



Camden Council

Attachments

Ordinary Council Meeting
9 February 2016

Camden Civic Centre
Oxley Street
Camden



ORDINARY COUNCIL

ATTACHMENTS - ORDINARY COUNCIL

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The following conditions of consent are general conditions applying to the development:

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Ref 7005/357	Plan of Proposed Subdivision	YSCO Geomatics Land Resource Consultants	23 /12/2015
Ref 7005/357E	Stormwater Concept Plan	YSCO Geomatics Land Resource Consultants	22 /12/2015

- (2) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

Note: Under the *Roads Act 1993*, only the Council can approve commencement of works within an existing road reserve.

- (2) **Dilapidation Report – Council Property** - A Dilapidation Report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the subject site. Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.
- (3) **Soil, Erosion, Sediment and Water Management** - An Erosion and Sediment Control Plan (ESCP) shall be prepared in accordance with Council's Engineering





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Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

to be provided

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

- (1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.
- (2) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
 - a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the registered number and date of issue of the relevant development consent;
 - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
 - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
 - f) a telephone number on which the PCA may be contacted for business purposes
- (3) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
 - a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;



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- e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
- f) the date on which the work is intended to commence.
- (4) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a Construction Certificate has been issued by a Consent Authority;
 - a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
 - if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
 - the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
- the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (5) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- that unauthorised entry to the work site is prohibited;
 - the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
 - the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.
- (6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction (the blue book)' and any Sediment and Erosion plans approved with this Development Consent. Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project





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when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

4/14/2016

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Soil, Erosion, Sediment and Water Management - Implementation** - All requirements of the Erosion and Sediment Control Plan or Soil and Water Management Plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.

4/14/2016

The following conditions of consent shall be complied with prior to the issue of a Subdivision Certificate.

- (1) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.
- (2) **Show Easements/ Restrictions On The Plan Of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.
- (3) **Burdened Lots To Be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions shall also be suitably burdened.
- (4) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all conditions of this development consent have been satisfactorily addressed and all engineering works are complete, unless otherwise approved in writing by the PCA.
- (5) **Incomplete Works** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a bond with Camden Council for the construction of incomplete works, including concrete footpath and/or pedestrian/cycle shared way, in accordance with Camden Council's current Engineering Construction Specifications.
- (6) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the

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proposed boundary other than as provided for by easements as created by the final plan of subdivision.

- (7) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
 - a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development;
 - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
 - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (8) **Works As Executed Plan** - Works As Executed Plans shall be prepared and provided in accordance with Council's Engineering Specifications. Digital data must be in AutoCAD .dwg or .dxf format, and the data projection coordinate must be in (GDA94: MGA zone 56).
- (9) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following easements, positive covenants and restrictions to user where necessary:
 - a) easement for services; and
 - b) easement to drain water and drainage easement/s over overland flow paths.
- (10) **Section 94 Contributions – Monetary (Turner Road and Oran Park)** - A contribution pursuant to the provisions of Section 94 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Indexed Rate	Amount Payable
Oran Park and Turner Road Precincts Section 94 (OP & TR) Contributions Plan	Open Space & Recreation Land Acquisition	\$12,877 per lot or dwelling	\$12,877.00
OP & TR Contributions Plan	Open Space & Recreation Capital Work	\$9,954	\$9,954.00





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		per lot or dwelling	
OP & TR Contributions Plan	Open Space & Recreation Project Management	\$218 per lot or dwelling	\$219.00
OP & TR Contributions Plan	Community Facilities Land Acquisition	\$164 per lot or dwelling	\$164.00
OP & TR Contributions Plan	Community Facilities Capital Work	\$1,702 per lot or dwelling	\$1,706.00
OP & TR Contributions Plan	Community Facilities Project Management	\$37 per lot or dwelling	\$37.00
	Total	\$24,952	\$24,985.00

A copy of the Oran Park and Turner Road Precincts Section 94 Contributions Plan may be inspected at Council's Camden office at 37 John Street, Camden or can be accessed on Council's website at www.camden.nsw.gov.au.

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at the time of actual payment in accordance with the applicable Index.

- (11) **Special Infrastructure Contribution** - The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 94EE of that Act and as in force on the date of this consent. This contribution shall be paid to the DP&E.

Evidence of payment of the SIC shall be provided to Council and the Certifying Authority.

- 1. To ensure that the development complies with statutory requirements including the *Environmental Planning and Assessment Act 1979*, the Environments





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1480/2015

The following matters are included as advice as relevant to this determination:

1. **Review of Determination** - Section 82A of the *Environmental Planning and Assessment Act, 1979* provides that the applicant may request a review of this determination within 6 months of the date of the determination, following the payment of the prescribed fee.
2. **Offences** - Section 125 of the *Environmental Planning and Assessment Act, 1979* provides that any person who contravenes or causes or permits to be contravened the conditions of this consent shall be guilty of an offence.
3. **Penalties** - Section 126 of the *Environmental Planning and Assessment Act, 1979* provides that any person guilty of an offence against this Act shall, for every such offence, be liable to penalties as stated in this section.
4. **Contributions** - The contributions (if required) under Section 94 of the *Environmental Planning and Assessment Act, 1979* are set out in the stated Contribution Plans which can be viewed at Camden Council's Customer Service counter during normal business hours.
5. **Tree Preservation** - This consent does not authorise any tree removal unless specifically shown on approved plans and referred to in this development consent. All trees are protected in all areas of Camden. Separate consent is required for any proposal affecting existing trees and native vegetation. Any person who contravenes or causes or permits the removal of a tree/s without consent shall be guilty of an offence and liable to penalty as stated in this advice.
6. **Utilities and Authorities** - Damage to major underground utilities can be avoided by calling the 'Dial Before You Dig Service' on 1100. Individuals and companies may be found to be financially liable for any damage caused to major utilities.
 Applicants may also be required to liaise with appropriate authorities and utility providers. These authorities and utility providers may include:
 - a) Endeavour Energy
 - b) Sydney Water
 - c) A telecommunications provider
 - d) Other energy suppliers/authorities
 - e) Australia Post
 - f) WorkCover Authority
 - g) Other relevant State and Federal Government Departments
7. **Telecommunications Infrastructure** - Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is

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committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Any works or proposed works which may impact upon Telstra Assets in any way are required to be reported to Telstra's Network Integrity Team on Phone Number 1800 810 443.

DRAFT





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1. **Construction Certificate Required** – Where building or subdivision works are proposed, this consent does not allow site, building or demolition works to commence. Such works shall only take place after a Construction Certificate has been issued.
2. **Building Code of Australia** – All building work must be carried out in accordance with the provisions of the Building Code of Australia.
3. **Residential Building Work** – 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 (PCA) for the development to which the work relates:
 - (i) in the case of work to be done by a licensee under that Act:
 - has been informed in writing of the licensee's name and contractor licence number, and
 - is satisfied that the licensee has complied with the requirements of the *Home Building Act, 1989*, or
 - (ii) in the case of work to be done by any other person:
 - has been informed in writing of the person's name and owner-builder permit number, or
 - 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 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 clause, sufficient evidence that the person has complied with the requirements of that Part.



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If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of date, further work must not be carried out unless the PCA for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

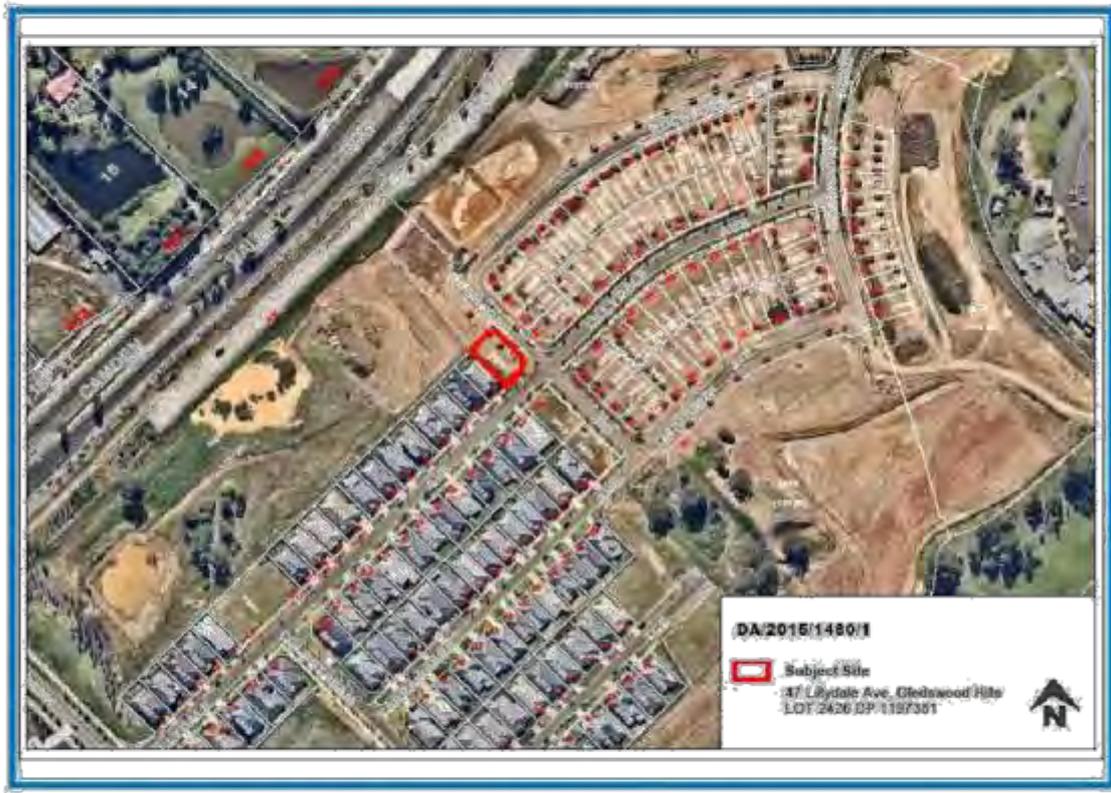
- 4. **Long Service Levy** – Payment of the Long Service Levy is required prior to the release of the Construction Certificate. This payment can be made at Council or to the Long Service Payments Corporation.

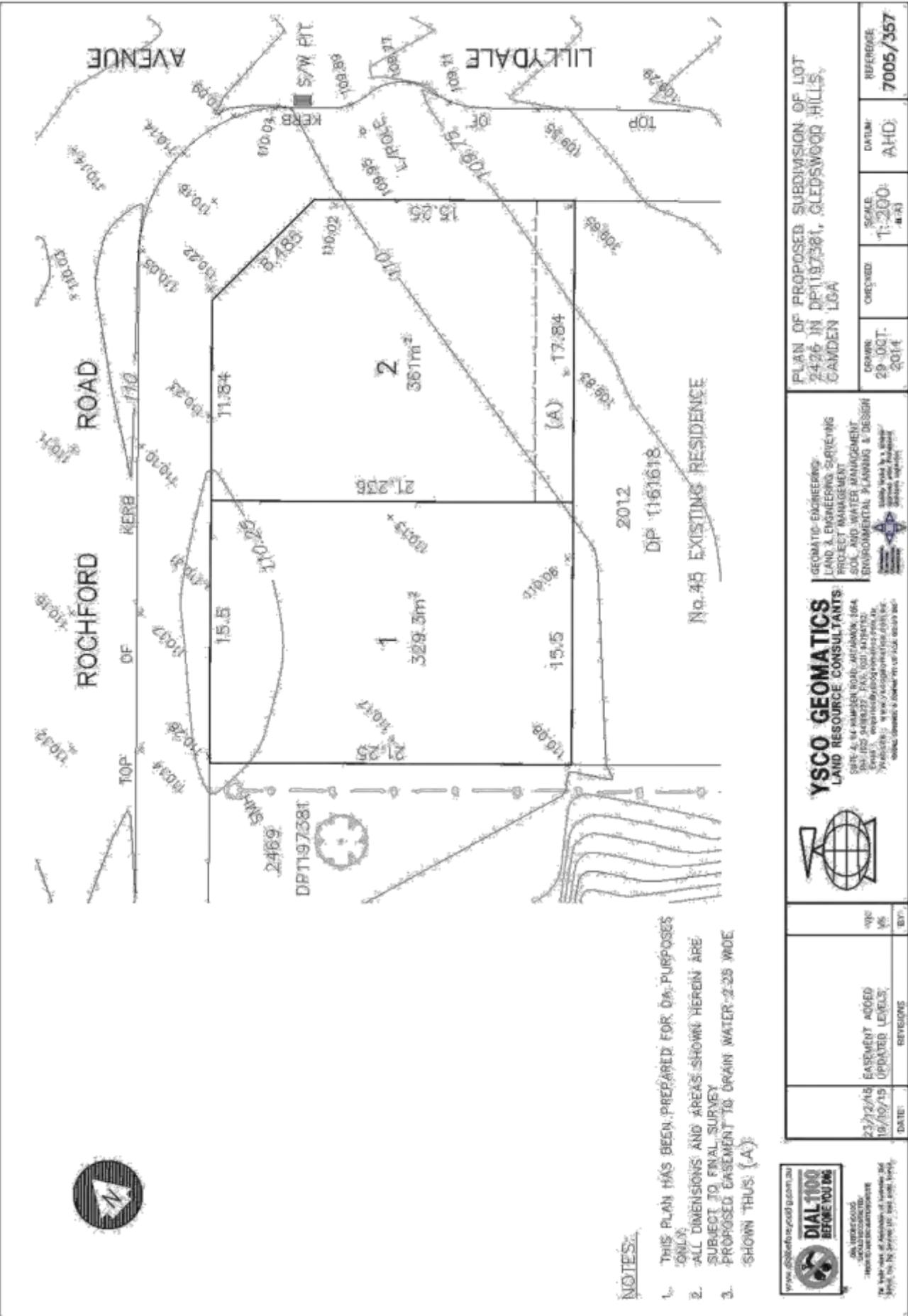
The rate of the Long Service Levy at the time of consent is 0.35% of the value of works. Payment is not required where the value of the works is less than \$25,000. For works over \$25,000, a fee is required at the prescribed rate. The levy rate and level at which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply and is based on the building construction works identified in the Construction Certificate.

DRAFT



Location Map





- NOTES:**
1. THIS PLAN HAS BEEN PREPARED FOR DM PURPOSES ONLY.
 2. ALL DIMENSIONS AND AREAS SHOWN HEREIN ARE SUBJECT TO FINAL SURVEY.
 3. PROPOSED CASSEMENT TO DRAIN WATER 2.25 MIDE SHOWN THUS: (A)

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CALL 1300 650 650
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 7 DAYS A WEEK

DATE: 23/2/16
 19/10/15

DESCRIPTION: EASEMENT ADDED
 UPDATED LEVELS

BY:

YSCO GEOMATICS
 LAND RESOURCE CONSULTANTS

10/100 CAMDEN ROAD, WILMANKING, NSW 2570
 PH: (02) 9488322 FAX: (02) 9488323
 Email: enquiries@ysco.com.au
 Website: www.ysco.com.au

YSCO GEOMATICS ENGINEERING & DESIGN
 LAND & ENGINEERING SURVEYING
 PROJECT MANAGEMENT
 SOIL AND WATER MANAGEMENT
 ENVIRONMENTAL PLANNING & DESIGN

2012
 DP 1161618
 No. 45 EXISTING RESIDENCE

DATE:	29 OCT 2014	SCALE:	1:200 (A3)	DATE:	AHD: 7005/357
PREPARED BY:		CHECKED BY:		REFERENCE:	

PLAN OF PROPOSED SUBDIVISION OF LOT 2426 IN DP 197381, GLEDSDOOD HILLS, CAMDEN LGA

ORD01

Attachment 5

T: 1800 110 943
www.thehermitage.com.au



19 October, 2015

CBTee Holdings Pty Ltd
14 Black Wattle Circuit
Northmead NSW 2152

Dear Sir,

NOTIFICATION OF DESIGN ENDORSEMENT

Lot No. 2426 DP 1197381

Thank you for your recent application to SH Camden Valley Pty Ltd (Sekisui House) for Design Endorsement in relation to the proposed subdivision of Lot 2426 DP 1197381 within The Hermitage, Gledswood Hills.

We advise that your subdivision plan has been endorsed with respect to the following plan references:

- Subdivision Plan Reference 7005/357 dated 29 October 2014;

The approved plans are attached for your information.

We recommend you proceed to obtain formal statutory approval with the appropriate approval entity.

We extend a warm welcome to you and your family on behalf of the entire team here at The Hermitage and we look forward to the completion of your brand new home over the coming months.

Should you have any further queries, please do not hesitate to contact the undersigned.

Yours sincerely,

Craig D'Costa
Project Director

SH Camden Valley Pty Ltd
ABN: 37 137 331 376
Ground Floor, 86 Waterloo Road,
Mascot NSW 2110





ORDINARY COUNCIL

ORD07

SUBJECT: PUBLIC EXHIBITION OF RIPARIAN LANDS PLANNING PROPOSAL (GREGORY HILLS) & AMENDMENTS TO TURNER ROAD DCP AND GREGORY HILLS VPA

FROM: Director Planning & Environmental Services

TRIM #: 15/286633

PREVIOUS ITEMS: ORD02 - Riparian Lands Planning Proposal - Turner Road Precinct - Ordinary Council - 28 Apr 2015 6.00pm

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement to publicly exhibit the planning package in relation to the Riparian Lands Planning Proposal for Gregory Hills. The package includes an updated Planning Proposal, proposed amendments to the Turner Road Development Control Plan (draft DCP) 2007 and proposed amendments to the Gregory Hills Voluntary Planning Agreement (draft VPA).

BACKGROUND

The subject land is located within the Gregory Hills portion of the Turner Road Growth Centre Precinct as shown in **Figure 1 below**.



Figure 1: Locality Map (Source: Nearmap)

This is the report submitted to the Ordinary Council held on 24 November 2015

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ORD02

Attachment 1

Council received a Planning Proposal from Dart West Developments Pty Ltd (proponent) to rezone land within the Turner Road Growth Centre Precinct in response to new State Government guidelines relating to the width of riparian corridors which were released in 2012. This change in policy occurred after the Turner Road Precinct was rezoned in 2007.

The Planning Proposal sought to rezone riparian land from E4 Environmental Living (approximately 6.45 hectares) to R1 General Residential (approximately 4.33 hectares) and RE1 Public Recreation (approximately 2.12 hectares).

At its meeting of 28 April 2015, Council considered the Planning Proposal and resolved to:

- i. endorse the Planning Proposal for the rezoning of riparian lands within the Gregory Hills portion of the Turner Road precinct;*
- ii. forward the Planning Proposal to the Department of Planning & Environment for Gateway determination and advise that the matter be placed on public exhibition for 28 days;*
- iii. require a further report to allow consideration of the planning package including the Planning Proposal, draft DCP and draft VPA prior to public exhibition; and*
- iv. prepare a further report for Council consideration at the conclusion of the public exhibition period.*

Council has received a Gateway Determination in support of the proposed rezoning. In accordance with the resolution of 28 April 2015, a draft DCP and VPA have been prepared for Council's consideration prior to going on public exhibition. This information was presented to the Councillors at the Council Meeting held on 10 November 2015.

In addition to amendments generated by the Planning Proposal, a range of housekeeping amendments are proposed to the DCP and VPA, which are not directly related to the Planning Proposal.

The Planning Proposal is provided as **Attachment 1 to this report**. The draft Turner Road DCP as **Attachment 2** (provided under separate cover due to large size), and supporting summary document is provided as **Attachment 3** The draft Gregory Hills VPA is also provided as **Attachment 4 to this report**.

MAIN REPORT

The key issues in relation to the Planning Proposal and the proposed amendments to the draft DCP and draft VPA are discussed in further detail in the following sections.

Planning Proposal

Gateway Determination

On 13 August 2015, Council received a Gateway Determination from the Department of Planning and Environment (DPE) with approval to proceed with the rezoning. The Gateway Determination is provided at Appendix 3 of the Planning Proposal as per **Attachment 1 to this report**.

The Gateway Determination requires that Council consult with NSW Rural Fire Service (RFS) prior to proceeding to public exhibition. RFS has provided a formal response, indicating that they have no concerns or issues in relation to the draft Planning

Proposal (refer to Appendix 14 of the Planning Proposal as per **Attachment 1 to this report**).

The Gateway Determination also requires consultation with the following public authorities:

- Office of Environment and Heritage (OEH);
- Sydney Water; and
- Endeavour Energy.

Whilst the Gateway Determination did not require the above public authorities to be consulted prior to public exhibition, Council officers have commenced dialogue to streamline the consultation process (during exhibition).

Formal correspondence was received from OEH in relation to the Riparian Corridor Flood Study (which is discussed in the following section). To date, no responses have been received from Sydney Water and Endeavour Energy. Should responses be received, they will be considered post exhibition.

The amendments to the Planning Proposal as per the Gateway Determination are minor and do not materially affect the intended outcomes, and have been incorporated into the Planning Proposal.

Additional Studies

In accordance with the previous Council report, a detailed drainage and flood modeling study was undertaken.

The Flood Study assesses the impact on the revised riparian corridors on flood levels and demonstrates the effects of the existing and proposed drainage basins across the whole Gregory Hills development area.

As a result, a basin located adjacent to the northernmost section of the linear open space park can be deleted as the water is appropriately managed by changes to the basin capacity within the development area. The deletion of this basin will result in approximately 4,000m² of land not required for water management purposes. If used for residential purposes, this would equate to approximately 7 additional lots, or a total of 67 additional lots.

The increase of 7 additional lots is considered reasonable as this land is zoned residential, and is no longer required for drainage purposes. There are no existing residents within the vicinity of the proposed additional lots. Contribution towards the provision of local infrastructure for these lots will be dealt with in the VPA amendment.

The Flood Study has been reviewed by Council officers and the Office of Environment and Heritage (OEH). The formal response provided by OEH is included as Appendix 15 to the Planning Proposal as per **Attachment 1 to this report**. OEH requested further modelling be undertaken, which has been completed. OEH will be updated on this matter upon the commencement of public exhibition. The Flood Study is supported as it has been demonstrated that flooding can be managed on-site and that the flood extent will be contained within the proposed riparian corridors.

Proposed DCP Amendments – Planning Proposal

The proponent is seeking to amend the Turner Road DCP 2007 as a result of the proposed rezoning of riparian land. In addition, a range of housekeeping amendments are proposed, which are discussed below. The proposal involves the inclusion of a revised Indicative Layout Plan (ILP) as shown in **Figures 2 and 3** and a number of DCP Figures as shown in **Attachments 2 and 3** to this report.

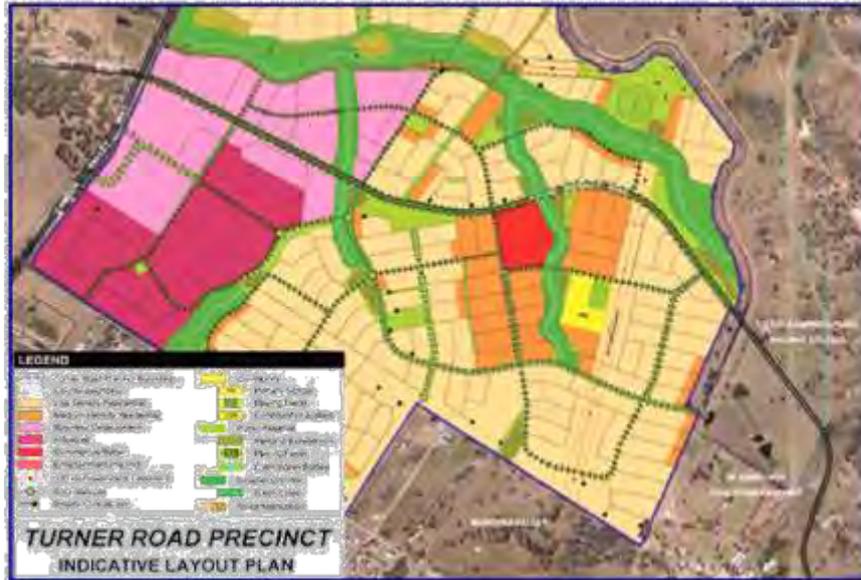


Figure 2: Existing Turner Road ILP (Source: Turner Road DCP 2007)

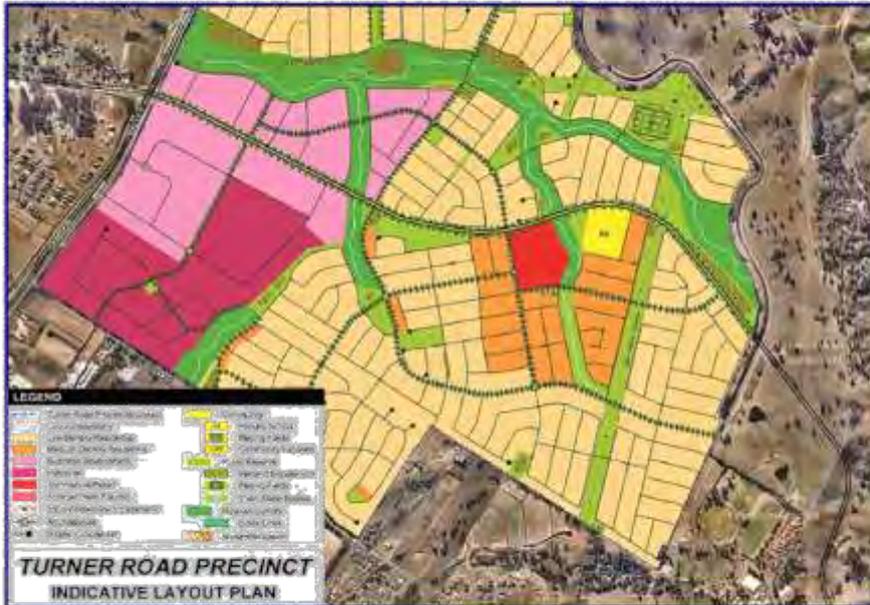


Figure 3: Proposed Turner Road ILP (Source: Draft Turner Road DCP 2007)
Reduction of Existing Riparian Corridor Areas

This is the report submitted to the Ordinary Council held on 24 November 2015 - Page 4

The Planning Proposal seeks to reduce the riparian corridor widths to be consistent with the revised riparian guidelines released by the former NSW Office of Water in 2012. The proposal includes the removal of 6.45 hectares of riparian corridor land which will instead be provided as approximately 4.33 hectares of residential land and approximately 2.12 hectares of land for public open space.

The proposed reduction to the riparian corridor widths have not changed from the Council resolution in April this year. Therefore, it is sought to have these proposed changes incorporated into the draft DCP amendment to formalise this proposal.

Increase in Public Open Space Areas

The Planning Proposal proposes approximately 2.12 hectares of additional passive open space (not including the revegetated 'riparian style' corridor), which includes a new town centre park between the town centre and proposed primary school and an area south of the town centre and will include embellishments such as cycleways and park furniture (refer **Figure 4 below**).

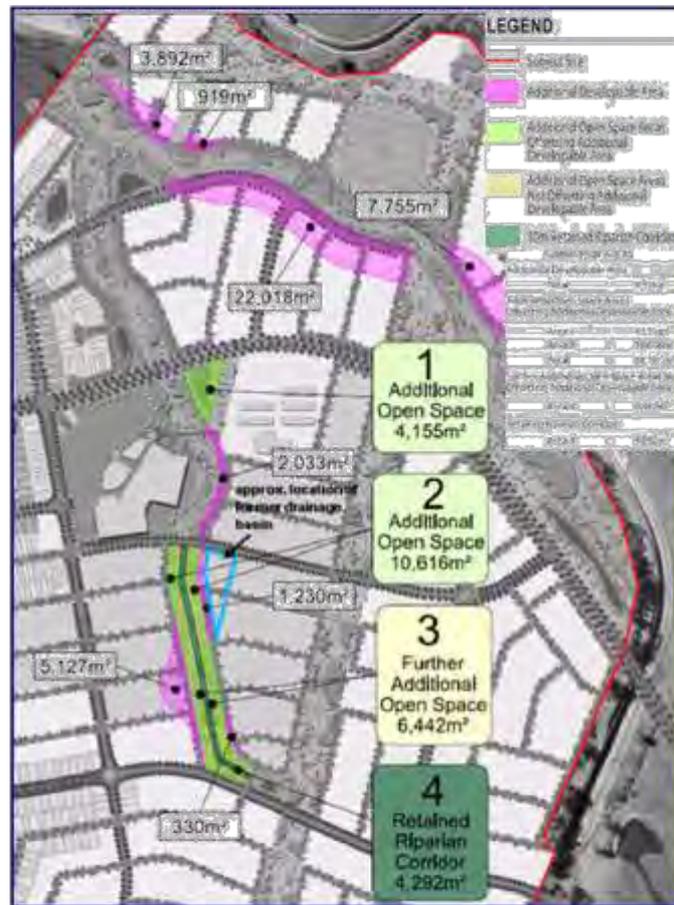


Figure 4: Riparian Corridors Areas Map (Source: DartWest)

This is the report submitted to the Ordinary Council held on 24 November 2015 - Page 5

0.32 hectares of open space land adjacent to the riparian corridor south of Gregory Hills Drive will be increased by an additional 0.41 hectares which is no longer required for drainage purposes due to revisions to the water cycle management system. This will result in a total of 0.73 hectares of land which the proponent will embellish and dedicate to Council as a future town park adjacent to the Gregory Hills Town Centre and future primary school.

The proposed changes to open space areas are in accordance with the Planning Proposal, which has not changed from the Council resolution in April this year. Therefore, these changes are sought to be shown in the relevant sections of the draft DCP.

Stormwater Drainage Basins

The DCP requires amendment to reflect the removal and resizing of drainage basins within the Gregory Hills development. A Flood Study was prepared by the proponent in support of these changes.

This study supports the deletion of a drainage basin as shown in **Figure 5 below**, as it is no longer required as part of the water cycle management system.



Figure 5: Excerpt from Proposed ILP (Source: Draft Turner Road DCP 2007)

This is the report submitted to the Ordinary Council held on 24 November 2015 - Page 6

The land that the basin encompasses is zoned Residential R1, and had it not been required for drainage purposes, it could have been developed. As previously mentioned, the deletion of the basin is likely to result in 7 additional residential lots. The development contribution obligations associated with these 7 additional lots is captured in the proposed amendments to the VPA.

The proposed changes (including the deletion of the basin in **Figure 5**) to the drainage basins in the DCP are supported, given the flood study indicates there is no increase to stormwater flows both within and external to the Gregory Hills development and no increased flooding risk as a result of the proposed rezoning.

Revised DCP Controls

It is proposed to include two (2) new development controls into the DCP as outlined below:

Section 4.1 – New Control (8)

'The southern extent (south of Kavanagh Street) of the tributary to South Creek is to be provided as high quality, embellished open space. This linear park is to incorporate a 10 metre wide strip of riparian style embellishment along its length, generally located in the centre of the park'.

The rationale behind the inclusion of this control is to ensure that the new linear open space area (formerly riparian corridor) is consistent with the Planning Proposal.

Section 6.1 – Amended Control (1)

'Riparian corridors are to be provided in accordance with the Oran Park and Turner Road Waterfront Land Strategy 2009 (The Strategy), except where located within Gregory Hills. The Strategy no longer applies where riparian land has been rezoned in accordance with State Environmental Planning Policy (Sydney Region Growth Centres) 2006'.

This control is proposed to be amended given the Waterfront Land Strategy (The Strategy) mapped all riparian corridors (including those applicable to the subject site) for both the Oran Park and Turner Road Growth Centre Precincts. It was adopted in 2009 and reflected the riparian corridor widths at the time.

Based on the above, it is proposed to 'switch off' the Waterfront Land Strategy for ex-riparian corridor areas within the Gregory Hills development. This will ensure another option is available for Council officers when assessing future development applications requiring assessment against The Strategy. Development applications that are not consistent with The Strategy will require referral to Department of Primary Industries – Water (formerly NSW Office of Water) as Integrated Development.

Proposed DCP Changes – Housekeeping

The proponent is also seeking housekeeping amendments to the DCP, which include changes to the ILP/DCP to be consistent with development already approved or constructed in Gregory Hills. The key changes are discussed below.

Indicative Road Layout

The proponent has revised the indicative road layouts and street network pattern across the entire development area. The proposed changes are supported as they will reduce the number of cul-de-sacs and intersections within the development whilst providing a more consistent grid pattern layout which improves vehicular and pedestrian access and permeability.

Pedestrian and Cycle Network

The pedestrian and cycleway network will be amended in the DCP to show the shared pedestrian and cycle path through the transmission easement open space area which was not previously shown in Figure 17 of the DCP.

This change to the DCP is supported as it provides greater connectivity for pedestrian/cyclist movement within the community and also provides a green space 'link' as demonstrated in the proposed ILP.

Changes to School and Indicative Child Care Centre Locations

The proposed primary school site has been relocated to adjacent to Gregory Hills Drive as shown as DCP Figure 20 in **Attachments 2 and 3 to this report**. This location was sought in negotiation with the NSW Department of Education and Communities who has provided formal correspondence in support of the revised location.

It is also proposed to remove one of the indicative locations for a child care centre from east of the town centre site as shown in DCP Figure 20 in **Attachments 2 and 3 to this report**. Figure 20 of the DCP shows one location within Central Hills Business Park and two within the residential area of Gregory Hills. The first centre (to the west of the town centre) opened this year in the location shown on the revised Figure 20. Two centres have also been approved within Central Hills Business Park.

Reduction and Consolidation of Medium Density Areas

The proponent proposes to remove the medium density residential areas shown in scattered locations around the remaining areas to be developed. The medium density areas will be concentrated within close proximity to the town centre. The reduction is in part due the release of the Housing Diversity Package, which provides a mix of housing types and styles to achieve a slighter higher density than what was previously delivered in low density residential areas.

The proponent will achieve the Turner Road DCP Residential Density Target for Gregory Hills, which is a total of 2,402 dwellings. The changes are supported as the proponent is forecasting to a total lot production of 2,467 lots, which will not exceed a rate of 15 dwellings/hectare.

Proposed VPA Amendment

The proponent is seeking to amend the Gregory Hills VPA due to the proposed changes resulting from the Planning Proposal. In addition, there are separate housekeeping amendments proposed. These changes are discussed further below.

Planning Proposal Changes

The Gregory Hills VPA is required to be amended due to Planning Proposal changes as follows:

- VPA Staging Plan to reflect the revised ILP and SEPP maps;
- reduction of the amount of riparian land to be embellished and dedicated as per the works schedule;
- the embellishment and dedication of the additional public open space;
- provision for an embellished town centre park (due to drainage area being moved online within riparian corridor); and
- increase in size of local infrastructure (i.e. proposed community centre) due to additional dwelling yield within the Gregory Hills development.

As a result of the proposed changes to development area, there is likely to be an additional 67 lots (60 lots arising from the proposed rezoning and 7 lots as a result of deletion of a basin), which generates a development obligation of approximately \$1.3M (indexed to March 2012). This amount has been included in the calculation of contribution obligations and cash settle up arrangements.

Changes to community facilities and open space areas (including town centre park) are discussed further below.

The proposed community centre site is proposed to increase by 20m² from 1288m² to 1308m² and the building area increases by 8m² from 515m² to 523m² due to the increase in development yield. The location of the community centre was not previously shown on the VPA Staging Map, despite being a deliverable item in the VPA works schedule.

This change is supported on the basis the proposed location of the community centre (refer **Figure 6 on the following page**) is generally consistent with existing Figure 20 in the DCP as shown in **Attachments 2 and 3 to this report**.

The proposed town centre park (as shown in **Figure 6**) is a new VPA item, which is being provided due to the relocation of a drainage basin online within the riparian corridor area as per the current State riparian guidelines. The proposed park has a size of 7,336m² and has a total works value of \$1.9M, being approximately \$1.1M above the previous commitment. The value of the town centre park was derived using the rate for community parks (OS4.1) as per the Oran Park and Turner Road Section 94 Contributions Plan. This rate reflects the higher level of embellishment associated with the delivery for a town centre park. This change is supported as it formed part of the offer made by the developer when requesting the riparian land rezoning and will provide community benefit given its prominent location and proximity to the future shopping centre and school.

The developer is also proposing to provide open space embellishment to the area shown as linear open space as per **Figure 6**, in lieu of the previous riparian style embellishment. This is in addition to the Town Park. This offer includes an additional approximate \$1.4M of works above the previous commitments, although some of these previous commitments were not given a "credit" under the VPA as they related to riparian corridor works which were to be provided at no cost to Council. This change is also supported as it formed part of the offer made by the developer when requesting the rezoning and will provide usable open space that will contribute to the amenity and recreation opportunities for residents.

Taking into consideration the additional public benefits offered by the developer, the increased development yield (and subsequent contribution obligations) and other adjustments to rates/land areas based on approvals, the overall cash position is that the developer will be required to make a monetary payment of \$10,459,672 (indexed at time of payment from the March 2012 CPI quarter). This is approximately the same as is required under the current VPA (being \$10,499,155). The obligations required by the additional 67 lots have been met through the provision of land and higher levels of public open space embellishments, in addition to an increase in the size of the community centre. The developer remains obligated to provide all necessary road and drainage infrastructure to support the development. As a result, the proposed amendments to the VPA are supported and will not negatively impact Council's financial position.

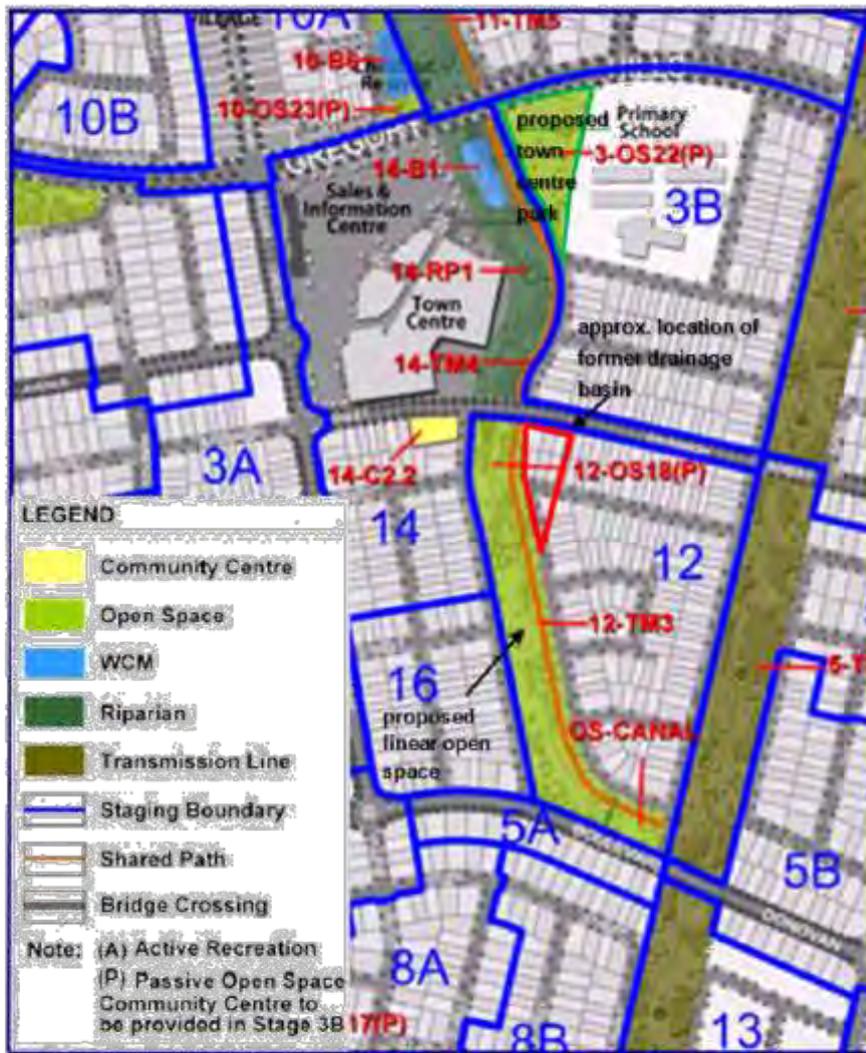


Figure 6: Excerpt from VPA Staging Map (Source: Draft Gregory Hills VPA)

Housekeeping Changes

The proponent is also seeking to make minor housekeeping changes such as updating the maps and works schedule to reflect consents that have been granted. It is also proposed to replace the existing schedule of contribution items with a new one. This reason for this is the schedule had become unreadable due to the number of changes being made. This change was supported by Council's Development Contribution Management Committee, who endorsed the revised schedule of contribution items.

Next Steps

The following steps will occur if Council resolves to support the proposed changes to the Planning Proposal, draft Turner Road DCP and draft Gregory Hills VPA:

- the planning package will be placed on an extended public exhibition period of six (6) weeks given that it will be exhibited over the holiday period;
- a copy of the draft DCP will be forwarded to Department of Planning and Environment (DPE) and relevant public authorities at the same time it is placed on public exhibition;
- if no submissions received:
 - the Planning Proposal will be forwarded to DPE to make the plan; and
 - the General Manager to use delegated authority to adopt the DCP and the VPA to be executed using Council's Power of Attorney; and
- if any submissions are received, require a further report to Council outlining the result of public exhibition.

FINANCIAL IMPLICATIONS

The proposed changes to the VPA will increase the total contribution value of the VPA commensurate with the additional development land and additional public open space (i.e. town centre park). There will be maintenance costs associated with the revisions to the open space network, however, there will also be some reduction in costs associated with the maintenance of basins and riparian land.

CONCLUSION

The proposed changes to the DCP and VPA are largely as a result of the proposed rezoning of riparian corridors within Gregory Hills. All matters pertaining to the proposed DCP and VPA changes have been resolved to the satisfaction of Council officers. Therefore, it is recommended that the Planning Proposal, draft DCP and draft VPA proceed to public exhibition following Council's endorsement.

RECOMMENDED

That Council:

- i. endorse the planning package for the purposes of publicly exhibiting the Planning Proposal, Draft Turner Road DCP and Draft Gregory Hills VPA for an extended period of six (6) weeks (due to the holiday period) in accordance with the provisions of the Act and Regulations;
- ii. forward a copy of the Planning Proposal to the public authorities as required by the Gateway Determination;
- iii. forward a copy of the draft DCP to the Department of Planning and Environment in accordance with delegations dated 19 January 2015; and
- iv. subject to no submissions being received:
 - a. forward the Planning Proposal to the Department of Planning and Environment for gazettal;
 - b. grant delegation to the General Manager to adopt the proposed changes to the Turner Road DCP in accordance with Delegations dated 19 January 2015;
 - c. execute the Deed of Variation and amended Gregory Hills VPA, pursuant to Council's Power of Attorney granted on 27 August 2013, Minute Number ORD215/13, or by affixing the Common Seal of Council;
 - d. publicly notify the adoption of both the DCP and VPA in accordance with the provisions of the Act and Regulations; or

if there are any submissions, require a further report outlining the result of the public exhibition of the Planning Proposal, draft DCP and VPA amendment for Council's consideration.

Resolution: Moved Councillor Copeland, Seconded Councillor Fedeli, that Council:

- i. endorse the planning package for the purposes of publicly exhibiting the Planning Proposal, Draft Turner Road DCP and Draft Gregory Hills VPA for an extended period of six (6) weeks (due to the holiday period) in accordance with the provisions of the Act and Regulations;
- ii. forward a copy of the Planning Proposal to the public authorities as required by the Gateway Determination;
- iii. forward a copy of the draft DCP to the Department of Planning and Environment in accordance with delegations dated 19 January 2015; and
- iv. subject to no submissions being received:
 - a. forward the Planning Proposal to the Department of Planning and Environment for gazettal;
 - b. grant delegation to the General Manager to adopt the proposed changes to the Turner Road DCP in accordance with Delegations dated 19 January 2015;
 - c. execute the Deed of Variation and amended Gregory Hills VPA, pursuant to

Council's Power of Attorney granted on 27 August 2013, Minute Number Minutes of the Ordinary Council Meeting held on 24 November 2015 - Page 6 ORD215/13, or by affixing the Common Seal of Council;

- d. publicly notify the adoption of both the DCP and VPA in accordance with the provisions of the Act and Regulations; or**
- v. if there are any submissions, require a further report outlining the result of the public exhibition of the Planning Proposal, draft DCP and VPA amendment for Council's consideration.**

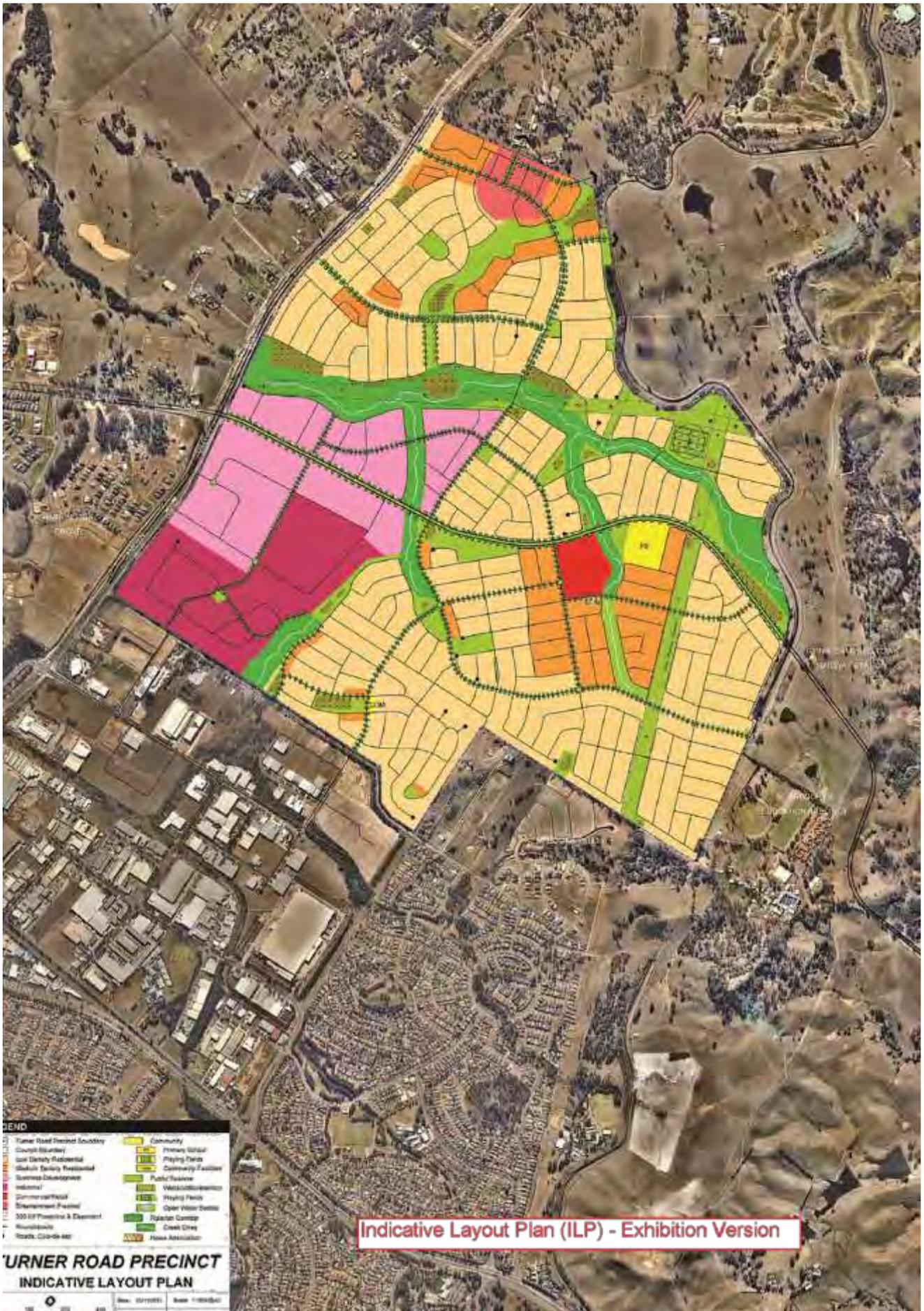
ATTACHMENTS

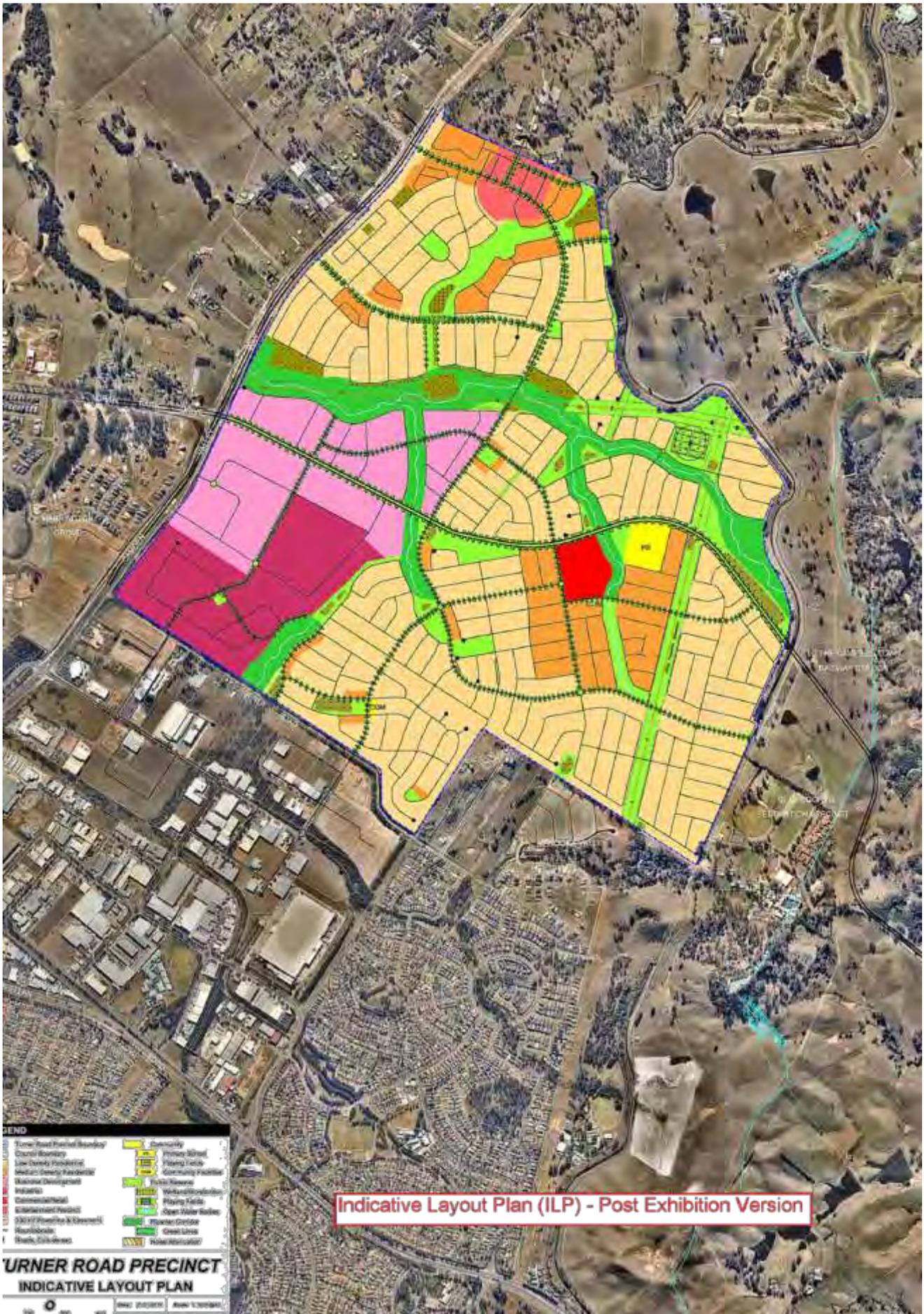
1. Riparian Lands Planning Proposal - Gregory Hills - November 2015
2. Summary of Changes - Turner Road DCP - November 2015
3. Draft Gregory Hills VPA - November 2015

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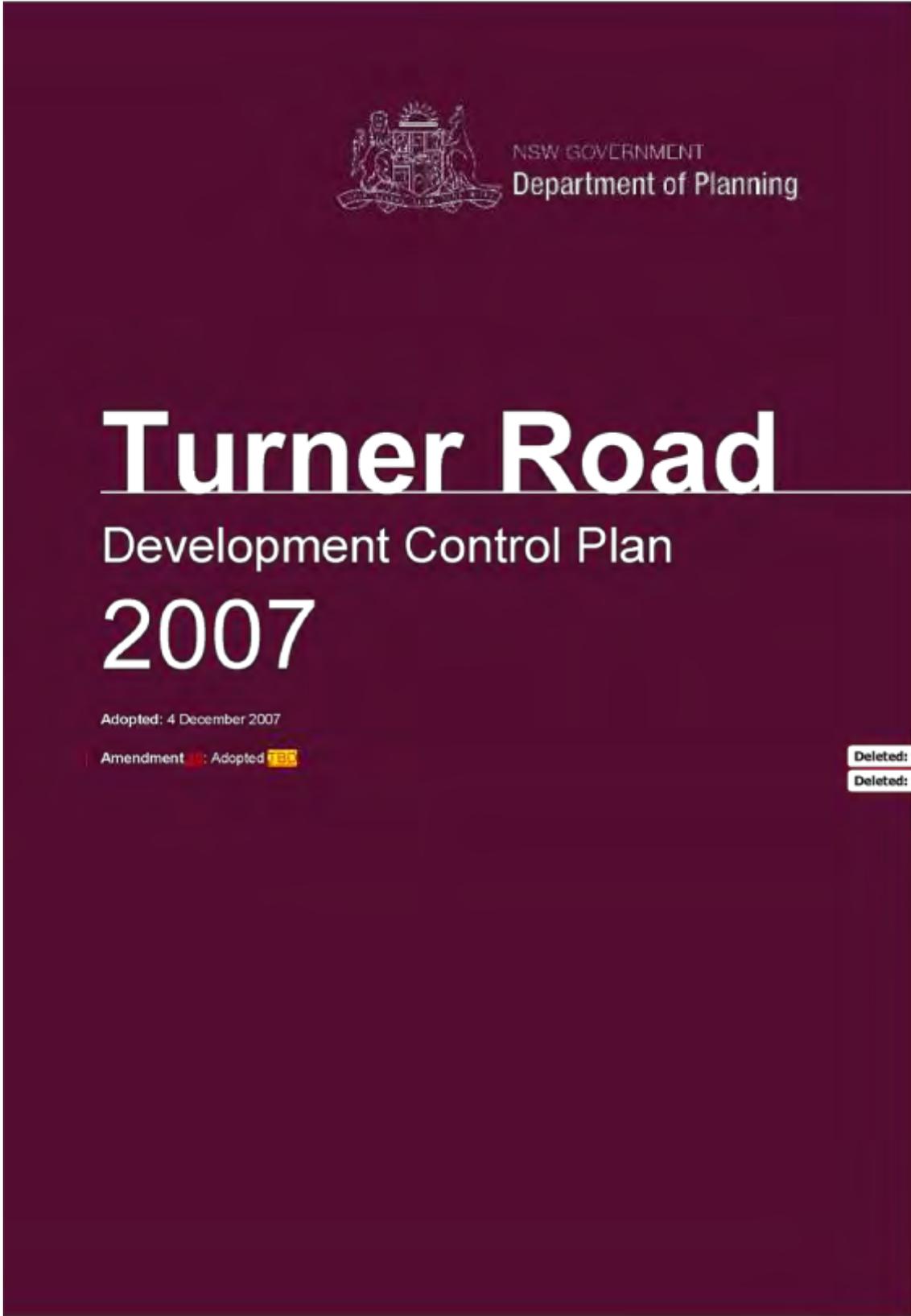
Attachment 2





ORD02

Attachment 3



Turner Road Precinct Development Control Plan 2007

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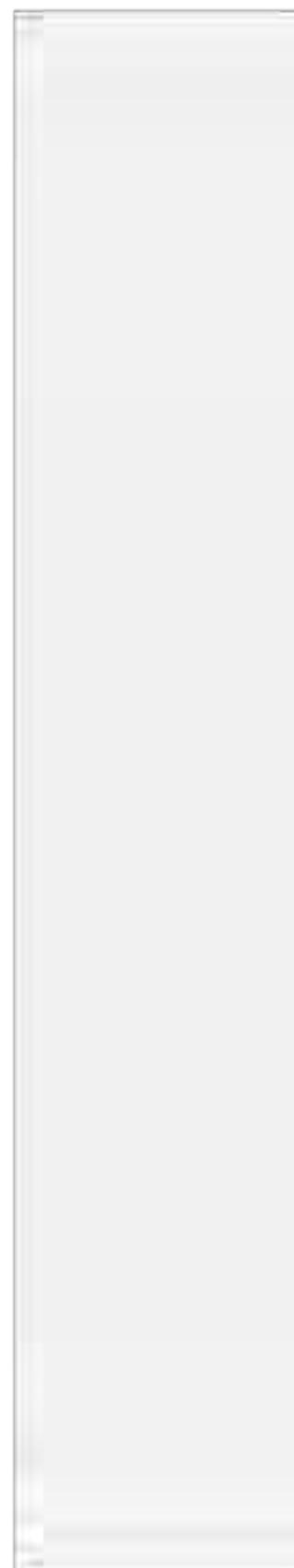
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1.0 Introduction

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1.1 Name of this Plan

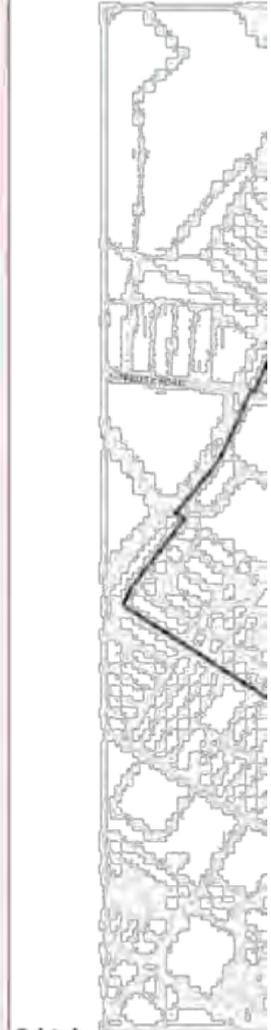
This Plan is known as the Turner Road Precinct Development Control Plan 2007 (DCP 2007). It has been prepared pursuant to the provisions of Section 74C of the *Environmental Planning & Assessment Act, 1979*. This DCP was adopted by the Chief Executive Officer of the Department of Planning under delegation 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

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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 1.0- 2-3 of this DCP whilst the provisions relating to residential building DAs are generally contained in Sections 7 and 8.

Turner Road Precinct Development Control Plan 2007

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.
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.

Turner Road Precinct Development Control Plan 2007

1.4.1 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.

1.4.2 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.

1.4.3 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

1.5.1 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 approvals that may be required under other legislation.

1.5.2 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

Turner Road Precinct Development Control Plan 2007

- 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
 - 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 the lawns is complying development in certain circumstances.

Part A:
Precinct Wide DCP

ORD02

Attachment 3

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.

Turner Road Precinct Development Control Plan 2007

2.1 Indicative Layout Plan

Objectives

- (a) 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 0 – 2.5 of this DCP. The DCP may require amendment where significant variation is envisaged.

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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.

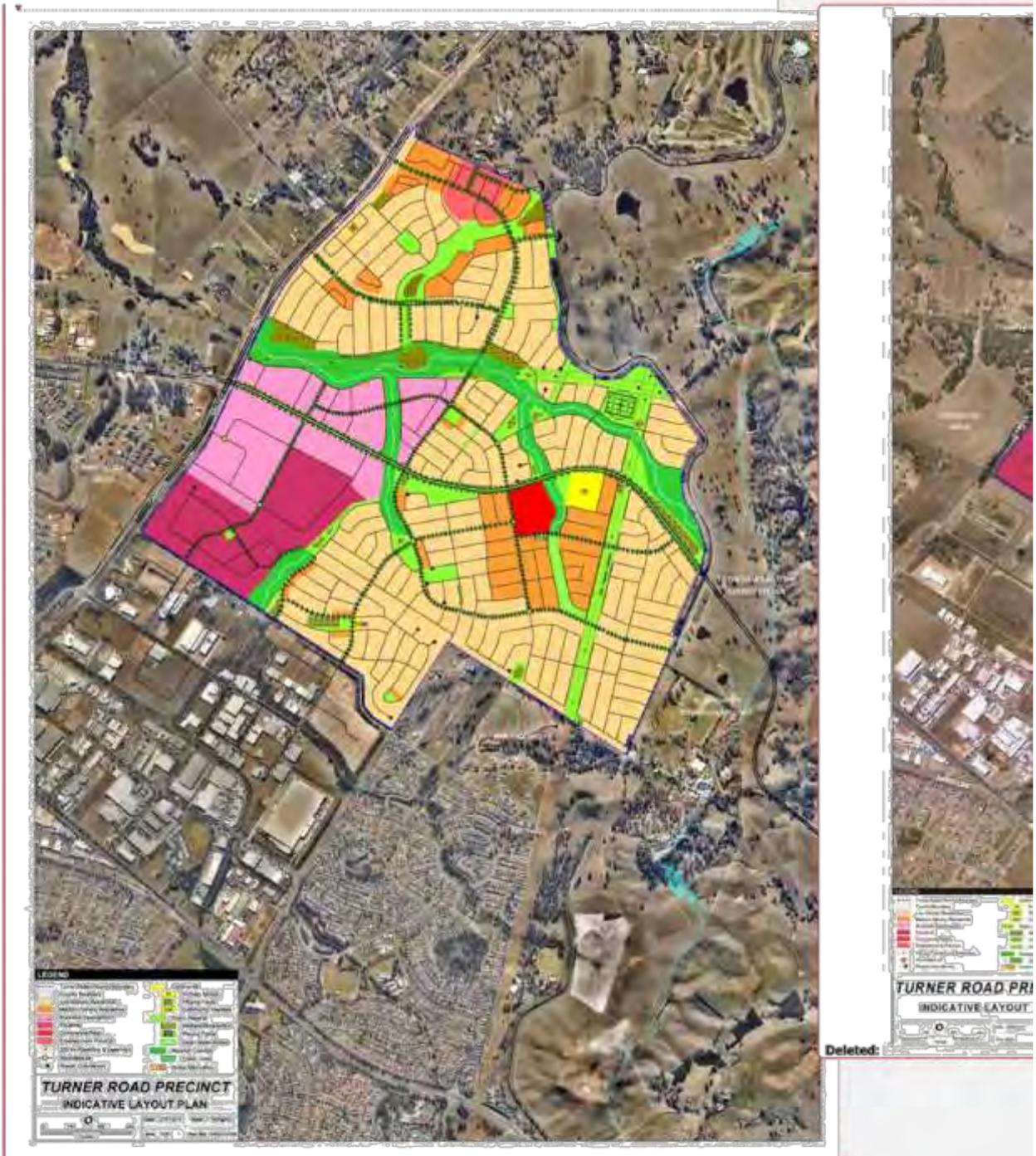
Key Development Objectives for the Turner Road Precinct

- (a) To facilitate urban development that meets environmental sustainability objectives.
- (b) To ensure all development achieves a high standard of urban and architectural design quality.
- (c) To promote housing that provides a high standard of residential amenity.
- (d) To ensure housing density targets are met through the provision of a range of housing types that offer greater diversity and affordability.
- (e) To maximise opportunities for local employment and business.
- (f) To create walkable neighbourhoods with good access to public transport.
- (g) To create vibrant, successful neighbourhood and specialist business and entertainment centres.
- (h) To ensure density targets are met and a range of housing types are provided.
- (i) To provide social infrastructure that is flexible and adaptable.
- (j) To maximise opportunities for future residents to access and enjoy the outdoors.
- (k) To protect and enhance the South Creek riparian corridor, significant trees and vegetation.
- (l) To ensure the timely delivery of critical infrastructure.

ORD02

Attachment 3

Turner Road Precinct Development Control Plan 2007



Turner Road Precinct Development Control Plan 2007

Figure 2: Turner Road Precinct Indicative Layout Plan



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Turner Road Precinct Development Control Plan 2007

2.3 Residential Density Targets

Objectives

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

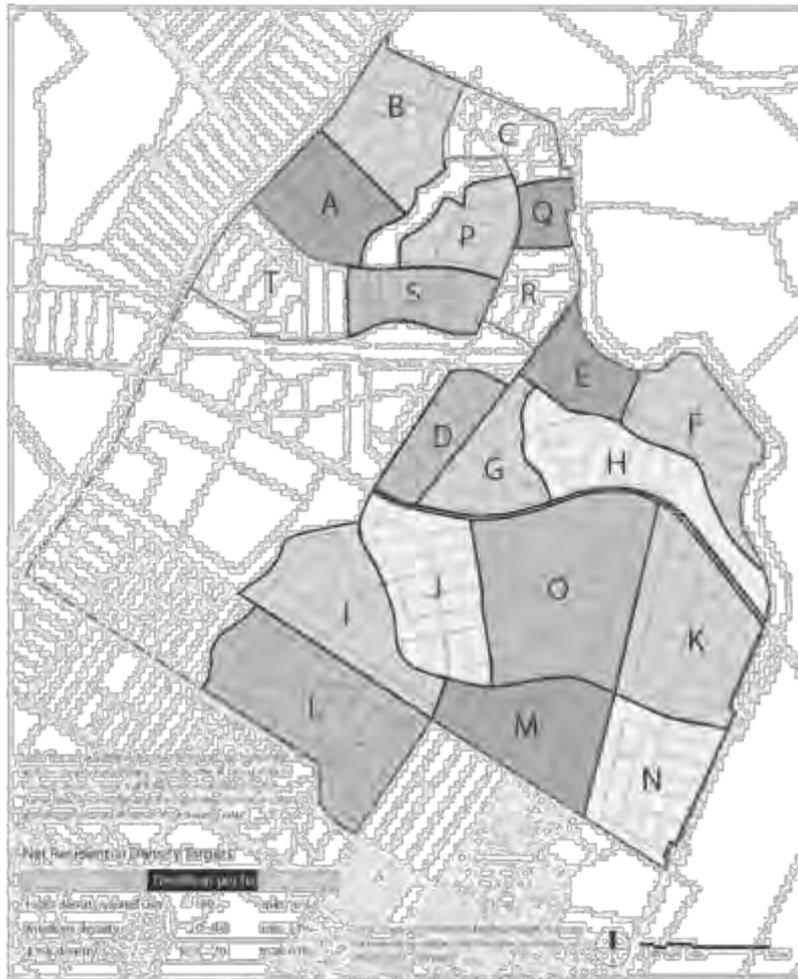
Controls

- (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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Turner Road Precinct Development Control Plan 2007



Residential Density Target Sub-preincts

Sub-preinct	Minimum Dwelling Count	Sub-preinct	Minimum Dwelling Count
A	196	RC	345
B	214	L	500
C	191	M	303
D	150	N	285
E	761	O	598
F	92	P	153
G	133	Q	83
H	146	R	337
I	252	S	357
J	227	T	268
		TOTAL	4244

Figure 3: Indicative Residential Dwelling Target Sub-Precincts



Turner Road Precinct Development Control Plan 2007

2.4 Infrastructure Delivery and Development Staging

Objectives

- (a) 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.

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2.5 Hierarchy of Centres and Employment Areas

Objectives

- (a) To ensure an appropriate supply, distribution, and mix of retail, commercial and employment floor space across the precinct.
- (b) 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.
- (c) 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**.

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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 15,000m ² Gross Lettable Area – Retail (GLAR) of retail premises GLAR means the total area of a tenancy by the Property Council of Australia's Method of Measurement definition.
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 retail premises is 2,500m ² GLAR, 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 GLAR of shops. Any individual shop is to be no more than 500m ² GLAR in floor area.

Turner Road Precinct Development Control Plan 2007



Neighbourhoods and Employment Areas

- Precinct boundary
- Neighbourhood Centre (150m radius)
- Local Employment Area (150m radius)
- Walkable neighbourhood (400m radius)
- Turner Road Employment Area

Figure 4: Neighbourhood Centres and Employment Areas

Neighbourhood

- Neighbourhood (150m radius)
- Employment Local Area
- Walkable (400m radius)
- Turner Road

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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.

Turner Road Precinct Development Control Plan 2007

3.1 Street Network and Design

Objectives

- (a) To provide a hierarchy of interconnected streets that gives safe, convenient and legible access within and beyond the precinct.
- (b) 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.
- (c) To provide a safe and convenient public transport, pedestrian and cycleway network.
- (d) 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 **Table 2**, **Table 9**, (as illustrated by the cross-sections and plans at **Figure 6**, to **Figure 12**). 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 **Table 7** or **Table 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 Construction 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

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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.

Tuner Road Precinct Development Control Plan 2007

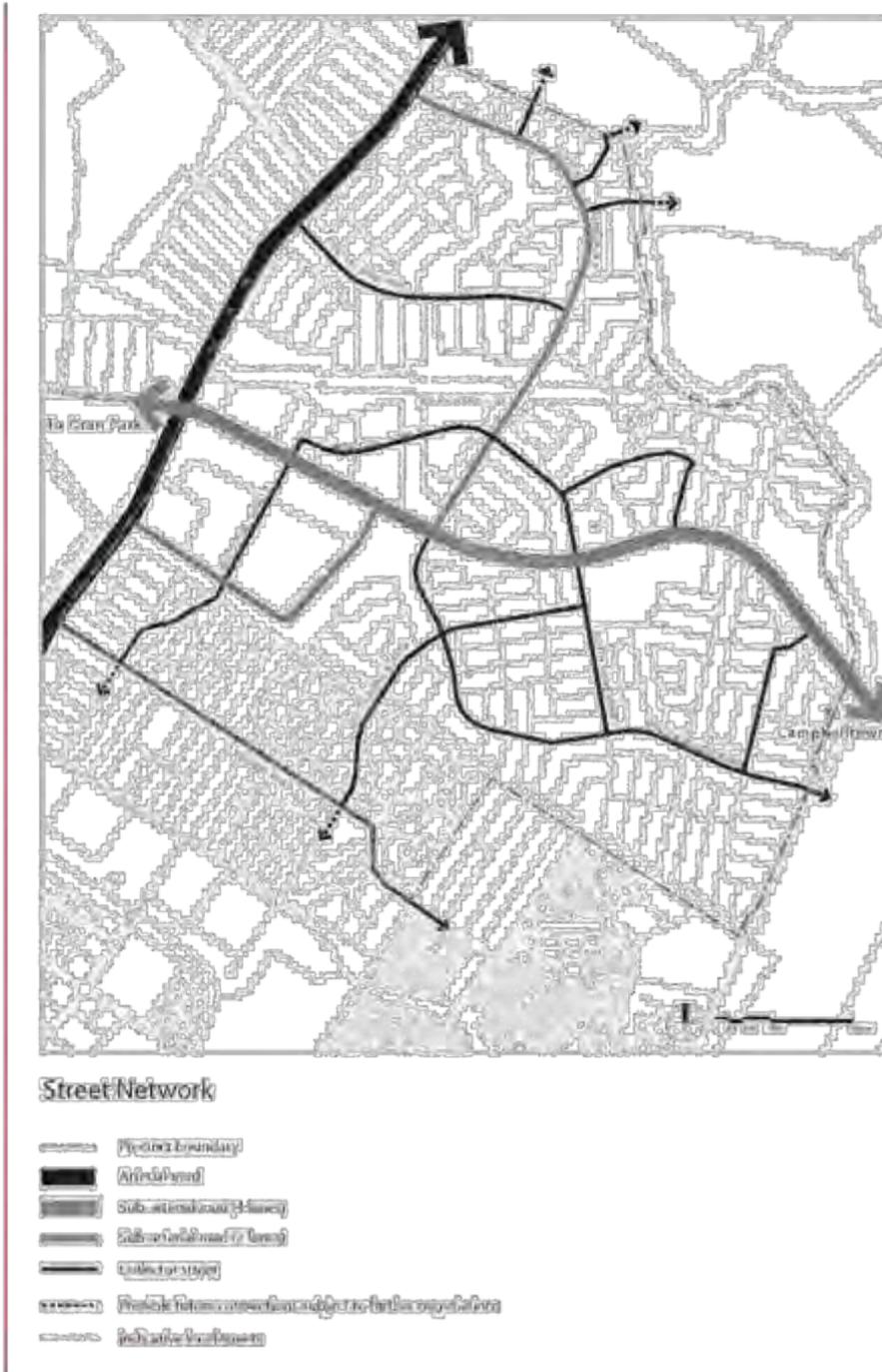
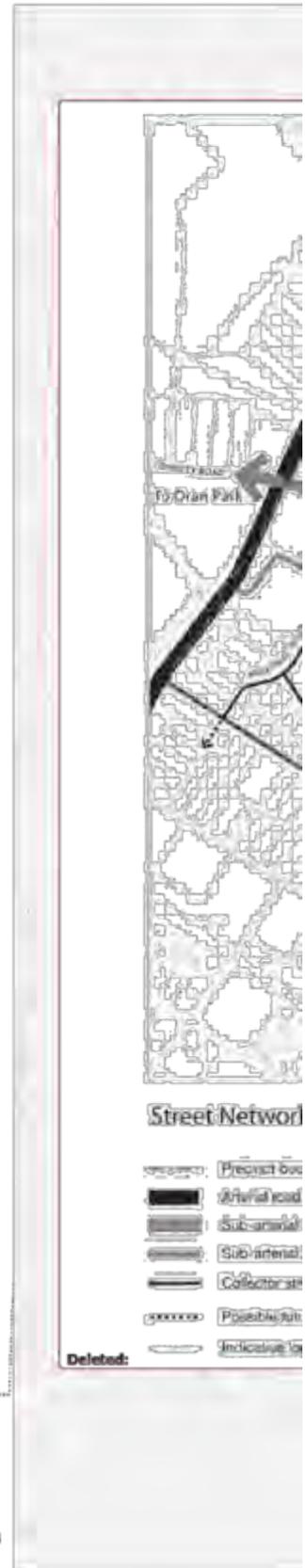


Figure 5: Street Network Plan



Turner Road Precinct Development Control Plan 2007

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

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

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 area 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 (7-4)).
- (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.

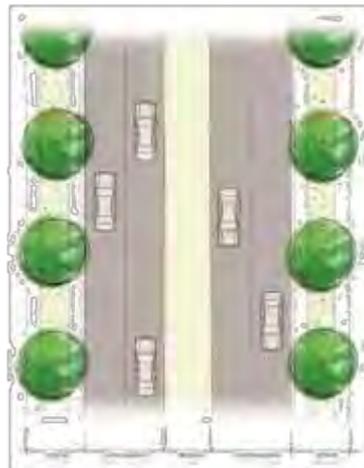
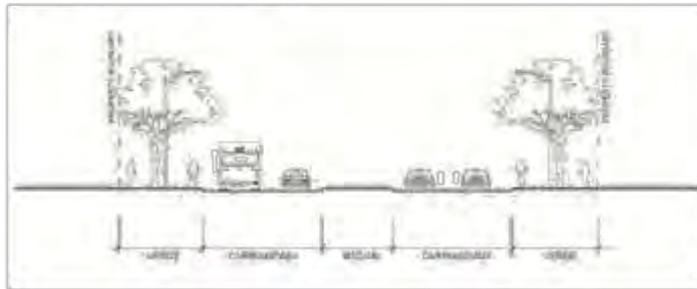


Figure 6: Indicative Layout of a Four Lane Sub-Arterial Road

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](#).

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Turner Road Precinct Development Control Plan 2007

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

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

- 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 3.5m travel lane. Linemarking of the road centre line only is required. If the parking lane is proposed to be unmarked, the lane width shall be increased to 5.6m (2.3m parking lane and 3.3m 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 these 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 parkland corridors or other similar non-residential land (e.g. 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.

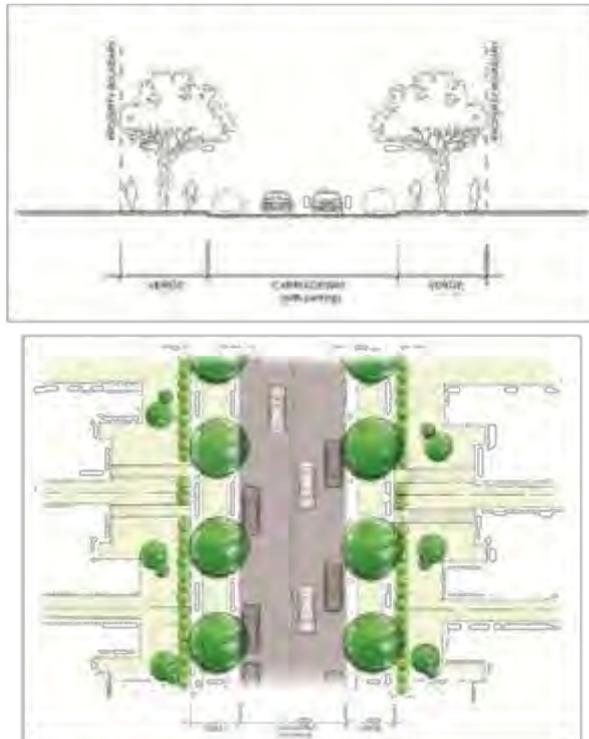


Figure 7: Indicative Layout of a Two Lane Sub-Arterial Road

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](#).

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Turner Road Precinct Development Control Plan 2007

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

Offset	Verge		Carriageway				Verge		Total
	Shared Path	Planting	Lane	Median	Lane	Planting	Shared Path	Offset	
0.8	2.5	1.5	5.6	2.0	5.6	1.5	1.2	0.8	21.1
	4.8		13.2				3.3		

- Notes:**
- (1) The carriageway is measured from face of curb to face of curb.
 - (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 in-marked, 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 divided, 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 lanepath may be required to have a possible setback from the property boundary.
 - (8) For roads adjacent to open corridors or other similar non-residential land (e.g. 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 truck service 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.

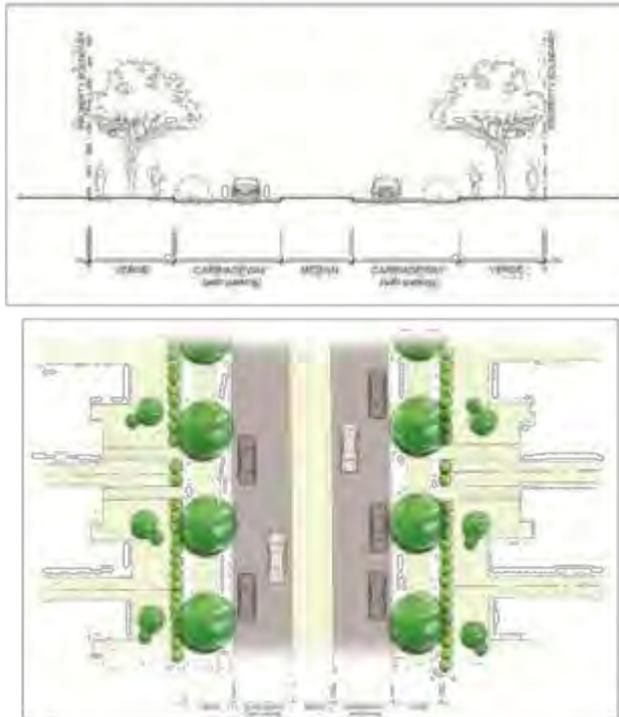


Figure 8: Indicative Layout of a Two Lane Sub-Arterial Road (with Optional Median)

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**.

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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	
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 curb to face of curb.
 - (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 insetted, 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 spaces, playing fields, schools or the like). Where a parking lane is not required, the carriageway shall be a minimum of 9.0m wide (consisting of two 4.5m 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 (e.g. drainage areas, water supply canals) 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 protection 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/planing 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/planing lane.
 - (8) The outer edge of any planting areas is to be no more than 1.5m 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](#).

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

Offset	Verge		Carriageway				Verge		Total
	Shared Path	Planting	Lane	Median	Lane	Planting	Shared Path	Offset	
0.8	2.5	1.5	5.5	2.0	5.5	1.5	1.2	0.8	21.1
	4.8		13.2				3.3		

- Notes:
- (1) The carriageway is measured from face of curb to face of curb.
 - (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 inactivated, the lane width shall be increased to 5.5m (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 (e.g. 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 protection 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.

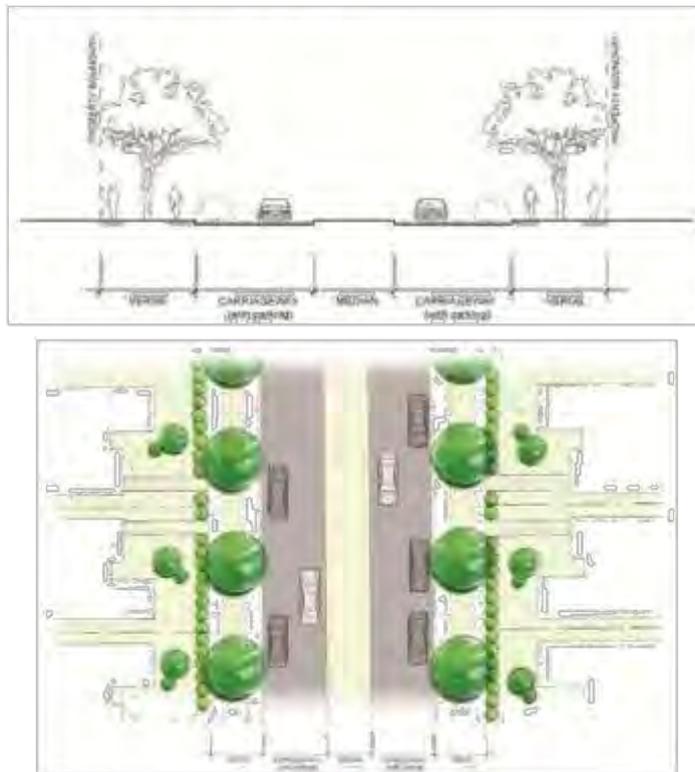


Figure 10: Indicative Layout of a Collector Road (with Optional Median)

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](#).

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Table 7: Local Street (Typical Minimum Cross section)

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

- 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 better 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 (e.g. drainage areas, water supply canals) 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.

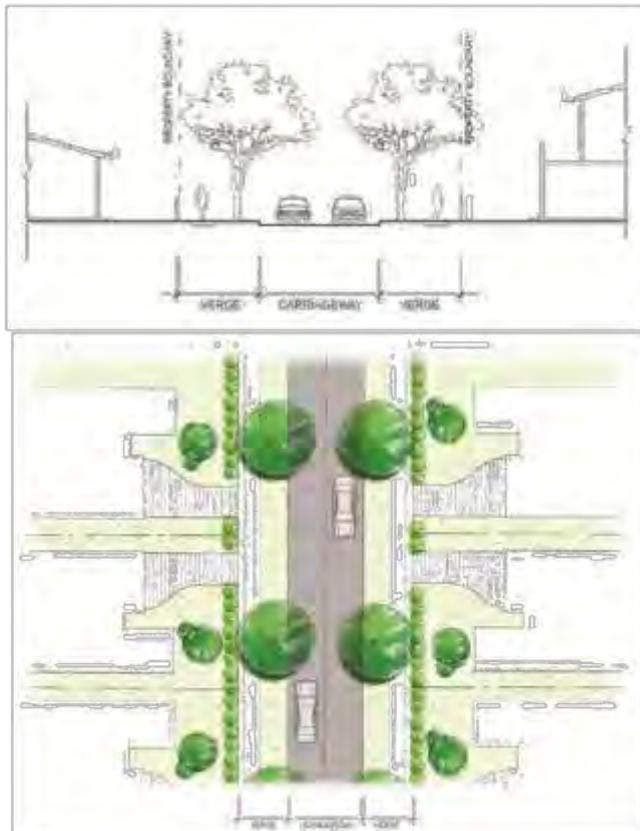


Figure 11: Indicative Layout of a Local Street

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](#).

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

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

- 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 1.0m 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 kerbmarking or other delineation is allowed if the minimum parking bay width is proposed. If kerbmarking 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 outside 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 sensitive non-residential land (e.g. 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 line 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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3.1.1 Laneways

Laneways are public roads that are shareways, utilitarian thoroughways of the street network that provide rear vehicular access to compact or restricted access lots. The primary purpose of rear laneways is to create attractive front residential streets by removing garages and driveway cuts from the street frontages, improving the presentation of houses and maximising on street parking spaces and street trees. Laneways are a 'sacrificial' network device: while they should be neat and tidy, they should not be confused with streets in width, character or function.

A laneway is a shareway, designed to be shared by all users whether they are pedestrians, cyclists or drivers. Equal priority between all users reinforces the distinctive, slow speed environment for drivers.

In their design and subdivision of lots, laneways should be provided with casual surveillance from some second floor rooms and balconies over garages. Various building forms can provide this casual surveillance along the lane such as studio dwellings, secondary dwellings and rooms of the principal dwelling or lofts over garages. Separate titling of studio dwellings may affect servicing requirements. Generally there will be no underground services in the laneway (except for streetlights) as the studios will be strata titled so power, water, gas, sewer and communications will be located in the front street and reticulated from the front of the allotment through the lot to the rear studio.

Objectives

- (a) To provide vehicular access to the rear or side of lots where front access is restricted or not possible, particularly narrow lots where front garaging is not permitted.
- (b) To reduce garage dominance in residential streets.
- (c) To maximise on-street parking spaces and landscaping in residential streets.
- (d) To provide opportunities for affordable housing options.
- (e) To reduce vehicular conflict through reduced driveway cross overs and focusing of traffic to known points.
- (f) To enable garbage collection.
- (g) To facilitate the use of attached and narrow lot housing to achieve overall higher neighbourhood densities.
- (h) To create a slow speed shared zone requiring co-operative driving practices for the very low volume and frequency of vehicle movements that is distinctly different in character and materials to residential streets.

Controls

- (1) The design and construction of laneways is to be consistent with **Figure 15**, and Department of Planning and Environment Delivery Note: Laneways.

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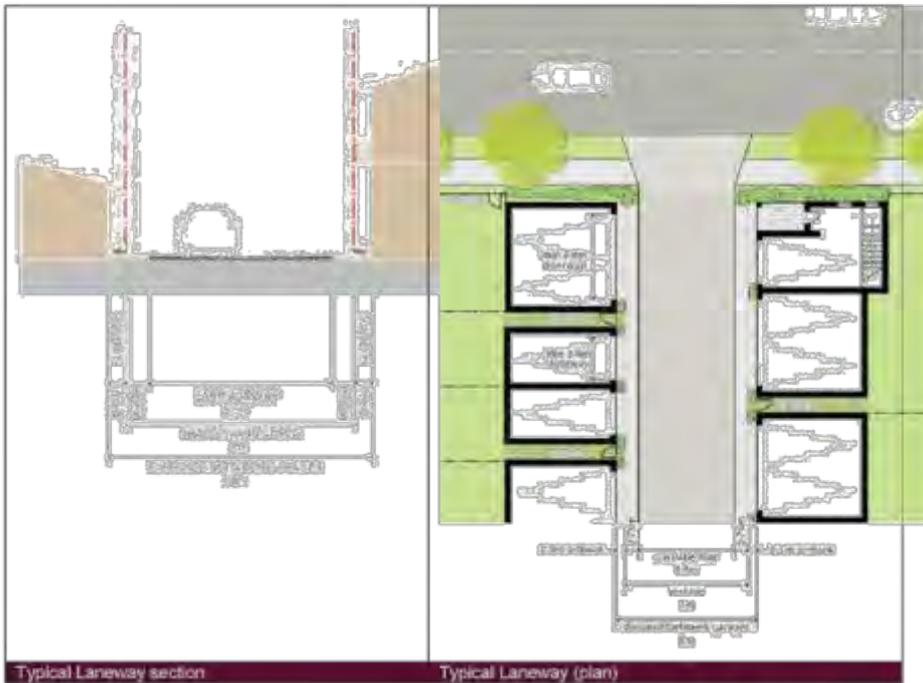


Figure 13: Laneway principles

- (2) The laneway is a public "shareway" as the paved surface is for cyclists, pedestrians, garbage collection, mail deliveries, cars etc, with a 10 km speed limit and driveway-style crossovers to the street rather than a road junction.
- (3) The minimum garage doorway widths for manoeuvrability in this laneway section are 2.4m (single) and 4.8m (double).
- (4) The configuration of the laneway, associated subdivision and likely arrangement of garages arising from that subdivision should create ordered, safe and tidy laneways by designing out ambiguous spaces and unintended uses such as casual parking, the storage of trailers, bin stacking etc.
- (5) The layout of laneways should take into account subdivision efficiency, maximising favourable lot orientations, intersection locations with streets, topography, opportunities for affordable housing, legibility and passive surveillance.
 - Generally, straight layouts across the block are preferred for safety and legibility, but the detailed alignment can employ subtle bends or secondary or studio dwellings over garages to add visual interest and avoid long distance monotonous views. "C" shaped layouts with the laneway length parallel to the front street can limit the views of laneways from residential streets to short sections. However, if the laneway is used for garbage collection, any bends or intersections are to be sized for garbage truck movements. Suggested layouts are in [Figure 14](#).
 - Lanes on sloping land with significant longitudinal and/or cross falls require detailed design consideration to demonstrate functionality.

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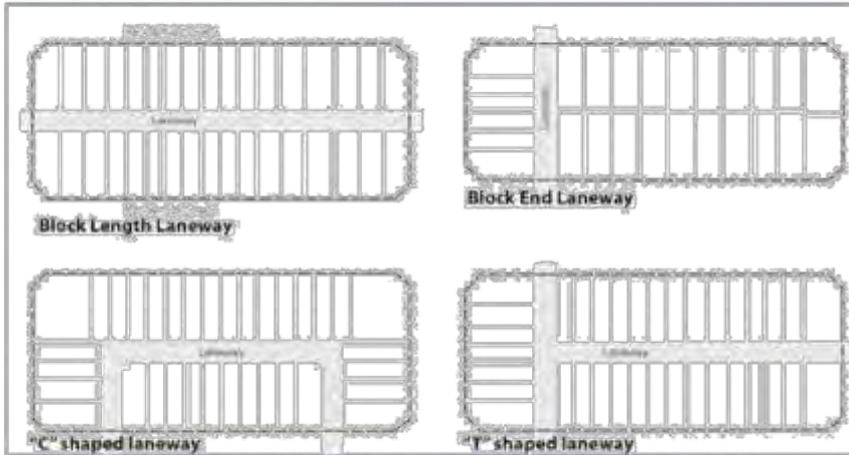


Figure 14: Sample lane layouts

- (6) Laneways that create a 'fronts to backs' layout (front addressed principle dwellings on one side and rear accessed garages on the other side) are to be avoided.
- (7) All lots adjoining a laneway should utilise the laneway for vehicular/garage access.
- (8) Passive surveillance along the laneway from the upper storey rooms or balconies of secondary dwellings, studio dwellings, principal dwelling or lofts over rear garages is encouraged. Ground floor habitable rooms on laneways are to be avoided unless they are located on external corners (laneway with a street) and face the street to take advantage of the residential street for an address, shown in **Figure 15** as lane entry/street corner lots. **Figure 15** indicates mid-lane lots and internal corner locations (lane with another lane) where ground floor habitable rooms in secondary dwellings or strata studios (marked 'S') are to be avoided.
- (9) A continuous run of secondary dwellings or strata studios along the lane is to be avoided, as it changes the character, purpose and function of the lane. No more than 25% of the lots adjoining lanes (excluding street corner lots with studio at the lane entry) are to have secondary dwellings or strata studios. See **Figure 15**.
- (10) All lot boundaries adjoining the lane are to be defined by fencing or built form. The garage setback to the lane is minimal (0.5m) to allow overhanging eaves or balconies to remain in the lot without creating spaces where people park illegally in front of garages and/or on the laneway. Deeper balconies requiring larger garage setbacks (up to 2m) may be permitted occasionally along the laneway provided the application demonstrates how the setback space will not create an opportunity for illegal parking, such as the presence of a supporting post or bollard.

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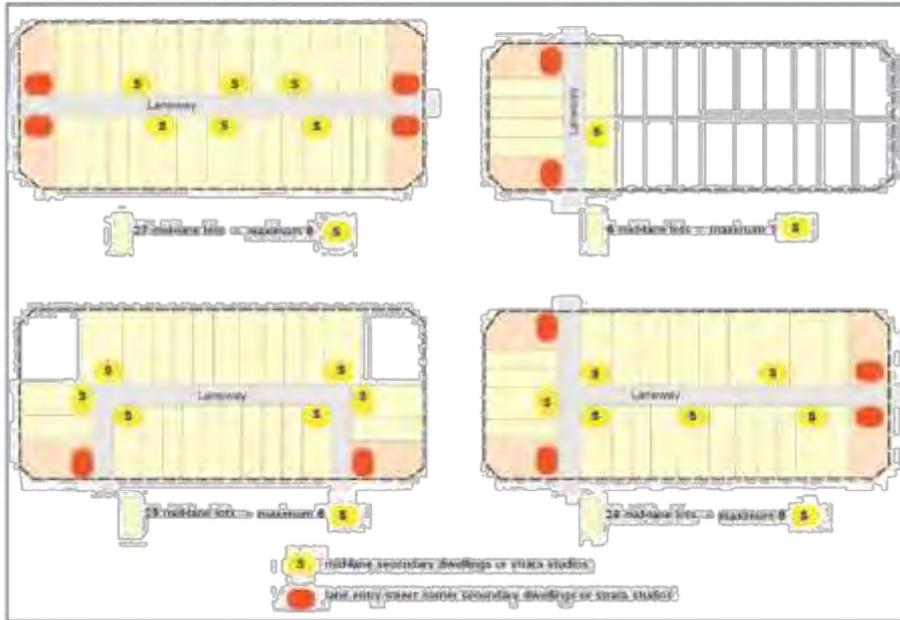
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3.1.2 Shared Driveways

Shared driveways are privately owned and maintained driveways that serve two or more dwellings through a titling arrangement such as a reciprocal right of way or community title. Shared driveways are usually of minimal dimensions for vehicle access to lots with only a single access to the street network. Garbage collection is usually not a function. Shared driveways are a useful subdivision device for a small number of dwellings with otherwise difficult access or unavoidable block configurations, but are not a substitute in blocks designed with significant numbers of dwellings requiring rear access by laneways.

Objectives

- (a) To minimise the impact of vehicle access points on the quality of the public domain and pedestrian safety.
- (b) To provide safe and convenient access to garages, carports and parking areas.
- (c) To clearly define public and private spaces, such that driveways are for the sole use of residents.
- (d) To permit casual surveillance of private driveways from dwellings and from the street.

Controls

- (1) Shared driveways are to be constructed as one of three general types, depending on block geometry and garages to be accessed. Refer to examples in [Figure 16](#).
- (2) Shared driveways are to have the smallest configuration possible to serve the required parking facilities and vehicle turning movements.
- (3) The driveway crossing the verge between the property boundary and the kerb is to have a maximum width of 5.4 metres.
- (4) 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.
- (5) The maximum travelling distance from a public road to a garbage collection area within a shared driveway is 70m. Where garbage collection is required to occur within the shared driveway (i.e. when an alternative collection point is not available), the layout is to be designed such that no reversing movements are required to be undertaken to enable a garage truck to enter and leave in a forward direction. A minimum pavement width of 5m and a turning circle with sweep turning paths overlaid into the design plan shall be submitted to demonstrate compliance with this requirement.
- (6) Access to allotments in the vicinity of roundabouts and associated splinter islands shall not be provided within 10m of the roundabout.
- (7) Driveways are not to be within 0.5m of any drainage facilities on the kerb and gutter.
- (8) Shared driveways are to have soft landscaped areas on either side, suitable for infiltration.
- (9) Shared driveways must be in accordance with the shareway principles and vehicle manoeuvring requirements of the Department of Planning and Environment Delivery Note: Laneways.

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Figure 16: Indicative examples of shared driveways

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3.2 Pedestrian and Cycle Network

Objectives

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

Controls

- (1) Key pedestrian and cycleway routes are to be provided generally in accordance with **Figure 17**. The design of cycleways located within the road reserve is to be in accordance with **Table 2** to **Table 8**. 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 18** 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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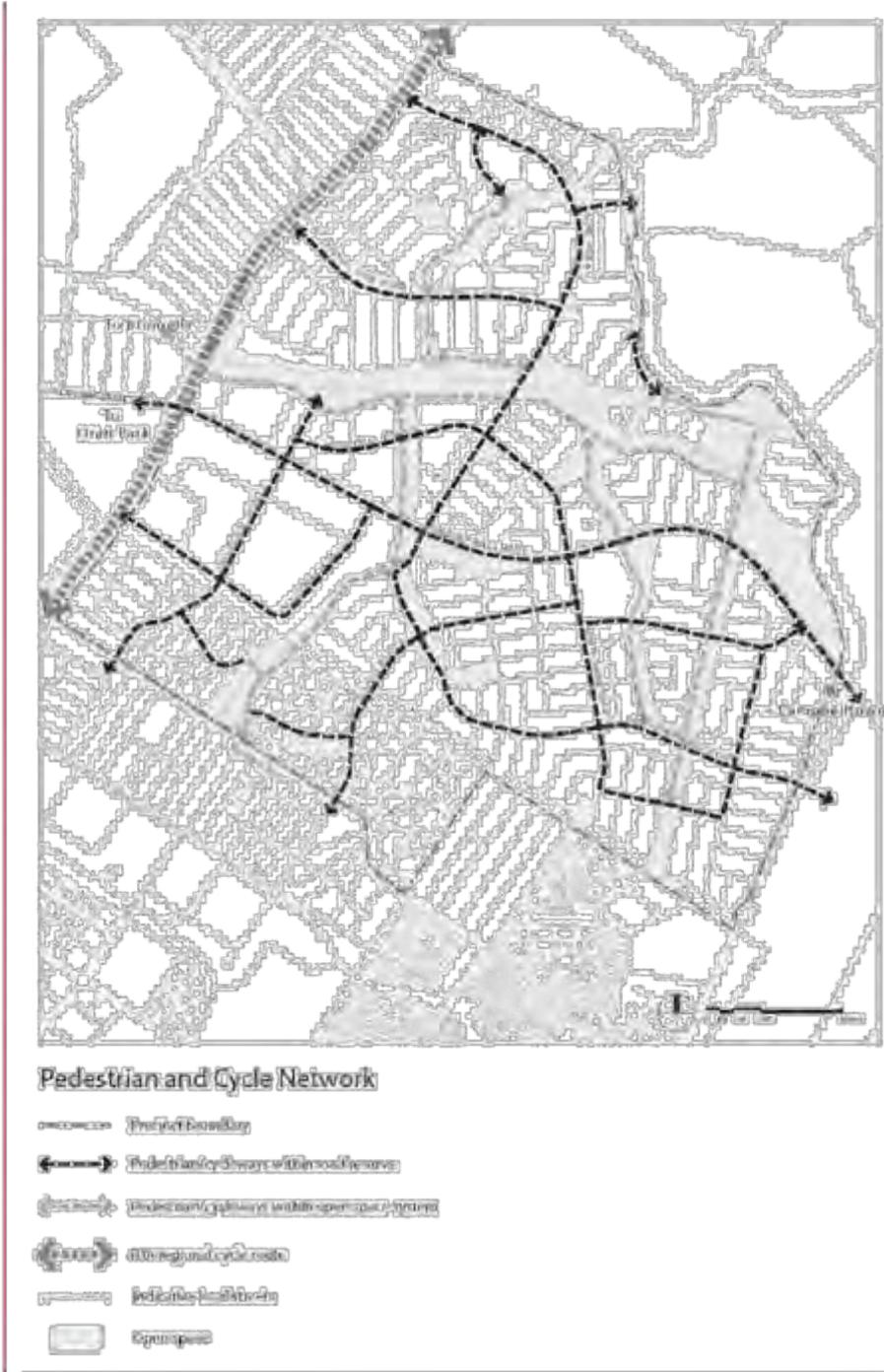
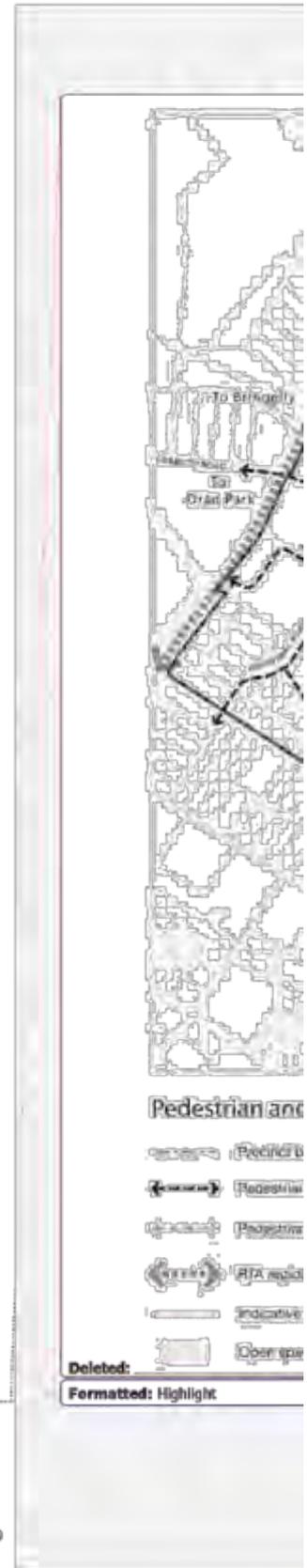


Figure 17: Pedestrian and Cycleway Network



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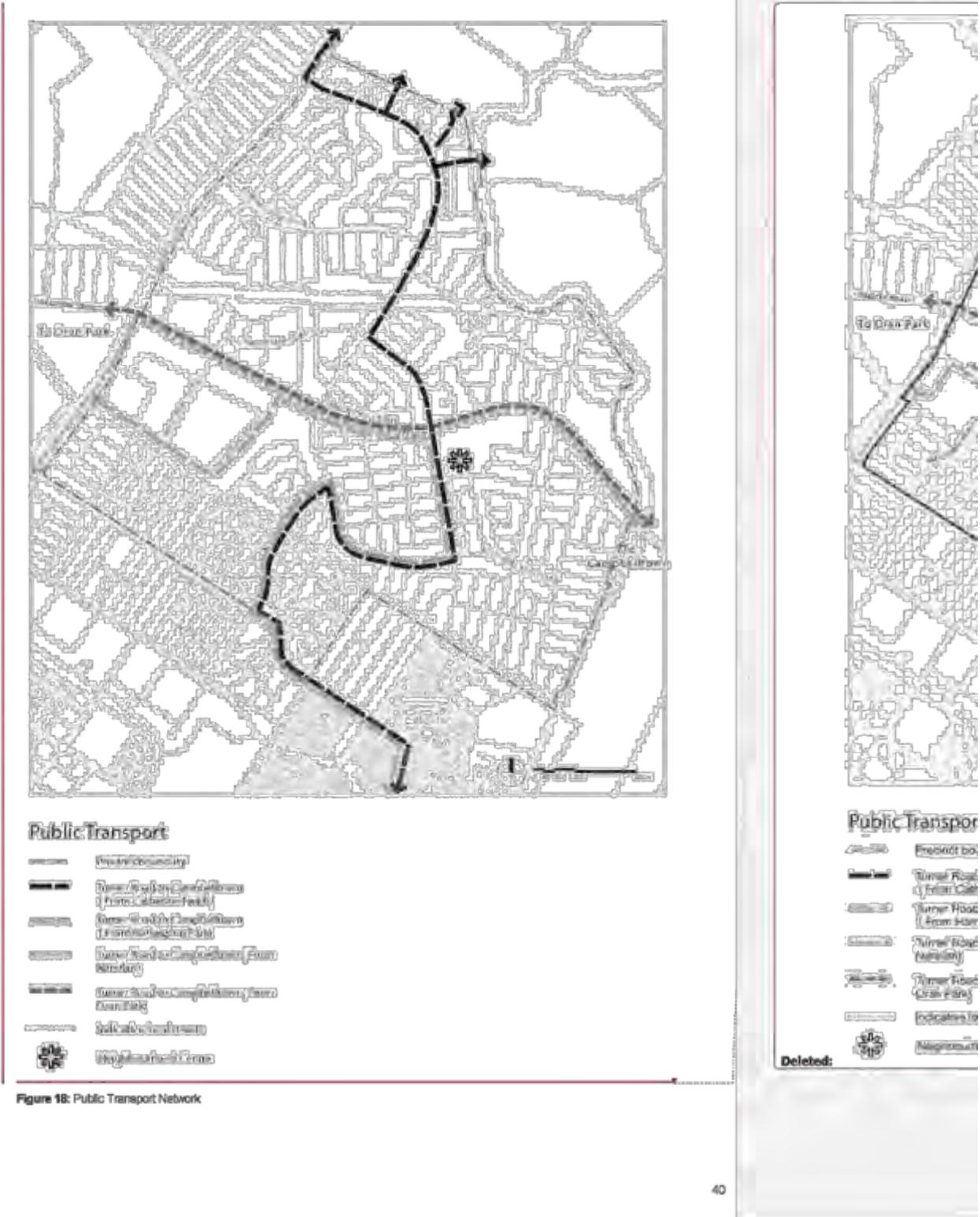


Figure 18: Public Transport Network

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.

Turner Road Precinct Development Control Plan 2007

4.1 Public Parks and Landscape Strategy

Objectives

- (a) To meet the public open space and recreational needs of residents.
- (b) To provide an equitable distribution of public open space and recreation opportunities.
- (c) 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 19**.
- (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:

- earthworks	- street furniture
- plant species and sizes	- play equipment
- utilities and services	- public art
- hard and soft landscaping treatments	- signage and lighting
- any entry statements	- waste facilities
- interpretative material.	
- (8) **The southern extent (south of Kavanagh Street) of the eastern tributary to South Creek is to be provided as high quality, embellished open space. This linear park is to incorporate a 10 metre wide strip of riparian style embellishment along its length, generally located in the centre of the park.**

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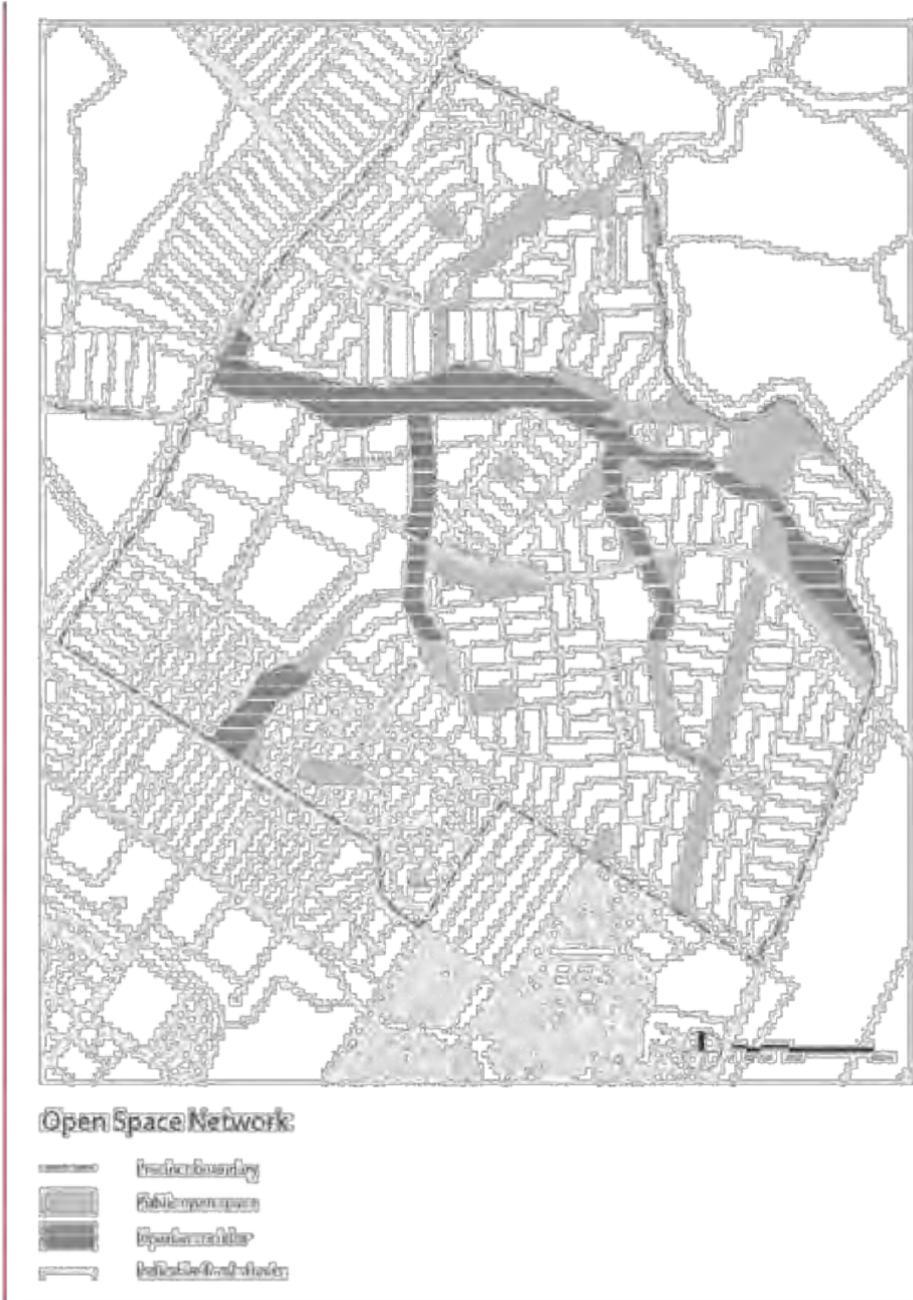
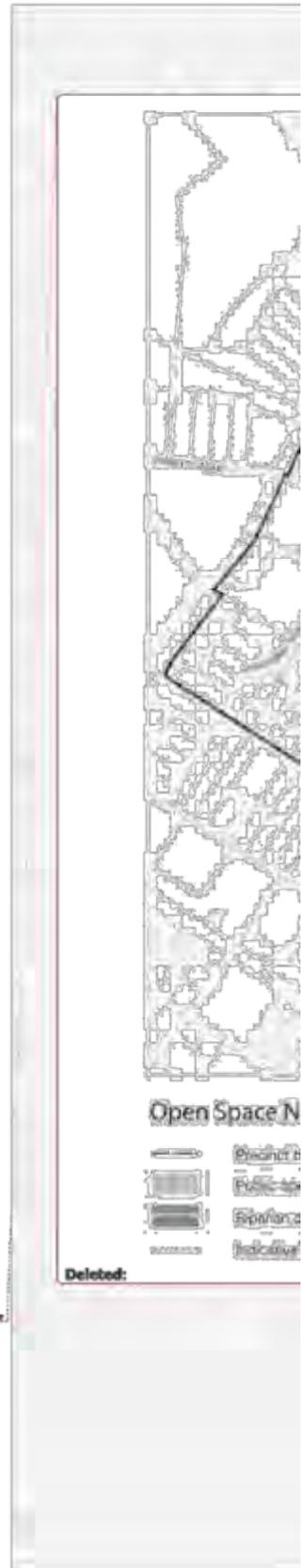


Figure 16: Open Space Network Plan



Turner Road Precinct Development Control Plan 2007

4.2 Education, Civic and Community Facilities

Objectives

- (a) 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 20** 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 20** 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 20** 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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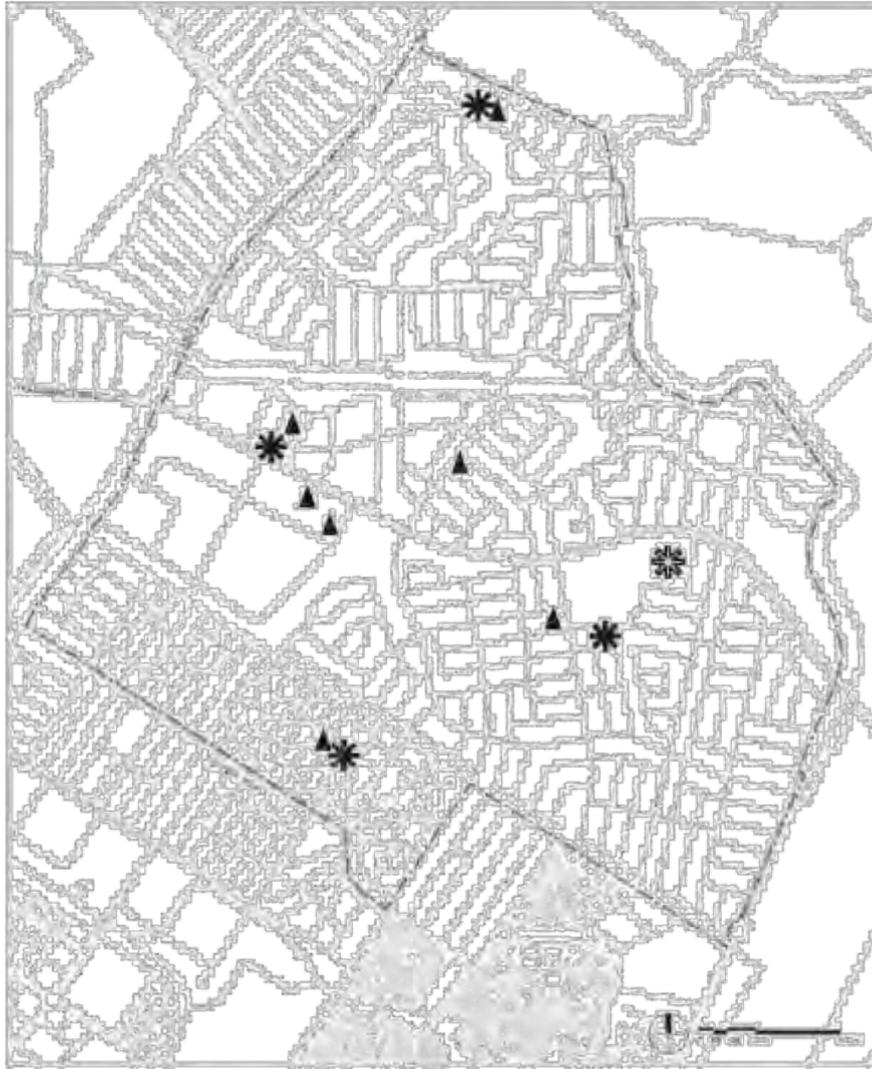
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Education, Civic and Community Facilities

- Indicative local streets
- Community facilities
- Educational facilities
- Indicative locations for Child Care centres
- Indicative local streets

Figure 20: Education, Civic and Community Facilities

Education, Civic and Community Facilities

- Community facilities
- Educational facilities
- Indicative locations for Child Care centres
- Indicative local streets

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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

- (a) To create a vibrant, mixed use neighbourhood centre that provides a range of retail and community facilities that serve the local population.
- (b) 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.

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 to 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 splayed, 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.

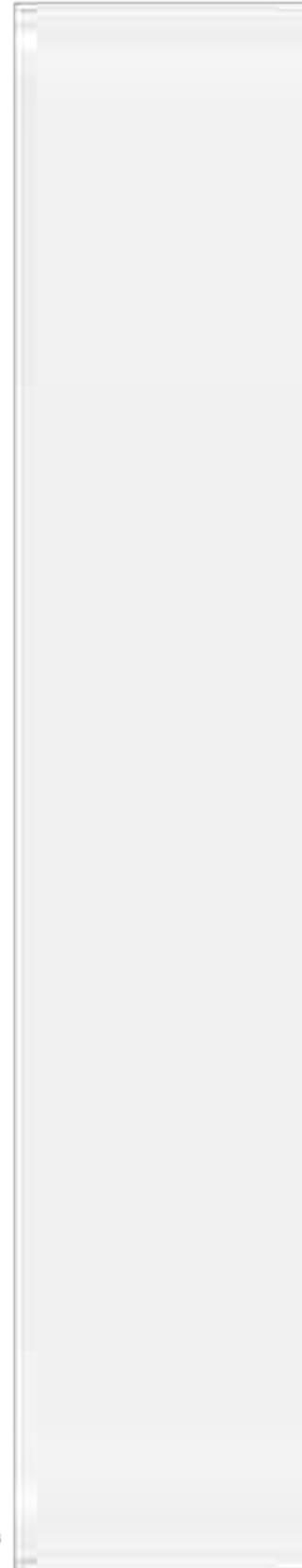
Public domain:

- 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.

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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.



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.

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6.1 Riparian Corridors

Objectives

- (a) To protect, restore and enhance the environmental qualities of water courses, in particular South Creek.
- (b) To ensure that the development has a neutral or beneficial impact on the quality and quantity of water and water courses.
- (c) To allow the use of riparian corridor buffers for low impact recreation activities such as walking and cycling.
- (d) 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 (The Strategy), except where located within Gregory Hills. The Strategy no longer applies where riparian land has been rezoned in accordance with State Environmental Planning Policy (Sydney Region Growth Centres) 2006.~~
- (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.

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6.2 Flooding and Watercycle Management

Objectives

- (a) To minimise the potential impact of flooding on development.
- (b) To incorporate best practice stormwater management principles and strategies in development proposals.
- (c) To mitigate the impacts of urban development on stormwater quality.
- (d) To control the impacts of urban development on channel bed and bank erosion by controlling the magnitude and duration of sediment-transporting flows.
- (e) 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.

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- (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 9**) 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 9**, is to be determined through stormwater quality modelling in accordance with the parameters outlined in the relevant technical guidance from DECC.
- (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 9**),
 - 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.

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Table 9: Environmental Stormwater Objectives

	WATER QUALITY % reduction in pollutant loads				ENVIRONMENTAL FLOWS
	Gross Pollutants (>5mm)	Total suspended solids	Total phosphorus	Total nitrogen	Stream erosion control ratio 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.

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6.3 Salinity and Soil Management

Objectives

- (a) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.
- (b) To ensure development will not significantly increase the salt load in existing watercourses within the site.
- (c) 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 21** 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 21** 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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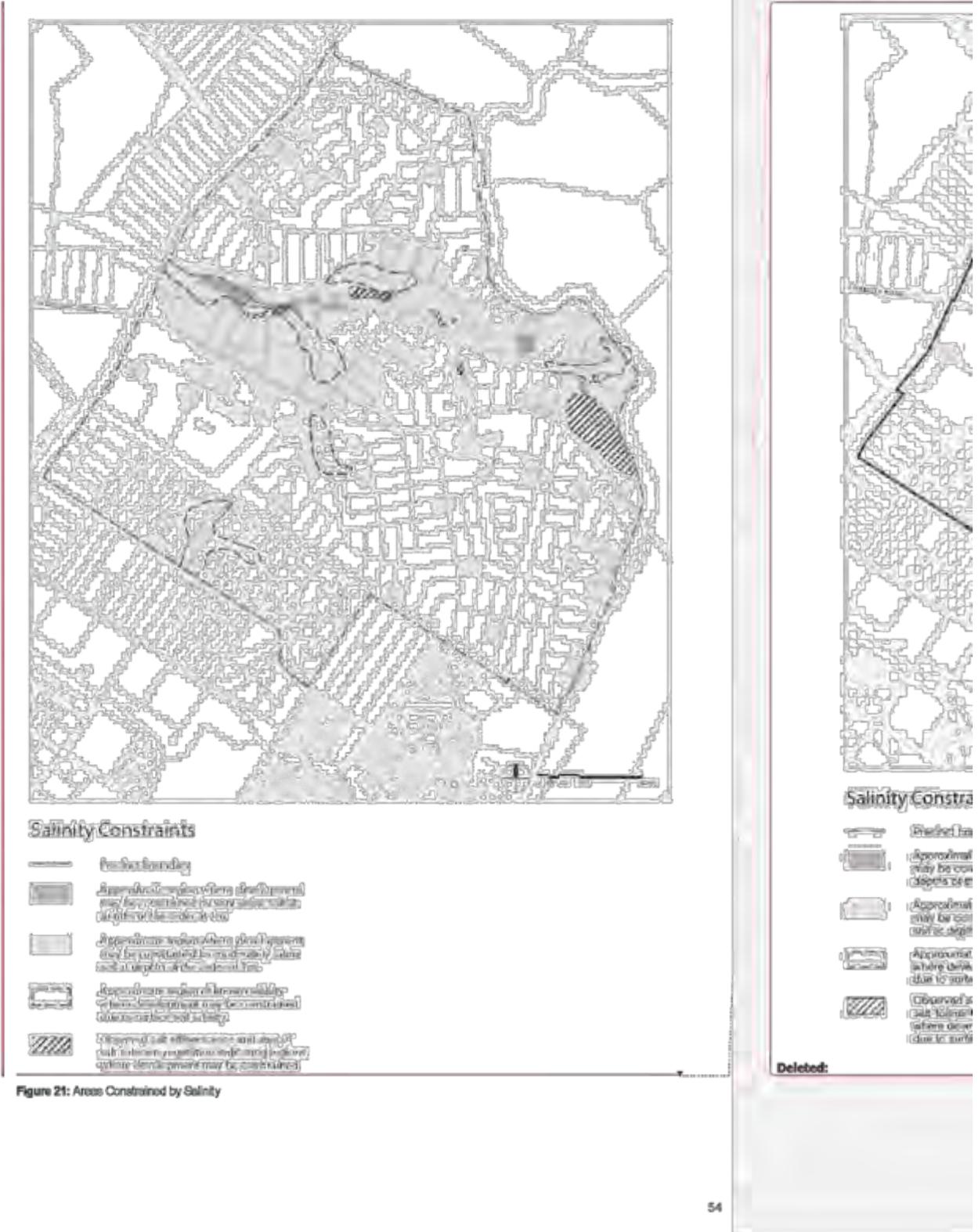


Figure 21: Areas Constrained by Salinity

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6.4 Aboriginal and European Heritage

Objectives

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

Controls

- (1) Aboriginal Archaeological Conservation Areas are identified at **Figure 22**. 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 23**. 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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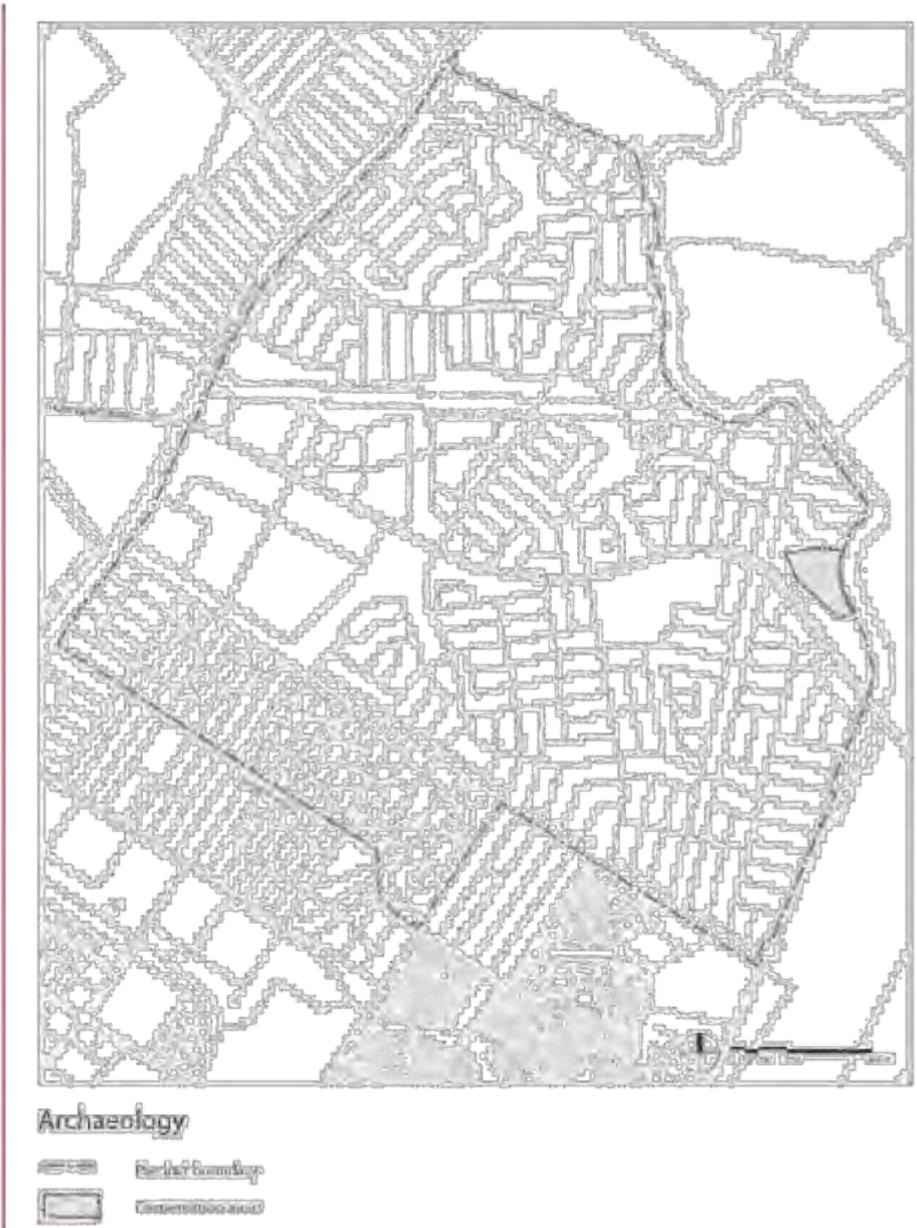
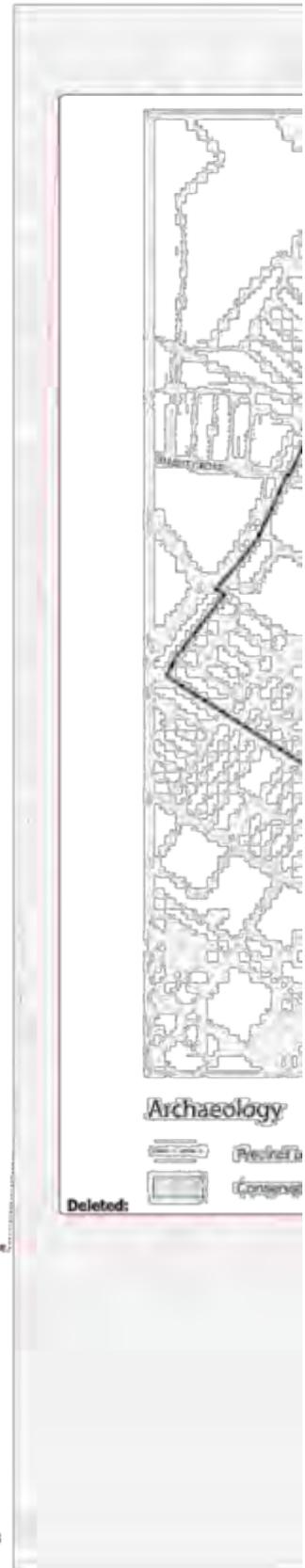


Figure 22: Aboriginal Archaeological Conservation Areas



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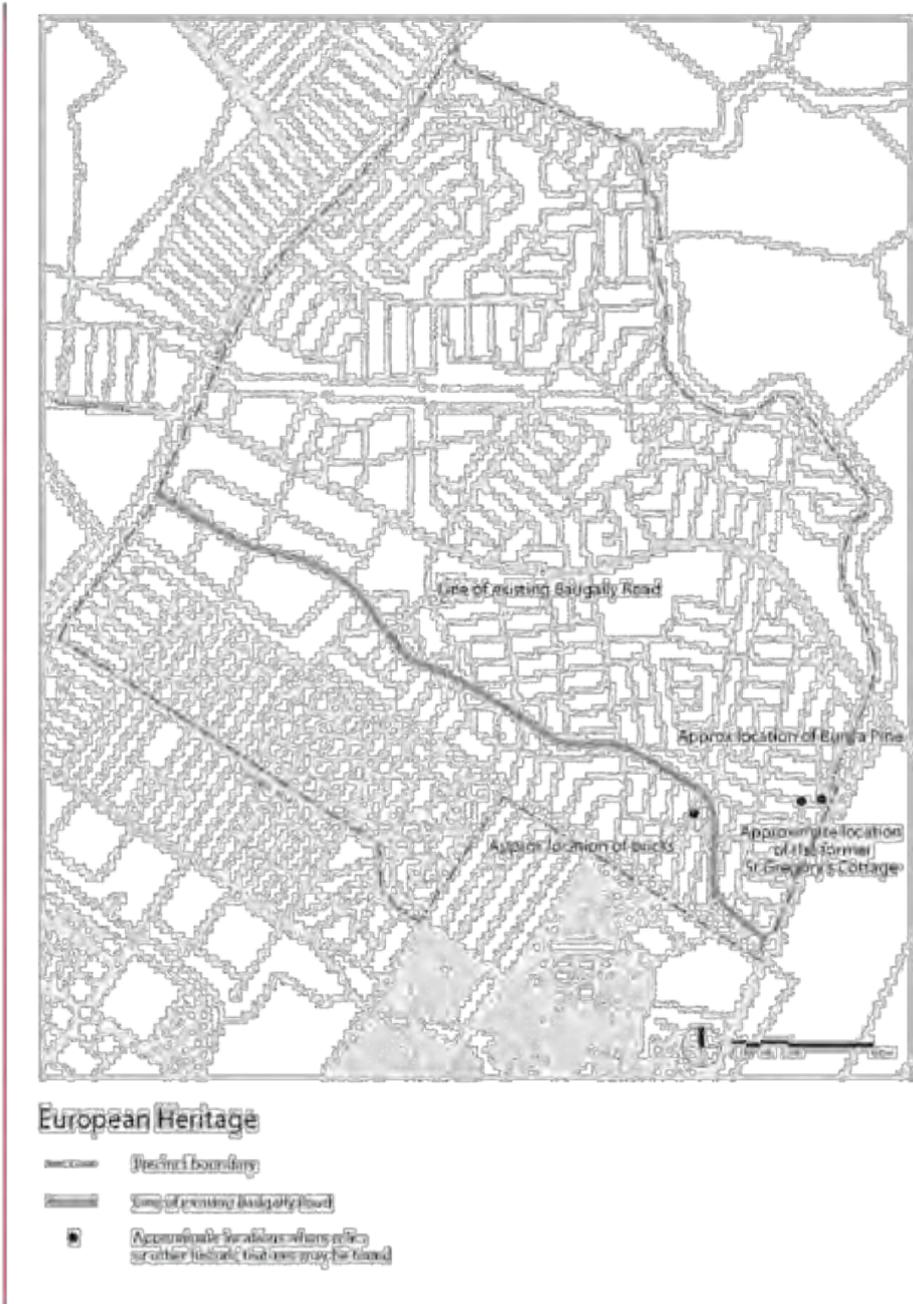
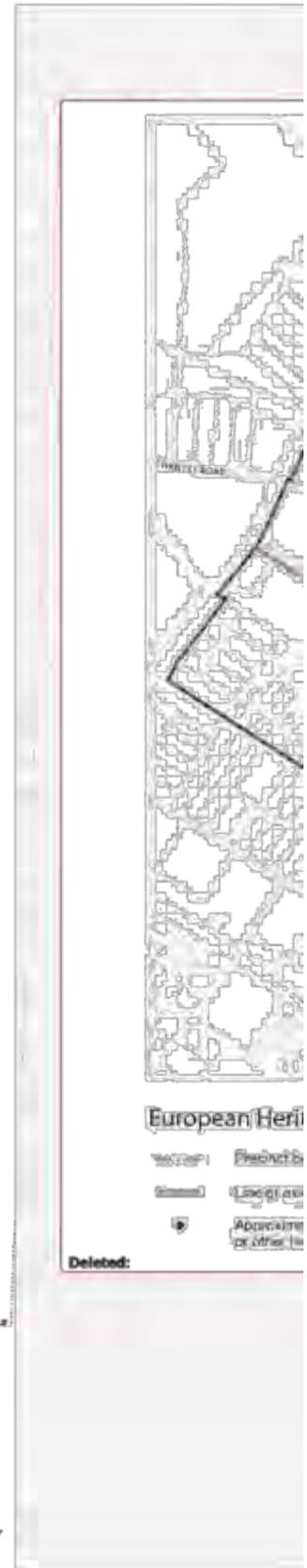


Figure 23: Elements of European Heritage Significance



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6.5 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

- (a) To enhance and protect the heritage significance of the Canal and respect its rural landscape setting.
- (b) To retain a continuous landscape buffer adjacent to the Canal.
- (c) To ensure that new development is set back and visually screened from the Canal.
- (d) To provide public access along the Canal perimeter for heritage interpretation purposes, while ensuring the security of the Canal is maintained at all times.
- (e) To minimise risks to public safety.
- (f) 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.

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6.6 Bushfire Hazard Management

Objectives

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

Controls

- (1) Subject to detailed design at DA stage, the indicative location and widths of APZs are to be provided generally in accordance with **Figure 24**, 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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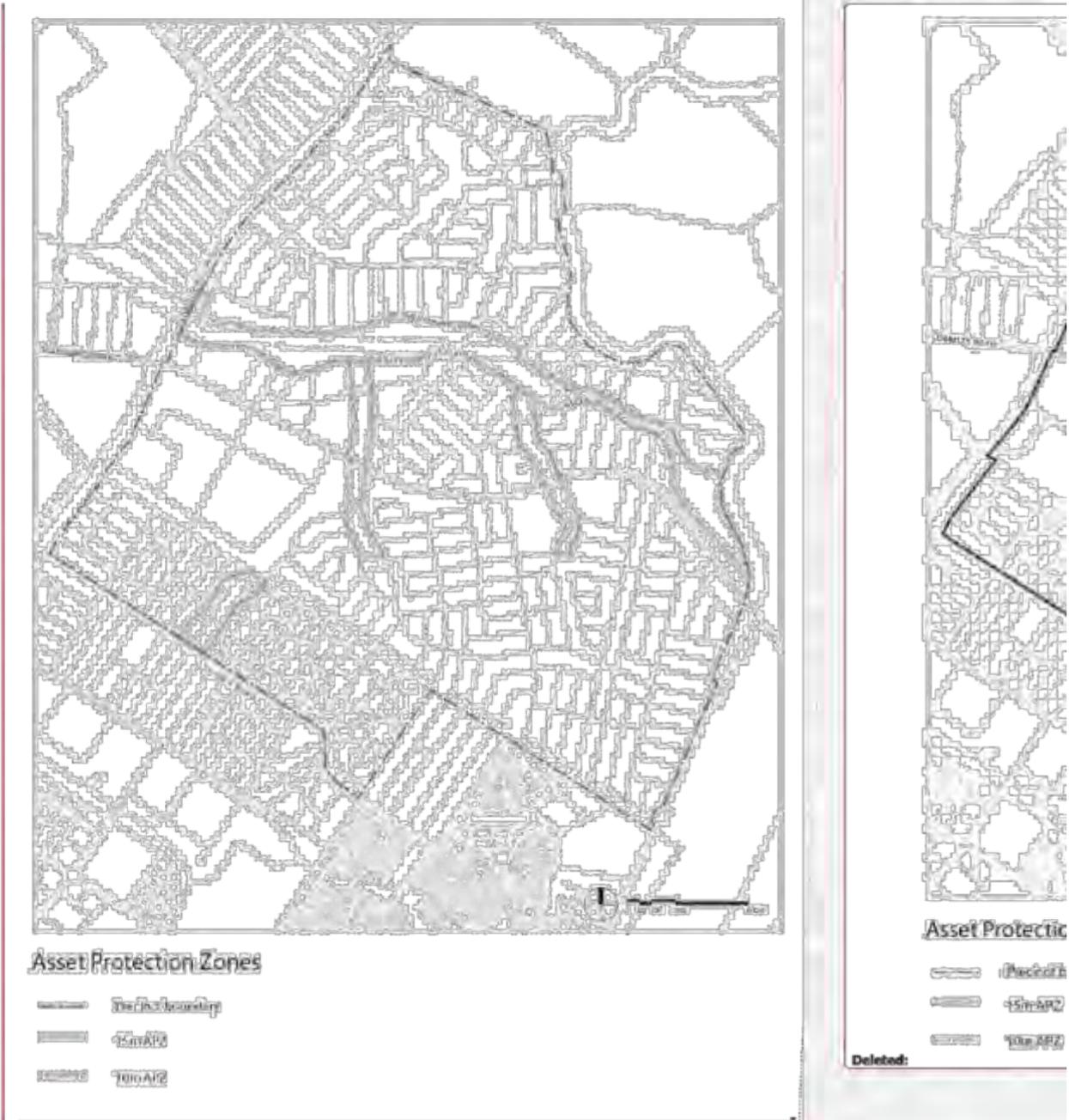


Figure 24: Indicative Location of Asset Protection Zones

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6.7 Tree Retention and Biodiversity

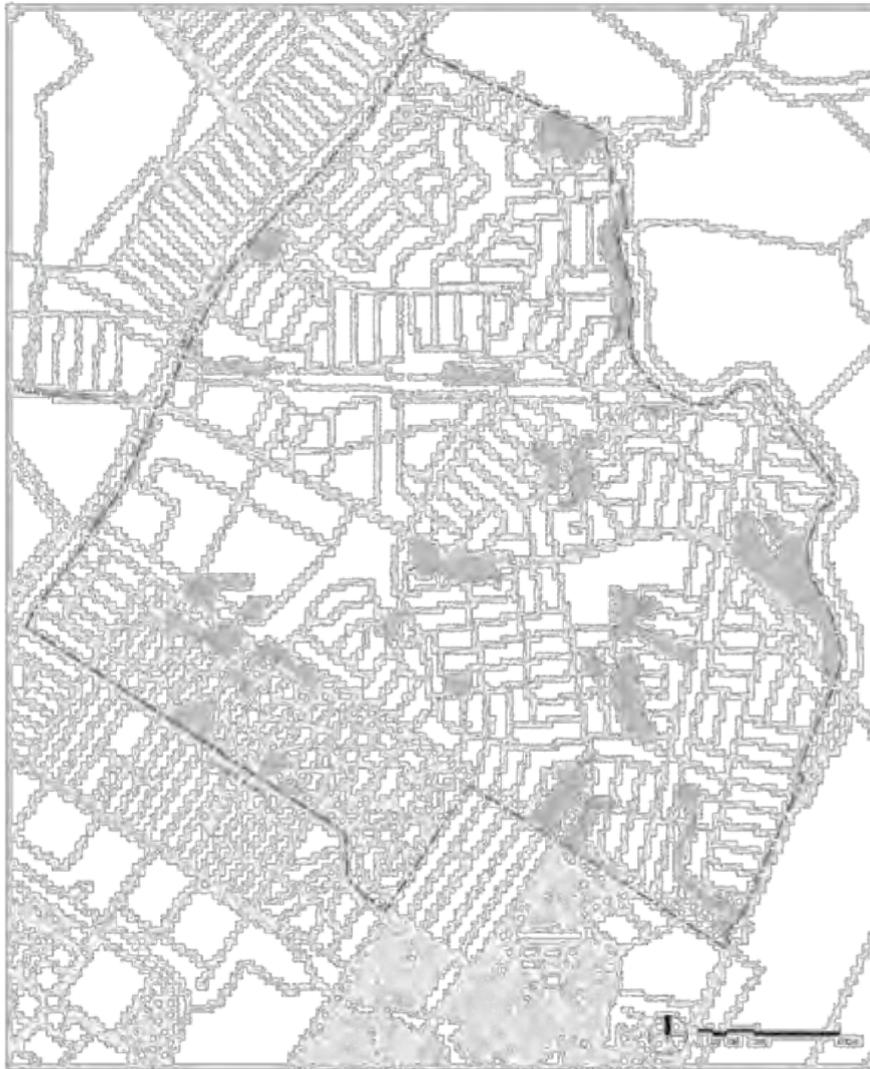
Objectives

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

Controls

- (1) The vegetation of moderate significance identified at Figure 25 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.

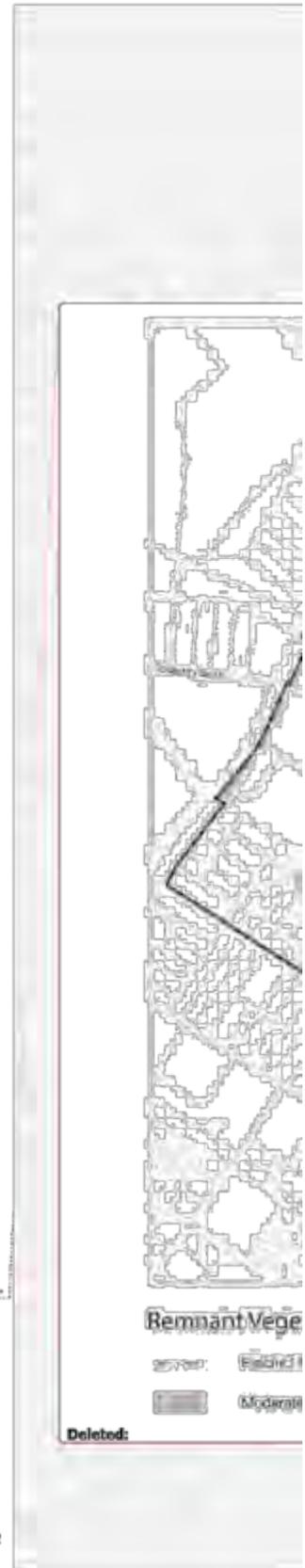
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Remnant Vegetation

- Existing Remnant Vegetation
- Widespread, significant remnant vegetation

Figure 25: Areas of Significant Remnant Vegetation



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6.8 Contamination Management

Objectives

- (a) To minimise the risks to human health and the environment from the development of potentially contaminated land.
- (b) 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 26**, 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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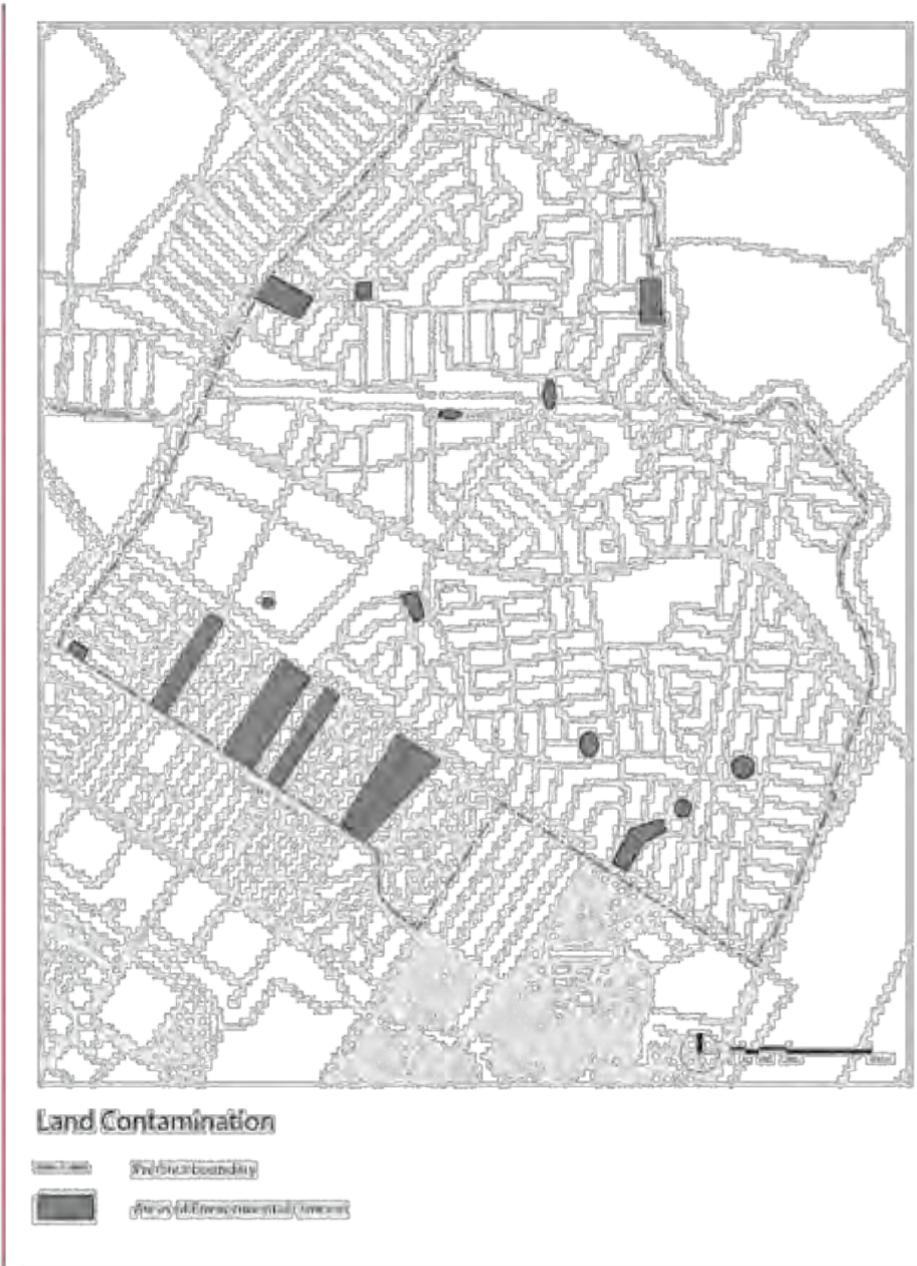
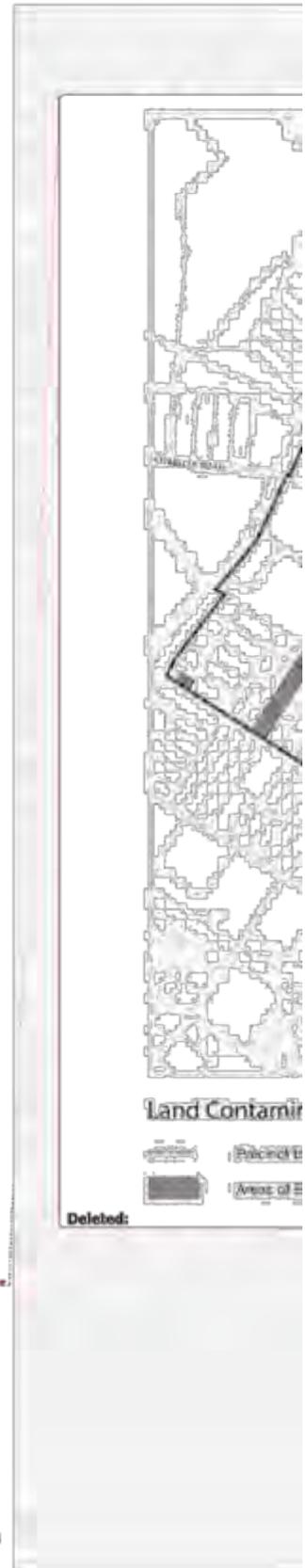


Figure 26: Areas of Environmental Concern



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6.9 Odour

Objective

- (a) 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.
- (2) 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.
- (3) 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.
- (4) 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

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6.10 Acoustics

Objective

- (a) To achieve an acceptable residential noise environment whilst maintaining well designed and attractive residential streetscapes.
- (b) 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 facade 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 hr 7 day week, whichever is highest).

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- (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 27**) 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.

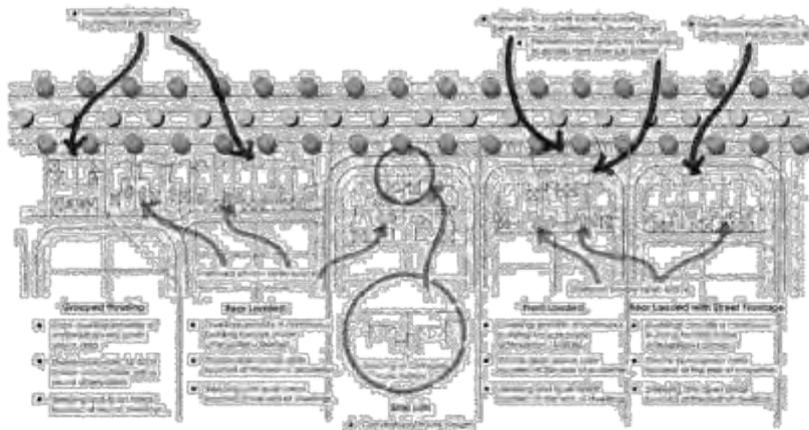


Figure 27: Measures to Minimise Noise Intrusion into Dwellings

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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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7.1 Neighbourhood and Subdivision Design

7.1.1 Residential Density and Subdivision

The Growth Centres are subject to minimum residential density targets as detailed in the Residential Density Maps in the SEPP. This section provides guidance on the typical characteristics of the residential density target bands.

Net Residential Density means the net developable area in hectares of the land on which the development is situated divided by the number of dwellings proposed to be located on that land. Net Developable Area means the land occupied by the development, including internal streets plus half the width of any adjoining access roads that provide vehicular access, but excluding land that is not zoned for residential purposes. Refer to Figure 3 and Landoom's "Residential Density Guide" and the Department of Planning and Environments' "Dwelling Density Guide" for further information.



Figure 28: Example for calculating Net Residential Density of a subdivision application

Net Residential Density is an averaging statistic. The average dwelling density target in the SEPP should be achieved across the identified area with a diversity of lot and housing types. However, this does not mean that all streets offer the same housing and lot mix. Built form intensity should vary across a neighbourhood in response to the place: more intense around centres or fronting parks, less intense in quieter back streets. In lower density areas, there will be a higher proportion of larger lots and suburban streetscapes but there may also be some streets with an urban character. In higher density areas, urban streets with more attached housing forms will be more common but there will also be some suburban streetscapes.

In recognition of different objectives and street characters at varying densities, certain built form controls vary by density bands. Refer to the Section 7: Residential Development.

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7.1.2 Residential Density

Objectives

- (a) To ensure minimum density targets are delivered.
- (b) To provide guidance to applicants on the appropriate mix of housing types and appropriate locations for certain housing types.
- (c) To establish the desired character of the residential areas.
- (d) To promote housing diversity and affordability.

Controls

- (1) All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the minimum residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct.
- (2) Residential development is to be generally consistent with the residential structure as set out in the Residential Structure Figure in the relevant Precinct Schedule, the typical characteristics of the corresponding Density Band in Table 10.

Table 10: Typical Characteristics of Residential Net Densities

Net Residential Density dw/Ha	Typical Characteristics
10 - 12.5 dw/Ha	<ul style="list-style-type: none"> • Generally located away from centres and transport. • Predominantly detached dwelling houses on larger lots with some semi-detached dwellings and / or dual occupancies. • Single and double storey dwellings. • Mainly garden suburban and suburban streetscapes. (See Figure 29).
15 - 20dw/Ha	<ul style="list-style-type: none"> • Predominantly a mix of detached dwelling houses, semi-detached dwellings and dual occupancies with some secondary dwellings. • Focused areas of small lot dwelling houses in high amenity locations. • At 20dw/Ha, the occasional manor home on corner lots. • Single and double storey dwellings. • Mainly suburban streetscapes, the occasional urban streetscape. (See Figure 29).
25 - 30 dw/Ha	<ul style="list-style-type: none"> • Generally located within the walking catchment of centres, corridors and / or rail based public transport. • Consists of predominantly small lot housing forms with some multi-dwelling housing, manor homes and residential flat buildings located close to the local centre and public transport. • Generally single and double storey dwellings with some 3 storey buildings. • Incorporates some laneways and shared driveways. • Be designed to provide for activation of the public domain, including streets and public open space through the orientation and design of buildings and communal spaces. • Mainly urban streetscapes, some suburban streetscapes. (See Figure 29).
40+ dw/Ha	<ul style="list-style-type: none"> • Generally located immediately adjacent centres and / or rail based public transport • Consists of predominantly residential flat buildings, shop top housing, manor homes, attached or abutting dwellings and multi-dwelling housing • Generally double and multi-storey buildings • Predominantly urban streetscapes with minimal front setback; incorporates laneways and shared driveways. (See Figure 29).

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Figure 29: Distinct and coherent streetscapes occur in varying proportions in density bands.

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- (3) Residential development in the Environmental Living area, on the Residential Structure figure, is to:
 - Consist primarily of single dwellings on larger lots, reflecting the environmental sensitivity and visual character of these parts of the Precincts.
 - Emphasise high quality housing design to make the most of the environmental characteristics of the surrounding area.
 - Be designed and located to minimise impacts on flood prone land, and risks to property from flooding.
 - Avoid impacts on Existing Native Vegetation and other remnant native vegetation.
 - Consider relationships to adjoining land uses including public open space and drainage infrastructure.
 - Be designed to respond to constraints from infrastructure corridors such as electricity lines, underground gas pipelines and any Sydney Catchment Authority infrastructure.
 - Consider views to and from the land and surrounding parts of the Growth Centre.
- (4) Non-residential development in the residential areas is encouraged where it:
 - Contributes to the amenity and character of the residential area within which it is located.
 - Provides services, facilities or other opportunities that meet the needs of the surrounding residential population, and contributes to reduced motor vehicle use.
 - Will not result in detrimental impacts on the amenity and safety of surrounding residential areas, including factors such as noise and air quality.
 - Is of a design that is visually and functionally integrated with the surrounding residential area.

Note: The relevant Precinct Plan permits certain non-residential development within the residential zones. Other parts of this DCP provides more detailed objectives and standards for these types of development.

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7.2 Block and Lot Layout

Objectives

- (a) To establish a clear urban structure that promotes a 'sense of neighbourhood' and encourages walking and cycling.
- (b) To efficiently utilise land and achieve the target dwelling yield for the relevant Precinct.
- (c) To emphasise the natural attributes of the site and reinforce neighbourhood identity through the placement of visible key landmark features, such as parks, squares and landmark buildings.
- (d) To optimise outlook and proximity to public and community facilities, parks and public transport with increased residential density.
- (e) To encourage variety in dwelling size, type and design to promote housing choice and create attractive streetscapes with distinctive characters.
- (f) To accommodate a mix of lot sizes and dwelling types across a precinct.
- (g) To establish minimum lot dimensions for different residential dwelling types.

Controls

Blocks

- (1) Residential neighbourhoods are to be focused on elements of the public domain such as a school, park, retail, or community facility that are typically within walking distance.
- (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 site features, place making opportunities and solar design principles.
- (3) Pedestrian connectivity is to be maximised within and between each residential neighbourhood with a particular focus on pedestrian routes connecting to public open space, bus stops and railway stations, educational establishments and community/recreation facilities.
- (4) Street blocks are to be generally a maximum of 250m long and 70m deep. Block lengths in excess of 250m may be considered by Council where pedestrian connectivity, stormwater management and traffic safety objectives are achieved. In areas around neighbourhood and town centres, the block perimeters should generally be a maximum of 520m (typically 190m x 70m) to increase permeability and promote walking.

Lots

- (1) Minimum lot sizes for each dwelling type will comply with the minimum lot size provisions permitted by the Sydney Region Growth Centres SEPP, summarised here as Table 11. In certain density bands, variations to some lot sizes may be possible subject to clauses 4.1AC, 4.1AD, 4.1AE and 4.1AG in the Sydney Region Growth Centres SEPP.
- (2) Minimum lot frontages applying to each density band will comply with Table 12. Lot frontage is measured at the street facing building line as indicated in Figure 30.

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Table 11: Minimum lot size by density bands

Minimum Net Residential Target (dwellings/Ha)	R1 General Residential
Dwelling House (base control)	300
With BEP	250
As Integrated DA	250
Locational criteria* (BEP or Integrated DA)	225
Studio Dwelling	No minimum lot size as strata development not subject to minimum lot size controls
Secondary Dwelling	450
Dual Occupancy	500
Semi Detached Dwelling	300
Attached Dwelling	125
Multi Dwelling Housing	1500
	375*
Manor Homes	Not permissible
Residential Flat Buildings	1000

* On land zoned R1 General Residential, the minimum development lot size for the purposes of a dwelling house can be varied to 225m² and minimum development lot size for the purpose of multi-dwelling housing can be varied to 375m² in places that satisfy one of the following locational criteria:
 adjoining land within Zone RE1 Public Recreation or land that is separated from land within Zone RE1 Public Recreation only by a public road;
 adjoining land within Zone SP2 Special Infrastructure and set aside for Drainage or Educational purposes or land that is separated from land within Zone SP2 Special Infrastructure and is set aside for Drainage or Educational purposes only by a public road, and in either instance is also within 400m of land within Zone B1 Neighbourhood Centre or Zone B2 Local Centre;
 adjoining land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use or land that is separated from land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use only by a public road.

Table 12: Minimum lot frontages by density bands

Minimum Lot Frontages		Net Residential Density Target (dw/Ha)		
		10 to 12.5dw/Ha	15dw/Ha	20 to 45dw/Ha
Front Loaded	Front Loaded	12.5m	9m	7m
	Rear Loaded	4.5m	4.5m	4.5m

Note: The combination of the lot frontage width and the size of the lot determine the type of dwelling that can be erected on the lot, and the development controls that apply to that dwelling.

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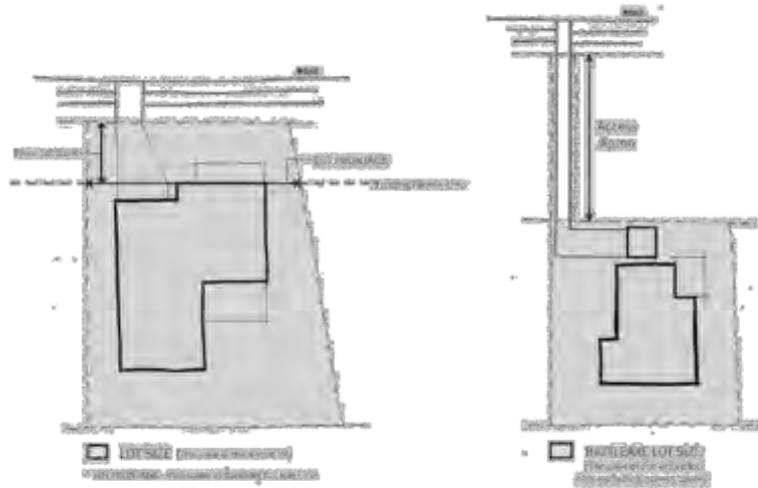


Figure 30: Measurement of minimum lot widths and lot area

- (3) A range of residential lot types (area, frontage, depth, zero lot and access) must be provided to ensure a mix of housing types and dwelling sizes and to create coherent streetscapes with distinctive garden suburban, suburban and urban characters across a neighbourhood.
- (4) No more than 40% of the total residential lots proposed in a subdivision development application may be of the same lot type. For the purposes of this control, a lot type is primarily determined by lot frontage, but other variables that may be considered are access and configuration. Lot width categories are determined by a range of plus or minus 1.0m. For example, lots between 9.0m and 11.0m are classified as the one type of lot for the purposes of this control. Every DA for subdivision must be accompanied by a Lot Mix table showing the lot types, number and percentage of the overall total. Lots subdivided using Subdivision Approval Pathways B1 or B2 (Integrated Housing) for attached or abutting dwellings are exempt from this control.
- (5) In density bands s25dw/Ha, total lot frontage for front accessed lots greater than or equal to 7m and less than 9m should not exceed 20% of any block length due to garage dominance and on-street parking impacts.
- (6) Lots should be rectangular. Where lots are an irregular shape, they are to be large enough and oriented appropriately to enable dwellings to meet the controls in this DCP.
- (7) Where residential development adjoins land zoned RE1 Public Recreation or SP2 Drainage, subdivision is to create lots for the dwelling and main residential entry to front the open space or drainage land.
- (8) The orientation and configuration of lots is to be generally consistent with the following subdivision principles:
 - Smallest lots achievable for the given orientations fronting parks and open space with the larger lots in the back streets;
 - Larger lots on corners;
 - North to the front lots are either the widest or deepest lots, or lots suitable for residential development forms with private open space at the front. Narrowest lots with north to the rear.
- (9) Preferred block orientation is established by the road layout on the Indicative Layout Plan in the relevant Precinct Schedule. Optimal lot orientation is east-west, or north-south where the road pattern requires. Exceptions to the preferred lot orientation may be considered where factors such as the layout of existing roads and cadastral boundaries, or topography and drainage lines, prevent achievement of the preferred orientation.
- (10) An alternative lot orientation may be considered where other amenities such as views and outlook over open space are available, and providing appropriate solar access and overshadowing outcomes can be achieved.

Note: The combination of the lot frontage width and the size of the lot determine the type of dwelling that can be erected on the lot, and the development controls that apply to that dwelling.

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Zero Lot Lines

- (1) The location of a zero lot line is to be determined primarily by topography and should be on the low side of the lot to minimise water penetration and termite issues. Other factors to consider include dwelling design, adjoining dwellings, landscape features, street trees, vehicle crossovers and the lot orientation as illustrated at **Figure 42**.
- (2) On all lots where a zero lot line is permitted, the side of the allotment that may have a zero lot alignment must be shown on the approved subdivision plan.
- (3) Where a zero lot line is nominated on an allotment on the subdivision plan, the adjoining (burdened) allotment is to include a 900mm easement for single storey zero lot walls and 1200mm for two storey zero lot walls to enable servicing, construction and maintenance of the adjoining dwelling. No overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefited lot will be permitted within the easement. Any services and projections permitted under Clause 4.4 (6) within the easement to the burdened lot dwelling should not impede the ability for maintenance to be undertaken to the benefited lot.
- (4) The S88B instrument for the subject (benefited) lot and the adjoining (burdened) lot shall include a note identifying the potential for a building to have a zero lot line. The S88B instrument supporting the easement is to be worded so that Council is removed from any dispute resolution process between adjoining allotments.

For more information, refer to the Department of Planning and Environment Delivery Notes: Zero Lot Boundaries and Building Envelope Plans.

Subdivision of Shallow Lots

- (1) Shallow lots (typical depth 14-18m, typical area <200sqm) intended for double storey dwellings should be located only in locations where it can be demonstrated that impacts on adjoining lots, such as overshadowing and overlooking of private open space, satisfy the requirements of the DCP. For lots over 225sqm where development is not Integrated Assessment, the Building Envelope Plan should demonstrate in principle how DCP requirements such as solar access and privacy to neighbouring private open spaces will be satisfied.

Subdivision for Attached or Abutting Dwellings

- (1) Subdivision of lots for Torrens title attached or abutting dwellings must take into account that construction will be in 'sets'. A 'set' is a group of attached or abutting dwellings built together at the same time that are designed and constructed independently from other dwellings.
- (2) The maximum number of attached or abutted dwellings permissible in a set is six.
- (3) The composition of sets needs to be determined in the subdivision design to take into account the lot width required for a side setback to the end dwellings in each set. Examples of lot subdivisions for sets are illustrated in **Figure 31**.



Figure 31: Two examples of lot subdivision for 'sets' of attached or abutting terraces.

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Residential Flat Buildings

- (1) A person may not amalgamate two or more adjoining allotments after principle subdivision to create a larger lot that achieves the minimum lot size required for residential flat buildings.

7.2.1 Battle-axe lots

Objectives

- (a) To limit battle-axe lots to certain circumstances.
- (b) To ensure that where a battle-axe lot without public road or open space frontage is provided, their amenity and the amenity of neighbouring lots is not compromised by their location.
- (c) To enable battle-axe shaped lots or shared driveway access to lots fronting access denied roads.

Controls

- (1) Principles for the location of battle-axe lots are illustrated at Figure 32.
- (2) Subdivision layout should minimise the use of battle-axe lots without public frontage to resolve residual land issues.

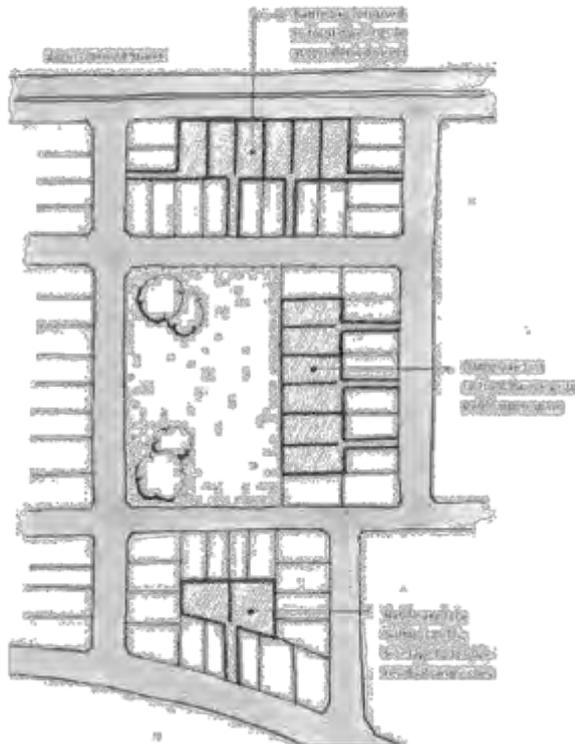


Figure 32: Examples of locations of battle-axe lots

- (3) In density bands 10, 15 and 20dw/Ha, the minimum site area for battle-axe lots without any street or park frontage is 500m² (excluding the shared driveway) and only detached dwelling houses will be permitted.
- (4) The driveway or shared driveway will include adjacent planting and trees, as indicated in Figure 33.
- (5) Driveway design, including dimensions and corner eplays, is to be in accordance with Council's Engineering Specifications.

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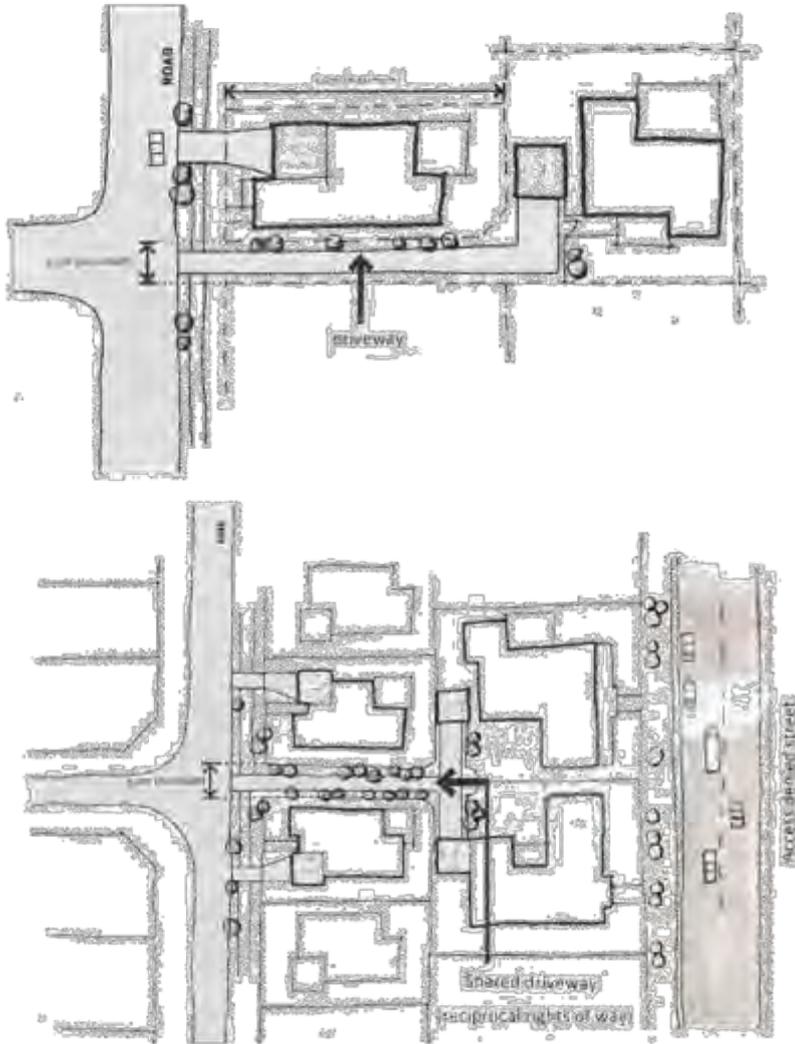


Figure 33: Examples of driveways and shared driveways for battle-axe lots

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7.2.2 Corner Lots

Objectives

- (a) To ensure corner lots are of sufficient dimensions and size to enable residential controls to be met.

Controls

- (1) Corner lots, including splays and driveway location, are to be designed in accordance with AS 2890 and Council's Engineering Specifications.
- (2) Corner lots are to be designed to allow dwellings to positively address both street frontages as indicated in Figure 34.
- (3) Garages on corner lots are encouraged to be accessed from the secondary street or a rear lane.
- (4) Plans of subdivision are to show the location of proposed or existing substations, kiosks, sewer man holes and/or vents affecting corner lots.

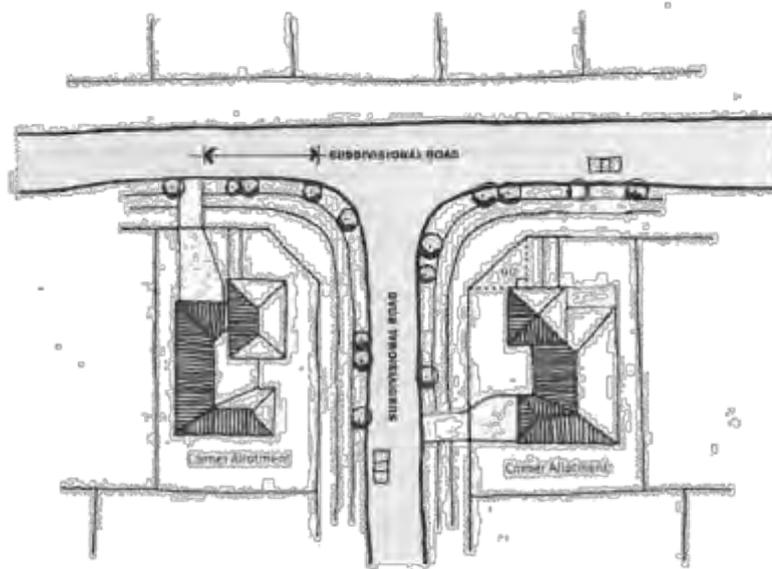


Figure 34: Corner lots

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7.3 Subdivision Approval Process

Objectives

- (a) To facilitate a diversity of housing sizes and products.
- (b) To ensure that subdivision and development on smaller lots is undertaken in a coordinated manner.
- (c) To ensure that all residential lots achieve an appropriate level of amenity.

Controls

- (1) The land subdivision approval process is to be consistent with the requirements of Table 13.
- (2) Subdivision of land creating residential lots less than 225m² or lots less than 9m wide shall include a dwelling design as part of the subdivision development application. The dwelling design is to be included on the S88B instrument attached to the lot.

Table 13: Subdivision Approval Process

Approval pathway	DA for Subdivision	DA for Subdivision with Building Envelope Plan	DA for Integrated Housing (Integrated Assessment with subdivision prior to construction of dwellings)	DA for Integrated Housing
	Pathway A1	Pathway A2	Pathway B1	Pathway B2
Application	Lots equal to greater than 300m ²	Lots less than 300m ² and equal to or greater than 225m ² in area, and with a width equal to or greater than 9m*.	Dwelling construction involving detached or abutting dwellings on: lots less than 225m ² , or lots with a width less than 9m*.	Dwelling construction involving common walls (i.e. attached dwellings) on: lots less than 225m ² , or lots with a width less than 9m*.
Dwelling plans required	As part of future DA or CDC	As part of future DA or CDC	Yes as part of subdivision application	Yes as part of subdivision application
Dwelling Design 88B restriction required	No	Yes	Yes, only approved dwelling can be built	Yes, only approved dwelling can be built
Timing of subdivision (release of linen plan)	Pre-construction of dwellings	Pre-construction of dwellings	Prior to the issue of the CC	Post-construction of dwellings
Housing Code applicable	Yes	Yes (for 200m ² lots and above)	No	No

*Minimum lot width refer to Figure 30

- (3) Subdivision applications that create lots smaller than 300m² and larger than or equal to 225m² must be accompanied by a Building Envelope Plan (BEP). An example of a BEP is included at Figure 35.

The BEP should be at a legible scale (suggested 1:500) and include the following elements:

- Lot numbers, north point, scale, drawing title and site labels such as street names
- Maximum permissible building envelope (setbacks, storeys, articulation zones)
- Preferred principal private open space
- Garage size (single or double) and location
- Zero lot line boundaries

A BEP should be fit for purpose and include only those elements that are necessary for that particular lot. Other elements that may be relevant to show include:

- Special fencing requirements
- Easements and sewer lines
- Retaining walls
- Preferred entry/frontage (e.g. corner lots)
- Access denied frontages
- Electricity kiosks or substations
- Indicative yield on residue or super lots

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For further information, refer to the Department of Planning and Environment Delivery Note: Building Envelope Plans.

- (4) Applications for subdivision using approval pathways A2, B1 and B2 require a Public Domain Plan (PDP) to be submitted as part of the application. The purpose of the PDP is to demonstrate how the public domain will be developed as a result of future development on the proposed lots. An example of a PDP is included at Figure 36.

The PDP should be a legible scale (suggested 1:500) and include the following elements:

- Lot numbers, north point, scale, drawing title and site labels such as street names.
- Indicative building footprints on the residential lots.
- Location of driveways and driveway crossovers.
- Verge design (footpath, landscape).
- Surrounding streets and lanes (kerb line, material surface where special treatments proposed).
- In laneways, indicative provision for bin collection.
- Street tree locations. (Sizes and species list can be provided on a separate plan).
- Demonstrated provision and arrangements for on-street car parking particularly in relation to street tree planting, driveways and intersections.*
- Extent of kerb line where parking is not permitted.*

* In principle, not as public domain works

Other elements that may be relevant to show include:

- Location and type of any proposed street furniture
- Location of retaining walls in the public domain
- Electricity substations
- Indicative hydrant locations at lane thresholds

Information on landscape treatment within the private lot is not required.

For further information, refer to the Department of Planning and Environment Delivery Note: Public Domain Plans.

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Figure 35: Sample of a Building Envelope Plan (BEP)



Figure 36: Sample of a Public Domain Plan (PDP)

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7.4 Dwelling Design Controls

Under the provisions of the Precinct Plan, development consent is generally required for all dwellings in all residential zones, except where applications meet the criteria for complying development. This section establishes objectives and controls for the following types of residential accommodation as defined in the Growth Centres SEPP:

- dwelling houses;
- semi-detached dwellings;
- attached dwellings;
- abutting dwellings;
- multi-dwelling housing;
- dual occupancy dwellings;
- manor homes;
- residential flat buildings;
- secondary dwellings; and
- studio dwellings.

Additional controls for attached or abutting dwellings, secondary dwellings, studio dwellings, dual occupancies, multi-dwelling housing, manor homes, residential flat buildings and shop top housing are contained in Section 7.5.

It is acknowledged that innovative dwelling designs are evolving particularly on lots <300sqm, and design solutions may be developed that meet the objectives but do not comply with the relevant controls. In density bands ≥25dw/Ha, there is the opportunity to vary the dwelling design controls where agreed to as part of an integrated housing development application at subdivision approval.

Note: Reference should be made to the Glossary for descriptions of the various dwelling types, and to the relevant Precinct Plan for statutory definitions of land uses.

7.4.1 Summary of Key Controls

The following [Table 14](#) summarises the types of lots and housing. [Table 14](#) is diagrammatic only and directs readers to the relevant [Table 15](#) to [Table 19](#) containing the main development controls.

The key controls should be read in conjunction with the controls in the clauses that follow.

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Table 14: Summary of lot and dwelling types

Access	Lot Width	Detached	Zero lot	Abutting/Attached	Controls Table
Rear access	≥4.5m				Table 15
	7>9m				Table 16
	≥9: 15m				Table 17
Front access	>15m				Table 18
	Environmental Living Zone				Table 19

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Table 15: Summary of key controls for lots with frontage width $\geq 4.5\text{m}$ for rear accessed dwellings

Element	Control	
Front setback (min)	4.5m to building facade line; 3.5m to building facade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space.	In density bands $\geq 25\text{dw}/\text{Ha}$ 3m to building facade line, 1.5m to articulation zone.
Side setback (min)	Zero Lot, Attached or Abutting Boundary (benefited lot) Ground floor: 0m Upper floor: 0m	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
Maximum length of zero lot line on boundary	Attached/abutting house: 15m (excludes rear loaded garages) upper levels only. No limit to ground floor.	Zero lot house: 15m (excludes rear loaded garages)
Rear setback (min)	0.5m (rear loaded garages to lane)	
Corner lots secondary street setback (min)	1.0m	
Building height, massing and siting	In density areas $\leq 20\text{dw}/\text{Ha}$: 2 storeys maximum (3rd storey subject to clause 7.4.5 (1))	In density areas $\geq 25\text{dw}/\text{Ha}$: 3 storeys maximum
Site Coverage	Upper level no more than 40% of lot area. Refer also clause 7.5.2(3)	
Soft landscaped area	Minimum 15% lot area. The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.	
Principal Private Open Space (PPOS)	In density areas $\leq 20\text{dw}/\text{Ha}$: Min 16m ² with minimum dimension of 3m.	In density areas $\geq 25\text{dw}/\text{Ha}$: Min 16m ² with minimum dimension of 3m. 10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.
Solar access	In density areas $\leq 20\text{dw}/\text{Ha}$: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties.	In density areas $\geq 25\text{dw}/\text{Ha}$: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: <ul style="list-style-type: none"> all affected neighbouring properties and, at least 70% of the proposed dwellings.
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	
Garages and car parking	Rear loaded garage or car space only for lots of this type. Minimum garage width 2.4m (single) and 4.8m (double). 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.	

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Table 16: Summary of key controls for lots with frontage width $\geq 7\text{m}$ and $< 9\text{m}$ for front accessed dwellings

Element	Control	
Front setback (min)	4.5m to building facade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space 5.5m to garage line and minimum 1m behind the building line	
Side setback (min)	Zero Lot, Attached or Abutting Boundary Ground floor: 0m Upper floor: 0m	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
Maximum length of zero lot line on boundary	15m	
Rear setback (min)	4m (ground level) and 6m (upper levels)	
Corner lots secondary street setback (min)	1.0m	
Building height, massing and siting	In density areas $\leq 20\text{dw}/\text{Ha}$: 2 storeys maximum (3rd storey subject to clause 7.4.5 (1))	In density areas $\geq 25\text{dw}/\text{Ha}$: 3 storeys maximum
Site Coverage	Upper level no more than 50% of lot area	
Soft landscaped area	Minimum 15% lot area. The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.	
Principal Private Open Space (PPOS)	In density areas $\leq 20\text{dw}/\text{Ha}$: Min 16m ² with minimum dimension of 3m.	In density areas $\geq 25\text{dw}/\text{Ha}$: Min 16m ² with minimum dimension of 3m. 10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.
Solar access	In density areas $\leq 20\text{dw}/\text{Ha}$: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to 50% of the required PPOS of both the proposed development and the neighbouring properties.	In density areas $\geq 25\text{dw}/\text{Ha}$: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: <ul style="list-style-type: none"> all affected neighbouring properties and, at least 70% of the proposed dwellings.
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	
Garages and car parking	Single width garage or car space only. Carport and garage minimum internal dimensions: 3m x 5.5m. 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces. The garage must be less than 40% of the total area of the front façade.	
Layout	Driveway locations must be paired to preserve on-street parking spaces in front of lots. In density bands $\leq 25\text{ dw}/\text{Ha}$, total lot frontage of this lot type not to exceed 20% of the block length due to garage dominance and on-street parking impacts.	

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Table 17: Summary of key controls for lots with frontage width $\geq 9\text{m}$ and $\leq 15\text{m}$ for front accessed dwellings

Element	Control	
Front setback (min)	4.5m to building facade line; 3.5m to building façade fronting open space or drainage land 3.0m to articulation zone; 2.0m to articulation zone fronting open space or drainage land 5.5m to garage line and 1m behind the building line	
Side setback (min)	Detached boundary: Ground Floor: 0.9m Upper Floor: 0.9m	Lots with a zero lot boundary (side A): Ground Floor: 0m (Side A), 0.9m (Side B) Upper Floor: 1.5m(Side A), 0.9m (Side B)
Length of zero lot line on boundary	11m	
Rear setback (min)	4m (ground level) and 6m (upper levels)	
Corner lots secondary street setback (min)	2.0m	
Building height, massing and siting	2 storeys maximum (3rd storey subject to clause 7.4.5 (1))	
Site coverage	Single storey dwellings: 60% Lot $\leq 375\text{sqm}$, upper level no more than 40% of lot area. Lot $> 375\text{sqm}$, upper level no more than 35% of lot area.	
Landscaped area	Minimum 25% of allotment area	
Principal Private Open space (PPOS)	Minimum 20m ² with minimum dimension of 4.0m. 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)	
Garages and car parking	Lots $\geq 9\text{m}$ and $< 12.5\text{m}$: Where front accessed, single width garages only. Rear lane or side street accessed double garages permitted. Max. carport and garage door width not to exceed 3m (single) or 6m (double)	Lots $\geq 12.5\text{m}$ and $\leq 15\text{m}$: Front or rear accessed single, tandem or double garages permitted Triple garages are not permitted.
	1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.	

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Table 18: Summary of key controls for lots with frontage width > 15m for front accessed dwellings

Element	Control
Front setback (min)	4.5m to building facade line 3.5m to building façade fronting open space or drainage land 3.0m to articulation zone 2.0m to articulation zone fronting open space or drainage 5.5m to garage line and 1m behind the building line
Side setback (min)	Ground Floor: 0.9m (Side A), 0.9m (Side B) Upper Floor: 0.9m (Side A), 1.5m (Side B)
Rear setback (min)	4m (ground level) and 6m (upper levels)
Corner lots secondary street setback (min)	2.0m
Building height, massing and siting	2 storeys (3rd storey subject to clause 7.4.5 (1))
Site coverage	Single storey dwellings: 50% Two storey dwellings: 50% at ground floor and 30% at upper floor
Landscaped area	Minimum 30% of the allotment area
Principal Private Open Space (PPOS)	Minimum 24m ² with minimum dimension 4m 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).
Garages and car parking	Front or rear loaded double and tandem garages permitted Maximum garage door width 3m (Single) and 6m (Double) Triple garages are not permitted. 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.

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Table 19: Summary of key controls for lots in the Environmental Living Zone

Element	Control
Front setback (min)	4.5m to building facade line Façade articulation is to be behind the front setback Garage setback 1m behind the building façade line
Side setback (min)	Ground Floor: 1.5m Upper Floor: 1.5m (Side A), 3m (Side B)
Rear setback (min)	10m
Corner lots secondary street setback (min)	4.5m
Building height, massing and siting	2 storeys (3rd storey subject to clause 7.4.5 (1))
Site coverage	Single storey dwellings: 35% Two (or more) storey dwellings: 25% ground floor and 15% upper floors
Landscaped area	Single storey dwellings: Minimum 55% of the allotment area Two or more storey dwellings: Minimum 60% of the allotment area
Principal Private Open Space (PPOS)	Minimum 24m ² with minimum dimension 4m 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).
Garages and car parking	Front or rear loaded double and tandem garages permitted Maximum garage door width 3m (Single) and 6m (Double) where garages front a public road. Triple garages permitted where at least one garage door is not visible from the street or where the total width of the garages is less than 50% of the total width of the building façade. 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.

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7.4.2 Streetscape and Architectural Design

Growth Centres neighbourhoods will be composed of a variety of streets with different but equally appealing characters and built form intensity. In low density precincts, suburban streetscapes will be most common but there will also be some streets with a more urban village character. In higher density precincts, urban village streets will be more common but there will also be some suburban streetscapes. The objective is to avoid a monoculture of the one type of street which is neither a successful suburban or urban street.

Figure 37, illustrates how the designed combination of built form, lot size, setbacks, garaging and landscaping can create distinctive streetscape characters ranging from the low intensity 'garden suburban' character based on landscaped private space around buildings to the built form intensity and public landscapes of urban streets.

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Garden Suburban



Suburban



Urban

Figure 37: The combination of built form, lot size, garaging and landscaping creates different streetscapes.

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Objectives

- (a) To ensure that buildings are designed to enhance the built form and character of the neighbourhood by encouraging innovative and quality designs that contribute to unified streetscapes.
- (b) To encourage a diversity of house types.
- (c) To provide a clear distinction between private and public space and to encourage casual surveillance of the street.
- (d) To reinforce significant street intersections particularly on open space and other key strategic areas through articulation of corner buildings.

Controls

- (1) The primary street facade of a dwelling should address the street and must incorporate at least two of the following design features:
 - entry feature or porch;
 - awnings or other features over windows;
 - balcony treatment to any first floor element;
 - recessing or projecting architectural elements;
 - open verandah;
 - bay windows or similar features; or
 - verandahs, pergolas or similar features above garage doors.
- (2) Corner lot development should emphasise the corner. The secondary street facade for a dwelling on a corner lot should address the street and must incorporate at least two of the above design features. Landscaping in the front setback on the main street frontage should also continue around into the secondary setback.
- (3) Modulation of the façade should be integral to the design of the building, rather than an unrelated attached element.
- (4) 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). Council will consider alternative solutions to eaves so long as appropriate sun shading is provided to windows and display a high level of architectural merit.
- (5) The pitch of hipped and gable roof forms on the main dwelling house should be between 22.5 degrees and 35 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.
- (6) Front facades are to feature at least one habitable room with a window onto the street.
- (7) Carports and garages are to be constructed of materials that complement the colour and finishes of the main dwelling.
- (8) Streets should be fronted with similar housing types to create a consistent street character. For example, a 'garden suburban' street character will be created where most dwellings are detached on lot widths $\geq 15\text{m}$, perhaps with deeper lots allowing for larger front setbacks and generous landscaping around dwellings. A suburban street character will be created where most dwellings are front loaded, detached or zero lotted on lot widths between 9-15m. An urban street character will be created where most dwellings are zero lotted, attached/abutting on lot widths less than 9m with rear garages. Streetscape design principles are illustrated at [Figure 38](#).

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Garden Suburban streetscape principles



Suburban streetscape principles



Urban streetscape principles

Figure 30: Streetscape design principles

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7.4.3 Front Setbacks

Objectives

- (a) To enable the integration of built and landscape elements to create an attractive, visually consistent streetscape.
- (b) To encourage simple and articulated building forms.
- (c) To ensure garages do not dominate the streetscape.

Controls

- (1) Dwellings are to be consistent with the front setback controls and principles in the relevant Table 14 to Table 19, Figure 40 and Figure 40.
- (2) On corner lots, front setback controls are to be consistent with Figure 41.
- (3) To achieve a desired streetscape character, the building façade front setback for a series of lots can be more or less than the setbacks shown in Table 14 to Table 19 where agreed to as part of the preparation of a Building Envelopes Plan or integrated housing development application at subdivision approval and the front setbacks are attached to the lot titles. However, the front setback to garages must be a minimum of 5.5m.
- (4) Elements permitted in the articulation zone (shown on Figure 40 ,
- (5) Figure 41 and Figure 41) include those items listed in Control 7.4.2 (1).
- (6) Except for rear loaded garages, garages are to be setback at least 5.5m from the street boundary and at least 1m behind the building line of the dwelling.

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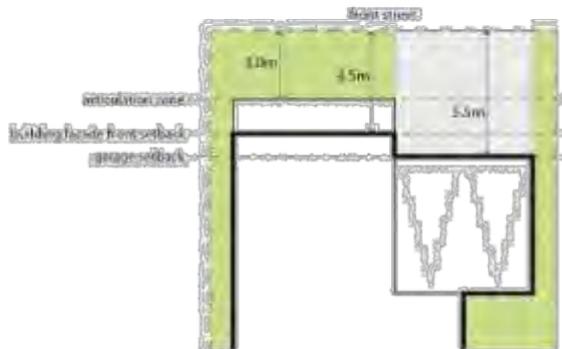


Figure 39: Minimum front setback distances

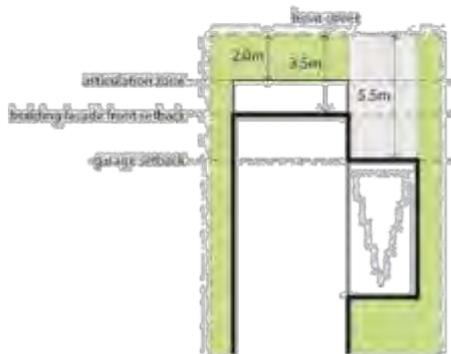


Figure 40: Minimum front setbacks for dwellings fronting open space or drainage land

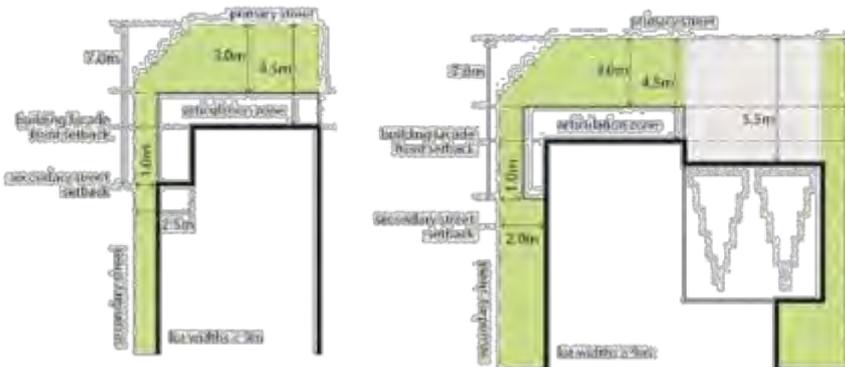


Figure 41: Minimum setbacks for corner lot dwellings

7.4.4 Side and Rear Setbacks

Objectives

- (a) To create an attractive and cohesive streetscape that responds to the character areas.
- (b) To minimise the impacts of development on neighbouring properties.
- (c) To provide appropriate separation between buildings.
- (d) To create opportunities for articulation on the side walls.

Controls

- (1) All development is to be consistent with the side and rear setback controls in the relevant **Table 14**, to **Table 19**, and principles in **Figure 42**.
- (2) The location of a zero lot line (Side A) is to be determined primarily by topography and should be on the low side of the lot to minimise water penetration and termite issues. Other factors to consider include dwelling design, adjoining dwellings, landscape features, street trees, vehicle crossovers and the lot orientation as illustrated at **Figure 42**.
- (3) For attached or semi-detached dwellings the side setback only applies to the end of a row of attached housing, or the detached side of a semi-detached house.
- (4) Pergolas, swimming pools and other landscape features/structures are permitted to encroach into the rear setback.
- (5) The minimum setback to dwellings from a side boundary that adjoins Public Recreation or Drainage land shall be:
 - 3m in the R2, R3 and R4 zones.
 - 4.5m in the Environmental Living zone.
- (6) For dwellings with a minimum 900mm side setback, projections permitted into side and rear setback areas include eaves (up to 450 millimetres wide), fascias, sun hoods, gutters, down pipes, flues, light fittings, electricity or gas meters, rainwater tanks and hot water units.
- (7) No overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefited lot will be permitted within the easement. Any services and projections permitted under Clause 4.4 (6) within the easement to the burdened lot dwelling should not impede the ability for maintenance to be undertaken to the benefited lot.
- (8) For battle-axe lots without a street facing elevation setbacks are to be determined in the context of surrounding lots, built form and the location of private open space. An example is shown in **Figure 43**.
- (9) **Figure 43**.
- (10) The upper floor of dwellings on battle-axe lots must be setback so as not 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 privacy.
- (11) For a battle-axe lot with direct frontage to land zoned for a public purpose or a street facing elevation (such as access denied lots), the front setback controls in Section 7.4.3 are to apply to the lot boundary adjoining the public purpose zone, and side and rear setbacks are to apply to lot boundaries determined relative to the front setback boundary as shown in **Figure 44**.
- (12) For corner lots $\geq 15m$ lot width with shallow depths (i.e. approximately square corner lots) the rear setback can be varied to be consistent with the side setbacks in **Table 17** and **Table 18** provided the minimum private open space and solar access requirements to the proposed and adjoining properties are met.

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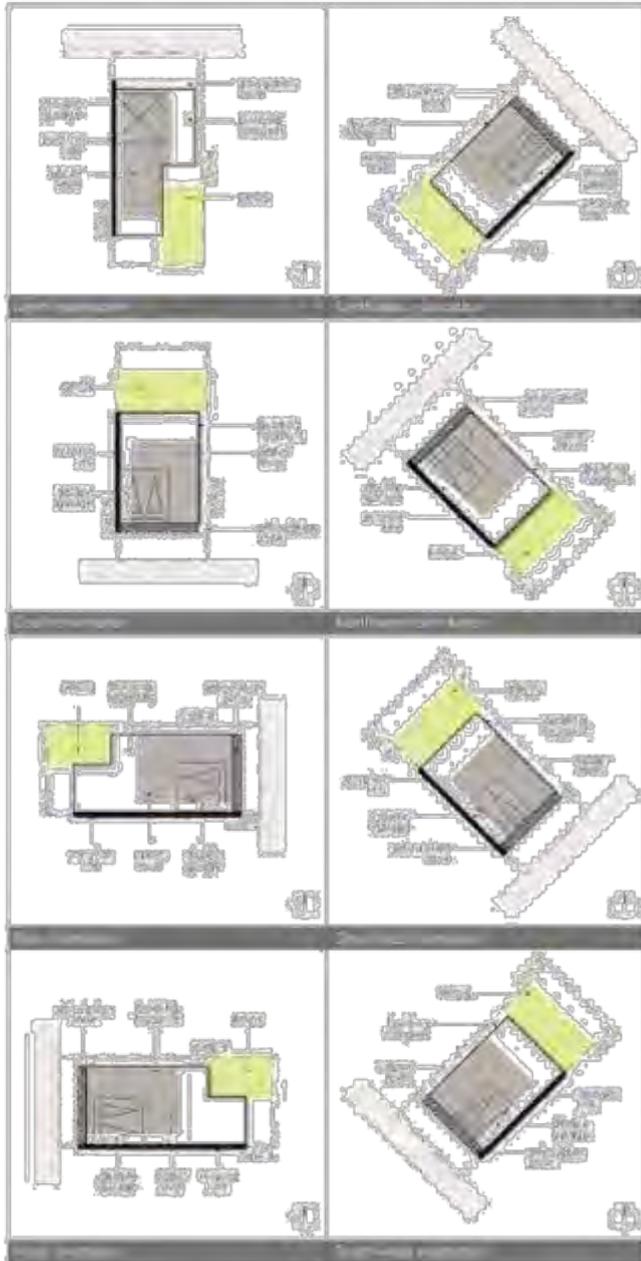


Figure 42: Dwelling and open space siting principles for different lot orientations

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Figure 43: Battle axe lot (without any street frontage) example of setbacks

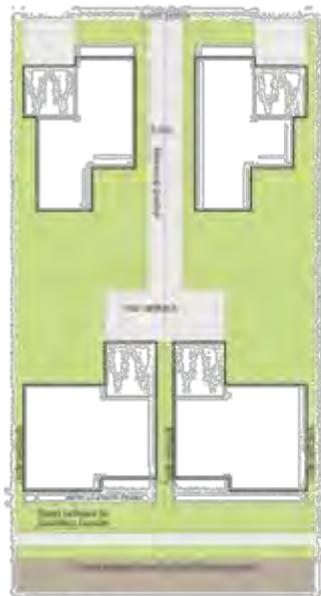


Figure 44: Battle axe lot (fronting access denied road) setbacks

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7.4.5 Dwelling Height, Massing and Siting

Objectives

- (a) To ensure development is of a scale appropriate to protect residential amenity.
- (b) To ensure building heights achieve built form outcomes that reinforce quality urban and building design.

Controls

- (1) Dwellings are to be generally a maximum of 2 storeys high. Council may permit a 3rd storey if it is satisfied that:
 - the dwelling is located on a prominent street corner; or
 - the dwelling is located adjacent to a neighbourhood or local centre, public recreation or drainage land, a golf course, or a riparian corridor; or
 - the dwelling is located on land with a finished ground level slope equal to or more than 15%, and is 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; or
 - the third storey is within the roof line of the building (i.e. an attic).

Note: Reference should be made to clause 4.3 of the relevant Precinct Plan for statutory height limits.

- (2) All development is to comply with the maximum site coverage as indicated in the relevant **Table 14** to **Table 19**.
- (3) Site coverage is the proportion of the lot covered by a dwelling house and all ancillary development (e.g. carport, garage, shed) but excluding unenclosed balconies, verandahs, porches, alfresco areas etc.
- (4) The ground floor level shall be no more than 1m above finished ground level.
- (5) Dwellings on a battle-axe-lot without public open space or street frontage are to be a maximum of 2 storeys high.

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7.4.6 Landscaped Area

Landscaped area is defined as an area of open space on the lot, at ground level, that is permeable and consists of soft landscaping, turf or planted areas and the like.

Objectives

- (a) To encourage the use of native flora species and low maintenance landscaping.
- (b) To contribute to effective stormwater management, management of micro-climate impacts and energy efficiency.
- (c) To ensure a balance between built and landscaped elements in residential areas.
- (d) To create the desired street character.

Controls

- (1) The minimum soft landscaped area within any residential lot is to comply with the controls and principles in the relevant **Table 14** to **Table 19**, **Figure 45** illustrates areas of a lot that can contribute towards the provision of soft landscaped area and principal private open space.
- (2) Plans submitted with the development application must indicate the extent of landscaped area and nominate the location of any trees to be retained or planted.
- (3) Surface water drainage shall be provided as necessary to prevent the accumulation of water.
- (4) Use of low flow watering devices is encouraged to avoid over watering. Low water demand drought resistant vegetation is to be used for the majority of landscaping, including native salt tolerant trees.

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Figure 45: Soft landscaped area and principal private open space

7.4.7 Private Open Space

Objectives

- (a) To provide a high level of residential amenity with opportunities for outdoor recreation and relaxation.
- (b) To enhance the spatial quality, outlook, and usability of private open space.
- (c) To facilitate solar access to the living areas and private open spaces of the dwelling.

Controls

- (1) Each dwelling is to be provided with an area of Principal Private Open Space (PPOS) consistent with the requirements of the relevant [Table 14 to Table 19](#).
- (2) The location of PPOS is to be determined having regard to dwelling design, allotment orientation, adjoining dwellings, landscape features, topography.
- (3) 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 part or all of the PPOS is permitted as a semi-private patio, balcony or rooftop area, it must be directly accessible from a living area.
- (4) Open space at the front of the dwelling can only be defined as PPOS where this is the only means of achieving the solar access requirements of control 1 above. PPOS at the front of a dwelling must be designed to maintain appropriate privacy (for example raised level above footpath or fencing or hedging) and be consistent with the streetscape design controls in Section 7.4.2.

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7.4.8 Garages, Storage, Site Access and Parking

Objectives

- (a) To control the number, dimensions and location of vehicle access points. To reduce the visual impact of garages, carports, and parking areas on the streetscape.
- (b) To provide safe, secure and convenient access to parking within garages, carports and parking areas, with casual surveillance of private driveways from dwellings and from the street.
- (c) To minimise conflict between pedestrians and vehicles at the junction of driveways and footpaths.
- (d) To provide predominantly on-site parking for residents.

Controls

- (1) 1-2 bedroom dwellings will provide at least 1 car space.
- (2) 3 bedroom or more dwellings will provide at least 2 car spaces.
- (3) At least one car parking space must be located behind the building façade line where the car parking space is accessed from the street on the front property boundary.

Note: A car space may include a garage, carport or other hard stand area constructed of materials suitable for car parking and access. The required car parking spaces specified above may be provided using a combination of these facilities, including use of the driveway (within the property boundary only) as a parking space.

- (4) Vehicular access is to be integrated with site planning from the earliest stages of the project to eliminate/reduce potential conflicts with the streetscape requirements and traffic patterns, and to minimise potential conflicts with pedestrians.
- (5) Driveways are to have the smallest configuration possible (particularly within the road verge) to serve the required parking facilities and vehicle turning movements and shall comply with AS2890.
- (6) The location of driveways is to be determined with regard to dwelling design and orientation, street gully pits and trees and is to maximise the availability of on-street parking.

Notes: Section 2.3.3 requires plans of subdivision to nominate driveway locations and preferred building envelopes. The design of dwellings should refer to the approved subdivision plans and be consistent with the nominated driveway locations to the greatest practical extent.

Controls for driveways and access to corner lots are contained in Section 7.2.2 and Figure 34.

- (7) Driveways are not to be within 1m of any drainage facilities on the kerb and gutter.
- (8) Planting and walls adjacent to driveways must not block lines of sight for pedestrians, cyclists and motorists.
- (9) Driveways are to have soft landscaped areas on either side, suitable for water infiltration.
- (10) Garages are to be designed and located in accordance with the controls in relevant [Table 14](#) to [Table 19](#).
- (11) Garage design and materials are to be consistent with the dwelling design.

For front loaded garages:

- (12) Single garage doors should be a maximum of 3m wide and double garage doors should be a maximum of 6m wide.
- (13) Minimum internal dimensions for a single garage are 3m wide by 5.5m deep and for a double garage 5.6m wide by 5.5m deep.
- (14) Garage doors are to be visually recessive through use of materials, colours, and overhangs such as second storey balconies.
- (15) Three car garages are only permitted in the Environmental Living and Large Lot Residential zones where:
 - At least one of the garage doors is not directly visible from a public road; or
 - One of the car spaces is in a stacked configuration; or
 - The total width of the garage is not more than 50% of the length of the building facade.

For garages accessed from a laneway or shared driveway:

- (16) Minimum garage door width of 2.4m (single) and 4.8m (double).
- (17) All garages, site access and parking will be designed in accordance with the Department of Planning and Environment Delivery Note: Laneways.

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7.4.9 Visual and Acoustic Privacy

Objectives

- (a) 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.

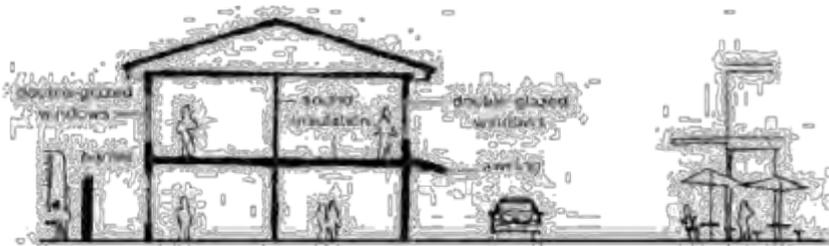


Figure 46: Strategies for Minimising Noise Transmission

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7.4.10 Fencing

Objectives

- (a) 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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7.5 Additional Controls for Certain Dwelling Types

7.5.1 Attached or Abutting Dwellings

Additional controls for attached or abutting dwellings are outlined below, and should be read in conjunction with those in Section 7.3

Objectives

- (a) To ensure that the development of attached or abutting dwellings creates an architecturally consistent street character.

Controls

- (1) It is preferred that garages for attached dwellings are located at the rear of the lot. Where attached dwellings have frontage to a collector road, all vehicle access and parking is to be located at the rear of the lot.
- (2) Attached or abutting dwellings should have a pleasing rhythm and order when seen together as a group, rather than appear as a random arrangement of competing dwellings. Each dwelling should benefit from the unified design of the whole form, a co-ordinated style and base colour palette. Individuality can be added as small details or accent colours, rather than strikingly different forms.

7.5.2 Secondary Dwellings, Studio Dwellings and Dual Occupancies

Controls for secondary dwellings, studio dwellings or dual occupancies are in part determined by whether the secondary, principal or dual occupancy dwelling is proposed at the time of the application or at some point in the future to be strata subdivided. Strata subdivisions create the need for separate or common property dwelling entries, parking and open space to service each dwelling.

The **Glossary** of this DCP provides further explanation and examples of secondary dwelling, studio dwellings or dual occupancy types. The controls that follow apply to all forms of secondary dwellings, studio dwellings and dual occupancies.

Objectives

- (a) To enable the development of a diversity of dwelling types.
- (b) To contribute to the availability of affordable housing.
- (c) To promote innovative housing solutions that are compatible with the surrounding residential environment.
- (d) To provide casual surveillance to rear lanes.

Controls - Secondary dwellings and studio dwellings

- (1) Secondary dwellings and studio dwellings are to comply with the controls in Section 7.3, except where the controls in this clause differ, in which case the controls in this clause take precedence.
- (2) Secondary dwellings and studio dwellings are to comply with the key controls in

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Table 20,

- (3) The maximum site coverage control for upper floors in the relevant **Table 14** to **Table 19**, may be exceeded by the combined upper floor coverage of the secondary or studio dwelling and principal dwelling, providing that:
 - The privacy of the principal dwelling and dwellings on adjoining land is not compromised; and
 - Solar access to the principal private open space of neighbouring lots is not significantly reduced.
- (4) The maximum gross floor area of a studio dwelling is 75m².
- (5) The finishes, materials and colours of the secondary dwelling or studio dwelling are to complement the principal dwelling in its construction features.
- (6) For secondary dwellings, windows and private open spaces must not overlook the private open space of any adjacent dwellings. For studio dwellings, windows and private open spaces must not overlook the private open space of any adjacent dwellings including the principal dwelling. Windows that potentially overlook adjacent lots must either have obscured glazing, be screened or have a minimum sill height of 1.5m above floor level.
- (7) Secondary or studio dwellings and associated garages may have a zero lot setback to one side boundary and may be attached to another garage/secondary dwelling on an adjoining lot, particularly where the secondary or studio dwelling is associated with an attached or semi-detached dwelling.

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Table 20

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Table 20: Key controls for secondary dwellings and studio dwellings

Element	Secondary Dwelling	Studio Dwelling (strata)
On-site car parking	No additional car parking space required.	One additional dedicated on-site car parking space. Car parking space to be located behind building facade line of principal dwelling. Car parking space not to be in a stacked configuration.
Principal Private open space	No separate private open space required.	Balcony accessed directly off living space having minimum size of 8.0m ² with minimum dimension of 2m .
Subdivision	Subdivision from principal dwelling not permitted.	Strata title subdivision only from the principal dwelling on the land
Access	Separate direct access to a street, laneway or shared driveway way not required.	Access to be separate from the principal dwelling and is to front a public street, lane or shared private access way or Combined access for the principal dwelling and secondary dwelling to be through communal land as shown on the strata plan.
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 so that bins are not visible from public street or laneway. To be located on a street address that is able to be accessed by garbage collection and mail delivery services. May be serviced from the front residential street via the principal dwelling lot.

- (8) Where the secondary or studio dwelling is built to a zero lot line on a side boundary, windows are not to be located on the zero lot wall unless that wall adjoins a laneway, public road, public open space or drainage land.
- (9) Studio dwellings are to have balconies or living areas that overlook laneways for casual surveillance.
- (10) Rear garages with secondary or studio dwellings may have first level balconies facing the lane provided the balcony remains within the lot boundary. Where 2m deep, overhanging balconies for private open space requirements of studio dwellings are located along a lane, the application must demonstrate how garages setback underneath avoid creating an overly wide lane and ambiguous space opportunities for illegally parked cars, trailers, bins etc.
- (11) Where a secondary or studio dwelling is built over a rear garage and separated from the upper levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and the secondary or studio dwelling.
- (12) Studio dwellings are to be located at the rear of the lot only where the lot has access from a rear lane or secondary street on a corner lot.
- (13) Studio dwellings must comply with separation controls nominated in Australian Standards and the National Construction Code.
- (14) Studio dwellings are not permitted where the principal dwelling is an attached dwelling, unless:
 - The studio dwelling is located above a rear loaded garage; and
 - The studio dwelling has direct access to a public road or laneway; and
 - Garbage and mail facilities are accessible by residents and by service vehicles.

Controls – Dual occupancies

- (1) Dual occupancies are to comply with the controls in Section 7.3, except where the controls in this clause differ, in which case the controls in this clause take precedence.
- (2) The maximum site coverage control for second storeys in the relevant ~~Table 14~~, ~~Table 19~~ may be exceeded by the combined 2nd storey coverage of both dwellings in a dual occupancy, providing that:
 - The privacy of the principal dwelling and dwellings on adjoining land is not compromised; and

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- Solar access requirements for the principal private open space can be met for the principal dwelling and dwellings on adjoining lots.
- (3) The design of both dwellings in a dual occupancy development is to be consistent in construction features, finishes, materials and colours.
- (4) Detached dual occupancy dwellings are not to include zero lot lines for the second dwelling where the second dwelling is located at the rear of the lot.
- (5) Dual occupancy development is not permitted on a lot that contains an attached dwelling.
- (6) Dual occupancy dwellings are permitted at the rear of lots (i.e. behind a dwelling that has frontage to a principal street, whether attached or detached to that dwelling) only where:
 - Each dwelling has direct pedestrian and vehicle access to a public road; and
 - Garbage and mail facilities are accessible by service vehicles and by the occupants of the dwellings.
- (7) Dual occupancy development referred to in control 6 above is preferred to be located on corner lots.
- (8) For dual occupancies on corner lots, the rear setback can be varied to be consistent with the side setbacks in Section 7.4.4 provided the minimum private open space and solar access requirements to the proposed and adjoining properties are met.
- (9) Where the dual occupancy dwellings are to be strata subdivided:
 - private open space is to be provided for each dwelling in accordance with the relevant controls in ~~Table 14~~, ~~Table 19~~, or
 - shared private open space is to be provided equivalent to 15% of the site area and shown as communal space on the strata plan, and a minimum area of private open space of 10m² with a minimum dimension of 2.5m is to be provided for each dwelling.
- (10) The minimum landscaped area on a lot containing a dual occupancy development is to be 20% of the site area.
- (11) Where practical for front loaded driveway access, shared driveway crossings of the nature strip are to be provided to service both dwellings.

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7.5.3 Multi Dwelling Housing

Objectives

- (a) To ensure that the design of multi-dwelling housing is consistent with the character of residential areas within the Precinct.
- (b) To ensure the quality of multi-dwelling housing is of a high quality and contributes to the amenity of residents.

Controls

- (1) Multi-dwelling housing sites are to have direct frontage to a public road (i.e. not on battle-axe lots).
- (2) Multi-dwelling housing is to comply with the controls in Table 21.
- (3) Controls for adaptable dwellings (requirement triggered by minimum number of dwellings in development, located elsewhere in DCP) also apply to multi-dwelling housing. Adaptable dwellings are preferably to be single level accommodation at ground level and be located on the street frontage.
- (4) A landscape plan is to be submitted with every application for multi-dwelling housing.
- (5) Where a multi dwelling housing development includes a studio dwelling with rear lane vehicle access, the controls for a studio dwelling shall apply.

Table 21: Key controls for multi dwelling housing

Element	Controls
Site coverage (maximum)	50%
Landscaped area (minimum)	30% of site area
Principal Private open space (PPOS)	Min 16m ² with minimum dimension of 3m. 10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.
Front setback (minimum)	4.5m to building façade line; 3.0m to articulation zone
Corner lots secondary street setback (min)	2m
Side setback (minimum)	Ground floor 0.9m. Upper floor 0.9m
Rear setback (minimum)	4m (excluding rear lane garages or studio dwellings) 0.5m to rear lane (garages or studio dwellings)
Zero lot line (minimum)	Not permitted on adjacent lot boundaries (except rear lane garages and studio dwellings)
Internal building separation distance (minimum)	5m (unless dwellings are attached by a common wall)
Car parking spaces	1 car parking space per dwelling, plus 0.5 spaces per 3 or more bedroom dwelling, plus 1 visitor space per 5 dwellings. Car parking spaces to be behind building line or garages fronting the street to be set back a minimum of 1m from the building setback Where garages front the street, the maximum width of a garage door is 6m and each garage is to be separated by a dwelling façade or landscaped area.
Garages and car parking dimensions (minimum)	Covered: 3m x 5.5m Uncovered: 2.5m x 5.2m Aisle widths must comply with AS 2890.1 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.

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7.5.4 Controls for Residential Flat Buildings, Manor Homes and Shop Top Housing

The controls in clause 7.5.3 do not apply to residential flat buildings, manor homes and shop top housing, unless specifically referenced in the provisions that follow. The following clauses set out the controls for these types of housing. Additional controls for residential flat buildings and shop top housing may be contained in SEPP 65 – Design Quality of Residential Flat Development.

Objectives

- (a) To establish a high quality residential environment where all dwellings have a good level of amenity.
- (b) To encourage a variety of housing forms within residential areas.
- (c) To ensure the provision of housing that will, in its adaptable features, meet the access and mobility needs of any occupant.

Controls

- (1) In density areas of 20dw/Ha and 25dw/Ha, manor homes may only be located on corner lots.
- (2) Residential flat buildings are to:
 - be located on sites with a minimum street frontage of 30m, and
 - have direct frontage to an area of the public domain (including streets and public parks), 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.
- (3) All residential flat buildings are to be consistent with:
 - the guidelines and principles outlined in SEPP No. 65 – Residential Flat Development; and
 - the primary controls set out in [Table 22](#), which take precedence over the above where there is any inconsistency.
- (4) In all residential flat building developments containing 10 dwellings or more, a minimum of 10% of all apartments are to be designed to be capable of adaptation for access by people with all levels of mobility. Dwellings must be designed in accordance with the *Australian Adaptable Housing Standard (AS 4299-1995)*, which includes 'pre-adaptation' design details to ensure visitability is achieved.
- (5) Where possible, adaptable dwellings are to be located on the ground floor. Dwellings located above the ground level of a building may only be provided as adaptable dwellings where lift access is available within the building. The lift access must provide access from the basement to allow access for people with disabilities.
- (6) The development application must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the *Australian Adaptable Housing Standard (AS 4299-1995)*.
- (7) Car parking and garages allocated to adaptable dwellings must comply with the requirements of Australian Standards for disabled parking spaces.
- (8) A landscape plan is to be submitted with every application for residential flat buildings.

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Table 22. Key controls for residential flat buildings, manor homes and shop top housing

Element	R2, R3 zones (shop top housing only)	R3, R4 zones (residential flat buildings)	R2, R3, R4 zones Manor home	B1, B2, B3 and B4 zones
Site coverage (maximum)	50% of site area	50%	50% of site area	N/A
Landscaped area (minimum)	30% of site area	30% of site area	30% of site area	N/A
Communal open space	15% of site area where the development includes 4 or more dwellings	15% of site area	Not required.	15% of site area. This control is able to be varied where the applicant demonstrates the development has good access to public open space or where the area of private open space is more than the minimum specified below.
Principal Private open space (PPOS)	Min. 8m ² per dwelling with min. dimension of 2.0m	Min. 10m ² per dwelling with min. dimension of 2.5m	Minimum 16m ² per dwelling with min. dimension of 3.0m; or Min. 8m ² per dwelling with min. dimension of 2.0m if provided as balcony or rooftop.	Min. 8m ² per dwelling with min. dimension of 2.0m
Front setback (minimum)	Determined by ground floor setback	6m Balconies and other articulation may encroach into the setback to a maximum of 4.5m from the boundary for the first 3 storeys, and for a maximum of 50% of the façade length.	4.5m to building façade line. 3m to articulation zone. 5.5m to garage line and 1m behind the building line.	<i>Residential flat buildings:</i> 4.5m to building façade line <i>Shop top housing:</i> 0m for first floor 4m for floors above first floor
Corner lots secondary street setback (minimum)	3m	6m	2m	<i>Residential flat buildings:</i> 4.5m to building façade line <i>Shop top housing:</i> 0m for first floor 4m for floors above first floor
Side setback (minimum)	2m	Buildings up to 3 storeys: 3m Buildings above 3 storeys: 6m	Buildings up to 2 storeys 1.5m	Refer to Other Part of DCP regarding B zonings.
Rear setback (minimum)	4m (excluding garages)	6m	4m (excluding rear garages)	8m
Zero lot line (minimum)	Not permitted	Not permitted	Not permitted to adjacent lots	Permitted on side boundaries only
Habitable room/balcony separation distance (minimum) for buildings 3 storeys and above	12m	12m	N/A	Refer to Other Part of DCP regarding B zonings.

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Element	R2, R3 zones (shop top housing only)	R3, R4 zones (residential flat buildings)	R2, R3, R4 zones Manor home	B1, B2, B3 and B4 zones
Car parking spaces	1-2 bedrooms: 1 space (min) 3 bedrooms or more: 2 spaces (min) – may be provided in a 'stack parking' configuration. Garages to be set back 1m behind the building line	1 space per dwelling, plus 0.5 spaces per 3 or more bedroom dwelling. May be in a 'stack parking' configuration. Car parking spaces to be located below ground or behind building line 1 visitor car parking space per 5 apartments Bicycle parking spaces: 1 per 3 dwellings	1-2 bedrooms: 1 space (min) 3 bedrooms or more: 2 spaces (min) – may be provided in a 'stack parking' configuration.	1 space per dwelling, plus 0.5 spaces per 3 or more bedroom dwelling. May be in a 'stack parking' configuration. Car parking spaces to be located below ground or behind the building 1 visitor car parking space per 5 apartments (may be above ground) Bicycle parking spaces: 1 per 3 dwellings
Garage Dominance	N/a	A maximum of two garage doors per 20m of lot frontage facing any one street frontage.	A maximum of two garage doors facing any one street frontage.	N/a
Garages and car parking dimensions (min)	Covered: 3m x 5.5m Uncovered: 2.5m x 5.2m Aisle widths must comply with AS 2890.1			

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 Sustainable Building Design

Objectives

- (a) To ensure that developments are environmentally sustainable in terms of energy and water use.
- (b) To reduce consumption of potable water and waste water discharge.
- (c) To maximise opportunities for natural ventilation in development.
- (d) 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.

8.2 Stormwater and Construction Management

Objectives

- (a) To manage stormwater discharge in a manner that minimises impacts on downstream receiving waters.
- (b) 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.

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8.3 Waste Management

Objectives

- (a) To avoid the generation of waste through design, material selection and building practices.
- (b) To encourage waste minimisation, including source separation, reuse and recycling.
- (c) 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.

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8.4 Site Facilities and Servicing

Objectives

- (a) To ensure that adequate provision is made for site facilities.
- (b) To ensure that site facilities are functional and accessible and are easy to maintain.
- (c) 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.

8.5 Sex Services Premises and Restricted Premises

Objectives

- (a) 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.

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8.6 Safety and Surveillance

Objectives

- (a) To ensure that the siting and design of buildings and spaces, through casual surveillance, decreases the opportunity for crime.
- (b) 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).



ORD02

Attachment 3

Part B:
Site Specific DCPs

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 23**, below is to be updated. Appendix B sets out the matters to be addressed within the Part B DCP for each special area.

Table 23: Adoption Dates of Part B DCP Amendments

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

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Turner Road Precinct Development Control Plan 2007

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.

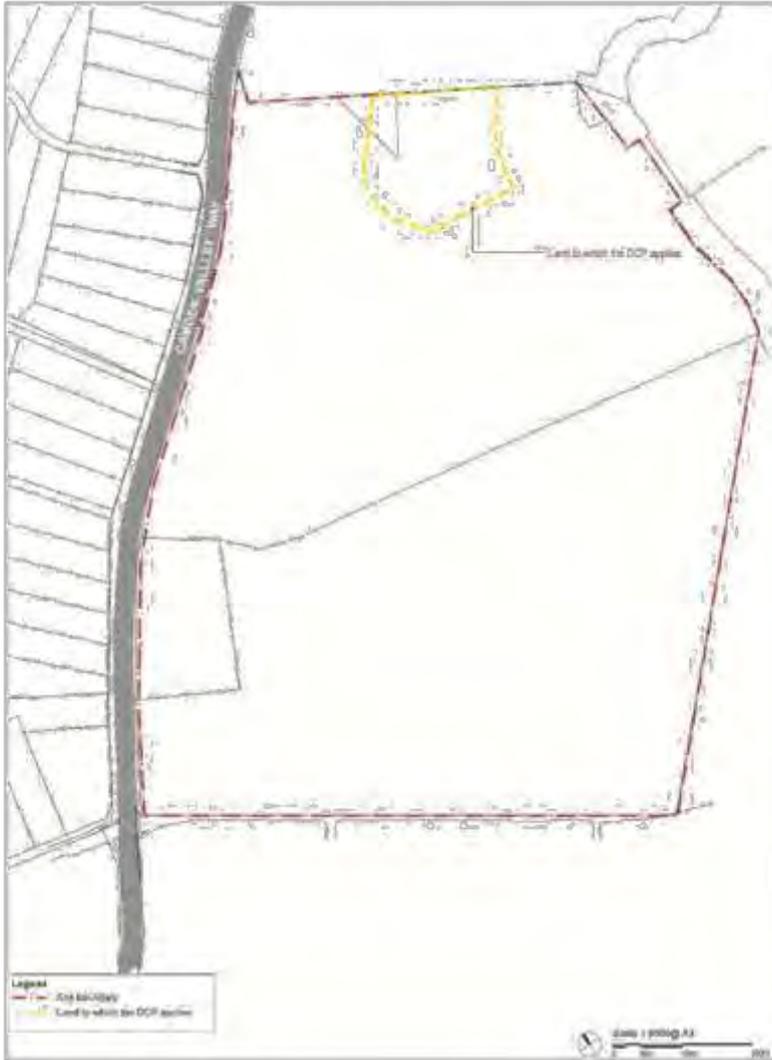


Figure 1: Land to which this Part applies

Turner Road Precinct Development Control Plan 2007

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

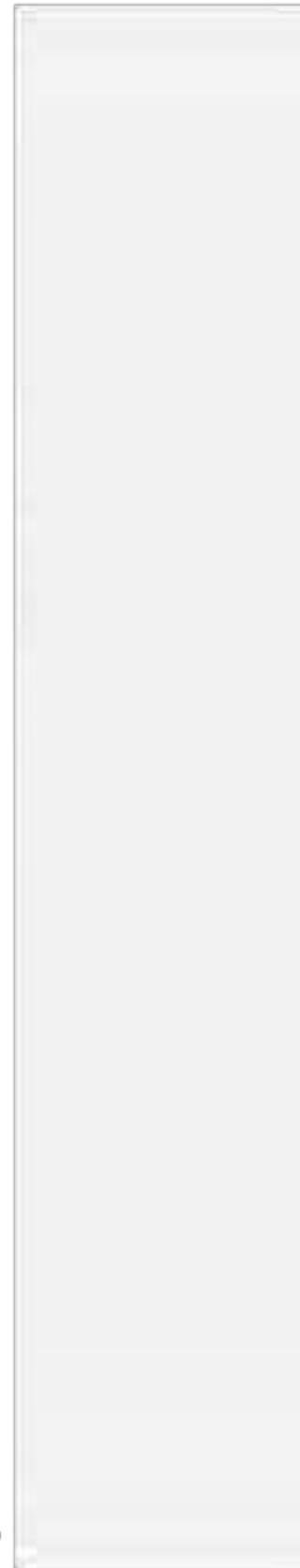
1.3 Structure of this Part

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.



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2.0 Vision and Development Objectives

2.1 Vision and Development Objectives

The vision and objectives are:

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

2.2 Controls

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

Layout

- A central 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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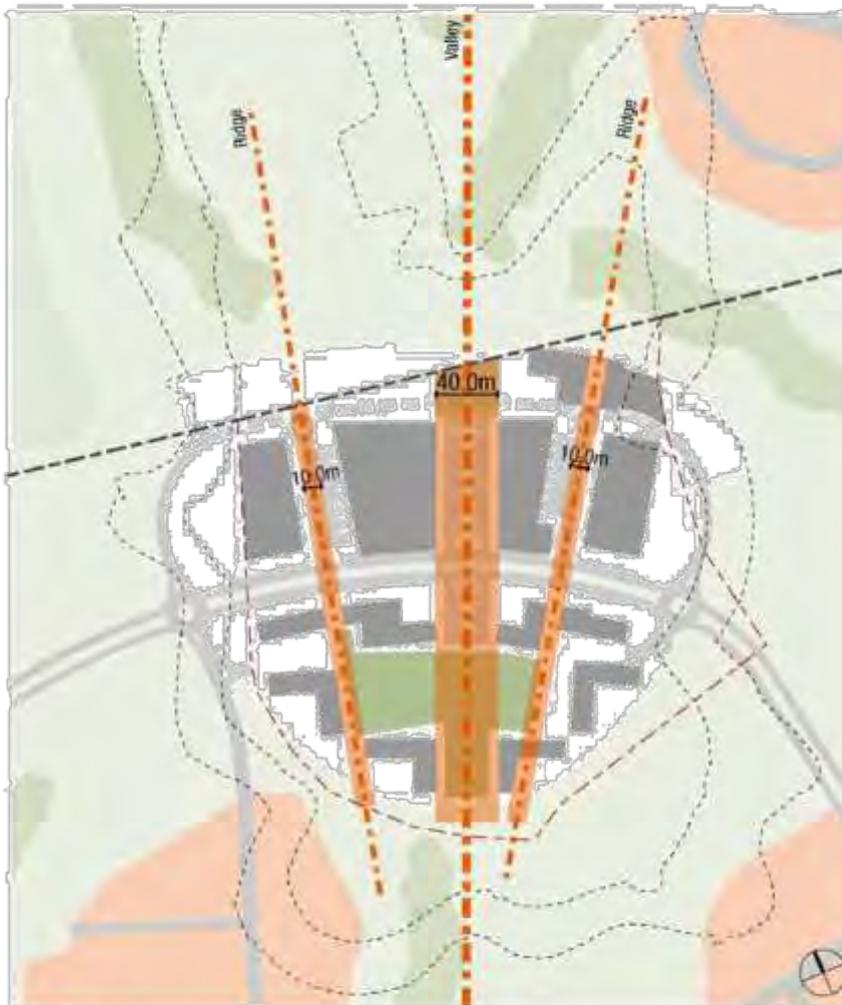


Figure 2: Principle north south axis along the Valley and secondary axes along the ridgelines providing view corridors and view cone

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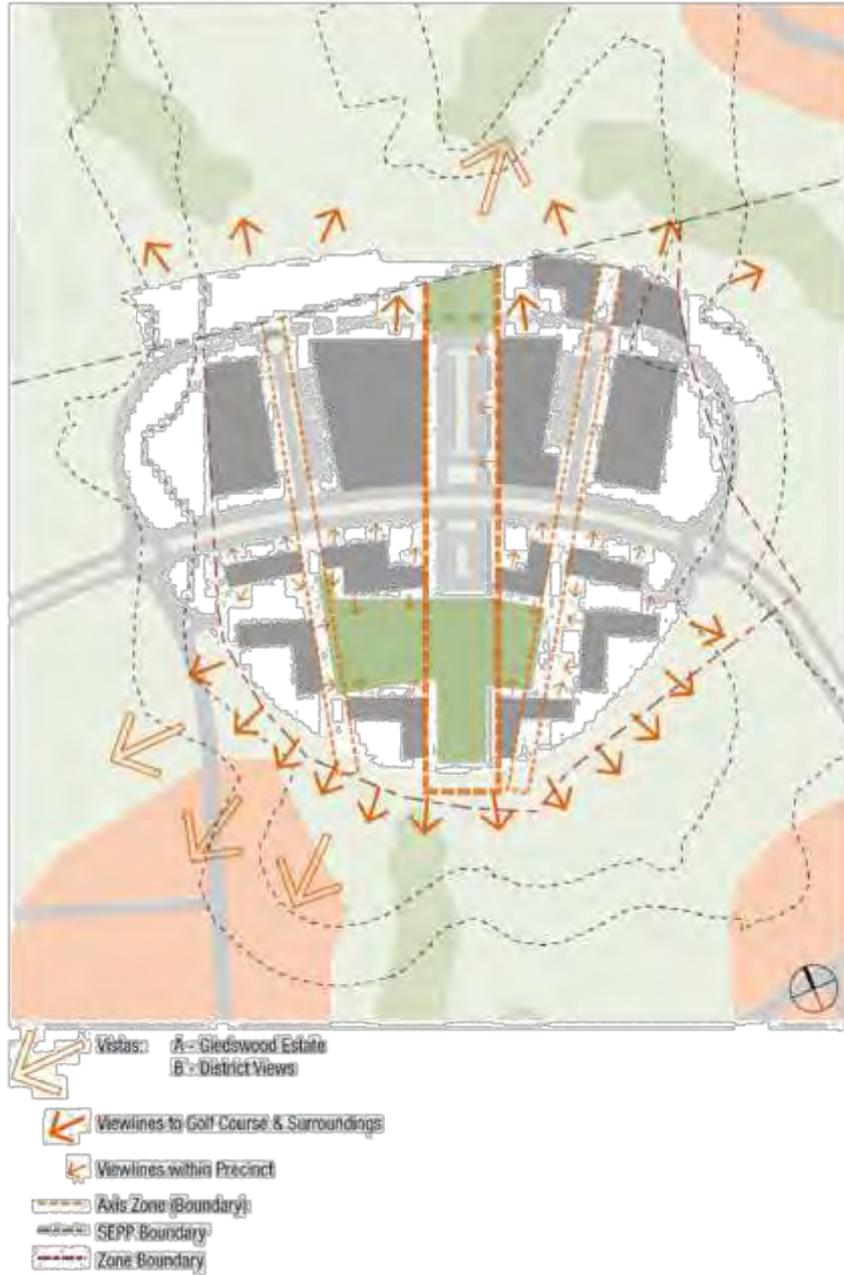


Figure 3: Views and vistas available from The Entertainment Precinct

Turner Road Precinct Development Control Plan 2007

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

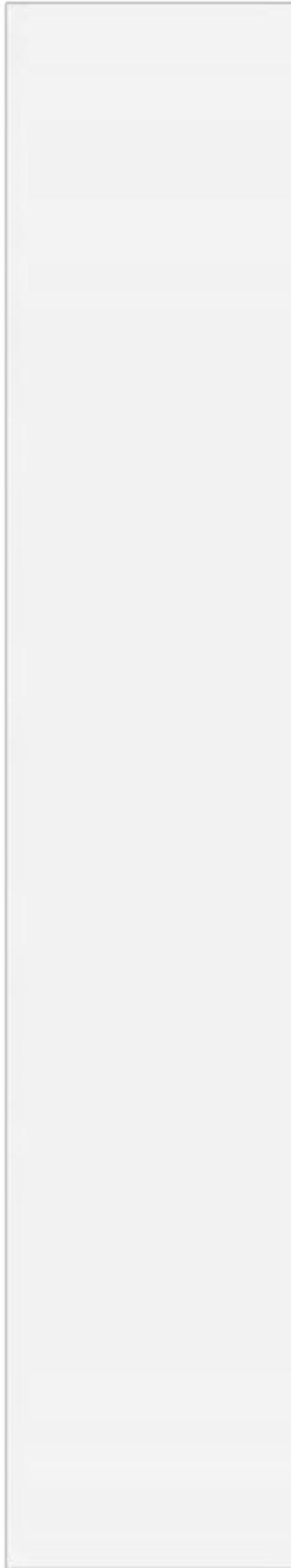
- (1) Development of The Entertainment Precinct is to respond to and demonstrate achievement of the design outcomes depicted in Figures 4, 5, and 6.
- (2) Development shall be generally consistent with the following design outcomes:

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;
- A break in the median along the east west road is permissible to facilitate vehicular access between the east west road and the existing country club on Lot 3 DP 1175488
- 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.



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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 Spire 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

Turner Road Precinct Development Control Plan 2007

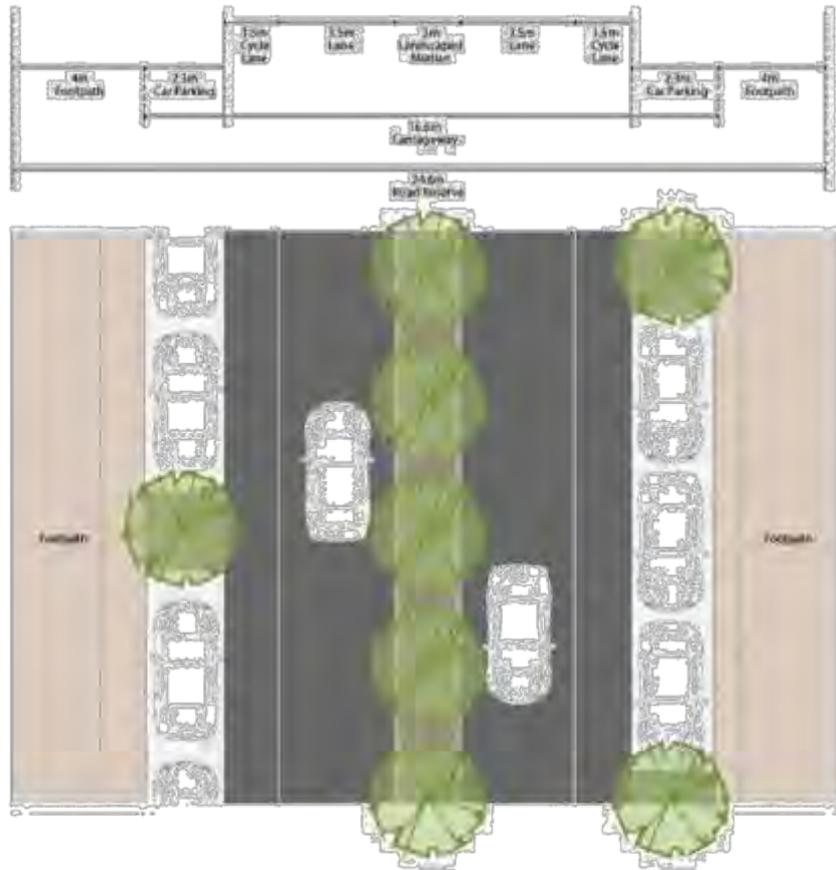


Figure 5: Cross section of the east west road treatment

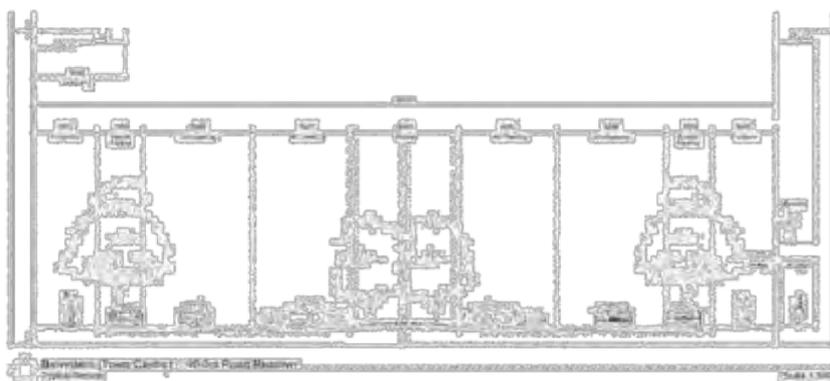


Figure 6: Cross section of the north south centre street treatment

Turner Road Precinct Development Control Plan 2007

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.

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Figure 7: Open unbuilt upon areas within The Entertainment Precinct

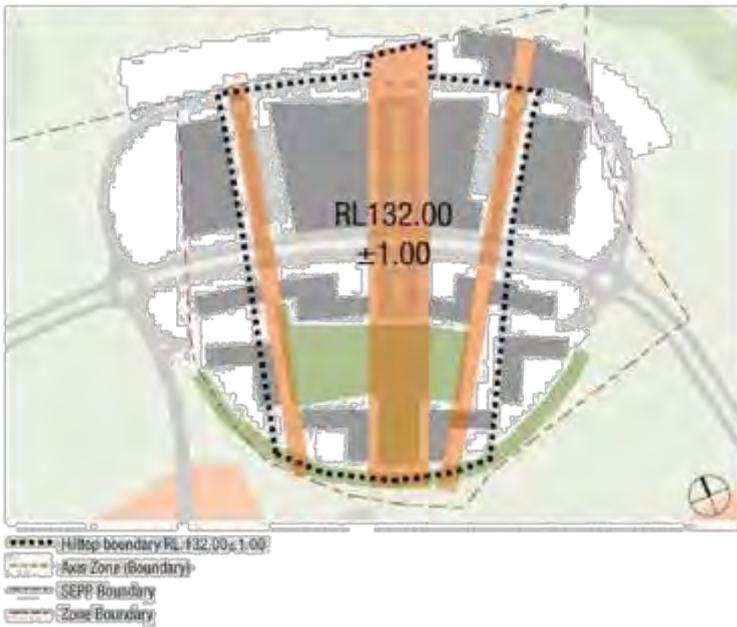


Figure 8: Target contour levels for The Entertainment Precinct

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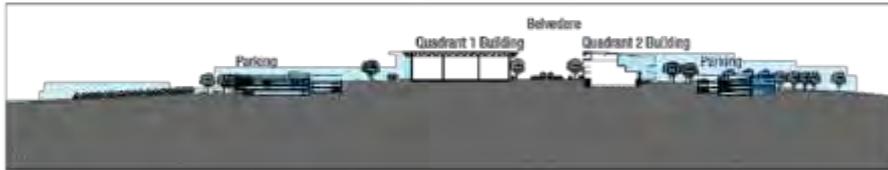


Figure 9: Typical east west section through quadrants 1 and 2

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.

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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 GLAR of "shop" premises. Any individual "shop" premises is to be no more than 500m² GLAR;
- (3) All non-residential development must include a signage strategy that demonstrates the integration of business and building identification signage into the overall building design;
- (4) 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.

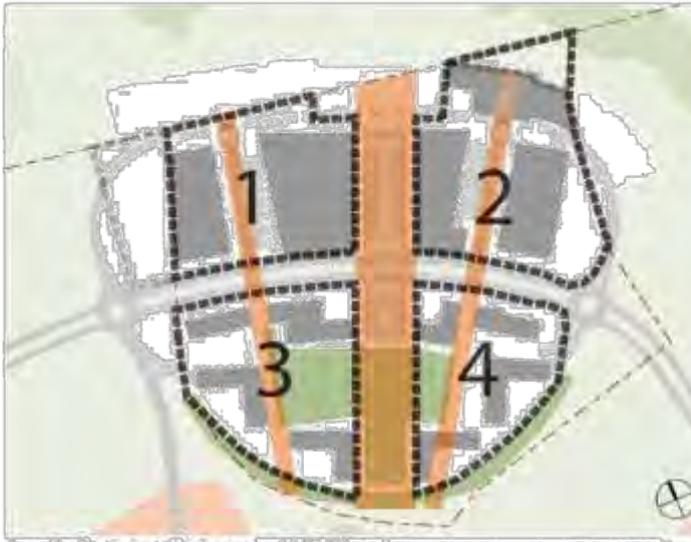
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South western quadrant (3)

- 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
- SRPP 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.

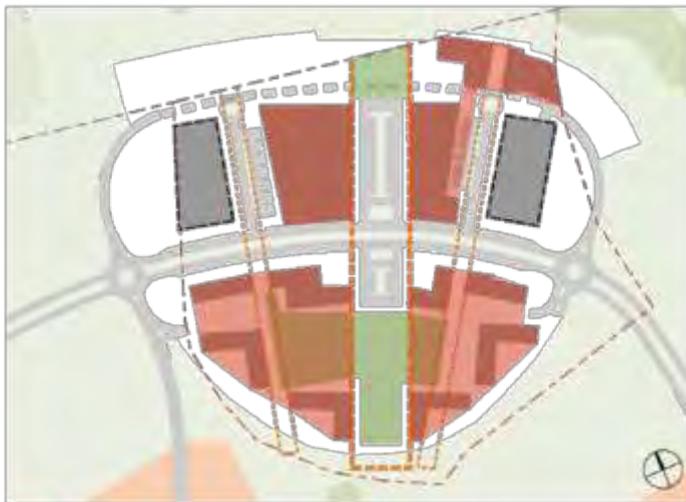
Residential flat buildings and multi dwelling housing

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.



- 4 Floors
- 2 Floors to Subarterial Road (4 Floors to Service Road)
- Axis Zone (Boundary)
- SEPP Boundary
- Zone Boundary

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.

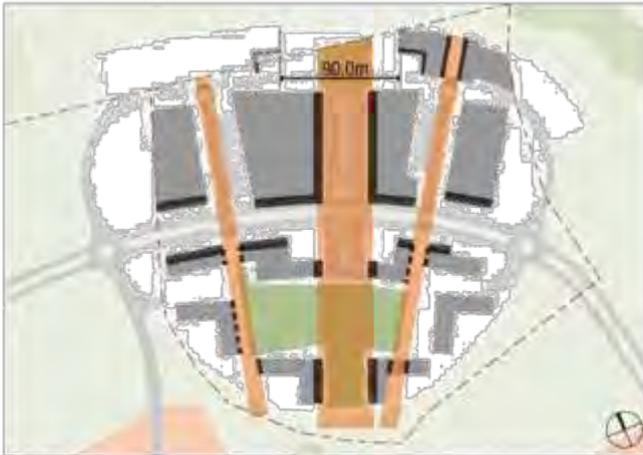


Figure 12: Primary building alignments and building transparency locations



Figure 13: Building setback requirements for The Entertainment Precinct

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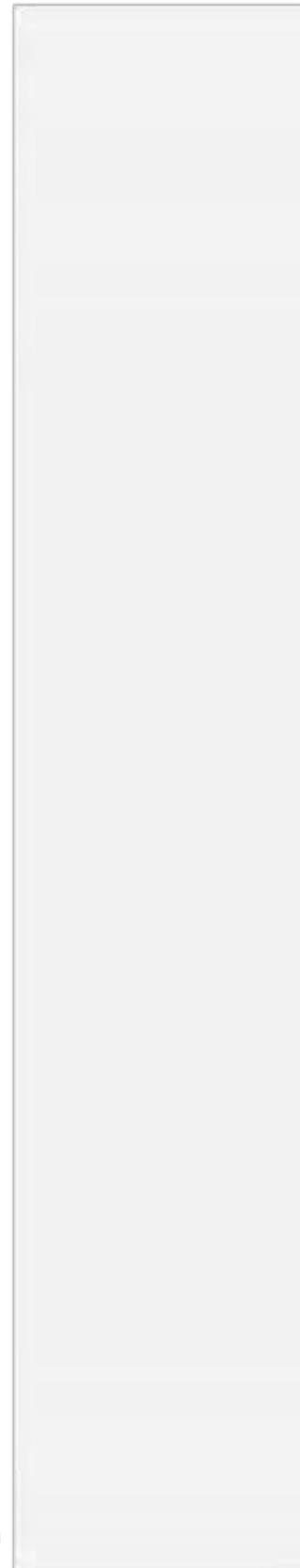
Materials finishes and Colours

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.



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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.

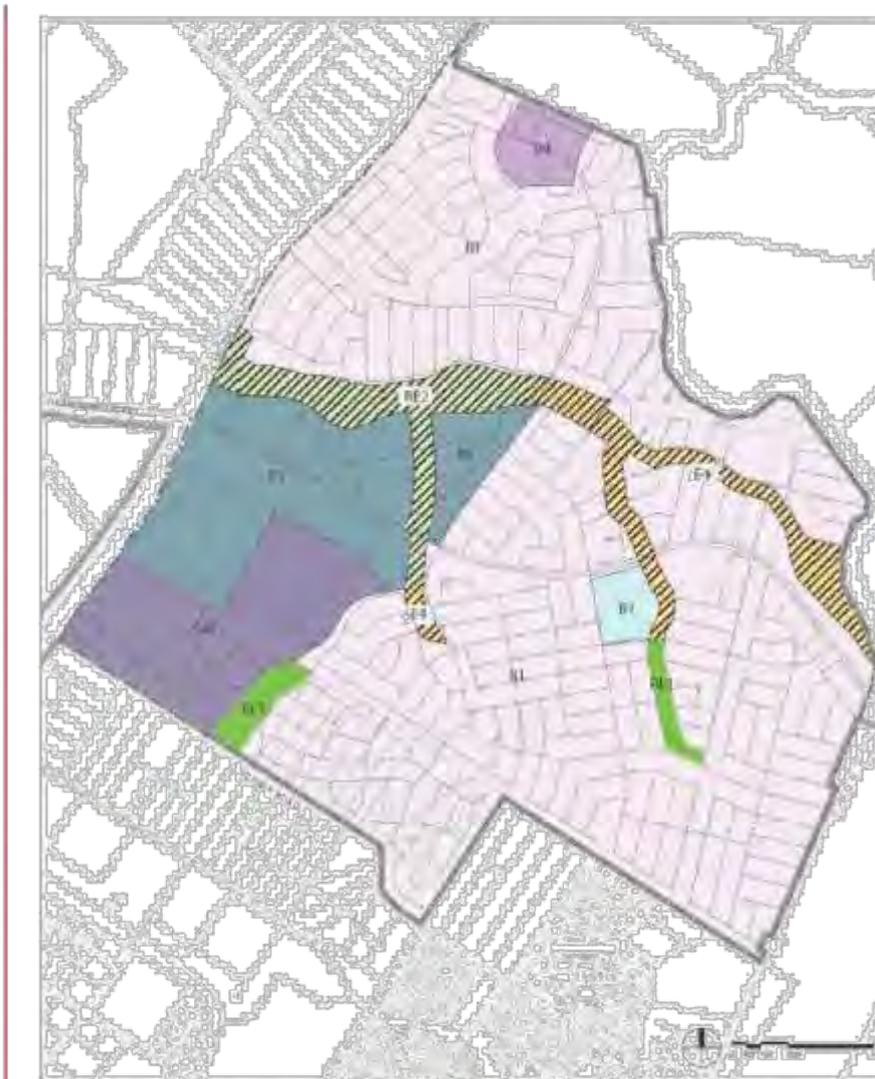
1.3 Structure of this Part

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		Public Recreation
	Neighborhood Centre		Private Recreation
	Mixed Use		South West Growth Corridor boundary
	Business Development		Precinct boundary
	Environmental Living		
	General Industrial		
	General Residential		

Figure 1: Land Containing a Riparian Protection Area

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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.

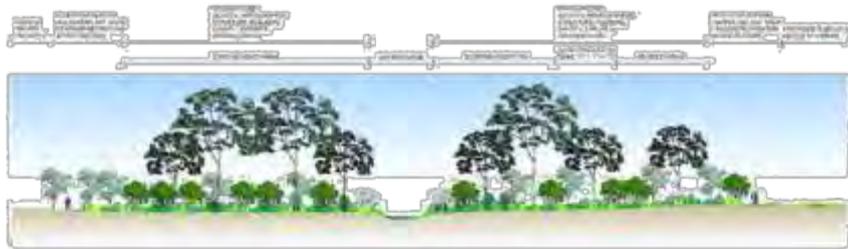


Figure 2: Illustration of a Category 1 watercourse that achieves the outcomes of this Strategy
Source: GHD

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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.

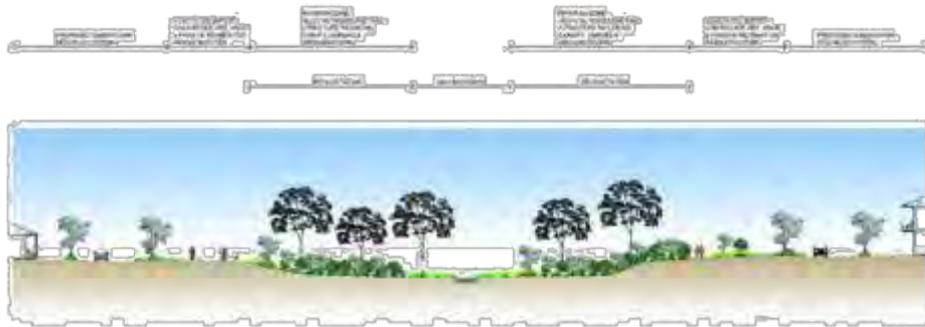


Figure 3: Illustration of a Category 2 watercourse that achieves the outcomes of this Strategy
Source: GHD

Turner Road Precinct Development Control Plan 2007

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.

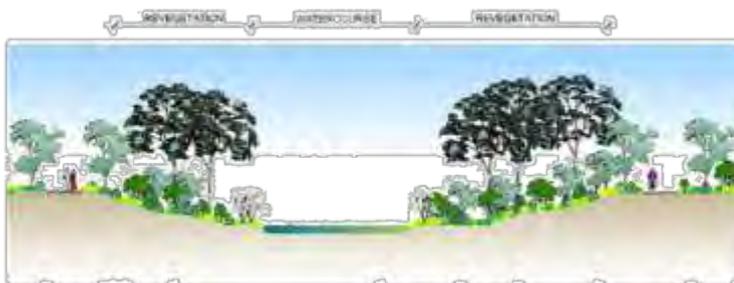


Figure 4: Illustration of a Category 3 watercourse that achieves the outcomes of this Strategy
Source: GHD

Turner Road Precinct Development Control Plan 2007

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.

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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.

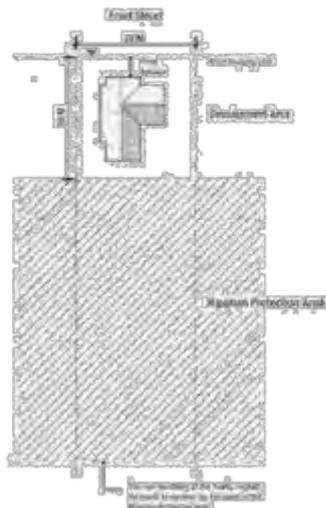


Figure 5: Location of Dwellings in Riparian Protection Areas

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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.

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- (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 ongoing 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.

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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.

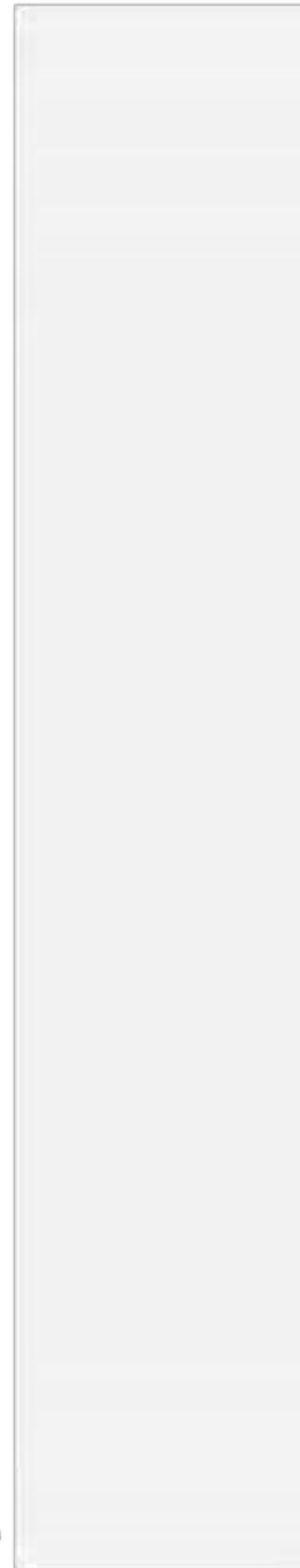
1.3 Structure of this Part

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.



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Figure 1: The Turner Road Employment Area

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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.

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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 2,500m² of GLAR 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.

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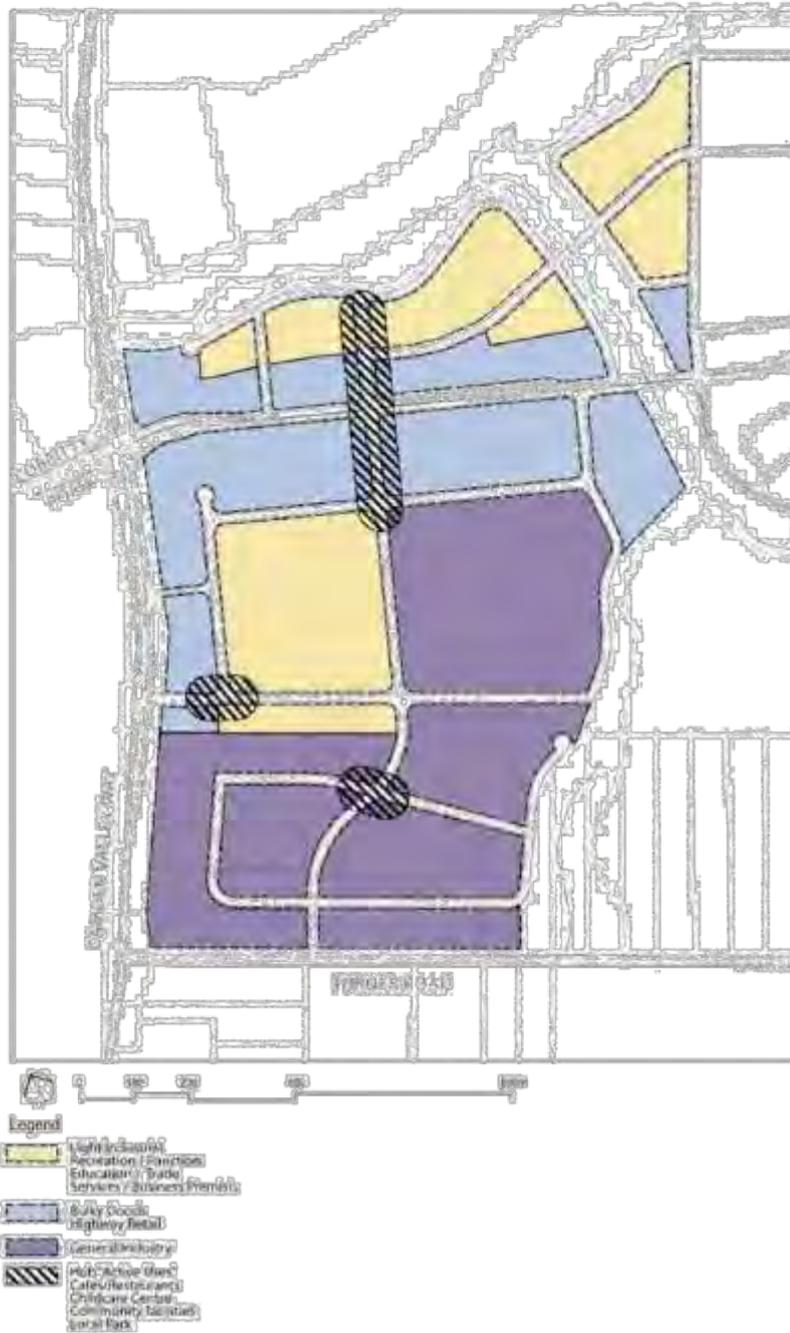


Figure 2: Preferred Land Use Plan

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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.

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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 26.5m is appropriate. Intersections along Badgally Road must be designed to deliver 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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Figure 3: Movement Network Plan

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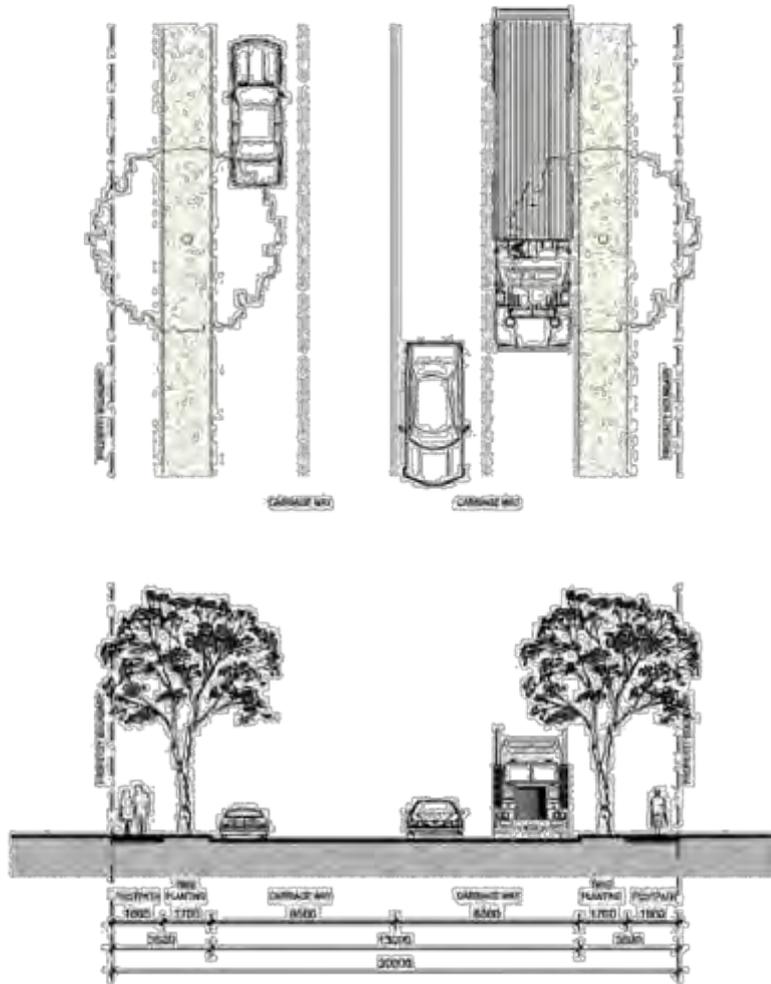


Figure 4: Industrial Road Cross Section

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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.

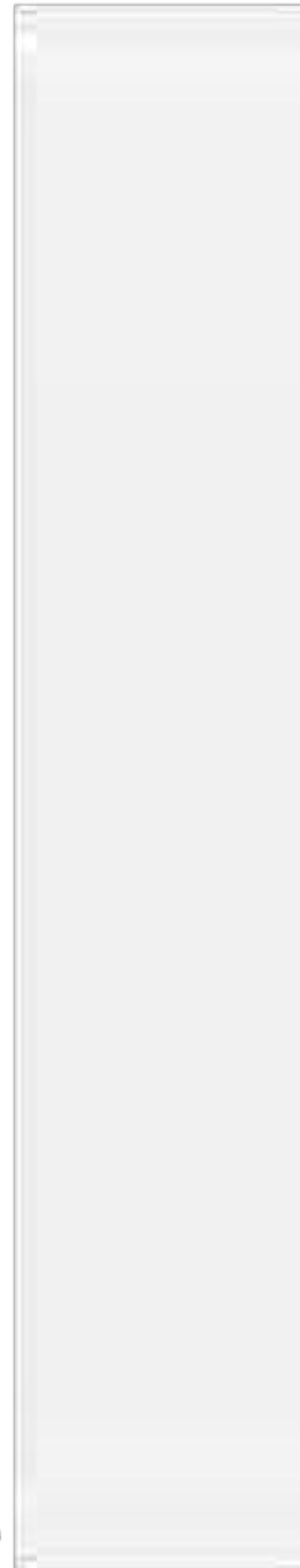
- (3) The principles of Crime Prevention through Environmental Design (CPTED) and the Safer by Design (NSW Police) must be incorporated into the design of all development within the employment area.
- (4) The following provisions apply to development fronting the locations set out in Table 1 below.

Table 1 Design Considerations for Special Interface Areas

Location	Provisions
Camden Valley Way	Development along the Camden Valley Way interface should: <ul 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	Development along the Badgally Road interface should: <ul 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	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.
Location	Provisions
Riparian Corridors and Open Space Links	Where lots directly adjoin riparian corridors or open space areas, the following controls will apply: <ul 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

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



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3.5 Site Planning

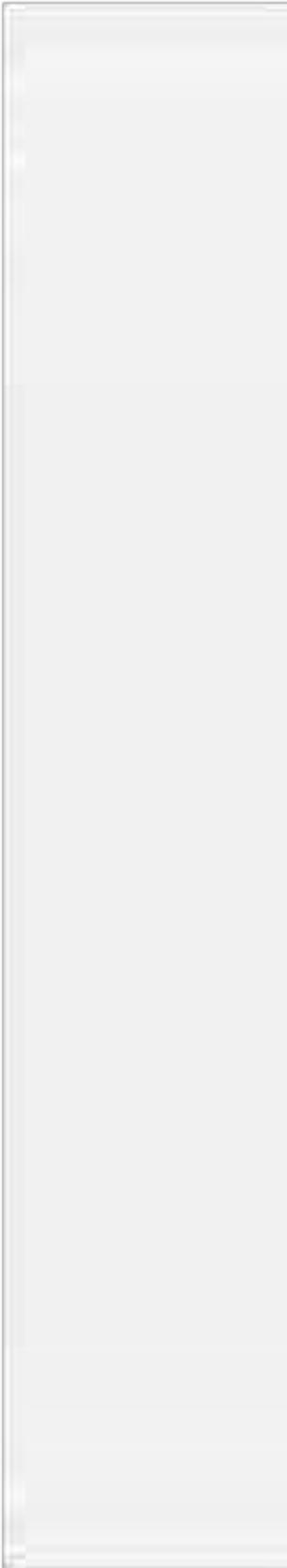
Note: Refer to Section 3.4 - Public Domain and (insert) Areas for further site planning controls

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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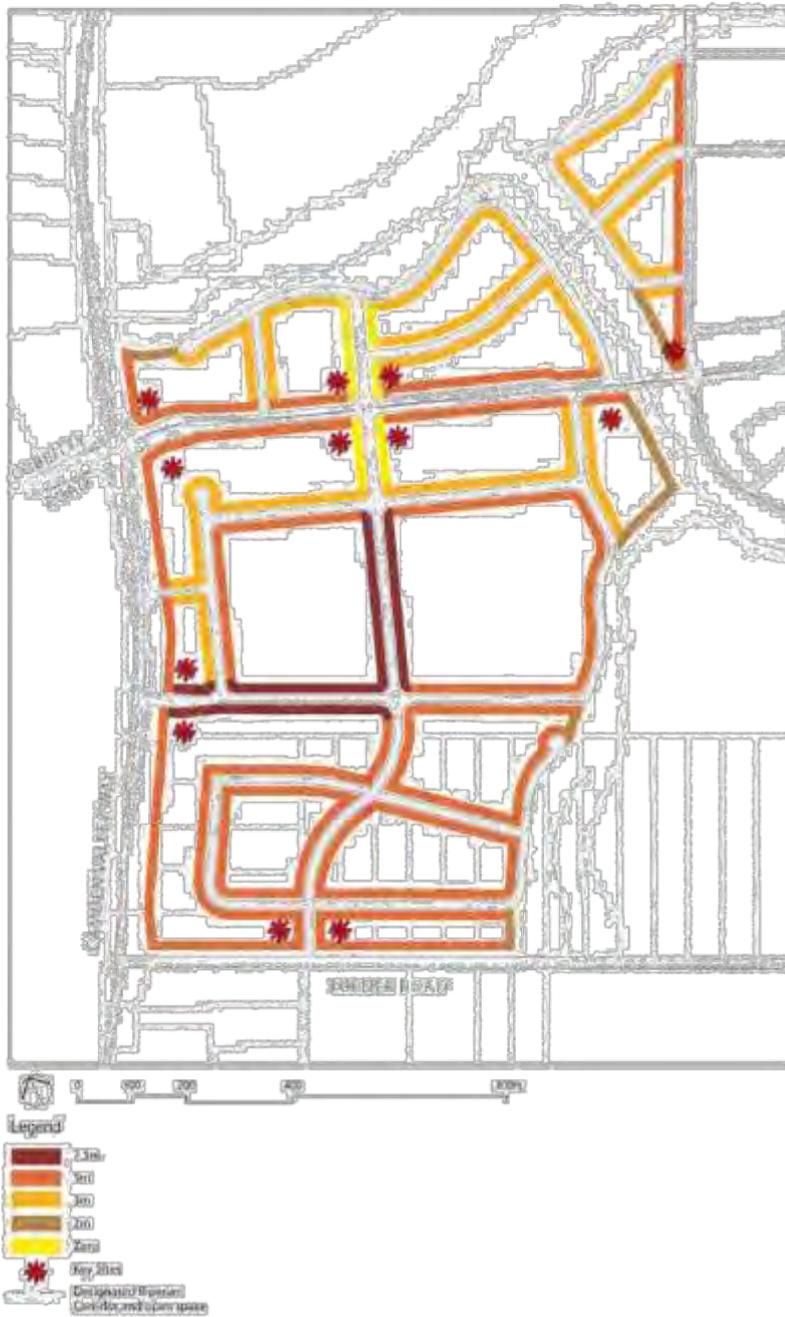


Figure 5: Building Setbacks and Key Sites Plan

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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;

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

3.8 Fencing**Objective**

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

Controls

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

3.9 On Site Landscaping**Objectives**

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

Controls

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

3.10 Outdoor Storage**Objectives**

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

Controls

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

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B4 Gregory Hills Neighbourhood Centre

1.0 Introduction

1.1 Land to which this Part Applies

This Part applies to the Gregory Hills Neighbourhood Centre land, as shown in Figure 1.

1.2 The Purpose of this Part

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

1.3 Structure of this Part

This Part is structured as follows:

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

Section 2: outlines the vision for the Neighbourhood Centre.

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



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Figure 1: Land to which this Part applies



Figure 1: Land to which this Part applies

Turner Road Precinct Development Control Plan 2007

2.0 Vision and Development Objectives

2.1 Vision for the Gregory Hills Neighbourhood Centre

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

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

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

3.0 Neighbourhood Centre Design

3.1 Neighbourhood Centre Indicative Structure Plan

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

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

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

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

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Figure 2: Gregory Hills Neighbourhood Centre Indicative Structure Plan
(Plan prepared by The Buchan Group)

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Gregory Hills Neighbourhood Centre Image Gallery

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



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



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



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



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



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



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

Utilise landscaping features to provide shade to car park areas and

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



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



Turner Road Precinct Development Control Plan 2007

3.2 Land Use Principles

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

- Achieve a maximum of 15,000m² of Gross Lettable Area – Retail (GLAR) for retail premises to cater for the needs of the local and surrounding population. Gross Lettable Area Retail means the total area of a tenancy by the Property Council of Australia’s ‘Method of Measurement’ definition of GLAR
- Land uses may incorporate a range of retail, commercial, entertainment, childcare and community uses to serve the needs of the community.
- The Gregory Hills Neighbourhood Centre will act as a central focus for the community and is to be supported by higher residential densities in close proximity to the centre.
- Deliver and encourage employment generating development and retail areas to serve the needs of the population.
- Co-locate uses and facilities where possible to maximise the efficient use of space and car parking operation.
- The Gregory Hills Neighbourhood Centre Layout will be designed to respond to planned surrounding land uses including higher density residential, schools and open space linkages.
- The Gregory Hills Neighbourhood Centre will incorporate a vibrant and active focal point in the form of a Neighbourhood Centre Plaza or internal main street which acts as a special meeting place for residents.
- The Neighbourhood Centre should be designed to incorporate elements that contribute to activation of the town plaza area.

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

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3.3 Building Form and Articulation

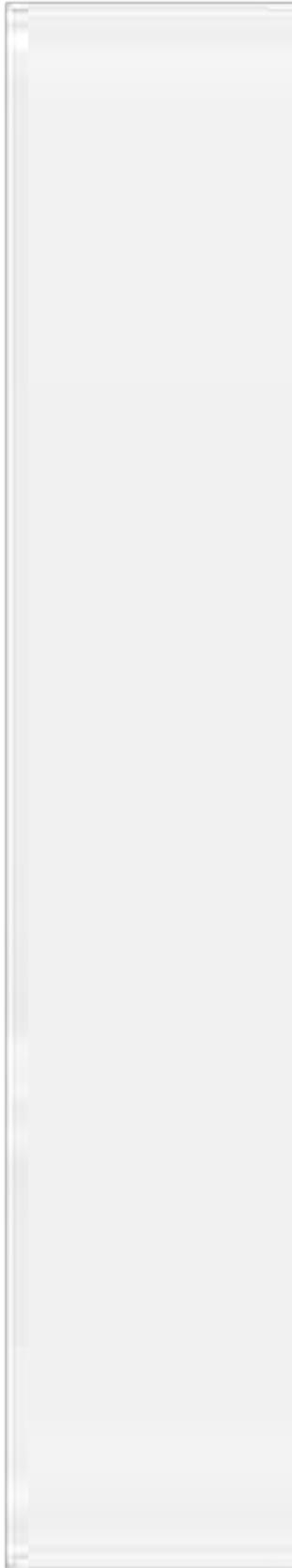
Objectives

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

Controls

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

Note: Figures 2 and 3 demonstrate indicative cross section design of a typical outcome of a development.



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Figure 3: Built Form Sections Plan
(Plans prepared by The Buchan Group)

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Figure 3a: Built Form Sections
(Plans prepared by The Buchan Group)

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Attachment 3

Turner Road Precinct Development Control Plan 2007



SECTION B



SECTION C

Turner Road Precinct Development Control Plan 2007

3.4 Public Domain

Objectives

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

Controls

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

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Figure 4: Activity Nodes and Linkages
(Plan prepared by The Buchan Group)
(Bus stop locations are indicative only and subject to approval by relevant authorities)

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3.5 Access

Objectives

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

Controls

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

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3.6 Riparian Corridor Interface

Objectives

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

Controls

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

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Riparian Corridor Interface Design Images



Blend Urban / Natural Corridor Treatments



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



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



Blend Urban / Natural Corridor Treatments



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



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

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



Figure 5: Neighbourhood Centre Plaza Concept Perspectives
(Plan prepared by The Buchan Group)

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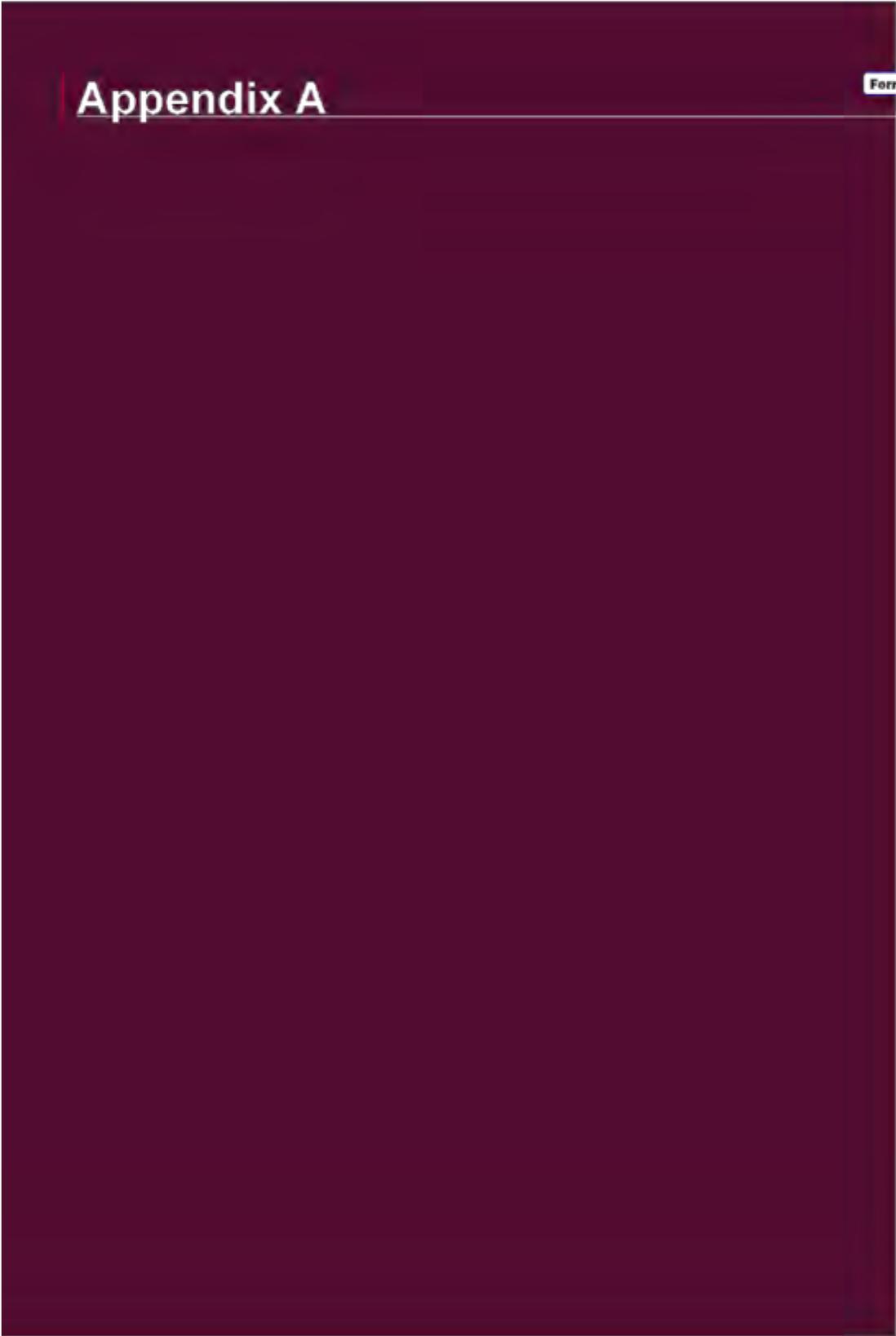


This image shows an articulated wall and activated space fronting the interface with the riparian corridor. The plaza is defined as a destination point.

Figure 6: Riparian Corridor Interface Indicative Elevation
(Plan prepared by The Buchan Group)

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Attachment 3



Appendix A

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Glossary

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

"Abutting Dwelling" is a building containing one dwelling, on a single block of land, that is designed and constructed on a zero lot line immediately adjacent to another dwelling on a different lot that is also built to the zero lot line and is structurally independent of any other dwelling. See Figure 1.

"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.

"Detached Dwelling" is a building containing one dwelling, on a single block of land, that is not attached to any other dwelling. See Figure 1.

"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 'food liable land' concept in the 1996 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.

"Manor Home" means a 2-storey building containing 4 dwellings, where:

- (a) each storey contains 2 dwellings, and
- (b) each dwelling is on its own lot (being a lot within a lot within a strata scheme or community title scheme), and
- (c) access to each dwelling is provided through a common or individual entry at ground level, but does not include a residential flat building or multi-dwelling housing.

"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.

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"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.

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

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

"Studio Dwelling" means a dwelling that:

- (a) is established in conjunction with another dwelling (the *principal dwelling*), and
- (b) is on its own lot of land, and
- (c) is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or separate from, the principle dwelling (refer to Figures 6 and 9).

but does not include a demi-detached dwelling.

"Zero Lot Line Dwelling" is a building containing one dwelling, on a single block of land, that is constructed with an exterior wall on one of its side boundaries but is not attached or abutting to any other dwelling. See Figure 1.

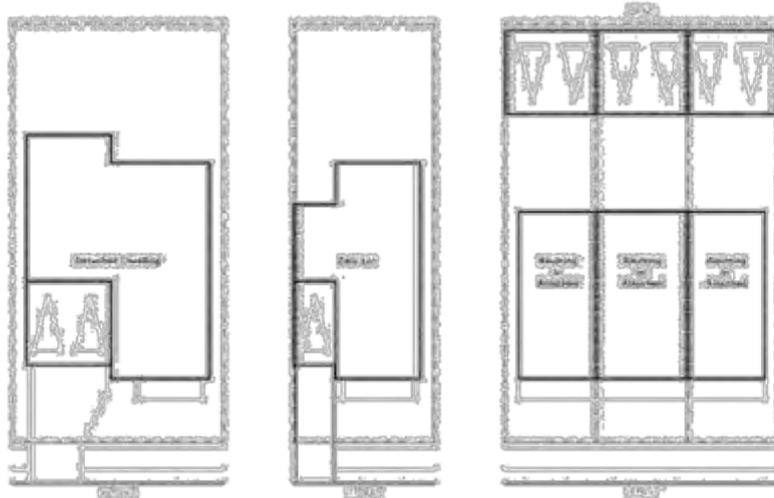


Figure 1: Detached, zero lot line, abutting and attached dwellings

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Appendix B

ORD02

Attachment 3

Turner Road Precinct Development Control Plan 2007

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.

Tunaw Road Precinct Development Control Plan 2007



Figure B1 – Special Areas requiring a Part B DCP

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ORD02

Attachment 3

Appendix C

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Turner Road Precinct Development Control Plan 2007

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. <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". 	

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Type of activity	Exemptions requirements	Advisory notes
	<ul style="list-style-type: none"> - 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. 	
(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	<ul style="list-style-type: none"> • Located a minimum of 3m from any property boundary. 	All air conditioners installed

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Type of activity	Exemptions requirements	Advisory notes
Units for Dwellings attached to external walls or ground mounted	<ul style="list-style-type: none"> 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. 	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.
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	<ul style="list-style-type: none"> Located in rear yard and no closer than 900 from any adjoining 	Structure must be at least

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Type of activity	Exemptions requirements	Advisory notes
ground level	<ul style="list-style-type: none"> 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. 	1.2m away from a pool safety fence measured in accordance with cl.2.3 AS1926-1996.
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 Construction and Demolition Waste Action Plan 1998. 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. 	
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. ii) Side fences (between the building line and the rear boundary) and rear boundary fences. iii) Corner allotments (secondary frontages).	<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. Maximum height 1.8m if constructed of timber, metal or lightweight materials. 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 	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. 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).

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Type of activity	Exemptions requirements	Advisory notes
(vi) Masonry or Brick	<ul style="list-style-type: none"> road frontage. 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 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 DCCS. 	
Home Office	<ul style="list-style-type: none"> To be carried out in a dwelling-house or in a dwelling in a residential 	Refer to 'Advertising

Turner Road Precinct Development Control Plan 2007

Type of activity	Exemptions requirements	Advisory notes
	<p>first building by the permanent residents of the dwelling-house or dwelling.</p> <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. 	Signs ² 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:	<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.
i) Residential dwellings excluding heritage buildings)		
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 shadecloth. Structurally adequate construction. 	Must be freestanding and not attached to the boundary fence without the consent of the adjoining owner. Caution should be taken with installing a

Turner Road Precinct Development Control Plan 2007

Type of activity	Exemptions requirements	Advisory notes
	<ul style="list-style-type: none"> Not to be attached to or reduce the fire resistance of any structure. 	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.
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	<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. 	

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Type of activity	Exemptions requirements	Advisory notes
traffic warning signs		
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. 	
Temporary Structures and Temporary Buildings:	<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. Maxi mum 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 	
<ul style="list-style-type: none"> Builders shed Portable toilets Scaffolds Marquees Mini (stages) platform 		

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Type of activity	Exemptions requirements	Advisory notes
<ul style="list-style-type: none"> Waste storage container (placed in public place) 	<ul style="list-style-type: none"> 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> <ul style="list-style-type: none"> i) A Shop to Another Shop (not including new food shops) ii) An Office / Commercial Premises to Another Office / Commercial Premises iii) From an Industrial Use to Another Industrial Use 	<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 <i>Indecent Articles and Classified Publications Act 1975</i> 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, 	

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Type of activity	Exemptions requirements	Advisory notes
	<p>different or additional way, than the existing use.</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> a) AS1288 - Glass in buildings – Selection and Installation; and b) AS 2206 - 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. 	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. 	

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Type of activity	Exemptions requirements	Advisory notes
<p>(b) Neighbourhood Centre and Local Centre Zone</p>	<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. 	
<p>(c) Industrial Zone</p>	<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: <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. 	

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Type of activity	Exemptions requirements	Advisory notes
	<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 weather-proofed. • 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. 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>	
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 	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

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	<ul style="list-style-type: none"> stormwater system and not discharged to the ground. Protected from termites in accordance with AS3660.1. 	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 AS1926-1996.
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 AS1926-1996.
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 AS1926-1996.
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%). 	

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	<ul style="list-style-type: none"> 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.
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 DCOS. 	
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 1982. 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:	<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.
i) Residential dwellings excluding heritage buildings)	<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
ii) Non-residential premises (excluding food premises)		

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Type of activity	Exemptions requirements	Advisory notes
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. 	affect the structural adequacy and stability of the building
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 shadecloth. 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.
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	Ground Mounted	

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Type of activity	Exemptions requirements	Advisory notes
	<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.
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. 	

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Type of activity	Exemptions requirements	Advisory notes
	<ul style="list-style-type: none"> 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. 	
<p>Temporary Structures and Temporary Buildings:</p> <ul style="list-style-type: none"> Builders shed Portable toilets Scaffolds Marquees Mini (stages) platform <p>Waste storage container (placed in public place)</p>	<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 20m². 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 Building Code of Australia 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 	

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Type of activity	Exemptions requirements	Advisory notes
	<ul style="list-style-type: none"> - industry, - it does not involve the handling, preparation or storage or 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. <ul style="list-style-type: none"> • 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>
<p>Windows, Glazed Areas and External Doors</p>	<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 2206 - 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 1998 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 	<p>General:</p> <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. <p>Architectural Design and Streetscape:</p> <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. 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

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Development Type	Standards
	<p>colours. Bright and highly reflective colours are to be avoided, except for architectural features. Multi-coloured roof tiles are not permitted.</p> <ul style="list-style-type: none"> 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: <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="403 790 965 1205" 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> <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.

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Development Type	Standards
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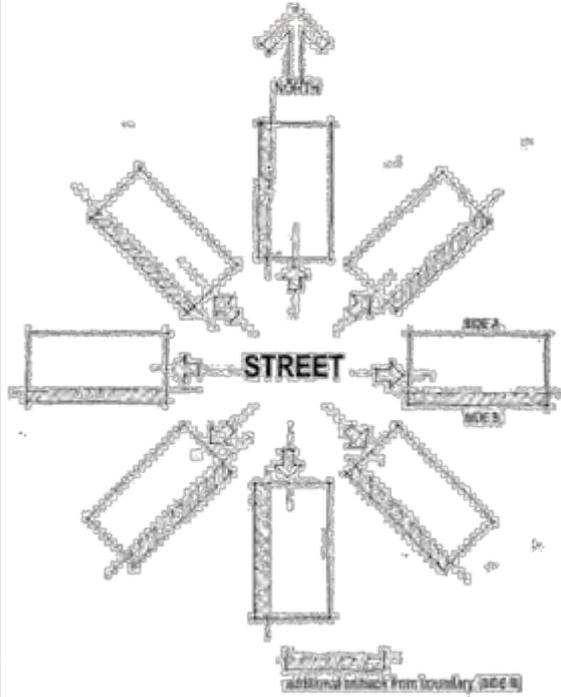


Figure B2 - Upper Level Setback Location Principles

Rear Setback:

- 4m, except for garages.

Corner lots:

- Secondary street setback is 3m.
- Splays on corner lots to be designed in accordance with Figure 3.

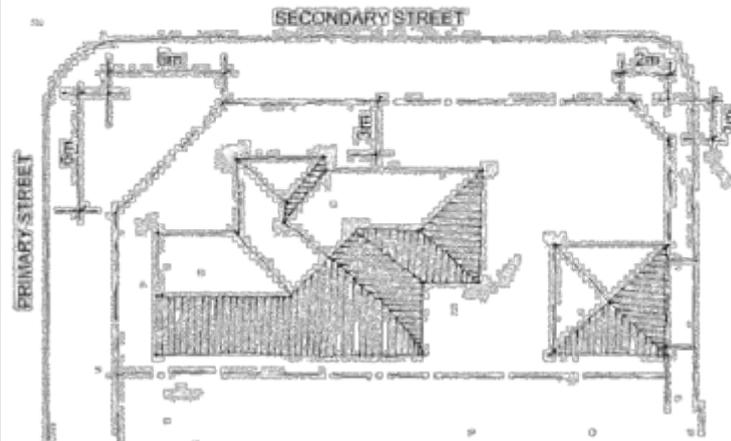


Figure B3 - Splays on corner lots

Zero Lot Line:

- Not permitted, except for garages facing a laneway.

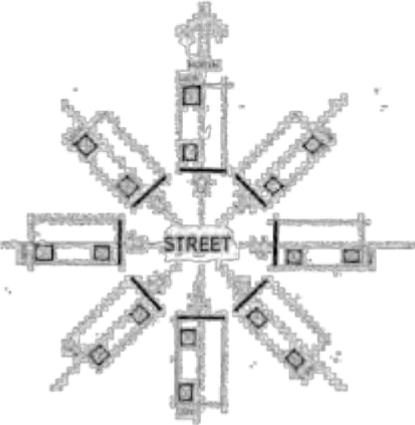
Building Height and Form:

- Maximum two storeys except for those dwellings that are sited adjacent to noise attenuation barriers or

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Development Type	Standards
	<p>on a battle-axe lot (except where the lot has direct access to open space) which shall be single-storey.</p> <ul style="list-style-type: none"> • 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 PPPOS is to be terraced to provide useable space. • 50% of the area of the PPPOS 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 PPPOS is to be determined with regard to dwelling design, allotment orientation, adjoining dwellings, landscape features and topography. Figure 4 contains the preferred locations of PPPOS based on lot orientation. <div style="text-align: center;"> </div> <p>Figure C4 - Principal Private Open Space Location Principles</p> <p>Site Cover and Landscape Area:</p> <ul 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>Garages, Site Access and Parking:</p> <p>Garages</p> <ul style="list-style-type: none"> • Garages are to have minimum clear internal dimensions of 3m width x 5.5m length for a single garage.

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Development Type	Standards
	<p>or 5.6m width x 5.5m length for a double garage.</p> <ul style="list-style-type: none"> • 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.
	 <p>The diagram illustrates a street with several lots on either side. Each lot contains a house footprint and a garage footprint. The garages are shown in various orientations and positions relative to the street and the house, demonstrating different placement principles. Some garages are attached to the side of the house, while others are detached. The diagram shows how garages can be placed to maximize on-street parking and how they relate to the building facade and setbacks.</p>
	<p>Figure C5 - Garage Location Principles</p> <p>Site Access:</p> <ul 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>Car Parking:</p> <ul 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>Fencing:</p> <ul 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>Cut and Fill:</p> <ul 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>Visual Privacy:</p> <ul 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

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Development Type	Standards
	<p>room in the neighbour's house shall:</p> <ul 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. <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 area 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.

Turner Road Precinct Development Control Plan 2007

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 350m² 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.

Turner Road Precinct Development Control Plan 2007

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 a 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.

Turner Road Precinct Development Control Plan 2007**Site Management**

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 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

Turner Road Precinct Development Control Plan 2007

- 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:
- has been informed in writing of the licensee's name and contractor licence number, or
 - 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:
- has been informed in writing of the person's name and owner-builder permit number, or
 - 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 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 a 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:
- has obtained the relevant standards mark approval and complies with AS 3786;
 - has mains electrical wiring and standby power source;
 - protects every bedroom or group of bedrooms from the remainder of the building; and
 - 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.

Turner Road Precinct Development Control Plan 2007

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.

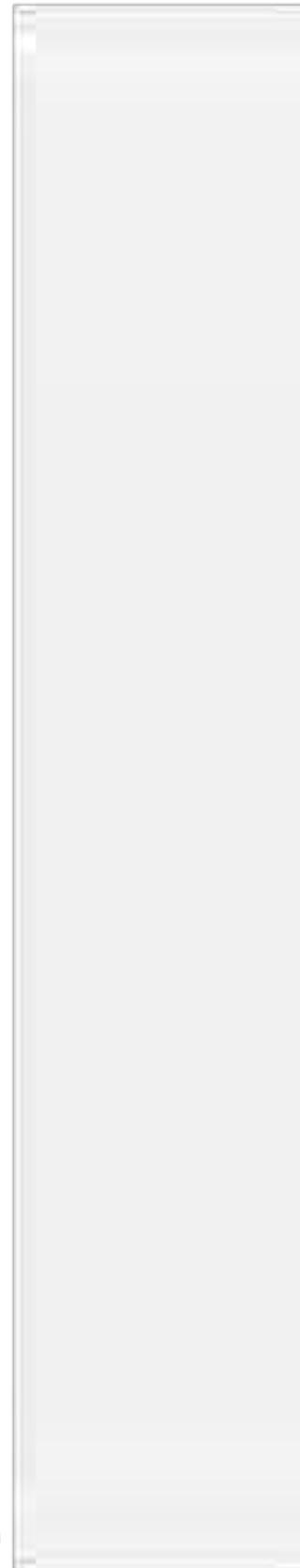
The fence must be a minimum 1.2m high and fitted with a self-closing and self-locking device prior to filling the pool with water. The fence must swing outwards.

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.



ORD02

Attachment 3

Appendix D

Turner Road Precinct Development Control Plan 2007

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"?		



21 December 2015

Mr Ron Moore
General Manager
Camden Council
P O Box 183
Camden NSW 2570

Attention: Dick Webb

Dear Mr Moore

Advance Funding approved to cover Project Management Resources for progress Ingleburn/Rickard Road – HAF3

I am pleased to advise approval of early project funding, for the development of the Ingleburn/Rickard Road Project, in advance of project funding approval and a formal Project Delivery and Funding Agreement being reached.

Roads and Maritime agrees to an upper limit of \$300,000 for the procurement of project management expertise to immediately commence planning for the Ingleburn/Rickard Road project. This arrangement is conditional upon Council's acceptance of the following terms:

- The agreed early funding is a part of the total funding package for the Ingleburn/Rickard project (HAF3) and on approval of the Strategic Business, any claimed amount will form part of the approved funding for the project.
- Council to provide an updated cash forecast, to be reviewed and revised monthly.
- Council to provide monthly updates on progress through the established monthly PCG meetings/reporting.
- Council to provide a quarterly invoice based on actual costs starting March 2016.
- Development for the project, including planning for design and construction must be in accordance with the relevant Australian Standards, Austroads Guidelines and Roads and Maritime standards, specifications and Austroads supplements.
- In the unlikely event that the formal project funding is not forthcoming, all work produced under this arrangement is to be made available to RMS at no cost to assist with future planning.
- Council to confirm acceptance by signing and returning Attachment A to Roads and Maritime by 11 January 2016.

Yours sincerely,

Colin Langford
Executive Manager Sydney

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Attachment A

Council Acceptance of Roads and Maritime Funding (HAF3)

2015 - 2016 Financial year

Date of acceptance:

Camden Council hereby accepts Roads and Maritime early project funding for the following:

**Project Management Resources to progress planning of the
Rickard Road and Ingleburn Road Project (HAF3)**

Council confirms acceptance of funding on the terms and conditions outlined in the Roads and Maritime funding letter dated 21 December 2015.

Signature:

Print Name:

Date:

Please retain a copy of this funding acceptance letter for Council records.

Return signed copy to Roads and Maritime by Monday, 11 January 2016

Via email: Colin.Langford@rms.nsw.gov.au cc: Cuatella.peppin@rms.nsw.gov.au
Attention: Colin Langford

and

Via post: Attention: Colin Langford
Roads and Maritime Services
PO Box 973
Parramatta CBD
NSW 2124

ORD04

Attachment 1



Camden Council
 37 John Street, Camden NSW 2570 DX 25807
 PO Box 163, Camden 2570 ABN: 51 117 341 764
 Telephone: 02 4654 7777 Fax: 02 4654 7829
 Email: mail@camden.nsw.gov.au

TRIM Ref: SC2931
 Contact: Vince Capaldi
 Ph: 02 4645 5015

11 January 2016

Mr. Colin Langford
 Executive Manager Sydney
 Roads & Maritime Services
 PO Box 973
 PARRAMATTA NSW 2124

Dear Mr Langford,

**RE: HOUSING ACCELERATION FUND – ADVANCED FUNDING FOR PROJECT
 MANAGEMENT RESOURCES: INGLEBURN & RICKARD ROAD**

I refer to your correspondence of 21 December 2015, regarding the NSW Government Housing Acceleration Fund (HAF), established to fund enabling infrastructure to accelerate housing supply in NSW, focussing on the delivery of road upgrades for Rickard Road and Ingleburn Road.

Further to your advice of Roads & Maritimes Services (RMS) agreement to fund an upper limit of \$300,000 for Camden Council's initial procurement of project management resources to commence planning for the Ingleburn & Rickard Road Project, I am pleased to advise that Council provisionally accepts the funding as specified in your correspondence of 21 December 2015. As previously discussed, a formal acceptance for this funding would be subject to a resolution of Council, expected to occur at its meeting of 9 February 2016.

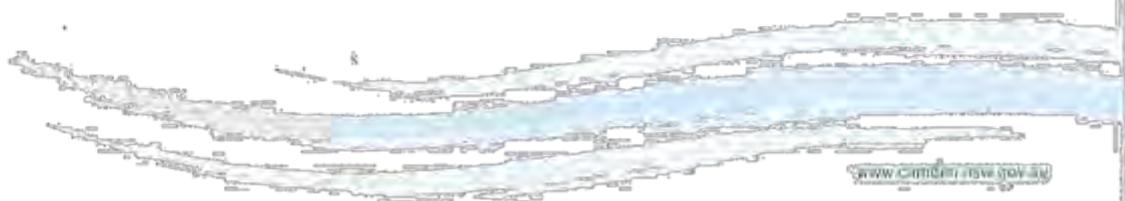
As per your request, please find attached a signed copy of Attachment A from your correspondence of 21 December 2015, confirming Council's provisional acceptance of the advanced project funding.

As has been the subject of ongoing discussions, this will allow the engagement of specific project management resources, while further negotiations occur to finalise a more formal Project Delivery and Funding Agreement, between the project partners.

Should you require any additional information or assistance in regard to this matter, please contact Dick Webb, Manager Infrastructure Planning, on 02 4645 5152.

Yours sincerely,

Vince Capaldi
DIRECTOR – COMMUNITY INFRASTRUCTURE



www.camden.nsw.gov.au



Attachment A

Council Acceptance of Roads and Maritime Funding (HAF3)

2015 - 2016 Financial year

Date of acceptance:

Camden Council hereby accepts Roads and Maritime early project funding for the following:

**Project Management Resources to progress planning of the
Rickard Road and Ingleburn Road Project (HAF3)**

Council confirms acceptance of funding on the terms and conditions outlined in the Roads and Maritime funding letter dated 21 December 2015. *(Subject to attached letter)*

Signature: *[Handwritten Signature]*

Print Name: *[Handwritten Name]*

Date: *[Handwritten Date]*

Please retain a copy of this funding acceptance letter for Council records.

Return signed copy to Roads and Maritime by Monday, 11 January 2016.

Via email: Colin.Langford@rms.nsw.gov.au cc: Guetella.peppin@rms.nsw.gov.au
Attention: Colin Langford

and

Via post: Attention: Colin Langford
Roads and Maritime Services
PO Box 973
Parramatta CBD
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