate levels and design of access, parking and loading facilities are provided.
- (2) To ensure that the operation of employment activities occurs in a manner that has minimal impacts on surrounding land.

#### Controls

- (1) Access, parking & loading is to be in accordance with Part D, Chapter 1 of Camden DCP 2006.
- (2) Development applications for employment developments, particularly where fronting a perimeter road, must provide the following details:
  - (a) proposed hours of operation;
  - (b) number and timing of deliveries expected per day;

- (c) nature and frequency of heavy vehicles expected to access the premises;
- (d) nature of machinery proposed to be operated at the premises, including noise levels generated and noise attenuation measures proposed to be implemented; and
- (e) proposed locations of external light sources and the extent of light spillage outside of the subject property.

### 3.8 Fencing

#### Objective

- (1) To ensure boundary fencing is of a high quality and does not detract from the streetscape.

#### Controls

- (1) Where fencing is required for safety or security reasons to be forward of the building line, it should be of a standard and style that does not detract from the landscaping and main building facades. Details of fencing are to be provided at the development application/complying development certificate stage.
- (2) Fencing must be sited so it does not impede sight lines for drivers.
- (3) Fencing must be either open-style or consistent with the building style. Open-style fencing shall be designed to ensure its materials and colours blend into the landscape and allow visual access.
- (4) Pre-painted solid, metal fencing is to be avoided where visible from the public domain.
- (5) Fencing along street boundaries must not exceed a height greater than 2.1m, measured from ground level (finished).
- (6) Fencing is to be setback at least 1m from the street with low landscaping provided in front.
- (7) Decorative and solid masonry fences are permitted along the primary street frontage to a maximum height of 1 metre. Open style fencing is permitted atop the masonry fence.
- (8) Gates are to be consistent with the adjacent style of fencing and must be designed to open inwards.

### 3.9 On Site Landscaping

#### Objectives

- (1) To promote consistent and quality landscaped streetscapes.
- (2) To ensure an overall high standard of visual amenity and character is integrated into development.
- (3) To improve workplace amenity for employees.
- (4) To encourage low maintenance and water use native plant species.

#### Controls

- (1) Front setbacks areas are to be landscaped. Where parking is forward of the building line, a minimum 2m wide landscape strip shall be provided along the frontage.
- (2) Native plant species are to be utilised in all landscaped areas where possible. Low water usage plants are preferred.
- (3) A concept landscape plan is to be submitted with a Development Application, where required.

### 3.10 Outdoor Storage

#### Objectives

- (1) To ensure that goods, materials and equipment which are stored outside buildings do not impose any adverse environmental impacts.
- (2) To ensure that storage areas are adequately screened from public roads and places.
- (3) To ensure that any storage areas are considered part of the overall design, and do not detract from the amenity and appearance of development.

#### Controls

- (1) No external storage of goods, including garbage bins, shall be permitted where such areas will be visible from the public domain.
- (2) The ground surfaces of outdoor storage areas, including waste collection areas, are to be sealed and are to be located behind the building line and screened with landscaping and solid fences.
- (3) The following information is to be provided with a Development Application, where required:
  - (a) Size of outdoor storage area;
  - (b) Maximum storage height;
  - (c) Types of goods, materials and equipment being stored outdoors; and Details on landscaping and screening structures

## **B4 Gregory Hills Neighbourhood Centre**

### **1.0 Introduction**

#### **1.1 Land to which this Part Applies**

This Part applies to the Gregory Hills Neighbourhood Centre land, as shown in **Figure 71**.

#### **1.2 The Purpose of this Part**

The purpose of this part is to outline the vision for, and facilitate development of the Gregory Hills Neighbourhood Centre.

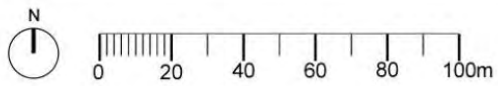
#### **1.3 Structure of this Part**

This Part is structured as follows:

**Section 1:** sets out the administrative provisions of this Part.

**Section 2:** outlines the vision for the Neighbourhood Centre.

**Section 3:** outlines the key controls and principles for the Neighbourhood Centre.



**Legend**

-  Land to Which the DCP Applies
-  Existing Creek Line
-  Riparian Corridor
-  Open Space

Figure 71: Land to which this Part applies

## **2.0 Vision and Development Objectives**

### **2.1 Vision for the Gregory Hills Neighbourhood Centre**

The vision for the Gregory Hills Neighbourhood Centre is to create a focal point, and living heart of the Gregory Hills community. The Neighbourhood Centre is approximately 4.5ha in area and is located in the heart of the Turner Road Precinct adjacent to Gregory Hills Drive. The Neighbourhood Centre will provide a range of retail, commercial, social and community spaces, with integrated places to shop, work, eat and meet.

The Neighbourhood Centre will recognise and celebrate its special place in the community, providing a hub of activity associated with surrounding open space, educational and residential land uses. Given its locality, the Gregory Hills Neighbourhood Centre is uniquely placed to service both the local and regional community utilising Gregory Hills Drive. The built form and public realm will be contemporary in architecture and design, with a focus on high quality public domain outcomes.

The Neighbourhood Centre will achieve a high level of interaction and connectivity with the surrounding key pedestrian, cycle and transport linkages, creating a Neighbourhood Centre which is highly accessible for all the community. The riparian open space which adjoins the eastern edge of the Neighbourhood Centre will provide opportunities for community interaction between retail and public spaces, via direct linkages with adjoining pedestrian/cycle corridors.

## **3.0 Neighbourhood Centre Design**

### **3.1 Neighbourhood Centre Indicative Structure Plan**

The Gregory Hills Neighbourhood Centre Indicative Structure Plan has been prepared to guide future development of the Neighbourhood Centre site.

The Structure Plan demonstrates an integration of land uses promoting a vibrant Centre which maximises retail and social opportunities for both the future residents of Gregory Hills and the wider community.

The Indicative Structure Plan demonstrates that the Gregory Hills Neighbourhood Centre will provide a visible built form streetscape presence, and incorporate a range of active focal points and experiences across the site, including gateway buildings/statement features; small scale well defined areas and Neighbourhood Centre Plaza.

The Indicative Structure Plan incorporates an integrated pedestrian, cycle and public transport network, with linkages to the broader network promoting a high level of pedestrian permeability.



**Figure 72:** Gregory Hills Neighbourhood Centre Indicative Structure Plan  
(Plan prepared by The Buchan Group)



## Gregory Hills Neighbourhood Centre Image Gallery

The images below represent an indicative vision for the built form, retail, dining Town Plaza and landscape outcomes for the Neighbourhood Centre.



Design walkways and open space areas in a manner which reflects their pedestrian scale and function.



Awnings should be of a high quality durable finish and use materials which add interest to the pedestrian experience.



Provide high quality landscaped areas which utilise native plant species where appropriate, enhance pedestrian comfort and consider CPTED principles.



External and retail areas should be designed to identify clear circulation paths, integrate signage and provide for retail frontages which encourage activity.



Outdoor Dining Areas should be designed to seamlessly integrate public and private domain areas and provide active frontages.



Utilise landscaping and walkway elements to assist in defining carparking area interface with retail and public domains.

Utilise landscaping features to provide shade to car park areas and

Ensure CPTED principles are observed in the design and location of lighting structures.



Pedestrian walkways should be located to reflect pedestrian desire lines, provide visual interest and relate to passive open space/ plaza areas.



### 3.2 Land Use Principles

The Gregory Hills Neighbourhood Centre will incorporate flexibility to allow a range of land uses over time. The design of the Gregory Hills Neighbourhood Centre is to be undertaken in a manner which is consistent with the following land use principles:

- Achieve a maximum of 15,000m<sup>2</sup> of Gross Lettable Area – Retail (GLAR) for retail premises to cater for the needs of the local and surrounding population. Gross Lettable Area Retail means the total area of a tenancy by the Property Council of Australia's 'Method of Measurement' definition of GLAR
- Land uses may incorporate a range of retail, commercial, entertainment, childcare and community uses to serve the needs of the community.
- The Gregory Hills Neighbourhood Centre will act as a central focus for the community and is to be supported by higher residential densities in close proximity to the centre.
- Deliver and encourage employment generating development and retail areas to serve the needs of the population.
- Co-locate uses and facilities where possible to maximise the efficient use of space and car parking operation.
- The Gregory Hills Neighbourhood Centre Layout will be designed to respond to planned surrounding land uses including higher density residential, schools and open space linkages.
- The Gregory Hills Neighbourhood Centre will incorporate a vibrant and active focal point in the form of a Neighbourhood Centre Plaza or internal main street which acts as a special meeting place for residents.
- The Neighbourhood Centre should be designed to incorporate elements that contribute to activation of the town plaza area.

**Note:** To support the streetscape and viability of the Neighbourhood Centre, buildings which are opposite and front the Neighbourhood Centre along the North/South Collector Road and Southern Local Street may incorporate a variety of commercial, professional and higher density residential premises. This will allow for activation of and interaction with the streetscape areas. This is permissible under Clause 5.3 of the Growth Centres SEPP.

### 3.3 Building Form and Articulation

#### Objectives

- (1) To achieve quality architecture design that is contemporary and vibrant.
- (2) To achieve architectural design that incorporates distinctive elements which help to reinforce the identity of Gregory Hills and recognises the Neighbourhood Centre as a key marker and arrival destination.
- (3) Architecture which reflects the aspirations of the community and identifies the Neighbourhood Centre as the heart of the community.
- (4) To provide a clear distinction between private and public spaces, and to encourage casual surveillance of the street.
- (5) To create an attractive and cohesive streetscape through the use of simple articulated building and roof forms.

#### Controls

- (1) Building form shall be generally consistent with the layout and principles demonstrated on the Indicative Structure Plan shown in **Figure 72** on page 163 above.
- (2) Buildings may be built to the property boundary to facilitate active street frontages and interaction with the riparian corridor, subject to relevant approvals.
- (3) Buildings shall demonstrate articulation in the built form and incorporate a variety of colours and materials which provide visual interest and articulate key areas of buildings.
- (4) Buildings shall be designed to clearly identify pedestrian movement and entry ways to the Neighbourhood Centre buildings.
- (5) Where appropriate, the visual impact of large format blank walls is to be minimised through the use of a variety of colours, materials and landscape outcomes.
- (6) Building form shall assist in creating special places, such as a Neighbourhood Centre plaza or internal main street, fostering a sense of place and community interaction.
- (7) Uses that activate frontages such as restaurants, cafes and the like are to consider providing openable shopfronts.
- (8) Buildings are to be designed in an energy efficient manner, consistent with the Building Code of Australia.
- (9) At least two retail/commercial structures shall be provided within the Street Activation Zone shown in Figure 3 along the North-South Collector Road. The Structures and associated spaces shall be designed to encourage uses that will create activity along the road frontage.
- (10) Waste storage areas are to be designed to minimise visual and acoustic impacts in accordance with the controls in the Part A Turner Road DCP.

**Note:** Figures 73, 74 and 75 demonstrate indicative cross section design level outcomes across the site.



**Figure 73: Built Form Sections Plan**  
(Plans prepared by The Buchan Group)

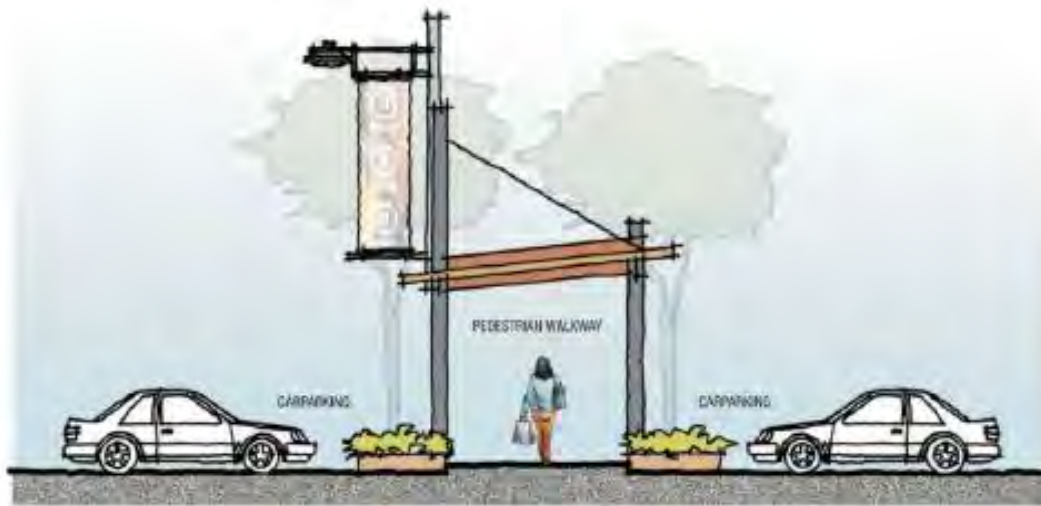


PLAN A



SECTION A

**Figure 74:** Built Form Sections (a)  
(Plans prepared by The Buchan Group)



SECTION B



SECTION C

**Figure 75:** Built Form Sections (b)  
(Plans prepared by The Buchan Group)

### 3.4 Public Domain

#### Objectives

- (1) To deliver public domain areas which are enjoyable, amenable, of high quality and reflect the central role of the Neighbourhood Centre within the community.
- (2) To ensure that public domain areas are designed in a manner which provide a seamless transition between public and private spaces.
- (3) To provide a common public domain palette within and surrounding the Neighbourhood Centre
- (4) To provide a high level of connectivity with surrounding riparian corridors, open space areas and transport network.

#### Controls

- (1) High quality materials and finishes are to be utilised in the public realm / landscaping.
- (2) Landscape should be used to soften the visual impact of car parking and streetscape areas.
- (3) Shading and/or weather protection is to be provided where appropriate, particularly at key activity nodes as identified in **Figure 76**.
- (4) The northern façade of the Neighbourhood Centre building should be designed to incorporate an active retail façade with landscape elements such as low planting, seating and shade trees.
- (5) A landscape and street furniture palette is to be submitted with an application for retail development.
- (6) A Neighbourhood Centre Plaza should be incorporated into the Neighbourhood Centre. The plaza should be designed to reflect its importance as a key gathering place within Gregory Hills, and may incorporate a range of appropriately scaled retail, dining, recreation, public art and social activities.
- (7) The corner of Gregory Hills Drive and North/South Collector Road is to include a key structural element which identifies the site and becomes a way finding element. Details of the way finding element are to be submitted with the first Development Application lodged for the construction of buildings on site.
- (8) All signage and advertising is to be designed in a co-ordinated manner. A signage strategy is to be submitted with the first Development Application lodged for the construction of buildings on site.
- (9) Public realm areas shall be designed in consideration of Camden Council's Safer by Design Policy





**Figure 76:** Activity Nodes and Linkages

(Plan prepared by The Buchan Group)

(Bus stop locations are indicative only and subject to approval by relevant authorities)

## 3.5 Access

### Objectives

- (1) Achieve clear and legible access for all users of the Neighbourhood Centre
- (2) Parking provision which generally addresses Camden DCP 2011 while capitalising on shared parking opportunities
- (3) Parking areas which recognise the importance of pedestrian safety and enforce low traffic speeds
- (4) Ensure that opportunities for safe and efficient public transport are incorporated into the Neighbourhood Centre
- (5) To provide appropriately located car parking areas and on street car parking opportunities

### Controls

- (1) Access linkages as illustrated in **Figure 76** shall incorporate structural elements which identify the Neighbourhood Centre edge and provide for way finding through the site.
- (2) Where appropriate, walking and cycling leading to/from and within the Neighbourhood Centre are to have priority over traffic circulation. In this regard, the design of the roundabout entrance to the Neighbourhood Centre off the north-south road is to appropriately manage the interface of vehicle and pedestrian access points
- (3) Sufficient parking is to be provided for the Neighbourhood Centre. Opportunities for shared parking provision are to be incorporated in the design of the centre, which recognise the variety of land uses, peak parking demands and other modes of transport.
- (4) Parking shall generally be provided in accordance with Camden DCP 2011.
- (5) Bicycle parking facilities are to be provided at appropriate locations throughout the Neighbourhood Centre.
- (6) Where appropriate, surrounding streets shall be designed to incorporate on-street parking for convenience and to contribute to street activation and surveillance, consistent with the Gregory Hills Neighbourhood Centre Indicative Structure Plan.
- (7) The Neighbourhood Centre shall incorporate an appropriate number of loading docks to service the development. Loading Docks should be appropriately screened and generally located in accordance with the Indicative Structure Plan.
- (8) All loading, circulation and access areas shall comply with Australian Standard 2890.1.
- (9) Final bus stop locations and design for local routes are to be determined by the Local Traffic Committee during the assessment of the built form development application. Final bus stop locations and design for major routes are to be determined by the Roads and Maritime Services during the assessment of the built form development application.

### 3.6 Riparian Corridor Interface

#### Objectives

- (1) To provide a high level of integration between the Gregory Hills Village and the adjoining Riparian Corridor and ensure that the built form responds to the Riparian Corridor interface.
- (2) To create a positive relationship between the north eastern portion of site and the adjoining riparian corridor.
- (3) To provide a high level of connectivity with the adjoining riparian corridor and associated pedestrian/cycle network.
- (4) To ensure that the development has a neutral or beneficial impact on the quality and quantity of water in the adjoining riparian corridor.

#### Controls

- (1) The Neighbourhood Centre Plaza and associated outdoor seating areas in the north eastern corner of the site are to be designed to facilitate integration with the adjoining riparian corridor area as shown in **Figure 77** and **Figure 79**.
- (2) Development applications lodged for the north eastern corner of the site, including the Neighbourhood Centre Plaza / outdoor seating areas as shown on **Figure 78** are to demonstrate that a visual and physical interaction and passive surveillance of the adjoining riparian area is achieved.
- (3) Pedestrian / cycle crossings and linkages are to be provided through the Riparian Corridor between the Neighbourhood Centre Plaza in the north eastern corner of the Village Centre and the educational and/or residential land uses to the east.
- (4) Where buildings do not provide an active frontage to the riparian corridor, design elements shall be provided which minimise the visual impact of the built form and create an attractive visual presentation. Variation to the facade treatment is to be provided to the building frontage where no active frontage is achieved. Facade treatments may include, but are not limited to, the following:
  - (5) Variations in colour and built form materials.
  - (6) Inclusion of external built form elements which project from the building facade.
  - (7) Variation to the roof line to create articulation and shadowing on elevations.
  - (8) Landscape screening.
- (9) Development in and adjoining riparian corridors shall be consistent with Part B2 of this DCP. In the event of any inconsistency between this DCP and the Waterfront Land Strategy, the Waterfront Land Strategy prevails.

## Riparian Corridor Interface Design Images



Blend Urban / Natural  
Corridor Treatments



Interface Outdoor Dining Areas-  
Design active frontages to the  
riparian interface in an open  
manner to take advantage of the  
high quality amenity.



Provide pedestrian  
walkways and structures  
which re-enforce desire  
lines and create visual  
interest.



Blend Urban / Natural  
Corridor Treatments



Key pedestrian connections  
should be designed to  
accommodate shared cycle and  
pedestrian use.



Variations to the wall facade  
including protruding elements  
which should be encouraged  
along the riparian interface  
particularly where visible from the  
public domain and key pedestrian  
cycle links.

Figure 77: Riparian corridor interface design



These images show an active plaza space with retail spaces opening on to the riparian corridor. In addition, it emphasises well defined edges to the different spaces created and high quality landscape treatment.



**Figure 78:** Neighbourhood Centre Plaza Concept Perspectives  
(Plan prepared by The Buchan Group)



This image shows an articulated wall and activated space fronting the interface with the riparian corridor. The plaza is defined as a destination point.

**Figure 79:** Riparian Corridor Interface Indicative Elevation

(Plan prepared by The Buchan Group)