



Camden Council

Business Paper

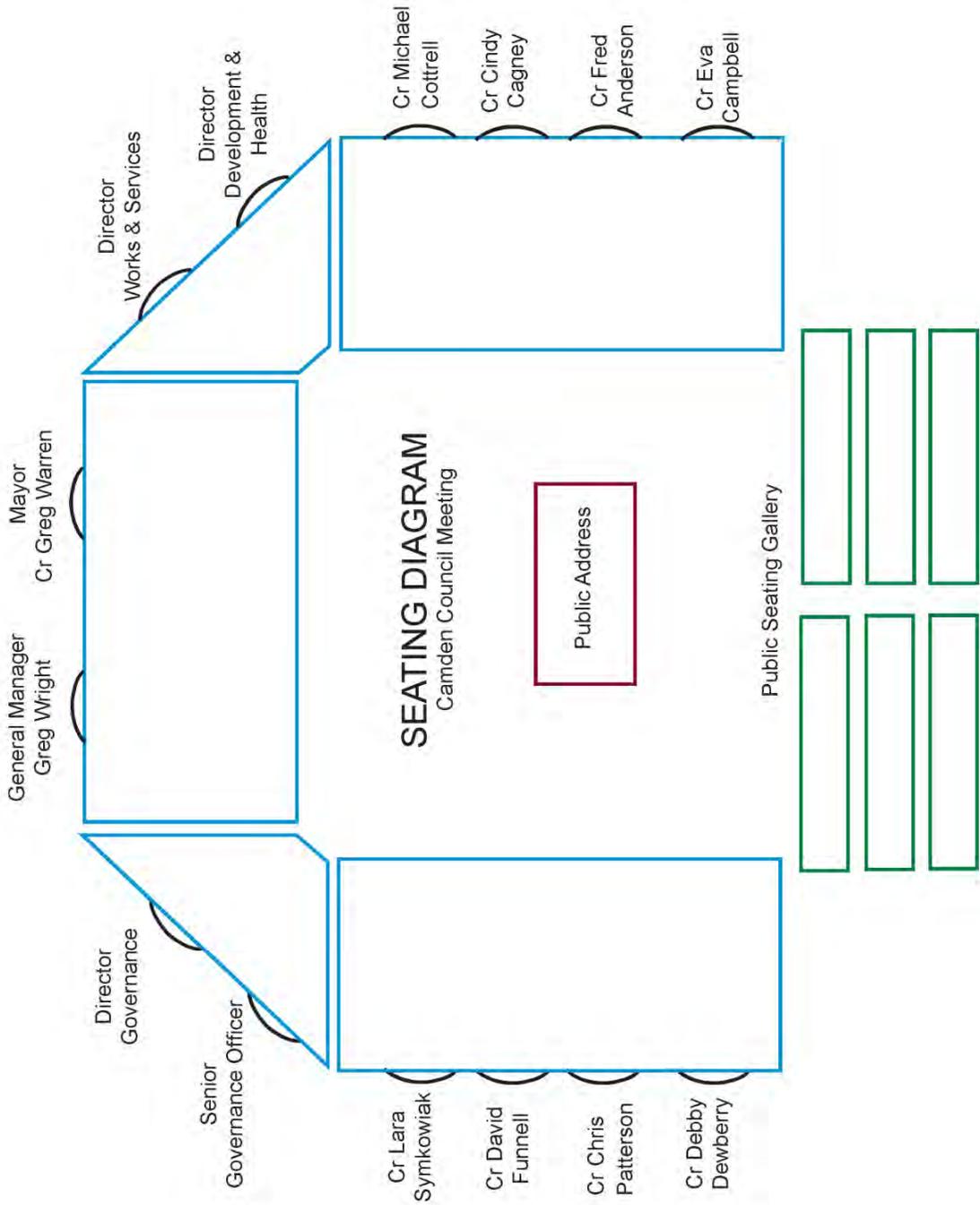
Ordinary Council Meeting
9 August 2011

Camden Civic Centre
Oxley Street
Camden



COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BCA	Building Code of Australia
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
DA	Development Application
DECCW	Department of Environment, Climate Change & Water
DCP	Development Control Plan
DDCP	Draft Development Control Plan
DPI	Department of Planning & Infrastructure
DLG	Division of Local Government, Department of Premier & Cabinet
DWE	Department of Water and Energy
DoH	Department of Housing
DoT	NSW Department of Transport
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning & Assessment Act
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
GCC	Growth Centres Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
MACROC	Macarthur Regional Organisation of Councils
OSD	Onsite Detention
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
RTA	Roads & Traffic Authority
SECTION 149 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
SECTION 603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	Certificate from Sydney Water regarding Subdivision
SEPP	State Environmental Planning Policy
SRA	State Rail Authority
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
WSROC	Western Sydney Regional Organisation of Councils



Media

Public Seating Gallery



ORDINARY COUNCIL

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ORDINARY COUNCIL

SUBJECT: APOLOGIES

Leave of absence tendered on behalf of Councillors from this meeting.

RECOMMENDED

That leave of absence be granted.



ORDINARY COUNCIL

SUBJECT: DECLARATION OF INTEREST

NSW legislation provides strict guidelines for the disclosure of pecuniary and non-pecuniary Conflicts of Interest and Political Donations.

Council's Code of Conduct also deals with pecuniary and non-pecuniary conflict of interest and Political Donations and how to manage these issues (Clauses 7.5 -7.27).

Councillors should be familiar with the disclosure provisions contained in the Local Government Act 1993, Environmental Planning and Assessment Act, 1979 and the Council's Code of Conduct.

This report provides an opportunity for Councillors to disclose any interest that they may have or Political Donation they may have received relating to a Report contained in the Council Business Paper and to declare the nature of that interest.

RECOMMENDED

That the declarations be noted.

ORDINARY COUNCIL

SUBJECT: PUBLIC ADDRESSES

The Public Address segment (incorporating Public Question Time) in the Council Meeting provides an opportunity for people to speak publicly on any item on Council's Business Paper agenda or on any matter within the Local Government area which falls within Council jurisdiction.

Speakers must book in with the Council office by 4.00pm on the day of the meeting and must advise the topic being raised. Only seven (7) speakers can be heard at any meeting. A limitation of one (1) speaker for and one (1) speaker against on each item is in place. Additional speakers, either for or against, will be identified as 'tentative speakers' and should only be considered where the total number of speakers does not exceed seven (7) at any given meeting.

Where a member of the public raises a question during the Public Address segment, a response will be provided where Councillors or staff have the necessary information at hand; if not a reply will be provided at a later time. There is a limit of one (1) question per speaker per meeting.

All speakers are limited to 4 minutes, with a 1 minute warning given to speakers prior to the 4 minute time period elapsing.

Public Addresses are recorded for administrative purposes. It should be noted that speakers at Council meetings do not enjoy any protection from parliamentary-style privilege. Therefore they are subject to the risk of defamation action if they make comments about individuals. In the event that a speaker makes potentially offensive or defamatory remarks about any person, the Mayor/Chairperson will ask them to refrain from such comments. A copy of the recording may be available to third parties (in certain circumstances).

The Mayor/Chairperson has the discretion to withdraw the privilege to speak where a speaker continues to make inappropriate or offensive comments about another person.

RECOMMENDED

That the public addresses be noted.



ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 26 July 2011.

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 26 July 2011, copies of which have been circulated, be confirmed and adopted.



ORD01

ORDINARY COUNCIL

ORD01

SUBJECT: SITE INSPECTION - ANCILLARY STRUCTURES, EMBELLISHMENT & MAINTENANCE WORKS WITHIN THE NARELLAN CEMETRY - 6 RICHARDSON ROAD, NARELLAN
FROM: Director Development & Health
BINDER: DA1203/2010

A report was submitted to the Council meeting of 27 July, 2011. At that meeting Council resolved to defer the decision until a site inspection had been carried out.

A site inspection is to be held prior to the matter going before Council. Councillors are asked to meet in the Council carpark at 4.00 pm or on-site at 4.15 pm.

RECOMMENDED

n/a



ORDINARY COUNCIL

ORD02

ORD02

SUBJECT: ANCILLARY STRUCTURES, EMBELLISHMENT AND MAINTENANCE WORKS WITHIN THE NARELLAN CEMETERY AT NO 6 (LOT 4, DP 737284) RICHARDSON ROAD, NARELLAN
FROM: Director Development & Health
BINDER: DA 1203/2010

DA NO: 1203/2010
OWNER: The Lebanese Moslem Association
APPLICANT: Paul Davies Pty Ltd
ZONING: SP1 Special Activities

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination for a Development Application (DA) for the purpose of ancillary structures, embellishment and maintenance works within the Narellan Cemetery at No 6 Richardson Road, Narellan. The application is referred to Council in accordance with its delegations as there remain unresolved objections to the proposal.

SUMMARY OF RECOMMENDATION

It is recommended that the DA be approved subject to the draft Development Consent Conditions attached to this report.

BACKGROUND

In 2003 Council engaged consultants Design 5 to undertake studies of the heritage values of the different land uses within the precinct at the corner of Camden Valley Way and Richardson Road, Narellan. At the time the precinct included the cemetery, chapel and school. The chapel and cemetery have now become listed as separate heritage items. Camden Development Control Plan 2011 also provides relevant controls to promote heritage conservation of the sites.

In 2009 a DA was lodged for essentially the same development as the subject application. This was subsequently withdrawn because the applicant could not submit additional information within a reasonable time period.

Between the first and second (current) application being lodged, the applicant met with the community group, Friends of Narellan Cemetery. As a result the plans have been revised taking into account some of the concerns Council and the community had with the first application.

The current DA was relodged in October 2010 with only part of the original information which had been requested. Since then the applicant has provided the necessary information and the application has been assessed.

This Development Application was previously presented to Council at its meeting of 26 July 2011. At that meeting Council resolved that the item be deferred for a site inspection.

Issues raised during that Council Meeting included:

Ground-penetrating radar

The need for a complete radar survey of the site being undertaken prior to the commencement of any development works. It was noted that this was a commitment made at the meeting between the Friends of Narellan Cemetery Group and the proponent.

Interpretive signage

Interpretive signage strategy being developed and constructed within the site in order to tell the history between the new and old part of the cemetery. It was noted that this was a commitment made at the meeting between the Friends of Narellan Cemetery Group and the proponent.

Access via relocated entry gates

The steepness of the embankment within the road reserve which is located in front of the proposed relocated entry gates. It was noted that it would be difficult for the elderly and people with a disability to use.

Elyard Street access point

Accessibility of all access points to the cemetery for people with a disability.

Impact on existing vegetation

The proposed vegetation loss and the quantity of the proposed tree removal.

Impact on Pimelea Spicata

The value of the plants located on the subject site and their conservation.

THE SITE

The subject site is described as No 6 Richardson Road (Lot 4, DP 737284), Narellan and is approximately 1.036ha in area. The site falls from the north-west to the south-east towards the unformed road known as Elyard Street.

Apart from the existing burial plots, the site is currently occupied by a scattering of tree cover ranging from mature eucalypts to areas of recent regrowth. In addition there is a large amount of invasive plantings, particularly along the rear boundary and in a number of the grave sites. The site is also occupied by remnant Cumberland Plain Woodland which is predominately located towards the south-west and south-east of the property. In addition, degraded Pimelea Spicata (a threatened tree species) and the Cumberland Plain Large Land Snail are also located within this area.

There is a brick and metal fence on the Richardson Road boundary. A remnant timber post and rail fence is located on the unformed Elyard Street south-east site boundary.

The surrounding land uses include NSW Rural Fire Service facility, Hope Christian School and existing residential dwellings. The St Thomas' Chapel is located to the

north-west of the site. **A site location plan is provided as attachment 1 at the end of this report.**

THE PROPOSAL

The proposal seeks development consent for the following development:

- construction of a compound to accommodate earth moving and maintenance equipment. Within the compound there will be a small lockable shipping container for items required for the operation of the cemetery. The size of the compound will be 10m (w) x 17m (l) x 2.4m (h).
- It will be constructed of various materials including timber paling fencing with a steel frame gate. It will be further secured by two strands of barbed wire at the top of the fence which will sit above the frame at a maximum height of 450mm. It is intended that this compound will remain until such time that the cemetery is fully utilised.
- construction of an amenities building to accommodate two toilets and hand washing basins. This structure will be 6m (w) x 6m (l) x 5.5m (h). The structure will be constructed from a combination of bagged and painted concrete block walls with open mesh security screen doors in steel frames. The roof will be constructed from a natural finish custom orb roof cladding. The amenities building will be serviced by a septic tank (subject to separate approval) as the site is currently not connected to sewer.
- The applicant has advised that the amenities buildings will be used for those attending burials and the facility will be secured and not open for public use;
- relocation of the existing brick gate and fence from the centre of the front boundary to the most northern corner of the front boundary;
- construction of a perimeter fence which is made up of timber posts and stretched horizontal wire;
- construction of stabilised gravel and porous pavers for access pathways around the future grave sites (which themselves do not require development consent but are referenced in this report to provide context for the proposed works the subject of this application); and
- tree removal in accordance with the **proposed tree removal plan is provided at the end of this report as attachment 3..**

As a result of the above development, two existing burial sites will be relocated in accordance with State guidelines. The applicant has advised that the purpose of this is:

- to allow new sites to expand in a logical and orderly manner, including new orientation of the plots which were previously north/south but will now be to the east/west; and
- to ensure the older graves are located within the vicinity of other early graves rather than have them in isolation and are surrounded by graves that do not provide a relative context for them.

The applicant has stated that these works do not require development consent, however Council Officers believe that the heritage values of the site require that proper consideration of the impact on heritage items occurs. This issue is assessed further in the "Camden Local Environmental Plan 2010" section of this report. **A copy of the proposed plans is provided at the end of this report.**

NOTIFICATION

The application was notified for a period of 14 days in November 2010 in accordance with Camden Development Control Plan 2006. Notification letters were posted to properties within the vicinity of the site as well as two local action groups. Eight (8) submissions were received with the issues raised being addressed in the "Any Submissions" section of this report. **A copy of the submissions is provided with the Business Paper supporting documents.**

PLANNING CONTROLS

The following are relevant planning controls that have been considered in the assessment of this application:

Deemed State Environmental Planning Policy No 20: Hawkesbury/Nepean River
Camden Local Environmental Plan 2010
Camden Development Control Plan 2006
Camden Development Control Plan 2011.

ASSESSMENT

This application has been assessed in accordance with Section 79C of the Act. The following comments are made with respect to the proposal:

(1)(a)(i) The provisions of any Environmental Planning Instrument

Deemed State Environmental Planning Policy No 20: Hawkesbury/Nepean River

The overall aim of this plan is to protect the function of the Hawkesbury/Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. It is therefore considered that the aims and objectives of this Policy will not be prejudiced by this development and that there will be no detrimental impacts upon the Hawkesbury/Nepean River system.

Camden Local Environmental Plan 2010

The land is zoned SP1 Special Activities. The use of the land remains a cemetery. The works proposed are ancillary to the operation of a cemetery and under the land use table of the above zone this is permitted by virtue of the words "including any development that is ordinarily incidental or ancillary to development for that purpose" which are stated in the "Permitted with consent" section of this zone's land use table.

It is also considered that the development is consistent with the relevant objective of this zone in that it facilitates "development that is in keeping with...the intended special use (of the site)" and that it "minimises any adverse impacts on surrounding land."

The following LEP clauses are relevant to this development:

Clause 5.9 - Preservation of trees or vegetation

Under this Clause tree removal requires development consent and the heritage provisions of Clause 5.10 Heritage Conservation will be applicable to any such considerations (refer to the proposed tree removal plan on the Landscape Plans provided).

The applicant states that this will be carried out in stages and as an offset, additional complementary landscaping throughout the site will be provided. To ensure the complementary landscaping enhances the area it is proposed that:

- the entire complementary landscaping works will be completed prior to the first stage (as shown on the plans provided) being taken up by burial plots;
- the scatter of trees located toward the rear of the site within Stage Two (as shown on the plans provided) and delineated as an outline of trees, are to be removed only at the time that this area of land is required for burial sites. In this way the trees will remain in place for as long as possible.

It is considered that these two strategies will provide enough time to allow the complementary landscaping to appropriately mature which ultimately aims to sustain the existing character of the area.

Clause 5.10 Heritage Conservation

Under Clause 5.10 of LEP 2010, consent is not required for new graves or specific maintenance works. Development consent is required however for the proposed new structures, new landscaping, tree removal and the conservation work of the existing historic fabric of the cemetery.

Clause 5.10 requires that the impact of the proposed work on the heritage significance of the cemetery must be considered as part of the assessment.

As part of the DA, a Statement of Environment Effects (SEE) was submitted which incorporates a Heritage Impact Statement. It is considered that the proposed works are not likely to negatively impact the heritage significance of the site.

In summary the SEE outlines that:

- a. the continued use of the historic cemetery for on going burials is the most appropriate use in terms of heritage as it ensures that the place is cared for and has a viable use.
- b. whilst the layout of the new burials (which does not require development consent) will have a different pattern from the historic graves, it will not impact on the heritage significance of the cemetery. It will clearly mark the old from the new and reflect a new era of use;
- c. the cemetery is typical of many cemeteries that include multi-denominational burials, and did so before it was consecrated as an Anglican cemetery in 1879. Anglican or any other faith burial will continue to be possible in the cemetery;
- d. new associated works such as paths, landscaping, fencing and structures have the potential to impact on the heritage significance unless carefully controlled. In this regard, the following features of the development are noteworthy:
 - i. the use of compatible materials and colours.

- ii. the location of the storage compound and toilet structure at the southern corner of the site, are well removed from the bulk of the historic grave stones and residential properties.
 - iii. paths of stabilised gravel/earth and porous pavers retain the rural form of Elyard Street (along the site's south-east boundary) and would ensure the semi-rural setting is not altered.
 - iv. mature trees are retained, including the historic Cypress Pine and new graves are located at a distance to not impact on these trees.
 - v. regrowth plants that have self-generated through the cemetery will be removed and replaced with compensatory Cumberland Plain Woodland species along the western boundary, and in groups along Richardson Road and Elyard Street;
 - vi. landscaping with grasses that are not mowed will allow the endangered species (*Pimelea Spicata* plant species and the Threatened Cumberland Plain Land Snail) to be retained and regenerate. This will maintain the open semi-rural character, while not obstructing views and surveillance;
 - vii. rural post and wire boundary fencing will be used.
- e. it is intended to divide access to the historic graves and the new graves by two entry points including a new entry at Elyard Street (southern boundary) and the relocation of the existing Richardson Road gates to the northern end of the site. The gates have been moved before and were originally closer to the school;
- f. a better balance has been achieved in the revised plans (since its original lodgement in 2009) between the efficient use of the site, conserving its heritage significance and semi-rural character and providing an appropriate buffer to surrounding uses; and
- g. ongoing maintenance and active use of the cemetery is fundamental to ensuring it does not fall into neglect. Maintenance will be to all sections of the cemetery.

(1)(a)(ii) The provisions of any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority

There are no draft Environmental Planning Instruments applicable to this site or development.

(1)(a)(iii) The provisions of any Development Control Plan

Camden Development Control Plan 2011 (the DCP) came into force on 16 February, 2011 and the subject DA was lodged on 20 October 2010.

The DCP states that *"it applies from the date of commencement. However, development applications lodged prior to the commencement date (ie. 16 February 2011) may be assessed under the provisions of the Camden Development Control Plan 2006 (Camden DCP 2006)"*.

Unlike strict savings and transitional provisions for new Environmental Planning Instruments, such provision for DCPs can be at the discretion of each Council and is principally based on what the DCP advocates.

In this instance, considerations will be made to the DCP and a general discussion on any different/relevant controls contained within the now superseded Camden DCP 2006 will be provided as well. This approach is considered the most acceptable and

thorough. Should the applicant withdraw and again lodge the same application today, then the 2011 DCP only, would apply.

Camden Development Control Plan 2006

Part G, Chapter 22: Narellan

The desired future character statement within Clause 6.5 are relevant and assessed below:

- a. *Any future development will be limited to the land in east and south-east of the church group and must ensure the physical reconnection of the cemetery with the church buildings by way of pathways, roads or open parklands.*

Officer comment

The St Thomas Precinct Character Statement derives from a study undertaken by an external consultant. That study contemplated different uses on the basis that the area remains predominantly under the same ownership/management. However given the study was undertaken in 2003, this place statement is somewhat dated given the existing land uses around the precinct have separate ownership and are somewhat different in nature from the original land use (the study contemplates the now Hope Christian School would be used for residential accommodation that could factor in a footway between the chapel and cemetery).

- b. *The cemetery shall retain its rural character and heritage significance. Opportunity may exist for minor facilities associated with the ongoing use and conservation of the cemetery in accordance with an approved Conservation Management Plan. Any development on the cemetery site shall facilitate the retention and conservation of significant vegetation and be integrated with the Cumberland Plain Woodland and Pimelea Spicata area of the Camden Golf Course also known as "Parrott Farm."*

Officer comment:

Council records indicate that the site may contain endangered communities of Pimelea Spicata, Cumberland Plain Woodland and the Cumberland Land Snail. A Fauna and Flora Assessment was submitted and it concluded that the proposed development will not significantly impact on these threatened species and Endangered Ecological Communities and therefore a Species Impact Statement was not required.

Camden Development Control Plan 2011

Part B3.1.4 St Thomas Chapel, Narellan – View Corridors

The relevant controls within this section are:

Control 1 - St Thomas Chapel, the School church, Narellan Hotel, the cemetery and associated significant elements, including the open space and the semi-rural setting shall be retained and conserved as outlined in 'St Thomas' Anglican Church and School Church, Narellan – Conservation Plan by Paul Davies Pty Ltd (CMP).

Officer comment:

Based on the above heritage assessment, it is considered that the works within the subject application is fundamental to ensuring the cemetery does not fall into neglect and will continue to achieve the semi-rural setting.

Control 6 - The cemetery shall continue to be used as a cemetery and shall retain its semi-rural character and heritage significance in accordance with the CMP.

Officer comment:

The ongoing maintenance and active use of the cemetery aims to achieve and protect the semi-rural character and heritage significance.

Control 8 - All other relevant general heritage provisions of subsection B3.1.1 must be complied with.

Officer comment:

This section deals with controls mostly associated with building construction work and has minimal relevance to the DA. Notwithstanding, the considerations of conservation and compatibility have been assessed and are discussed elsewhere in this report.

(1)(a)(iii) The provisions of any Planning Agreement

There are no relevant planning agreements applicable to this site or development.

(1)(a)(iv) The provisions of the Regulations

The Regulations do not specify any matters that are applicable to this development.

(1)(b) The likely impacts of the development

Impact on unmarked graves

Existing cemetery records and changes in the ground surface may indicate the presence of unmarked graves. It was originally intended to undertake radar sampling, but it is understood that this is not reliable and will not be used.

The applicant has stated that the most reliable way to determine the presence of unmarked graves is by scraping the surface to remove grass and top soil and to visually inspect the area for changes in soil. The applicant has requested that test scrapes be deferred until they are needed allowing sufficient time between the test scrape and the burial for the statutory process to be followed should an unmarked grave be discovered.

It is considered that this approach is satisfactory for Stages 2, 3 and the areas of the reserved plots and separate plots.

With regard to stage 1, being used now for new burials, the consultant states that:

- the ground surface in the unoccupied areas of the site is very consistent, very hard and provides little physical indication of disturbance;
- the existing burial plan map indicates that the southern corner (Stages 2 and 3) is the most likely place for unmarked graves to be found since there is some take up of the area already; and
- none of the above means that there is no potential to find an unmarked grave, however if one is discovered, there is a statutory process required under the NSW Heritage Branch and NSW Health.

On this basis soil scrapes are not considered necessary for Stage 1.

Notwithstanding, in all areas other than Stage 1, should a grave be suspected by the soil scrape, an archaeologist must investigate the presence of a grave. The relocation of the graves and any other discovery of unmarked human remains during works must be carried out in accordance with the statutory requirements of the NSW Heritage Branch and NSW Health.

This requirement is recommended as a draft development consent condition.

(1)(c) The suitability of the site for the development

The use of the land will remain as a cemetery. The proposed works are fundamental to not only maintaining the heritage value of the site, but also providing opportunities to allow the cemetery to be used safely. Consequently the site is considered to be suitable for the proposed development.

(1)(d) Any submissions

As mentioned previously, the application was notified and a total of eight (8) objections were received. The concerns raised are summarised below with an Officer comment.

a. Objection to relocating existing grave sites

Officer comment:

At the time that the application was initially publicly notified it was intended to relocate five burial plots. The applicant has since reduced this to two plots and of the three that are now to remain in the original positions; one is the direct descendant of one of the submitters.

It is intended to relocate the other two sites to allow the new sites to expand in a logical order and to ensure the older graves are located within context of the other earlier graves.

b. Objection to the relocation of existing front gate

Officer comment:

The objection primarily relates to the difficulty and inadequacy of accessing the site from the new location of the gate.

It should be noted that the current gate location presents some access difficulties.

It is intended that the relocation of the gates provides a separate access point to the Anglican section and provides an interpretive heritage signage element when entering the cemetery. It is understood that this was discussed at the community group meeting.

It should be noted that the original location of the gate is on the boundary between the school and cemetery and was relocated by the previous cemetery owners, and at the time that the connection between the church and cemetery was no longer required.

c. Objection to the removal of vehicle access to the Anglican section

Officer comment:

This access point was an informal earth path which over time has allowed vehicles to drive onto the site of the cemetery and up to the existing graves. If the path was open

to all vehicles, the potential soil erosion could result in environmental impacts and create unsafe areas should the land continue to subside.

- d. Objection to the amount of vegetation being removed and impact on threatened Flora and Fauna and failure to consider the Threatened Species Assessment Guidelines – The Assessment of Significance

Officer comment: The first point has been addressed under the sections of the LEP and DCP considerations within this report.

With respect to the failure to consider the Threatened Species Assessment Guidelines – The Assessment of Significance, Council has undertaken a thorough assessment in accordance with the Guidelines and concluded that there is little impact on those species given their limited availability on the site or the level of maturity on the site.

- e. Failure to properly establish ground investigations to search for unmarked graves

Officer comment:

It is understood that the applicant engaged in community consultation prior to the second application being lodged, and at that meeting discussions took place for opportunities to use ground-testing radar equipment to locate unmarked grave sites. However subsequent to this, the applicant sought professional advice on the most reliable way to determine the presence of unmarked graves.

It was established that scraping the surface of the land to remove the top soil and to visually inspect the area for changes in the soil would be the most effective way. As noted above, this method would be incorporated within the draft development consent conditions.

- f. Lack of signage

Officer comment:

The developer does not intend to erect signs as this may detract from the 'rural character' of the area. It is recommended that only a small sign be placed within the property and near the relocated gates that directs visitors to multi-denomination and/or Anglican sections.

- g. Lack of maintenance schedule

Officer comment:

At the time the application was being publicly exhibited, the applicant had not prepared a maintenance schedule. During the assessment process the applicant agreed to provide two sets of schedule of works. They include:

- (a) a schedule of works for maintenance and urgent works that includes general, ongoing routine maintenance including grass mowing, fence repair, urgent stabilisation of headstones and graves in danger of collapse and removal of invasive weeds; and
- (b) a long term grave conservation work and maintenance schedule. This will provide a schedule of works that are more frequent than annual.

The requirement for each schedule forms part of a recommended development consent condition. Schedule (a) will be required prior to any works commencing on the

site while schedule (b) would be required as a separate development application and no later than 12 months from the date of the issue of any development consent.

(1)(e) The public interest

The fundamental aspect with respect to the public interest and the subject development application extends to the protection of the heritage values of the site and ongoing active use of cemetery.

It is considered that the heritage values are maintained through the proposed remedial works and that the ongoing use of the cemetery will be assured.

The information provided by the applicant, the valuable submissions received during the notification process, and the methods with which the issues raised will be addressed will ensure the public interest is not adversely affected should this development application be approved.

CONCLUSION

Council has received a Development Application for the purpose of ancillary structures, embellishment and maintenance works within the Narellan Cemetery.

The application was publicly exhibited and as a result eight (8) submissions were received. The issues raised in these submissions have been assessed in the "Any Submissions" section of this report.

The site is a heritage item within Camden Local Environmental Plan 2011. The works have been assessed against the significance of the site and as a result, the works are not expected to have significant impacts upon the heritage value of the site, subject to compliance with the recommended draft development consent conditions.

On this basis it is recommended that this DA be approved subject to the draft Development Consent Conditions shown below.

DRAFT CONDITIONS OF CONSENT

1.0 - General Requirements

The following Conditions of Consent are general conditions applying to the development.

- 1) **Approved Plans** - The development must be carried out strictly in accordance with the following approved plans or other documentation:
 - a) Staging Plan; Drawing No A03; Issue B; dated May 2010.
 - b) Landscape Approach; Drawing No A04; Issue B; dated May 2010.
 - c) Compound Layout; drawing DWG and Fence Details; drawing DWG 08; dated November 2009.
 - d) Amenities Building Plans and Elevations; drawing DWG 06; dated November 2009.

The development must also comply with the conditions of approval imposed by Council hereunder.

Where there is an inconsistency between the approved plans/documentation and Conditions of Consent, the Conditions of Consent take precedence to the extent of the inconsistency.

Amendments or modification of the approved development require the written prior approval of Camden Council.

- 2) **Building Code of Australia** - All works must be carried out in accordance with the requirements of the *Building Code of Australia*.
- 3) **Vegetation Management Plan – Prior to any works commencing for works subject to this development application** a Vegetation Management Plan (VPM) shall be produced and shall include the long term work requirements in accordance with Point 7 Ameliorative Conditions and Recommendations listed within the Flora & Fauna Impact Assessment for New Facilities and Landscaping at Narellan Cemetery produced by GIS Environmental Consultants; dated September 2010; except as amended:
 - a) Dot point 3 shall require separate development approval prior to any translocating occurring.
 - b) Dot point 6 shall be amended to include the replacement of logs to colour treated, unobtrusive metal posts that are at the same height.
 - c) A section that includes weed eradication controls as per the requirements of the *Noxious Weeds Act 1993*. This section shall state that the land owner must ensure that at all times any machinery, vehicles or other equipment entering or leaving the site must be cleaned and free from any noxious weed material, to prevent the spread of noxious weeds to, or from the property; and that this work shall only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

The VPM shall be implemented and adhered to in perpetuity. Any amendments to the VPM shall be approved by Council.

- 4) **Tree removal** – Tree removal shall be in accordance with the following;
 - a) Consent is granted for the removal of 82 trees as indicated on the drawing titled Landscape Approach; Project No: 3-020; dated May 2010.
 - b) The tree removal shall occur in accordance with the stages as per the Staged Development Plans illustrated on the approved Staging Plan within Condition 1.1.a except for the density of trees located within Stage 2. These trees are to be removed only at the time that this area is required for burials. The trees encroaching onto the building footprint of the compound shall only be removed prior to this stage.
 - c) Where possible all green waste generated from the approved tree work is to be recycled into mulch or composted at a designated facility.
 - d) All reasonable measures must be taken to protect the remaining vegetation on the site from damage during the approved tree removal works.
- 5) **Site landscaping** – The landscaping of the site shall be in accordance with the approved Landscape Plan; Drawing: Landscape Approach; Drawing No. A04; Issue B; dated May 2010 with the following amendments:

- a) at the school boundary screen planting remove from list the *Melaleuca decora* and *Acacia decurrens* and replace with *Acacia implexa*,
- b) within the new woodland areas remove from list *Eucalyptus fibrosa* and *Acacia decurrens* and replace with *Eucalyptus crebra* and *Acacia implexa*.

All landscaping shall occur prior to the commencement of any works subject to the development application.

- 6) **Landscaping Maintenance and Establishment Period** - The applicant will have the maintenance responsibility for all landscaping works associated with this Consent. The applicant will also be responsible to ensure the landscaping works are successfully established during this 12 month period.

The Date of Practical Completion (DPC) is taken to mean completion of all soil preparation and treatment and initial weed control, and completion of all planting, turf installation and mulching.

The DPC will be that date when the applicant and the Principal Certifying Authority (PCA) agree that the landscaping works have been satisfactorily completed.

It is the applicant's responsibility to arrange a site inspection with the PCA, upon initial completion of the landscaping works, to determine and agree upon an appropriate DPC.

At the completion of the landscaping maintenance and establishment period, all areas of lawn and plantings must have signs of healthy and vigorous growth

At the completion of the maintenance and establishment period, the landscaping works must comply with the approved Landscaping Plans.

At the completion of the establishment period, the applicant will have ongoing responsibility for the landscaping.

- 7) **Approvals from Other Authorities** – It is the applicant's responsibility to acquire all other necessary approvals/permits from all other approval authorities as required.
- 8) **Potential Archaeological Site Monitoring** - In the event that any potential archaeological relics are encountered during excavation, it is the applicant's responsibility to ensure that all ground disturbances in the area of the find ceases and that relevant authorities are contacted immediately to determine an appropriate course of action.
- 9) **No Filling** – The importation of any fill is strictly not to occur on the site.
- 10) **Waste Water Approval** - Prior to the toilet block being constructed, an Application to Install, Construct, Alter a Sewage Management System under Section 68 of the *Local Government Act 1993* shall be submitted to Council and approved. The application shall be supported by all such documents as detailed in Camden Council's Sewage Management Strategy.
- 11) **Colour of Toilet Block** - The external colour of the walls of the toilet block shall be Dulux "Linseed", with "Bedbox" trim or equivalent and dark grey colourbond roof or the like to blend in with the area.

- 12) **Use of Toilet Block** – The use of the toilet block is strictly limited to when the Site Manager is present at the site. The toilet block shall be locked during all other times.
- 13) **Fencing** - The remnant post and wire fencing adjacent to Elyard Street must be retained. This shall be included on the Construction Certificate plans.
- 14) **Signage** – A small directional sign shall be erected within the property at the entry gate adjacent to Hope Christian School that indicates entry to the Anglican and other denomination section. The sign must blend in with the rural character and must be of earthy materials and colours. No other signage is to be erected without the consent of Council.
- 15) **Ground Investigation for Unmarked Graves** - Test scrapes to locate possible Unmarked graves in the cemetery must be carried out and the results submitted to Council before the commencement of works for the following:
 - a) in Stages 2 and 3 and prior to any burials occurring in this stage,
 - b) in the areas of the cemetery marked on the plans as “Reserved Plots” and “Separate Plots” and prior to any burials occurring in this stage; and
 - c) on the sites where relocated graves are to be moved to.

Should unmarked graves be found, the requirements of NSW Heritage Branch and NSW Health must be satisfied.

- 16) **Exhumation of Body** – An application for approval to exhume the remains of the body must be made to the Director-General of NSW Department of Health. A copy of this approval must be submitted to Council prior to the exhumation taking place and Council shall be notified no less than 24 hours prior to the exhumation occurring.

Note: A person shall not proceed with the exhumation unless an officer of the NSW Health or an Environmental Health Officer approved by NSW Health is present at the exhumation.

- 17) **Schedule of Works for Long Term Conservation Works** - A separate Development Application, Schedule of Conservation Works and a Heritage Impact Statement is required for all long term conservation works for the existing historic fabric of the cemetery. The schedule shall provide for works for each 10 years, annual work and works required that are more frequent than annual.

This Development Application shall be lodged no later than six months from the date of this consent.

- 18) **Entry Gate** - The relocation of the entry gate and plaques on the Richardson Road boundary must be carefully done so as not to cause damage to the fabric of the gate. The area that the fence was located must be reinstated with the same fence type on either side.
- 19) **Access for People with Disabilities** - Access for people with disabilities shall be provided in accordance with the requirements of Part D3 of the *Building Code of Australia*. **Prior to the issue of a Construction Certificate**, the plans shall be amended to reflect the above.

- 20) **Removal of compound** – The removal of the maintenance compound shall occur at Stage 3 of the Staging Plan. All materials must be suitably disposed of.
- 21) **NSW Health** – All works approved by this consent must consider the requirements contained within the letter by Sydney South West Area Health Service dated 22 January 2010.

2.0 - Construction Certificate Requirements

The following Conditions of Consent shall be complied with prior to the issue of a Construction Certificate.

- 1) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
- 2) **Schedule of Conservation Works for Maintenance and Urgent Work - Prior to the issue of a Construction Certificate** a 'Schedule of Works for Maintenance and Urgent Work' for the cemetery is to be prepared and submitted to Council that includes the following:
 - a) A section that deals with the type, frequency and method of the maintenance work required on the site. Such works shall include, but not be limited to:
 - i) weed eradication works within and around graves,
 - ii) minor pruning of tree branches that are unsafe or are likely to cause damage to graves,
 - iii) mowing regime. The schedule must state that edging machines or grass cutters will not be used to trim around historic graves,
 - iv) landscape establishment and maintenance regime for new plantings,
 - v) fencing maintenance work,
 - vi) these shall include best practice methods to maintain but ensure minimal intervention to historic fabric,
 - vii) urgent works where the historic fabric of the old graves are in danger of damage. Such works shall include headstones and grave surrounds that are at risk of falling, collapse or which are loose and capable of being vandalised will be refixed, secured and made safe. This shall include best practice methods prepared by a heritage consultant to stabilise but ensure minimal intervention to historic fabric.
- 3) **Amendments to Approved Plans** - The amendments indicated and described below must be incorporated in the overall development and must be reflected in any plans prepared for the purpose of obtaining a Construction Certificate:
 - i. Amend all plans to indicate stabilised gravel and porous pavers for access pathways and not exposed aggregate concrete paving as indicated on the Landscape Plans.
- 4) **Civil Engineering Plans** - Indicating drainage, earthworks, pavement design and details of traffic management must be prepared strictly in accordance with Camden Council's Development Control Plan 2011 (except as varied in the approved plans) and Engineering Specifications and are to be submitted for approval to the Principal

Certifying Authority **prior to the Engineering Construction Certificate being issued.**

Please note that:

- ii. under the *Roads Act 1993*, only the Council can issue a Construction Certificate for works within an existing road reserve;
- iii. under section 109E of the *Environmental Planning and Assessment Act 1997*, Council must be nominated as the Principal Certifying Authority for subdivision work and has the option of undertaking inspection of physical construction works.

- 5) **Drainage Design** - A Stormwater Management Plan is to be prepared prior to the issue of a Construction Certificate to ensure that the final stormwater flow rate off the site is no greater than the maximum flow rate currently leaving the development site for all storm events. This Plan must be submitted and approved by the Principal Certifying Authority. Such designs must cater for future developments of land adjoining the site and overland flow from adjoining properties.

Note: the stormwater management strategy may be incorporated with the landscape design.

- 6) **Performance Bond - Prior to the issue of the Construction Certificate** - a performance bond of \$3,000.00 must be lodged with Camden Council. Should any of Council's property sustain damage, or the development place the environment or public at risk, Council will perform any works necessary on behalf of the applicant to rectify these works. This bond will be released once all works have been completed to the satisfaction of Council. The applicant must be responsible for any damage caused to existing public utilities, footpaths or public roads during construction works.

Note 1: In accordance with Council's current Fees and Charges, an administration fee for processing of bonds in the form of cash or bank guarantees is applicable.

Note 2: It should be noted that Council will not refund/release the performance bond, unless a suitable replacement bond is submitted.

- 7) **Construction Standards** - All civil engineering work associated with the development must be carried out strictly in accordance with Camden Council's Development Control Plan 2011 and Engineering Specifications for roadworks, drainage and other works associated with subdivisions and other developments.
- 8) **Civil Engineering Details** - The developer must submit details of all engineering works on engineering plans to the Certifying Authority for approval prior to a Construction Certificate being issued.

3.0 - Prior To Works Commencing

The following Conditions of Consent shall be complied with prior to any works commencing on the development site.

- 1) **Notice of Commencement of Work** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act, 1979* and Clause 103 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall

include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building works.

- 2) **Access From Public Places** - Construction access from public places (reserves, parks, walkways and the like) other than roads shall not occur without the prior consent of Camden Council. Bonds or legal agreements may be required to protect Council's assets if access from these places is approved.
- 3) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point. Council's standard details as per SD31 shall be used for construction which is to be approved in Elyard Street.

4.0 - During Construction

The following Conditions of Consent shall be complied with during the construction phase of the development.

- 1) **Storing of Material During Construction Period** - There is to be no storage of materials (i.e. building materials) or spoil on public land adjoining this property.
- 2) **Hours of Work for maintenance and Embellishment Work** – The hours for all construction work are restricted to between:
 - (a) 7.00am and 6.00pm, Monday to Friday (inclusive);
 - (b) 7.00am to 4.00pm, Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8.00am to 4.00pm;
 - (c) work on Sunday and Public Holidays are prohibited.
- 3) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site.

Soil erosion and sediment control measures must be maintained during construction works and must only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or revegetation).

- 4) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:
 - The delivery of material shall only be carried out between the hours of 7.00am - 6.00pm, Monday to Friday, and between 8.00am - 4.00pm on Saturdays.
 - Stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off the site.
 - Builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants

from these activities shall be contained on site and disposed of in an appropriate manner.

- Waste must not be burnt or buried on site, nor should wind blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot.
- A waste control container shall be located on the development site.

- 5) **Toilet Facilities** - Toilet facilities must be provided at the work site on which work involved in the erection of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

- 6) **Damaged Assets** – All engineering works and public utility relocation shall incur no cost to Camden Council. Any damage to Camden Council's assets shall be rectified at no cost to Council prior to the commencement of use or occupation of a building.

5.0 - Prior To Issue Of Occupation Certificate

The following Conditions of Consent shall be complied with prior to the issue of an Occupation Certificate.

- 1) **Occupation Certificate** – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

The PCA must submit a copy of the Occupation Certificate to Camden Council (along with the prescribed lodgement fee) within two (2) days from the date of determination and include all relevant documents and certificates that are relied upon in issuing the certificate.

The use or occupation of the approved development must not commence until such time as all conditions of this development consent have been complied with.

- 2) **Gutter crossing** - The following works must be constructed prior to the issue of the Occupation Certificate and under the *Roads Act 1993* must be approved by Camden Council:

- (a) provision of a rural driveway crossing at all points of ingress and egress from the unformed extension of Elyard Street.

All works must be carried out strictly in accordance with Camden Council's specifications. Prior to works commencing the applicant must contact Council on (02) 4654 7777 to arrange payment of fees and inspection of the works.

6.0 - Operational Conditions

The following Conditions of Consent are operational conditions applying to the development.

- 1) **Dust Control** - Potential dust sources on-site must be minimised. No stockpile shall be permitted to remain exposed on the site.
- 2) **General Requirements** – All machinery and goods must be stored within the site compound when not in use.

All waste and spoil material shall be removed from the site on a daily basis, unless stored and covered in the site compound.

- 3) **Noise** - That the use of machinery and equipment shall not cause an offensive noise within the meaning of the *Protection of the Environment Operations Act, 1997*.
- 4) **Site Management** - The land owner must ensure that the carrying out of all work is undertaken in a manner which will not cause a nuisance by the generation of unreasonable noise, dust or other activity, to owners and occupiers of adjacent properties.

END OF CONDITIONS

RECOMMENDED

That Council approve Development Application 1203/2010 for the purpose of ancillary structures, embellishment and maintenance works at No 6 (Lot 4, DP 737284) Richardson Road, Narellan subject to the draft Development Consent Conditions shown above.

ATTACHMENTS

1. Site Location Plan
2. Proposed Plans
3. Proposed Plans 2
4. Proposed Plans 3
5. Submissions - *Supporting Document*

ORD02

Attachment 1

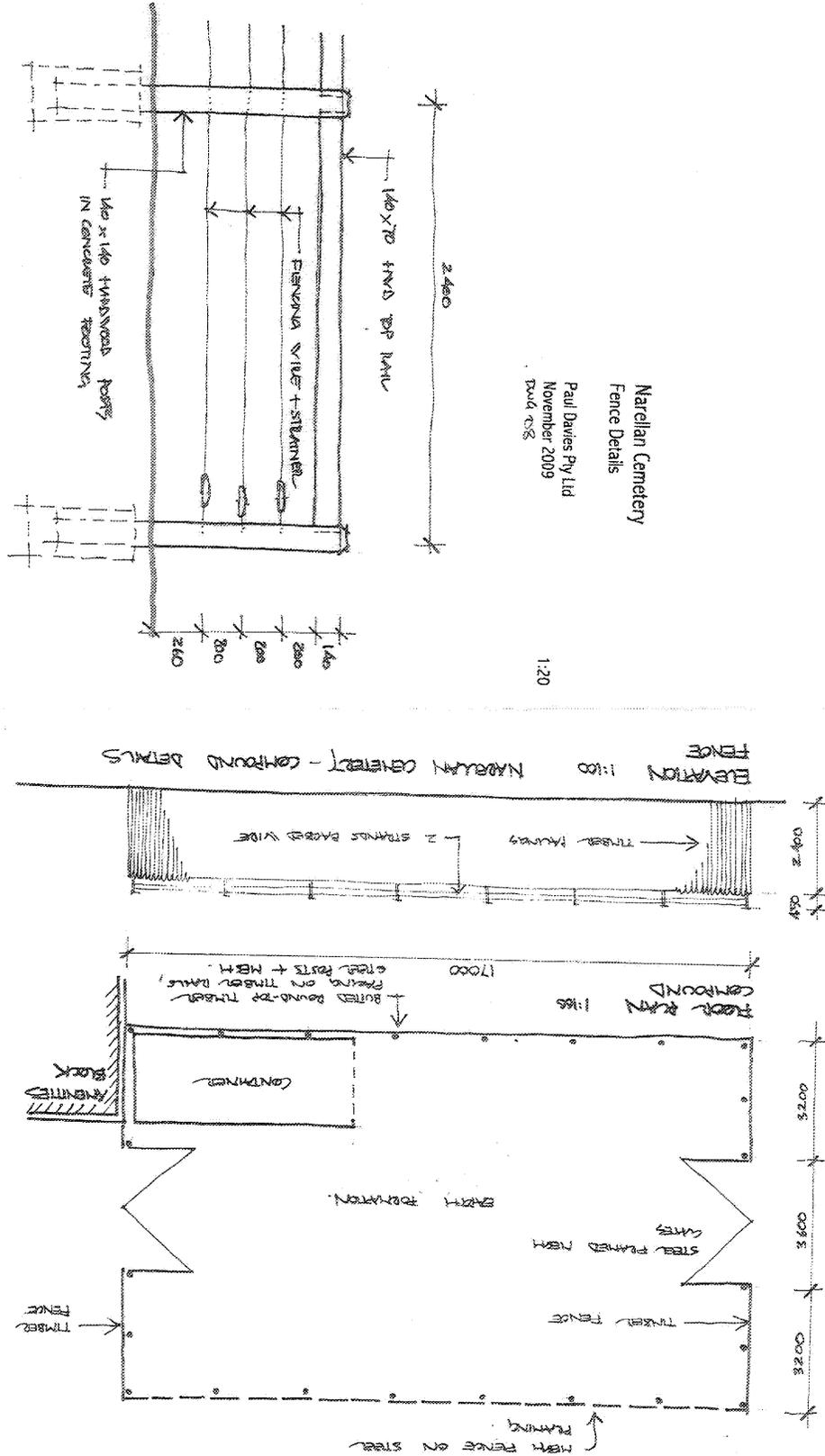


SITE LOCATION MAP

Lot 4 DP 737284
No. 6 Richardson Road, Narellan

 Subject Site

Scale 1:4000 



Narellian Cemetery
 Fence Details
 Paul Davies Pty Ltd
 November 2009
 DWG 038

1:20

Narellian Cemetery
 Compound Layout
 Paul Davies Pty Ltd
 November 2009

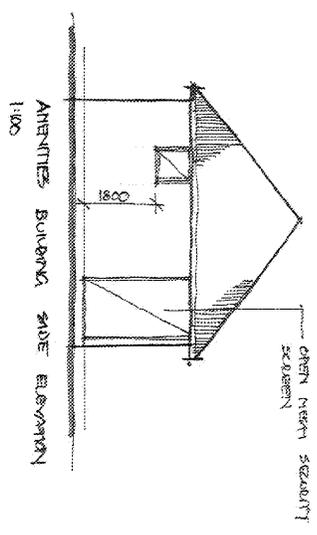
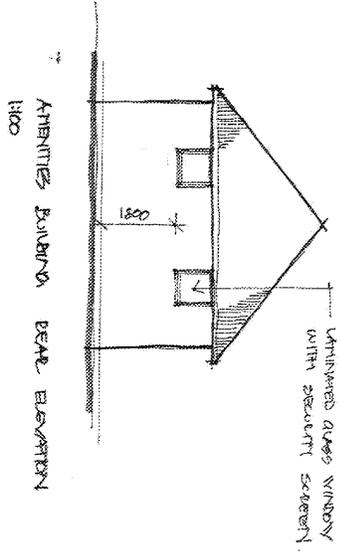
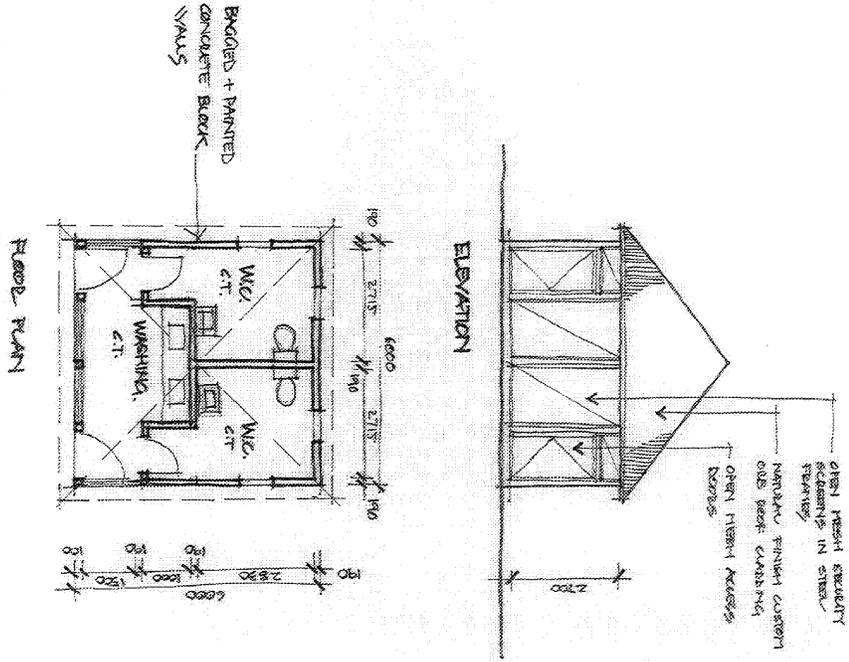
DWG. 038
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ORD02

Attachment 4

Narellan Cemetery
 Amenities Building Plans and Elevations
 Paul Davies Pty Ltd
 November 2009

DWG. 06
 1:100





ORDINARY COUNCIL

ORD03

ORD03

SUBJECT: HOME BUSINESS FOR SWIMMING LESSONS - NO 19 (LOT 93 DP241966) GREENAWAY AVENUE, CAMDEN SOUTH

FROM: Director Development & Health

BINDER: DA568/2011

DA NO: 568/2011
OWNER: Brenda Higham
APPLICANT: Brenda Higham
ZONING: R1 General Residential

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a Development Application (DA) for a home business for the purposes of swimming lessons at 19 (Lot 93 in DP 241966) Greenaway Avenue, Camden South. The application is referred to Council in accordance with its delegations as there remain unresolved objections to the proposal.

SUMMARY OF RECOMMENDATION

It is recommended that the DA be approved subject to the draft Development Consent Conditions attached to this report.

BACKGROUND

Council approved a dwelling on the site on 23 March 1979 and a swimming pool on the site on 29 January 1986.

The current owner has started swimming lessons for children in the pool. A customer complaint was received by Council in relation to these lessons. Upon further review by Council's Compliance Officers it was determined that the lodgement of a DA was required to approve this use. This application was subsequently lodged on 19 May 2011.

The application was publicly exhibited between 3 and 17 June 2011. Six submissions were received as a result of the exhibition, all objecting to the DA.

Subsequent to the identification of operational concerns raised in the submissions, a meeting was held with the applicant to discuss:

- changes in the maximum number of students in each class,
- a 15 minute gap between lessons,
- the imposition of a trial period.

Assessment of the application has now been completed and the application is able to be referred to Council for a determination.

THE SITE

The site is located in a residential area of Camden South between Remembrance Drive and the Nepean River. It is a standard rectangular residential lot, with a size of 701.9m².

It is entirely surrounded by residential lots with the same typology and size. The site contains a single storey brick veneer residential dwelling with an attached single car garage and an in-ground swimming pool located within the private open space at the rear of the property. **A site location map is provided at the end of this report.**

THE PROPOSAL

The current proposal seeks Development Consent for the following:

A home business that teaches swimming to a maximum of three children at any one time. Details of the application include:

- Classes will last no more than 30 minutes and have a 15 minute gap between each lesson.
- The age of children will range between 18 months and 14 years.
- The business would operate a maximum of four (4) days a week with the following hours:
- 9.00am to 12.00pm and 3.00pm to 5.30pm Monday, Wednesday, Thursday and Friday.

The application was modified with the agreement of the applicant following the notification of the application and consideration of the concerns from local residents.

The operation had previously sought a maximum of four (4) children and did not include a 15 minute gap between lessons and included the following hours:

- 9.00am to 11:30am and 3:30pm to 5.00pm on Mondays
- 9.00am to 10:30am and 3:30pm to 5:30pm on Wednesdays
- 9.00am to 12.00pm and 3:30pm to 5:30pm on Thursdays
- 9.00am to 10:30am and 3:30pm to 5:30pm on Fridays

These hours are slightly less than the current proposal. The hours within the current proposal are an attempt to offset the lesson time lost as a result of the 15 minute gap between each lesson, which is now proposed. It is also a partial offset against the reduction of a maximum four students per lesson to three. **Copies of the proposed plans are provided at the end of this report.**

NOTIFICATION

The application was notified between 3 June and 17 June 2011 for 14 days in accordance with Camden Development Control Plan 2011. Six submissions were received objecting to the proposal. The issues raised in these submissions are assessed in the "Any submissions" section of this report. **A copy of the submissions is provided in the Business Paper Supporting Documents.**

PLANNING CONTROLS

The following are relevant planning controls that have been considered in the assessment of this application:

- Camden Local Environmental Plan 2010
- Camden Development Control Plan 2011

ASSESSMENT

The application has been assessed in accordance with Section 79C of the *Environmental Planning and Assessment Act 1979*. The following comments are made with respect to the critical aspects of the application.

The provisions of any Environmental Planning Instrument – S79C (1)(a)(i)

Camden Local Environmental Plan 2010 (LEP)

The proposed development is defined as a "home business" by the LEP. Home businesses are permissible with development consent. The proposed development complies with the relevant objectives that seek to "allow recreational activities that support the well being of the community."

It is also considered that the imposition of a 12 month trial period for the business would comply with the other relevant objective which seeks to "minimise conflict between land uses." The imposition of this 12 month trial period is discussed in greater details in the "Provisions of any Development Control Plan" section of this report.

The Provisions of any Draft Environmental Planning Instrument - S79C (1)(a)(ii)

There are no draft environmental planning instruments applicable to this site or development.

The Provisions of any Development Control Plan - S79C (1)(a)(iii)

Camden Development Control Plan 2011

The following parts of Camden Development Control Plan 2011 (DCP) are relevant and the proposal has been assessed against:

Part B1.16 – Acoustic Amenity

Council staff have assessed the proposal and determined that it will operate in accordance with Section 2.5 of Council's Environmental Noise Policy. The average noise level of the activities in the pool over a 15 minute period does not exceed the background noise level by more than 10 dB(A).

This determination was based on the maximum number of children using the pool at one time, the hours of operation being limited to specific times of the day as well as being only four days a week and also the colourbond fencing adjacent to the pool, providing some shielding to adjoining properties from noise.

Any exceedance of noise levels may result in Council investigating complaints with Officers carrying out noise monitoring to determine compliance with Conditions.

Part B1.18 – Trial Periods

This use has been identified as having potential ongoing impacts on surrounding residents relating to noise and traffic generation. It is recommended that Development

Consent Conditions include a 12 month trial period starting from the date of the issue of an Occupation Certificate.

This trial period will enable Council to further assess the impact of the use on surrounding land uses. At least three months before the end of the trial period the applicant will be required to lodge a further application should they wish to continue the business.

Part B5 – Access and Parking

Whilst there are no controls relating to off-street car parking for home businesses, the sites dwelling includes a parking space behind the front building line.

It is considered that with the introduction of a 15 minute gap between classes and the reduction proposed by the applicant in numbers of children to three, there will be an acceptable impact on traffic and parking associated with the home business.

The Provisions of any Planning Agreement - S79C (1)a(iii)

There are no planning agreements that apply to this site or development.

The Provisions of the Regulations - S79C (1)a(iv)

The Regulations prescribe several Development Consent Conditions that will be included in any Development Consent issued for this development.

The Likely Impacts of the Development - S79C (1)(b)

The likely impacts of this development include:

Traffic generation

Restricting this business to a maximum of three students for each class and providing a 15 minute gap between lessons will ensure that any traffic generated will not be significant and have no unacceptable impacts upon the surrounding street network.

All other likely impacts of the proposed development have been assessed elsewhere in this report.

The Suitability of the Site for the Development - S79C (1)(c)

The site is considered to be suitable for the proposal subject to the draft Development Consent Conditions which include the imposition of a 12 month trial period. This trial period will allow further and ongoing assessment of any impacts upon the residential amenity of the neighbourhood that have been raised as concerns in the submissions received.

Other draft Development Consent Conditions will restrict noise levels to an appropriate level above background noise levels to ensure that the noise generated by the business will not impact negatively on the amenity of adjoining land owners.

Any Submissions - S79C (1)(d)

As a result of public notification six submissions were received. The concerns raised are summarised below with an Officer comment after each.

a. What are the operating hours?

Officer comment:

This has been addressed in "The Proposal" section of this report with the proposed hours being between 9.00am to 12.00pm and then 3.00pm to 5:30pm, Monday, Wednesday, Thursday and Friday.

b. What days of the week will the business operate?

Officer comment:

As in (a) above, this has been addressed in "The Proposal" section of this report with the proposed days being Monday, Wednesday, Thursday and Friday.

c. Will the business run throughout the entire year?

Officer comment:

The business is intended to run throughout the year with an expected higher demand in lessons during the warmer months. However despite the expected higher demand, the business would only be able to operate between 9.00am to 12.00pm and then 3.00pm to 5:30pm on Mondays, Wednesdays, Thursdays and Fridays.

d. What considerations will be given to increased traffic and parking?

Officer comment:

A reduction in the maximum number of students to three per class and a 15 minute gap between lessons will ensure that traffic levels are able to be properly managed and the business' car parking demands will not obstruct traffic flow on Greenaway Avenue.

e. What visual and noise screenings are proposed?

Officer comment:

No visual or noise screenings are proposed. Council staff have determined that the existing fencing that envelops the property will satisfactorily mitigate noise generated from the home business and protect adjacent properties from adverse noise impacts.

f. What restrictions are placed on advertising?

Officer comment:

It is a recommended Development Consent Condition that any proposed signs will require a separate DA to be lodged and approved by Council.

g. What restrictions are in place for excess noise?

Officer comment:

This concern has been addressed in the "Provisions of any Development Control Plan" section of this report. It is noted that there has been a reduction in the proposed number of students to reduce noise levels. Furthermore it is recommended that the business be subject to a 12 month trial period to allow Council the opportunity further assess the impacts of the development (including noise).

h. What safety measures are in place for children exiting cars and the premises?

Officer comment:

It is a recommended Development Consent Condition that all visiting children are to be under adult supervision at all times whilst on site, both in the pool area and also in the front yard area.

i. Noise will be generated by way of crying children, the yelling instructor and the loud pool pump

Officer comment:

This concern has been addressed in the “Provisions of any Development Control Plan” section of this report. Additionally, it is a recommended Development Consent Condition that the pool pump not be heard between the hours of 8.00pm to 8.00am on Sundays and public holidays, and 8.00pm to 7.00am Monday to Saturday, in order to minimise noise generation.

j. A trial period should be imposed if approved.

Officer comment:

Agreed. It is a recommended Development Consent Condition that this business be subject to a 12 month trial period starting from the date of the issue of an Occupation Certificate. This trial period would enable Council to further assess the impact of the use on surrounding land uses. Before the end of the trial period, the applicant will be required to lodge a further application to continue the business.

k. Negative impacts on the ‘enjoyment’ of the backyard, and therefore impacting on the quality of life.

Officer comment:

Noise concerns have been addressed in the “Provisions of any Development Control Plan” section of this report. The implementation of a 12 month trial period will allow Council to further assess the noise impacts of this development. Further, the closure of the business on weekends and after 5:30 pm on Monday, Wednesday, Thursday and Friday, will ensure enjoyment is not adversely affected.

l. The area has young families and elderly residents.

Officer comment:

The operational aspects of the home business, together with the recommended Development Consent Conditions, would ensure that the existing residential amenity of the area is maintained. The establishment of a home business of this type is expected to be a benefit to young families by increasing the types of services available to them.

m. Impacts on native bird life in the area.

Officer comment:

There is no known evidence that would suggest that the operation of this home business and the noise that is generated will negatively impact upon native bird life in the surrounding area.

(e) The public interest

It is considered that the public interest will be improved as a result of this development. The provision of additional services such as swimming lessons in close proximity to residential areas and young families would be a benefit to local residents.

The recommended Development Consent Conditions will place enforceable parameters on the business' operations and the proposed 12 month trial period will allow Council to further assess any negative impacts upon the residential amenity of the neighbourhood (including those that have been raised in the submissions).

CONCLUSION

Council has received an application for a home business for the purposes of swimming lessons on the subject site.

The application has been publicly exhibited and the submissions received have been considered. The application has also been assessed under Section 79C of the *Environmental Planning and Assessment Act 1979*.

It is considered that the proposed development, subject to the draft Development Consent Conditions will not negatively impact upon the residential amenity of the surrounding area.

Notwithstanding it is considered appropriate to include a 12 month trial period for the business so that impacts can be reviewed at the end of the 12 months.

Consequently the development is able to be recommended to Council for approval, subject to the draft Development Consent Conditions shown below.

DRAFT CONDITIONS OF CONSENT

1.0 - General Requirements

The following Conditions of Consent are general conditions applying to the development.

- (1) **Approved Plans** – The development must be carried out strictly in accordance with the following approved plans or other documentation:

Home business at 19 Greenaway Avenue, Camden South

The development must also comply with the conditions of approval imposed by Council hereunder.

Amendments or modification of the approved development require the written prior approval of Camden Council.

- (2) **12 Month Trial Period** – This dwelling is only approved to be used as a home business for a trial period of 12 months only. This use shall cease after a period of 12 months from the issue of the Occupation Certificate. For an extension of the use beyond this 12 month period, it is recommended that a further Development Application be lodged with Council for assessment and determination at least three months prior to this expiry date.

2.0 - Prior To Issue Of Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Swimming pool** - The swimming pool must be inspected and passed prior to issue of the Occupation Certificate.
- (2) **Swimming Pool Fence Design** – Prior to the issue of any Occupation Certificate the swimming pool must be fenced so that the pool is effectively isolated from the dwelling and adjoining lands. The swimming pool fence must comply with the following requirements:
 - (a) Fences and gates must strictly comply with *AS1926-2007 – Swimming pool safety – Part 1: Safety barriers for swimming pools*.
 - (b) Fencing shall have a minimum effective height of 1.2m.
 - (c) All swimming pool gates shall be self-closing and self-latching. All gates must open outwards from the swimming pool enclosure.
 - (d) The filtration equipment including any cover, housing or pipe work, must not be located within a distance of 1.2m from the outside face of the swimming pool safety fencing enclosure, nor within 0.3m from the inside of the swimming pool safety fencing enclosure (where footholds are possible).

A Council inspection of the pool barrier must be carried out prior to the issue of any Occupation Certificate.

- (3) **Recirculation Systems** – The swimming pool water recirculation and filtration system must comply with AS1926.3 Water recirculation systems with regard to the provision of safety measures, to avoid the entrapment of or injury to a young child.

Prior to any use or the issue of any Occupation Certificate, a Certificate of Compliance, or other documentary evidence confirming that the recirculation system and filtration system has been constructed in accordance with AS1926.3, must be submitted to Camden Council.

- (4) **Warning Notice** - A warning notice complying with the provisions of Clause 10 of the *Swimming Pools Regulation 2008*, must be displayed and maintained in a prominent position in the immediate vicinity of the swimming pool, in accordance with Section 17 of the *Swimming Pools Act, 1992*.

The warning notice must be provided and displayed prior to the issue of the Occupation Certificate.

- (5) **Depth Markers** - Legible and durable depth markers shall be affixed to the swimming pool coping indicating the water depth at the most shallow and deepest portions of the swimming pool. Depth markers are to be installed prior to the issue of an Occupation Certificate.

3.0 - Operational Conditions

The following Conditions of Consent are operational conditions applying to the development.

- (1) **Operation Requirements** - The construction, use and operation of the swimming pool shall comply with the requirements of:

- (a) *Swimming Pools Act 1997*
- (b) *Swimming Pools Regulation 2008*
- (c) *Public Health (Swimming Pools & Spa Pools) Regulation 2000*
- (d) *NSW Health Public Swimming Pool and Spa Pool Guidelines*

- (2) **Advertising Signs Application** - Outdoor advertising structures required prior development consent. A Development Application must be submitted and approval granted by the Consent Authority (ie Camden Council) prior to the erection of any advertising signs.

The design, style, colour, height and type of any advertising sign must have regard to the character of the development, any existing advertising theme and Camden Development Control Plan (DCP) 2011.

- (3) **Number of Employees** - The number of employees engaged to work at the premises shall not exceed one (1) at any one time.
- (4) **Number of students** - The number of students being taught in any one lesson shall not exceed three (3) at any one time.
- (4) **Hours of Operation** - The hours of operation for the approved land-use are:

Monday:	9.00am to 12.00pm and 3.00pm to 5:30pm
Tuesday:	CLOSED
Wednesday:	9.00am to 12.00 pm and 3.00pm to 5:30pm
Thursday:	9.00am to 12.00pm and 3.00pm to 5:30pm
Friday:	9.00am to 12.00pm and 3.00pm to 5:30pm
Saturday:	CLOSED
Sunday & Public Holidays:	CLOSED

All vehicle movements, deliveries and any other operations associated with the use of the premises must be restricted to approved hours of operation. Any alteration to these hours will require the prior approval of the Consent Authority.

- (5) **Amenity** - The business shall be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, adjoining occupations, and residential premises.
- (6) **Music and/or Amplifiers** - Music and other amplified sound, including recorded or broadcast programmes or the like played on the premises, shall be controlled so as not to cause any distraction or disturbance to nearby or adjacent residents, pedestrians or motorists, and shall only be audible within the property boundaries.
- (7) **Retailing Prohibited** - This Consent does not authorise the sale or display of goods for retail to the general public.
- (8) **Swimming lessons** - There is to be only one lesson at any one time, and there is to be a minimum of 15 minutes between the end of the current lesson and that of the start of the next lesson.
- (9) **Noise** - The LAeq (15 minutes) noise level from children in the outdoor areas of the site must not exceed the background LA90 (15 minutes) sound level by more than 10 dB(A) when measured at the boundary of the nearest residence.

- (10) **Operation of Swimming Pool Pump** - The operation of the swimming pool pump shall be in accordance with the Protection of the Environment Operations (Noise Control) Regulations 2008 (POEO (Noise Control)). The POEO (Noise Control) restricts the hours when noise from the pool pump should not be heard in a neighbouring residential premises between the hours of:
- (a) 8.00pm to 8.00am on Sundays and Public Holidays, and
 - (b) 8.00pm to 7.00am on weekdays and Saturdays.
- (11) **Supervision of children** – All visiting children are to be under direct adult supervision at all times whilst on the property.
- (12) **Water Testing** - A suitable photometric testing kit based on DPD reagents capable of measuring to 0.1mg/L units within the recommended disinfection range is required. Frequency of water testing shall be carried out in accordance with the NSW Health Public Swimming Pool and Spa Pool Guidelines.
- (13) **Record Keeping** - A register or log of water testing results is to be kept on site in an accessible location which records the results of every test performed at the swimming pool.
- (14) **Automatic Dosing** - All Public Swimming Pools and spa pools must be fitted with metered dosing equipment. However where a fee is charged for entry, teaching, coaching or training, an automatically controlled disinfectant dosing system shall be fitted.
- The dosing system shall commence operation at least one (1) hour before the pool is open to bathers and until at least an hour after bathing has ceased.
- (15) **Water Quality** – Operation and testing of the pool shall comply with NSW Health Public Swimming Pool and Spa Pool Guidelines and the NSW Public Health Act and Regulations.
- (16) **Access** – Access to the swimming pool shall be made available to Councils Authorised Officers for inspection and water testing.

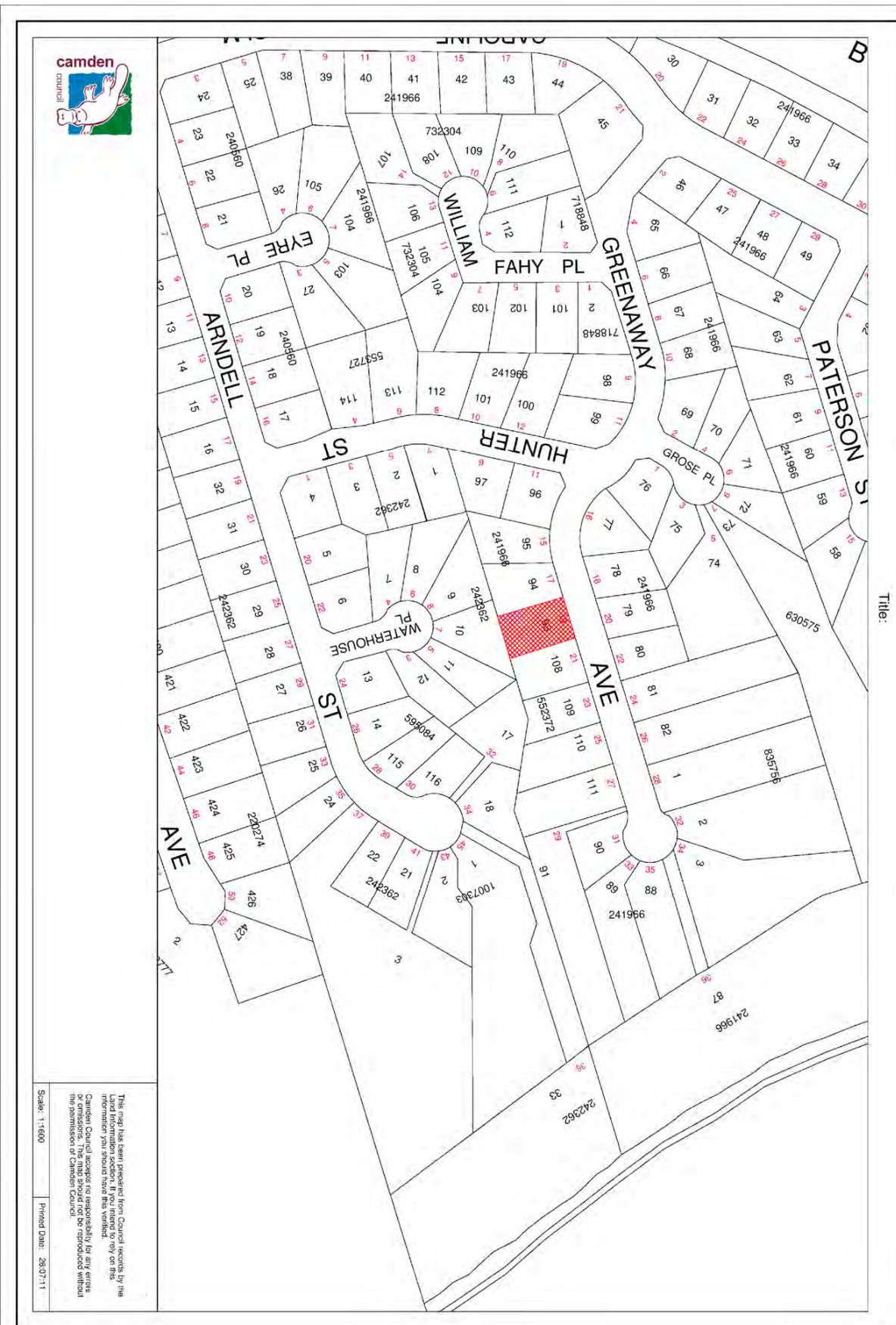
END OF CONDITIONS

RECOMMENDED

That Council: approve Development Application 568/2011 for a home business for the purposes of swimming lessons at 19 (Lot 93 in DP 241966) Greenaway Avenue, Camden South subject to the draft Development Consent Conditions shown above.

ATTACHMENTS

1. Site Location Plan
2. Proposed Plans
3. Submissions - *Supporting Document*



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Scale: 1:1500
 Printed Date: 28/07/11

Title:

ORD03

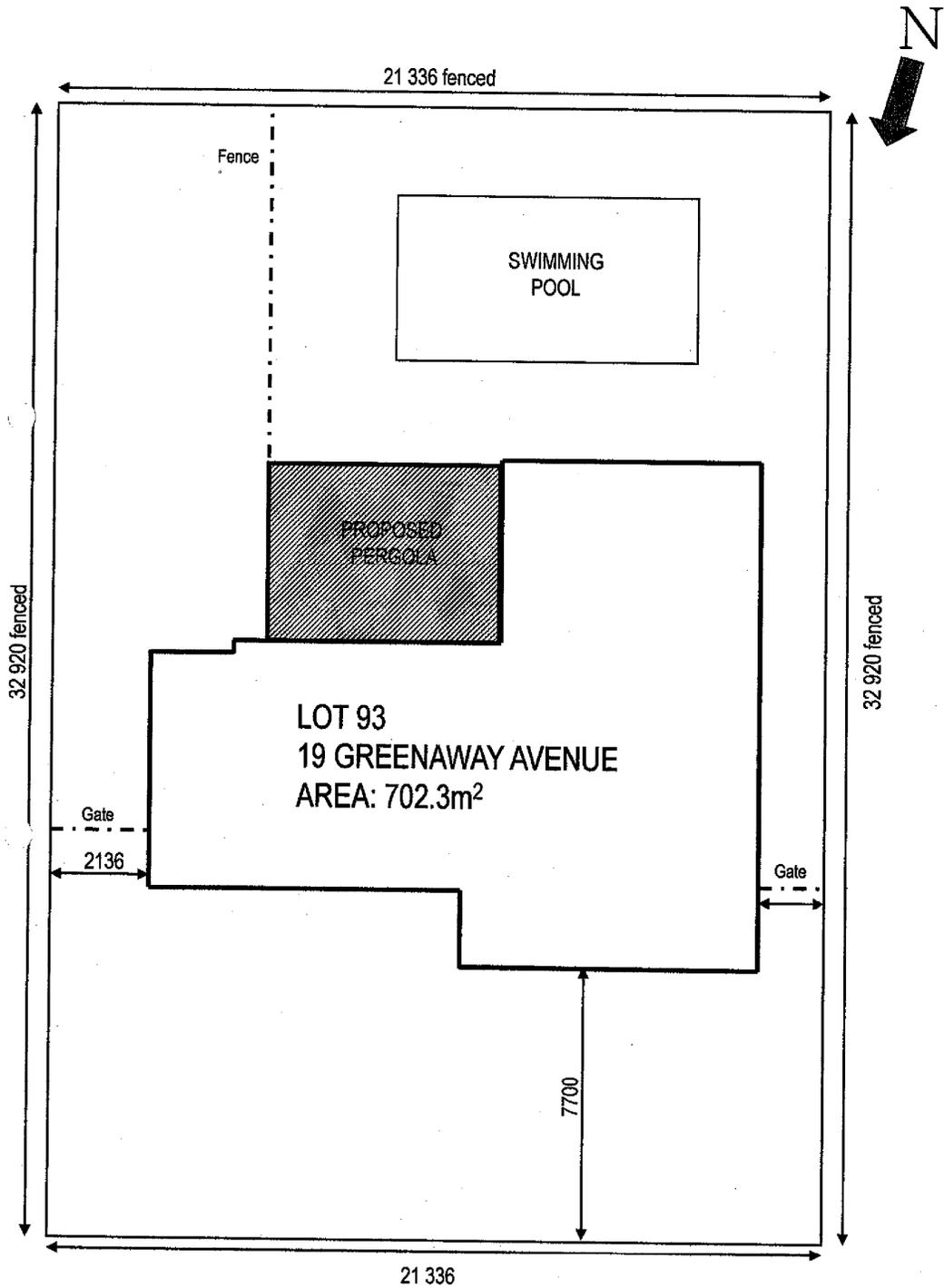
Attachment 1

Brenda Higham
19 Greenaway
Camden South

DA 568/2011

ORD03

Attachment 2



ORDINARY COUNCIL

ORD04

ORD04

SUBJECT: PROPOSED AMENDMENT TO DEVELOPMENT CONTROL PLAN & INDICATIVE LAYOUT PLAN FOR TURNER ROAD (THE HERMITAGE)

FROM: Director Governance

BINDER: Turner Road

PURPOSE OF REPORT

The purpose of this report is to seek a Council resolution to publicly exhibit an amended draft DCP and indicative layout plan (ILP) for the land owned by Sekisui House known as 'The Hermitage'. The draft amended DCP chapter and ILP are included as **Attachments 1 and 2 to this report**.

BACKGROUND

The Hermitage is located within the Turner Road precinct which forms part of the South-West Growth Centre. The land is bounded by the El Caballo Gledswood land to the north, Gregory Hills to the south, the Sydney Water Upper Canal to the east and Camden Valley Way to the west.

The Turner Road precinct was rezoned under the SEPP (Sydney Region Growth Centres) 2006 on 21 December 2007, and is accompanied by the Turner Road DCP 2007 which was adopted on 4 December 2007. The ILP contained in the DCP showed a residential golf estate within The Hermitage land at the request of Paynter Dixon Golf who owned the land at that time.

The land was subsequently sold to Sekisui House who have decided not to proceed with a golf course within The Hermitage. Instead, Sekisui House proposes to replace this land with public open space corridors and additional residential land. Amendments to the DCP and ILP are required for this to occur.

Sekisui House and SJB Planning submitted a draft amended DCP and ILP and supporting documents to Council on 19 January 2011. Council officers undertook a detailed review of the submission and requested additional information and minor amendments to address matters of concern, including open space and drainage. A revised draft amended DCP and ILP and supporting documents were submitted on 1 July 2011. The matters raised by Council officers have been addressed.

The draft amended DCP and ILP are now suitable to be placed on public exhibition subject to obtaining a resolution of Council.

As reported to the meeting of Council on 12 July 2011, Council has received conditional delegation from the Department of Planning and Infrastructure (DPI) and is now the relevant planning authority for the Oran Park and Turner Road DCPs..

MAIN REPORT

Amendments to DCP and ILP

Deletion of proposed public golf course

The amendments to the DCP and ILP are centred around the deletion of the proposed private golf course, which allows for the provision of additional residential and public open space land. The land allocated towards the proposed golf course totalled 74.88 hectares of private open space. Instead of the golf course, an additional 264 residential lots and 4.2 hectares of public open space are proposed. This change is likely to create both financial and asset management impacts upon Council by an increase in public open space areas. It is expected that the public open space is likely to be dedicated to Council at no additional cost. The increase in area to be maintained and the consequent increase in maintenance costs would be able to be funded by the increased rate base, providing a satisfactory offset.

A core design element of the revised ILP is the provision of a public open space corridor which provides a link between the El Caballo Gledswood site to the north and South Creek to the south. The open space corridor provides opportunity for passive and active recreation including a bicycle path and 2600m² of hard-court active open space. A further 400m² of active open space in the form of 'fitness stations' will be provided in public open space elsewhere on the site.

A comparison table showing the differences between the existing DCP and ILP and the amended DCP and ILP is included as **Attachment 3 to this report**.

The provision of public open space in lieu of the proposed private golf course will ensure that future residents have direct access to a greater amount of open space area within the locality.

The development involves the loss of a 27 hole golf complex known as the Camden Valley Golf Resort. To partially compensate for this, Sekisui House plans to construct 18 golf holes in the El Caballo Blanco area immediately to the north of the site.

The changes to the DCP involve the removal of references to the golf course, the updating of figures and tables, and the updating of lot yield information. The objectives and controls contained in the original Turner Road DCP 2007 remain unaltered.

Subdivision pattern and road network

The removal of the golf course from the ILP has necessitated a redesign of the subdivision pattern and road network, however the north spine road and east-west collector road remain in generally the same location and continue to provide strong connectivity both within the site and to the adjoining sites to the north and south.

The proposed medium density residential land has been situated within 400m walking distance of the proposed bus routes to ensure good access to public transport services.

Interface with Camden Valley Way

The original ILP indicated that an earth mound acoustic barrier was to be provided along the frontage to Camden Valley Way. Sekisui House now propose to construct medium density dwellings and have investigated design options for integrating noise attenuation measures into the built form whilst providing a positive urban design outcome to Camden Valley Way. As a result, the ILP has been amended by removing the earth mound acoustic barrier, and instead shows the land hatched and notes that noise attenuation measures are to be resolved at the detailed design stage. Sekisui House have provided an assessment report by an acoustic engineer detailing that the

proposed design response is able to achieve acceptable acoustic outcomes. The details will be available for inspection as part of the exhibition process.

Drainage

The amended ILP has required the preparation of a revised water cycle management strategy given that the catchment and drainage lines have been altered. A concept strategy has been prepared to the satisfaction of Council engineers, and it is noted that detailed design work will be undertaken at development application stage.

Servicing and Infrastructure

The increased lot yield within The Hermitage site will result in an additional load upon existing and proposed infrastructure. An engineering assessment has been prepared which indicates that the sewer pumping station at Gregory Hills Drive (SPS 1156) has sufficient capacity to accommodate the additional lots, on the basis that Stages 17, 23 and the Entertainment Precinct will be serviced by the future sewer pumping station at Raby Road. The development of Stages 17, 23 and the Entertainment Precinct is also constrained by the provision of new water supply infrastructure to service these lots in future.

The draft DCP and ILP amendment will be referred to Sydney Water for further comment during the public exhibition period.

Section 94 Contributions Plan and VPA

The changes to the ILP mean that the existing Section 94 Contributions Plan applying to the site will not reflect the increased residential lot yield and changes in public open space provision as it is based upon the existing ILP layout and yield.

To address this matter, Sekisui House have indicated that they are willing to enter into a Voluntary Planning Agreement (VPA) with Council as a way of addressing developer contributions on this site. Sekisui House have forwarded a draft offer relating to the provision of monetary contributions and the construction of public infrastructure and facilities. The preparation of a draft VPA will commence shortly, and the matter will be reported to Council in future to seek a resolution to proceed to public exhibition.

It is noted that the VPA will need to be adopted by Council prior to or concurrently with the adoption of the amended DCP and ILP to ensure that an appropriate development contribution mechanism is in place which relates to the revised DCP and ILP.

Community Consultation

It is proposed that the draft DCP and ILP amendment be placed on public exhibition for a period of 28 days with a notice to be placed in the local newspaper. All relevant documentation will be available at Council Customer Service Centres in Camden and Narellan as well as the Camden and Narellan libraries and on Council's website.

A report to Council will be prepared following the conclusion of the exhibition period and the resolution of any outstanding issues, including the successful outcome of the negotiations for the Voluntary Planning Agreement.

CONCLUSION

The proposed amendments to the Turner Road DCP and the ILP for The Hermitage land involve the deletion of the private golf course and the provision for additional residential and public open space land throughout the site. The amended DCP and ILP will provide the framework for a high-quality greenfield development outcome for the future residents of The Hermitage and the greater Camden community.

Sekisui House will engage with Council in the preparation of a VPA to ensure that an appropriate development contributions mechanism is in place prior to the adoption of the final DCP and ILP.

All outstanding matters relating to the DCP and ILP have been resolved to the satisfaction of Council officers. Therefore the amended DCP and ILP may proceed to public exhibition following Council's endorsement.

RECOMMENDED

That Council:

- i. publicly exhibits the draft DCP and indicative layout plan for a period of 28 days in accordance with the provisions of the *Environmental Planning and Assessment Act and Regulation*; and**
- ii. require a further report be provided to Council detailing the results of the exhibition and VPA negotiations.**

ATTACHMENTS

1. Amended Turner Rd DCP
2. Amended ILP for The Hermitage
3. Comparison table Existing ILP vs Amended ILP

1.0 Introduction

ORD04

Attachment 1

ORD04

Attachment 1

Turner Road Precinct Development Control Plan 2007

1.1 Name of this Plan

This Plan is known as the Turner Road Precinct Development Control Plan 2007 (DCP 2007). It has been prepared pursuant to the provisions of Section 74C of the *Environmental Planning & Assessment Act, 1979*.

This DCP was adopted by the Chief Executive Officer of the Department of Planning under delegation from the Director-General of the Department of Planning on 4 December 2007. This DCP applies to all development on the land shown at Figure 1.

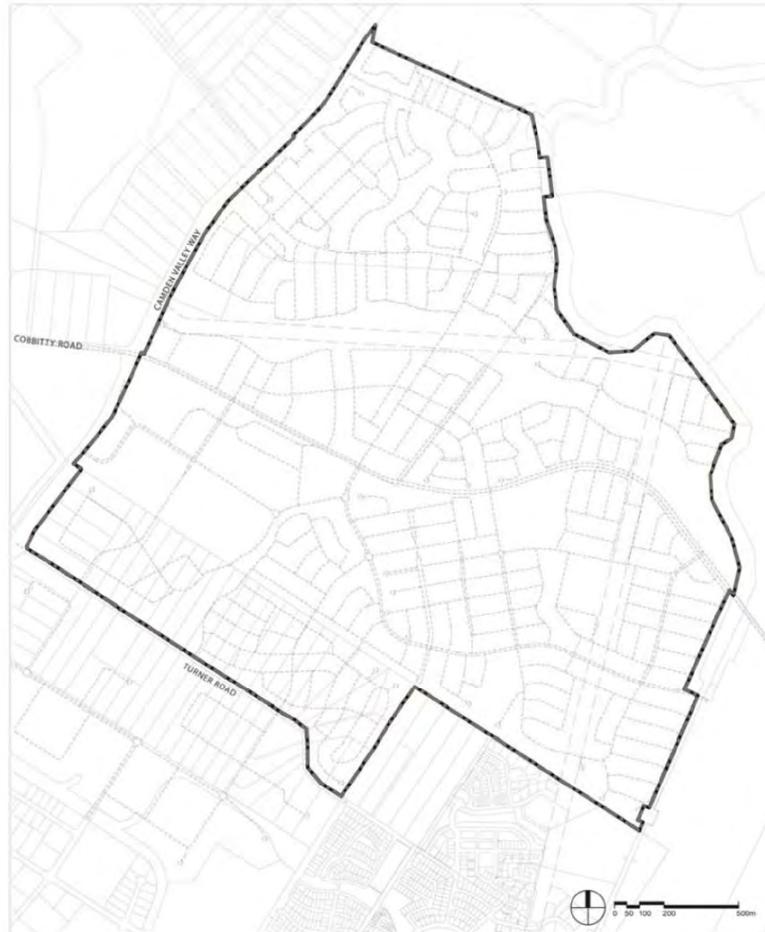


Figure 1: Land to which this DCP Applies

Turner Road Precinct Development Control Plan 2007

1.2 The Purpose of this DCP

The purpose of this DCP is to:

- Communicate the planning, design and environmental objectives and controls against which Camden Council will assess future Development Applications (DAs);
- Consolidate and simplify the planning controls to ensure the orderly, efficient and environmentally sensitive development of the Turner Road Precinct as envisaged by the South West Sector Structure Plan as refined by the Turner Road Precinct Indicative Layout Plan;
- Require the preparation of more detailed planning and design controls for important components of the Turner Road Precinct; and
- Promote high quality urban design outcomes within the context of environmental, social and economic sustainability.

1.3 Relationship to other Plans

This DCP should be read in conjunction with State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Amendment No. 1) (the SEPP) and other relevant State planning policies. This DCP should also be read in conjunction the following parts of Camden Council Development Control Plan 2006:

- Part C: Chapter 2 – Notification Procedures for Development Applications;
- Part D: Chapter 1 – Car parking;
- Part D: Chapter 2 – Cut and Fill, Landforming Operations and Erosion Sediment Control
- Part D: Chapter 4 – Outdoor Advertising; and
- Part F: Chapters 1-6 & 8-9 – Specific Land uses;

and in conjunction the following Camden Council policies:

- Camden Council Policy 1.13 – Safer By Design;
- Camden Council Policy 1.15 – Building in Salinity Prone Environments;
- Camden Council Policy 3.11 – Erosion and Sediment Control;
- Camden Council Policy 3.12 – Management of Contaminated Lands (05/03/2008);
- Camden Council Policy 3.19 – Flood Risk Management Policy (10/04/2006); and
- Camden Council Policy 3.20 – Environmental Noise Policy (18/06/2008).

In the event of any inconsistency between this DCP and any other DCP or policy of Council, this DCP shall prevail to the extent of the inconsistency.

1.4 Structure of this Plan

This DCP is structured into two parts - Part A and Part B. Part A contains general objectives and controls that apply to development across the whole precinct. Each section of the DCP contains a series of objectives and development controls. The objectives state what outcomes are to be achieved for future development. The development controls are intended to ensure that the stated objectives are met and that high quality outcomes are delivered throughout the life of the development. The provisions relating to subdivision DAs are generally contained within Sections 1 – 7.1 of this DCP whilst the provisions relating to residential building DAs are generally contained in Sections 7 and 8.

Part A of this DCP is structured as follows:

Section 1:	sets out the administrative provisions of the DCP.
Section 2:	relates to the overall layout and vision for the future development of the precinct as well as the precinct wide controls for residential density, the provision of precinct wide infrastructure delivery and staging, and the hierarchy of centres and employment areas.
Section 3:	relates to the street network including road design standards, the public transport network and the pedestrian and cycleway network.
Section 4:	outlines the provision of public open space, landscaping and the provision of education, civic and community facilities.
Section 5:	outlines the objectives and design principles relating to the Turner Road Employment Area, the Neighbourhood Centre, and the Entertainment Precinct.

Turner Road Precinct Development Control Plan 2007

Section 6:	relates to general environmental management issues that apply across the entire Turner Road Precinct including riparian corridors, flooding and watercycle management, soils and salinity, Aboriginal and European heritage, land adjacent to the Sydney Water Canal, bushfire hazard management, tree retention and biodiversity, contamination, odour and acoustics.
Section 7:	relates to neighbourhood and subdivision design, streetscape and architectural design, setbacks, corner lots, zero lot lines, dwelling height, massing and siting, private open space, garages, access and parking, studios / Fonzie flats, dual occupancies, mixed use and high density housing, safety and surveillance, fencing and cut and fill.
Section 8:	relates to visual and acoustic privacy, floor to ceiling heights, sustainable building design, stormwater and construction management, waste management and site facilities and servicing.
Appendix A:	Glossary - contains the definitions for a number of specific terms used in this DCP that are not defined within the SEPP.
Appendix B:	Part B Development Control Plans.
Appendix C:	Exempt and Complying Development.
Appendix D:	Complying Lot Provisions.

As noted above, Section 5 of Part A contains the broad level objectives, controls and design principles for specific areas within the Precinct. These areas requires the preparation of more detailed planning and design controls in the form of a Part B amendment to this DCP, prior to the approval of development within certain areas within the precinct. The areas that are subject to Part B DCP amendments are shown in the figure at **Appendix B** and are as follows:

- the Turner Road Employment Area;
- the Neighbourhood Centre;
- the Entertainment Precinct; and
- land containing a Riparian Protection Area.

In addition, where an applicant proposes to significantly depart from the provisions of Part A of this DCP, a Part B DCP may be prepared by an applicant for a particular sub-precinct. Minor variations to these controls will be addressed on a case-by-case basis without the need for a DCP amendment.

A Part B DCP amendment may be prepared by an applicant, in consultation with the Council and the Department of Planning, and will be incorporated into this DCP as an amendment, subject to adoption by the Director-General. Where an inconsistency exists, provisions within a Part B DCP prevail over Part A.

Development only for the purposes of remediation, environmental landscape works and other minor works that, in the opinion of Council, do not predetermine an outcome on the land covered by the Part B amendment, is permitted to be undertaken within these areas, with consent, prior to the adoption of a Part B DCP amendment. A DA for other development may be submitted subsequent to the lodgement of a Part B DCP amendment and assessed concurrently by Council.

The Part B DCPs will focus on the design of the built form, in particular issues such as building siting, architectural design and articulation, active frontages, materials and finishes, and internal amenity (for residential uses) etc. They will also address the detailed design of the public domain, particularly within the town and neighbourhood centres. **Appendix B** of this DCP sets out the matters to be addressed within a Part B DCP amendment.

Variations to Development Controls and the Indicative Layout Plan

Council may grant consent to a proposal that does not comply with the controls, providing the intent of the controls is achieved. Similarly, Council may grant consent to a proposal that varies from the Indicative Layout Plan (ILP), where the variation is minor and the proposal remains generally consistent with the ILP and the key development objectives of the DCP. As such, each DA will be considered on its merits. Where a variation is sought it must be justified in writing indicating how the development meets the intent of the objectives of the relevant control and/or is generally consistent with the ILP.

Turner Road Precinct Development Control Plan 2007

Developer Design Guidelines

In addition to the provisions of this DCP, a developer may implement and administer further building and landscape design guidelines to ensure a high quality built product. Such guidelines are not to be inconsistent with this DCP. To assist residents and their designers, a developer may also implement a Design Review Committee to review development proposals for compliance with the Design Guidelines prior to their formal submission to Council.

Review

The Department of Planning may review this DCP from time to time to ensure that the State Government's objectives for the Turner Road Precinct continue to be met.

1.5 Exempt and Complying Development

Exempt Development

Development specified in **Schedule 1 of Appendix C** that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development.

- (1) To be exempt development, the development:
 - must meet the relevant deemed-to-satisfy provisions of the Building Code of Australia, and
 - must not, if it relates to an existing building, cause the building to contravene the Building Code of Australia, and
 - must not be designated development, and
 - must not be carried out on land that comprises, or on which there is, a heritage item that is listed on the State Heritage Register under the Heritage Act 1977 or that is subject to an interim heritage order under the Heritage Act 1977, and
 - must not be carried out in an environmentally sensitive area for exempt or complying development (as defined in clause 18 of the SEPP); and
 - must not be carried out on land shown as a Riparian Protection Area on the land use zoning maps.
- (2) Development that relates to an existing building that is classified under the Building Code of Australia as class 1b or class 2—9 is exempt development only if:
 - the building has a current fire safety certificate or fire safety statement, or
 - no fire safety measures are currently implemented, required or proposed for the building.

Note: Specifying a type of development as exempt development does not authorise the contravention of any condition of development consent applying to the land on which the exempt development is carried out, nor does it remove the need for any approval that may be required under other legislation.

Complying Development

- (1) Development cannot be complying development if:
 - it is on land that is critical habitat of an endangered species, population or ecological community (identified under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*), or
 - it is on land within a wilderness area (identified under the *Wilderness Act 1987*), or
 - the development is designated development, or
 - on land shown as Riparian Protection Area on the land use zoning maps, or
 - the development is on land that comprises, or on which there is, an item of environmental heritage (that is listed on the State Heritage Register or in Schedule 5 of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Amendment No. 1)* or that is subject to an interim heritage order under the *Heritage Act 1977*), or
 - the development requires concurrence (except a concurrence of the Director-General of the Department of Environment and Climate Change in respect of development that is likely to significantly affect a threatened species, population, or ecological community, or its habitat (identified under the *Threatened Species Conservation Act 1995*), or
 - must not be carried out in an environmentally sensitive area for exempt or complying development (as defined in clause 18 of the SEPP), or
 - the development requires the removal of a tree or bushland, or
 - it contravenes any restriction on the land imposed by Council within the 88B and/or 88E instrument, or
 - the land is below the 1% AEP flood level or the floor level of a habitable room is not 600mm above the 1% flood level, or

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Attachment 1

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Attachment 1

Turner Road Precinct Development Control Plan 2007

- the land was previously used as: a gas works; a service station; a sheep or cattle dip; intensive agriculture; mining or extractive development; for the manufacturing of chemicals; waste storage or waste treatment; asbestos or asbestos products manufacture; and a notice of completion of remediation work for the proposed use has not been given to the local council in accordance with *State Environmental Planning Policy No. 55 - Remediation of Land*, or
 - the land is within an identified odour buffer to a poultry farm, or
 - the land is within 500m of a sewage treatment plant.
- (2) Development specified in **Schedule 2 of Appendix C** that is carried out in compliance with:
- the development standards specified in relation to that development, and
 - the requirements of this Part,
- is complying development.
- (3) To be complying development, the development must:
- be permissible, with consent, in the zone in which it is carried out, and
 - meet the relevant deemed-to-satisfy provisions of the Building Code of Australia.
- (4) A complying development certificate for development specified in **Schedule 2 of Appendix C** is subject to the conditions set out in **Schedule 3 of Appendix C**.

Note:

- *Section 76A (6) of the Act provides that certain development, such as designated development, or development requiring the concurrence of another body, or development on land comprising, or on which there is, a heritage item, cannot be complying development.*
- *Under section 76A of the Act, development consent for the carrying out of complying development may be obtained by the issue of a complying development certificate.*
- *Specifying a type of development as complying development does not authorise the contravention of any condition of development consent applying to the land on which the complying development is carried out, nor does it remove the need for any approval that may be required under other legislation.*
- *See also clause 33AA (3) of the SEPP which provides that the conversion of fire alarms is complying development in certain circumstances.*

Part A:
Precinct Wide DCP

ORD04

Attachment 1

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Turner Road Precinct Development Control Plan 2007

Attachment 1

2.0 The Turner Road Precinct

This section of the DCP contains objectives and development controls relating to the overall layout and vision for the future development of the precinct, as well as the precinct-wide targets for residential density, the provision of precinct-wide infrastructure delivery and staging, and the hierarchy of centres and employment areas.

ORD04

Attachment 1

2.1 Indicative Layout Plan

Objectives

- (1) To ensure development of the precinct is undertaken in a co-ordinated manner consistent with the South West Sector Structure Plan and the Turner Road Indicative Layout Plan.

Controls

- (1) All development is to be undertaken generally in accordance with the Indicative Layout Plan at **Figure 2** subject to compliance with the objectives and development controls set out in this DCP.
- (2) Where variation from the ILP is proposed, the applicant is to demonstrate that the proposed development is consistent with the Vision and Development Objectives for the precinct set out in Section 2.2 and the Objectives and Controls at Sections 2.3 – 2.5 of this DCP. The DCP may require amendment where significant variation is envisaged.

2.2 Vision and Development Objectives

Vision

The Turner Road Precinct will be characterised by high quality urban design, interconnected neighbourhoods, a compatible mix of land uses, local employment opportunities and enhanced natural environmental features.

The Precinct will encompass a complete community incorporating live, work and play options. Housing densities will be higher than those traditionally delivered in Camden with a broad range of dwelling types provided across the precinct with a particular focus on attractive residential streetscapes structured around well connected, walkable neighbourhoods.

The Turner Road Precinct will provide significant local employment opportunities for residents within the Precinct and the South West Growth Centre with Camden Valley Way and Badgally Road providing a high level of access and visibility. Local work options will also be provided through within the neighbourhood centre, the entertainment precinct and home based activities.

The northern part of the precinct will include a high quality, residential estate focused around the Entertainment Precinct that will provide a range of entertainment, local retail and leisure facilities for locality.

Key Development Objectives for the Turner Road Precinct

- (1) To facilitate urban development that meets environmental sustainability objectives.
- (2) To ensure all development achieves a high standard of urban and architectural design quality.
- (3) To promote housing that provides a high standard of residential amenity.
- (4) To ensure housing density targets are met through the provision of a range of housing types that offer greater diversity and affordability.
- (5) To maximise opportunities for local employment and business.
- (6) To create walkable neighbourhoods with good access to public transport.
- (7) To create vibrant, successful neighbourhood and specialist business and entertainment centres.
- (8) To ensure density targets are met and a range of housing types are provided.
- (9) To provide social infrastructure that is flexible and adaptable.
- (10) To maximise opportunities for future residents to access and enjoy the outdoors.
- (11) To protect and enhance the South Creek riparian corridor, significant trees and vegetation.
- (12) To ensure the timely delivery of critical infrastructure.

2.3 Residential Density Targets

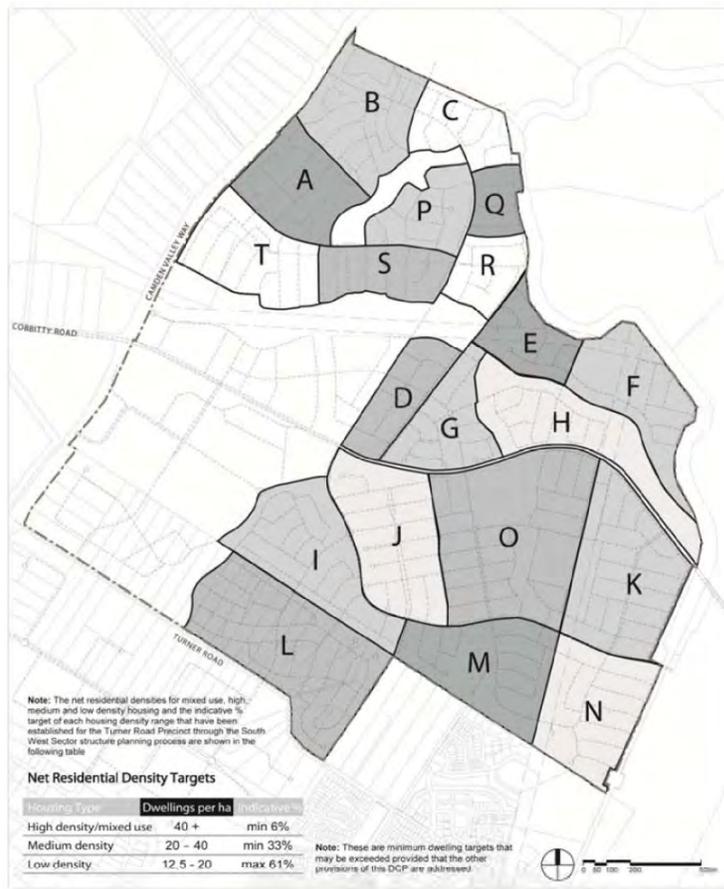
Objectives

- (1) To ensure the residential density targets identified in the SEPP and confirmed through the ILP preparation process are achieved.
- (2) To provide a range of residential development densities and types for a wide variety of demographic and socio-economic groups.

Controls

- (1) The residential dwelling target for the Turner Road Precinct is 4284. In order to ensure the residential dwelling target is achieved, as part of a subdivision application, an applicant is to demonstrate to Council that the sub-precinct dwelling targets shown in **Figure 3** will be achieved. Subject to the agreement of Council and consultation with relevant landowners, dwelling yield may be 'traded' between sub-precincts as long as it meets the overall targets and objectives of the DCP and ILP. Where variation to the sub-precinct dwelling targets is proposed, an applicant is to demonstrate that the overall Turner Road dwelling target of 4284 dwellings for the precinct can still be achieved.

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Residential Density Target Sub-precincts

A Residential sub-precinct

Sub-precinct	Minimum Dwelling Yield	Sub-precinct	Minimum Dwelling Yield
A	195	K	346
B	214	L	500
C	50	M	262
D	155	N	245
E	81	O	598
F	92	P	155
G	133	Q	83
H	146	R	117
I	252	S	157
J	247	T	256
		TOTAL	4284

Figure 3: Indicative Residential Dwelling Target Sub-Precincts

2.4 Infrastructure Delivery and Development Staging

Objectives

- (1) To ensure the orderly development of the land and assist in the coordinated programming and provision of necessary infrastructure and community facilities.

Controls

- (1) Core infrastructure, services and facilities are to be established at the early stages of development consistent with the *Special Infrastructure Contribution Practice Note* and the *Oran Park and Turner Road Section 94 Contributions Plan*.
- (2) A staging plan for the sub-precinct as identified at **Figure 3** is to be prepared and submitted to Council as part of the first subdivision DA within that sub-precinct. The staging plan is to broadly identify the indicative residential dwelling targets, staging and delivery of future development areas as well as the intended provision of social and physical infrastructure required for that sub-precinct. Council may require an applicant to update the staging plan as development progresses.

2.5 Hierarchy of Centres and Employment Areas

Objectives

- (1) To ensure an appropriate supply, distribution, and mix of retail, commercial and employment floor space across the precinct.
- (2) To ensure that the retail floor space within the Turner Road Precinct does not undermine the potential of existing and proposed centres within the region.
- (3) To encourage the early investment and delivery of employment generating development and retail uses to serve the population.

Controls

- (1) Development is to be consistent with **Table 1** and **Figure 4**.

Table 1: Hierarchy of Centres and Employment Areas

Centre / Employment Area	Characteristics
Neighbourhood Centre	The Neighbourhood Centre is approximately 4.5ha in area and located towards the centre of the Turner Road Precinct, adjacent to Badgally Road. It will function as the retail and community focal point for the Turner Road Precinct and may also include residential uses in the form of shop top housing, apartments or town houses. The following floor space restrictions apply: The maximum aggregate of retail premises is 15,000m ² GFA
Turner Road Business Development Area	The Turner Road Business Development Area is approximately 51ha in area and is located primarily along the western sections of Badgally Road. It will provide for a range of business development type activities, including bulky goods retail, business premises, light industry, warehouses and distribution uses. Small-scale retail uses to cater to the needs of employees of the Business Development and Industrial areas will also be provided. The following floor space restrictions apply: The maximum aggregate of bulky goods premises (not including landscape and garden supplies and timber and building supplies) is 40,000m ² GFA. The maximum aggregate of retail premises is 2,500m ² GFA, excluding food and drink premises.
Turner Road Industrial Area	The Turner Road Industrial Area is approximately 45ha in area and is located in the south western portion of the precinct adjacent to Camden Valley Road. It will provide for a range of industrial, light industrial, warehouse and distribution uses. Higher employment generating uses will be preferred over low intensity uses.
Entertainment Precinct	The Entertainment Precinct is located in the northern portion of the precinct and will provide a range of entertainment, leisure and accommodation functions and local retail facilities. The following floor space restrictions apply: A maximum aggregate of 3,500m ² GFA of shops. Any individual shop is to be no more than 500m ² GFA in floor area.

Turner Road Precinct Development Control Plan 2007



Neighbourhoods and Employment Areas

- Precinct boundary
-  Neighbourhood Centre (400m radius)
-  Entertainment Precinct/ Local Service Hub (400m radius)
-  Walkable neighbourhoods (400m radius)
-  Turner Road Employment Area

Figure 4: Neighbourhood Centres and Employment Areas

ORD04

Turner Road Precinct Development Control Plan 2007

Attachment 1

3.0 Access and Movement

This section contains the objectives and development controls relating to the street network, street design standards, the pedestrian and cycleway network and the public transport network.

ORD04

Attachment 1

3.1 Street Network and Design

Objectives

- (1) To provide a hierarchy of interconnected streets that gives safe, convenient and legible access within and beyond the precinct.
- (2) To ensure that the hierarchy of the streets is clearly discernible through variations in carriageway width, on-street parking, incorporation of water sensitive urban design measures, street tree planting, and pedestrian amenities.
- (3) To provide a safe and convenient public transport, pedestrian and cycleway network.
- (4) To ensure a high quality, functional, safe, legible and visually attractive public domain.

Controls

- (1) The street network is to be provided generally in accordance with **Figure 2** and **Figure 5**. Where any variation to the residential street network indicated at **Figures 2** or **5** is proposed, the alternative street network is to be designed to achieve the following principles:
 - establish a permeable network that is based on a modified grid system,
 - encourage walking and cycling and reduce travel distances,
 - maximise connectivity between residential areas and community facilities, open space and centres,
 - take account of topography and accommodate significant vegetation,
 - optimise solar access opportunities for dwellings,
 - provide frontage to and maximise surveillance of open space and riparian corridors,
 - provide views and vistas to landscape features and visual connections to nodal points and centres,
 - maximise the use of water sensitive urban design measures, and
 - minimise the use of culs-de-sac. If required, the maximum number of dwellings to be served by the head of a cul-de-sac is 6.
- (2) Streets are to be provided in accordance with **Tables 2-9** (as illustrated by the cross-sections and plans at **Figures 6-13**). The dimensions shown on these typical diagrams are minimums only. Alternative street designs may be permitted on a case by case basis if they preserve the functional objectives and requirements of the design standards.
- (3) Where local streets are proposed with the minimum cross-section provided for by **Tables 7** or **8**, they:
 - should provide front loaded access to no more than a total of 30 allotments, including any battle-axe lots,
 - should be less than 200m in length, and
 - should preferably be located adjoining parkland, riparian corridor or other type of open space or should play a minor role in the road network, providing low volume linkages and connections to more significant roads.
- (4) Except where otherwise provided for in this DCP, all streets and roundabouts are to be designed and constructed in accordance with the minimum requirements set out in the *Camden Council Engineering Design and Constructions Specifications*. In particular:
 - intersection treatments are required to clearly identify the road hierarchy and create well defined intersections,
 - traffic islands and slow points are to be constructed of concrete or paving. Extended speed humps (i.e. plateaus) are not permitted for traffic calming,
 - roundabouts on non-bus route locations are to be designed to accommodate heavy vehicles, and
 - road pavement shall be asphalt. Coloured asphalt, concrete or paving bricks may be used to define cycle lanes, car parking spaces or at intersections.
- (5) For all local streets and access ways, traffic management, i.e. road layout and/or speed reducing devices, are to be used to produce a low speed traffic environment. Such traffic management devices are to be identified at subdivision DA stage.
- (6) Intersection spacing and design should be consistent with the following best practice guidelines:
 - the minimum distance from an access place or road to a collector road is to be 60 metres if the junction is on the same side of the road, or 40 metres if it is staggered on the opposite side of the road,
 - the minimum distance between collector roads is to be 120 metres if the junction is on the same side, or 100 metres if it is staggered on the opposite side of the road, and

Turner Road Precinct Development Control Plan 2007

- intersections are to be either T-junctions or roundabouts. Where 4-way intersections are proposed, traffic is to be controlled, where appropriate, by lights, roundabouts, median strips or signage.
- (7) Turning heads at the end of a cul-de-sac are to be consistent with the following design principles:
- a turning area shall provide sufficient area for a "large (12m long) rigid truck" to make a three point turn or turn without reversing,
 - the minimum dimension for a cul-de-sac turning head is 9m radius (where no central island exists),
 - lot configurations that discourage parking in the manoeuvring area are preferred, and
 - "T" configuration turning heads will be considered where they allow efficient and safer manoeuvring for waste service collection and other delivery vehicles.
- (8) Where roads are adjacent to public reserves or riparian corridors, the verge widths may be reduced to a minimum of 1m, subject to footpaths, public utilities, bollards and fencing being adequately provided for and APZs and riparian corridor requirements being addressed.
- (9) Any private road is to be designed and built in accordance with the *Camden Council Engineering Design and Construction Specifications*. Details must be shown on the engineering construction drawings that must be submitted prior to the issue of the Occupation or Subdivision Certificate (whichever occurs first).
- (10) Street trees are required on all streets. Street planting is to:
- be used consistently to distinguish between public and private spaces and between different classes of street within the street hierarchy,
 - minimise risk to utilities and services,
 - be durable and suited to the street environment and include endemic species,
 - maintain adequate lines of sight for vehicles and pedestrians, especially around driveways and street corners,
 - provide appropriate shade, and
 - provide an attractive and interesting landscape character without blocking the potential for street surveillance.
- (11) Any proposal for street tree planting within the road reserve (i.e. carriageway and footpath) is to include appropriate detailed design that addresses access and manoeuvrability of heavy vehicles, street sweepers and cars, the impact of the root system on the carriageway, ongoing maintenance of the tree and carriageway, and the relationship with future driveway access points. It must also address any adverse impact on available on-street parking, especially in higher density areas.
- (12) The location and design of signage, street furniture and street lighting is to be indicated on the engineering construction drawings.
- Note: Locating entry signage and the like within a public road reserve is subject to Council agreement.*
- (13) The design of all signage, street furniture and street lighting is to be consistent with Council's *Landscape and Streetscape Elements Manual for Camden* and be:
- designed to reinforce the distinct identity of the development,
 - coordinated in design and style,
 - located so as to minimise visual clutter and obstruction of the public domain,
 - of a colour and construction agreed by Council, and
 - consistent with any relevant Australian Standard including the AS/NZS 1158 series for street lighting.
- (14) No direct vehicular site access is permitted to Camden Valley Way. Direct vehicular site access to proposed 4 lane sub-arterial roads will be considered to neighbourhood centres in exceptional circumstances only, such as for large scale developments and/or the servicing of multiple developments. Direct vehicular site access to 2 lane sub-arterial roads will be determined on merit having regard to traffic volumes, traffic speeds and the location of cycleways.
- (15) The minimum kerb radii for intersections of local roads shall be 7.5m, subject to a minimum verge width of 3.5m. The kerb radii may need to be increased to facilitate truck turning requirements, services, drainage, intersection sight distance or other specific design criteria.
- Note: The minimum kerb radii is based on sight distance being available for a street pattern based on a modified grid. Curvilinear streets may require increased kerb radii and boundary splays to achieve sight distance requirements.*

ORD04

Attachment 1

Turner Road Precinct Development Control Plan 2007



Street Network

- Precinct boundary
- █ Arterial road
- █ Sub-arterial road (4 lanes)
- █ Sub-arterial road (2 lanes)
- █ Collector street
- Possible future connections subject to further negotiations
- Indicative local streets

Figure 5: Street Network Plan

Turner Road Precinct Development Control Plan 2007

Table 2: Four Lane Sub-Arterial (Typical Minimum Cross section)

Offset	Verge		Carriageway			Verge		Offset	Total
	Shared Path	Planting	Lane	Median	Lane	Planting	Shared Path		
0.6	3.0	1.8	6.7	4.2	6.7	1.8	1.5	0.6	
	5.4		17.6			3.9			26.9

Notes:

- (1) The carriageway is measured from face of kerb to face of kerb.
- (2) The lane width consists of a 3.5m kerbside travel lane and a 3.2m travel lane.
- (3) The median is designed to accommodate right turning lanes.
- (4) On-street parking is not permitted on four lane sub-arterial roads, except where the road adjoins a neighbourhood centre, where an additional parking lane may be provided.
- (5) The individual sections within the verge may need to be wider if light poles/trees are to be located within those sections to provide clearance for motorists and cyclists in accordance with the relevant standards.
- (6) No direct vehicular access to individual lots is permitted, except where the road adjoins a neighbourhood centre, where direct vehicular site access will be considered in exceptional circumstances only (refer to clause 3.1 (14)).
- (7) Tree species selection and spacing of trees will need to take into consideration the location of the trees and the impact on on-street activities such as street sweeping.
- (8) Tree planting is not permitted within the carriageway.

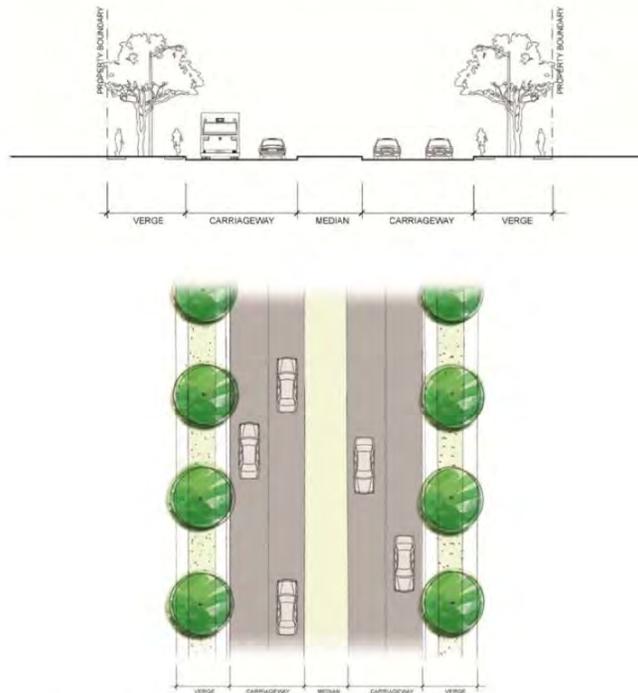


Figure 6: Indicative Layout of a Four Lane Sub-Arterial Road

Note: This figure is indicative only, not to scale and should not be used to determine the road dimensions or layout. The dimensions and layout are defined in Table 2.

Turner Road Precinct Development Control Plan 2007

Table 3: Two Lane Sub-Arterial (Typical Minimum Cross section)

Offset	Verge		Carriageway		Verge		Total
	Shared Path	Planting	Lane	Lane	Planting	Footpath	
0.6	2.5	1.5	5.6	5.6	1.5	1.2	0.6
	4.6		11.2		3.3		19.1

Notes:

- (1) The carriageway is measured from face of kerb to face of kerb.
- (2) The lane width consists of a 2.1m parking lane and a 3.5m travel lane. Linemarking of the road centre-line only is required. If the parking lane is proposed to be linemarked, the lane width shall be increased to 5.8m (2.3m parking lane and 3.5m travel lane).
- (3) Direct access to individual lots may be permitted, depending on the circumstances. Where a 2 lane sub-arterial road is proposed to be access denied, the parking lane may not be required (however a parking lane may be required if the road is adjacent to local shops, open space, playing fields, schools or the like). Where a parking lane is not required, the carriageway shall be a minimum of 9.6m wide (consisting of two 4.8m lanes).
- (4) The individual sections within the verge may need to be wider if light poles/trees are to be located within those sections to provide clearance for motorists and cyclists in accordance with the relevant standards.
- (5) Tree species selection and spacing of trees will need to take into consideration the location of the trees and the impact on on-street activities such as street sweeping and garbage collection, where permitted.
- (6) Where a cycle lane or shared path is a designated commuter route, and where direct access to lots is permitted, the lane/path may be required to have a greater setback from the property boundary.
- (7) For roads adjacent to riparian corridors or other similar non-residential land (eg. drainage areas, water supply canal) the verge on the non-residential side may be reduced to 1.0m wide. However, the verge width may be required to be wider if trunk services or a shared path or cycle lane are proposed to be located in this verge area.
- (8) Tree planting is not permitted within the carriageway.

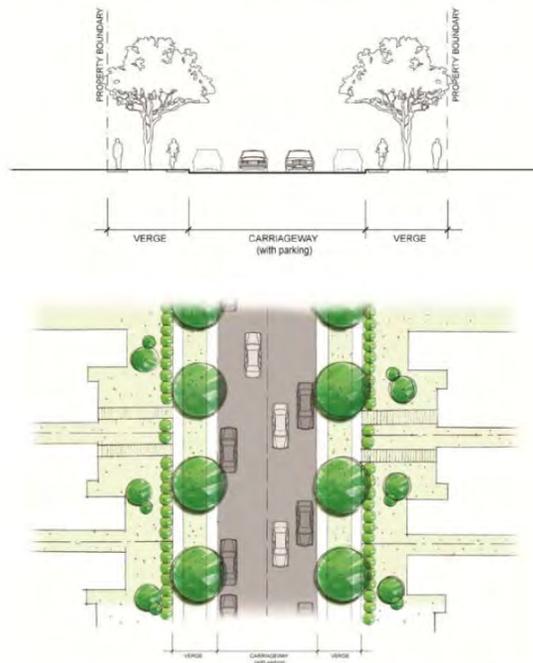


Figure 7: Indicative Layout of a Two Lane Sub-Arterial Road

Note: This figure is indicative only, not to scale and should not be used to determine the road dimensions or layout. The dimensions and layout are defined in Table 3.

Turner Road Precinct Development Control Plan 2007

Table 4: Two Lane Sub-Arterial with Optional Median (Typical Minimum Cross section)

Offset	Verge		Carriageway			Verge		Offset	Total
	Shared Path	Planting	Lane	Median	Lane	Planting	Shared Path		
0.6	2.5	1.5	5.6	2.0	5.6	1.5	1.2	0.6	
	4.6		13.2			3.3			21.1

Notes:

- (1) The carriageway is measured from face of kerb to face of kerb.
- (2) The lane width consists of a 2.1m parking lane and a 3.5m travel lane. If the parking lane is proposed to be linemarked, the lane width shall be increased to 5.8m (2.3m parking lane and 3.5m travel lane).
- (3) If right turn lanes are required, the median shall be increased to 4.2m.
- (4) Direct access to individual lots may be permitted, depending on the circumstances. Where a 2 lane sub-arterial road is proposed to be access denied, the parking lane may not be required (however a parking lane may be required if the road is adjacent to local shops, open space, playing fields, schools or the like). Where a parking lane is not required, the minimum lane widths shall not be reduced.
- (5) The individual sections within the verge may need to be wider if light poles/trees are to be located within those sections to provide clearance for motorists and cyclists in accordance with the relevant standards.
- (6) Tree species selection and spacing of trees will need to take into consideration the location of the trees and the impact on on-street activities such as street sweeping and garbage collection, where permitted.
- (7) Where a cycle lane or shared path is a designated commuter route, and where direct access to lots is permitted, the lane/path may be required to have a greater setback from the property boundary.
- (8) For roads adjacent to riparian corridors or other similar non-residential land (eg drainage areas, water supply canal) the verge on the non-residential side may be reduced to 1.0m wide. However, the verge width may be required to be wider if trunk services or a shared path or cycle lane are proposed to be located in this verge area.
- (9) Tree planting is not permitted within the carriageway.

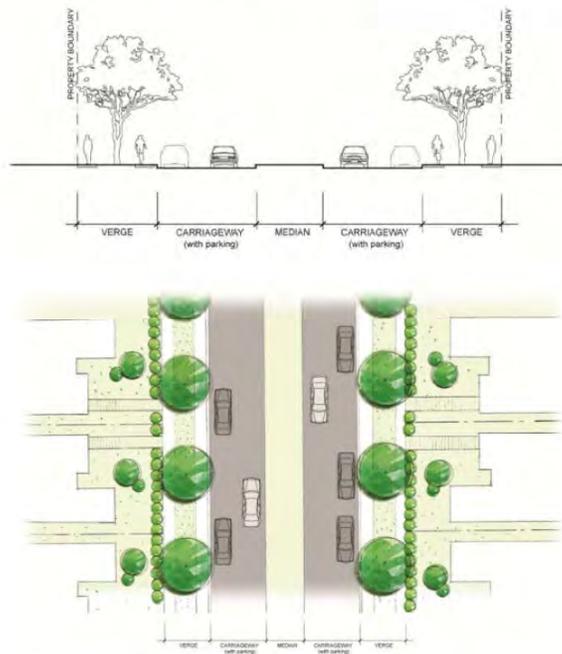


Figure 8: Indicative Layout of a Two Lane Sub-Arterial Road (with Optional Median)

Note: This figure is indicative only, not to scale and should not be used to determine the road dimensions or layout. The dimensions and layout are defined in Table 4.

Turner Road Precinct Development Control Plan 2007

Table 5: Collector Road (Typical Minimum Cross section)

Verge			Carriageway		Verge			Total
Offset	Shared Path	Planting	Lane	Lane	Planting	Footpath	Offset	
0.6	2.5	1.5	5.2	5.2	1.5	1.2	0.6	
4.6			10.4		3.3			18.3

Notes:

- (1) The carriageway is measured from face of kerb to face of kerb.
- (2) The lane width consists of a 2.1m parking lane and a 3.1m travel lane. Linemarking of the road centre-line only may be required. If the parking lane is proposed to be linemarked, the lane width shall be increased to 5.4m (2.3m parking lane and 3.1m travel lane).
- (3) Direct access to individual lots is permitted. Where a collector road is proposed to be access denied, the parking lane may not be required (however a parking lane may be required if the road is adjacent to local shops, open space, playing fields, schools or the like). Where a parking lane is not required, the carriageway shall be a minimum of 9.6m wide (consisting of two 4.8m lanes).
- (4) The individual sections within the verge may need to be wider if light poles/trees are to be located within those sections to provide clearance for motorists and cyclists in accordance with the relevant standards.
- (5) Tree species selection and spacing of trees will need to take into consideration the location of the trees and the impact on on-street activities such as street sweeping and garbage collection.
- (6) For roads adjacent to riparian corridors or other similar non-residential land (eg. drainage areas, water supply canal) the verge on the non-residential side may be reduced to 1.0m wide. However, the verge width may be required to be wider if trunk services or a shared path or cycle lane are proposed to be located in this verge area.
- (7) Any proposed tree planting within the carriageway must be in accordance with the recommendations of a Traffic Study submitted with the application. Where proposed on both sides of the road, the carriageway shall be a minimum of 11.2m consisting of two 3.5m lanes and two 2.1m parking/planting lanes. Where proposed on one side of the road only, the carriageway shall be a minimum of 10.1m, consisting of two 4.0m lanes and one 2.1m parking/planting lane.
- (8) The outer edge of any planting areas is to be no more than 1.8m from the outer edge of the carriageway.

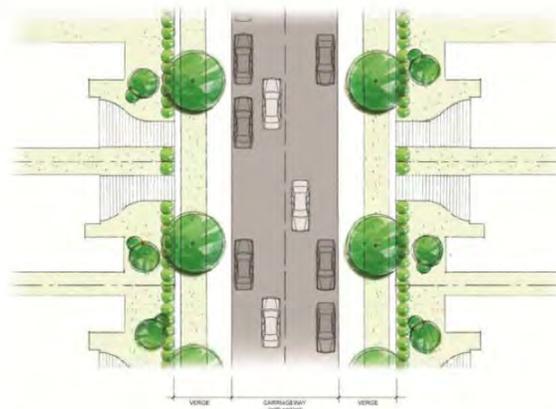


Figure 9: Indicative Layout of a Collector Road

Note: This figure is indicative only, not to scale and should not be used to determine the road dimensions or layout. The dimensions and layout are defined in Table 5.

Turner Road Precinct Development Control Plan 2007

Table 6: Collector Road with Optional Median (Typical Minimum Cross section)

Offset	Verge		Carriageway			Verge		Offset	Total
	Shared Path	Planting	Lane	Median	Lane	Planting	Shared Path		
0.6	2.5	1.5	5.6	2.0	5.6	1.5	1.2	0.6	
	4.6		13.2			3.3			21.1

Notes:

- (1) The carriageway is measured from face of kerb to face of kerb.
- (2) The lane width consists of a 2.1m parking lane and a 3.5m travel lane. If the parking lane is proposed to be linemarked, the lane width shall be increased to 5.8m (2.3m parking lane and 3.5m travel lane).
- (3) Direct access to individual lots is permitted. Where a collector road is proposed to be access denied, the parking lane may not be required (however a parking lane may be required if the road is adjacent to local shops, open space, playing fields, schools or the like). Where a parking lane is not required, the minimum lane widths shall not be reduced.
- (4) The individual sections within the verge may need to be wider if light poles/trees are to be located within those sections to provide clearance for motorists and cyclists in accordance with the relevant standards.
- (5) Tree species selection and spacing of trees will need to take into consideration the location of the trees and the impact on on-street activities such as street sweeping and garbage collection.
- (6) For roads adjacent to riparian corridors or other similar non-residential land (eg. drainage areas, water supply canal) the verge on the non-residential side may be reduced to 1.0m wide. However, the verge width may be required to be wider if trunk services or a shared path or cycle lane are proposed to be located in this verge area.
- (7) Tree planting is not permitted within the carriageway.

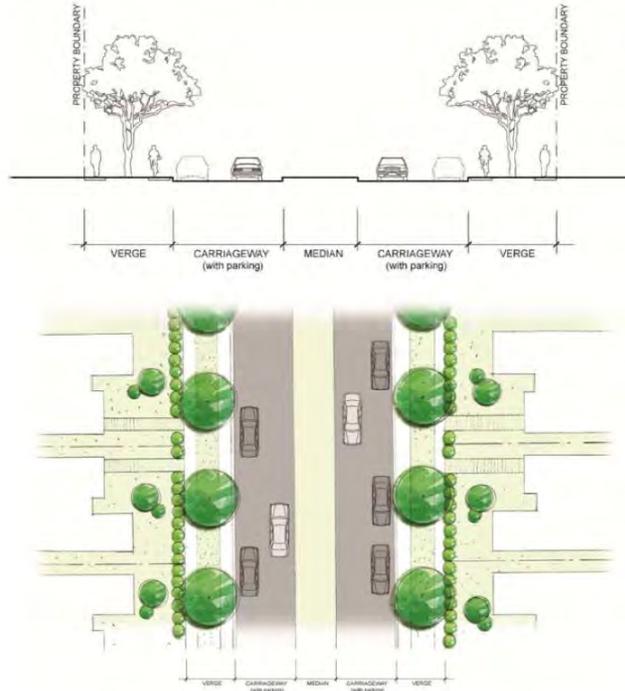


Figure 10: Indicative Layout of a Collector Road (with Optional Median)

Note: This figure is indicative only, not to scale and should not be used to determine the road dimensions or layout. The dimensions and layout are defined in Table 6.

Turner Road Precinct Development Control Plan 2007

Table 7: Local Street (Typical Minimum Cross section)

Offset	Verge		Carriageway		Verge		Total
	Footpath	Planting	Lane	Lane	Planting	Offset	
0.6	1.2	1.7	3.7	3.7	2.9	0.6	
	3.5		7.4		3.5		14.4

Notes:

- (1) The carriageway is measured from face of kerb to face of kerb.
- (2) The carriageway width allows for two vehicles to pass adjacent to a parked car or one vehicle to pass between two parked cars. The parking and travel lanes or centre-line shall not be line-marked.
- (3) A roll kerb is required if the minimum carriageway width is proposed. Where a barrier kerb is proposed, the carriageway shall be increased to 7.6m.
- (4) Tree species selection and spacing of trees will need to take into consideration the location of the trees and the impact on on-street activities such as street sweeping and garbage collection.
- (5) For roads adjacent to riparian corridors or other similar non-residential land (eg. drainage areas, water supply canal) the verge on the non-residential side may be reduced to 1.0m wide. However, the verge width may be required to be wider if trunk services are proposed to be located in this verge area.
- (6) For local roads accessing larger lots, where there is minimal direct lot access and demand for on-street parking, consideration will be given to a reduced carriageway.
- (7) Tree planting is not permitted within the carriageway.

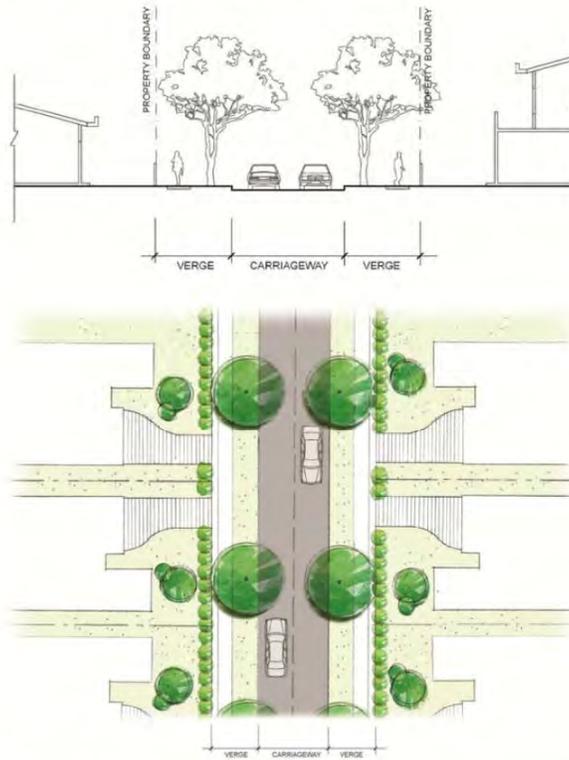


Figure 11: Indicative Layout of a Local Street

Note: This figure is indicative only, not to scale and should not be used to determine the road dimensions or layout. The dimensions and layout are defined in Table 7.

Turner Road Precinct Development Control Plan 2007

Table 8: Local Street with Defined Planting Area and Parking in Carriageway (Typical Minimum Cross section)

Offset	Verge		Carriageway				Verge		Total
	Footpath	Planting	Planting/ Parking	Lane	Lane	Planting/ Parking	Planting	Offset	
0.6	1.2	1.7	2.1	2.75	2.75	2.1	2.9	0.6	16.7
	3.5		2.1	5.5		2.1	3.5		

Notes:

- (1) The carriageway is measured from face of kerb to face of kerb.
- (2) The outer edge of planting areas is to be no more than 1.8m from the outer edge of the carriageway.
- (3) The length of planting areas are to be designed to discourage parking in the lane.
- (4) The length of parking bays is to be designed to provide sufficient room for the parking of three vehicles, driveways and garbage collection.
- (5) No linemarking or other delineation is allowed if the minimum parking bay width is proposed. If linemarking or other delineation is proposed, the parking bay width shall be increased to 2.3m.
- (6) Tree species selection and spacing of trees will need to take into consideration the location of the trees and the impact on on-street activities such as street sweeping and garbage collection.
- (7) The carriageway shall be designed with a cross fall from the centre line to the kerbs on the outer edges of the carriageway. Planting areas shall have a separate kerb edge, however consideration will be given to appropriate means of using the planting bays for water sensitive urban design purposes.
- (8) For roads adjacent to riparian corridors or other similar non-residential land (eg. drainage areas, water supply canal) the verge on the non-residential side may be reduced to 1.0m wide. However, the verge width may be required to be wider if trunk services are proposed to be located in this verge area.
- (9) Where planting/parking bays are proposed on one side of the road only, the lane widths shall be increased to 3.0m.

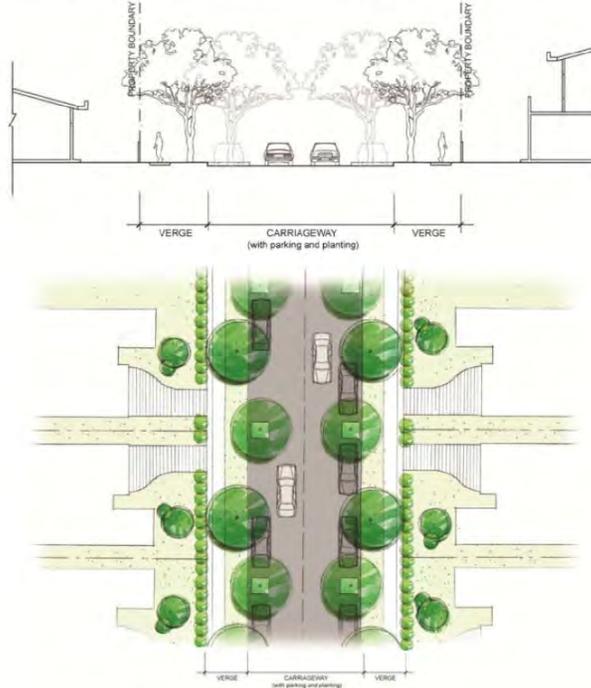


Figure 12: Indicative Layout of Local Street (with defined planting and parking in carriageway)

Note: This figure is indicative only, not to scale and should not be used to determine the road dimensions or layout. The dimensions and layout are defined in Table 8.

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Table 9: Laneways

Verge	Carriageway		Total
	Lane	Verge	
0.9	6.0	0.9	7.8
	7.8		

Notes:

- (1) A verge will be required on both sides unless it is demonstrated that garage access will only be provided on one side.
- (2) A continuous wall of garage doors is to be broken up with small indents and the like to accommodate landscaping and bin storage areas.
- (3) If laneways are to be dedicated to Council, they may be required to be constructed of full concrete.
- (4) Parking is not permitted in laneways.

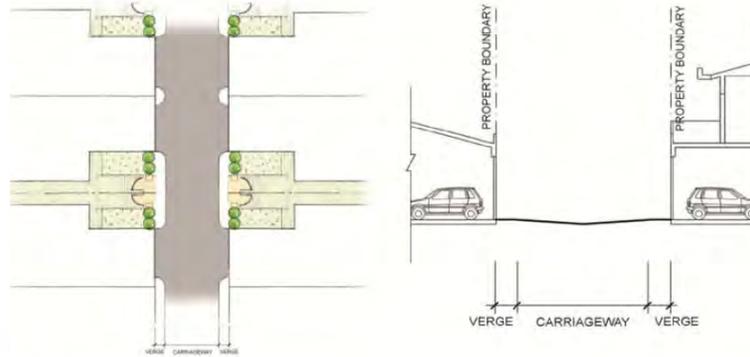


Figure 13: Indicative Layout of Laneway

Note: This figure is indicative only, not to scale and should not be used to determine the road dimensions or layout. The dimensions and layout are defined in Table 9.

3.2 Pedestrian and Cycle Network

Objectives

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

Controls

- (1) Key pedestrian and cycleway routes are to be provided generally in accordance with **Figure 14**. The design of cycleways located within the road reserve is to be in accordance with **Tables 2-9**. The minimum width of off-street shared cycle and pedestrian pathways is to be 2.5m.
- (2) All pedestrian and cycleway routes and facilities are to be consistent the *Planning Guidelines for Walking and Cycling* (DoP & RTA 2004) and Council's *Pedestrian Access and Mobility Plan 2003*.
- (3) Pedestrian and cycle routes and facilities in public spaces are to be safe, well lit, clearly defined, functional and accessible to all.
- (4) Pedestrian and cycle pathways, and pedestrian refuge islands are to be designed to be fully accessible by all in terms of access points and gradients, generally in accordance with Australian Standard 1428.1-4.
- (5) Pedestrian and cycle pathways are to be constructed as part of the infrastructure works for each residential stage with detailed designs to be submitted with DAs.

3.3 Public Transport Network

Objectives

- (1) To encourage the provision and use of public transport within the Turner Road Precinct.
- (2) To ensure clear, safe pedestrian links to public transport stops.
- (3) To allow for the majority of residential lots to be within 400m walking distance from an existing or proposed bus stop.

Controls

- (1) Bus routes are to be provided generally in accordance with **Figure 15** and, where the bus route is known, be indicated on the subdivision DA drawings. The final location of bus stops will be determined by Council's Local Traffic Committee.
- (2) A minimum travel-way width of 3.5m is to be provided along all bus routes. Roundabouts on bus routes are to be designed to accommodate bus manoeuvrability.
- (3) Bus stops are to be provided on-street and not within indented bays. Bus shelters are to be provided at key stops and installed at the subdivision construction stage.

Note: Regional or higher order bus routes within the Turner Road Precinct are to be identified by the Ministry of Transport. These routes will need to be designed with bus priority intersections.

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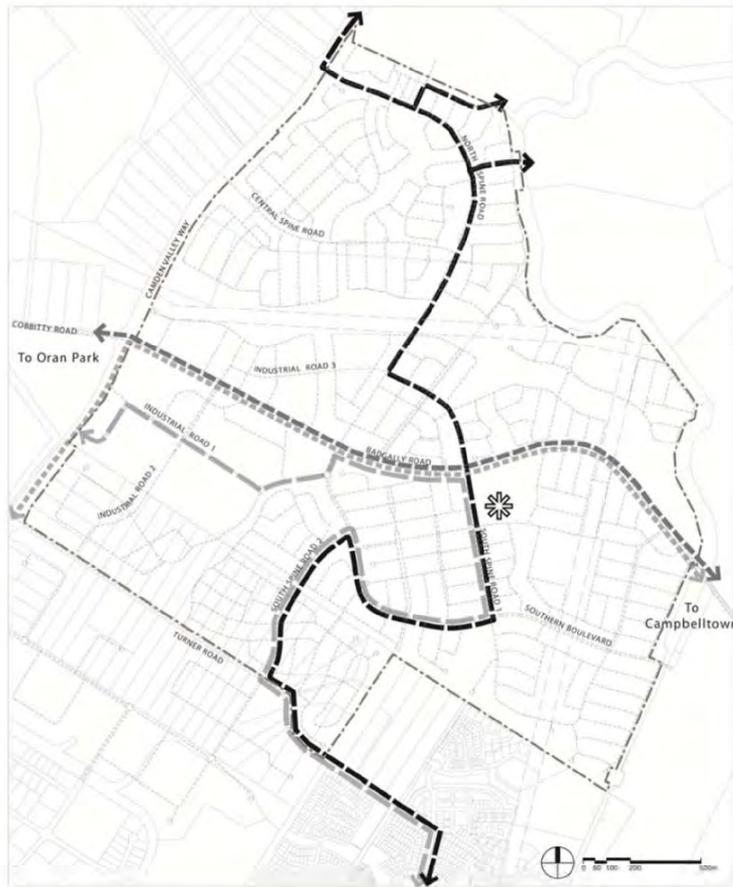


Pedestrian and Cycleway Network

- Precinct boundary
- ←---→ Pedestrian/cycleways within road reserve
- ←---→ Pedestrian/cycleways within open space system
- ←(••••)→ RTA regional cycle route
- Indicative local streets
- Open space

Figure 14: Pedestrian and Cycleway Network

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- Public Transport**
- Precinct boundary
 - Turner Road to Campbelltown (From Catherine Fields)
 - Turner Road to Campbelltown (From Harrington Park)
 - Turner Road to Campbelltown (From Narellian)
 - Turner Road to Campbelltown (From Oran Park)
 - Indicative local streets
 - ☼ Neighbourhood Centre

Figure 15: Public Transport Network

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4.0 Open Space and Community Facilities

This section of the DCP outlines the objectives and development controls for the provision of public open space, landscaping and education, civic and community facilities.

4.1 Public Parks and Landscape Strategy

Objectives

- (1) To meet the public open space and recreational needs of residents.
- (2) To provide an equitable distribution of public open space and recreation opportunities.
- (3) To ensure high quality design and embellishment of all public open space.

Controls

- (1) Public parks (local and district open space), other open space areas (i.e. riparian corridors) and areas with landscape value are to be provided generally in accordance with **Figure 16**.
- (2) The minimum provision of open space and facilities including embellishment is to be consistent with the *Oran Park and Turner Road Section 94 Contributions Plan*.
- (3) Public parks are to have a minimum area of 2,000m². The following principles are to be taken into consideration in the location of public parks:
 - parks are to be located as focal points within residential neighbourhoods. All dwellings should be located no further than 400m from a public park,
 - where possible, parks should be co-located with community and education facilities, be highly accessible and linked by pedestrian and / or cycle routes,
 - parks should be located and designed to accommodate remnant vegetation and where appropriate, should be linked to and integrated with riparian corridors, and
 - parks should be generally bordered by streets on all sides with houses oriented towards them for surveillance.
- (4) The detailed design of public parks is to consider:
 - the need for a range of play spaces and opportunities and cater for the range of ages,
 - provision of adequate parking, lighting and waste management facilities,
 - inclusion of interpretative signage detailing local history, Aboriginal cultural values, environmental education themes and the like, and
 - provision of amenities such as seating and shade structures, drinking fountains, street lighting, street and information signs, planter boxes, feature fencing and the like. The design of such elements is to be consistent with Council's *Landscape and Streetscape Elements Manual for Camden*.
- (5) The provision of community parks and facilities (i.e. community association owned facilities) in addition to the required public parks and community facilities is encouraged.
- (6) Where riparian corridors are to be in public ownership, they are to provide opportunities for pedestrian and cycleways, fitness trails and additional open space in a manner that maintains the environmental significance of these areas. A range of themed elements such as boardwalks, eco-pathways, and educational tracks should be incorporated in appropriate locations (i.e. within the 10m riparian corridor buffer). The design of such elements is to be consistent with Council's *Landscape and Streetscape Elements Manual for Camden*.
- (7) A Landscape Plan is to be submitted for the each public or community park at the time of subdivision of the adjoining residential area. The selection of landscape species for public open space areas is to consider bush fire risk. The Landscape Plan is to provide details on elements such as:

<ul style="list-style-type: none"> - earthworks - plant species and sizes - utilities and services - hard and soft landscaping treatments - any entry statements - interpretative material. 	<ul style="list-style-type: none"> - street furniture - play equipment - public art - signage and lighting - waste facilities
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Open Space Network

- Precinct boundary
- Public open space
- ▨ Riparian corridor
- Indicative local streets

Figure 16: Open Space Network Plan

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4.2 Education, Civic and Community Facilities

Objectives

- (1) To ensure a high level of provision and equitable distribution of education, civic and community facilities within the Turner Road Precinct.

Controls

- (1) Education, civic and community facilities are to be located and provided generally in accordance with **Figure 17** and the *Oran Park and Turner Road Section 94 Contributions Plan*.
- (2) Places of worship should be located within centres or co-located with other community facilities so as to create a community focal point, to share facilities such as parking, and to minimise impacts on residential areas.
- (3) Education, community buildings and places of worship are encouraged to enhance community identity and way-finding through iconic and landmark building design.
- (4) Community facilities are to be located above the Probable Maximum Flood (PMF).
- (5) Childcare centres are to be co-located with community facilities or education facilities or adjacent to open space areas and are to comply with the locational, design and operational controls contained within *Camden DCP 2006 Part F: Chapter 3 – Child Care Centres*. **Figure 17** identifies possible locations for child care centres that are in addition to centres co-located with commercial, community or education facilities. These locations are indicative only and subject to further detail being provided with any development consent for a child care centre.

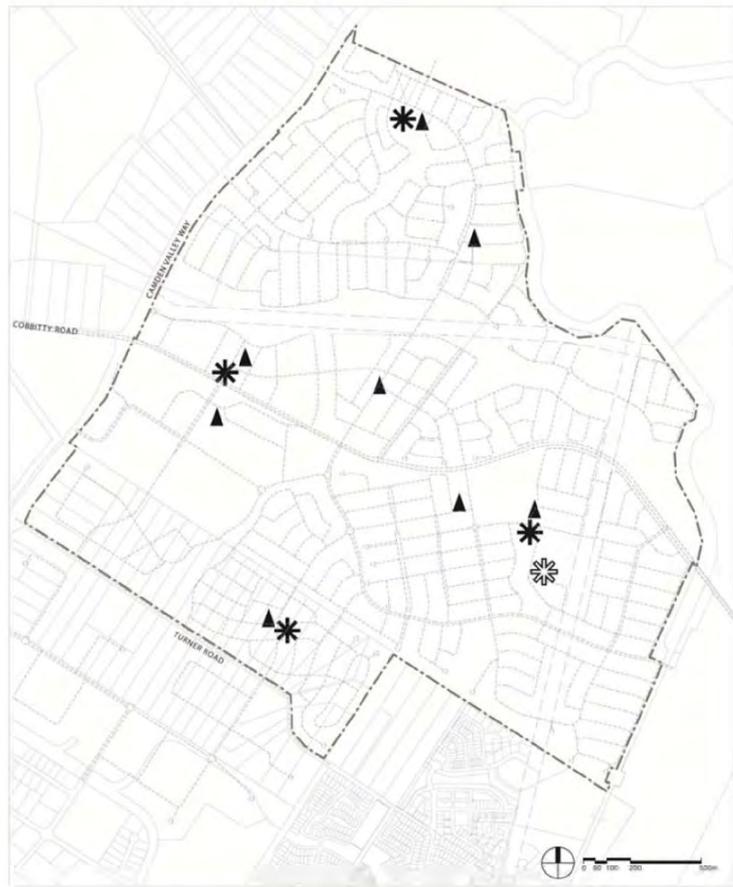
Note: The locations identified on Figure 17 are not limited to use for child care centres and other locations in the precincts may be suitable for child care centres.

Note: Where a site identified for a community facility is not required, the site may be considered a suitable location for another similar community focused activity such as a childcare centre, or place of worship etc.

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Education, Civic and Community Facilities

- Precinct boundary
- * Community facilities
- ❄ Education facilities
- ▲ Indicative locations for child care centres
- Indicative local streets

Figure 17: Education, Civic and Community Facilities

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5.0 Special Area Design Principles

This section outlines the objectives and design principles relating to areas that require further design attention including the Turner Road Employment Area, the Neighbourhood Centre, the Entertainment Precinct and the Riparian Protection Areas.

This DCP requires the preparation of more detailed planning and design controls in the form of a Part B amendment to this DCP, prior to the approval of development within certain areas within the precinct. A Part B DCP amendment may be prepared by an applicant, in consultation with the Council and the Department of Planning and will be incorporated into this DCP as an amendment, subject to adoption by the Director-General. Where an inconsistency exists, provisions within a Part B DCP prevail over Part A.

Development only for the purposes of remediation, environmental landscape works and other minor works that, in the opinion of Council, do not predetermine an outcome on the land covered by the Part B amendment, is permitted to be undertaken within these areas, with consent, prior to the adoption of a Part B DCP amendment. A DA for other development may be submitted subsequent to the lodgement of a Part B DCP amendment and assessed concurrently by Council.

The Part B DCPs will focus on the design of the built form, in particular, issues such as building siting, architectural design and articulation, active frontages, materials and finishes, and internal amenity (for residential uses) etc. They will also address the detailed design of the public domain, particularly within the town and neighbourhood centres. **Appendix B** of this DCP shows the areas the subject of a Part B DCP and sets out the relevant matters that need to be addressed within a Part B DCP amendment.

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5.1 The Neighbourhood Centre

Objectives

- (1) To create a vibrant, mixed use neighbourhood centre that provides a range of retail and community facilities that serve the local population.
- (2) To ensure that the detailed design of the neighbourhood centres is undertaken in a co-ordinated manner in order to achieve a high quality urban design outcome.

Controls

- (1) The Neighbourhood Centre is to be located in accordance with the figure at **Appendix B**, and is to be consistent with **Table 1**. Council shall not grant consent for any development within the Neighbourhood Centre (as defined by the B1 Neighbourhood Centre zone boundaries in the SEPP), other than development for the purposes of remediation, environmental landscape works and other minor works that, in the opinion of Council, do not predetermine an outcome on the land covered by the Part B amendment, unless it is satisfied that more detailed development controls are in force in the form of a Part B DCP amendment.

- (2) The Neighbourhood Centre is to be consistent with the following principles:

Function and uses:

- A maximum of 15,000m² GFA of retail premises to cater for the needs of the local population.
- Incorporate a range to local retail, commercial, entertainment, childcare and community uses to serve the needs of the local community.
- The neighbourhood centre is to provide a central focus for the community and is to be supported by higher residential densities in close proximity to the centre.

Layout:

- Maximise exposure to the Badgally Road whilst incorporating a vibrant and active focal point in the form of a civic square, plaza or main street.
- The layout and location of neighbourhood centre uses is to consider potential future noise and amenity conflicts.

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Built form:

- Allow a range of building heights up to a maximum of 4 storeys.
- Buildings are to be visible from and have a presence to street frontages. Where buildings are not proposed to be built to the street frontage, setbacks are to be minimised. Buildings are also to be designed and located to take advantage of proximity to open space areas, including riparian corridors. The building and landscape design is to be complementary to ensure legible, safe, comfortable and easy access for pedestrians from the street frontages, within the centre and adjoining land, where appropriate.
- Blank walls visible from principal streets and the public domain are to be limited. Large format retail premises are to be sleaved, where appropriate, with active uses. In other circumstances, careful building design and landscaping shall minimise the extent and visibility of blank walls.
- Establish a high quality built form and energy efficient architectural design that promotes a 'sense of place' and contemporary character for the neighbourhood centres.
- Waste storage and collection areas are to be designed appropriately to minimise impacts, in particular, within mixed use development.

Pedestrian amenity:

- Provide high amenity pedestrian streetscapes to and within the neighbourhood centres.
- Walking and cycling leading to and within the neighbourhood centres is to take priority over traffic circulation.
- Provide continuous weather protection for pedestrians, where possible.
- Provide adequate solar access to key pedestrian streets.
- Design site servicing and loading facilities, waste storage and other infrastructure so as to minimise visual impact on the public domain and impacts on neighbours.

Public domain:

- Incorporate the principles of Crime Prevention Through Environmental Design (CPTED) and the Safer by Design (NSW Police) into all development within the neighbourhood centres.
- Provide a high quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the neighbourhood centre.
- Provide street tree and open space planting to provide generous shade for pedestrians.
- All signage and advertising is to be designed in a co-ordinated manner.

Parking and access:

- The visibility of parking areas at street frontages shall be minimised through parking layout and design, building location and design and landscaping treatments. Bitumen and cars are not to be the dominant features of the landscape. Parking areas shall be designed to enable legible, safe, comfortable and easy access for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate.
- Provide parking in accordance with *Part D, Chapter 1 of Camden DCP 2006*. Opportunities for shared parking provision for compatible uses within the neighbourhood centre are to be provided.
- Provide on-street parking for convenience and to contribute to street life and surveillance.

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6.0 Environmental Management

This section outlines the objectives and development controls relating to general environmental management issues that apply across the entire Turner Road Precinct including riparian corridors, flooding and water cycle management, salinity and soil management, Aboriginal and European archaeological heritage, land adjacent to the Sydney Water Canal, bushfire hazard management, tree retention and biodiversity, contamination, odour and acoustics.

6.1 Riparian Corridors

Objectives

- (1) To protect, restore and enhance the environmental qualities of water courses, in particular South Creek.
- (2) To ensure that the development has a neutral or beneficial impact on the quality and quantity of water and water courses.
- (3) To allow the use of riparian corridor buffers for low impact recreation activities such as walking and cycling.
- (4) To manage riparian corridors, wherever possible, in single ownership and as a continuous corridor.

Controls

- (1) Riparian corridors are to be provided in accordance with the Oran Park and Turner Road Waterfront Land Strategy 2009.
- (2) 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.

6.2 Flooding and Watercycle Management

Objectives

- (1) To minimise the potential impact of flooding on development.
- (2) To incorporate best practice stormwater management principles and strategies in development proposals.
- (3) To mitigate the impacts of urban development on stormwater quality.
- (4) To control the impacts of urban development on channel bed and bank erosion by controlling the magnitude and duration of sediment-transporting flows.
- (5) Limit changes in flow rate or flow duration within the receiving waterway as a result of development.

Controls

- (1) No residential allotments are to be located at a level lower than the 1% Annual Exceedance Probability (AEP) flood level plus a freeboard of 500mm (i.e. within the 'flood planning area'). Pedestrian and cycle pathways and open space may extend within the 1% AEP flood level, provided that the safe access criteria contained in the *NSW Floodplain Manual* are met.
- (2) Management of 'minor' flows using piped systems for the 20% AEP (residential land use) and 10% AEP (commercial land use) shall be in accordance with Camden Council's *Engineering Design Specification – Subdivision and Development Works*. Management measures shall be designed to:
 - prevent damage by stormwater to the built and natural environment,
 - reduce nuisance flows to a level which is acceptable to the community,
 - provide a stormwater system which can be economically maintained and which uses open space in a compatible manner,
 - control flooding,
 - minimise urban water run-off pollutants to watercourses, and
 - meet the standards for a 20% AEP flood level.

- (3) Management of 'major' flows using dedicated overland flow paths such as open space areas, roads and riparian corridors for all flows in excess of the pipe drainage system capacity and above the 20% AEP shall be in accordance with Camden Council's *Engineering Design Specification*. Management measures shall be designed to:
- prevent both short term and long term inundation of habitable dwellings,
 - manage flooding to create lots above the designated flood level with flood free access to a public road located above the 1% AEP flood level,
 - control flooding and enable access to lots, stabilise the land form and control erosion,
 - provide for the orderly and safe evacuation of people away from rising floodwaters,
 - stabilise the land form and control erosion, and
 - meet the standards for a 1% AEP flood level.
- (4) Where practical, development shall attenuate up to the 50% AEP peak flow for discharges into the local tributaries, particularly Category 1 and 2 creeks. This will be achieved using detention storage within water quality features and detention basins.
- (5) The developed 1% AEP peak flow is to be reduced to pre-development flows through the incorporation of stormwater detention and management devices.
- (6) All development is to incorporate water sensitive urban design (WSUD). WSUD is to be adopted throughout the development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection. A WSUD Strategy is to be submitted as part of any subdivision DA and shall include:
- identification of water management and other relevant objectives (relating, for example, to salinity hazard),
 - identification and assessment of relevant site characteristics and constraints, including flood evacuation routes,
 - identification of potentially feasible (storm) water management strategies, which may comprise stormwater reuse options, best planning practices, stormwater treatment measures (in both public and private domain),
 - assessment of the potential strategies, including the nature, basis and outcomes of stormwater modelling used to assess alternative solutions. This assessment of alternative strategies should address compliance with management objectives, life cycle costs, ongoing operations and maintenance requirements, land take requirements, expected reliability and future management responsibilities,
 - assessment of the likely construction costs associated with the WSUD strategy as well as a maintenance framework addressing maintenance strategies and costs, and
 - a suitably detailed description of the preferred WSUD strategy and elements therein, in the form of documents, plans and conceptual diagrams (as appropriate).
- (7) The WSUD Strategy shall demonstrate how the stormwater quality targets set by the Department of Environment and Climate Change (DECC) (**Table 10**) will be achieved and shall be consistent with 'Technical Note: Interim Recommended Parameters for Stormwater Modelling – North-West and South-West Growth Centres' and 'Managing Urban Stormwater: Stormwater Planning' (DECC) and *Australian Runoff Quality* (Engineers Australia). A monitoring plan that encompasses strategies for water sampling, maintenance of WSUD facilities and risk management in the short, medium and longer terms is to be included as part of the WSUD strategy.
- (8) Compliance with the targets at **Table 10** is to be determined through stormwater quality modelling in accordance with the parameters outlined in the relevant technical guidance from DECC.

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- (9) The WSUD strategy is to take into account riparian zone and creek management and include the following measures:
- the ephemeral hydrology of creeks is to be maintained or restored, where possible, by diverting excess flow via intercepting stormwater pipes to downstream storages for reuse,
 - flow attenuation and/or diversion via the intercepting stormwater pipes will be required to meet the stream erosion index objectives established by DECC (Table 10),
 - flow in excess of the 20% AEP peak flow may flow into the creek and be conveyed to detention basins that form part of the major drainage system, and
 - erosion control and bank stabilisation measures shall be incorporated within the waterway where required.

Table 10: Environmental Stormwater Objectives

	WATER QUALITY				ENVIRONMENTAL FLOWS
	% reduction in pollutant loads				Stream erosion control ratio
	Gross Pollutants (>5mm)	Total suspended solids	Total phosphorus	Total nitrogen	Post-development duration of above 'stream forming flow' : Natural duration of above 'stream forming flow' ¹
Stormwater management objective	90	85	65	45	3.5 – 5.0 : 1 ²
'Ideal' stormwater outcome	100	95	95	85	1 : 1

1 For the purposes of these objectives, the 'stream forming flow' is defined as 50% of the 50% AEP flow rate estimated for the catchment under natural conditions

2 This ratio should be minimised to limit stream erosion to the minimum practicable. Development proposals should be designed to achieve a value as close to one as practicable, and values within the nominated range should not be exceeded. A specific target cannot be defined at this time

6.3 Salinity and Soil Management

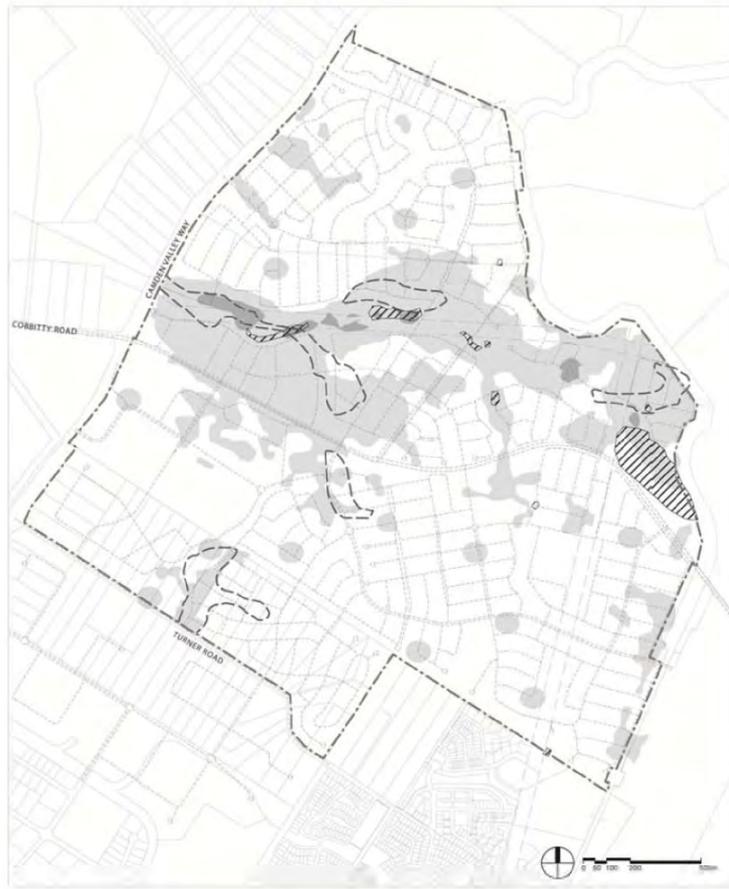
Objectives

- (1) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.
- (2) To ensure development will not significantly increase the salt load in existing watercourses within the site.
- (3) To prevent degradation of the existing soil and groundwater environment, in particular, to minimise erosion and sediment loss and water pollution due to siltation and sedimentation.

Controls

- (1) Every subdivision DA for land identified in **Figure 18** as being constrained by known salinity or may be constrained by very or moderately saline soils is to be accompanied by a salinity report prepared by a suitably qualified consultant. The report is to cover the conditions of the site, the impact of the proposed subdivision on the saline land and the mitigation measures that will be required during the course of construction. The report shall provide details of recent soil testing that either verifies the results of the rezoning study or provides evidence of any changes to salinity levels. Such soil testing shall be focused at the edges of areas identified on **Figure 18** as very saline or moderately saline. Soil testing shall also be focused on areas where proposed excavation exceeds 3m in depth. The consultant is to certify the project upon completion of the works. Investigations and sampling for salinity are to be conducted in accordance with the requirements of the Local Government Salinity Initiative booklet called Site Investigations for Urban Salinity produced by the Department of Environment and Climate Change (formerly the Department of Natural Resources). Where applicable, the salinity report shall also report on the issues of soil aggressivity and sodicity and any mitigation measures required. All works are to conform to the Local Government Salinity Initiative series of booklets produced by the Department of Environment and Climate Change (formerly the Department of Natural Resources) and Council's policy - *Building in Salinity Prone Environments*.
- (2) Groundwater recharge is to be minimised by:
 - directing runoff from paved areas (roads, car parks, domestic paving etc) into lined stormwater drains rather than along grassed channels as necessary,
 - lining or locating any pondages higher in the landscape to avoid recharge where proximity to the water table is likely to create groundwater mounding,
 - encouraging on site detention of roof runoff and use of low water demanding plants, and
 - encouraging tree planting especially adjacent to watercourses.
- (3) For road works within areas identified as a salinity hazard:
 - disturbance of subsoil should be minimised,
 - engineering designs incorporating considerations of salinity impacts are required, and
 - subsoil drainage is to be installed along both sides of all roads.
- (4) All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance Camden Council's *Erosion and Sediment Control Policy and Managing Urban Stormwater - Soils and Construction* (Landcom 3rd Edition March 2004 (*The Blue Book*')) are to be submitted with each subdivision DA.
- (5) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated/ established. Certification to this effect is required by the applicant to be submitted to Council prior to construction.

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Salinity Constraints

-  Precinct boundary
-  Approximate region where development may be constrained by very saline soil at depths of the order of 1m.
-  Approximate region where development may be constrained by moderately saline soil at depths of the order of 1m.
-  Approximate region of known salinity where development may be constrained due to surface soil salinity.
-  Observed salt efflorescence and area of salt-tolerant vegetation indicating regions where development may be constrained due to surface soil salinity.

Figure 18: Areas Constrained by Salinity

6.4 Aboriginal and European Heritage

Objectives

- (1) To protect and manage areas and elements of identified Aboriginal and European archaeological heritage of the precinct.
- (2) To incorporate elements of Aboriginal and European heritage within the redevelopment of the precinct.

Controls

- (1) Aboriginal Archaeological Conservation Areas are identified at **Figure 19**. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups and until a Plan of Management has been prepared that addresses the ongoing management of any archaeological deposits within the Conservation Areas.
- (2) Interpretive signage, that provides information on the history and heritage significance of the sites, is to be provided within the public domain areas.
- (3) Items of European I heritage significance are shown at **Figure 20**. Prior to any development that affects these items, an assessment of heritage significance is to be undertaken which addresses the significance assessment criteria contained in the *NSW Heritage Manual*. An applicant is to demonstrate to Council how any proposed development responds to identified archaeological constraints. If any relics are to be retained *in situ*, an applicant is to outline all management measures to ensure ongoing protection of the relics.
- (4) The Bunya Pine located in the vicinity of the south-eastern portion of the precinct is to be retained within the street verge or public open space and is to be appropriately interpreted.

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- Archaeology**
- Precinct boundary
 - Conservation areas

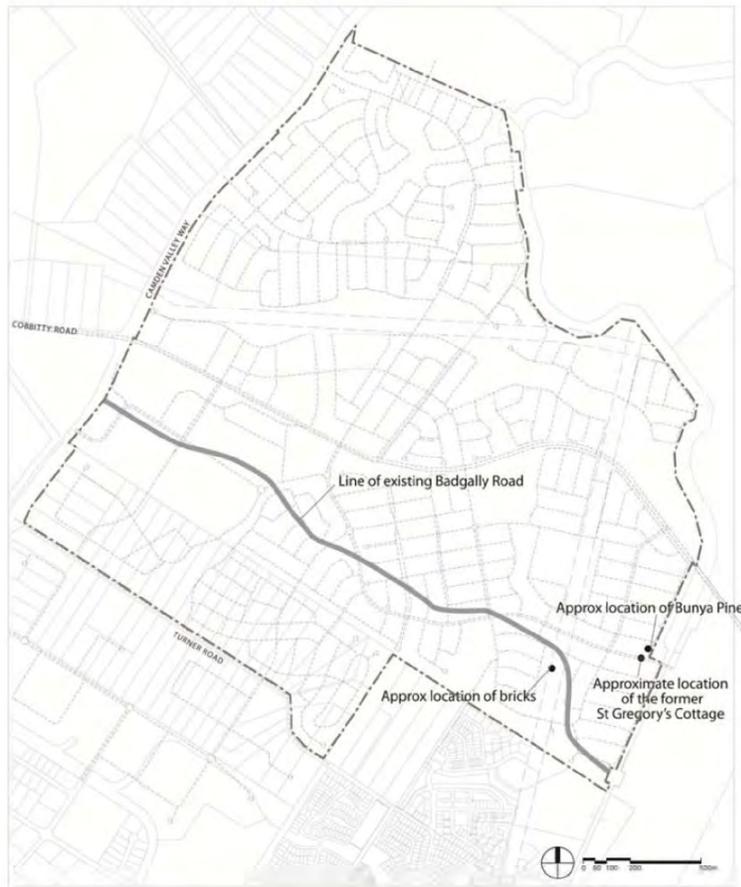
Figure 19: Aboriginal Archaeological Conservation Areas

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European Heritage

- Precinct boundary
- Line of existing Badgally Road
- Approximate locations where relics or other historic features may be found

Figure 20: Elements of European Heritage Significance

Land Adjacent to the Sydney Water Canal

Note: The Sydney Upper Canal System is located to the immediate east and north of the precinct and is listed on the State Heritage Register (SHR). The Canal is significant as a major component of the Upper Nepean Scheme, which also includes the Prospect Reservoir and the Lower Canal. The Canal is historically significant, having functioned as part of Sydney's main water supply system for over 120 years and is also aesthetically significant as a landscape element within a rural bushland setting.

Objectives

- (1) To enhance and protect the heritage significance of the Canal and respect its rural landscape setting.
- (2) To retain a continuous landscape buffer adjacent to the Canal.
- (3) To ensure that new development is set back and visually screened from the Canal.
- (4) To provide public access along the Canal perimeter for heritage interpretation purposes, while ensuring the security of the Canal is maintained at all times.
- (5) To minimise risks to public safety.
- (6) To prevent stormwater or other pollutants from entering the Canal system.

Controls

- (1) A continuous landscape buffer shall be provided along the western extent of the Canal. The landscape buffer shall have a minimum width of 5m. Council may consider the encroachment of a road or pathway into this landscape buffer where it is demonstrated that such encroachment is not inconsistent with the objectives of this control. The landscape buffer may be designed as the verge of a public road.
- (2) The landscape buffer shall be landscaped with native plant species to soften the transition between the rural landscape setting of the Canal and the developable areas. A combination of native grasses and screening trees (native species) would be appropriate.
- (3) The landscape buffer shall be bounded on its western edge by a public road. Where a road cannot be provided along the landscape buffer, Council may consider residential lots abutting the landscape buffer subject to the minimum setback controls below. Dwellings on these lots are to be designed to positively address the Canal through the use of upper level balconies and the like. Where fencing is proposed, it should have an open rural style.
- (4) New buildings shall be setback a minimum of 17m from the boundary of the canal. Dwellings shall be designed to front the boundary road to provide casual surveillance of the landscape buffer and Canal. Where a lot has a rear boundary to the landscape buffer, the minimum setback shall be 10m.
- (5) The design of the landscape buffer and road along the Canal shall incorporate elements that interpret the heritage significance of the Canal and the history of the area generally. DAs for subdivision adjacent to the Canal shall outline the proposed measures to achieve this control. Consideration should be given to the provision of a pathway or cycleway within the landscape buffer, interpretive signage, landscape treatments and road design.
- (6) A security fence shall be erected along the length of the eastern precinct boundary adjacent to the Canal. The fence shall be designed to satisfy the security requirements of the Sydney Catchment Authority without being detrimental to the heritage significance of the Canal. Consideration should be given to the style of the fence, the use of materials and colours and landscaping to soften the visual impact of the fence from the Canal and from the development. The fence shall be installed by the developer prior to any subdivision works occurring adjacent to the Canal.
- (7) The stormwater system along the eastern boundary of the precinct shall be designed to ensure that stormwater will not enter the Canal. Management measures shall accommodate and not impede flows from the trail drains, banks/berms, pipes/flumes/culverts/siphons that convey stormwater across the canal.
- (8) Any development adjacent to the canal and roads crossing the canal shall be designed and constructed to minimise damage to the canal from vibration and cut and fill works. Construction techniques shall satisfy the requirements of the Sydney Catchment Authority.

6.5 Bushfire Hazard Management

Objectives

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

Controls

- (1) Subject to detailed design at DA stage, the indicative location and widths of APZs are to be provided generally in accordance with **Figure 21**. APZs:
 - are to be located wholly within the precinct,
 - may incorporate roads and flood prone land,
 - are to be located wholly outside of a core riparian zone (CRZ) but may be located within the buffer areas to the CRZs,
 - may be used for open space and recreation subject to appropriate fuel management,
 - are to be maintained in accordance with the *Planning for Bushfire Protection 2006* (RFI),
 - may incorporate private residential land, but only within the building setback (no dwellings are to be located within the APZ), and
 - are not to increase the maintenance burden on public lands, and
 - are to be bounded by a perimeter fire trail/road that is linked to the public road system at regular intervals in accordance with *Planning for Bushfire Protection 2006*.

Note: Where sufficient room is available within the road reserve and the front yard of private lots, the APZ shall be located wholly within these areas. Where insufficient room is available, the vegetated buffer to the core riparian zone may be considered appropriate for a portion of the APZ.
- (2) Reticulated water is to meet the standards contained within *Planning for Bushfire Protection 2006*. Water supply is to be via a ring main system, engineered to the requirements of *Australian Standard 2419.1-1994 Fire Hydrant Installations*.
- (3) Vegetation within public and community title parks and Category 3 riparian zones is to be designed and managed as a 'fuel reduced area'.
- (4) Buildings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of *Planning for Bushfire Protection 2006* and *Australian Standard 3959-1999 - Construction of Building in Bushfire Prone Areas*.
- (5) Where an allotment fronts and partially incorporates an APZ it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88b instrument.
- (6) Temporary APZs, identified through a Section 88b instrument, will be required where development is proposed on allotments next to undeveloped land. Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and shall cease.

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Asset Protection Zones

- Precinct boundary
- 15m APZ
- 10m APZ

Figure 21: Indicative Location of Asset Protection Zones

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Tree Retention and Biodiversity

Objectives

- (1) To ensure the protection and enhancement of existing significant trees and to improve or maintain biodiversity values within the precinct.
- (2) To maintain or improve as much existing vegetation as practicable within the precinct.
- (3) To reduce impacts of runoff from roads and impervious areas on adjacent lands.
- (4) To prevent the spread of weeds during and after construction.

Controls

- (1) The vegetation of moderate significance identified at **Figure 22** is to be retained where possible.
- (2) A Tree Survey Plan is to be submitted with each subdivision DA. The Tree Survey Plan is to identify the location, type and condition of all existing trees, and is to indicate those trees proposed to be removed, including the justification for their removal, and those to be retained. Where trees are to be retained, details of any protection methods shall be submitted with the DA. Priority should be given to retention of trees that have biodiversity value, particularly hollow bearing trees. These and other significant trees are to be retained wherever possible within public and community parks, streetscapes and riparian corridors.
- (3) Native vegetation (canopy level) shall be provided, where possible, within pocket parks, riparian corridors and street verges to create a 'stepping-stone corridor' for terrestrial bio-diversity. Details of any planting shall be provided within a detailed Landscape Plan submitted with a development application for subdivision of land.
- (4) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
- (5) All subdivision design and bulk earthwork is to consider the need to minimise weed dispersion and eradication. In the opinion of Council, where a significant weed issue exists, a Weed Eradication and Management Plan is to be submitted with the subdivision DA that outlines weed control measures during and after construction. In these instances, a detailed Management Plan will be required to be prepared prior to any earth works being undertaken.

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Remnant Vegetation
--- Precinct boundary
■ Moderate significance vegetation

Figure 22: Areas of Significant Remnant Vegetation

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Contamination Management

Objectives

- (1) To minimise the risks to human health and the environment from the development of potentially contaminated land.
- (2) To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls

- (1) DAs for development in Areas of Environmental Concern (AEC) as identified at **Figure 23** shall be accompanied by a Stage 2 Detailed Environmental Site Investigation prepared in accordance with Council's *Policy – Management of Contaminated Lands*. If remediation is required, a Remediation Action Plan (RAP) is to be prepared and submitted as part of any DA that seeks consent for remediation. Council may require a Site Audit Statement (SAS) (issued by a DECC Accredited Site Auditor) where remediation works have been undertaken to confirm that areas identified as contaminated land are suitable for the proposed use. The SAS shall be submitted prior to the issue of the Subdivision Certificate.
- (2) Where redevelopment is proposed on a site where the Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (eg. residential, education, public recreation facility etc), Council will require a Stage 1 Preliminary Environmental Site Contamination Investigation. Depending on the outcome of the Stage 1 investigation, a Stage 2 Environmental Site Investigation may also be required.
- (3) All investigations, reporting and identified remediation works must be in accordance with the protocols of Council's *Policy – Management of Contaminated Lands* and the DECC's *Guidelines for Consultants Reporting on Contaminated Sites*.

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Land Contamination
- - - Precinct boundary
■ Areas of Environmental Concern

Figure 23: Areas of Environmental Concern

6.6 Odour

Objective

- (1) To ensure appropriate levels of odour amenity for future residents.

Control

- (1) Development fronting Turner Road shall include mitigation measures within the design and layout of a building to overcome any odour impacts associated with the Poultry Farm located within the Smeaton Grange development (refer to the *Level 1 Odour Impact Assessment for Turner Road Precinct* prepared by Benbow Environmental dated March 2007 for the affected area). Mitigative measures may include:
- facing windows and doors of more sensitive uses away from the odour source, and
 - landscaping, including fences and tall vegetation.
- (3) Where an existing poultry farm is proposed to expand or a new poultry farm proposed within the precinct boundary, a Level 3 Odour Impact Assessment must be undertaken to verify the actual nuisance level of odour generated by the poultry farm. The assessment is to be undertaken in accordance with the EPA Draft Policy *'Assessment and Management of Odour from Stationary Sources in NSW and Technical Notes'*. Any Level 3 Odour Assessment must also consider the local terrain effects on odour behaviour for day and night-time periods and determine the suitable separation distance that the farm must be from sensitive development. For residential or sensitive use developments a 2.0 OU/m³ should be used as the criterion to determine the level of odour nuisance / impact.
- (4) For industrial / employment developments, the emission of all air impurities is to be strictly controlled in accordance with the *Protection of the Environment Operations (Clean Air) Regulation 2002* and must not exceed the prescribed standard concentration and emission rates. Where no standard is prescribed by the regulation, the activity or operation of any plant must be carried out by such practicable means as may be necessary to prevent or minimise air pollution. A report prepared by a suitably qualified air quality expert may be requested by Council to be prepared prior to development consent being granted. Such a report is to detail the likely air emissions and impacts, methods for control and maintenance of equipment, to ensure compliance with the *Protection of the Environment Operations Act, 1997* and associated Regulations.
- (5) All Sewage Treatment Plants (STP) are to be surrounded by an odour buffer. The size of such buffer is to be determined by a suitably qualified air quality expert in conjunction with Sydney Water and Camden Council. Where there is a proposal to locate a STP in or near the precinct that includes associated odour buffer zones, all proposed residential development boundaries and sensitive land use developments must be located outside of the defined buffer zones of the STP. Sewage Pumping Stations (SPS) must be located a suitable distance away from residential development boundaries that includes sensitive land use developments preferably in areas of public open space

6.7 Acoustics

Objective

- (1) To achieve an acceptable residential noise environment whilst maintaining well designed and attractive residential streetscapes.
- (2) To discourage the use of local streets by heavy vehicles.

Controls

- (1) Residential development shall be designed to comply with Council's Environmental Noise Policy that incorporates DECC's Environmental Criteria for Road Traffic Noise. However, for residential development adjoining sub-arterial and collector roads, where external traffic noise level limits will be exceeded at the façade of the residential premises nearest to the noise source, the development will be deemed to comply with Council's Environmental Noise Policy if:
- the principal private open space area of the residential premises complies with the relevant noise limit; and
 - the internal noise levels identified in sub-clause (2) are achieved.

- (2) The internal noise level limits for residential development are:
- For residential premises impacted by traffic noise from arterial, or sub-arterial roads:
 - In a naturally ventilated - windows open condition (i.e. windows open up to 5% of the floor area, or attenuated natural ventilation open to 5% of the floor area), or mechanically ventilated windows closed condition:

Sleeping areas	L _{Aeq} 15 hour, Day	40dB
	L _{Aeq} 9 hour, Night	35dB
Living areas	L _{Aeq} 15 hour, Day	45dB
	L _{Aeq} 9 hour, Night	40dB
 - Where a naturally ventilated - windows open condition cannot be achieved, it is necessary to incorporate mechanical ventilation compliant with AS1668 and the Building Code of Australia. The noise levels above shall be met with mechanical ventilation or air-conditioning systems not operating. The following L_{Aeq} noise levels shall not be exceeded when doors and windows are shut and mechanical ventilation or air conditioning is operating:

Sleeping areas	L _{Aeq} 15 hour, Day	43dB
	L _{Aeq} 9 hour, Night	38dB
Living areas	L _{Aeq} 15 hour, Day	46dB
	L _{Aeq} 9 hour, Night	43dB

Note: These levels correspond to the combined measured level of external sources and the ventilation system operating normally.
 - For residential premises impacted by traffic noise from collector roads:
 - In a naturally ventilated - windows open condition (i.e. windows open up to 5% of the floor area, or attenuated natural ventilation open to 5% of the floor area), or mechanically ventilated windows closed condition:

Sleeping areas	L _{Aeq} 1 hour, Day	40dB
	L _{Aeq} 1 hour, Night	35dB
Living areas	L _{Aeq} 1 hour, Day	45dB
	L _{Aeq} 1 hour, Night	40dB
 - Where a naturally ventilated - windows open condition cannot be achieved, it is necessary to incorporate mechanical ventilation compliant with AS1668 and the Building Code of Australia. The noise levels above shall be met with mechanical ventilation or air-conditioning systems not operating. The following L_{Aeq} noise levels shall not be exceeded when doors and windows are shut and mechanical ventilation or air conditioning is operating:

Sleeping areas	L _{Aeq} 1 hour, Day	43dB
	L _{Aeq} 1 hour, Night	38dB
Living areas	L _{Aeq} 1 hour, Day	46dB
	L _{Aeq} 1 hour, Night	43dB

Note: These levels correspond to the combined measured level of external sources and the ventilation system operating normally.

Note: L_{Aeq} 1 hour noise levels shall be determined by taking as the second highest L_{Aeq} 1 hour over the day and night period for each day and arithmetically averaging the results over a week for each period (5 or 7 day week, whichever is highest).
- (3) For residential subdivisions that:
- are adjacent to arterial, sub-arterial or collector roads, or
 - are potentially impacted upon by a nearby industrial / employment area, or
 - are on steep (> 1:10) or elevated land within 100m of an arterial, sub-arterial or collector road
- an acoustic report is required to be submitted as part of a subdivision application demonstrating that the proposed subdivision design and any required acoustic attenuation can comply with the above noise control levels. An acoustic report is also required for any non-residential use to be undertaken within a residential area.
- (4) All industrial / commercial / employment development is to comply with the Council's Environmental Noise Policy.

- (5) Noise walls are not permitted on any sub-arterial road, collector street or local street. Arterial roads require an innovative solution that maintains a quality landscape and streetscape. Options for arterial roads can include, but may not be limited to landscaped mounds, a combination of mounds and walls or well designed walls that have interesting materials, colours, patterns and an openness through use of transparent materials or outwardly angled walls.
- (6) A combination of the following measures (described in **Figure 24**) is to be used to mitigate the impacts of traffic noise on sub-arterial roads and collector streets:
 - setbacks and service roads;
 - internal dwelling layouts that are designed to minimise noise in living and sleeping areas;
 - changes in topography;
 - using attached dwellings;
 - using higher than standard fencing between separate buildings constructed with a suitably solid mass; and
 - site layouts that locate principal private open space areas away from the noise source.

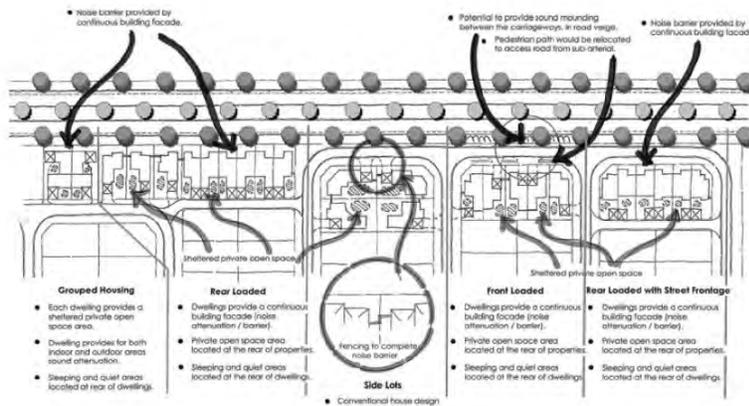


Figure 24: Measures to Minimise Noise Intrusion into Dwellings

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Turner Road Precinct Development Control Plan 2007

Attachment 1

7.0 Residential Development

This section of the DCP provides development controls relating to neighbourhood and subdivision design, streetscape and architectural design, setbacks, corner lots, zero lot lines, dwelling height, massing and siting, private open space, garages, access and parking, studios / Fonzie flats, dual occupancies, mixed use and high density housing, safety and surveillance, fencing and cut and fill.

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Attachment 1

7.1 Neighbourhood and Subdivision Design

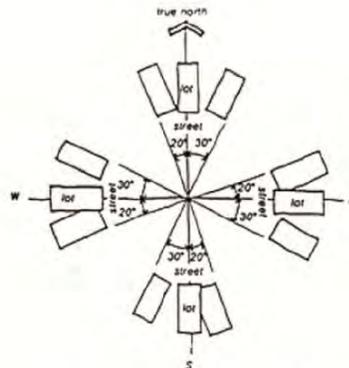
Objectives

- (1) To establish a clear urban structure that maximises the 'sense of neighbourhood' and encourages walking and cycling over private car use.
- (2) To establish a subdivision layout that utilises the residential development areas efficiently, maximises the natural attributes of the site and clearly defines and reinforces the public domain.
- (3) To ensure that all residential lots are afforded a high level of amenity in terms of solar access, views/outlook and/or proximity to public and community facilities and parks.
- (4) To provide a range of densities, lot sizes and house types to foster a diverse community and interesting streetscapes.

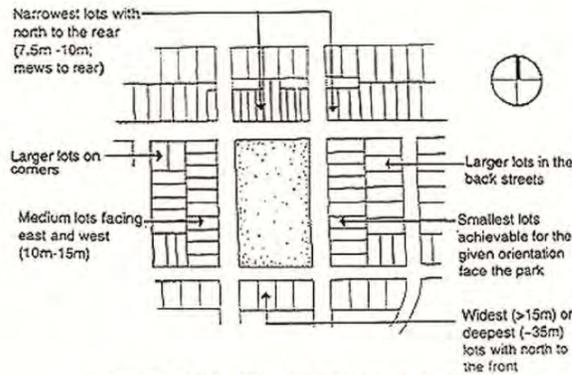
Controls

- (1) Residential neighbourhoods to be based on closely located school, retail or community facilities generally defined by a five minutes walk (typically 400m) from the focal point.
- (2) Subdivision layout is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and solar design principles.
- (3) Pedestrian connectivity within each residential neighbourhood is to be provided between the residential areas and public open space areas, public transport nodes, education and community/recreation facilities.
- (4) Street blocks are to be generally a maximum of 250m long x 70m wide. Block lengths and widths in excess of 250m may be considered by Council where pedestrian connectivity and traffic calming objectives are achieved.
- (5) Lot orientation and configuration is to be generally consistent with the subdivision principles shown at **Figure 25**. The preferred lot orientation is either on a north-south or east-west orientation as per **Figure 25**). Where other amenities such as views and outlook over open space are available, an alternative lot orientation can be considered.
- (6) A diverse range of lot types and frontages should be provided in each street (see principles diagram at **Figure 25**). The repetition of lots with the same frontage along a street is to be avoided. For lots 12.5m wide and above, no more than three in a row should have the same frontage. The minimum change in lot width shall be 2m.
- (7) Residential lots should be orthogonal in geometry and the use of battle-axe lots is to be minimised.
- (8) The minimum lot size for single detached housing is 250m². The minimum depth of a lot is 20m.
- (9) The minimum lot size for multi-dwelling housing is 125m². The minimum depth of a lot is 20m.
- (10) All applications for subdivision proposing residential allotments with a site area of less than 350m² are to be accompanied by development plans for the proposed dwellings on those lots. Council may waive this requirement where an application for subdivision creates no more than 2 lots with a site area less than 350m², and Council is satisfied that the subdivision application demonstrates (through use of restrictions such as building envelopes, preferred locations for garages and open space and the like) that an appropriate built form can be delivered on the lot that complies with the relevant provisions of this DCP. These restrictions will be approved as part of the subdivision application and will be required to be complied with by any future application proposing a dwelling on that lot. On lots greater than 350m² in size where a zero lot line is permitted, the side of the allotment that may have a zero lot alignment shall be shown on the approved subdivision plan. In addition, the S88B instrument for the subject lot and the adjoining lot shall include a note identifying the potential for a building to have a zero lot line.
- (11) Subdivision and lot layout is to be designed having regard to the other controls of Section 7 of this DCP. Whilst a range of controls should be considered to achieve good urban design outcomes, in particular, subdivision applications must demonstrate compliance with the controls in Section 7.5, 7.6 and 7.10 of this DCP, where relevant.

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Orientated lots for solar access in temperate and hot-arid climates. (Source: Amcord)



Example of subdivision pattern likely after applying the principles

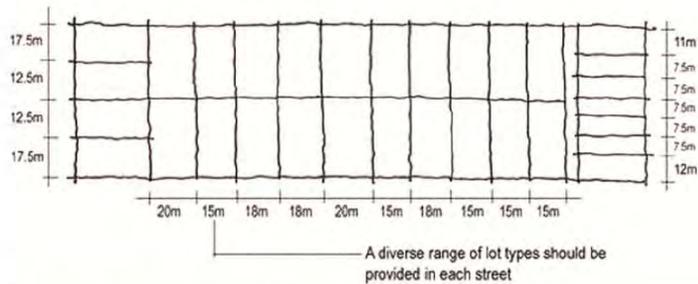


Figure 25: Subdivision, Lot Orientation and Lot Frontage Variation Principles

7.2 Streetscape and Architectural Design

Objectives

- (1) To ensure that buildings are designed to enhance the existing and future desired built form and character of the neighbourhood by encouraging innovative and quality designs that fit harmoniously with their surroundings.
- (2) To encourage a diversity of house types and densities to be provided within residential streets.
- (3) To ensure the provision of equitable access to natural light and ventilation for the occupants of all residential buildings.
- (4) To provide a clear distinction between private and public space and to encourage casual surveillance of the street.
- (5) To create an attractive and cohesive streetscape through the provision of simple and articulated building and roof forms.

Controls

- (1) Good streetscape design principles are illustrated at **Figure 26**. The primary street facade of a dwelling must incorporate at least two of the following design features:
 - entry feature or portico,
 - awnings or other features over windows,
 - balcony or window box treatment to any first floor element,
 - recessing or projecting architectural elements,
 - a variation in scale to adjoining properties,
 - open verandah,
 - mixture of building materials,
 - bay windows or similar features, or
 - verandahs, pergolas or similar features above garage doors.
- (2) The secondary street facade for a dwelling on a corner lot must incorporate at least two of the following design features:
 - verandah,
 - gable,
 - vertical architectural elements to reduce the horizontal emphasis of the facade,
 - entry feature or portico,
 - balcony/window boxes or similar elements, or
 - landscaping/fencing compatible with the status of the surrounding streetscape.
- (3) Eaves are to provide sun shading and protect windows and doors and provide aesthetic interest. Except for walls built to the boundary, eaves should have a minimum of 450mm overhang (measured to the fascia board) and be provided to a minimum of 70% of the dwelling. Council will consider alternative solutions to eaves so long as they provide appropriate sun shading to windows and display a high level of architectural merit.
- (4) Proposed dwelling colours, materials and finishes are to be from a predominantly neutral palette of colours. Bright and highly reflective colours are to be avoided, except for architectural features. Multi-coloured roof tiles are not permitted.
- (5) Exact mirror-imaging of dwelling facades to form dual occupancy (duplex) housing is not permitted. However, symmetrical dual occupancy design is permitted where each dwelling in the dual occupancy can satisfy two different design features as listed in sub-clause (1) above and where the overall design of the dual occupancy is appropriate in the streetscape having regard to design, building form and bulk. The repetition of identical housing designs in a group of dwellings, other than for terrace housing and the like, will not be permitted.
- (6) Garage doors are to be designed to recede from the front facade so as not to dominate the dwelling and the streetscape.
- (7) Complex roof forms should be avoided. The pitch of hipped and gable roof forms on the main dwelling house should be between 22.5 degrees and 34 degrees. Skillion roofs, roofs hidden from view by parapet walls, roofs on detached garages, studios and ancillary buildings on the allotment are excluded from this control.

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- (8) Porticos and entry features are to be in proportion with the scale of the dwelling.
- (9) All main entries to dwellings are to be to the front / primary street only and not to side streets.



Figure 26: Good Streetscape Design Principles

7.3 Front Setbacks

Objectives

- (1) To provide a variety of streetscapes that reflect the character of different precincts, the diversity of edge conditions, house types and road hierarchies.
- (2) To encourage the use of simple and articulated building forms.
- (3) To reduce the dominance of garages on the streetscape.
- (4) To encourage the use of eaves, verandahs, balconies and feature elements on the front facades of dwellings.

Controls

- (1) Dwellings are to be consistent with the front setback controls and principles at **Table 11** and **Figure 27**.

Note: the 'Building facade line' is the predominant front building line of a dwelling at ground level.

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- (2) The 'Articulation zone' consists of architectural elements which address the street frontage. Elements permitted in the articulation zone include the following:
- entry feature or portico,
 - awnings or other features over windows,
 - eaves and sun shading,
 - balcony or window box treatment to any first floor element,
 - recessing or projecting architectural elements,
 - open verandahs,
 - bay windows or similar features,
 - verandahs, pergolas or similar features above garage doors.
- (3) The garage line is to be set back a minimum 5.5m and minimum 1m behind the Building Facade Line.

Table 11: Front Setbacks

Lot width*	5m -10m	>10m – 15m	>15m
Building facade line	3.5m	4.5m	Lots >15m – 20m: 4.5m to building facade line Lots > 20m: 4.5m to ground floor & 6m to upper floor
Articulation zone	2.5m	3.5m	3.5m
Garage line	5.5m to garage line & 1m behind the building facade line	5.5m to garage line & 1m behind the building facade line	5.5m to garage line & 1m behind the building line Lots > 20m: 6.5m to garage line (for a third garage)

* Measured at the building facade line

7.4 Side and Rear Setbacks

Objectives

- (1) To create an attractive and cohesive streetscape.
- (2) To minimise the impacts of development on neighbouring properties in regard to view, privacy, and overshadowing.
- (3) To encourage the efficient use of land.
- (4) To provide 'breathing space' between buildings.

Controls

- (1) Dwellings are to be consistent with the side and rear setback controls at **Table 13** or the Building Code of Australia, whichever is the greater. Projections permitted into side and rear setback areas include eaves, sun hoods, gutters, down pipes flues, light fittings and electricity or gas meters, rainwater tanks and hot water units.
- (2) The location of the 1.5m upper level side setback is to be determined having regard to dwelling design, lot orientation, adjoining dwellings, landscape features and topography and the preferred locations diagram at **Figure 28**.
- (3) Walls along boundary setbacks shall be staggered / indented to avoid the appearance of unduly long walls.

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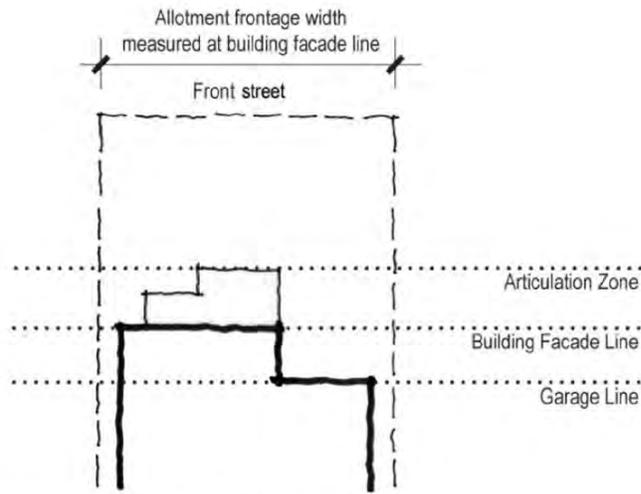


Figure 27: Front Setback Principles Diagram

Table 12: Side and Rear Setbacks

Lot width*	5m -10m	>10m – 15m			>15m	
Ground floor	Zero setback	Side A		Side B	Side A	Side B
		0.9 m		0 m	0.9 m	0.9 m
Upper floor	Zero setback	Side A		Side B	Side A	Side B
		Lots >10 m -12.5 m	0.9 m	0.9 m	0.9m	1.5 m
		Lots >12.5 m – 15 m	0.9 m	1.5 m		
Rear setback (excludes garages)	4m	4m			4m	

* Measured at the building facade line

** See Figure 28 for location of upper level setback based on lot orientation

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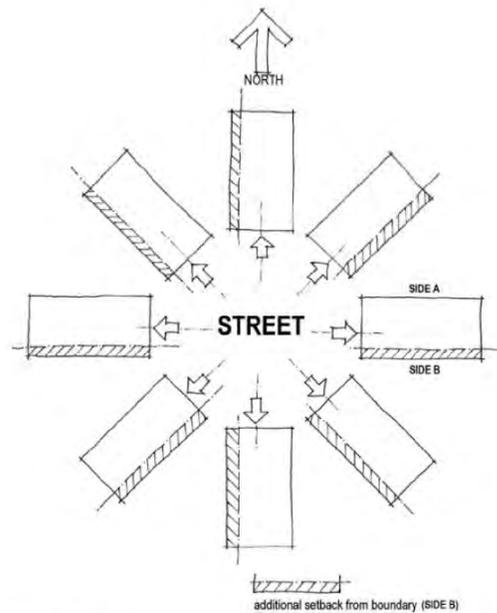


Figure 28: Upper Level Setback Location Principles

7.5 Corner Lots

Objectives

- (1) To ensure corner sites are developed as visually significant elements in order to promote a strong and legible character, while maintaining sight lines for the safety of pedestrians and vehicles.

Controls

- (1) The minimum splays on corner lots are shown in **Figure 29**. For lots less than 15m wide, the minimum setback to dwellings from the secondary street boundary (not including the splay) shall be 2m. For lots greater than 15m wide, the minimum setback to dwellings from the secondary street (not including the splay) shall be 3m. Dwellings shall have a minimum of 0.9m setback from the splayed corner.
- (2) The facade of a dwelling on a corner lot is to address both streets and be appropriately articulated. Garages on corner lots are encouraged to be accessed from the secondary street.

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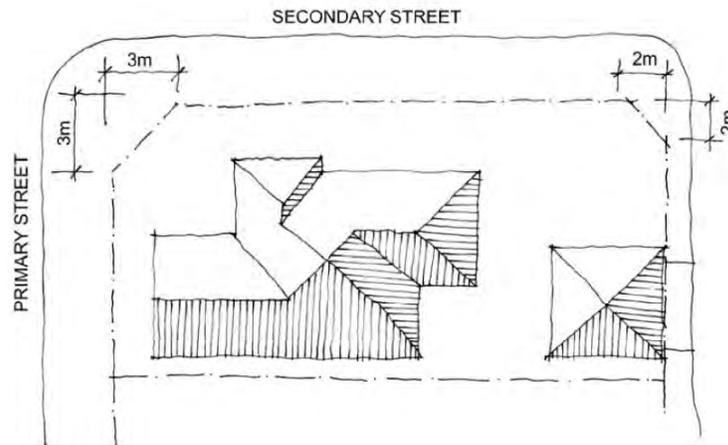


Figure 29: Corner Splay Diagram

Note: The corner splays shown in Figure 29 are minimums based on a modified grid street pattern and may be required to be increased to achieve sight distance requirements at intersections on curvilinear streets.

7.6 Zero Lot Lines

Objectives

- (1) To create an attractive and cohesive streetscape and the efficient use of land.
- (2) To maintain appropriate amenity between dwellings.

Controls

- (1) Dwellings are to be consistent with the zero lot line controls at **Table 13**. It must be demonstrated that the use of a zero lot line setback will not adversely affect the privacy and solar access of an adjoining property.
- (2) The location of zero lot line is to be determined with regard to dwelling design, allotment orientation, adjoining dwellings, landscape features and topography and the preferred lot orientation illustrated at **Figure 30**.
- (3) An easement for maintenance of the zero lot line wall (and any services along the side of the dwelling) is to be provided on the adjoining property. No overhanging eaves or services will be permitted within the easement. The S88B instrument supporting the maintenance easement is to be worded so that Council is removed from any dispute resolution process.

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Table 13: Zero Lot Lines

Lot width*	5m -10m	>10m – 15m	>15m
Location criteria for zero lot line lots	<p><i>Lots 5m-8m:</i> Building to both boundaries permitted up to 2 storeys</p> <p><i>Lots >8m-10m:</i> Building to 1 boundary** permitted up to 2 storeys</p>	Building to 1 boundary**, permitted up to 1 storey	Not permitted
Length of zero lot line on boundary (excluding corner lots)	15m (excludes rear loaded garages)	<p><i>Lots >10m-12.5m:</i> 11m (excludes rear loaded garages)</p> <p><i>Lots >12.5m – 15m:</i> 7m (garage only)</p>	Not permitted

* Measured at the building facade line

** See Figure 30 for location of zero lot based on lot orientation

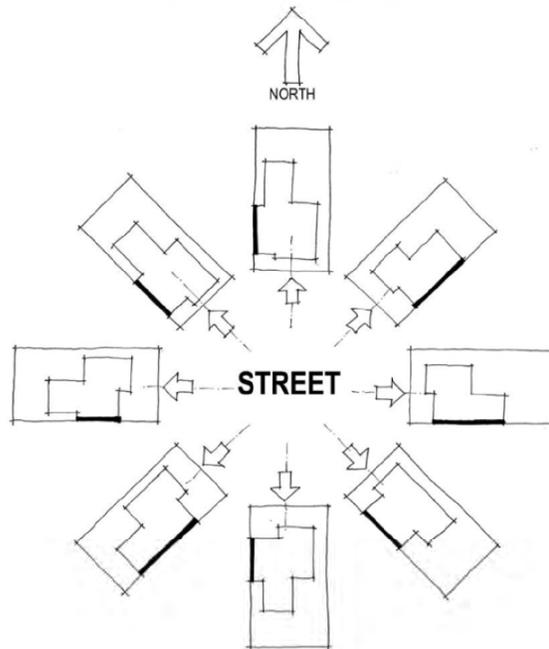


Figure 30: Zero Lot Line Location Principles

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7.7 Dwelling Height, Massing and Siting

Objectives

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

Controls

- (1) Single dwelling housing and multi-dwelling housing are to be generally 2 storeys in height. Council may permit a 3rd storey if it is satisfied that it is located:
 - on a prominent street corner, or
 - adjacent to a neighbourhood or local centre or public open space, or riparian corridors, or
 - on land with a finished ground level slope equal to or more than 15%, andis not likely to impact adversely on the existing or future amenity of any adjoining land on which residential development is permitted, having regard to overshadowing, visual impact and any impact on privacy.
- (2) For lots equal to, or greater than, 350m², the upper (2nd) level of a dwelling is to be no more than 30% of the lot area.
- (3) The massing and siting principles for dwellings are illustrated at **Figure 31**.

Note: "Principal private open space" (PPPOS) means the portion of private open space which is conveniently accessible from a living zone of the dwelling, and which receives the required amount of solar access.

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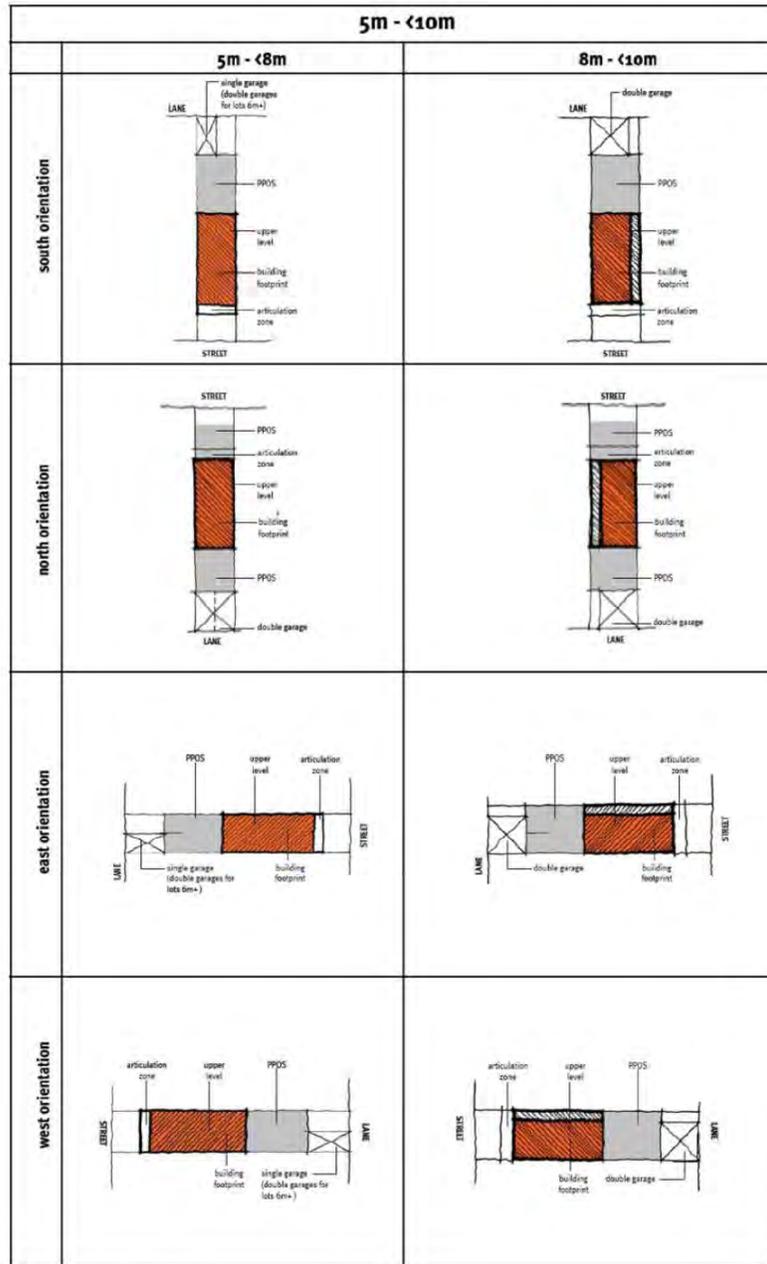


Figure 31a: Dwelling Siting and Massing Principles

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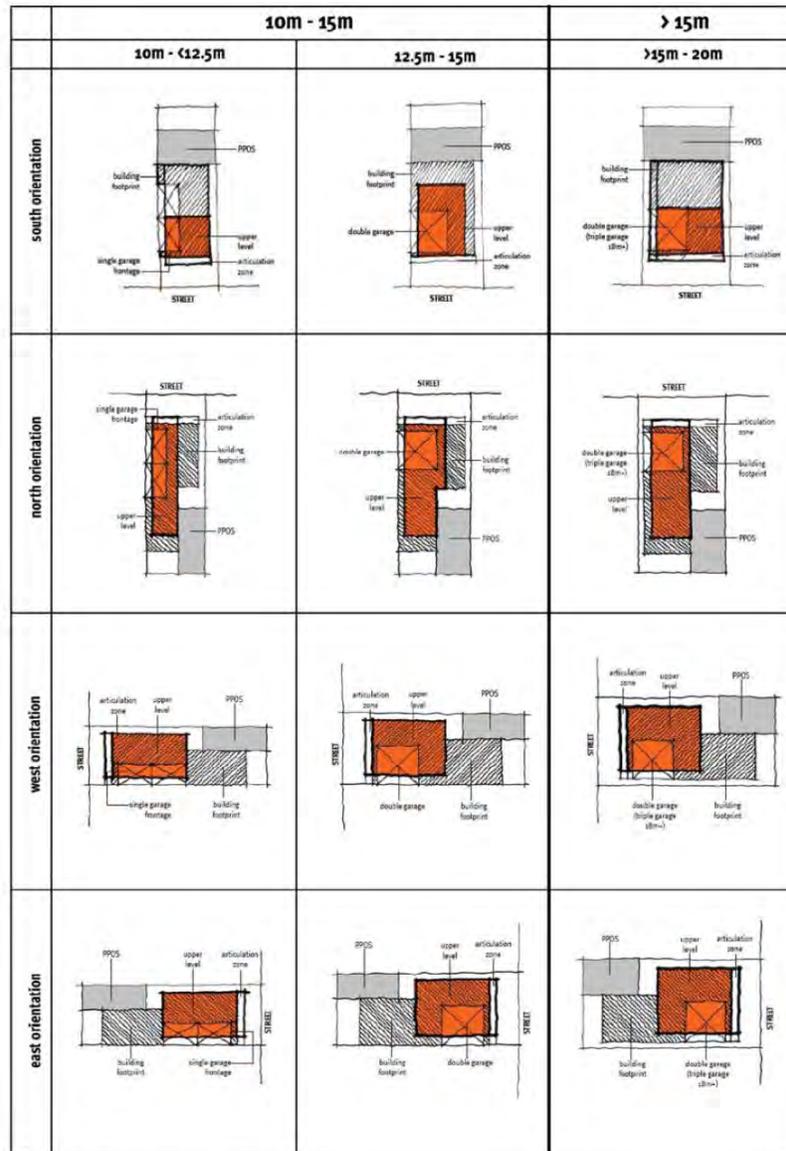


Figure 31b: Dwelling Siting and Massing Principles

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7.8 Private Open Space

Objectives

- (1) To provide a high level of residential amenity with opportunities for outdoor recreation and relaxation within the property.
- (2) To enhance the spatial quality, outlook, and usability of private open space.
- (3) To facilitate solar access to the living areas and private open spaces of the dwelling.
- (4) To ensure that dwellings are designed to minimise overshadowing of adjacent properties and to protect minimum standards sunlight access to private outdoor living space of adjacent dwellings.

Controls

- (1) Each dwelling is required to be provided with an area of Private Open Space (POS) and Principal Private Open Space (PPOS) consistent with **Table 14**.
- (2) The location of PPOS is to be determined having regard to dwelling design, allotment orientation, adjoining dwellings, landscape features, topography and the preferred locations of PPOS illustrated at **Figure 32**.
- (3) 50% of the area of the required PPOS (of both the proposed development and the adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June).
- (4) The PPOS is required to be conveniently accessible from the main living area of a dwelling or alfresco room and have a maximum gradient of 1:10. Where the PPOS is a semi-private patio, balcony or roof top area, it must be provided with a fence or landscaped screen at least 1 m in height, and be directly accessible from a living area.
- (5) For a dual occupancy that incorporates one dwelling substantially above the other, the ground level dwelling is to comply with the controls in **Table 14** and the upper level dwelling is to provide a balcony accessed directly off the living space with a minimum area of 8m² plus a minimum 5m² ground level service yard with space for clothes drying facilities.

Table 14: Private Open Space

Lot width*	5m -10m	>10m – 15m	>15m
Private Open Space	Min. 20% of the allotment area Min. dimension 2m	Min. 20% of the allotment area Min. dimension 2m	Min. 20% of the allotment area Min. dimension 2.5m
Principal Private Open Space	Min. 16m ² with a min. dimension of 3m or min. 10m ² per dwelling if provided as a semi private balcony or rooftop with a min. dimension of 2.5m**	20m ² with a min. dimension of 3.5m To be located behind the building facade line**	24m ² with a min. dimension of 4m To be behind the building facade line**

* Measured at the building facade line

** See **Figure 32** for the preferred location of PPOS

Note: "Private open space" (POS) means the portion of private land which serves as an extension of the dwelling to provide space for relaxation, dining, entertainment and recreation. It includes an outdoor room / 'alfresco room'.

"Principal private open space" (PPOS) means the portion of private open space which is conveniently accessible from a living zone of the dwelling, and which receives the required amount of solar access.

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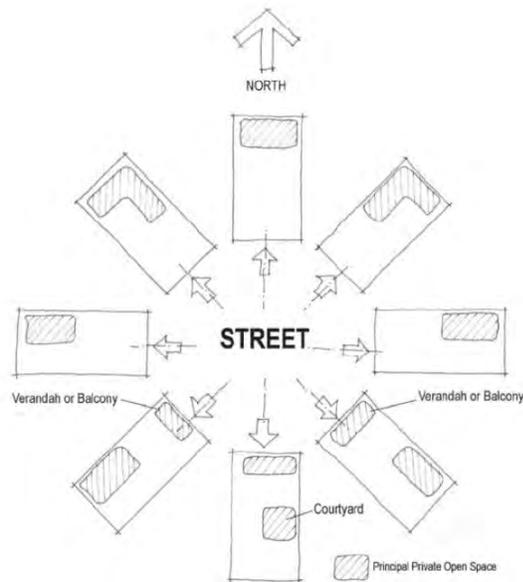


Figure 32: Principal Private Open Space Location Principles

7.9 Site Cover and Landscaped Area

Objectives

- (1) To encourage the use of native species of flora and low maintenance landscaping.
- (2) To contribute to effective stormwater management and energy efficiency.
- (3) To enhance the landscape character of the area.

Controls

- (1) Dwellings are to comply with the maximum site cover and minimum landscaped area requirements (as a percentage of the allotment area) at **Table 15**. The landscaped area (see definition at Glossary) means any part of a site, at ground level, that is permeable and consists of soft landscaping, turf or planted areas and the like.
- (2) A Landscape Plan is to be submitted with every DA for residential development with the exception of single dwelling houses. Landscape treatment is to be provided within the front setback zone to provide a clear delineation between the private and public domain. The front setback area of a dwelling is to contain landscaping and a minimum of one tree is to be provided, where possible. The selected tree must be a minimum pot size of 75 litres and a mature height of no less than 6m. This may include existing trees that are to be retained within the front setback area. The DA plans must indicate the extent of landscaped area and nominate the location of a selected tree.
- (3) Subsoil drains are to be installed around the perimeter of residences and connected to the stormwater system to prevent accumulation of water and concentration of salts.
- (4) Use of low flow watering facilities is encouraged to avoid over watering. Low water demand drought resistant vegetation is to be used in common landscaping areas, including native salt tolerant trees.

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Table 15: Site Cover and Landscaped Area

Lot width*	5m -10m	>10m – 15m	>15m
Site Cover (Max.)	60% of lot area	Single storey dwellings: 60% Two storey dwellings: 50% at ground floor and 30% at upper floor	Single storey dwellings: 50% Two storey dwellings: 50% at ground floor and 30% at upper floor
Landscape Area (Min.)	30% of lot area	30%	30%

* Measured at the building facade line

7.10 Garages, Site Access and Parking

Objectives

- (1) To provide safe and secure onsite parking for residents and visitors.
- (2) To reduce the visual impact of garages, carports and parking areas on the streetscape and improve dwelling presentation.
- (3) To ensure the design of garages do not dominate the frontage of the house.
- (4) To encourage the use of studios over garages to provide surveillance, work from home or residential accommodation opportunities.

Controls

- (1) Parking shall be provided in accordance with the requirements of the Camden Development Control Plan 2006.
- (2) The garage location requirements are set out in **Table 16**. Where a carport or garage entry forms part of the front facade of a dwelling, the carport or garage is to be set back a minimum of 5.5m from the front boundary to enable a car to be parked in the driveway. A carport or garage is to be setback at least 1m behind the front building facade. Where 3 garages are proposed, the third garage is to be setback at least 1m from the garage line.
- (3) The location of driveways is to be determined with regard to dwelling design and orientation, street gully pits and tree bays and is to maximise the available on-street parking and the preferred garage location principles illustrated at **Figure 33**.
- (4) Carports and garages are to be treated as an important element of the dwelling facade and interface with the public domain. They are to be integrated with and complementary, in terms of design and material, to the dwelling design. Garage doors are to be visually recessed through use of materials, colours, and overhangs. When facing the street, the maximum total width of a garage or carport door is to be 50% of the building facade length.
- (5) The maximum width of a driveway at the property boundary is to be 4.5m. On narrow roads, a wider driveway width may be required in order to comply with AS 2890.
- (6) Indicative examples of shared driveway / mews court arrangements are shown at **Figure 34**. The maximum number of dwellings serviced from a shared driveway is 10. Where 5 or more dwellings are served from a shared driveway, Council may require the driveway to be owned and maintained by a community / resident association or the like.
- (7) The maximum travelling distance from a public road to a garbage collection area within a shared driveway/mews court is 70m. Where garbage collection is required to occur within the shared accessway/mews court (i.e. when an alternative collection point is not available), the layout is to be designed to enable a garbage truck to enter and leave in a forward direction. A minimum pavement width of 5m and a turning circle is required.
- (8) All visible services are to be located within 1m of either side of the lot boundary prolongation. This is to include stormwater drainage assets such as kerb inlet pits.

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Table 16: Garage Locations

Lot width*	5m -10m	>10m – 15m	>15m
Garages	<p><i>Lots 5m-7m:</i> Single rear loaded garage only (rear loaded tandem garages permitted) No frontloaded garages are permitted</p> <p><i>Lots >7m-10m:</i> Double rear loaded garages permitted or Frontloaded tandem garages permitted</p>	<p><i>Lots >10m-12.5m:</i> Single frontloaded garages only (tandem garages permitted) or Rear loaded double and tandem garages permitted</p> <p><i>Lots ≥12.5m-15m:</i> Front loaded double and tandem garages permitted or Rear loaded double and tandem garages permitted</p>	<p>Front loaded double and tandem garages permitted or Rear loaded double and tandem garages permitted</p> <p><i>Lots > 20m:</i> Front loaded triple garages are permitted</p>

* Measured at the building facade line

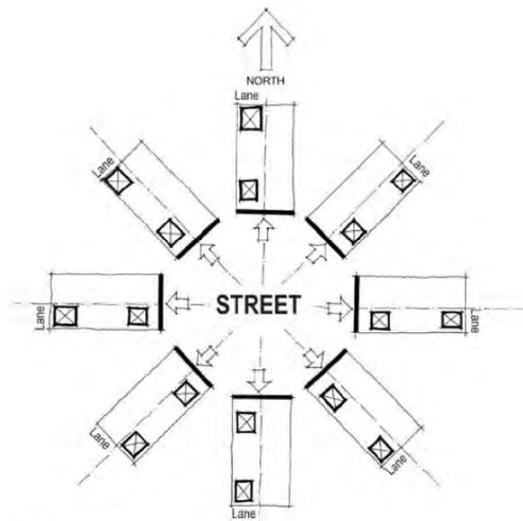


Figure 33: Garage Location Principles

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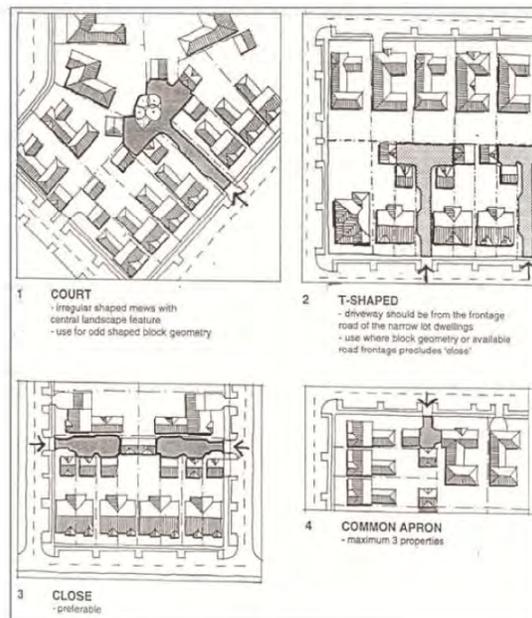


Figure 34: Indicative Shared Driveway Configurations

7.11 Studios / 'Fonzie Flats'

Note: Studios or 'Fonzie flats' are encouraged in order to provide children's play spaces, home offices, accommodation for extended families, and opportunities for more affordable housing delivery. The appearance of a studio, in terms of the building itself and its suitability in the context of the local character, is an important issue in the consideration of any application.

Objectives

- (1) To encourage a diversity of affordable housing product.
- (2) To promote innovative housing solutions that are compatible with the surrounding residential environment.

Controls

- (1) Studios / 'Fonzie flats' are to be consistent with **Table 17**.
- (2) A studio shall incorporate similar or complementary design and construction features, finishes, materials and colours to the principal dwelling.
- (3) Windows and private open spaces must not overlook the private space of any adjacent dwellings. Windows to common boundaries must either have obscured glazing, be screened or have a minimum sill height of 1.7m above floor level.
- (4) For Type 2 studios, rear loaded double or tandem garages are not to be dedicated for use by the occupants of the studio.
- (5) Type 2 studios must comply with separation controls nominated in Australian Standards and the Building Code of Australia (BCA).

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Table 17: Studios / Fonzie Flats

Element	Type 1 Studio	Type 2 Studio
Floor area (excluding balcony, car space and stairs)	Maximum floor area: 40m ²	Maximum floor area: 60m ²
On-site car parking	No additional car parking space required.	One additional dedicated on-site car parking space. Car parking space to be located in behind building facade line of principal dwelling. Car parking space not to be in a stacked configuration.
Private open space	No separate private open space to be provided for studio.	Balcony accessed directly off living space having minimum size of 8m ² , plus minimum 5m ² ground level service yard with space for clothes drying facilities. or All ground level private open space for all dwellings on the land (including principal dwelling) to be part of 'common property'
Location	Studio to be located above the garage, carport or like structure for the principal dwelling on the land.	Studio to be located above the garage, carport or like structure for the principal dwelling, or dwellings on the land
Subdivision	Subdivision of studio from principal dwelling not permitted.	Strata title subdivision only from the principal dwelling, or dwellings on the land
Access	The studio shall not have separate direct access to a street, lane or private accessway.	Access to studio to be separate from the principal dwelling and is to front a public street, lane or shared private accessway
Services and facilities	No separate services or facilities required.	Provision for separate services, such as mail delivery and waste collection, and an on-site garbage storage area which is not visible from public street
Environmental assessment	BASIX certification as part of principal dwelling assessment.	BASIX certificate required for each separate dwelling

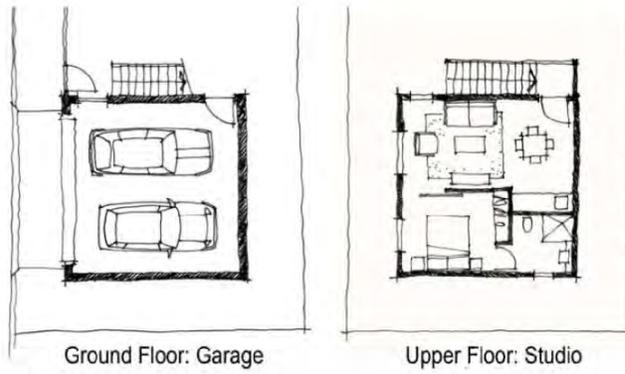
Note: "Studio / Fonzie flat" is shown in **Figure 35** and means:

Type 1 Studio: a room or suite of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used, as either a detached part of the dwelling house on the land, or as a separate domicile on the land, which is located above a garage, car port or the like, but is not intended to, or capable of being separately subdivided from the principal dwelling house on the land.

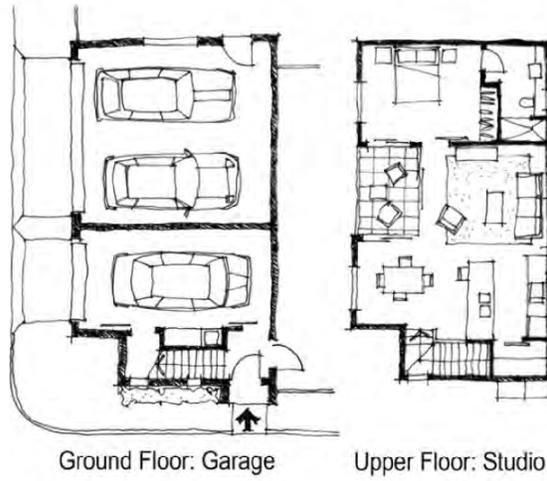
Type 2 Studio: a room or suite of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used as a separate dwelling on the land, which is located above a garage, car port or the like, which is intended to, or is capable of being separately strata subdivided from the principal dwelling house on the land.

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Type 1 Studio



Type 2 Studio

Figure 35: Indicative examples of Type 1 and 2 Studio / Fonzie Flats

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7.12 Mixed Use and High Density Housing

Objectives

- (1) To establish a high quality residential housing environment where all dwellings have a good level of amenity.
- (2) To encourage a variety of housing forms within residential areas.

Controls

- (1) Mixed use and residential flat buildings are to be located generally within the Town and Neighbourhood Centres. Residential flat buildings within the Residential R1 and R3 Zone are to:
 - have a minimum lot size of 1,000m² with a minimum street frontage of 30m, and
 - have direct frontage to an area of the public domain (including streets and public parks), and
 - be located within 400m of a public transport stop and any boundary of any one of the B1 Neighbourhood Centre or B2 Local Centre Zones, and
 - not adversely impact upon the existing or future amenity of any adjoining land upon which residential development is permitted with respect to overshadowing impact, privacy impact or visual impact.
- (2) All mixed use and residential flat development is to be consistent with:
 - (a) the guidelines and principles outlined in *SEPP 65 – Residential Flat Development*;
 - (b) the primary controls set out at **Table 18**, and
 - (c) any controls established through a Part B DCP amendment (where located with a Town and Neighbourhood Centre).

Note: Where an inconsistency exists between the Part B DCP controls and Table 18 the Part B DCP controls will prevail.

Table 18: Controls for Residential Flat Buildings

Element	Control
Site coverage (max)	35%
Private open space (min)	10m ² per apartment (min width 2.5m)
Storeys (max)	4
Front setback (min)	6m
Secondary street setback (min)	3m
Side setback (min)	2m
Rear setback (min)	12m
Car parking spaces	2 spaces per apartment, located below ground or behind building line 1 visitor space per 4 apartments

7.13 Fencing

Objectives

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

Controls

- (1) Front fencing shall be in harmony with the street, consistent in design and style with its dwelling and a maximum of 1m high. Separate application is to be made for fences higher than 1m and for courtyard walls. Side and rear fencing are to be a maximum of 1.8m high. Front fences and walls are to not impede safe sight lines for traffic.
- (2) On corner lots the preferred outcome is for the dwelling to front both street frontages providing a better overall streetscape presentation. Where fencing to the secondary street frontage is proposed, it is not to exceed 1.8m high for more than one third of the length of the secondary road frontage, if relevant.
- (3) On corner lots the front fencing style is to be continued along the secondary street frontage to at least 1m behind the building line of the dwelling. Side fences higher than 1m are not to extend past the Building Facade Line or Garage Building Line.
- (4) Where a dwelling is located adjacent to open space, boundary fencing is to be of a high quality material and finish. The design of the fencing is to permit casual surveillance of the open space and provide the dwelling with outlook towards the open space. Fencing that adjoins mews or rear accessways is to permit casual surveillance. Colorbond or timber paling or lapped/capped fencing can only be used internally between dwelling lots.
- (5) Where cut is proposed on the boundary of a lot, retaining walls are to be constructed with side fence posts integrated with its construction (relevant construction details are required with retaining wall approval). Otherwise retaining wall must be located a minimum of 450mm from the side or rear boundary of the lot containing the cut.

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7.14 Summary of Primary Built Form Controls for Single Dwellings

Tables 19-21 below present a summary of the primary built form controls for dwellings based on the varying frontage (measured at the building facade line).

Table 19: Summary of Key Controls for Lots with Frontage 5m – 10m

Section	Element	Control
7.3	Front setback (min)	3.5m to building facade line 2.5m to articulation zone No frontloaded garages are permitted
7.4	Side setback (min)	Ground floor – zero setback Upper floor – zero setback
	Rear setback (min)	4m (excludes garages)
7.5	Corner lots secondary street setback	2m
7.6	Zero lot	<i>Lots 5m-8m:</i> Building to both boundaries permitted up to 2 storeys <i>Lots >8m-10m:</i> Zero setback for ground floor and zero setback/0.9m for upper level or see Figure 30 for zero lot line section
	Length of zero lot line on boundary	15m (excludes rear loaded garages)
7.7	Building height, massing and siting	2 storeys (3 rd storey subject to 7.7.1) Upper (2nd) level of a dwelling is to be no more the 30% of the lot area (for lots equal to or great than 350m ²)
7.8	Private open space (POS)	Min 20% of the allotment area, min. dimension 2m
	Principal private open space (PPOS)	Min 16m ² with min dimension 3m or 10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m. See Figure 32 for the preferred locations of PPOS. 50% of the area of the required principal private open space (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June).
7.9	Site coverage	Max 60% of the area of an allotment
	Landscaped area	Min 30% of the area of an allotment
7.10	Garages and car parking	<i>Lots 5m-7m:</i> Single rear loaded garage only (rear loaded tandem garages permitted) No frontloaded garages are permitted <i>Lots >7m-10m:</i> Double rear loaded garages permitted Single width tandem garage permitted See Figure 33 for the preferred locations of garages

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Table 20. Summary of Key Controls for Lots with Frontage >10 – 15m

Section	Element	Control
7.3	Front setback (min)	5.5m to garage line and 1m behind the building line 4.5m to building facade line 3.5m to articulation zone
7.4	Side setback (min)	Lots >10m – 12.5m: Ground Floor – 0m/0.9m Upper Floor – 0.9m*/0.9m Lots >12.5m – 15m: Ground Floor – 0m/0.9m Upper Floor – 1.5m*/0.9m See Figure 28 for location of setback based on lot orientation
	Rear setback (min)	4m (excludes garages)
7.5	Corner lots secondary street setback	2m
7.6	Zero lot	Building to one boundary, permitted up to one storey. See Figure 30 for location of zero lot based on lot orientation
	Length of zero lot line on boundary	Lots >10m-12.5m: 11m (excludes rear loaded garages) Lots >12.5m-15m: 7m (garage only)
7.7	Building height, massing and siting	2 storeys (3 rd storey subject to 7.7.1) Upper (2nd) level of a dwelling is to be no more the 30% of the lot area (for lots equal to or great than 350m ²)
7.8	Private open space (POS)	Min 20% of the allotment area, min dimension 2m
	Principal private open space (PPOS)	Min 20m ² with min dimension 3.5m See Figure 32 for the preferred locations of PPOS 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)
7.9	Site coverage (max)	Single storey dwellings: 60% Two storey dwellings: 50% at ground floor and 30% at upper floor
	Landscaped area (min)	Min 30% of site area of an allotment
7.10	Garages and car parking	Lots >10m-12.5m: Single frontloaded garages only (tandem garages permitted) or Rear loaded double and tandem garages permitted Lots ≥12.5m-15m: Front loaded double and tandem garages permitted or Rear loaded double and tandem garages permitted See Figure 33 for the preferred locations of garages

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Table 21: Summary of Key Controls for Lots with Frontage >15m

Section	Element	Control
7.3	Front setback (min)	<p><i>Lots >15m – 20m:</i></p> <p>4.5m to building facade line 3.5m to articulation zone 5.5m to garage line and 1m behind the building line</p> <p><i>Lots > 20m:</i></p> <p>4.5m to building facade line ground floor 6m to building facade line upper floor 3.5m to articulation zone 5.5m to garage line and 1m behind the building line</p> <p><i>Lots > 20m:</i></p> <p>6.5m to garage line (for a third garage)</p>
7.4	Side setback (min)	<p>Ground Floor – 0m/0.9m Upper Floor – 0.9m/1.5m See Figure 28 for location of setback based on lot orientation</p>
	Rear setback (min)	4m (excludes garages)
7.5	Corner lots secondary street setback	3m
7.6	Zero lot	Not permitted
	Length of zero lot line on boundary	Not permitted
7.7	Building height, massing and siting	<p>2 storeys (3rd storey subject to 7.7.1) Upper (2nd) level of a dwelling is to be no more the 30% of the lot area (for lots equal to or great than 350m²)</p>
7.8	Private open space (min)	Min 20% of the allotment area, min dimension 2.5m
	Principal Private open space	<p>Min 24m² with min dimension 4m See Figure 32 for the preferred locations of PPOS 50% of the area of the required principal private open space (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June).</p>
7.9	Site coverage (max)	<p>Single storey dwellings: 50% Two storey dwellings: 50% at ground floor and 30% at upper floor</p>
	Landscaped area (min)	Min 30% of site area of an allotment
7.10	Garages and car parking	<p>Front loaded double and tandem garages permitted or Rear loaded double and tandem garages permitted Lots > 20m front loaded triple garages are permitted See Figure 33 for the preferred locations of garages.</p>

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8.0 Amenity and Environmental Management

This section of the DCP outlines objectives and development controls relating to and acoustic privacy, floor to ceiling heights, sustainable building design, stormwater and construction management, waste management and site facilities and servicing. Elements of this section apply to residential, commercial and industrial forms of development.

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8.1 Visual and Acoustic Privacy

Objectives

- (1) To site and design dwellings to meet requirements for visual and acoustic privacy, whilst minimising visual and acoustic impacts of development on adjoining properties.

Controls

- (1) Direct overlooking of main habitable areas and private open spaces of adjacent dwellings should be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscaping.
- (2) Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 9m are to:
 - be obscured by fencing, screens or appropriate landscaping, or
 - be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window; or
 - have sill height of 1.7m above floor level; or
 - have fixed obscure glazing in any part of the window below 1.7m above floor level; or
 - fixed screen or opaque windows can be built closer than non-habitable room windows.
- (3) The design of dwellings must minimise the opportunity for sound transmission through the building structure, with particular attention given to protecting bedrooms and living areas.
- (4) In attached dwellings, bedrooms of one dwelling are not to share walls with living spaces or garages of adjoining dwellings, unless it is demonstrated that the shared walls and floors meet the noise transmission and insulation requirements of the Building Code of Australia.
- (5) The internal layout of residential buildings, window openings, the location of outdoor living areas (i.e. courtyards and balconies), and building plant should be designed to minimise noise impact and transmission.

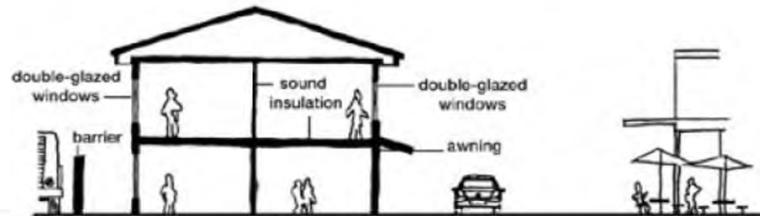


Figure 36: Strategies for Minimising Noise Transmission

8.2 Sustainable Building Design

Objectives

- (1) To ensure that developments are environmentally sustainable in terms of energy and water use.
- (2) To reduce consumption of potable water and waste water discharge.
- (3) To maximise opportunities for natural ventilation in development.
- (4) To prevent further air pollution or disturbance to amenity of nearby residents from the use of open fire places and slow combustion stoves.

Controls

- (1) New residential dwellings, including a residential component within a mixed use building and serviced apartments intended or capable of being strata titled are to be accompanied by a BASIX Certificate and are to incorporate all commitments stipulated in the BASIX Certificate.
- (2) Buildings and developments not affected by BASIX are to achieve a 40% reduction of baseline potable water consumption. Where the building or development is water intensive (i.e. high water user), specific water conservation objectives must be resolved with Council.
- (3) Building design is to respond to local climate and site conditions with passive solar and ventilation measures to be incorporated into building design. High use work areas (such as offices) are to be positioned to maximise solar gain and natural ventilation.
- (4) Building envelopes, depths and internal layouts of all residential development is to facilitate natural ventilation.
- (5) Open fireplaces and slow combustion stoves are prohibited.

8.3 Stormwater and Construction Management

Objectives

- (1) To manage stormwater discharge in a manner that minimises impacts on downstream receiving waters.
- (2) To minimise soil erosion and siltation during construction and following completion of development.

Controls

- (1) A Stormwater Concept Plan is to be submitted with each building DA indicating how stormwater will be managed and disposed of. Drainage for individual developments shall be designed in accordance with the stormwater quality and quantity targets set by the DECC, Australian Rainfall and Runoff (1997), and Council's Engineering Design Specification. All subsurface drains are to be connected into the stormwater system within the site downstream of any water tanks.
- (2) All development shall be carried out in accordance with an approved Soil and Water Management Plan prepared in accordance with *Managing Urban Stormwater - Soils and Construction*, Landcom 4th Edition March 2004 ('The Blue Book').
- (3) Where properties fall away from the street and/or are unable to drain to a trunk drainage system, an easement for draining through downstream properties must be created in the subdivision plan.

8.4 Waste Management

Objectives

- (1) To avoid the generation of waste through design, material selection and building practices.
- (2) To encourage waste minimisation, including source separation, reuse and recycling.
- (3) To ensure efficient storage and collection of waste and quality design of facilities.

Controls

- (1) A Waste Management Plan is to be submitted with all DAs with the exception of single dwelling housing or superlot subdivision applications. The Plan is to address:
 - how recycled material, rubbish and other waste generated by clearing, excavation and construction is to be stored and controlled,
 - the type and volume of water expected to be generated during construction, and
 - the method and location for the collection and disposal of waste.
- (2) All residential dwellings shall be provided with a garbage, recyclables and greenwaste service unless specifically exempted by Council.
- (3) All business and industrial operations are to provide adequate on-site waste storage facilities that are readily accessible and appropriately screened from view.
- (4) Development must demonstrate that the design takes into account refuse storage and collection without reducing the amenity of a dwelling or neighbouring lots.
- (5) Storage areas for rubbish bins are to be located away from the front of development where they have a significant negative impact on the streetscape, the visual presentation of the building entry and on the amenity of residents, building users and pedestrians.
- (6) For each dwelling house, an area adjacent to the kerb, suitable for the placement of waste bins for the weekly collection, should be available and shown on the landscape plan. The area shall be on evenly graded land, running parallel to the rear of the kerb and measure 3m x 0.9m. The area is to be clear of any obstructions up to a height of 3.9m above ground. Some medium density housing may allow for on verge waste collection dependent on the available space.
- (7) In instances where the location of a bin collection area is not able to be achieved in front of the dwelling, Council may request the provision of waste bin pads. If required, waste bin pads are to be located on either side of the road and installed adjacent to the back of the kerb. They are to be installed by the developer during construction of the subdivision with a maximum of 3 lots permitted per bin pad. The pads are to be clear of any obstructions up to a height of 3.9m above ground.
- (8) Subdivisions shall be designed to ensure garbage collection is not required to be undertaken from 4 lane sub-arterial roads. Subdivision design should only anticipate garbage collection from 2 lane sub-arterial roads where direct access to individual lots is proposed.

8.5 Site Facilities and Servicing

Objectives

- (1) To ensure that adequate provision is made for site facilities.
- (2) To ensure that site facilities are functional and accessible and are easy to maintain.
- (3) To ensure that site facilities are thoughtfully integrated into development and are unobtrusive.

Controls

- (1) Underground services are required for all domestic serving utilities, including electrical services.
- (2) Garbage, mail box structures, service meters and the like are to be integrated with the overall design of buildings and/or landscaping.

8.6 Sex Services Premises and Restricted Premises

Objectives

- (1) To ensure that sex services premises or restricted premises do not adversely affect neighbourhood amenity.

Controls

- (1) In determining an application for consent to carry out development for the purpose of a sex services premises or restricted premises, the Council must consider the following (in addition to any other matter that it is required by or under the EP& A Act to consider):
 - whether the operation of the sex services premises or restricted premises is likely to cause disturbance in the neighbourhood when taking into account other like premises operating in the neighbourhood or other land uses within the neighbourhood involving similar hours of operation,
 - whether suitable access is available or is proposed to be provided to the sex services premises or restricted premises,
 - whether a suitable waiting area is provided in the sex services premises or restricted premises so as to prevent clients loitering outside the premises,
 - whether sufficient off-street parking is available or proposed to be provided, if appropriate in the circumstances,
 - the design and external appearance of the building and any associated structure and their impact on the character of the surrounding built environment,
 - the content, illumination, size and shape of any advertisement and distinctive external lighting,
 - whether the operation of the sex services premises or restricted premises is likely to cause a disturbance in the neighbourhood because of its size and the number of people working in it,
 - whether the operation of the sex services premises or restricted premises is likely to interfere with the amenity of the neighbourhood, and
 - any other environmental planning matter that the Council considers relevant.

8.7 Safety and Surveillance

Objectives

- (1) To ensure that the siting and design of buildings and spaces, through casual surveillance, decreases the opportunity for crime.
- (2) To ensure that development encourages people to use streets, parks and other public places without fear of personal risk.

Controls

- (1) Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance. In the case of corner lots habitable windows are also be oriented to overlook the side street.
- (2) The design of all development, in particular, the public domain and community facilities is to enhance public surveillance of public streets and open space/conservation areas.
- (3) Appropriate design of publicly accessible areas (eg parks, footpaths, etc) encourages a sense of community ownership of open and public spaces.
- (4) For residential development, the use of roller shutters other than garages is not permitted on doors and windows facing the street. Any security railings must be designed to complement the architecture of the building.
- (5) Developments are to avoid creating areas for concealment and blank walls facing the street.
- (6) Pedestrian and communal areas are to have sufficient lighting to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment.
- (7) All development should aim to provide casual surveillance of the street as a means of passive security. This should be achieved by maximising outlooks and views, but minimising the overlooking of neighbouring properties. Opportunities for casual surveillance from dwellings / studios are to be incorporated into the design of shared driveways and where rear access is proposed from laneways.
- (8) All developments are to incorporate the principles of *Crime Prevention Through Environmental Design (CPTED)*. Development Applications for subdivision, public open space and community facilities may require a formal crime risk (CPTED) assessment as part of the EP&A Act 1979, development assessment and *Camden Council's Designing Safer Communities – Safer by Design Guidelines* (October 2002).

Part B:
Site Specific DCPs

ORD04

Attachment 1

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Turner Road Precinct Development Control Plan 2007

Part B of the DCP is proposed to incorporate the site specific DCP amendments. As each DCP amendment is adopted **Table 1** below is to be updated. **Appendix B** sets out the matters to be addressed within the Part B DCP for each special area.

Table 1: Adoption Dates of Part B DCP Amendments

Special area	Date adopted
B1 The Entertainment Precinct	20 May 2009
B2 Riparian Protection Area	20 May 2009
B3 Turner Road Employment Area	26 August 2009
The Neighbourhood Centre	

Attachment 1

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 1** enclosed by a dashed yellow line.

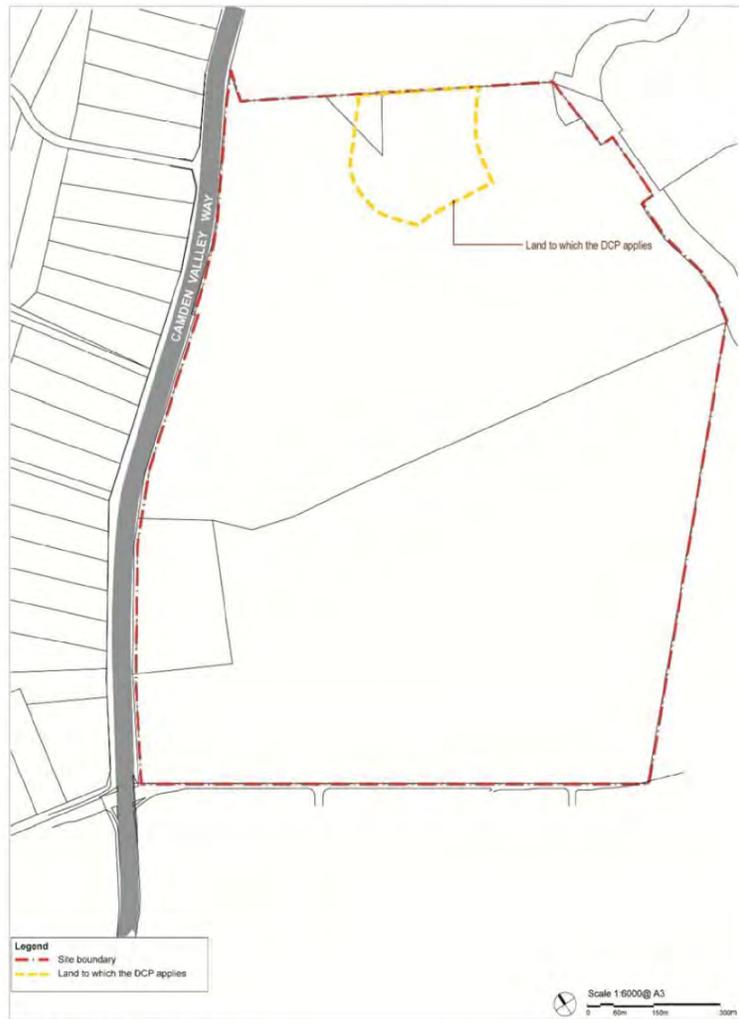


Figure 1: Land to which this Part applies

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:

- (1) To support the provision of a variety of recreation, entertainment, residential and support uses within the precinct;
- (2) To provide the opportunity for the provision of support retail and commercial facilities within the precinct;
- (3) To create a mixed use entertainment, leisure, support retail and amenity services and residential precinct focused around and adjacent to the Entertainment Precinct;
- (4) 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;
- (5) To provide a structure for preferred uses and activities within the precinct;
- (6) To provide a structure plan for the interface between the public and private domain that maximises the outlook and orientation for all uses;
- (7) To reinforce the "hilltop" location of the precinct as a focal point for development within the locality;
- (8) To reinforce the potential private and public domain vistas through the provision of a strong north south axis through the precinct;
- (9) To provide and reinforce a strong visual link to the Gledswood Estate to the north of the precinct;
- (10) 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 40m wide north south axis is to be provided to protect and reinforce the view cone that broadens out down the valley and towards the Gledswood Estate and the district views to the south;
- 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 2**. 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 40m 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.

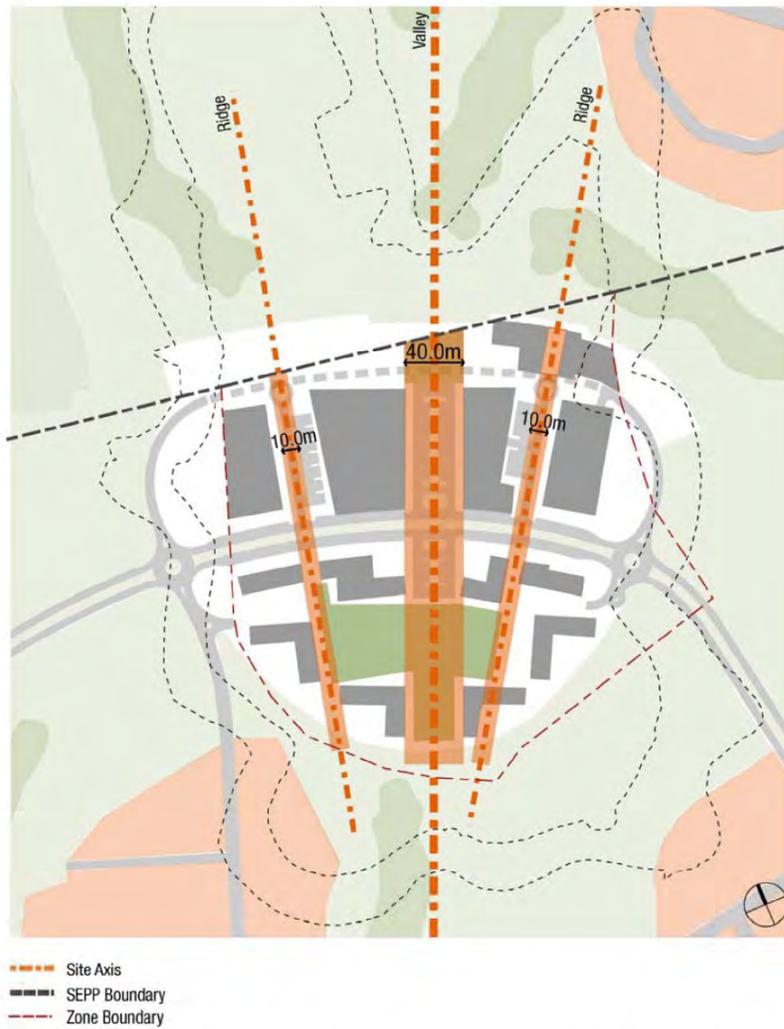
Private Domain

- 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 2 and 3**). 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 90m over the central north south axis is provided to ensure the expansive view cone to the north is reinforced (Refer to **Figure 12** at Section 5).

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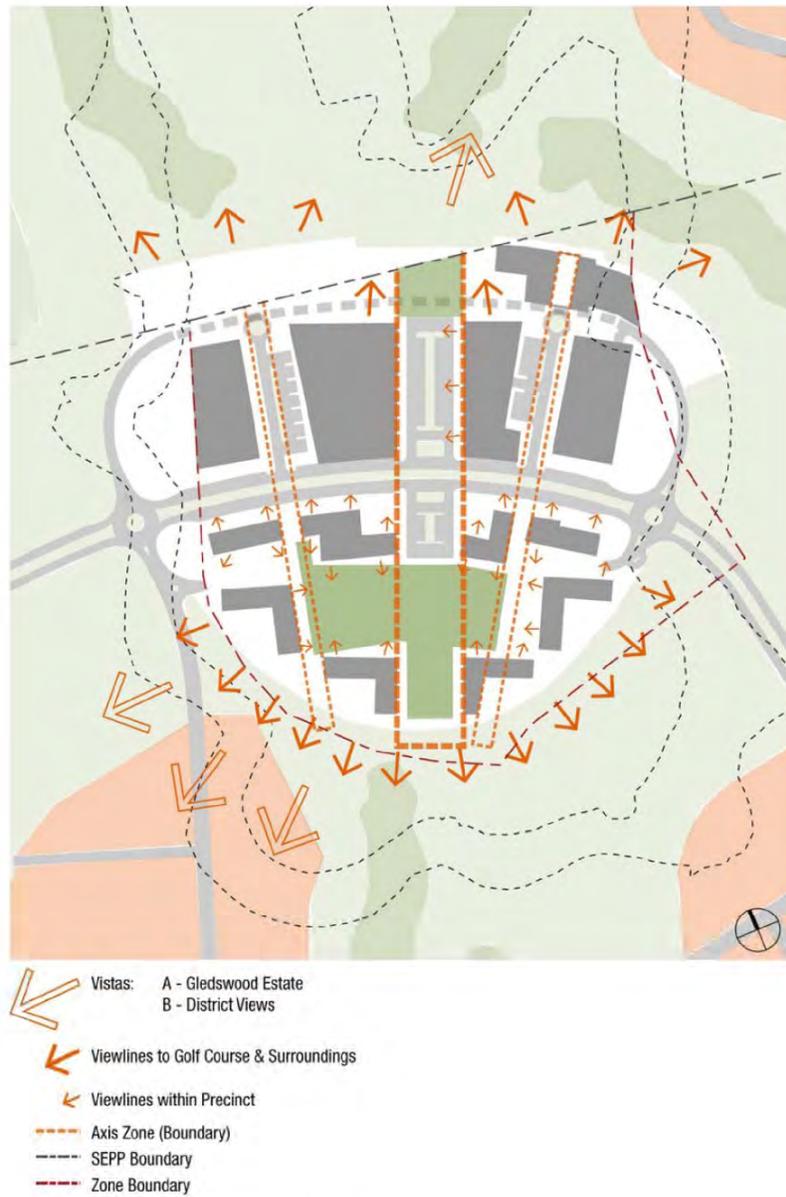


Figure 3: Views and vistas available from The Entertainment Precinct

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 east west sub-arterial access road;
- (2) To provide opportunities for servicing of future development that minimises the number of connections required onto the sub-arterial access road;
- (3) To integrate pedestrian and cycle access options into the development of the Precinct;
- (4) To ensure the sub-arterial access road through the precinct 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 sub-arterial access road that traverses the Precinct.

3.3 Controls

- (1) Development of The Entertainment Precinct is to respond to and demonstrate achievement of the design outcomes depicted in **Figures 4, 5 and 6**.
- (2) Development shall be generally consistent with the following design outcomes:

Layout

- Access roads and service streets off the east west road are to be oriented along the secondary axes as shown in **Figure 4**. 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 east west road;
- 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 east west road through the precinct 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 east-west road and the north-south centre street;
- The treatment of the east west road through and within the precinct is to be in accordance with the typical section at **Figure 5** and is to include an appropriate transition for the cycleways entering and exiting the precinct;
- The treatment of the north south central axis is to be in accordance with the typical section at **Figure 6** to create a shareway that will be speed limited;
- The access roads are to be provided within a minimum reservation of 8.0m, with a minimum constructed carriageway of 5.5m to accommodate two-way traffic. No on-street parking shall be provided in the access roads.

Turner Road Precinct Development Control Plan 2007

Private Domain

- All development is to be serviced from the rear, away from the east west road and the north south axis street;
- Driveways, service docks and waste storage areas are to be appropriately treated and designed to maximise safety and minimise their visual appearance and detract 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.

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



- Cycleway
- Slowzone
- ▲ Access Point
- ▷ Access to Parking / Servicing
- - - Axis Zone (Boundary)
- - - SEPP Boundary
- - - Zone Boundary
- Services/Access Ramps
- Belvedere/Parking

Figure 4: Access configurations and cycleway provision

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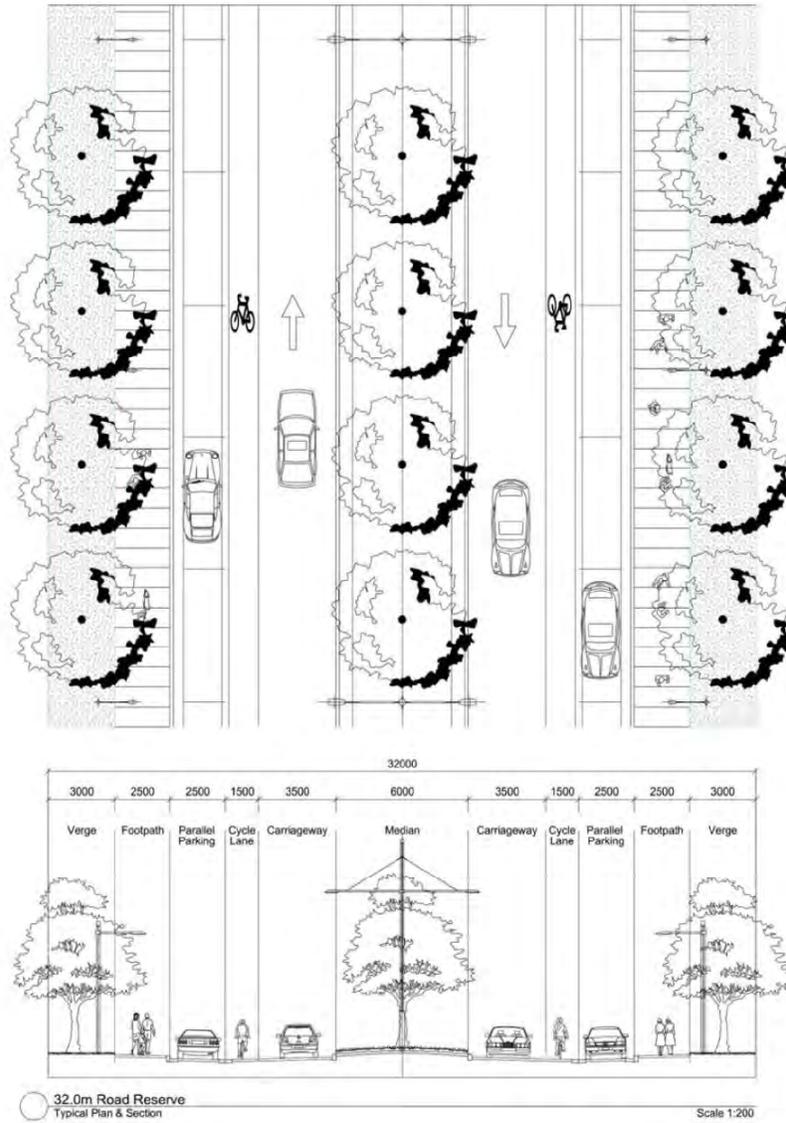


Figure 5: Cross section of the east west road treatment

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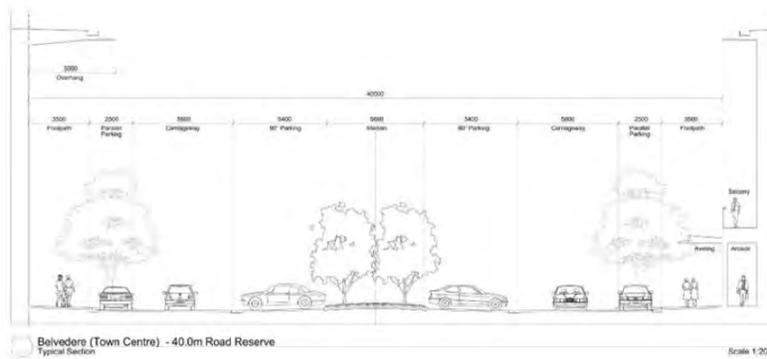


Figure 6: Cross section of the north south centre street treatment

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Attachment 1

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 6, 7, 8 and 9**.
- (2) Development shall be generally consistent with the following outcomes:

Layout

- Development is to provide open, unbuilt upon areas generally consistent with **Figure 7**;
- 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;

Public Domain Levels

- The central north south axis and adjoining areas as depicted in **Figure 8** is to be provided at RL 132.00 with variation permitted between RL 131 and RL 133 (**Figure 8**).
- The development of the precinct should grade down from the north-south axis to RL 127.00 at the perimeters with variation permitted between RL 126 and RL 128.

Turner Road Precinct Development Control Plan 2007



Figure 7: Open unbuilt upon areas within The Entertainment Precinct

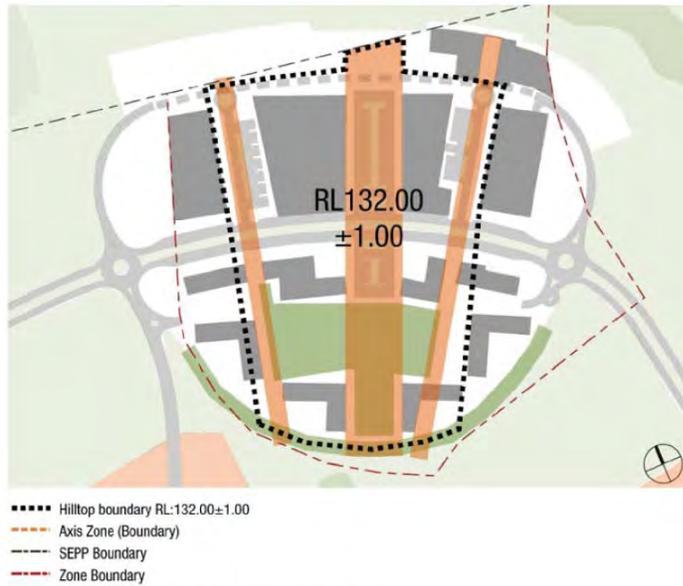


Figure 8: Target contour levels for The Entertainment Precinct

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Attachment 1

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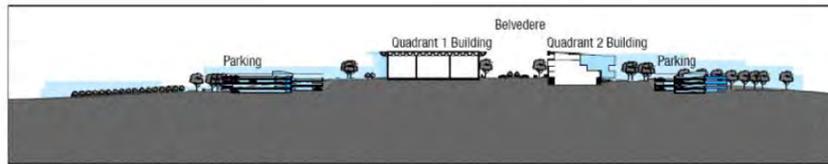


Figure 9: Typical east west section through quadrants 1 and 2

Figure 9 provides a typical cross section across the central street 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 car parking access off the service roads and the 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;

5.2 Controls

- (1) The development of The Entertainment Precinct is to respond to and demonstrate achievement of the development outcomes depicted in **Figures 10, 11, 12 and 13**;
- (2) Development within the precinct can contain a maximum aggregate of 3,500m² GFA of "shop" premises. Any individual "shop" premises is to be no more than 500m² GFA;
- (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) Development shall be generally consistent with the following outcomes:

Layout

- Development is to address the central north south axis and the east west road to reinforce the provision of active frontages to these public areas.

Land uses within the precinct

The Entertainment Precinct is divided into four development quadrants (**Figure 10**) comprising:

1. The north western quadrant;
2. The north eastern quadrant;
3. The south western quadrant;
4. The south eastern quadrant.

The preferred and alternate land uses within each quadrant are provided below. 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 street and the sub arterial main access road divide the precinct into four development quadrants. The development of these quadrants can be undertaken in any sequence. Completion of any quadrant is not a pre-requisite for the commencement of development within any other quadrant.

North western quadrant (1)

Preferred land uses:

- car park, club, community use building, mixed use development, office premises, retail premises, tourist accommodation.

Alternate land uses:

- hotel, residential flat building.

North eastern quadrant (2)

Preferred land uses:

- car park, hotel, mixed use development, office premises, retail premises, tourist accommodation.

Alternate land uses:

- club, community use building, residential flat building.

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South western quadrant (3)

Preferred land uses:

- multi dwelling housing, residential flat building.

Alternate land uses:

- business premises

South eastern quadrant (4)

Preferred land uses:

- multi dwelling housing, residential flat building.

Alternate land uses:

- business premises



- 1 Precinct Zone 1: Community, Commercial, Retail, Recreation
- 2 Precinct Zone 2: Mixed Use, Commercial, Retail, Residential
- 3 Precinct Zone 3: Residential
- 4 Precinct Zone 4: Residential
- Axis Zone (Boundary)
- SEPP Boundary
- Zone Boundary

Figure 10: Quadrants within The Entertainment Precinct**Public Domain Relationship**

Development in quadrants 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 12**);
- Provide a 6.0m setback for levels 1 to 3 fronting the east west road, allowing the overhang of the fourth level above the setback area to create a cloister effect;

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- Incorporate shading to the centre 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
- Mixed use buildings should be of single pitch or multi-pitch roof design. Alternate roof shapes may be considered on a merit basis.

Residential flat buildings and multi dwelling housing

Residential flat building or multi dwelling housing in any quadrant 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 be of single pitch or multi-pitch design;
- Blank walls are to be avoided;
- Parking is to be provided below grade where possible;
- 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

Buildings should reflect the form and scale outlined in **Figure 11**.

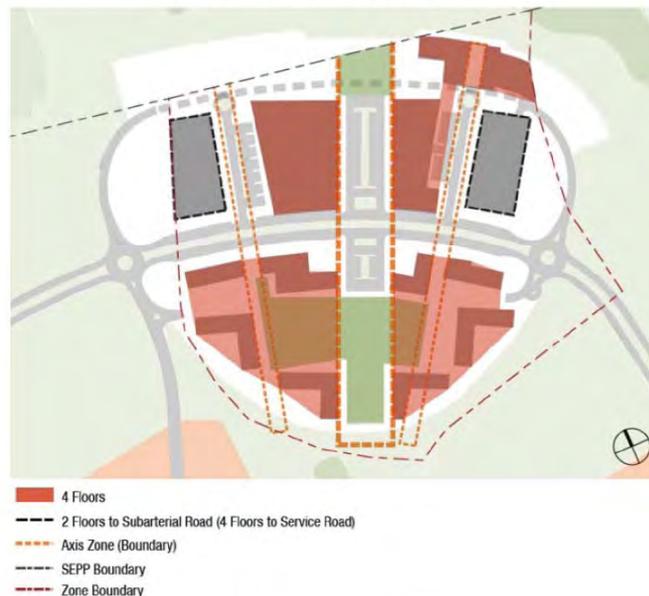


Figure 11: Building form and scale for The Entertainment Precinct

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Building alignment and setbacks

Building alignments are to reflect the setbacks allocated in Figures 12 and 13. The setbacks required are to be measured from the lot boundary fronting the public roads created by future subdivision and development.

Figure 12 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.

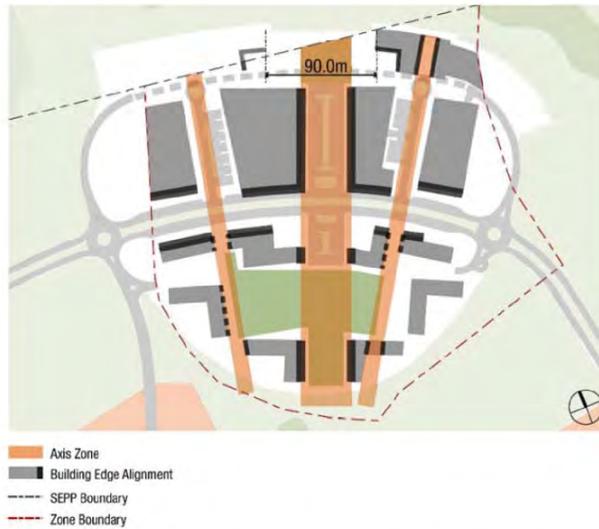


Figure 12: Primary building alignments and building transparency locations



Figure 13: Building setback requirements for The Entertainment Precinct

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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.

ORD04

Attachment 1

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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 1**.

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.

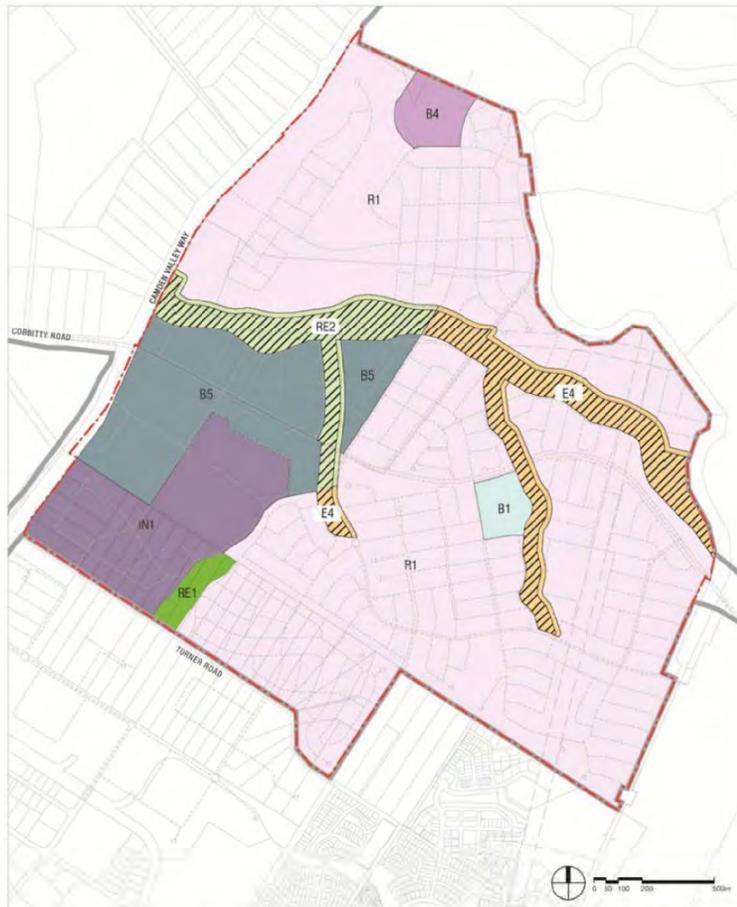
Section 3: outlines the controls for preferred development.

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.

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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 1: 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 2 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.

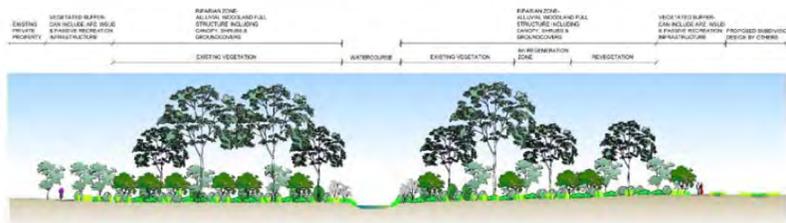


Figure 2: Illustration of a Category 1 watercourse that achieves the outcomes of this Strategy
 Source: GHD

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 3 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.

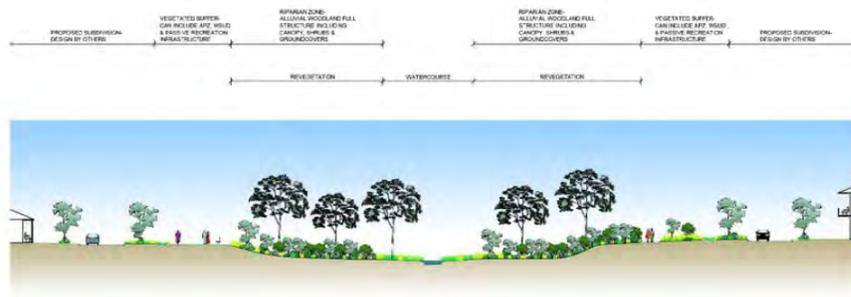


Figure 3: Illustration of a Category 2 watercourse that achieves the outcomes of this Strategy
Source: GHD

2.3 Outcomes for Category 3 Watercourses

The following outcomes must be achieved for all waterfront land relating to Category 3 watercourses as identified in the Oran Park and Turner Road Waterfront Land Strategy as demonstrated in **Figure 4** 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.

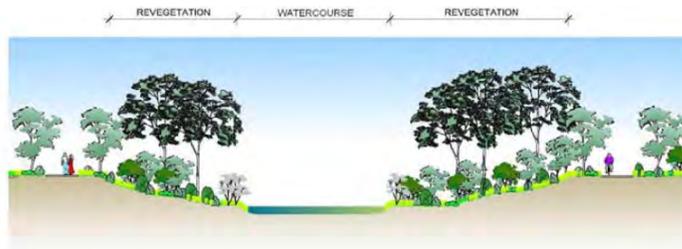


Figure 4: Illustration of a Category 3 watercourse that achieves the outcomes of this Strategy
Source: GHD

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 m² and minimum frontage (width) of 20 metres.
- (5) Dwellings are to be located wholly outside the riparian protection area as shown in **Figure 5** 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.

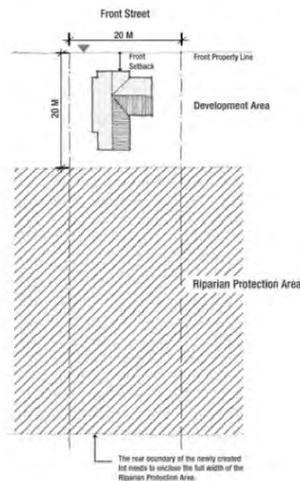


Figure 5: Location of Dwellings in Riparian Protection Areas

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 (eg 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.

Turner Road Precinct Development Control Plan 2007

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 1.

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.

ORD04

Attachment 1

ORD04

Attachment 1

Turner Road Precinct Development Control Plan 2007



Figure 1: 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 2**) 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 2**.
- (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 2**. 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 40,000m² of GFA of bulky goods premises is to be provided in the Business Development Lands fronting Badgally Road. Of this maximum, no more than 20,000m² is to be provided along either the northern or southern frontages of Badgally Road.
- (6) A total maximum of 2,500m² of GFA of retail premises is to be provided in the Business Development Lands. Of this maximum, no more than 1,250m² 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.

Turner Road Precinct Development Control Plan 2007

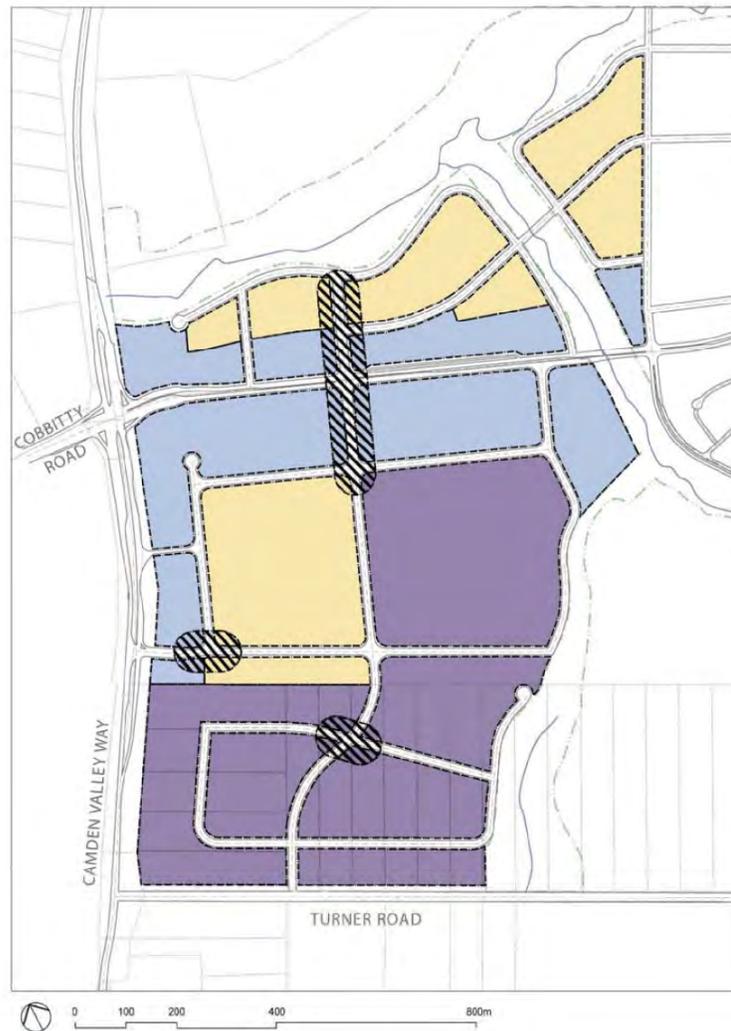


Figure 2: Preferred Land Use Plan

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Attachment 1

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 2000m² (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 3**. 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 4** of this part. **Figure 4** provides the minimum dimensions for roads in the employment area (except for Badgally Road). Roads may need to be wider where traffic management facilities (eg. 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 3**.
- (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 3**) 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.

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Attachment 1

Turner Road Precinct Development Control Plan 2007



Figure 3: Movement Network Plan

Turner Road Precinct Development Control Plan 2007

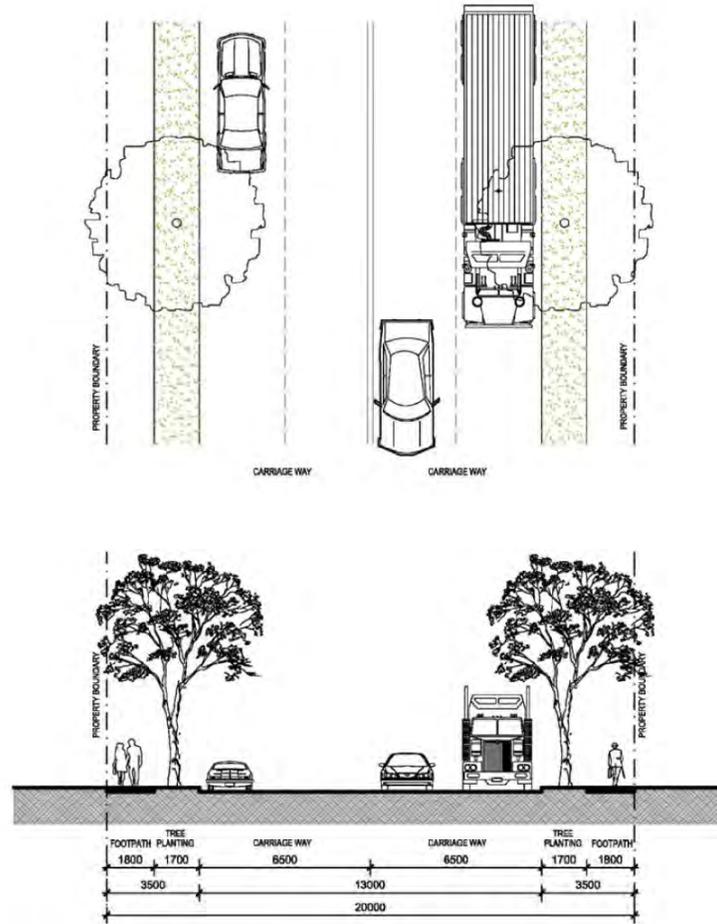


Figure 4: Industrial Road Cross Section

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 1** below.

Table 1: Design Considerations for Special Interface Areas

Location	Provisions
Camden Valley Way	<p>Development along the Camden Valley Way interface should:</p> <ol style="list-style-type: none"> (a) Provide visual interest through active frontages and articulated building facades with recessing or projecting architectural elements. (b) Utilise a mixture of building materials and finishes. (c) Minimise long expanses of blank walls. (d) Provide a coordinated landscape theme – open garden style landscaping where development fronts Camden Valley Way or screen planting in other cases. (e) Minimise the number, size and extent of signage. (f) Be consistent with the setback controls at Section 3.5.
Badgally Road	<p>Development along the Badgally Road interface should:</p> <ol style="list-style-type: none"> (1) Provide visual interest through active frontages and articulated building facades with recessing or projecting architectural elements. (2) Be characterised by high quality landscaping and not be dominated by parking areas. (3) Provide pedestrian amenity and shelter at the entrances to buildings. (4) Emphasise entry points and corner elements. (5) Avoid long expanses of blank walls. (6) Provide a co-ordinated signage theme. (7) Be consistent with the setback controls at Section 3.5.
Riparian Corridors and Open Space Links	<p>The preferred development of land along the interface with a riparian corridor or open space link is as identified on Figures 2, 3 and 5 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.</p>

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Location	Provisions
Riparian Corridors and Open Space Links	<p>Where lots directly adjoin riparian corridors or open space areas, the following controls will apply:</p> <ol style="list-style-type: none"> (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. (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 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. (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. (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. (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. (6) Where side setbacks are proposed, an acoustic wall shall be provided within the setback area. (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. (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.
Residential Properties	<p>Development along the interface with residential properties should:</p> <ol style="list-style-type: none"> (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. (2) Heavy vehicle access to lots is not permitted from the road shown at Figure 3.
Turner Road	<p>Development along the Turner Road interface should:</p> <ol style="list-style-type: none"> (1) Include a landscaped setback of at least 5m. (2) Retain and incorporate existing vegetation where possible. (3) Minimise the number, size and extent of signage. (4) Be consistent with the setback controls at Section 3.5.

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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 5**. 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.

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Figure 5: 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 5**) 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 storeys 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 (eg 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.

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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
 - (d) Details on landscaping and screening structures.

Appendix A

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APPENDIX A: Glossary

Note: definitions for terms are also included in the Dictionary contained within the SEPP.

“Activation zone” includes verandahs, porches, awnings, shading devices, bay windows, pergolas and the like. A carport is not considered part of the activation zone.

“Attic” means a room within the main roof space of a one or two storey building that has a 1.5m minimum wall height at edge of the room, a minimum 30 degree ceiling slope and does not incorporate or access a balcony.

“Building footprint” means the area of land measured at finished ground level that is enclosed by the external walls of a building.

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

- (a) the area of a mezzanine within the storey, and
- (b) habitable rooms in a basement, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

“Flood Planning Levels (FPLs)” are the combinations of flood levels (derived from significant historical flood events or floods of specific AEPs) and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans. Flood planning area is the area of land below the FPL and thus subject to flood related development controls. The concept of flood planning area generally supersedes the ‘flood liable land’ concept in the 1986 Manual. Flood Prone Land is land susceptible to flooding by the PMF event. Flood Prone Land is synonymous with flood liable land.

“Habitable room” means any room or area used for normal domestic activities, including living, dining, family, lounge, bedrooms, study, kitchen, sun room, home entertainment room, alfresco room and play room.

“Non-habitable” room spaces of a specialised nature not occupied frequently or for extended periods, including bathrooms, toilets, pantries, walk-in wardrobes, corridors, lobbies, photographic darkrooms and clothes drying rooms.

“Landscaped area” means any part of a site, at ground level, that is permeable and consists of soft landscaping, turf or planted areas and the like. It does not include driveways, parking areas, hard paved drying yards or other service areas, swimming pools, tennis courts, undercroft areas, roofed areas (excluding eaves <450mm to fascia board), outdoor rooms, balconies, rooftop gardens, terraces, decks, verandahs and the like.

“Outdoor room”, also known as an ‘alfresco room’ is a semi enclosed space (at least 1 side open) located adjacent a living / dining / kitchen area of a dwelling that sits within the main roof line of a dwelling.

“Principal dwelling” means the largest dwelling house on a lot, measured by gross floor area.

“Principal private open space” means the portion of private open space which is conveniently accessible from a living zone of the dwelling, and which receives the required amount of solar access.

“Private open space” means the portion of private land which serves as an extension of the dwelling to provide space for relaxation, dining, entertainment and recreation. It includes an outdoor room.

“Residential net developable area” means the land occupied by development, including internal streets plus half the width of any adjoining access roads that provide vehicular access, but excluding public open space and other non residential land.

“Riparian Corridor” means the core riparian zone and vegetated buffer that together form the Riparian Protection Area identified on the SEPP Riparian Protection Area Maps.

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"Site cover" refers to the percentage of the building footprint, including an outdoor room and garage, in relation to site area of an allotment.

"Studio / Fonzie flat" means:

Type 1 Studio: a room or suite of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used, as either a detached part of the dwelling house on the land, or as a separate domicile on the land, which is located above a garage, car port or the like, but is not intended to, or capable of being separately subdivided from the principal dwelling house on the land.

Type 2 Studio: a room or suite of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used as a separate dwelling on the land, which is located above a garage, carport or the like, and is intended to, or is capable of being separately strata subdivided from the principal dwelling house on the land.

"SEPP" means State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Amendment No. 1).

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Appendix B

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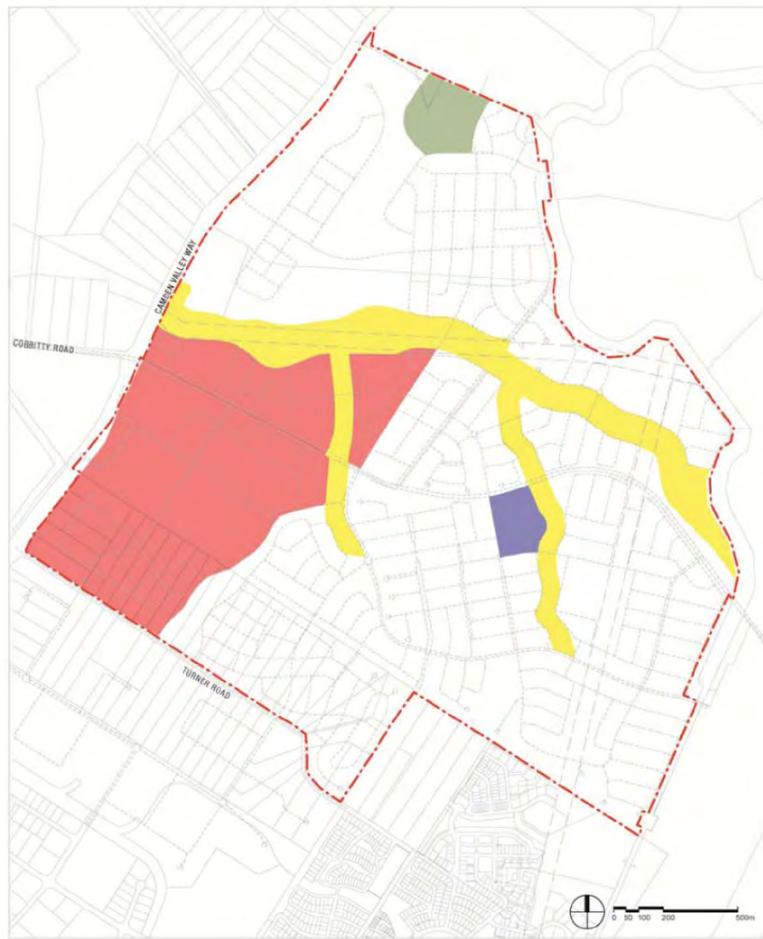
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APPENDIX B: Part B Development Control Plans

The matters to be addressed in Part B DCPs are listed below. The Special Areas requiring a Part B DCP are shown at **Figure B1**.

Special area	Matters to be addressed
Turner Road Employment Area	Indicative subdivision layout demonstrating how a range of lot sizes will be provided to accommodate a range of land uses, building form and siting guidelines, building articulation, roofscapes, preferred palette of materials and colours, signage and advertising controls, landscaping guidelines (i.e. species), streetscape controls (i.e. cross sections including through Badgally Road, planting, street furniture), environmental amenity controls (i.e. noise, light spill, stormwater, water reuse), controls for employment / residential interface areas, outdoor loading, storage and parking areas, waste management, and special design guidelines to address visual impact of built form from Camden Valley Way and Badgally Road.
The Neighbourhood Centre	Block layout illustrating built form and land uses, building form, envelope and siting guidelines, vehicular access and parking areas and design treatment, illustrative design treatment of civic spaces and open space, pedestrian and cycle routes and facilities, mandatory and preferred active frontages, building articulation, roofscapes, architectural expression, preferred palette of materials and colours, signage and advertising controls, landscaping guidelines (i.e. species), streetscape controls (i.e. cross sections, planting, paving materials, street furniture), waste management and water cycle management.
The Entertainment Precinct	Block layout illustrating built form and land uses, building form, envelope and siting guidelines, vehicular access and parking areas and design treatment, illustrative design treatment of civic spaces and open space, pedestrian and cycle routes and facilities, mandatory and preferred active frontages, building articulation, roofscapes, architectural expression, preferred palette of materials and colours, signage and advertising controls, landscaping guidelines (i.e. species), streetscape controls (i.e. cross sections, planting, paving materials, street furniture), waste management and water cycle management.
Riparian Protection Areas	Subdivision layout illustrating lot sizes, building platforms, landscaping and revegetation details, management of the riparian corridor (including a Plan of Management), water quality management details, flood management details, bushfire management and APZs, layout of roads, pedestrian and cycle routes,

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Special Areas Requiring a Part B DCP

-  Precinct boundary
-  Land containing a Riparian Protection Area
-  Turner Road Neighbourhood Centre
-  Turner Road Employment Area
-  Entertainment Precinct

Figure B1 – Special Areas requiring a Part B DCP

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Appendix C

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APPENDIX C: Exempt and Complying Development

Schedule 1: Exempt Development

Type of activity	Exemptions requirements	Advisory notes
Access Ramps for the Disabled	<ul style="list-style-type: none"> In compliance with AS 1428.1 and AS 1428.2 No closer than 500mm from the adjoining property. Maximum length of ramp 9m. Does not obstruct or interfere with vehicular access to existing car parking behind the building line. 	
Advertising Signs/ Advertising Structures	<p>General Requirements:</p> <ul style="list-style-type: none"> Non-moving sign. Advertising structures over public road to be at least 3m above and 600mm from the outside of the carriageway. The advertising must relate to the use of the building (except for temporary signs). Must be located within the boundaries of the property to which they apply, unless in a commercial or retail area. Must reflect the character and style of the building on which it is located. The erection of the advertising structure must comply with the requirements of the Building Code of Australia, including section B – Structural Provisions. The sign must not be detrimental to the character and functioning of the building. Not erected on an item of environmental heritage, unless replacing an existing sign, that has a lawful approval, with a sign of the same, or lesser size sign and in the same location. Must not cause offence to the public. 	Covers a display of symbols, messages or other devices for promotion or for conveying information, instruction, directions or the like, whether or not the display includes the erection of a structure, or the carrying out of a work which relates to the use of the building or property.
(a) General Residential Zone	<p>(i) Business identification sign:</p> <ul style="list-style-type: none"> For an approved home office/business or professional consulting room, only 1 "business identification sign" is permissible. Maximum size of up to 1200mm long x 600mm high displaying only: <ul style="list-style-type: none"> Name of occupant Address and phone number Types of business Located wholly within the property boundaries. Maximum height of a free standing sign above ground level is 2.0m. Not to be illuminated or flashing. <p>(ii) Public notices:</p> <ul style="list-style-type: none"> notice for public information displayed by a public authority giving information or direction about services provided. 	
(b) Neighbourhood Centre and Local Centre Zone	<p>(i) Under awning signs:</p> <ul style="list-style-type: none"> attached to the underside of an awning (other than the fascia or return end); non illuminated; is a maximum of 2.5m in length, 0.5m in height and 0.08m in width; is erected at a horizontal angle no less than 2.6m to the ground; is erected at a right angle to the building to which it is attached; does not project beyond the edge of the awning; does not extend or project beyond a point 600mm within the vertical projection of the kerb line; only one sign per premises per street frontage. <p>(ii) Window signs:</p> <ul style="list-style-type: none"> does not obscure more than 20% of the area of any window; street level windows only; only one sign per premises per street frontage. <p>(iii) Fascia signs:</p> <ul style="list-style-type: none"> attached to the fascia or return of the awning; does not project above, below, or extend from, the fascia or return end of the awning; does not extend or project beyond a point 600mm within the vertical projection of the kerb line; has a maximum area of 3.0m²; only one sign per premises per street frontage; non-flashing. 	

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Type of activity	Exemptions requirements	Advisory notes
	<p>(iv) Wall signs:</p> <ul style="list-style-type: none"> - does not extend laterally beyond the wall of the building to which it is attached; - does not project above the top of the wall to which it is attached; - does not cover any window, door or architectural projections; - is securely fixed to the building; - no more than 20% of the visible wall area to be covered by "flush wall sign"; - non illuminated; - only one sign per premises per street frontage (i.e., access). <p>(v) Top hamper:</p> <ul style="list-style-type: none"> - attached to the transom of a doorway or display window of a building; - does not extend beyond any building line; - does not extend below the level of the head of the doorway or window above which it is attached; - is not more than 3.7m above the ground; - has a maximum dimensional height of 600mm; - only one sign per premises per street frontage; - has a maximum area of 2.5m²; - non-flashing. <p>(vi) Public notices:</p> <ul style="list-style-type: none"> - notice for public information displayed by a public authority giving information or direction about services provided. 	
(c) Industrial Zone	<p>(i) Wall signs:</p> <ul style="list-style-type: none"> - only one wall sign is permitted per occupancy; - is located on the façade of the unit with which that occupancy is associated; - the size and dimensions of such signage shall have regard to existing signage on other units in the same complex with a view to achieving a visually consistent treatment, but shall not exceed maximum dimensions of 2m x 1.2m; - does not extend laterally beyond the wall of the building to which it is attached; - does not project above the top of the wall to which it is attached; - does not cover any window, door or architectural projections; - is securely fixed to the building; - non-flashing. <p>(ii) Identification signs:</p> <p><u>Single Occupier Building</u></p> <ul style="list-style-type: none"> - only one identification panel per property; - has maximum dimensions of 0.5m x 1.5m; - has a maximum height from ground of 1.5m; - does not project over a public place; - only one sign per premises; - is securely fixed and stable; - non-flashing. <p><u>Factory Units</u></p> <ul style="list-style-type: none"> - directory boards are to be comprised of not more than 1 panel per factory; - each panel is to be of uniform size, colour and dimensions but not exceeding 0.2m² per panel; - sign serves only to identify the number of the unit and the name of the respective occupant; - is located on or behind the building line setback adjacent to the entrance to the site; - is securely fixed and stable; - non-flashing. <p><u>Sex Services Premises</u></p> <ul style="list-style-type: none"> - only one unobtrusive sign per premises; - a maximum area of 1.5m²; - the sign wording must be limited to a trade name of the business operated and the address of the premises. No other characters, depictions, pictures or drawings are to be displayed on the sign; - the content, illumination, size, shape, and location of the sign must not interfere with the amenity of the neighbourhood; - located entirely within the property boundaries. 	

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Type of activity	Exemptions requirements	Advisory notes
(d) Special Uses, Environmental Conservation and Environmental Living Zones	<p>(i) Identification signs:</p> <ul style="list-style-type: none"> - sign serves only to identify the premises or land on which the sign is situated, the name of the occupier, the activity carried out thereon and directions to access the site; - maximum area up to 3.5m². <p>(ii) Public notices:</p> <ul style="list-style-type: none"> - notice for public information displayed by a public authority giving information or direction about services provided. 	
Aerials, Antennae, Microwave Antennae not including satellite dishes – dealt with as separate provision below	<ul style="list-style-type: none"> • For domestic use only. • One per dwelling. • Structurally adequate construction. • Maximum height 2m above roof. 	No encroachment over property boundaries.
Air Conditioning Units for Dwellings attached to external walls or ground mounted	<ul style="list-style-type: none"> • Located a minimum of 3m from any property boundary. • Located behind the building line to any street frontage. • Building work must not reduce the structural integrity of the section of the building affected by the installation of the unit. • Any opening created by the installation is to be adequately weatherproofed. • Noise level not to exceed 5dB(A) above background noise level measured at the property boundary during the hours 7.00am to 10.00pm and no exceedence of noise level above the background noise level during the hours 10.00pm to 7.00am. 	All air conditioners installed must be provided with a label clearly showing the maximum 'Sound Power Level'. Council may serve a Notice on the occupier of any premises to abate noise nuisance. The air conditioning unit should not significantly impact on adjoining properties.
Ancillary Development except where specified	<ul style="list-style-type: none"> • Is supplementary to a use permitted by development consent or to a lawful existing use. • Must reflect the character and style of the building and surrounding neighbourhood. • Is erected at least 1m from each boundary of the lot and extends no more than 3m above natural ground level. • Any structure or impermeable surface that covers less than 25m² in area. • The development does not require any excavation of more than 500mm below the ground level. • It does not involve handling, storing, or using hazardous chemicals or materials other than on a domestic scale and no chemicals or pollutants are released into the environment. • Are made of non-combustible materials if located in a fire protection zone or an asset protection zone identified in a bushfire risk management plan. 	
Aviaries – an enclosure in which birds are kept for domestic purposes other than pigeons and poultry	<ul style="list-style-type: none"> • Maximum area 10m². • Maximum height 2.4m above natural ground level. • Concrete floor. • Non-reflective material. • Located in rear yard and no closer than 900mm from any dwelling or an adjoining property. • Structurally adequate construction. 	Council can control and regulate the number and type of birds kept. Construction is to restrict access to vermin. In cleaning the aviary, wastewater should be contained within the property.
Awnings, Canopies, Storm Blinds attached to a dwelling	<ul style="list-style-type: none"> • Maximum area 15m². • Maximum height of awning 2.7m and not enclosed. • Located behind the building line to any street frontage. • Located at least 900mm from any property boundary. • Non-combustible material. • Awnings other than cantilever type to be connected to existing stormwater system and not discharged to the ground. • Protected from termites in accordance with AS3660.1. 	The awning should be securely bolted at its supports and fixed rigidly at its base. The roof cladding should be securely fixed to roof beams or rafters and be of non-reflective material.
Barbecues	<ul style="list-style-type: none"> • Located in rear yard and no closer than 900mm from any adjoining property boundary. • Maximum height 2.1m. • Maximum area of base 4m². • Maximum area of barbecue plate 1.5m². 	Structure must be at least 1.2m away from a pool safety fence measured in accordance with cl. 2.3 AS1926-1986.

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Type of activity	Exemptions requirements	Advisory notes
Bridges and Staircases installed in Public Parks and Recreation Spaces	<ul style="list-style-type: none"> Bridges to a maximum span of 5m and construction by or for Council. Designed, fabricated and installed in accordance with the BCA (Section B) and AS 4100 (for steel structures) and AS 1720 (for timber structures) and AS 3600 for concrete structures. Australian National Parks and Wildlife Service Walking Track Management Manual Standards must be complied with. 	Approval will be required for structures within 40m of designated creek or watercourse under Rivers & Foreshores Act.
Cabanas/Gazebos and Greenhouses	<ul style="list-style-type: none"> Located in rear yard and no closer than 900mm from any adjoining property boundary. Maximum area 10m². Maximum height 2.4m. Structurally adequate construction in accordance with the Building Code of Australia. Non-reflective surface finishes. 	The structures should be securely bolted at its supports and fixed rigidly at its base. The roof cladding should be securely fixed to roof beams or rafters and be of non-reflective material.
Children's Play Equipment	<ul style="list-style-type: none"> Located in rear yard and no closer than 900 from any adjoining property boundary. Maximum height 2.4m. Maximum ground coverage 20m². Not located within swimming pool areas or closer than 1.2m to pool safety fences. 	Structure must be at least 1.2m away from a pool safety fence measured in accordance with cl.2.3 AS1926-1986.
Clothes Hoists/Lines	<ul style="list-style-type: none"> Located in rear yard and no closer than 900 from any adjoining property boundary. Installed to manufacturer's specifications. 	
Cubby Houses at ground level	<ul style="list-style-type: none"> Located in rear yard and no closer than 900 from any adjoining property boundary. Not located within swimming pool areas or closer than 1.2m to pool safety fences. Maximum height 2.1m measured from natural ground level. Maximum gross floor area of 10m². Hand rails and balustrades required if the floor or stairway is more than 1m above natural ground level. One only on each property. Not as addition to an existing item. Other than masonry construction. Safety glass to any glass doors conforming to AS2208-1978. Installed in accordance with manufacturer's instructions and comply with the relevant Australian Standards (AS1924, 2155 and DR94007-DR94010). Structurally adequate construction on a uniformly stable foundation. 	Structure must be at least 1.2m away from a pool safety fence measured in accordance with cl.2.3 AS1926-1986.
Decks unroofed and attached to a dwelling or within a pool area	<ul style="list-style-type: none"> Located behind the building line to any street frontage. Located at least 3m from any property boundary. Timber only above foundations. Deck to be unroofed. Maximum height 1m above natural ground level to top of deck. Effective height of pool safety fence is not reduced. Minimum of 300mm clearance from safety fences if located within a pool area. Balustrade height not to exceed 1.2m above top of deck. Maximum ground coverage 10m². Compliance with AS1684 or NSW Timber Framing Code. Protected from termites in accordance with AS3660.1. 	Roofing of decks requires development consent.
Demolition of Exempt Development	<ul style="list-style-type: none"> Item to be demolished shall conform strictly to the standard for categories of development listed in this schedule. Demolition does not involve the removal of asbestos unless the applicant's approval is obtained from WorkCover Authority. Care should be taken in work involving the removal of lead paint to avoid lead contamination The Authority's "Guidelines for Practices involving Asbestos Cement" should also be referred to for any work involving asbestos cement. Compliance with AS2601-1991. Covering an area of not more than 25m². 	All demolition work be carried out in a manner consistent with the <i>Construction and Demolition Waste Action Plan 1998</i> . Contact EPA Pollution Line 131555 for a copy. For further details please contact Work Cover Authority.
Driveways, Paths and Paved Areas	<ul style="list-style-type: none"> Located within the boundaries of the site. Does not cross public property. Constructed on natural or filled ground. Constructed of reinforced concrete or of pavers on a concrete base with a non-slip finish. Maximum gradient of 1:6 (16%). Does not redirect stormwater onto adjoining properties. Site coverage of paved area not to exceed 50% of private open space. 	

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Type of activity	Exemptions requirements	Advisory notes
Fences (other than fences covered by the Swimming Pools Act 1992)	<ul style="list-style-type: none"> All fences are to be constructed so that they do not prevent the natural flow of stormwater drainage/run off. Structurally adequate construction. Are made of non-combustible materials if located in fire protection zone or an asset protection zone identified in a bushfire risk management plan. Fencing should be considerate of wildlife when positioned near open space and natural vegetated areas or in rural areas. No barbed wire fencing is to be used in residential areas. 	These requirements do not set aside the provisions of the Dividing Fences Act 1991
Boundary fences		
i) Side fences (between the building line and street or any other public place) and front fences.	<ul style="list-style-type: none"> Maximum height 1m if constructed of timber, metal or lightweight materials, open or ornamental type, provided such fences comply with covenants on the land. 	You are advised to talk to your neighbour at an early stage and consult the Dividing Fences Act. Council does not adjudicate in matters of dispute on boundary fencing.
ii) Side fences (between the building line and the rear boundary) and rear boundary fences.	<ul style="list-style-type: none"> Maximum height 1.8m if constructed of timber, metal or lightweight materials. 	Footings for the fence are to be located on the natural ground. Materials suitable for minimising graffiti, particularly along side and rear boundaries where it is visible from a public place is encouraged (eg. timber instead of colourbond).
iii) Corner allotments (secondary frontages).	<ul style="list-style-type: none"> Maximum height of 1.8m, if constructed of timber, metal or lightweight materials for no more than one-third of the length of the secondary road frontage. 	
(vi) Masonry or Brick	<ul style="list-style-type: none"> Maximum height of 600mm. Structurally adequate for the intended purpose and to comply with AS3700, AS1170 and the Building Code of Australia. 	
(vii) Security	<ul style="list-style-type: none"> Chain wire type fences around Council owned compounds and depots 	
Fish Ponds	<ul style="list-style-type: none"> Located in the rear yard and no closer than 900mm from any adjoining boundary. Maximum surface area of 2m². Is not capable of being filled with water to a depth of 300mm or more, including freeboard. Designed and constructed so as not to prevent the natural flow of stormwater drainage/ runoff. No higher than 300mm above natural ground level. 	A pond that is capable of being filled with water to a depth of 300mm or more is required to comply with the provisions of the Swimming Pools Act 1992 requiring the provision of swimming pool (child proof) fencing. Such development is not exempt development.
Flagpoles	<ul style="list-style-type: none"> Maximum height 6m above existing ground level. Located at least 7m from any property boundary. Only one for each property. Installed in accordance to manufacturer's specifications. Must be structurally adequate. 	Care should be taken to minimise noise from the flapping of flag ropes or like equipment. Flag flying protocol must be adhered to.
Garden Sheds	<ul style="list-style-type: none"> Located in rear yard and no closer than 900mm from any adjoining property boundary or 5m in rural zone. Maximum height 2.4m measured from natural ground level. Maximum gross floor area of 10m². One only on each property. Not as addition to an existing item. Other than masonry construction. Safety glass to any glass doors conforming to AS2208-1978. Non-reflective material. Not visible from a public road. Installed in accordance with manufacturer's instructions and comply with the relevant Australian Standards (AS1924, 2155 and DR94007-DR94010). Structurally adequate construction on a uniformly stable foundation. Must not be built over easements for overland stormwater flow paths or within electrical easements. Does not direct stormwater onto adjoining properties. 	Consideration should be given to the impact upon adjoining properties.
Goal Posts, Sight	<ul style="list-style-type: none"> Construction by or for Council. 	Any of these items erected

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Type of activity	Exemptions requirements	Advisory notes
Screens and Similar Ancillary Sporting Structures on Sporting or Playing Fields for Use in the Playing/Performance of Sporting Events excluding grandstands, dressing sheds and other structures	<ul style="list-style-type: none"> Installed in accordance with relevant SAA standards and/or Building Code of Australia. Located in public parks or recreation areas. 	on private land require prior approval of Council. Exemptions specifically exclude buildings which accommodate people.
Hoardings	<ul style="list-style-type: none"> Not to encroach onto the footpath, public thoroughfare or adjoining property. Erected in accordance with WorkCover Authority requirements. Shall be dismantled upon completion of all construction works. Must be structurally adequate. Maximum height of 2.1m above natural ground level. 	
Hot Water Systems (including Solar Water Heaters and Solar Panels)	<ul style="list-style-type: none"> Installed to manufacturers specifications and requirements. Installed by a licensed tradesperson. Associated building work must not reduce the structural integrity of the building or involve structural alterations. Any opening created by the installation to be adequately weatherproofed. Must not protrude above the ridge height. 	
Home Based Child Care	<ul style="list-style-type: none"> Allows for not more than 7 children under the age of 12 years' comprising 5 preschool and 2 school aged children, at one time (the number of children includes children related to the carer and cared for by the carer). Carers must be licensed by DOCS. 	
Home Office	<ul style="list-style-type: none"> To be carried out in a dwelling-house or in a dwelling in a residential flat building by the permanent residents of the dwelling-house or dwelling. <p>Does not involve:</p> <ul style="list-style-type: none"> The registration of the building under the Factories, Shops and Industries Act 1962. The employment of persons other than the permanent residents. Interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste, water, waste products or grit, oil or otherwise, machinery from equipment and associated processes. The display of goods, whether in a window or otherwise. The exhibition of any notice, advertisement or sign (other than a notice, sign or advertisement exhibited on the dwelling-house or dwelling to indicate the name and occupation only of the resident). The sale of items (whether goods or materials) or the exposure or offer for sale of items, by retail. The visitation of clients/customers to dwelling-house or dwelling. 	Refer to "Advertising Signs" above for details of "exempt" home office signage.
Letter Boxes	<ul style="list-style-type: none"> Maximum height of 1.2m above existing ground level. Appropriate numbering for each box. Structurally stable with adequate footings. Located wholly within the property. To comply with the requirements and specifications of Australia Post. 	
Minor Internal Alterations to: i) Residential dwellings excluding heritage buildings)	<ul style="list-style-type: none"> Non-structural work only such as: <ul style="list-style-type: none"> replacement of doors, walls, ceiling or floor linings, or deteriorated frame members with equivalent or improved quality materials; renovations of bathrooms, kitchens, inclusion of built-in fixtures such as vanities, cupboards and wardrobes. Applies only to alterations or renovations to previously completed buildings. Work not to include changes to the configuration of rooms whether by removal of existing walls, partitions or by other means. Work not to cause reduced window arrangements for light and ventilation needs, reduce doorways for egress purposes or involve enclosure of open areas. Work to comply with the Building Code of Australia. 	The alteration must not affect the structural strength and stability of the building. For example, external walls are often strengthened and stabilised by internal walls that resist loads such as wind forces. The removal of internal walls without considering overall strength and stability may result in failure of external walls.

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ii) Non-residential premises (excluding food premises)	<ul style="list-style-type: none"> Non-structural work only such as shelving, displays, benches and partitions, that do not provide structural support to any part of the building. Floor area not to exceed 200m². Work must not compromise fire safety or affect accessibility to a fire exit. Works shall not change the configuration of rooms whether by removal of walls or other means of structural support. 	You are advised to consult a structural engineer, architect or building surveyor before commencing alterations to ensure you comply with the Building Code of Australia and that works will not affect the structural adequacy and stability of the building.
Park and Street Furniture, Seats, Bins, Picnic Tables, Minor Shelters, Bus Shelters excluding advertising	<ul style="list-style-type: none"> Construction by or for Council. Designed, fabricated and installed in accordance with relevant SAA standards and/or Building Code of Australia. Located on land under control of Council. Non-reflective finishes. Line of site of vehicular traffic is not to be compromised. 	
Pergola (open)	<ul style="list-style-type: none"> Located behind the building line to any street frontage. Maximum area 20m². Maximum height 2.4m. Maintain required boundary setbacks with a minimum of 900mm from any boundary. Where required use non-combustible materials. Structurally adequate construction. Does not have a roof. Protected from termites in accordance with AS3660.1. 	Roofed or enclosed pergolas require approval.
Playground Equipment on Land Classified as Community Land	<ul style="list-style-type: none"> Construction by or for Council. Designed, fabricated and installed in accordance with AS1924, AS2155 and DR94007 - DR94010. 	"Community land" is a classification under the LG Act 1993.
Privacy Screens	<ul style="list-style-type: none"> Maximum height 2.4m above natural ground level. Maximum total length 10m per lot. Must be installed in rear yard. Construction of translucent materials or lattice, and excluding shade cloth. Structurally adequate construction. Not to be attached to or reduce the fire resistance of any structure. 	Must be freestanding and not attached to the boundary fence without the consent of the adjoining owner. Caution should be taken with installing a privacy fence near swimming pool fencing.
Public Meeting in a Class 9b Building , eg. school, community hall, church, theatre and gymnasium	<ul style="list-style-type: none"> Approval has already been granted by Council for the use of the building for the purpose of a class 9b building. 	
Recladding of Roofs or Walls - Council may specify if exemption does not apply to heritage buildings. See demolition provision as a guide	<ul style="list-style-type: none"> Replace existing materials with similar materials. Recladding must not involve structural alterations. Non-reflective materials to be used. 	The Work Cover Authority has advised that care should be taken in work involving the removal of lead paint contamination. The Authority's "Guidelines for Practices involving Asbestos Cement" should be referred to for any work involving asbestos cement.
Retaining Walls	<ul style="list-style-type: none"> Maximum height 500mm. Masonry walls to comply with: <ul style="list-style-type: none"> AS3700 - Masonry Code AS3600 - Concrete Structures AS1170 - Loading Code Timber walls to comply with: <ul style="list-style-type: none"> AS1720 - Timber Structures AS1170 - Loading Code Not to be erected within 500mm of a property boundary. Not to be erected within a subsurface electrical easement or a drainage easement. All retaining walls are to be constructed so that they do not prevent the natural flow of stormwater drainage/run off. 	Consideration should be given to the impact upon adjoining properties.

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Type of activity	Exemptions requirements	Advisory notes
Satellite Dishes	<p><u>Ground Mounted</u></p> <ul style="list-style-type: none"> Maximum 1.5m diameter. Maximum 1.8m height above natural ground level. Only one installation per dwelling. Situated behind the building line. Situated at least 900mm from any property boundary. Structurally adequate construction. <p><u>Roof Mounted</u></p> <ul style="list-style-type: none"> Maximum 600mm diameter. Located below the ridge of the dwelling and out of view from the street. Suitably coloured to blend in with the building. Only one installation per dwelling. Structurally adequate construction. 	
i) Residential		
ii) Non-residential	<p><u>Ground Mounted</u></p> <ul style="list-style-type: none"> Maximum 2m diameter. Maximum 1.8m height above natural ground level. Only one installation per premises. Situated out of view from the street. Situated at least 900mm from any property boundary. Structurally adequate construction. Not situated in any required car parking space, loading bay or service area. <p><u>Roof Mounted</u></p> <ul style="list-style-type: none"> Maximum 1.5m diameter. Located out of view from the street. Suitably coloured to blend in with the building. Only one installation per premise. To be located a minimum of 900mm from any property boundary. Structurally adequate construction. 	
Skylight Roof Windows – non opening including solar tube or similar type installations	<ul style="list-style-type: none"> Maximum area of skylight not to exceed 1.5m². Located not less than 900mm from a property boundary and not less than 900mm from a wall separating attached dwellings. Associated building work must not reduce the structural integrity of the building or involve structural alterations. Any opening created by the installation to be adequately weatherproofed. Installation to manufacturer's instructions. 	
Street Signs – comprising name plates, directional signs and advance traffic warning signs	<ul style="list-style-type: none"> Construction by or for Council. Must be structurally sound. To be designed, fabricated and installed in accordance with relevant SAA standards and RTA guidelines. 	
Sunblinds attached to a building	<ul style="list-style-type: none"> Located only immediately above a window or door. Must be located wholly within the property and behind the building line to any frontage. Non-reflective surface finishes. Not to reduce uncovered "principle private open space" to below the minimum area. No signage or advertising to be displayed. 	The sunblind should be securely attached to the building.
Temporary Signs (a) Real Estate Signs	<ul style="list-style-type: none"> Must not be illuminated. Must be located wholly within the property being sold, leased or auctioned. Must not exceed a height of 1.8m to the top of the sign measured from ground level and no returns exceeding 180mm. Must be removed within 10 days of completion of same (exchange of contracts)/letting of the property. Only permitted for a maximum period of 42 days. Signs related to sale, lease or auction of a property for: <ul style="list-style-type: none"> (i) Residential Properties: <ul style="list-style-type: none"> have a maximum area up to 2.5m²; a limit of 1 sign per agent, per property. (ii) Non-residential Properties: <ul style="list-style-type: none"> have a maximum size up to 2.5 x 1.8m; limit of 1 sign per agent, per property. 	The word "property", in the case of strata development for the purpose of this schedule, refers to the whole of the land comprising the lots and common property, but does not refer to individual lots in a strata scheme.

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Type of activity	Exemptions requirements	Advisory notes
(b) Development Site Signs	<ul style="list-style-type: none"> For larger developments which may take 1-2 years to complete. Does not include sale, lease or auction signs. Have a maximum area of up to 10m². Only permitted for a maximum period of 1 year. Must be located wholly within the property. 	
(c) Fabric Signs	<ul style="list-style-type: none"> The display of short term fabric signs advertising special community events or activities to be limited to 28 days immediately prior to the event and shall be removed within 2 days of the conclusion of the event. Maximum size up to 4m x 1.5m. Any banner erected on private property or property of another State or Federal Authority must have the consent of the property owner. 	
(d) Community Signs	<ul style="list-style-type: none"> Signs shall not be displayed for more than 4 weeks. For any one event a maximum of 6 signs per organisation may advertise an event within the Camden area. The content of such advertising shall be limited to event or activity details only (i.e. no sponsorship identification). No signs must exceed an area of 4m². Banners must not interfere with vehicle or pedestrian safety. Banners can be tied to trees but not nailed. Any banner erected on private property or property of another State or Federal Authority must have the consent of the property owner. 	
(e) Sporting Venue Signs	<ul style="list-style-type: none"> The display of temporary sponsorship banners shall be permitted within the boundary of the playing field on the day of the activity only. 	
(f) Safety House and Neighbourhood Watch Signs	<ul style="list-style-type: none"> Standard signs only. If attached to poles owned by Integral Energy, their consent must be obtained. 	
(g) Sponsorship Advertising	<ul style="list-style-type: none"> Only for a club, community group, sporting group or similar organisations where the advertising sign or structure is for a special event or specific function/ activity is sponsored by an organisation external to the club. Advertising space must be in keeping with the theme and character of the sign to a maximum of 20% of its total area. At all times the sponsorship must be secondary to the main purpose of the advertising. 	
Temporary Structures and Temporary Buildings: <ul style="list-style-type: none"> Builders shed Portable toilets Scaffolds Marquees Mini (stages) platform <ul style="list-style-type: none"> Waste storage container (placed in public place) 	<ul style="list-style-type: none"> Builders sheds, scaffolds and portable toilets are only to be associated with approved or certified building works and must be removed on completion of associated development or within six (6) months of placement, whichever is less. Maximum height of the scaffold is to accommodate a two-storey development. Located wholly within the property boundaries. Mini stages are not to be in place for more than 1 week and are to have a maximum floor area of 12m². Marquees are not to be in place for more than 1 week and are to have a maximum floor area of 25m². The building must not be used for residential purposes or for the storage of or handling of inflammable materials. Does not involve a building designed for residential purposes, alterations or additions to an existing building or a building more than 1 storey in height. The waste storage container is in association with exempt development or works approved by Council. Limit of one container to be placed in a public place. A maximum period of 14 days from the date of placement of the container to the date of removal. Waste containers are to be located and designed strictly in accordance with the guidelines of the Roads and Traffic Authority. The container is to be of a light colour, have reflectors and should clearly display the name and address of the owner/proprietor. The supplier of the waste container must ensure that there is a minimum \$10 million public liability/risk insurance cover for the placement of the waste container in a public place. A minimum width of 1.5m wide strip shall be provided to enable safe pedestrian access. Containers must not restrict access to services. For example, gas, water, electrical or phone. Are setback a minimum of 3m from boundaries adjoining road reserves and 1m from every other lot boundary. 	

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Type of activity	Exemptions requirements	Advisory notes
<p>Use of Land and Building (change of use):</p> <p>i) A Shop to Another Shop (not including new food shops)</p> <p>ii) An Office / Commercial Premises to Another Office / Commercial Premises</p> <p>iii) From an Industrial Use to Another Industrial Use</p>	<ul style="list-style-type: none"> • The new use is consistent with the classification of the building under the <i>Building Code of Australia</i> and replaces a former use being carried out in accordance with a development consent, and to be used for the purposes of: <ul style="list-style-type: none"> (a) a shop of a particular kind, (b) an office or commercial premises, (c) any of the specified uses, (d) the commercial premises is a premise in which there is : <ul style="list-style-type: none"> - no restricted publications as defined in the Indecent Articles and Classified Publications Act 1975 are shown, exhibited, displayed, sold or otherwise rendered accessible or available to the public, - no business to which s10 of that Act applies is conducted, - no business is conducted where an object of which is the display or exhibition of the article, within the meaning of the Act, that is primarily concerned with sexual behaviour, but is not printed matter. (e) the current industrial use is lawfully approved and the building lawfully constructed to be used of the purposes of an industry where: <ul style="list-style-type: none"> - it is not actually or potentially a hazardous or offensive industry, - it does not involve the handling, preparation or storage of food or sale or consumption, - it is not prohibited by any provision in an environmental planning instrument applying to the land, and - not more than 200m² of floor space is changed in use. • Written notice of the change of use is supplied to the Council seven (7) days prior to commencing works or beginning operations, including copies of approvals from any other approval body (such as the Trade Waste Authority). • The curtilage of the shop / premises is not used for storage or display purposes. • The shop / premises is not open outside the existing approved hours of operation. • All conditions that have previously been imposed on the use of the building or the use of the land that relate to: <ul style="list-style-type: none"> - the maintenance of landscaping, - the parking of vehicles, - the provision of space for the loading and unloading of goods or vehicles - environmental protection are adhered to. • The building or unit has a maximum area of 100m². • There is adequate space available for loading and unloading on the site. • There is no extension of hours outside the existing hours of operation, and not outside the hours of 6.00am to 6.00pm. • The use will not create any greater, different or additional potential hazard to the environment or the occupants of the building. • The use will not compromise the amenity of the locality in any greater, different or additional way, than the existing use. • The use will not require the upgrade of any fire safety, health, environmental or other standards. • The new use does not involve handling, storing or using hazardous chemicals or materials otherwise than on a domestic scale. 	
<p>Water Tanks at/or Above Ground Level</p>	<ul style="list-style-type: none"> • Maximum storage capacity of 10,000 litres. • Must comply with the requirements of clause 16 of SEPP 4. 	<p>This exemption does not apply to tanks below ground or on land that requires excavation.</p>

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Type of activity	Exemptions requirements	Advisory notes
Windows, Glazed Areas and External Doors	<ul style="list-style-type: none"> • Replacement in residential premises with materials that comply with: <ol style="list-style-type: none"> a) AS1288 - Glass in buildings – Selection and Installation; and b) AS 2208 - Safety Glazing Materials for Use in Buildings (Human Impact Consideration) • No reduction in the area provided for light and ventilation is permitted and structural support members cannot be removed. • For commercial and industrial premises the reflectivity index shall not exceed 20%. 	<p>You are advised to consult a structural engineer, architect or building surveyor before commencing alterations to ensure compliance with the BCA and that works will not affect the structural stability of the building and to ensure the appropriate quality of glass and glazing is used for the window or doorway concerned especially as to whether safety glass is required and installed. The Work Cover Authority has advised that:</p> <ul style="list-style-type: none"> - Care should be taken in work involving the removal of lead contamination; - The Authority's "Guidelines for Practices Involving Asbestos Cement" should be referred to for any work involving asbestos cement.
Access Ramps for the Disabled	<ul style="list-style-type: none"> • In compliance with AS 1428.1 and AS 1428.2 • No closer than 500mm from the adjoining property. • Maximum length of ramp 9m. • Does not obstruct or interfere with vehicular access to existing car parking behind the building line. 	
Advertising Signs/ Advertising Structures	<p>General Requirements:</p> <ul style="list-style-type: none"> • Non-moving sign. • Advertising structures over public road to be at least 3m above and 600mm from the outside of the carriageway. • The advertising must relate to the use of the building (except for temporary signs). • Must be located within the boundaries of the property to which they apply, unless in a commercial or retail area. • Must reflect the character and style of the building on which it is located. • The erection of the advertising structure must comply with the requirements of the Building Code of Australia, including section B – Structural Provisions. • The sign must not be detrimental to the character and functioning of the building. • Not erected on an item of environmental heritage, unless replacing an existing sign, that has a lawful approval, with a sign of the same, or lesser size sign and in the same location. • Must not cause offence to the public. 	<p>Covers a display of symbols, messages or other devices for promotion or for conveying information, instruction, directions or the like, whether or not the display includes the erection of a structure, or the carrying out of a work which relates to the use of the building or property.</p>
(a) General Residential Zone	<p>(i) Business identification sign:</p> <ul style="list-style-type: none"> • For an approved home office/business or professional consulting room, only 1 "business identification sign" is permissible. • Maximum size of up to 1200mm long x 600mm high displaying only: <ul style="list-style-type: none"> - Name of occupant - Address and phone number - Types of business • Located wholly within the property boundaries. • Maximum height of a free standing sign above ground level is 2.0m. • Not to be illuminated or flashing. <p>(ii) Public notices:</p> <ul style="list-style-type: none"> - notice for public information displayed by a public authority giving information or direction about services provided. 	

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Type of activity	Exemptions requirements	Advisory notes
(b) Neighbourhood Centre and Local Centre Zone	<p>(i) Under awning signs:</p> <ul style="list-style-type: none"> - attached to the underside of an awning (other than the fascia or return end); - non illuminated; - is a maximum of 2.5m in length, 0.5m in height and 0.08m in width; - is erected at a horizontal angle no less than 2.6m to the ground; - is erected at a right angle to the building to which it is attached; - does not project beyond the edge of the awning; - does not extend or project beyond a point 600mm within the vertical projection of the kerb line; - only one sign per premises per street frontage. <p>(ii) Window signs:</p> <ul style="list-style-type: none"> - does not obscure more than 20% of the area of any window; - street level windows only; - only one sign per premises per street frontage. <p>(iii) Fascia signs:</p> <ul style="list-style-type: none"> - attached to the fascia or return of the awning; - does not project above, below, or extend from, the fascia or return end of the awning; - does not extend or project beyond a point 600mm within the vertical projection of the kerb line; - has a maximum area of 3.0m²; - only one sign per premises per street frontage; - non-flashing. <p>(iv) Wall signs:</p> <ul style="list-style-type: none"> - does not extend laterally beyond the wall of the building to which it is attached; - does not project above the top of the wall to which it is attached; - does not cover any window, door or architectural projections; - is securely fixed to the building; - no more than 20% of the visible wall area to be covered by "flush wall sign"; - non illuminated; - only one sign per premises per street frontage (i.e. access). <p>(v) Top hamper:</p> <ul style="list-style-type: none"> - attached to the transom of a doorway or display window of a building; - does not extend beyond any building line; - does not extend below the level of the head of the doorway or window above which it is attached; - is not more than 3.7m above the ground; - has a maximum dimensional height of 600mm; - only one sign per premises per street frontage; - has a maximum area of 2.5m²; - non-flashing. <p>(vi) Public notices:</p> <ul style="list-style-type: none"> - notice for public information displayed by a public authority giving information or direction about services provided. 	
(c) Industrial Zone	<p>(i) Wall signs:</p> <ul style="list-style-type: none"> - only one wall sign is permitted per occupancy; - is located on the façade of the unit with which that occupancy is associated; - the size and dimensions of such signage shall have regard to existing signage on other units in the same complex with a view to achieving a visually consistent treatment, but shall not exceed maximum dimensions of 2m x 1.2m; - does not extend laterally beyond the wall of the building to which it is attached; - does not project above the top of the wall to which it is attached; - does not cover any window, door or architectural projections; - is securely fixed to the building; - non-flashing. 	

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Type of activity	Exemptions requirements	Advisory notes
	<p>(ii) Identification signs:</p> <p><u>Single Occupier Building</u></p> <ul style="list-style-type: none"> - only one identification panel per property; - has maximum dimensions of 0.5m x 1.5m; - has a maximum height from ground of 1.5m; - does not project over a public place; - only one sign per premises; - is securely fixed and stable; - non-flashing. <p><u>Factory Units</u></p> <ul style="list-style-type: none"> - directory boards are to be comprised of not more than 1 panel per factory; - each panel is to be of uniform size, colour and dimensions but not exceeding 0.2m² per panel; - sign serves only to identify the number of the unit and the name of the respective occupant; - is located on or behind the building line setback adjacent to the entrance to the site; - is securely fixed and stable; - non-flashing. <p><u>Sex Services Premises</u></p> <ul style="list-style-type: none"> - only one unobtrusive sign per premises; - a maximum area of 1.5m²; - the sign wording must be limited to a trade name of the business operated and the address of the premises. No other characters, depictions, pictures or drawings are to be displayed on the sign; - the content, illumination, size, shape, and location of the sign must not interfere with the amenity of the neighbourhood; - located entirely within the property boundaries. 	
(d) Special Uses, Environmental Conservation and Environmental Living Zones	<p>(i) Identification signs:</p> <ul style="list-style-type: none"> - sign serves only to identify the premises or land on which the sign is situated, the name of the occupier, the activity carried out thereon and directions to access the site; - maximum area up to 3.5m². <p>(ii) Public notices:</p> <ul style="list-style-type: none"> - notice for public information displayed by a public authority giving information or direction about services provided. 	
Aerials, Antennae, Microwave Antennae not including satellite dishes – dealt with as separate provision below	<ul style="list-style-type: none"> • For domestic use only. • One per dwelling. • Structurally adequate construction. • Maximum height 2m above roof. 	No encroachment over property boundaries.
Air Conditioning Units for Dwellings attached to external walls or ground mounted	<ul style="list-style-type: none"> • Located a minimum of 3m from any property boundary. • Located behind the building line to any street frontage. • Building work must not reduce the structural integrity of the section of the building affected by the installation of the unit. • Any opening created by the installation is to be adequately weatherproofed. • Noise level not to exceed 5dB(A) above background noise level measured at the property boundary during the hours 7.00am to 10.00pm and no exceedence of noise level above the background noise level during the hours 10.00pm to 7.00am. 	All air conditioners installed must be provided with a label clearly showing the maximum 'Sound Power Level'. Council may serve a Notice on the occupier of any premises to abate noise nuisance. The air conditioning unit should not significantly impact on adjoining properties.
Ancillary Development except where specified	<ul style="list-style-type: none"> • Is supplementary to a use permitted by development consent or to a lawful existing use. • Must reflect the character and style of the building and surrounding neighbourhood. • Is erected at least 1m from each boundary of the lot and extends no more than 3m above natural ground level. • Any structure or impermeable surface that covers less than 25m² in area. • The development does not require any excavation of more than 500mm below the ground level. <p>It does not involve handling, storing, or using hazardous chemicals or materials other than on a domestic scale and no chemicals or pollutants are released into the environment.</p> <p>Are made of non-combustible materials if located in a fire protection zone or an asset protection zone identified in a bushfire risk management plan.</p>	

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Type of activity	Exemptions requirements	Advisory notes
Aviaries – an enclosure in which birds are kept for domestic purposes other than pigeons and poultry	<ul style="list-style-type: none"> Maximum area 10m². Maximum height 2.4m above natural ground level. Concrete floor. Non-reflective material. Located in rear yard and no closer than 900mm from any dwelling or an adjoining property. Structurally adequate construction. 	Council can control and regulate the number and type of birds kept. Construction is to restrict access to vermin. In cleaning the aviary, wastewater should be contained within the property.
Awnings, Canopies, Storm Blinds attached to a dwelling	<ul style="list-style-type: none"> Maximum area 15m². Maximum height of awning 2.7m and not enclosed. Located behind the building line to any street frontage. Located at least 900mm from any property boundary. Non-combustible material. Awnings other than cantilever type to be connected to existing stormwater system and not discharged to the ground. Protected from termites in accordance with AS3660.1. 	The awning should be securely bolted at its supports and fixed rigidly at its base. The roof cladding should be securely fixed to roof beams or rafters and be of non-reflective material.
Barbecues	<ul style="list-style-type: none"> Located in rear yard and no closer than 900mm from any adjoining property boundary. Maximum height 2.1m. Maximum area of base 4m². Maximum area of barbecue plate 1.5m². 	Structure must be at least 1.2m away from a pool safety fence measured in accordance with cl. 2.3 AS1926-1986.
Bridges and Staircases installed in Public Parks and Recreation Spaces	<ul style="list-style-type: none"> Bridges to a maximum span of 5m and construction by or for Council. Designed, fabricated and installed in accordance with the BCA (Section B) and AS 4100 (for steel structures) and AS 1720 (for timber structures) and AS 3600 for concrete structures. Australian National Parks and Wildlife Service Walking Track Management Manual Standards must be complied with. 	Approval will be required for structures within 40m of designated creek or watercourse under Rivers & Foreshores Act.
Cabanas/Gazebos and Greenhouses	<ul style="list-style-type: none"> Located in rear yard and no closer than 900mm from any adjoining property boundary. Maximum area 10m². Maximum height 2.4m. Structurally adequate construction in accordance with the Building Code of Australia. Non-reflective surface finishes. 	The structures should be securely bolted at its supports and fixed rigidly at its base. The roof cladding should be securely fixed to roof beams or rafters and be of non-reflective material.
Children's Play Equipment	<ul style="list-style-type: none"> Located in rear yard and no closer than 900 from any adjoining property boundary. Maximum height 2.4m. Maximum ground coverage 20m². Not located within swimming pool areas or closer than 1.2m to pool safety fences. 	Structure must be at least 1.2m away from a pool safety fence measured in accordance with cl.2.3 AS1926-1986.
Clothes Hoists/Lines	<ul style="list-style-type: none"> Located in rear yard and no closer than 900 from any adjoining property boundary. Installed to manufacturer's specifications. 	
Cubby Houses at ground level	<ul style="list-style-type: none"> Located in rear yard and no closer than 900 from any adjoining property boundary. Not located within swimming pool areas or closer than 1.2m to pool safety fences. Maximum height 2.1m measured from natural ground level. Maximum gross floor area of 10m² Hand rails and balustrades required if the floor or stairway is more than 1m above natural ground level. One only on each property. Not as addition to an existing item. Other than masonry construction. Safety glass to any glass doors conforming to AS2208-1978. Installed in accordance with manufacturer's instructions and comply with the relevant Australian Standards (AS1924, 2155 and DR94007-DR94010). Structurally adequate construction on a uniformly stable foundation. 	Structure must be at least 1.2m away from a pool safety fence measured in accordance with cl.2.3 AS1926-1986.
Decks unroofed and attached to a dwelling or within a pool area	<ul style="list-style-type: none"> Located behind the building line to any street frontage. Located at least 3m from any property boundary. Timber only above foundations. Deck to be unroofed. Maximum height 1m above natural ground level to top of deck. Effective height of pool safety fence is not reduced. Minimum of 300mm clearance from safety fences if located within a pool area. Balustrade height not to exceed 1.2m above top of deck. Maximum ground coverage 10m². Compliance with AS1684 or NSW Timber Framing Code. Protected from termites in accordance with AS3660.1. 	Roofing of decks requires development consent.

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Type of activity	Exemptions requirements	Advisory notes
Demolition of Exempt Development	<ul style="list-style-type: none"> Item to be demolished shall conform strictly to the standard for categories of development listed in this schedule. Demolition does not involve the removal of asbestos unless the applicant's approval is obtained from WorkCover Authority. Care should be taken in work involving the removal of lead paint to avoid lead contamination The Authority's "Guidelines for Practices involving Asbestos Cement" should also be referred to for any work involving asbestos cement. Compliance with AS2601-1991. Covering an area of not more than 25m². 	<p>All demolition work be carried out in a manner consistent with the <i>Construction and Demolition Waste Action Plan 1998</i>.</p> <p>Contact EPA Pollution Line 131555 for a copy. For further details please contact Work Cover Authority.</p>
Driveways, Paths and Paved Areas	<ul style="list-style-type: none"> Located within the boundaries of the site. Does not cross public property. Constructed on natural or filled ground. Constructed of reinforced concrete or of pavers on a concrete base with a non-slip finish. Maximum gradient of 1:6 (16%). Does not redirect stormwater onto adjoining properties. Site coverage of paved area not to exceed 50% of private open space. 	
Fences (other than fences covered by the Swimming Pools Act 1992)	<ul style="list-style-type: none"> Meets the specification of "what is and is not exempt development" outlined in this DCP. All fences are to be constructed so that they do not prevent the natural flow of stormwater drainage/run off. Structurally adequate construction. Are made of non-combustible materials if located in fire protection zone or an asset protection zone identified in a bushfire risk management plan. Fencing should be considerate of wildlife when positioned near open space and natural vegetated areas or in rural areas. No barbed wire fencing is to be used in residential areas. 	These requirements do not set aside the provisions of the Dividing Fences Act 1991
Boundary fences		
i) Side fences (between the building line and street or any other public place) and front fences.	<ul style="list-style-type: none"> Maximum height 1m if constructed of timber, metal or lightweight materials, open or ornamental type, provided such fences comply with covenants on the land. 	You are advised to talk to your neighbour at an early stage and consult the Dividing Fences Act.
ii) Side fences (between the building line and the rear boundary) and rear boundary fences.	<ul style="list-style-type: none"> Maximum height 1.8m if constructed of timber, metal or lightweight materials. 	Council does not adjudicate in matters of dispute on boundary fencing.
iii) Corner allotments (secondary frontages).	<ul style="list-style-type: none"> Maximum height of 1.8m, if constructed of timber, metal or lightweight materials for no more than one-third of the length of the secondary road frontage. 	Footings for the fence are to be located on the natural ground.
(vi) Masonry or Brick	<ul style="list-style-type: none"> Maximum height of 600mm. Structurally adequate for the intended purpose and to comply with AS3700, AS1170 and the Building Code of Australia. 	Materials suitable for minimising graffiti, particularly along side and rear boundaries where it is visible from a public place is encouraged (eg. timber instead of colourbond).
(vii) Security	<ul style="list-style-type: none"> Chain wire type fences around Council owned compounds and depots 	
Fish Ponds	<ul style="list-style-type: none"> Located in the rear yard and no closer than 900mm from any adjoining boundary. Maximum surface area of 2m². Is not capable of being filled with water to a depth of 300mm or more, including freeboard. Designed and constructed so as not to prevent the natural flow of stormwater drainage/ runoff. No higher than 300mm above natural ground level. 	A pond that is capable of being filled with water to a depth of 300mm or more is required to comply with the provisions of the Swimming Pools Act 1992 requiring the provision of swimming pool (child proof) fencing. Such development is not exempt development.

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Type of activity	Exemptions requirements	Advisory notes
Flagpoles	<ul style="list-style-type: none"> Maximum height 6m above existing ground level. Located at least 7m from any property boundary. Only one for each property. Installed in accordance to manufacturer's specifications. Must be structurally adequate. 	Care should be taken to minimise noise from the flapping of flag ropes or like equipment. Flag flying protocol must be adhered to.
Garden Sheds	<ul style="list-style-type: none"> Located in rear yard and no closer than 900mm from any adjoining property boundary or 5m in rural zone. Maximum height 2.4m measured from natural ground level. Maximum gross floor area of 10m². One only on each property. Not as addition to an existing item. Other than masonry construction. Safety glass to any glass doors conforming to AS2208-1978. Non-reflective material. Not visible from a public road. Installed in accordance with manufacturer's instructions and comply with the relevant Australian Standards (AS1924, 2155 and DR94007-DR94010). Structurally adequate construction on a uniformly stable foundation. Must not be built over easements for overland stormwater flow paths or within electrical easements. Does not direct stormwater onto adjoining properties. 	Consideration should be given to the impact upon adjoining properties.
Goal Posts, Sight Screens and Similar Ancillary Sporting Structures on Sporting or Playing Fields for Use in the Playing/Performance of Sporting Events excluding grandstands, dressing sheds and other structures	<ul style="list-style-type: none"> Construction by or for Council. Installed in accordance with relevant SAA standards and/or Building Code of Australia. Located in public parks or recreation areas. 	Any of these items erected on private land require prior approval of Council. Exemptions specifically exclude buildings which accommodate people.
Hoardings	<ul style="list-style-type: none"> Not to encroach onto the footpath, public thoroughfare or adjoining property. Erected in accordance with WorkCover Authority requirements. Shall be dismantled upon completion of all construction works. Must be structurally adequate. Maximum height of 2.1m above natural ground level. 	
Hot Water Systems (including Solar Water Heaters and Solar Panels)	<ul style="list-style-type: none"> Installed to manufacturers specifications and requirements. Installed by a licensed tradesperson. Associated building work must not reduce the structural integrity of the building or involve structural alterations. Any opening created by the installation to be adequately weatherproofed. Must not protrude above the ridge height. 	
Home Based Child Care	<ul style="list-style-type: none"> Allows for not more than 7 children under the age of 12 years' comprising 5 preschool and 2 school aged children, at one time (the number of children includes children related to the carer and cared for by the carer). Carers must be licensed by DOCS. 	
Home Office	<ul style="list-style-type: none"> To be carried out in a dwelling-house or in a dwelling in a residential flat building by the permanent residents of the dwelling-house or dwelling. <p>Does not involve:</p> <ul style="list-style-type: none"> The registration of the building under the Factories, Shops and Industries Act 1962. The employment of persons other than the permanent residents. Interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste, water, waste products or grit, oil or otherwise, machinery from equipment and associated processes. The display of goods, whether in a window or otherwise. The exhibition of any notice, advertisement or sign (other than a notice, sign or advertisement exhibited on the dwelling-house or dwelling to indicate the name and occupation only of the resident). The sale of items (whether goods or materials) or the exposure or offer for sale of items, by retail. The visitation of clients/customers to dwelling-house or dwelling. 	Refer to "Advertising Signs" above for details of "exempt" home office signage.

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Type of activity	Exemptions requirements	Advisory notes
Letter Boxes	<ul style="list-style-type: none"> Maximum height of 1.2m above existing ground level. Appropriate numbering for each box. Structurally stable with adequate footings. Located wholly within the property. To comply with the requirements and specifications of Australia Post. 	
Minor Internal Alterations to: i) Residential dwellings excluding heritage buildings)	<ul style="list-style-type: none"> Non-structural work only such as: <ul style="list-style-type: none"> replacement of doors, walls, ceiling or floor linings, or deteriorated frame members with equivalent or improved quality materials; renovations of bathrooms, kitchens, inclusion of built-in fixtures such as vanities, cupboards and wardrobes. Applies only to alterations or renovations to previously completed buildings. Work not to include changes to the configuration of rooms whether by removal of existing walls, partitions or by other means. Work not to cause reduced window arrangements for light and ventilation needs, reduce doorways for egress purposes or involve enclosure of open areas. Work to comply with the Building Code of Australia. 	<p>The alteration must not affect the structural strength and stability of the building.</p> <p>For example, external walls are often strengthened and stabilised by internal walls that resist loads such as wind forces. The removal of internal walls without considering overall strength and stability may result in failure of external walls.</p>
ii) Non-residential premises (excluding food premises)	<ul style="list-style-type: none"> Non-structural work only such as shelving, displays, benches and partitions, that do not provide structural support to any part of the building. Floor area not to exceed 200m². Work must not compromise fire safety or affect accessibility to a fire exit. Works shall not change the configuration of rooms whether by removal of walls or other means of structural support. 	<p>You are advised to consult a structural engineer, architect or building surveyor before commencing alterations to ensure you comply with the Building Code of Australia and that works will not affect the structural adequacy and stability of the building.</p>
Park and Street Furniture, Seats, Bins, Picnic Tables, Minor Shelters, Bus Shelters excluding advertising	<ul style="list-style-type: none"> Construction by or for Council. Designed, fabricated and installed in accordance with relevant SAA standards and/or Building Code of Australia. Located on land under control of Council. Non-reflective finishes. Line of site of vehicular traffic is not to be compromised. 	
Pergola (open)	<ul style="list-style-type: none"> Located behind the building line to any street frontage. Maximum area 20m². Maximum height 2.4m. Maintain required boundary setbacks with a minimum of 900mm from any boundary. Where required use non-combustible materials. Structurally adequate construction. Does not have a roof. Protected from termites in accordance with AS3660.1. 	<p>Roofed or enclosed pergolas require approval.</p>
Playground Equipment on Land Classified as Community Land	<ul style="list-style-type: none"> Construction by or for Council. Designed, fabricated and installed in accordance with AS1924, AS2155 and DR94007 - DR94010. 	<p>"Community land" is a classification under the LG Act 1993.</p>
Privacy Screens	<ul style="list-style-type: none"> Maximum height 2.4m above natural ground level. Maximum total length 10m per lot. Must be installed in rear yard. Construction of translucent materials or lattice, and excluding shade cloth. Structurally adequate construction. Not to be attached to or reduce the fire resistance of any structure. 	<p>Must be freestanding and not attached to the boundary fence without the consent of the adjoining owner. Caution should be taken with installing a privacy fence near swimming pool fencing.</p>
Public Meeting in a Class 9b Building, eg. school, community hall, church, theatre and gymnasium	<ul style="list-style-type: none"> Approval has already been granted by Council for the use of the building for the purpose of a class 9b building. 	

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Type of activity	Exemptions requirements	Advisory notes
Recladding of Roofs or Walls - Council may specify if exemption does not apply to heritage buildings. See demolition provision as a guide.	<ul style="list-style-type: none"> Replace existing materials with similar materials. Recladding must not involve structural alterations. Non-reflective materials to be used. 	The Work Cover Authority has advised that care should be taken in work involving the removal of lead paint contamination. The Authority's "Guidelines for Practices involving Asbestos Cement" should be referred to for any work involving asbestos cement.
Retaining Walls	<ul style="list-style-type: none"> Maximum height 500mm. Masonry walls to comply with: <ul style="list-style-type: none"> AS3700 - Masonry Code AS3600 - Concrete Structures AS1170 - Loading Code Timber walls to comply with: <ul style="list-style-type: none"> AS1720 - Timber Structures AS1170 - Loading Code Not to be erected within 500mm of a property boundary. Not to be erected within a subsurface electrical easement or a drainage easement. All retaining walls are to be constructed so that they do not prevent the natural flow of stormwater drainage/run off. 	Consideration should be given to the impact upon adjoining properties.
Satellite Dishes	<p><u>Ground Mounted</u></p> <ul style="list-style-type: none"> Maximum 1.5m diameter. Maximum 1.8m height above natural ground level. Only one installation per dwelling. Situated behind the building line. Situated at least 900mm from any property boundary. Structurally adequate construction. <p><u>Roof Mounted</u></p> <ul style="list-style-type: none"> Maximum 600mm diameter. Located below the ridge of the dwelling and out of view from the street. Suitably coloured to blend in with the building. Only one installation per dwelling. Structurally adequate construction. 	
i) Residential		
ii) Non-residential	<p><u>Ground Mounted</u></p> <ul style="list-style-type: none"> Maximum 2m diameter. Maximum 1.8m height above natural ground level. Only one installation per premises. Situated out of view from the street. Situated at least 900mm from any property boundary. Structurally adequate construction. Not situated in any required car parking space, loading bay or service area. <p><u>Roof Mounted</u></p> <ul style="list-style-type: none"> Maximum 1.5m diameter. Located out of view from the street. Suitably coloured to blend in with the building. Only one installation per premise. To be located a minimum of 900mm from any property boundary. Structurally adequate construction. 	
Skylight Roof Windows – non opening including solar tube or similar type installations	<ul style="list-style-type: none"> Maximum area of skylight not to exceed 1.5m². Located not less than 900mm from a property boundary and not less than 900mm from a wall separating attached dwellings. Associated building work must not reduce the structural integrity of the building or involve structural alterations. Any opening created by the installation to be adequately weatherproofed. Installation to manufacturer's instructions. 	

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Type of activity	Exemptions requirements	Advisory notes
Street Signs – comprising name plates, directional signs and advance traffic warning signs	<ul style="list-style-type: none"> Construction by or for Council. Must be structurally sound. To be designed, fabricated and installed in accordance with relevant SAA standards and RTA guidelines. 	
Sunblinds attached to a building	<ul style="list-style-type: none"> Located only immediately above a window or door. Must be located wholly within the property and behind the building line to any frontage. Non-reflective surface finishes. Not to reduce uncovered principle private open space to below the minimum area. No signage or advertising to be displayed. 	The sunblind should be securely attached to the building.
Temporary Signs a) Real Estate Signs	<ul style="list-style-type: none"> Must not be illuminated. Must be located wholly within the property being sold, leased or auctioned. Must not exceed a height of 1.8m to the top of the sign measured from ground level and no returns exceeding 180mm. Must be removed within 10 days of completion of same (exchange of contracts)/letting of the property. Only permitted for a maximum period of 42 days. Signs related to sale, lease or auction of a property for: <ul style="list-style-type: none"> (i) Residential Properties: <ul style="list-style-type: none"> have a maximum area up to 2.5m²; a limit of 1 sign per agent, per property. (ii) Non-residential Properties: <ul style="list-style-type: none"> have a maximum size up to 2.5 x 1.8m; limit of 1 sign per agent, per property. 	The word "property", in the case of strata development for the purpose of this schedule, refers to the whole of the land comprising the lots and common property, but does not refer to individual lots in a strata scheme.
b) Development Site Signs	<ul style="list-style-type: none"> For larger developments which may take 1-2 years to complete. Does not include sale, lease or auction signs. Have a maximum area of up to 10m². Only permitted for a maximum period of 1 year. Must be located wholly within the property. 	
c) Fabric Signs	<ul style="list-style-type: none"> The display of short term fabric signs advertising special community events or activities to be limited to 28 days immediately prior to the event and shall be removed within 2 days of the conclusion of the event. Maximum size up to 4m x 1.5m. Any banner erected on private property or property of another State or Federal Authority must have the consent of the property owner. 	
d) Community Signs	<ul style="list-style-type: none"> Signs shall not be displayed for more than 4 weeks. For any one event a maximum of 6 signs per organisation may advertise an event within the Camden area. The content of such advertising shall be limited to event or activity details only (i.e. no sponsorship identification). No signs must exceed an area of 4m². Banners must not interfere with vehicle or pedestrian safety. Banners can be tied to trees but not nailed. Any banner erected on private property or property of another State or Federal Authority must have the consent of the property owner. 	
e) Sporting Venue Signs	<ul style="list-style-type: none"> The display of temporary sponsorship banners shall be permitted within the boundary of the playing field on the day of the activity only. 	
f) Safety House and Neighbourhood Watch Signs	<ul style="list-style-type: none"> Standard signs only. If attached to poles owned by Integral Energy, their consent must be obtained. 	
g) Sponsorship Advertising	<ul style="list-style-type: none"> Only for a club, community group, sporting group or similar organisations where the advertising sign or structure is for a special event or specific function/ activity is sponsored by an organisation external to the club. Advertising space must be in keeping with the theme and character of the sign to a maximum of 20% of its total area. At all times the sponsorship must be secondary to the main purpose of the advertising. 	

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Type of activity	Exemptions requirements	Advisory notes
<p>Temporary Structures and Temporary Buildings:</p> <ul style="list-style-type: none"> • Builders shed • Portable toilets • Scaffolds • Marquees • Mini (stages) platform <ul style="list-style-type: none"> • Waste storage container (placed in public place) 	<ul style="list-style-type: none"> • Builders sheds, scaffolds and portable toilets are only to be associated with approved or certified building works and must be removed on completion of associated development or within six (6) months of placement, whichever is less. • Maximum height of the scaffold is to accommodate a two-storey development. • Located wholly within the property boundaries. • Mini stages are not to be in place for more than 1 week and are to have a maximum floor area of 12m². • Marquees are not to be in place for more than 1 week and are to have a maximum floor area of 25m². • The building must not be used for residential purposes or for the storage of or handling of inflammable materials. • Does not involve a building designed for residential purposes, alterations or additions to an existing building or a building more than 1 storey in height. • The waste storage container is in association with exempt development or works approved by Council. • Limit of one container to be placed in a public place. • A maximum period of 14 days from the date of placement of the container to the date of removal. • Waste containers are to be located and designed strictly in accordance with the guidelines of the Roads and Traffic Authority. • The container is to be of a light colour, have reflectors and should clearly display the name and address of the owner/proprietor. • The supplier of the waste container must ensure that there is a minimum \$10 million public liability/risk insurance cover for the placement of the waste container in a public place. • A minimum width of 1.5m wide strip shall be provided to enable safe pedestrian access. • Containers must not restrict access to services. For example, gas, water, electrical or phone. • Are setback a minimum of 3m from boundaries adjoining road reserves and 1m from every other lot boundary. 	
<p>Use of Land and Building (change of use):</p> <p>i) A Shop to Another Shop (not including new food shops)</p> <p>ii) An Office / Commercial Premises to Another Office / Commercial Premises</p> <p>iii) From an Industrial Use to Another Industrial Use</p>	<ul style="list-style-type: none"> • The new use is consistent with the classification of the building under the <i>Building Code of Australia</i> and replaces a former use being carried out in accordance with a development consent, and to be used for the purposes of: <ul style="list-style-type: none"> (f) a shop of a particular kind, (g) an office or commercial premises, (h) any of the specified uses, (i) the commercial premises is a premise in which there is : <ul style="list-style-type: none"> - no restricted publications as defined in the Indecent Articles and Classified Publications Act 1975 are shown, exhibited, displayed, sold or otherwise rendered accessible or available to the public, - no business to which s10 of that Act applies is conducted, - no business is conducted where an object of which is the display or exhibition of the article, within the meaning of the Act, that is primarily concerned with sexual behaviour, but is not printed matter. (j) the current industrial use is lawfully approved and the building lawfully constructed to be used of the purposes of an industry where: <ul style="list-style-type: none"> - it is not actually or potentially a hazardous or offensive industry, - it does not involve the handling, preparation or storage of food or sale or consumption, - it is not prohibited by any provision in an environmental planning instrument applying to the land, and - not more than 200m² of floor space is changed in use. • Written notice of the change of use is supplied to the Council seven (7) days prior to commencing works or beginning operations, including copies of approvals from any other approval body (such as the Trade Waste Authority). • The curtilage of the shop / premises is not used for storage or display purposes. • The shop / premises is not open outside the existing approved hours of operation. • All conditions that have previously been imposed on the use of the building or the use of the land that relate to: 	

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Type of activity	Exemptions requirements	Advisory notes
	<ul style="list-style-type: none"> - the maintenance of landscaping, - the parking of vehicles, - the provision of space for the loading and unloading of goods or vehicles - environmental protection <p>are adhered to.</p> <ul style="list-style-type: none"> • The building or unit has a maximum area of 100m². • There is adequate space available for loading and unloading on the site. • There is no extension of hours outside the existing hours of operation, and not outside the hours of 6.00am to 6.00pm. • The use will not create any greater, different or additional potential hazard to the environment or the occupants of the building. • The use will not compromise the amenity of the locality in any greater, different or additional way, than the existing use. • The use will not require the upgrade of any fire safety, health, environmental or other standards. • The new use does not involve handling, storing or using hazardous chemicals or materials otherwise than on a domestic scale. 	
Water Tanks at/or Above Ground Level	<ul style="list-style-type: none"> • Maximum storage capacity of 10,000 litres. • Must comply with the requirements of clause 16 of SEPP 4. 	This exemption does not apply to tanks below ground or on land that requires excavation.
Windows, Glazed Areas and External Doors	<ul style="list-style-type: none"> • Replacement in residential premises with materials that comply with: <ol style="list-style-type: none"> a) AS1288 - Glass in buildings – Selection and Installation; and b) AS 2208 - Safety Glazing Materials for Use in Buildings (Human Impact Consideration) • No reduction in the area provided for light and ventilation is permitted and structural support members cannot be removed. • For commercial and industrial premises the reflectivity index shall not exceed 20%. 	<p>You are advised to consult a structural engineer, architect or building surveyor before commencing alterations to ensure compliance with the BCA and that works will not affect the structural stability of the building and to ensure the appropriate quality of glass and glazing is used for the window or doorway concerned especially as to whether safety glass is required and installed. The Work Cover Authority has advised that:</p> <ul style="list-style-type: none"> - Care should be taken in work involving the removal of lead contamination; - The Authority's "Guidelines for Practices Involving Asbestos Cement" should be referred to for any work involving asbestos cement.

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Schedule 2: Complying Development

Development Type	Standards
Bed and Breakfast Accommodation	<ul style="list-style-type: none"> • The premises is lawfully approved for the purpose of a dwelling-house. • The establishment is operated solely by the permanent residents of the dwelling and does not employ persons not permanently residing on the site. • A maximum of 6 guests with the total number of occupants of the house not to exceed 12. • A minimum of 2 bathrooms. • On-site car parking to be provided (behind the building line in residential zones) on the basis of 1 space per guest room with such spaces sited so as to maintain the amenity and character of the locality and comply with Council's Development Control Plan • A smoke detector system that complies with AS3786-1993 – Smoke Alarms and AS3000-1991 – Electrical Installation for Buildings, Structures and Premises (the SAA wiring rules) is in the dwelling. • A fire extinguisher and fire blanket are in the kitchen. • Approval has been obtained from the owner's corporation, or the community, precinct or neighbourhood association, where a dwelling is subject to the Strata Schemes Management Act 1996 or the Community Land Management Act 1989. • Each guest bedroom is provided with space and facilities for occupants to store clothes and travel gear. • Each guest bedroom is provided with natural light and either natural or mechanical ventilation. • Flooring in guest bedrooms is able to be easily cleaned. • No key release deadlocks are fitted to guest bedrooms or exit doors. • Guest bedrooms are insulated from all noise generating sources in accordance with BCA requirements. • Only one external sign is provided on or behind the building line having a maximum area of 0.72m². • No food preparation in guest rooms. • A kitchen used for the preparation of guest's food shall satisfy the following requirements: <ul style="list-style-type: none"> - preparation benches are finished in a material that is durable, smooth and impervious to moisture and able to be easily cleaned. Floors and walls would need to satisfy the same requirements; - the wall above the kitchen sink and preparation benches shall be tied to a minimum height of 450mm.
Change Of Building Use From A Shop To An Office	<ul style="list-style-type: none"> • The external facade of the building shall not be altered. For example, there shall be no increases in window, door, wall and roof sizes. • No increase in the total floor area of the building. • Not to involve the carrying out of any alterations other than those exempted by this Plan. • No more than 200m² of net floor area. • The new use must replace a previous use already approved in a development consent. • All conditions that have previously been imposed on the use of the building or the use of the land that relate to: <ul style="list-style-type: none"> - the maintenance of landscaping; - the parking of vehicles; - the provision of space for the loading and unloading of goods and vehicles; and - environmental protection; are adhered to. • An Occupation Certificate and Fire Safety Certificate are issued prior to use of the building.
Detached Dwellings In Residential Zones Including: <ul style="list-style-type: none"> • Erection of a detached dwelling • Alterations and additions to existing detached dwellings. • Carports and garages associated with an existing or proposed detached dwelling Not including: <ul style="list-style-type: none"> • Dual Occupancies; or • Studios 	General: <ul style="list-style-type: none"> • Minimum lot size: 450m² • Minimum lot width: 15m • Has a direct connection to a Sydney Water Sewer. • Complies with the deemed to satisfy provisions of the Building Code of Australia. • In areas proclaimed Mine Subsidence Districts, development proposals can only be of clad or veneer; proposals of full masonry construction require consent. Architectural Design and Streetscape: <ul style="list-style-type: none"> • The primary street facade must incorporate at least two of the following design features <ul style="list-style-type: none"> - entry feature or portico; - awnings or other features over windows; - balcony or window box treatment to any first floor element; - recessing or projecting architectural elements; - a variation in scale to adjoining properties; - open verandah; - mixture of building materials; - bay windows or similar features; - or verandahs, pergolas or similar features above garage doors. • The secondary street facade for a house on a corner lot must incorporate two of the following design features: <ul style="list-style-type: none"> - verandah; - gable; - vertical architectural elements to reduce the horizontal emphasis of the facade; - entry feature or portico; - balcony/window boxes or similar elements; or - landscaping/fencing compatible with the status of the surrounding streetscape.

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	<ul style="list-style-type: none"> Eaves are to provide sun shading and protect windows and doors. Eaves should have a minimum of 450mm overhang (measured to be fascia board) and be provided to a minimum of 70% of the dwelling. Alternative solutions to eaves are permitted so long as they provide appropriate sun shading to windows and are compatible with the building in terms of design, scale, materials and colour. Proposed dwelling colours, materials and finishes are to be from a predominantly neutral palette of colours. Bright and highly reflective colours are to be avoided, except for architectural features. Multi-coloured roof tiles are not permitted. Any additions to a dwelling, which are visible from a public place, shall have external finishes and a colour scheme which are compatible to those of the existing dwelling. Complex roof forms should be avoided. The pitch of hipped and gable roof forms on the main dwelling house should be between 22.5 degrees and 34 degrees. Skillion roofs, roofs hidden from view by parapet walls, roofs on detached garages, studios and ancillary buildings on the allotment are excluded from this control. Porticos and entry features are to be limited to one storey in height. All main entries to dwellings are to be to the front / primary street only and not to side streets. <p>Front Setbacks:</p> <p><i>Lots 15m-20m wide:</i></p> <ul style="list-style-type: none"> 4.5m to building facade line, upper and lower floor 3.5m to articulation zone 5.5m to garage line and 1m behind the building facade line <p><i>Lots >20m wide:</i></p> <ul style="list-style-type: none"> 4.5m to building facade line, ground floor 6m to building facade line upper floor 3.5m to articulation zone 5.5m to garage line and 1m behind the building facade line, extra 1m setback for a third garage <div data-bbox="589 913 1109 1302" data-label="Diagram"> </div> <p>Figure C1 - Setback terms</p> <ul style="list-style-type: none"> Elements permitted in the articulation zone include the following: <ul style="list-style-type: none"> - entry feature or portico; - awnings or other features over windows; - eaves and sun shading; - balcony or window box treatment to any first floor element; - recessing or projecting architectural elements; - open verandahs; - bay windows or similar features or - verandahs, pergolas or similar features above garage doors. <p>Side and Rear Setbacks:</p>

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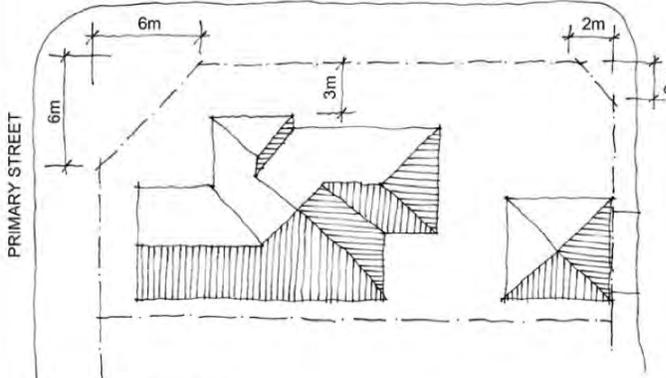
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	<ul style="list-style-type: none"> • Projections permitted into side and rear setback areas include eaves, sun hoods, gutters, down pipes flues, light fittings and electricity or gas meters, rainwater tanks and hot water units. • Side Setback Ground Floor – Side A: 0.9m, Side B: 0.9m • Side setback Upper Floor – Side A: 0.9m, Side B: 1.5m • ** See Figure 2 for location of additional setback based on lot orientation • The location of additional side setbacks is to be determined with regard to dwelling design, allotment orientation, adjoining dwellings, landscape features and topography. Figure 2 contains the preferred locations of setbacks based on lot orientation. <div data-bbox="568 520 1096 1171" style="text-align: center;"> <p>Figure B2 - Upper Level Setback Location Principles</p> </div> <p>Rear Setback:</p> <ul style="list-style-type: none"> • 4m, except for garages. <p>Corner lots:</p> <ul style="list-style-type: none"> • Secondary street setback is 3m. • Splays on corner lots to be designed in accordance with Figure 3.

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Development Type	Standards
	<p style="text-align: center;">SECONDARY STREET</p>  <p style="text-align: center;">PRIMARY STREET</p> <p>Figure B3 – Splays on corner lots</p> <p>Zero Lot Line:</p> <ul style="list-style-type: none"> Not permitted, except for garages facing a laneway. <p>Building Height and Form:</p> <ul style="list-style-type: none"> Maximum two storeys except for those dwellings that are sited adjacent to noise attenuation barriers or on a battle-axe lot (except where the lot has direct access to open space) which shall be single storey. Lowest habitable floor is to be a maximum of 1m above natural ground level. The maximum distance between the natural ground level and the underside of the eaves is not more than 3.6m for a single storey house and 7.0m for a two storey house. The maximum distance between the natural ground level and the ridgeline of the roof shall be 8.5m. No basement areas are permitted. Two storey wall lengths shall not exceed 30% of the length of the adjacent side boundary where the setback to that boundary is less than 4.0m. <p>Private Open Space:</p> <ul style="list-style-type: none"> Private open space for each dwelling at ground level is to contain a "principal private open space" (PPOS) area adjacent to a living room with a minimum area of 24m², a minimum dimension of 4m and being not steeper than 1:10 gradient. On steeper sites PPOS is to be terraced to provide useable space. 50% of the area of the PPOS should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June). Private open space shall be a minimum of 20% of the area of the allotment. Land less than 2.5m in width does not qualify as private open space. "Alfresco rooms" or "Outdoor rooms" and the like may be included in the calculation of Private Open Space. Private open space is to be located behind the building facade line. The location of PPOS is to be determined with regard to dwelling design, allotment orientation, adjoining dwellings, landscape features and topography. Figure 4 contains the preferred locations of PPOS based on lot orientation.

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Development Type	Standards
	<div data-bbox="581 363 1177 1039" data-label="Diagram"> </div> <p data-bbox="573 1045 979 1066">Figure C4 - Principal Private Open Space Location Principles</p> <p data-bbox="573 1079 795 1100">Site Cover and Landscape Area:</p> <ul data-bbox="573 1104 1242 1213" style="list-style-type: none"> • A landscape area (see definition) at ground level shall be provided for each dwelling. • The minimum landscaped area is 30% of the allotment area. • The maximum site cover is 50% of the allotment area for the ground floor and 30% for the upper floor. • Subsoil drains are to be installed around the perimeter of residences and connected to the stormwater system to prevent accumulation of water and concentration of salts. <p data-bbox="573 1228 820 1249">Garages, Site Access and Parking:</p> <p data-bbox="573 1249 641 1270">Garages</p> <ul data-bbox="573 1270 1250 1480" style="list-style-type: none"> • Garages are to have minimum clear internal dimensions of 3m width x 5.5m length for a single garage or 5.6m width x 5.5m length for a double garage. • Carports and garages facing public streets are to be no more than 50% of the building façade width. • External access is to be provided for vehicles and/or people to backyards, either through the garage or a path/driveway. • Detached garages are not to exceed an area of 40m², be located behind the rear wall of the house and to have a setback of 900mm from boundaries, except for garages facing a laneway. • On allotments >20m wide where triple garages are permitted the third garage is to be set back an additional 1m from the garage line. • The location of driveways is to be determined with regard to dwelling design and orientation, street gully pits and tree bays and is to maximise the available on-street parking. • Figure C5 provides the preferred garage location based on the allotments orientation.

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Development Type	Standards
	<div data-bbox="592 352 982 745" data-label="Diagram"> </div> <p data-bbox="592 779 852 800">Figure C5 - Garage Location Principles</p> <p data-bbox="592 814 673 835">Site Access:</p> <ul data-bbox="592 842 1258 966" style="list-style-type: none"> • Driveways are to be a minimum of 1.0m clear of all drainage structures on the kerb and gutter and existing public utility infrastructure. • Driveways are to be a minimum of 1.5m clear of street trees • On corner lots driveways are to be a minimum of 6m from the point of intersection of the two property boundaries. • Driveways are to be in accordance with AS2890. • Footpath crossings are subject to an application to Council to undertake a Public Road Activity. <p data-bbox="592 978 673 999">Car Parking:</p> <ul data-bbox="592 1005 1112 1045" style="list-style-type: none"> • Two bedroom dwellings are to have a minimum of 1 garage space. • Three or more bedroom dwellings are to have a minimum of 2 garage spaces. <p data-bbox="592 1058 657 1079">Fencing:</p> <ul data-bbox="592 1085 1258 1260" style="list-style-type: none"> • Front fencing shall be a maximum of 1m high. Separate application is to be made for fences higher than 1m and for courtyard walls. • Side and rear fencing are to be a maximum of 1.8m high. • On corner lots fencing is not to exceed 1.8m high for more than one third of the secondary road frontage. • Side fences higher than 1m are not to extend past the Building Facade line or Garage building line. • Retaining walls, where cut is proposed on the boundary of a lot, are to be constructed with side fence posts integrated with its construction (relevant construction details required with retaining wall approval). Otherwise retaining wall must be located a minimum of 450mm from the side or rear boundary of the lot containing the cut. <p data-bbox="592 1272 673 1293">Cut and Fill:</p> <ul data-bbox="592 1299 1169 1371" style="list-style-type: none"> • The maximum fill permitted on a building platform is 500mm. • The maximum cut permitted on a building platform is 500mm. • Excavation or filling for the building platform not to exceed 2m beyond edge of building. • Maximum width between retaining walls is 500mm. <p data-bbox="592 1383 690 1404">Visual Privacy:</p> <ul data-bbox="592 1411 1258 1535" style="list-style-type: none"> • Living areas may be located on the first floor subject to all windows facing the street frontage. • Windows in a habitable room that is within 9m of, and allow an outlook to, a window of a habitable room in the neighbour's house shall: <ol data-bbox="625 1465 1258 1535" style="list-style-type: none"> (a) be offset from the edge of one window to the nearest edge of the other by a distance of at least 0.5m, or (b) have sill heights of at least 1.7m above floor level, or (c) have fixed obscure glazing in any part of the window below 1.7m above floor level.

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Development Type	Standards
	<p>Floor to Ceiling Heights:</p> <ul style="list-style-type: none"> • 2.7m minimum for all ground floor habitable rooms. • 2.4m minimum for all upper floors and all non-habitable rooms • 1.5m minimum wall height at edge of room with a 30 degree minimum ceiling slope. <p>Awnings, Canopies and Storm Blinds:</p> <ul style="list-style-type: none"> • Additions comprising awnings, canopies and storm blinds attached to a dwelling house to a maximum area of 30m². <p>Energy Efficiency:</p> <ul style="list-style-type: none"> • A BASIX certificate within the meaning of the <i>Environmental Planning and Assessment Act Regulation 2000</i> shall be submitted with this application. <p>Drainage:</p> <ul style="list-style-type: none"> • Roofwater is to be collected by roof gutters and connected to a stormwater disposal system. • The areas surrounding any structure shall be graded to divert surface water to a public system (eg. Street) and clear of the proposed structures and adjoining premises. Where the water falls to the rear of the property, it shall be collected and drained via a gravity system to a Council stormwater line. • Appropriate measures shall be taken to collect and dispose of any stormwater, in a manner which does not adversely effect any adjoining property, i.e. to a drainage structure or easement under the control of the Council. <p>Tree Preservation:</p> <ul style="list-style-type: none"> • Any proposed dwelling is to be situated outside of the drip line of any existing tree having a height greater than 3.5m other than where separate approval has already been obtained from Council for removal of the tree. • No excavations will take place within 5m of any existing tree having a height greater than 3.5m other than where separate approval has already been obtained from Council for removal of the tree. <p>Sedimentation and Soil Erosion:</p> <ul style="list-style-type: none"> • Adequate measures shall be installed on-site to minimise the processes of soil erosion and maintain water quality. The measures shall be in accordance with the Council's Sedimentation and Erosion Control Policy. <p>Salinity:</p> <p>The following construction inclusions shall be incorporated in the building design to reduce/prevent any detrimental affect to the building from accumulative salt deposits;</p> <ul style="list-style-type: none"> • provide a damp proof barrier with high impact resistance to under slab in accordance with the NSW provisions of part 3.2.2.6 of the Building Code of Australia, • concrete strength to bored piers, floor slabs and strip footings shall be a minimum of 32mpa and vibrated, and adequately cured, • drainage shall be provided to the building perimeter including subsoil drainage to prevent water pondage or soil water logging in the building vicinity, and adequately cured, • external finished ground level including paving should not be higher than the base of the first course of brick work or the brick work and mortar below damp proof course should be exposure rated, • Damp proof course material must be carried through to the face of any applied finishes. Retaining walls should be built of salinity resistant materials.
<p>Minor Boundary Adjustments</p>	<ul style="list-style-type: none"> • The adjustment will not result in any building/structures contravening the deemed-to-satisfy provisions of the Building Code of Australia, eg. egress, fire rating, fire fighting facilities. • The adjustment will not create any additional allotments. • The adjustment will not result in any building contravening the conditions of any development consent applying to the site. • The adjustment will not result in any variation to the minimum lot size, setbacks or maximum site coverage requirements appropriate to the zone and nature of development as specified in any part of this Plan applying to the site. • There is no need to create an 88B instrument, eg. extend any easement to the physical or legal access to the lot. • No requirement is created to alter infrastructure, such as services or drainage on to the lot i.e., no public utilities are needed to be extended or amplified if existing lots are serviced. • Must comply with the requirements of the Conveyancing Act. • Will not straddle any easement. • Maximum variation of 5% of lot area.

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Development Type	Standards
Swimming Pools And/Or Spas	<ul style="list-style-type: none"> • Ancillary to a dwelling for private use only and on lots over 450m². • The land has a direct connection to a Sydney Water Sewer or an unsewered allotment has an area of 5,000m² or greater. <p><u>The Swimming Pool Act 1992</u></p> <ul style="list-style-type: none"> • All aspects of the swimming pool isolation fencing shall comply with the Swimming Pool Act 1992 and Regulations and AS 1926 – 1986 "Fences and Gates for Private Swimming Pools". <p><u>Siting</u></p> <ul style="list-style-type: none"> • The structure is not between the dwelling and the front property boundary. • The waterline of the pool must be a minimum of 1.5m from a side or rear boundary or located no closer than 5.0m from a side or rear boundary on lots 2000m² or greater. • All coping or decking around the structure is no more than 500mm above the existing ground level. • Above ground pools are to be no more than 1.2m above natural ground level with no attached decking. • Must not be located within a septic disposal area. • Shall not be located within 6.0m of the rear property boundary, on lots between 350²m and 900m², unless the structure is the only structure within 6.0m of the rear property boundary. <p><u>Pool/Spa Design</u></p> <ul style="list-style-type: none"> • The swimming pool isolation fencing and ancillary items shall be installed in accordance with the provisions of AS1926 – 1986 "Fences and Gates for Private Swimming Pools". • Location of fencing for private swimming pools shall comply with the requirements of the Swimming Pools Act 1992. • The installation and construction of the pool complies, where relevant, with: <ul style="list-style-type: none"> - AS/NZS 1838:1994 – Swimming Pools – remoulded fibre-reinforced plastics – Design and Fabrication, and AS/NZS 1839:1994 – Swimming Pools – pre-moulded fibre-reinforced plastics – installation, or - AS2783-1992 – Use of reinforced concrete for small swimming pools. • The pool shall not be used for commercial purposes. <p><u>Noise</u></p> <ul style="list-style-type: none"> • Noise level of any filtration equipment or pumps not to exceed 5dB(A) above background noise level measured at the property boundary during the hours 7.00am to 10.00pm and no exceedance of noise level above the background noise level during the hours 10.00pm to 7.00am. <p><u>Site Cover, Landscaped Area and Private Open Space</u></p> <ul style="list-style-type: none"> • All requirements for site cover, landscaped area, and private open space are to be achieved. <p><u>Drainage and Wastewater</u></p> <ul style="list-style-type: none"> • The areas surrounding the pool structure shall be graded to divert surface and splash water to a surface water collection point connected to a stormwater drainage system and clear of the proposed structures and adjoining premises. • All swimming pool wastewater must be disposed of to the sewers of Sydney Water. <p><u>Cut and Fill</u></p> <ul style="list-style-type: none"> • The maximum cut and fill at coping level permitted for the construction of a pool is 500mm (not pool shell excavation). • The maximum cut/fill permitted on the whole of a building platform is 500mm. <p><u>BASIX</u></p> <ul style="list-style-type: none"> • A BASIX certificate within the meaning of the Environmental Planning and Assessment Act Regulation 2000 shall be submitted with this application where applicable. <p><u>Sediment and Soil Erosion</u></p> <ul style="list-style-type: none"> • Adequate measures shall be installed on-site to minimise the processes of soil erosion and maintain water quality. The measures shall be in accordance with Council's Sedimentation and Erosion Policy. <p><u>Tree Preservation</u></p> <ul style="list-style-type: none"> • Any proposed pool or spa is to be situated outside of the drip line of any existing tree having a height greater than 3.5m other than where separate approval has been obtained from Council for removal of the tree. • No excavations will take place within 5m of any existing tree having a height greater than 3.5m other than where separate approval has already been obtained from Council for removal of the tree.

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Schedule 3: Complying Development Certificate Conditions

The following list of conditions contain the General Conditions' applicable to all Complying Developments and also 'Supplementary Conditions' The Supplementary Conditions are relevant to specific development categories and must be added to the general conditions depending on the development category.

General Conditions for all Categories of Complying Developments

Prior to Work Commencing

1. At least two days before any site works, building or demolition begins, the applicant must:
 - (a) forward Notice of Commencement of Work and Appointment of Principal Certifying Authority (Form 7 of the EP&A Regulations available from your principal certifier) to the Council, and
 - (b) inform the adjoining owners in writing that work will commence.
2. Before any site works, building or demolition begins, the applicant must:
 - (a) Notify the Council in writing of the name, address, phone number and licence number of the builder;
 - (b) Pay to Council relevant fees in accordance with its current fees and charges;
 - (c) Erect a sign at the front of the property clearly showing:
 - the name of the owner, builder, builder's licence number, site address and consent number,
 - a statement that unauthorised entry to the work site is prohibited,
 - the name of the person in charge of the work site and a telephone number at which that person can be contacted outside working hours;

Note: This requirement does not apply to building works carried out inside of an existing building or on premises that are occupied continuously, both during and outside work hours, while the work is being carried out.
 - (d) Erect at the front of the property the standard Council sign indicating the approved hours of operation;
 - (e) Provide on-site toilet facilities at the rate of one toilet for every 20 persons or part of 20 persons employed at the site;
 - (f) If an excavation associated with the development extends below the level of the base of the footings of a building or a structure on an adjoining allotment of land (including a public road and any other public place):
 - preserve and protect the building from damage, and
 - if necessary, underpin and support the building in an approved manner, and
 - at least seven (7) days before excavating below the level of the base of the footings of a building or a structure on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars to the owner of the building being erected or demolished;

Note: The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. In this clause, allotment of land includes a public road and any other public place.
 - (g) Erect a hoarding or fence between the work site and any public place, if the work involved is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of an public place;
 - (h) If necessary, a hoarding is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place;
 - (i) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place;
 - (j) Follow any other conditions prescribed by the Regulation;
 - (k) Provide protection for Council footpaving, kerbing and guttering. Wooden mats must also be provided at all entrances where the site fronts paved footpaths.

This item does not impose a requirement on an applicant if it is complied with by the builder.

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3. Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land, as follows:
 - divert uncontaminated run-off around cleared or disturbed areas, and
 - erect a silt fence to prevent debris escaping into the drainage systems or waterways, and
 - prevent tracking of sediments by vehicles onto roads, and
 - stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.
4. Removal or disturbance of topsoil must be confined to within 3m of the proposed building and within the confines of the property.
5. All soil erosion measures required to be put in place prior to the commencement of construction works are to be maintained during the entire construction period until disturbed areas are restored by turfing, paving or revegetation. On-the-spot fines may be issued where maintenance of measures is inadequate.
6. To reduce nuisance to the surrounding properties, the site shall be kept clean and tidy during the construction period. Builder's refuse disposal and storage facilities are to be provided on the development site for the duration of construction works with all rubbish being removed from the site upon completion of the project.
7. All excavations and backfilling associated with the erection of a building must be executed safely and in accordance with appropriate professional standards.
8. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

Hours of Work

9. For the purpose of preserving the amenity of neighbouring occupations, building work including the delivery of materials to and from the site is to be restricted to the following hours:
 - (a) 7.00am and 6.00pm, Mondays to Fridays (inclusive);
 - (b) 7.00am to 4.00pm, Saturdays;
 - (c) prohibited on Sundays and Public Holidays.

Drainage

10. The land surrounding any structure must be graded to divert surface water to the street or public system, or natural water course and must be clear of existing and proposed structures and adjoining premises.
11. Where the water falls to the rear of the property, it must be collected and piped via a gravity system directly to a Council stormwater system or natural water course.

Roadworks

12. The applicant is to arrange with the relevant public utility authority for the alteration or removal of any affected services in connection with the development. Any such work must be carried out at the applicant's expense.
13. The applicant is to submit to Council an application for a road opening permit when the drainage connection into Council's system is within the road reserve. In this regard the applicant shall pay to Council a road opening fee in accordance with the Council's current fees and charges.

Additional road opening permits and fees may be necessary where there are connections to public utility services (eg. telephone, electricity, sewer, water or gas) required within the road reserve.

Compliance with Building Code of Australia

14. All building work must comply with the deemed-to-satisfy provisions of the BCA.

Inspections During Construction

15. The building works are to be inspected during construction, by the Council (where Council is the principal certifying authority) or by an accredited certifier and documentary evidence of compliance with the relevant terms of the approval/standards of construction detailed in the BCA, is to be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages:
 - sediment and erosion control, site works and site set out, before building starts,
 - PRIOR to concreting of pier holes,
 - all trenches and steel reinforcement PRIOR to pouring of concrete,
 - framework, when complete, PRIOR to the fixing of floor, wall, ceiling and roof finishes,
 - wet areas, after the placement of damp proof and flashing courses,
 - stormwater and drainage lines and pits PRIOR to backfilling,
 - completion of all works and PRIOR to occupation/use of the structure.

Copies of the above stated documentary evidence are to be submitted to the principal certifying authority

Turner Road Precinct Development Control Plan 2007

upon completion of each specified stage of construction and prior to occupation of the building.

In addition, the person carrying out the inspection is required to ensure that adequate provisions are made for the following measures during every stage of construction, to ensure compliance with the approval and documentary evidence of compliance is to be provided to the satisfaction of the principal certifying authority:

- sediment control measures,
- public safety,
- fences or hoardings.

16. The applicant must notify either the Council (where Council is the principal certifying authority) or an accredited certifier in advance (at least 48 hours in writing or 24 hours by phone) to inspect the building works.

Survey Certificate

17. The following survey certificates must be given to the principal certifying authority, at the following stages, where 1% AEP flood level is within 3.0m (horizontally) of the property boundary:

- on completion of floor slab framework before concrete is poured, detailing the location of the structure to the boundaries, and
- at completion of the lowest floor, confirming that levels are in accordance with the complying development certificate (which levels must relate to the datum shown on the complying development certificate).

Safety

18. Fire safety measures must be included.

Site Access

19. Driveways are to be a minimum of 0.5m clear of all drainage structures on the kerb and gutter and are not to interfere with the existing public utility infrastructure, including Council drainage structures, unless prior approval is obtained from the relevant authority.
20. Finished street levels shall not be assumed. The owner or builder must make application to Council's Works Division for street levels.
21. Driveways are to be located a minimum of 6m from the intersection of property boundaries.
22. Driveways are to be constructed in accordance with any relevant requirements of AS 2890.1 Second Edition 1993, with appropriate transition zones.

Removal of Temporary Buildings

23. Builder's sheds, scaffolds and portable toilets must be removed on completion of associated development or within six (6) months of placement, whichever is less.

Payment of Fees

24. The evidence of the relevant payments shall be included in the submission of the complying development certificate to Council:
- Road opening fee
 - Long Service Levy
 - Microfilm and storage fees
 - Gutter and footpath crossing fees (work done privately).

Occupation Certificate

25. An occupation certificate is to be obtained prior to the occupation of a new building or addition.

Supplementary Conditions Involving Residential Development

Prior to Work Commencing

26. Building work that involves residential building work (within the meaning of the Home Building Act 1989) must not be carried out unless the principal certifying authority for the development to which the work relates:
- (a) in the case of work to be done by a licensee under that Act:
- (i) has been informed in writing of the licensee's name and contractor licence number, or
 - (ii) is satisfied that the licensee has complied with the requirements of Part 6 of that Act, or
- (b) in the case of work to be done by any other person:
- (i) has been informed in writing of the person's name and owner-builder permit number, or
 - (ii) has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed

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for the purposes of the definition of owner-builder work in section 29 of that Act, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this condition, sufficient evidence that the person has complied with the requirements of that Part.

Fire Safety

27. An automatic fire detection alarm system is to be installed in every dwelling and must comply with the requirements of Part 3.7.2.2 of the BCA – Housing Provisions.

Note: smoke detector system complying with AS 3786 and connected to the mains electrical power with standby power (battery backup) located outside the entrance to each bedroom and in any storey.

28. The applicant is required to provide certification to the principal certifying authority prior to the issue of an occupation certificate that the fire detection and alarm system:

- (a) has obtained the relevant standards mark approval and complies with AS 3786;
- (b) has mains electrical wiring and standby power source;
- (c) protects every bedroom or group of bedrooms from the remainder of the building; and
- (d) protects every storey of the building.

Supplementary Conditions Involving the Use Of Commercial Premises

29. No signs or goods are to be displayed or trading of any description is to be carried out on the public road, public footpath, service land, customer and/or employee parking area, the driveways or pedestrian walkways outside or in the immediate vicinity of the premises.

30. Business is to be conducted and patrons are to be controlled at all times so that no interference occurs to the amenity of the adjoining occupations.

31. Emission of sound from the premises shall be controlled at all times so as not to unreasonably impact upon nearby owners/occupants. If an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act, 1997.

Refuse and Trade Waste

32. Refuse and trade waste material shall be stored in an area outside the building and suitably screened and is to be removed from the premises at regular intervals.

33. All medical waste is to be safely stored within the building until removed at regular intervals by a medical waste transporter holding a current licence to transport medical waste as issued by the Environmental Protection Authority. All used sharps are to be stored in purpose designed containers to prevent needle stick injury.

Food Premises

34. Premises used in the manufacture, preparation, storage, packaging or cartage of food shall be maintained in their "as approved" form in compliance with the Food Act 1989 and Regulations thereunder, and Council's Code for Food Premises.

Supplementary Conditions Involving Domestic Swimming Pools

Inspection of Works – Swimming Pool

35. The building works are to be inspected during construction, by the Council or by an accredited certifier and documentary evidence of compliance with the relevant terms of the approval/standards of construction detailed in the BCA, is to be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages:

- (a) the pool excavation with steel in position prior to the spraying of concrete;
- (b) the excavation prior to the pool being placed in position;
- (c) bond beam prior to placement of concrete;
- (d) the pool safety fencing prior to filling the pool with water;
- (e) the pool and associated works prior to use.

Turner Road Precinct Development Control Plan 2007

Copies of the above stated documentary evidence are to be submitted to the principal certifying authority upon completion of each specified stage of construction and prior to occupation of the building.

In addition, the person carrying out the inspection is required to ensure that adequate provisions are made for the following measures during every stage of construction, to ensure compliance with the approval and documentary evidence of compliance is to be provided to the satisfaction of the principal certifying authority:

- (a) sediment control measures
- (b) public safety
- (c) fences or hoardings.

36. To provide for the safety of small children, the Swimming Pool Act 1992, requires that the owner of premises must ensure that the swimming pool is at all times surrounded by a child-resistant barrier that:

- (a) separates the swimming pool from any residential building situated on the premises and from any place (whether public or private) adjoining the premises; and
- (b) is designated, constructed, installed and maintained in accordance with the standard prescribed by the regulations.

The fence must be a minimum 1.2m high and fitted with a self-closing and self-locking device prior to filling the pool with water. The fence must swing outwards.

37. Pump Sound Insulation - For the prevention of noise nuisances approved means of sound insulation must be provided to the swimming pool filtration pump.

The noise emission from the pool pump when measured 1.0m from a neighbours dwelling must not exceed 5dB(A) above the background noise level.

Supplementary Conditions Involving Minor Boundary Adjustments

38. The applicant must obtain a section 73 compliance certificate under the Sydney Water Act 1994 from Sydney Water. The Certificate must be obtained to satisfy the Principal Certifying Authority prior to the release of the Plan of Subdivision.

ORD04

Attachment 1

ORD04

Turner Road Precinct Development Control Plan 2007

Attachment 1

Appendix D

ORD04

Attachment 1

ORD04

Attachment 1

Turner Road Precinct Development Control Plan 2007

APPENDIX D: Complying Lot Provisions

The objective of the Complying Lot Provisions is to identify at subdivision stage lots that comply with the locational requirements for Complying Development so that the process for a complying dwelling is simplified.

A Development Application for subdivision proposing residential lots shall be accompanied by a subdivision plan that identifies those lots that comply with the locational requirements for complying development (complying lots). The locational requirements for complying development are listed in the checklist below. The development application shall be accompanied by a completed checklist and a list of the lot numbers of the complying lots.

Before granting consent to the subdivision application, the consent authority shall be satisfied that the lots marked on the subdivision plan are complying lots. The development consent for subdivision shall include the plan that marks the complying lots. A Section 88B instrument for the subdivision shall include a note identifying the complying lots.

Note 1: An accredited certifier considering a complying development application for a dwelling on a complying lot need only refer to Schedule 2 of Appendix C which applies to the building and design requirements for a complying dwelling.

Note 2: Complying development may be achieved on a lot that is not identified as a Complying Lot if the restrictions on the lot (such as a drainage easement) are not affected by the proposed complying development.

Complying Lot Checklist

Part A: To be a complying lot a "yes" is required for the following:	Yes	No
Is the land zoned Residential R1 or R3?		
Is the lot 450m ² or greater with a width (measured at the building facade line) of 15m or greater?		
Is the lot above the 1% AEP flood level?		
Does the lot have a slope of less than 1:6?		
Is the lot at least 40m away from the top of bank of a natural watercourse?		
If required, has or will the lot be remediated to be made suitable for the use?		
Have all conditions of any development consent applying to the land been complied with?		
Are all of the above ticked "yes"?		
Part B: To be complying lot a "no" is required for the following:	Yes	No
Are there restrictions on the land (eg a S88B/ and /or S88E instrument; drainage easement)?		
Is the lot within or directly adjacent to an identified Aboriginal Conservation Area?		
Does the lot contain a Riparian Protection Area?		
Does the lot contain a heritage item under the SEPP or under an order to which the Heritage Act applies?		
Does the lot contain a tree or bushland?		
Is the lot identified on a National Parks and Wildlife Register?		
Is the lot within 500m of a sewage treatment plant?		
Is the lot within an identified odour buffer to a poultry farm?		
Are all of the above ticked "no"?		



ORD04

Attachment 2

ATTACHMENT 3COMPARISON TABLE FOR THE HERMITAGE, SEKISUI LAND
EXISTING ILP VS AMENDED ILP

	Existing ILP	Amended ILP
Site area (hectares)	136	136
Net Developable Area (hectares)	64.2	81.8
Dwelling target	963	1227
Estimated population	2964	3777
Open space required (hectares)	8.3	10.6
Open space provided (hectares)	6.2	10.6
Open space balance	-2.1	0
Water Sensitive Urban Design land (hectares)	1.48	8.2
North/south satoyama open space corridor	No	Yes
Private golf course	Yes	No

ORD04

Attachment 3

ORDINARY COUNCIL

ORD05

ORD05

SUBJECT: RECIPROCAL LAND TRANSFER BETWEEN COUNCIL AND CORNISH GROUP SPRING FARM PTY LIMITED

FROM: Director Governance

BINDER: Council Properties

PREVIOUS ITEMS: Deed of Agreement - Reciprocal Land Transfer - Springs Road - Ordinary Council Meeting - 10 April 2007

PURPOSE OF REPORT

To obtain a Council resolution to enable the transfer of land to occur in respect of Council owned land and land owned by the Cornish Group in Spring Farm.

MAIN REPORT

In late 2006, the Cornish Group proposed a reciprocal land swap agreement whereby approximately 22.7 hectares of river front land would be exchanged for Council owned properties, totalling 1.9ha of residential land on Springs Road. **A Plan showing the location of the properties is attached to this report as Attachment 1.**

On 10 April 2007, Council resolved to enter into a Deed of Reciprocal Land Transfer with the Cornish Group Spring Farm Pty Limited for the transfer of Lots 1, 2, 3 DP 158953, Lot 4 & 5 DP 620435 and Lot Y DP 162529 in exchange for Lot 61 DP 810692 (now known as Lot 6 DP 1132985). The Deed was signed under seal on 3 May 2007. **A copy of the original report is attached to this report as Attachment 2.**

There were a number of requirements in the Deed that had to be met before the reciprocal transfer of land took place, including registration of the draft plan of subdivision of Cornish Group's land and the preparation of a Draft Plan of Management for the land owned by the Cornish Group.

The draft plan of subdivision has now been registered and the land to be transferred to Council is now known as Lot 6 DP1132985.

A Draft Plan of Management for the land owned by the Cornish Group has been submitted to Council and has been assessed as appropriate for the site.

As the requirements in the Deed of Reciprocal Land Transfer have now been met, both parties are ready to proceed with settlement of the reciprocal transfer of land by simultaneous transfer.

In order to facilitate the reciprocal transfer of the land, it is necessary to obtain a Council resolution to affix the Council seal to the necessary transfer documentation.

RECOMMENDED

That Council:

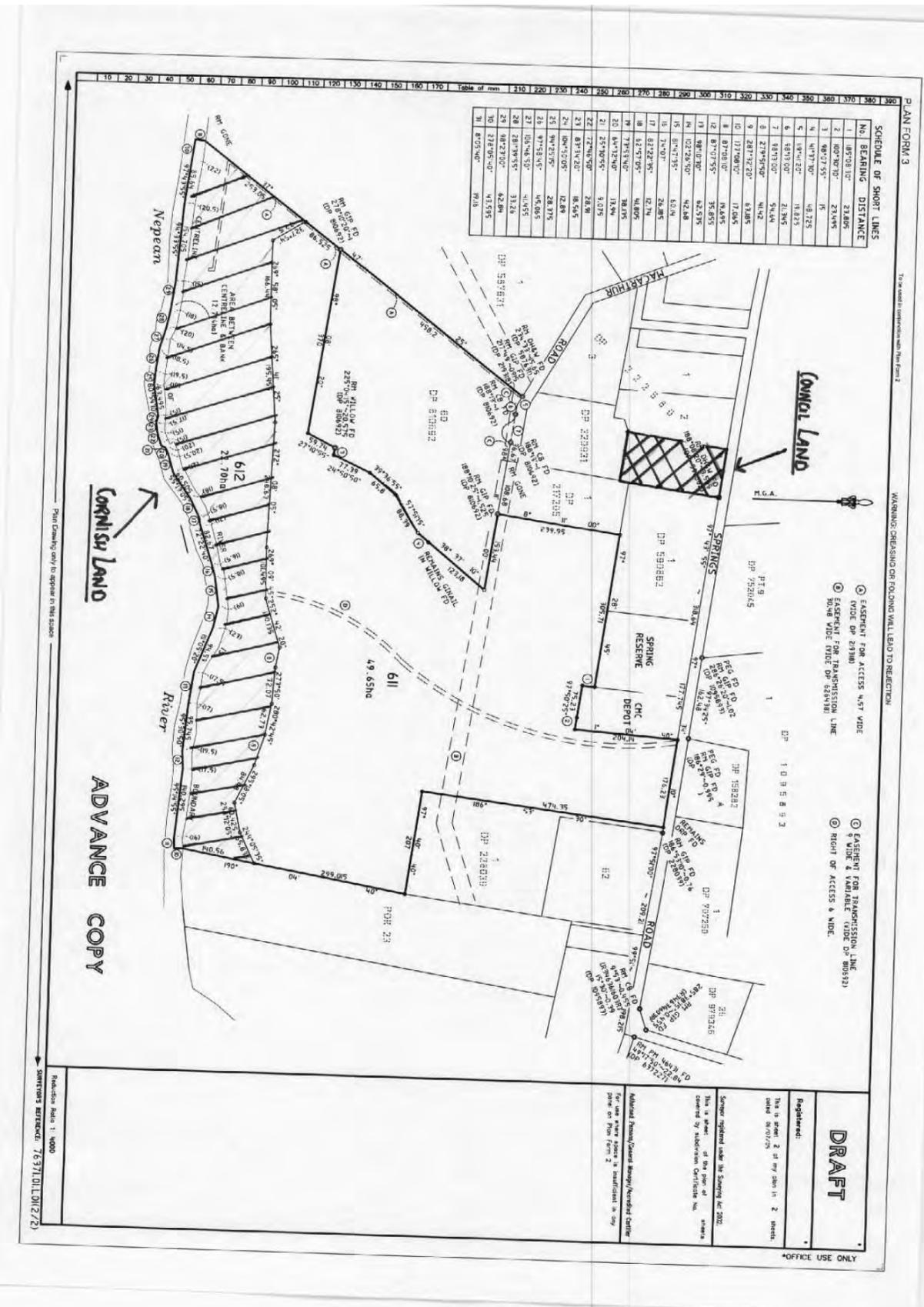
- i. transfer Lots 1, 2 and 3 DP158953, Lots 4 and 5 DP620435 and Lot Y**

DP162529 to Cornish Group Spring Farm Pty Limited in exchange for Lot 6 DP1132985 in accordance with the provisions of the Deed of Reciprocal Land Transfer between Camden Council and Cornish Group Spring Farm Pty Limited dated 3 May 2007; and

- ii. **affix the Council seal to the necessary transfer documentation of Lots 1, 2 and 3 DP158953, Lots 4 and 5 DP620435 and Lot Y DP162529 between Camden Council as transferor and Cornish Group Spring Farm Pty Limited as transferee.**

ATTACHMENTS

1. Location Plan
2. Copy of 10 April 2007 Report



ORD05

Attachment 2

ORDINARY COUNCIL

SUBJECT: DEED OF AGREEMENT - RECIPROCAL LAND TRANSFER -
SPRINGS ROAD
FROM: Director Governance
FILE NO: Springs Road

PURPOSE OF REPORT

To obtain Council resolution to proceed with the signing of a Deed of Reciprocal Land Transfer in respect of Council land and land owned by the Cornish Group in Spring Farm.

BACKGROUND

For many years, Council has had formal legal arrangements in place with several companies to extract sand deposits from land adjoining the Nepean River and has been paid royalties. As Councillors would be aware, the sand extraction is still continuing, although it is now almost at an end.

The Spring Farm area has recently been the subject of a DCP and LEP process for future residential development.

Council purchased several properties, including dwellings within the Spring Farm area between 1979 and 1992 and these were leased for a period of time. The dwellings have since been demolished due to the poor condition of the buildings and the investment required to bring them back up to a reasonable standard.

MAIN REPORT

Some time ago, the Cornish Group proposed a reciprocal land swap agreement whereby approximately 22.7 hectares of river front land (Lot 61 - referred to as Lot 612 in a draft plan) would be exchanged for the Council owned properties, totalling 1.9ha of residential land on Springs Road (Lots 1, 2, 3 DP 158953, Lot 4 & 5 DP 620435 and Lot Y DP 162529). **A Plan showing the location of the properties is attached to this report.**

The Land

The Council owned land is an asset of Contribution Plan No. 6, adopted in 1994, which was set up to provide a funding mechanism for the acquisition of open space and the lowering of Springs Road. As stated above, these sites are now vacant and as such, do not serve any long term public purpose. They were incorporated into CP 6 purely as an asset to be disposed of for the purpose of funding the works schedule.

The works schedule identified land in Cornish ownership as land to be acquired as

open space to provide riverfront reserves and to create linkages through the Camden LGA. The land also adjoins additional proposed open space land identified to be acquired through the residential development of Spring Farm. As such, the transfer of the Cornish land is desirable as it would allow a wide access corridor from the new development to the river.

The Agreement

The terms of the proposed agreement allow for a mutual transfer to take place in four years time. At this time, the Cornish Group will be in a better position to develop the overall site. During the intervening 4 year period, both parties will be allowed to undertake necessary works on their respective land parcels, including a range of drainage and sewer works adjoining the Cornish land and reconstruction of the dam retaining wall on part of the Cornish Group owned land. In terms of the Council land, the agreement allows the use of Council's land for the purpose of disposing of excess clean fill material. **A copy of the proposed Deed is attached as a Supporting Document.**

When all elements of the proposed agreement are taken into account, it is felt it provides the best outcome for the Camden community for the following reasons:

- The land swap will allow a fully integrated development precinct that is not fragmented in terms of land ownership.
- A more expeditious delivery of essential infrastructure works to support the future community.
- The potential of Council to use fill on its land during the next 4 years (rather than dump the fill in Jacks Gully).
- The Cornish Group will prepare a comprehensive Plan of Management for the subject land in consultation with Council and the community providing a monetary saving to Council as well as a resource saving.
- If Council's land was purchased by another party, all of these benefits to the community may be compromised.

The Cornish Group are also committed to develop something unique in the area and is well aware of Council's planning and development aspirations for the site and has consistently demonstrated a positive and spirited outlook on the precinct's potential.

Land Valuations

Both parties to the agreement have obtained market valuations for each parcel of land. In addition, an independent review of each of the valuations was obtained from the State Valuation Office.

The initial valuations from both Council's and Cornish's valuers, showed a higher value for their respective parcels of land.

As a result, the State Valuation Office (SVO) concluded there was merit in both valuation methodologies and that discrepancies were a product of the differing land forms and proposed uses adding a high degree of complexity to the comparison. The SVO concluded that, all things considered, the valuations were appropriate and of relatively similar exchange value. As a result the Council land has been valued at

ORD05

Attachment 2

\$2.875 million with the Cornish land valued at \$3.48 million.

Issues of Probity

As part of Council's probity procedures into such transactions, a specialist was engaged to provide advice on the matter.

Following a thorough examination of all aspects of the agreement, the probity consultant has concluded the method of proposed land transfer complies with Independent Commission Against Corruption (ICAC) guidelines in providing openness, fairness, accountability and value for money for the community. It was stated evidence has been provided to demonstrate that the procurement process has been conducted in a fair and impartial manner. The proposed process also provides an equal or better outcome than would be achieved via a competitive process. It also noted the negotiations appear to be in the community's best interest and not driven by interests of the Cornish Group or their terms and conditions.

Council is not aware of any other interested parties and could not reasonably gauge the level of interest without going to public auction or private treaty. If Council were to go to public auction/private treaty Council would expect (in the Contract for Sale) identical terms and conditions as outlined in the proposed Deed with the Cornish Group. It is uncertain whether these terms and conditions (essentially regarded as an imposition) would appeal to another prospective buyer.

CONCLUSION

It is considered, the proposed land swap agreement offers Council a unique opportunity to obtain an extensive land holding along the Nepean River of strategic importance in the overall open space planning for Spring Farm.

The valuations, having been independently reviewed are credible and accurately represent market value. It could be argued with the current market coupled with the enormous supply of residential land about to be released in this vicinity, Council is getting a particularly beneficial deal in the proposed swap.

The Cornish Group owns all the surrounding developable land in the immediate vicinity (with the exception of Council's land) and there are significant advantages to Council and the community, to proceed with the land swap as proposed.

The land swap agreement will deliver to Council a completed site of 22.7 hectares of river front land, with a completed Plan of Management. The land will eventually link with other Council owned land and extend to Gandangarra Reserve in Mount Annan.

RECOMMENDED

That Council:

- i. **Enter into a Deed of Reciprocal Land Transfer with the Cornish Group Spring Farm Pty Limited for the transfer of Lots 1, 2, 3 DP 158953, Lot 4 & 5 DP 620435 and Lot Y DP 162529 in exchange for Lot 61 DP 810692 (Lot 612 in the draft plan) as outlined in the Report; and**

ii. Affix the Council Seal to the Deed.**ATTACHMENTS**

Spring Road Location Plan
Agreement

RESOLUTION

Moved Councillor Anderson, Seconded Councillor Elliott that Council:

- i. Enter into a Deed of Reciprocal Land Transfer with the Cornish Group Spring Farm Pty Limited for the transfer of Lots 1, 2, 3 DP 158953, Lot 4 & 5 DP 620435 and Lot Y DP 162529 in exchange for Lot 61 DP 810692 (Lot 612 in the draft plan) as outlined in the Report; and
- ii. Affix the Council Seal to the Deed.

THE MOTION ON BEING PUT WAS **CARRIED**.

ORD90/07

ACTIONS

CRMS number , Finalised 17/04/2007 8:56:45 AM

Action: Finalised,

Completed

Deed to be signed when completed. Matter ongoing.

Link to CRMS document

CRMS: 3717849 04/12/2007, 11:05:04 AM

ORDINARY COUNCIL

ORD06

SUBJECT: ORAN PARK GOVERNANCE ARRANGEMENT
FROM: Director Governance
BINDER: Oran Park Precinct - Town Centre Governance

PURPOSE OF REPORT

The purpose of this report is to seek Council's in-principle support for

- entering into a governance arrangement with Oran Park Town Centre management, subject to conditions outlined in this report; and
- entering into a Community Title Scheme arrangement whereby a higher standard of amenity within the Oran Park Town Centre will be introduced to support the objectives set out in the Oran Park Town Centre Part B DCP.

BACKGROUND

The owners and developers of Oran Park Town Centre approached Council in late 2010 with a proposal to put in place an appropriate governance arrangement that covers both public and private space within the town centre precinct.

The Oran Park Town Centre is currently privately owned. However, over time, there will be publicly owned land upon which assets will be built within the town centre precinct such as a library, town park and leisure centre (with the possibility of a central council administration building).

The proposed area for which the governance arrangement is proposed to apply is shown in **Attachment 1 at the end of this report**.

The governance arrangement proposed is commonly referred to as a Public Areas Access Management Plan (PAAMP). The PAAMP is proposed to sit within a broader Community Title Scheme, a structure similar to that used at Rouse Hill Town Centre.

MAIN REPORT

PAAMP

Oran Park Town Centre will integrate a number of land uses including retail, commercial, residential, roadways, civic and open space on both private and public owned land. Developing a PAAMP for the publicly accessible areas, within and surrounding these uses, is considered critical and will ensure flexibility, vibrancy and security within the Town Centre. One of the objectives is to create an atmosphere that is friendly, active, safe and clean.

The PAAMP will cater for a wide range of community activities including buskers, markets and special events. The PAAMP will allow Council to operate within a formal decision making environment to ensure the rights and interests of the public are not only protected but are to be stated primary objectives within the PAAMP itself.

The PAAMP will ensure that certain privately owned spaces are fully available to the public as if they were publicly owned, and detail the roles and responsibilities of each of the parties who would normally manage the various private and public areas.

The PAAMP allows Council to be actively involved in the following aspects of the Oran Park Town Centre. It will:

- provide a framework that ensures management of public access in both public and private spaces is carried out seamlessly by clearly defining roles and responsibilities.
- ensure appropriate management, maintenance and repair as well as appropriate cost apportionment.
- through linkages with the proposed Community Title Scheme, provide a well managed high quality public domain as Council will have an active say in its day to day management rather than a passive role with little or no ability to effect change.
- address social equity and access within the Town Centre. This will allow a balance between freedom of use by individuals and wider amenity.
- encourage events that will actively enhance the community's experience of Oran Park Town Centre.
- ensure events and uses are compatible with both day-to-day centre usage and normal publicly owned spaces.
- prescribe conditions for the care, maintenance and management of temporary events for all publicly accessible areas.
- establish event procedures for approvals.
- minimise complaints associated with the use of private property via clear detailed communication of rights and responsibilities of all stakeholders.
- allow the Core Area (a combination of public and private space) to be covered under one public liability policy.

COMMUNITY TITLE SCHEME

The PAAMP sits within a broader Community Title Scheme framework. There are 2 essential elements to this framework:

1. Primary Community Title Scheme – the Broader Town Centre

It is proposed that the overall public domain within the area covered by the Oran Park Town Centre Part B DCP is managed by a central governing body. This scheme will include all owners within the Part B DCP area and will be responsible for covering the additional cost of managing and maintaining the public domain, including the street system - for example, in relation to the maintenance and replacement of paving, light poles and trees.

The contribution will be calculated by applying the additional costs equitably across all owners within the scheme. This scheme will also make contribution towards additional maintenance, cleaning, repair and security for the Town Centre Core Area.

The levies collected will be calculated based on the cost of works over and above Council's normal standards. As a landowner within the town centre precinct, Council will be expected to pay a premium for this higher than normal service standard. This premium is estimated at \$25,000 per annum (indexed in accordance with CPI) and is over and above the money Council would otherwise spend in the town centre precinct.

Council will still be responsible for the cost of works to achieve its base standard. This would be the case no matter where public development took place.

2. Secondary Community Title Scheme - the Core of the Town Centre

This scheme includes the Town Square and Town Park. This scheme will include the Shopping Centre, Civic Buildings and the Leisure Centre and will be responsible for the cost and coordination of more intense management of the Town Centre Core Area.

While the scheme will need involvement from other entities (e.g. Leisure Centre) and representatives (e.g. local scheme), key funding will be the responsibility of Council and the Shopping Centre. Costs for some works would be shared, for example security and cleaning for the Core Area would be undertaken through the same contract with an agreed 'area based' apportionment between Council and the Shopping Centre.

ROUSE HILL TOWN CENTRE

The Rouse Hill Town Centre provides a comparative model to that proposed at Oran Park Town Centre.

This is the example most useful as a comparison as it falls under NSW legislation, was established in 2007 and contains a similar mix of occupancies with private and public ownership components (including The Hills Council).

There is a registered Town Centre Management Plan which establishes a Committee. The Committee is responsible for ensuring the operational and managerial aspects of the Management Plan are complied with for the benefit of the members, owners and occupiers.

Each relevant lot owner must appoint a representative to become a member of the Committee (including lots in public ownership) and there is provision to add additional members should a subdivision increase the number of lot owners covered by the Plan.

The Management Plan includes a schedule of "shared facilities" and the proportional split of costs for each line item (including insurances and management expenses). The Committee must prepare an annual budget for its anticipated expenses and these are funded by contributions based on the relative weighted average of expense liabilities. A reconciliation is completed at the end of each financial year to ensure each owner pays the correct proportion of expenses incurred for the year.

Recent visits to the Rouse Hill Town Centre highlight the effectiveness of the governance arrangements in place. The Town Centre is a vibrant and thriving gathering place that provides much more than just retail outlets for the public's benefit. There are places to read (the library), take time out (the secret garden), participate in community events, listen to buskers, play a game of basketball or meander along the interpretive trail.

The owners and developers of Oran Park Town Centre are seeking to create a similar experience.

RESOURCING

It is acknowledged that Council's involvement in developing an appropriate governance arrangement will take time and money. The fact that the Hills Council has paved the

way for this governance arrangement means the bulk of the work is now set by precedent.

The developer has agreed to engage consultants and pay for all costs associated with investigating, preparing and implementing necessary planning and legal documents related to the proposed governance arrangements. The developers expect this to be in the order of \$200,000. Greenfield Development Corporation and Landcom will also be allocating their senior staff time in implementing this proposal.

In recognition of Council's need to review the proposal, Landcom have offered to pay up to \$50,000 towards Council's costs in setting up and reviewing the proposal.

STEERING COMMITTEE

Given the magnitude of this project it is recommended a small steering committee be formed to represent the interests of Council. It is proposed the committee comprise the following positions:

1. Director – Governance;
2. Director – Works and Services;
3. Council's Property Advisor; and
4. One Councillor

It is envisaged the steering committee will report back to Council as a whole on a periodic basis over the next 12 months to ensure the interests of the public are being adequately considered and reflected in the drafting of the governance arrangement. Council, as a whole, will ultimately sign off on the final governance arrangement.

In the event that there are irreconcilable differences of opinion in developing the governance arrangement, Council has the option of no longer participating in the proposal.

CONCLUSION

The owners and developers of Oran Park Town Centre have approached Council with a proposal to enter into a governance arrangement that covers both public and private space within the Town Centre. The proposal provides an opportunity to create a unique Town Centre, modelled on the success of the Rouse Hill Town Centre where public access to privately owned areas is guaranteed and governed similar to publicly owned areas.

Such a governance arrangement provides an opportunity to create a vibrant and inclusive town centre for the community.

The governance arrangement is intended to operate within a Community Title Scheme framework which will enable stakeholders to outline objectives as well as document key responsibilities, public access rights and the utilisation of public and private spaces in a coordinated and consistent manner within the Town Centre.

Additionally, the proposed Community Title Scheme envisages a higher level of amenity than Council would otherwise provide in a Town Centre. This higher level of amenity is anticipated to cost Council an additional \$25,000 per annum over and above the base standard that Council would otherwise provide through rates and other sources of revenue. Other property owners in the scheme would also contribute to these costs.

ORD06

In recognition of the effort required for Council to be involved in this exercise, Landcom have offered to pay up to \$50,000 towards Council's costs in setting up and reviewing the proposal.

Should Council agree to the recommendation to proceed with this proposal, Council will form a Steering Committee which will report progress to Council throughout the process.

RECOMMENDED

That Council:

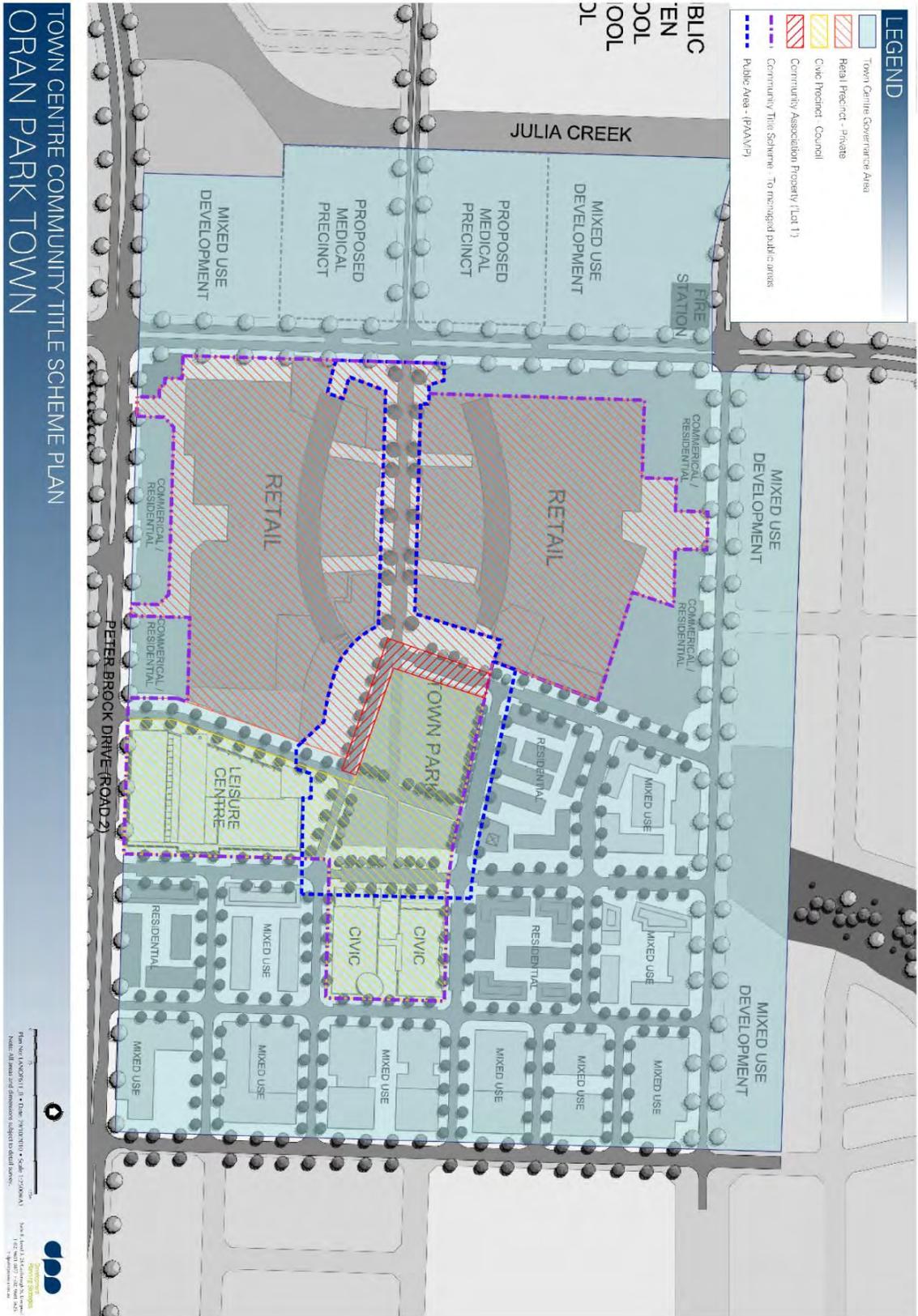
- i. endorse entering into negotiations for an Oran Park Town Centre governance arrangement that includes the creation of a Community Title Scheme and a Public Areas Accessibility Management Plan;**
- ii. nominate a Councillor representative to the Steering Committee to oversee the development of the Oran Park Town Centre governance arrangement; and**
- iii. endorse a higher level of amenity within the Oran Park Town Centre and acknowledge that there is an additional recurrent cost associated with this standard.**

ATTACHMENTS

- 1. [Proposed Area for Governance Arrangement](#)**

ORD06

Attachment 1



ORDINARY COUNCIL

ORD07

SUBJECT: INVESTMENT MONIES
FROM: Director Governance
BINDER: Investment Business Papers

PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the Local Government (General) Regulation 2005, a list of investments held by Council as at 30 June 2011 is provided.

MAIN REPORT

It is certified that all investments have been made in accordance with Section 625 of the *Local Government Act 1993*, the relevant regulations and Council's Investment Policy.

It should be noted that a recent change to the Minister's Investment Order no longer authorises Council's to invest funds with Local Government Financial Services (LGFS). Council's last investment with LGFS matured 16 June 2011.

The removal of LGFS from the Minister's Order is not the result of any change in the financial health of the Institution. LGFS was removed from the Order as a result of its sale by the Local Government and Shires Association to Local Government Super. The sale means that LGFS is no longer considered a Local Government owned enterprise and therefore should not qualify for special inclusion within the Minister's Investment Order.

The weighted average return on all investments was 5.41% p.a. for the month of June 2011.

The Principal Accounting Officer is the Manager Corporate Services.

RECOMMENDED

That:

- i. **Council note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act*, Regulations, and Council's Investment Policy.**
- ii. **the list of investments for June 2011 be noted.**
- iii. **the weighted average interest rate return of 5.41% p.a. for the month of June 2011 be noted.**

ATTACHMENTS

1. [Investment Monies Report June 2011](#)

CAMDEN COUNCIL

Investments as at: 30th June 2011

INSTITUTION (Long term / short term credit ratings)	TYPE	IBD NO.	TERM	MATURITY DATE	INTEREST RATE (p.a.)	PORTFOLIO %	INVESTMENT AMOUNT	
WESTPAC AA / A-1+	TD	2436	210	28-Sep-11	5.92%	4%	2,000,000	
							<u>2,000,000</u>	
CITIBANK A+ / A-1	TD	2408	244	20-Sep-11	6.25%	5%	3,000,000	
							<u>3,000,000</u>	
BANK WEST AA / A-1+	TD	2427	91	20-Jul-11	5.80%	14%	2,500,000	
				23-Aug-11	6.00%		2,000,000	
				9-Aug-11	5.90%		2,000,000	
				20-Oct-11	6.22%		1,000,000	
							<u>7,500,000</u>	
NAB AA / A-1+	TD	2405	180	11-Jul-11	6.17%	19%	3,000,000	
				19-Jul-11	5.82%		2,000,000	
				27-Jul-11	5.81%		1,000,000	
				14-Sep-11	5.85%		2,000,000	
				22-Dec-11	6.18%		2,000,000	
						<u>10,000,000</u>		
ING DIRECT A+/A1-	TD	2442	156	24-Nov-11	6.00%	10%	1,500,000	
				27-Sep-11	6.16%		2,000,000	
				1-Dec-11	6.21%		2,000,000	
						<u>5,500,000</u>		
SUNCORP METWAY A / A-1	TD	2428	126	31-Aug-11	5.98%	31%	1,500,000	
				7-Sep-11	6.04%		3,000,000	
				15-Nov-11	6.26%		1,500,000	
				3-Aug-11	5.98%		2,000,000	
				5-Oct-11	6.11%		1,000,000	
				13-Oct-11	6.14%		2,000,000	
				27-Oct-11	6.14%		1,000,000	
				3-Nov-11	6.15%		2,000,000	
				8-Dec-11	6.21%		2,000,000	
				10-Nov-11	6.07%		1,000,000	
								<u>17,000,000</u>
				ST GEORGE AA / A-1+	TD		2415	182
5-Jul-11	5.67%	1,500,000						
						<u>3,000,000</u>		
CBA	CALL			Call	5.25%	10%	5,600,000	
TOTAL INVESTMENTS HELD						100%	<u>53,600,000</u>	

ORD07

Attachment 1

CAMDEN COUNCIL

Investments as at: 30th June 2011

SEC 94 DEVELOPER CONTRIBUTIONS	22,191,803
RESTRICTED GRANT INCOME	1,688,041
EXTERNALLY RESTRICTED RESERVES	14,440,885
INTERNALLY RESTRICTED RESERVES	10,936,383
GENERAL FUND	4,342,888
TOTAL	53,600,000

The source of funds invested are indicative only, due to Council's annual financial reports still being finalised for 30 June 2011. The overall reduction in Council's investment portfolio of \$770,000 has been used to fund Council's general operations.

NUMBER OF INVESTMENTS	26
AVERAGE DAYS HELD	149
AVERAGE PERCENTAGE	6.04% p.a.
WEIGHTED PORTFOLIO RETURN	5.41% p.a.
CBA CALL ACCOUNT *	5.25% p.a.
HIGHEST RATE	6.26% p.a.
LOWEST RATE	5.67% p.a.
BUDGET RATE	5.75% p.a.
AVERAGE BBSW (30 Day)	4.91% p.a.
AVERAGE BBSW (90 Day)	5.03% p.a.
AVERAGE BBSW (120 Day)	5.04% p.a.

*Note: CBA call account is not included in the investment performance calculations

TD - Term Deposit - This is a secure investment with a fixed interest rate for the term of the investment.

BB - Bank Bills - This is a negotiable security that is sold at a discount to face value with the full face value paid on maturity.

NCD/TCD - Negotiable/Transferable Certificate of Deposit - Very similar to Bank Bills but often have a higher minimum investment and can have longer maturity dates.

CRI - Committed Rolling Investment - For terms of 1-3 years. The interest rate is set at a margin above the bank bill swap rate for the term of the investment. The investment rolls monthly or quarterly and the BBSW is reset at roll date.

FRN - Floating Rate Note - Generally have 5-10 year terms but are tradable securities that can be bought & sold at prevailing market rates. The interest rate is set at a margin above the bank bill swap rate. Interest coupon is paid quarterly and the rate is reset on coupon date.

BBSW - Bank bill swap rate

LONG-TERM AND SHORT-TERM CREDIT RATINGS AS ISSUED BY STANDARD & POOR'S

A credit rating is a current opinion of an obligor's overall financial capacity (its creditworthiness) to pay its financial obligations.

Long-Term Issuer Credit Ratings

AAA - An obligor rated 'AAA' has an extremely strong capacity to meet its financial commitments. 'AAA' is the highest issuer credit rating assigned.

AA - An obligor rated 'AA' has very strong capacity to meet its financial commitments. It differs from the highest-rated obligors only to a small degree.

A - An obligor rated 'A' has a strong capacity to meet its financial commitments but is somewhat more susceptible to the adverse effects of changes in circumstance and economic conditions than obligors in higher rated categories.

BBB - An obligor rated 'BBB' has adequate capacity to meet its financial commitments. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitments.

Short-Term Issuer Credit Ratings

A-1 - An obligor rated 'A-1' has strong capacity to meet its financial commitments. It is rated in the highest category.

A-2 - An obligor rated 'A-2' has satisfactory capacity to meet its financial commitments. However, it is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligors in the highest rating category.

Plus (+) or Minus (-)

Both long-term and short-term ratings may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the rating categories.

ORDINARY COUNCIL

ORD08

ORD08

SUBJECT: CAMDEN MEMORIAL SWIMMING POOL SUMMER SEASON
2011/2012
FROM: Director Works & Services
BINDER: Council Properties/Capital Works/Camden Pool

PURPOSE OF REPORT

To seek direction from Council on the proposal to utilise the heating infrastructure installed at Camden Memorial Swimming Pool (Camden Pool), to heat the water to a level that will enable a wider range of programs to be available to the diverse groups within the community.

BACKGROUND

When Council considered a report relating to the awarding of the tender for the construction of improvements at Camden Pool in an Extraordinary Meeting on 2 March 2010, Council resolved to accept the tender which included the infrastructure for heating of the water. It was also resolved that: *"upon reopening of Camden Pool, the existing 6 month swimming season be continued"*.

The redevelopment of the Camden Pool was completed in February 2011. The redeveloped facility was opened to the public for the period of February to end of the school vacation period on 28 April 2011. (Historically the complex was open for a 6 month "summer" season from the long weekend in October to end of March).

The 2011/12 Council operational plan and related budget was developed based on predicted costs and income, without the benefit of actual results from the redeveloped facility.

Promotion of the redeveloped Camden Pool will include details of proposed programs to be conducted at the pool.

MAIN REPORT

In the limited time that the upgraded facility was opened, attendance figures were encouraging. Many positive comments were also received from user groups and casual visitors.

The timetable for the development and review of Council's annual budget is a lengthy process which commences in January of each year. As such it was not possible to have the benefits of income and expenditure for the Camden Pool to draw on when the budget for 2011/12 was being drafted. Therefore the draft budget included in Council's operational plan was based on a 6 month operation of the pool, with unheated water.

With the benefit of operating the plant and equipment up to the end of April, an understanding of the parameters of the new plant has been developed, as well as the level of demand by the community for the facility. It is now possible to have more confidence in the forecasting of budget requirements and income expectations.

The budget for Camden Pool in the adopted Delivery Program identified the costs and income based on unheated water only. However, following the significant positive results in the operation of the Mount Annan Leisure Centre (MALC) by the contracted operator YMCA, for 2010/11 as well as the preceding years, consideration must also be made to the level of service and range of activities provided at Camden Pool. The success that has been experienced at MALC in the significant reduction in operating deficit results from the ability to attract patrons to a wide range of activities. The programs target the needs and desires of the community related to aquatic and healthy living activities.

The ability to have a wide range of programs and corresponding higher patronage is in part related to the quality of the water temperature, which is attractive to a broad range of age groups and sections of the community.

Heated pools enable users such as children, senior adults and learn to swim patrons to undertake relevant programs and activities to develop skills and undertake physical exercise in a comfortable environment. Cold water is a significant deterrent to people becoming involved in Learn to Swim and aqua aerobics. Other sectors of the community such as those involved in disability programs, are deterred from using facilities which are not heated. While such programs are also possible with unheated water, they are less attractive and generally have much shorter effective seasons.

Based on the operating costs of similar centres elsewhere, as well as the estimates of the manufacturers and experience to date, it is anticipated that for an additional electricity cost of approximately \$26,000, it will be possible for the pool operators to better cater to the needs of the community. The early season heating will be used to get the water up to temperature. The water temperature can then be more easily maintained.

Partly offsetting the expenditure on the heating will be the higher expected forecast level of income, resulting in a total net additional deficit of \$10,000 over 2011/12. The additional income is based on having greater participation from offering a wider range of programs for longer.

It is recommended that consideration be given to making adjustments to the current budget for Camden Pool to reflect the expenditure and income required to offer the community a heated pool complex for the existing 6 month season.

The YMCA, as operation managers of both MALC and Camden Pool, are confident that the catchment for patrons of both pools are sufficiently different and that there is no anticipated impact on the patronage of MALC. Camden Pool not only has a different geographical catchment but also has a alternate patron base given the 50m pool and water play areas are complimentary and do not duplicate the 25m pool and beach entry for toddlers, and program pool at Mount Annan.

Camden Pool is scheduled to open for the summer season commencing early October. In order to commence the promotional campaigns and advertising the availability of facilities and services at Camden Pool for the summer season, programs and promotions must be completed in early August to enable patrons to enrol in September for the various activities scheduled from October onwards. Based on the level of activity in February to March in 2011, it is forecast that there is a lot of interest in not only the new look venue, but a strong interest in the activities being offered. Should the pool not be heated, the range of activities and programs offered will be limited and timetables restricted to the hotter months of the year.

CONCLUSION

Based on the successful outcomes achieved by YMCA in the management of MALC in turning around an operational deficit budget to a surplus, it is appropriate to consider the range of programs that can be offered at Camden Pool. The positive outcomes achieved in reducing the level of subsidy required for the pool operation has been achieved through the provision of a wide range of programs in heated water.

In order to maximise the use of the facilities at Camden Pool, it will be necessary to develop and promote to the public the levels of service to be provided when the pool is re-opened for the 2011/12 "summer" season in October 2011. The provision of heated water required by a wide range of programs will incur higher costs associated with the heating of the water. However it is forecast that the additional programs and better 'level of service' will also result in higher income. A budget adjustment will be necessary to reflect an estimated increase in the net deficit of \$10,000.

Council's endorsement is required to make the necessary budget adjustments to reflect a heated pool operation for the summer season, October 2011 to March 2012.

RECOMMENDED

That:

- i. Council approve the heating of Camden Pool and the necessary 2011/12 budget adjustments required to reflect a net increase in the deficit of \$10,000; and**
- ii. a further report be presented to Council following the end of the 2011/12 season seeking further direction from Council.**

ORDINARY COUNCIL

ORD09

SUBJECT: BELGENNY RESERVE GROSS POLLUTANT TRAP (GPT)
FROM: Director Works & Services
BINDER: Belgenny Reserve Gross Pollutant Trap (GPT)

PURPOSE OF REPORT

To seek Council's support for the proposed construction of a Gross Pollutant Trap (GPT) at Belgenny Reserve, Camden and approval to amend the 2011/12 budget to fund these works.

BACKGROUND

In 2010 Council received grant funding from the Regional and Local Community Infrastructure Program (RLCIP) Round 3 to provide stormwater harvesting and irrigation at Belgenny Reserve, Camden. The scope of the works includes installation of an overhead watering irrigation system, stormwater storage tank and a water quality disinfectant system. The Camden Falcons Soccer Club have been kept informed of the extent of investigation and the proposal to install a GPT and are satisfied with the approach being taken.

A GPT is a device which collects sediment and rubbish such as plastic bottles, wrappers, cigarette butts and the like to capture these so they do not flow in to waterways. These devices need to be cleaned out periodically. These help achieve the "Water is Clean" outcome described in the Community Strategic Plan (Camden 2040).

In 2008 Council engaged Storm Consulting Pty Ltd to prepare the Camden, Camden South and Elderslie Stormwater Management Strategy. The aim of the report was to recommend improvements that would reduce pollutants and provide cleaner waterways in and from the Camden, Camden South and Elderslie stormwater catchment. The report included a prioritised list of projects and cost estimates for water quality treatment improvements.

The stormwater outlet at Belgenny Reserve was identified as the highest priority for improving the stormwater quality discharges into the Nepean River.

MAIN REPORT

Harvesting of stormwater is achieved by redirecting flows from the main stormwater line to a storage tank. A small GPT is required on this diversion line to remove pollutants prior to storage and use in irrigation of playing fields. As this GPT is not directly connected to the main stormwater line, it is known as an offline system. As such, it does not treat the main catchment discharge to the Nepean River.

The Camden, Camden South and Elderslie Stormwater Management Strategy recommends installation of a GPT connected to the main stormwater line (known as an online GPT) at Belgenny Reserve. This would provide the necessary water quality treatment for both the stormwater harvesting system and the main catchment discharge to the Nepean River. The online GPT will be significantly larger than the GPT proposed to service the stormwater harvesting system only.

An opportunity exists to incorporate the recommendation of the stormwater management strategy into the stormwater harvesting and irrigation works at Belgenny Reserve. Upgrade of the stormwater harvesting GPT to an online GPT will provide the following advantages:

1. Avoids expenditure on a smaller GPT that will need to be supplemented or replaced by a larger unit in the future.
2. By undertaking the complete works now while the fields are closed, rather than in two stages, will minimise disruption to users and reduce potential risks to the public.
3. Improve the quality of water from the stormwater outlet at Belgenny Reserve into the Nepean River.

Budget

The current budget, including the offline GPT and stormwater harvesting and irrigation works at Belgenny Reserve is as follows:

RLCIP Grant Funding	\$153,000
Stormwater Levy (current allocation)	\$ 60,000
Camden Falcons Soccer Contribution	<u>\$ 35,000</u>
Current 2011/12 Project Budget	\$248,000

The Camden, Camden South and Elderslie Stormwater Management Strategy estimates an additional cost of \$180,000 to install a GPT for the stormwater outlet at Belgenny Reserve as an online system.

There is sufficient funding available to accommodate the construction of the online GPT within the uncommitted balance of Council's stormwater levy reserves.

Program

The installation of irrigation systems at Belgenny Reserve are programmed to begin in October 2011 with completion in January 2012.

Should Council support the proposal to install an online GPT at Belgenny Reserve, the GPT works could start in November 2011 with completion in February 2012.

CONCLUSION

The installation of an online GPT as recommended by the Camden, Camden South and Elderslie Stormwater Management Strategy, in conjunction with the stormwater harvesting and irrigation works at Belgenny Reserve, will result in reduced construction costs in the long term, minimise disruption to the community and improve the quality of water from the stormwater outlet at Belgenny Reserve into the Nepean River.

Based on the Camden, Camden South and Elderslie Stormwater Management Strategy, the additional cost is estimated at \$180,000.

RECOMMENDED

That Council approve additional funds of \$180,000 being allocated to the 2011/12

ORD09

Capital Works Program from Stormwater Levy Reserve to enable construction of an online GPT at Belgenny Reserve, bringing the total project cost to \$428,000.

ORDINARY COUNCIL

ORD10

ORD10

SUBJECT: REQUEST TO WAIVE FEES - NSW POLICE FORCE
FROM: Director Works & Services
BINDER: Request to Waive Fees - NSW Police Force

PURPOSE OF REPORT

To consider a request from the NSW Police Force to waive the temporary road closure fee which would apply to the temporary road closure of a part of Wilson Crescent required to accommodate the formal opening ceremonies for the NSW Police Force Local Area Command (LAC) facility in Wilson Crescent.

BACKGROUND

Under Council's adopted Fees and Charges, requests for a temporary road closure due to events, require an application to Council as the roads authority and attract a fee for Special Event Permit Application (of \$ 91.40) and if approved, a fee for the temporary road closure of \$1,450.

The NSW Police Force is proposing to hold an official opening ceremony for the Camden LAC facility in Wilson Crescent Narellan on Friday 12 August 2011. Council has been requested to consider an application to close part of Wilson Crescent, Narellan, for approximately 3 hours whilst the formal ceremonies occur.

A further request has been sent to Council officers to waive the temporary road closure fee. A copy of the NSW Police Force letter is **included in the Supporting Documents**.

MAIN REPORT

The NSW Police Force traditionally holds opening ceremonies for the opening of significant facilities. The purpose built Camden LAC facility at Wilson Crescent Narellan is an important facility to support policing services for the Camden and surrounding areas.

The traditions of the NSW Police Force require the event to be held outside and therefore the Police have applied to close a part of Wilson Crescent for a period on Friday 12 August 2011.

The Camden LAC is bearing the costs associated with this event, but has made no allowance for the costs associated with the temporary road closure. It has therefore written to Council acknowledging that it can meet the application assessment fee but has requested waiver of the of the temporary road closure fee.

Under the arrangements for Council fees and charges, Council officers do not have the authority to waive fees. In addition, this type of event does not fit under the criteria for either sponsorship or donations as outlined in those respective Council Policies.

Accordingly, a request to waive the temporary road closure fee of \$1,450 needs to be assessed and determined by Councillors under a different approach.

In considering the request from the NSW Police Force, the following may be taken into consideration:

- The event is not what would normally be termed a Community Event, in that it is not specifically targeted at any particular community group development nor arranged by Council;
- The event is a traditional one for the NSW Police Force, requiring the ceremony to be conducted outside;
- There will be a number of state and local dignitaries and specialised Police units attending the event, as outlined in the NSW Police Force letter;
- The NSW Police Force provides a valued service to the Camden and wider NSW community;
- The event has a limited duration, and impact on residents and businesses in the street is able to be managed;
- The Camden LAC has advised Council that it is bearing the cost of the event, and costs associated with the event reduces the funds available for policing in the Camden LAC area;
- The Camden LAC has agreed to cover the application fee for the event;
- There has been no allowance by the Camden LAC for the temporary road closure fee as part of the expenses for the event;
- The area in Wilson Crescent, Narellan has been the subject of significant review of traffic and parking issues by Councillors, Traffic Committee and Council staff, arising primarily from the operation of the Camden LAC facility;
- In previous reports where requests to waive the road closure fee have been made, it has been stated that there is benefit in tracking the extent to which Council supports “community events” (one of the key components in the Community Strategic Plan) and hence tracking the value of support through accounting for the support, rather than waiving of fees (and being less able to track over time). On that basis, Council may wish to ‘cover’ the cost rather than simply waive the fee;
- If Councillors choose to cover the cost, the expense can be reflected as a budget adjustment in the first quarterly review of the 2011/12 budget.

CONCLUSION

The Camden LAC provides a valued service to Camden and surrounding areas.

In planning for the official opening of the Camden LAC facility at Narellan, the Camden LAC is meeting the costs associated with the opening. The LAC has asked Council to consider waiving the larger part of these fees, being the temporary road closure fee of \$1,450.

Council is the body authorised to consider a request to waive or otherwise cover these fees where the nature of the event and the support requested does not fit under the donations or sponsorship policies of Council.

RECOMMENDED

A matter for Council.

ATTACHMENTS

1. Request to Waive Fees - NSW Police Force - *Supporting Document*

ORD10

ORDINARY COUNCIL

ORD11

NOTICE OF MOTION OF RESCISSION

SUBJECT: NOTICE OF MOTION OF RESCISSION - TRAFFIC COMMITTEE MINUTES - WILSON CRESCENT PARKING ISSUES

FROM:

BINDER: Rescission Motions

"We the undersigned Councillors, hereby give notice of our intention to move that the Council resolution relating to Item LTC04 of Traffic Committee Meeting of the 19 July 2011, Minute No TC40/11 (adopted in the Confirmation of Minutes at the Ordinary Council Meeting of the 26 July 2011, Minute No ORD159/11) **BE RESCINDED.**"

Cr Cagney
Cr Campbell
Cr Anderson

(Extract of Minute No TC40/11)

That Council, in Wilson Crescent, Narellan, approves:

- i. Conversion of the existing Bus Zone on the northern-eastern side, immediately south of the No Parking, Police Vehicles Excepted to two hours parking, 8.30 am to 6.00 pm Monday to Friday and from 8.30 am to 12.30 pm on Saturday;*
- ii. Installation a double barrier centreline, 35 metres in length, on the curve adjacent to St Thomas Chapel with provision of parking on both sides;*
- iii. The Director of Works and Services seeking budget approval via Council's footpath program to install a footpath on the southern side of Wilson Crescent from the Police Station to the boundary of No. 9 Wilson Crescent;*
- iv. Monitoring of the parking situation in Wilson Crescent after the changes are implemented and, if necessary, reporting back to Local Traffic Committee; and*
- v. Writing to the NSW Government and State Member of Parliament for Camden, advising of the deficiency in off-street parking currently provided for the Narellan Police Station.*

Should the above Motion of Rescission be carried, it is our intention to move the following motion:

That:

- i. the current Bus Zone in Wilson Crescent be converted to two hour parking, 8.30am to 6.00pm, Monday to Friday and from 8.30am to 12.30pm on Saturday for a period of six months only, and for a review at the end of that time be reported to Council;*
- ii. a double barrier centerline, 35 metres in length, be installed on the curve adjacent to St. Thomas Chapel with provision of parking on both sides;*
- iii. the Director Works and Services seek budget approval via Council's budget processes to install a footpath on the southern side of Wilson Crescent from the Police Station to the boundary of No. 9 Wilson Crescent;*
- iv. the parking situation in Wilson Crescent be monitored after the changes are implemented and, if necessary, report back to Local Traffic Committee;*

-
- v. the NSW Government be written to through the Local Member for Camden, the NSW Minister for Police and Emergency Services, and the NSW Police Force Commissioner's Property Section advising of the deficiency in offstreet parking currently provided for the Narellan Police Station and seeking action to redress the deficiency; and*
- vi. Council staff liaise with Local Area Command as to other possible solutions that may be available to assist in the short fall of parking spaces experienced by its staff and visitors.*

ORD11

RECOMMENDED

That the Council resolution relating to Item LTC04 of Traffic Committee Meeting of the 19 July 2011, Minute No TC40/11 (adopted in the Confirmation of Minutes at the Ordinary Council Meeting of the 26 July 2011, Minute No ORD159/11) be rescinded.