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1. Development Control Framework for the Wilton Growth Area

1.1 Name and Application of this Plan

This Development Control Plan (DCP) is the Draft Wilton Growth Area Development Control Plan 2019 (also referred to as the DCP). It has been prepared pursuant to the provisions of Section 3.44 of the Environmental Planning and Assessment Act 1979.

This DCP was adopted by the Deputy Secretary, Place, Design & Public Spaces (under delegation from the Secretary) of the Department of Planning, Industry & Environment on [insert date when adopted] and came into force on [insert date of commencement]).

The Wilton Growth Area Precincts are shown in Table 1. This DCP only applies to Precincts, or parts of Precincts, where precinct planning has been completed, as shown on Table 1 and listed below:

- The South East Wilton Precinct as shown in Schedule One.
- The North Wilton Precinct as shown in Schedule Two.

Table 1

<table>
<thead>
<tr>
<th>Section</th>
<th>Date Adopted / Amended</th>
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<tbody>
<tr>
<td>Development Control Plan (Main body)</td>
<td>Adopted [INSERT DATE]</td>
</tr>
<tr>
<td>Wilton South East Precinct (Schedule 1)</td>
<td>Adopted [INSERT DATE]</td>
</tr>
<tr>
<td>Wilton North Precinct (Schedule 2)</td>
<td>Adopted [INSERT DATE]</td>
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Adoption/amendments to the Wilton Growth Area DCP and schedules

1.2 Purpose of this Plan

The purpose of this DCP is to:

a. Communicate the planning, design and environmental objectives and controls against which the Consent Authority will assess Development Applications (DAs).

b. Consolidate the planning controls for the Wollondilly Shire Council’s Growth Area Precincts.

c. Ensure the orderly, efficient and environmentally sensitive development of the Precincts as envisaged by Wilton 2040: A Plan for the Wilton Growth Area (Wilton 2040) and State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP).

d. Promote high quality urban design outcomes within the context of environmental, social and economic sustainability by providing clear, consistent and rigorous objectives to achieve good design throughout the development process.

e. Promote a network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that are strategically planned, designed and managed to support a good quality of life in an urban environment.
f. Support the health and wellbeing of local residents and workers by promoting physical activity, transport choice and accessibility, access to employment and education opportunities, social infrastructure, housing diversity and affordability, access to healthy food, a desirable and safe public domain, opportunities for recreation and entertainment, access to the natural environment, and a sense of place and community identity.

1.3 Structure of this Plan

The main body of this DCP is structured in five parts containing objectives and controls which apply to all development in the Wilton Growth Precincts to which this DCP applies.

As precinct planning is completed for each Precinct, a Schedule is added to this DCP with specific controls that relate back to the relevant structure plans in Wilton 2040. In the event of an inconsistency between a Precinct’s Schedule and the main body of this DCP, the Precinct’s Schedule prevails. Appendices provide more detailed guidance on specific issues. Table 2 provides a summary of the content of each of the five parts and the appendices.

Table 2

<table>
<thead>
<tr>
<th>Part</th>
<th>Date Adopted / Amended</th>
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<tr>
<td>1 – Development Control Framework for the wider Wilton Growth Area</td>
<td>Sets out the aims and objectives of the DCP, identifies the land to which the DCP applies, explains the structure of the document, the relationship of the DCP to other planning documents, and explains the process for submitting a DA and Neighbourhood Plan.</td>
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<td>2 – Precinct Planning Outcomes</td>
<td>Refers to the objectives and requirements of the Precinct Schedule as it relates to the relevant structure plans in Wilton 2040. It sets out the principles and requirements for Neighbourhood Plans, which are required before a development application can be approved.</td>
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<tr>
<td>3 – Neighbourhood and Subdivision Design</td>
<td>Provides objectives and controls related to residential subdivision design including the residential density and character, neighbourhood design, movement network, street and laneway design, the subdivision approval process, construction and environmental management.</td>
</tr>
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<td>4 – Development in Residential Areas</td>
<td>Establishes the objectives and controls that guide residential development, including dwelling houses, semi-detached, attached and abutting dwellings, multi unit housing, secondary and studio dwellings, dual occupancies, manor homes, residential flat buildings and shop top housing. Also covers residential amenity controls such as streetscape, safety, privacy, sustainable building design and fencing. This section also contains controls applying to non-residential development in residential areas, such as child care centres, neighbourhood shops, schools and community uses.</td>
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<td>5 – Sustainability and Biodiversity Controls</td>
<td>Provides objectives and controls relating to Sustainability and Biodiversity to be applied to the preparation of neighbourhood plan and delivered by development in accordance with approved Development Applications.</td>
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<td>Precinct Schedules</td>
<td>A schedule for each Precinct that provides additional objectives and controls which are precinct specific. These will contain mapping layers that relate to the relevant structure plans in Wilton 2040 and will form the basis (in part) for Neighbourhood Plans.</td>
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<tr>
<td>Appendix A - Glossary</td>
<td>Explains the terms used in the DCP.</td>
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<td>Appendix B – Neighbourhood Plan Application Requirements</td>
<td>Sets out requirements for information to be submitted with Neighbourhood Plans.</td>
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<tr>
<td>Appendix C – Development Application Lodgement Requirements</td>
<td>Sets out requirements for information to be submitted with Development Applications.</td>
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<tr>
<td>Appendix D – Precinct Planning Principles</td>
<td>Outlines the Wilton Growth Area Precinct Planning Principles contained in Wilton 2040 – A Plan for the Wilton Growth Area 28 September 2018 that should inform the preparation of the Precinct schedule and neighbourhood plans</td>
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<td>Appendix E – High Ecological Value Waterways: Table of Indicators</td>
<td>Identifies twenty-two indicators to define high ecological value waterways in the Wilton Growth Area</td>
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<td>Appendix F – Preferred tree and landscaping species</td>
<td>Provides a list of tree and plant species that are preferred for use in landscaping within the Wilton Growth Area.</td>
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<td>Appendix G – Crime Prevention through Environmental Design</td>
<td>Establishes principles and controls for the implementation of Crime Prevention through Environmental Design in all aspects of new urban development across the Wilton Growth Area.</td>
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<td>Appendix H – Wilton Green Plan Principles</td>
<td>Outlines the principles to be applied in the preparation of a Green Plan for Wilton</td>
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<td>Appendix I – Biodiversity Controls</td>
<td>Provides a series of controls related to the Biodiversity Objectives contained in Chapter 5.0 (at Section 5.3)</td>
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**Structure of the Wilton Growth Area DCP**

Additional notes to readers are provided throughout this document. These notes are not part of the formal provisions of the DCP but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact Council for advice.
Figure 1

Wilton Growth Area Precincts (from Wilton 2040: A Plan for the Wilton Growth Area; 28 September 2018)
### Table 3

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<tr>
<th>Relevant DCP Clause</th>
<th>Residential Subdivision</th>
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Table 3 summarises the controls that are applicable to the main types of development that are permissible in this DCP.

**Notes:**

* Additional precinct specific controls may also be contained in the relevant Precinct Schedules.

** Applies to non-residential development in land within the urban development zone (as shown on the relevant structure plans)

*** If located on within a Local Centre or Mixed-Use area (as shown on the relevant structure plans)
1.4 Relationship to other Planning Documents

1.4.1 The Act and the Growth Centres SEPP

This DCP has been prepared under the *Environmental Planning and Assessment Act, 1979*. It has been prepared to provide additional objectives, controls and guidance to applicants proposing to undertake development in the Wilton Growth Area, and for Council reference in the assessment of DAs. It should be read in conjunction with the Growth Centres SEPP, in particular the specific Precinct Schedules which are included as Appendices of the SEPP, *Wilton 2040* and the Section 7.11 plan applying to the Wilton Growth Area. The Growth Centres SEPP, the relevant Precinct Schedule and *Wilton 2040* provide the statutory planning controls for development in the Precincts. This DCP is consistent with and supports those controls by providing more detail in relation to how development is to occur in the Precincts.

1.4.2 Wollondilly Shire Council Planning Documents

*Wollondilly Local Environmental Plan 2011* and the *Wollondilly Development Control Plan 2016* do not apply to land that a Precinct Schedule applies to, except where specifically referred to in the Growth Centres SEPP and this DCP. Some other design standards and guidelines of Council do continue to apply, such as the Council’s Design and Construction Specification. Where existing policies, procedures and guidelines continue to apply to the Wilton Growth Area Precincts, these are specifically referred to in the relevant clauses of this DCP.

1.4.3 Biodiversity Conservation Act 2016

- The following purposes of the *Biodiversity Conservation Act 2016* (BC Act) are relevant:
  - Clause 1.3 (a) to conserve biodiversity at bioregional and State scales.
  - Clause 1.3 (b) to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change and provide for the needs of future generations.
  - Clause 1.3 (d) to support biodiversity conservation in the context of a changing climate.
  - Clause 1.3 (h) to support conservation and threat abatement action to slow the rate of biodiversity loss and conserve threatened species and ecological communities in nature.
  - Clause 1.3 (k) to establish a framework to avoid, minimize and offset the impacts of proposed development and land use change on biodiversity.
  - Clause 1.3 (l) to establish a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change, for calculating measures to offset those impacts and for assessing improvements in biodiversity values.
  - Clause 1.3 (m) to establish market-based conservation mechanisms through which the biodiversity impacts of development and land use change can be offset at landscape and site scales.

Aspects of the *Local Land Services Act 2013* (LLS Act) identify how native vegetation is defined across all parts of the State, and how vegetation cover of all plant species is managed in rural areas, vulnerable regulated lands, riparian areas and other environmentally sensitive lands. These definitions, along with Part 7 of the BC Act and the *Biodiversity Conservation Regulation 2017* (BC Reg) outlines the framework for assessment and approval of impacts on biodiversity where certain proposals require development consent. Subject to the provisions of the BC Act, such developments are ultimately determined under the *Environmental Planning and Assessment Act*.
1979. Marine vegetation (as defined in the LLS Act and the *Fisheries Management Act 1994 (FM Act)*) is also subject to various controls, but these are not addressed further here.

Part 6 of the BC Act introduces a Biodiversity Offsets Scheme (BOS). A development to which the BOS applies will be required to prepare a Biodiversity Development Assessment Report (BDAR) to accompany a DA. Where a BDAR is required, it must be prepared by an accredited person in accordance with the Biodiversity Assessment Method (BAM) established under the BC Act.

The BC Act through the BAM adopts the harm mitigation hierarchy which requires the proponent to formally consider measures to avoid and then minimise biodiversity impacts before utilising biodiversity offsets to mitigate residual impacts. If the avoid and minimize measures proposed are considered acceptable by the consent authority, biodiversity offsets must be delivered in accordance with the BOS, and the proponent cannot commence the development until any and all offset obligations have been met.

Council’s main role as a consent authority under Part 7 of the BC Act is to:

- Ensure that any residual impacts are offset (or otherwise addressed) in accordance with the BC Act (s7.13).
- Determine if any measures proposed to avoid and minimise biodiversity impacts are acceptable (BC Act, s7.13).
- Determine if the development will result in a serious and irreversible impact on biodiversity values (BC Act, s7.16).

Section 7.13(6) of the Act enables Councils to determine their own standards to avoid or minimise biodiversity impacts. This section does not operate to limit the matters that a consent authority may take into consideration:

- in relation to the impact of proposed development on biodiversity values, the measures that a consent authority may require to avoid or minimise those impacts or the power of a consent authority to refuse to grant consent because of those impacts; or
- in deciding whether to reduce or increase the number of biodiversity credits to be retired.

### 1.4.4 Growth Centres Biodiversity Certification

Land within the Wilton Growth Area is not included in the area subject to the Biodiversity Certification Order made in 2007 (and as applied to existing Growth Centres at that time). A new bio-certification process will be implemented through the preparation of the *Cumberland Plain Conservation Plan* (CPCP), which will be finalised in 2020. The CPCP aims to facilitate the best conservation outcomes in new Growth Areas by addressing the costs of offsetting and impacts on development viability; identifying land for conservation; providing certainty for the development industry; and optimising conservation outcomes.

Future land development and infrastructure in the Wilton Growth Area will need to avoid areas of high biodiversity values where possible and implement strategies to mitigate avoidable impacts. The CPCP will detail a comprehensive assessment strategy that will include a methodology for assessing biodiversity loss and gain.
1.4.5 Summary of Applicable Planning Documents

Applicants proposing to undertake development in the Wilton Growth Area, and Council when assessing DAs, should refer to:

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No 55 – Remediation of Land
- State Environmental Planning Policy No 44 - Koala Habitat Protection
- The relevant structure plans as defined in the Environmental Planning and Assessment Regulation Clause 275A
- the draft Wilton Special Infrastructure Contribution (SIC)
- the relevant Section 7.11 Contributions Plan
- the draft CPCP
- Biodiversity Conservation Act 2016
- this DCP

1.5 Consent Authority

Wollondilly Shire Council is the consent authority for all development in the Precincts to which this DCP applies unless otherwise authorised by the Environmental Planning and Assessment Act 1979. Council will use this DCP in its assessment of DA’s.

1.6 Exempt and Complying Development

The Environmental Planning and Assessment Act 1979 enables certain forms of development to be classified as either exempt development or complying development through Environmental Planning Instruments.

*Exempt development* is development of a minor nature that can be undertaken without the need for development consent.

*Complying development* is development that, providing the provisions of the Building Code of Australia are satisfied, can be assessed through the issuance of a complying development certificate.

The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, does not apply to land within the Urban Development Zone.
1.7 Neighbourhood Plan Approval Process

The Neighbourhood Plan approval process is summarised in Figure 2. A list of Neighbourhood Plan Application Requirements is at Appendix B of this DCP.

Figure 2

1. Relevant Precinct Structure Plan and Wilton 2040 (including Precinct Planning Principles) provide strategic framework for neighbourhood plans

2. Proponent to prepare draft Neighbourhood Plan consistent with the relevant structure plans, the Precinct Planning Principles and the Precinct Schedule

3. Council to review and endorse draft Neighbourhood Plan for public exhibition and formal referral to State Government agencies

4. Council to exhibit draft Neighbourhood Plan for a period of 28 days.

5. Draft Neighbourhood Plan to be finalised to Council’s satisfaction following consideration of submissions and State Government agency comments

6. DCP to be amended to include Neighbourhood Plan. Proponent to prepare DA(s) in accordance with Neighbourhood Plan and submit to Council

Approved as part of rezoning of the precinct. Development must be consistent with this strategic framework (as contained in the Growth Centres SEPP)

The proponent is responsible for preparing draft Neighbourhood Plan in consultation with Council and State Government agencies

Proponent to prepare and submit to Council draft Neighbourhood Plan which is consistent with the relevant Precinct Structure Plan, Wilton 2040 and this DCP

Prior to exhibition Council will assess draft Neighbourhood Plan for consistency with the relevant Precinct Structure Plan, Wilton 2040 and this DCP

Council and the proponent will be able to resolve issues at this stage that are normally addressed at the DA stage

Proponent may request concurrent processing of a DA and Neighbourhood Plan. The approval of the Neighbourhood Plan could require consequent changes to the DA.
If the planning authority refuses to make an amendment to this DCP to include a neighbourhood plan submitted in accordance with this DCP, or delays by more than 60 days to make a decision on whether to proceed to make the amendment to this DCP, an applicant may submit a Development Application for the area despite the requirement in this DCP for a neighbourhood plan.

1.8 Development Application Process

The development application process is summarised in Figure 3.

A list of Development Application Lodgement Requirements is at Appendix C of this DCP.

Each Development Application will be considered on its merits.

A Development Application may be submitted with a draft neighbourhood plan and assessed concurrently by Council. However, it is preferable that the neighbourhood plan is approved prior to the preparation of the more detailed Development Application plans.

Council may grant consent to a proposal that does not comply with the controls in this DCP, providing the intent of the controls is achieved. Where a variation is sought it must be justified in writing indicating how the development is meeting the intent of the objectives of the relevant DCP controls.

Where a variation from the relevant structure plans, relevant Precinct Schedule or the relevant neighbourhood plan is proposed, the applicant is to demonstrate in writing how the proposed development is generally consistent with the relevant Precinct Schedule and relevant neighbourhood plan in this DCP, as well as the relevant structure plans under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
Figure 3

Development Application Process

1. **Consult Council**
   - Council will advise of the permissibility of your proposal and refer you to the relevant controls and policies.

2. **Design development in accordance with the relevant Precinct Structure Plans and relevant Neighbourhood Plan**
   - Where variation from the relevant structure plans and neighbourhood plan 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 Part 2, the Objectives and Controls in Parts 3, 4, 5, 6 and the relevant Precinct’s Schedule in this DCP, as well as the relevant Precinct Plan of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
   - Consider any initial site constraints at the design stage to accommodate potential unforeseen future costs.

3. **Prepare your Plans**
   - A checklist of documents that are required as part of the DA Submission can be provided by Council.
   - Where an existing building is to be demolished, such as in a “knock down rebuild”, applicants should refer relevant guides produced by Council.

4. **Submit Development Application to Council**
   - Council will assess concurrent Construction Certificate Applications.

5. **Determination of application made by Council**
   - Public Notification
   - REFUSED

6. **APPROVED**
   - Submit Construction Certificate application to Council or private certifier (if haven’t already done so)
2. Precinct Planning Outcomes

2.1 Introduction

This part of the DCP defines Precinct-wide planning outcomes. These outcomes apply broadly to all Precincts that this DCP applies to. The specific way the outcomes are to be achieved for each Precinct is established by the relevant structure plans (Wilton 2040 and the Precinct Structure Plan) and through the Precinct Schedule and neighbourhood plans which are to be based on the Wilton 2040 and address and expand upon the precinct planning principles below.

Application of the Precinct Planning Principles to the preparation of the Precinct Schedule and the neighbourhood plan will ensure that the high-level objectives contained in Wilton 2040 influence the layout and design of an area before preparation and lodgement of Development Applications for subdivision. The expression of strategic intent contained in the Precinct Planning Principles supports the application of the Urban Development Zone to the Wilton Growth Area.

This part also outlines the matters to be considered when undertaking site analysis for subdivision planning. These controls should be considered during the initial stages of subdivision planning to determine the suitability and the development potential of land.

A neighbourhood plan is the step between the rezoning and Development Application that will provide the next layer of detail from principles and information in the Precinct Schedule. Typically, the neighbourhood plan would reflect a substage of the overall precinct and focus on smaller neighbourhood area. These neighbourhoods should be identified in the Precinct Schedule.

Neighbourhood plans are masterplans that illustrate the structure of a future neighbourhood including but not limited to, expected lot yields and residential densities, housing diversity, movement networks, public lands and public open space, special interface treatments, locations of community facilities and special treatments of environmentally sensitive land.

2.2 Precinct Planning Principles

The Wilton Growth Area Precinct Planning Principles contained in Wilton 2040 are to inform both the Precinct Plan (contained in the precinct schedule) and the subsequent neighbourhood plans. The Precinct Planning Principles are at Appendix D of this DCP.

2.3 The Precinct Schedule

A Precinct Schedule contains overarching plans that will form the basis for the neighbourhood plans. Neighbourhood plans prepared for land in the Precinct in accordance with Section 2.4 of this DCP will be added to the Precinct Schedule once approved. This process ensures that development in the Precinct occurs in a coordinated manner consistent with the relevant structure plans.

The Precinct Schedule is to be consistent with the relevant structure plans. Where there are significant departures an amendment would be required to the Growth Centres SEPP.

A Precinct Schedule will typically contain the following:

- active transport network (including public transport, pedestrian and cycling routes).
- the open space network and blue/green grid opportunities.
- the local and arterial road network and road cross-sections.
• water cycle management including riparian corridors.
• staging of development and supporting infrastructure.
• the locations of land uses including residential development, schools, community facilities, utilities, centres and employment lands.
• the density and types of housing that are preferred in various parts of the Precinct.
• location of local centres and the Wilton Major Town Centre (in the Wilton Town Centre Precinct).
• urban design concepts for local and major town centres.
• areas for biodiversity and environmental conservation.
• areas and sites requiring protection of aboriginal cultural heritage and post-contact heritage items.
• bushfire risk and asset protection zones and precinct bushfire evacuation routes.
• land contamination areas and sites.
• topographic constraints.
• areas requiring noise attenuation treatments.
• approved neighbourhood plans for the Precinct.

2.4 Neighbourhood Plans

This DCP requires the preparation of a neighbourhood plan (or a series of neighbourhood plans) to provide further detail and guidance on how the development of a Precinct (either whole or in stages) will be achieved. A neighbourhood plan can be for an entire Precinct, or for part of a Precinct or stages in the development plan for a Precinct. Development of sites greater than 2 hectares in area should be supported by a neighbourhood plan.

When approved, a neighbourhood plan will form part of the relevant Precinct Schedule and an approved neighbourhood plan is required prior to the approval of a Development Application.

A neighbourhood plan may be prepared as an amendment to this DCP by an applicant or landowner, in consultation with Council and the Department of Planning, Industry and Environment. When approved pursuant to Section 3.43 (4) of the Environmental Planning and Assessment Act, 1979 a neighbourhood plan will be form part of this DCP.

Where an inconsistency exists, the provisions of an approved neighbourhood plan prevail over the main body of this DCP. This is to allow for more innovative approaches to be implemented in individual neighbourhoods.

The neighbourhood plan process is shown at Figure 3.
2.4.1 Relationship between a Neighbourhood Plan and the Relevant Structure Plans

A neighbourhood plan provides the link between the strategic intent in the relevant structure plans and the details required in a Development Application.

A neighbourhood plan provides further guidance on the development of land within the Wilton Growth Area through the application of the controls in this DCP and where appropriate the creation of neighbourhood specific controls to achieve precinct outcomes. The neighbourhood plan also identifies any controls that are alternate or additional to the controls in this DCP.

A neighbourhood plan should demonstrate consistency with the relevant structure plans. Any minor inconsistency with the relevant structure plans is to be identified during the neighbourhood plan preparation process, and justification provided.

Objectives

a. To ensure that development in a Precinct occurs in a coordinated manner consistent with the relevant structure plans and this DCP.

b. To provide guidance for the preparation of a Development Application for land contained within the neighbourhood.

c. To provide an opportunity for input and comment from key State agencies (TforNSW, RMS, RFS, Education, South Western Sydney Local Health District, OEH, EPA, Sydney Water) prior to the approval of a neighbourhood plan.

d. To facilitate the orderly and timely delivery of homes, jobs, infrastructure and services within the Wilton Growth Area.

e. To ensure diversity of housing by defining densities across different neighbourhoods.

f. To protect environmental conservation areas, enhance biodiversity within the Wilton Growth Area and manage the interface area between urban development and habitat areas.

Controls

1. The neighbourhood plan is to be generally consistent with the relevant structure plans and the Precinct Schedule.

2. A neighbourhood plan is required to apply the Precinct Planning Principles at Appendix D of this DCP.

3. Any variation proposed in the neighbourhood plan that would constitute an inconsistency with the relevant structure plans will require an amendment to the Growth Centres SEPP.

2.4.2 Requirements for a Neighbourhood Plan

The neighbourhood plan must include the information specified at Appendix B of this DCP.

2.5 Subdivision Site Analysis

The following clauses contain matters to be addressed in relation to existing site characteristics, when planning new subdivisions.
2.5.1 Flooding and Water Cycle Management

Objectives

- To manage the flow of stormwater from urban parts of the Precinct to replicate, as closely as possible, pre-development flows.
- To promote, at Precinct and Growth Area scale, an integrated approach to the provision of potable water, and the management of wastewater and stormwater.
- To define the flood constraints and standards applicable to urban development in the Precinct.
- To minimise the potential of flooding impacts on development.
- To protect high value waterways and riparian vegetation.
- To ensure that water management measures for development incorporate key principles of water sensitive urban design being to:
  - protect existing hydrological and ecological processes of natural features and systems including watercourses, wetlands, lagoons and aquatic, riparian and groundwater dependant ecosystems
  - maintain the natural hydrological behaviour of the catchment
  - protect the water quality of surface and groundwaters
  - minimise demand on reticulated water supply system
  - integrate water into the landscape to enhance ecological, visual, social, economic and cultural values.

Controls - General

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 the safe access criteria contained in the NSW Floodplain Manual are met. The Flood Prone Land figure in the relevant Precinct’s Schedule shows indicatively the extent of the 1% AEP flood level.
2. Prone Land figure in the relevant Precinct’s Schedule shows indicatively the extent of the 1% AEP flood level.

Note: Where development is proposed adjacent to land that is shown on the Flood Prone Land figure, in the relevant Precinct Schedule, as being affected by the 1% AEP level, Council may require a more detailed flood study to be undertaken by the applicant to confirm the extent of the flood affectation on the subject land.

3. Stormwater is to be managed primarily through the street network in accordance with Council’s Design and Construction Specification.
4. Roads on primary drainage lines shown on the Key elements of the water cycle management and ecology strategy figure, in the relevant Precinct Schedule, are to be constructed in the locations shown, and are to be designed in accordance with specifications of Council in relation to management of stormwater flows and quality.
5. Roads are generally to be located above the 1% AEP level.
6. 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 Council’s Design and Construction Specification. 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
• meet the standards for a 20% AEP flood level.

7. Management of ‘major’ flows using dedicated overland flow paths such as open space areas, roads, waterways and riparian corridors for all flows in excess of the pipe drainage system capacity and above the 20% AEP shall be in accordance with Council’s Design and Construction 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
• meet the standards for a 1% AEP flood level
• protect high value waterways and riparian vegetation.

8. 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.

9. The developed 1% AEP peak flow is to be reduced to pre-development flows through the incorporation of stormwater detention and management devices.

10. Development in floodways will not be supported, including the filling of land, within the floodway due to its function as the main flow path for flood waters once the main channel has overflowed and the possibility of a significant threat to life and property in a major flood.

11. The trunk stormwater system is to be constructed and maintained to achieve water quality targets set by the Office of Environment and Heritage (OEH) in Table 4.

### Table 4

<table>
<thead>
<tr>
<th></th>
<th>WATER QUALITY</th>
<th>ENVIRONMENTAL FLOWS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>% reduction in pollutant loads</td>
<td>Stream erosion control ratio</td>
</tr>
<tr>
<td></td>
<td>Gross Pollutants (&gt;5mm)</td>
<td>Total suspended solids</td>
</tr>
<tr>
<td>Stormwater Management Objective</td>
<td>90</td>
<td>85</td>
</tr>
<tr>
<td>‘Ideal’ Stormwater Outcome</td>
<td>100</td>
<td>95</td>
</tr>
</tbody>
</table>

Water quality and environmental flow targets

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.
12. Where development on land affected by local runoff or local overland flooding – major drainage is proposed, it must be designed in accordance with Council’s Design and Construction Specification.

13. Applications may be required to indicate that permanent fail-safe, maintenance-free measures are incorporated in the development to ensure the timely, orderly and safe evacuation of people from the area should a flood occur. In addition, it may also be necessary to demonstrate that the displacement of these people during times of flood will not significantly add to the overall community cost and community disruption caused by the flood.

2.5.2 High Ecological Value Waterways

The Office of Environment & Heritage (OEH) produced mapping of high value waterways and riparian vegetation for the Wilton Growth Area to indicate where dependent ecosystems could be defined as being of high ecological value, based on definitions, guidelines and policies (e.g. the Environment Protection and Biodiversity Conservation Act 1999, Biodiversity Conservation Act 2016, Fisheries Management Act 1994 and Water Management Act 2000). This mapping is contained in Wilton 2040 (Figure 10 of Wilton 2040).

The purpose of the mapping is to identify water dependent ecosystems that may require protection measures as development occurs in the Wilton Growth Area. The mapping highlights the water quality and flow objectives which need to be explicitly considered in any water quality and quantity management strategy for the Growth Area.

The mapping will inform decisions on detailed water servicing planning and stormwater management approaches to be implemented by developers or service providers. Some high value areas would require a greater level of Water Sensitive Urban Design (WSUD) measures to maintain water quality in the Nepean River.

Objectives

1. To ensure that the protection of high ecological value waterways is taken into consideration in the design and management of the stormwater and wastewater management systems.

Controls

1. To ensure that the indicators contained at Appendix E are ground-truthed through field assessments as detailed Neighbourhood Planning proceeds, to inform the water cycle management at Precinct and neighbourhood scale.

2.5.3 Salinity and Soil Management

Objectives

a. To manage and mitigate the impacts of, and on, salinity and sodicity.

b. To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

c. To ensure development will not significantly increase the salt load in existing watercourses.

d. To prevent degradation of the existing soil and groundwater environment, and in particular, to minimise erosion and sediment loss and water pollution due to siltation and sedimentation.
Controls

1. Every subdivision Development Application for land identified as having a high risk of salinity or mildly to moderately aggressive soil is to be accompanied by a salinity report prepared by a suitably qualified person. 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 qualified person 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 Site Investigations for Urban Salinity (OEH). 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 comply with the Western Sydney Salinity Code of Practice 2004 (WSROC).

2. A comprehensive Salinity Management Plan must be submitted based on the findings of the site-specific investigation and prepared in accordance with the Western Sydney Salinity Code of Practice 2004 (WSROC).

3. All subdivision, earthworks and building works are to comply with the Salinity Management Plan.

4. Salinity and sodicity management is to complement WSUD strategies, improving or at least maintaining the current condition, without detriment to the waterway environment.

5. 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 with Managing Urban Stormwater Landcom 3rd Edition March 2004 ('The Blue Book') are to be submitted with each relevant subdivision Development Application.

6. Salinity shall be considered during the planning, design and carrying out of earthworks, rehabilitation works and during the siting, design and construction of all development including infrastructure:
   • To protect development and other works from salinity damage; and
   • To minimise the potential impacts that development and other works may have on salinity.

2.5.4 Site Contamination

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. All subdivision Development Applications shall be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with State Environmental Planning Policy 55 – Remediation of Land and the Contaminated Land Management Act, 1997. Where the Stage 1 Investigation identifies potential or actual site contamination a Stage 2 Detailed Site Investigation must be prepared in accordance with State Environmental Planning Policy 55 – Remediation of Land and the Contaminated Land Management Act, 1997. A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.

2. All investigation, reporting and identified remediation works must be in accordance with the protocols of Council’s Policy – Management of Contaminated Lands, the NSW
Environmental Protection Authority (EPA) Guidelines for Consultants Reporting on Contaminated Sites and SEPP 55 – Contaminated Land.

3. Prior to granting development consent, the Consent Authority must be satisfied that the site is suitable, or can be made suitable, for the proposed use. Remediation works identified in any RAP will require consent prior to the works commencing.

4. Council may require a Site Audit Statement (SAS) (issued by an EPA Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.

5. All reports submitted to the NSW EPA shall comply with the requirements of the Contaminated Land Management Act 1997 (CLM Act) to be prepared, or reviewed and approved, by a consultant certified under either the Environment Institute of Australia and New Zealand’s Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.

Note: All applicants should consider and assess contamination hazards on their land in accordance with the Contaminated Land Management Act, 1995 and State Environmental Planning Policy 55 – Remediation of Land, both of which override any controls in this DCP.

2.6 Aboriginal and European Heritage

Objectives

a. To manage Aboriginal and European heritage values to ensure enduring conservation outcomes.

b. To ensure areas identified as archaeologically or culturally significant are managed appropriately.

Controls

1. Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).

2. Developments or other activities that will impact on Aboriginal heritage may require consent from the New South Wales Office of Environment and Heritage (OEH) under the National Parks and Wildlife Act 1974 and consultation with the relevant Aboriginal communities.

3. Any Development Application that is within or adjacent to land that contains a known Aboriginal cultural heritage site, as indicated on the Aboriginal cultural heritage sites figure, in the relevant Precinct Schedule, must consider and comply with the requirements of the National Parks and Wildlife Act, 1974.

4. Where the necessary consents have already been obtained from OEH, the Development Application must demonstrate that the development will be undertaken in accordance with any requirements of that consent.

5. Applications for subdivision and building on the properties identified in the relevant Precinct Schedule, are to be accompanied by a report from a suitably qualified heritage consultant detailing the results of archaeological investigations undertaken to confirm the presence of archaeological material relating to the heritage site. Where archaeological material is identified, the proposal is to address the requirements of the Heritage Act 1977.
Notes:
Any works, development or other activity that will impact on a known site of Aboriginal cultural heritage significance may require approval under the *National Parks and Wildlife Act, 1974*, in addition to any approval requirements of Council under the relevant Precinct Plan. Applicants should consult with OEH to determine requirements for assessment and approval where developments or other works are to be carried out on or near Aboriginal heritage sites identified on the Aboriginal cultural heritage sites figure, in the relevant Precinct Schedule.

Council or the OEH may require additional investigations to be undertaken as part of a Development Application to confirm the presence of Aboriginal cultural heritage on the land.

Where works uncover items that may be Aboriginal cultural heritage, the applicant is to consult with OEH to determine an appropriate course of action.

### 2.7 Native Vegetation and Ecology

#### Objectives

- a. To conserve and rehabilitate the remaining native vegetation on urban capable land within the Wilton Growth Area.
- b. To ensure that native vegetation contributes to the character and amenity of the Wilton Growth Area.
- c. To preserve and enhance the ecological values of the Wilton Growth Area, and ecological links to surrounding areas.
- d. Ensure that opportunities for tree canopy cover are considered and provided for appropriately in each development in the Wilton Growth Area.

#### Controls

1. Native trees and other vegetation are to be retained where possible by careful planning of neighbourhoods and subdivisions to incorporate trees into areas such as road reserves and private or communal open space.

2. Where practical, prior to development commencing, applicants are to:
   - provide for the appropriate re-use of native plants and topsoil that contains known or potential native seed bank
   - relocate native animals from development sites. Applicants should refer to OEH’s *Policy on the Translocation of Threatened Fauna in NSW*.

3. Development on land that adjoins land zoned E2 is to ensure that there are no significant detrimental impacts to the native vegetation and ecological values of the Environmental Conservation zone area.

4. All subdivision design and bulk earthworks are to consider the need to minimise weed dispersion and eradication. If Council believes that a significant weed risk exists, a Weed Eradication and Management Plan outlining weed control measures during and after construction is to be submitted with the subdivision DA.

5. A Landscape Plan is to be submitted with all subdivision Development Applications, identifying:
   - all existing trees on the development site and those that are proposed to be removed or retained
   - the proposed means of protecting trees to be retained during both construction of subdivision works and construction of buildings
   - proposed landscaping including the locations and species of trees, shrubs and ground cover to be planted as part of subdivision works
• the relationship of the proposed landscaping to native vegetation that is to be retained within public land, including factors such as the potential for weed or exotic species invasion and the contribution of the proposed landscaping to the creation of habitat values and ecological linkages throughout the Precinct
• Provide at least 40% mature canopy coverage of a neighbourhood from the completion of development and demonstrate the potential to attain a 50% canopy coverage over landscaped areas within 15 years from the completion of development
• Footpath design should allow for the planting of street trees in accordance with the Council's Tree Strategy.

6. The selection of trees and other landscaping plants is to consider:
• The prescribed trees in Appendix F of this DCP
• The use of locally indigenous species where available
• Contribution to the management of soil salinity, groundwater levels and soil erosion
• The use of plant species in landscaping that are not harmful to children or the environment and resilient to climate change. Avoid the use of noxious and environmental weeds (as listed on Council’s website)
• The use of tree species in road reservations, footpaths and other public domain areas that will not interfere with the effectiveness of street lighting and passive surveillance.

Note: Where applicable, clause 5.9 of the relevant Precinct appendix in the Growth Centres SEPP requires development consent or a permit to ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation that is prescribed by this DCP, except where other requirements of clause 5.9 are met.

2.8 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.

c. To ensure that appropriate operational access and egress for emergency service personnel and residents is available.

Controls

1. Subdivision planning and design are to be consistent with Planning for Bushfire Protection 2018.

2. The Bushfire Attack Level (BAL) shall be determined by a person recognised by the NSW RFS as a suitably qualified consultant in bush fire risk assessment, and meet:

a. a maximum BAL -29 for residential development

b. a maximum of BAL -12.5 for Special Fire Protection Purpose (SFPP).

3. Subject to detailed design at Development Application stage, the indicative location and widths of Asset Protection Zones (APZ’s) are to be provided generally in accordance with the Bushfire Risk and Asset Protection Zone requirements figure in the relevant Precinct Schedule and neighbourhood plan.

4. Asset Protections Zones (APZ’s):

• are to be located wholly within the Precinct

• may incorporate roads and flood prone land

• are to be located wholly outside of land zoned Environmental Conservation E2
• may be used for open space and recreation subject to appropriate fuel management
• are to be maintained in accordance with the guidelines in Planning for Bushfire Protection 2018
• may incorporate private residential land, but only within the front setback to the perimeter road (no buildings are to be located within the APZ)
• are to be generally bounded by a public perimeter road that is linked to the public road system at regular intervals in accordance with Planning for Bushfire Protection 2018.

5. Vegetation outside areas zoned Environmental Conservation E2 is to be designed and managed as a ‘fuel reduced area’.

6. Temporary APZ’s, identified through a Section 88B instrument, will be required where development is proposed on allotments next to undeveloped land that presents a bushfire hazard. Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and shall cease.

7. An emergency bushfire evacuation and management plan should be prepared as part of the neighbourhood plan and indicate the proposed emergency management arrangements for such developments.

8. Adequate water reserves for firefighting shall be available and accessible on site as specified in Planning for Bushfire Protection 2018.

2.9 Odour Assessment and Control

Odour is legislated by the Protection of the Environment Operations Act 1997 and managed by the NSW Government. Currently the only methods of controlling odour impacts are applying buffers around odour generating activities and Industry Best Management Practices.

Prior to the commencement of this DCP the Wilton Growth Area precincts were mostly zoned for rural purposes. The Precincts, and nearby rural areas, may contain a number of existing rural uses that have the potential to generate odour and other associated impacts that may affect the amenity of nearby urban areas. While these activities may cease operation at some point in the future (such as when the land is rezoned and developed for urban purposes) the timing of cessation of odour generating land uses is not known nor able to be controlled by Council or the Department of Planning, Industry and Environment.

Developers and buyers of property within the Wilton Growth Area precincts should be made aware that their property may be subject to odour impacts from these uses for an indeterminate period of time.

Where land is affected by an odour buffer or adjacent to odour generating activities Council will consider whether the type of development in this area is appropriate and will also consider the need for the applicant to provide additional supporting information with the Development Application.

2.10 Noise Control

Objectives

a. To ensure potential noise and vibration impacts from road and railway sources are minimised for new sensitive uses.

b. To encourage use of buffers and minimise use of sound walls.
Controls

1. Development Applications for noise impacted dwellings should detail siting considerations, design and architectural treatments which may be required to reduce noise to acceptable levels and these may include all or some of the following:
   • upgrading of glazing
   • the sealing of gaps around windows and doors
   • sealing of wall vents
   • the upgrading of doors to solid door
   • reconfiguration of internal spaces to provide non-sensitive rooms adjacent to road or rail corridors
   • physical noise barriers or mounding.

2. Development for sensitive uses (childcare centres, hospitals, aged care facilities, schools and residences) adjacent to the Maldon to Dombarton Freight Rail Corridor must ensure that acoustic building treatments to be provided within 100m of the corridor to achieve recommended internal noise levels.

3. Opportunities for buffers, natural treatment and greening of any physical noise barriers should be identified in the neighbourhood plan.

4. Vistas and gateway views to the Growth Area should be preserved and not be dominated by physical noise barriers.

2.11 Air Quality Setbacks

Objectives

a. To protect air quality for sensitive uses (childcare centres, hospitals, aged care facilities, schools and residences) adjoining busy roads and rail corridors.

b. For development located in or adjacent to road corridors and intersections to incorporate site layout and building design features that address higher level of air emissions generally found in transport corridors.

Controls

1. Development including childcare centres, hospitals, aged care facilities, schools, residential dwellings and other sensitive uses adjoining the Maldon to Dombarton Freight Rail Corridor must be setback a minimum of 100m from the location of future rail operations in the corridor, with a minimum 10m within this setback to be densely planted for dust mitigation.

2. Development adjoining busy roads shall comply with:
   a. Minimum separation distances from the kerb as outlined in Table 5; or
   b. Where minimum separation distances are not achievable, ducted mechanical ventilation for the supply of outdoor air in compliance with AS1668.2: The use of ventilation and air conditioning in buildings-Mechanical ventilation in buildings. Mechanical ventilation outdoor air intakes must be located at least the minimum distance from the kerb specified in Table 5, measured in the horizontal and vertical planes from the kerb. Filtration of outdoor air must be to a minimum Australian Standard performance rating of F6 or minimum efficiency reporting value (MERV) 9.
### Table 5

<table>
<thead>
<tr>
<th>Road classification</th>
<th>Residential type buildings</th>
<th>Child care centres, hospitals, aged care facilities, schools</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Motorway</strong></td>
<td>30m</td>
<td>80m</td>
</tr>
<tr>
<td>High Volume: More than 60,000 AADT; and 40,000-60,000 and 5% or more Heavy Vehicles</td>
<td>20m</td>
<td>80m</td>
</tr>
<tr>
<td>Moderate 20,000-40,000</td>
<td>n/a</td>
<td>40m</td>
</tr>
<tr>
<td>Intermediate Roads: 40,000-60,000 AADT; and 30,000-40,000 and 10% or more Heavy Vehicles</td>
<td>10m</td>
<td>40m</td>
</tr>
<tr>
<td>High volume intersection</td>
<td>30m</td>
<td>60m</td>
</tr>
</tbody>
</table>

Minimum setback required for air quality controls

3. When roads are flanked by continuous walls of buildings, the air pollution from vehicles may become trapped, exposing the users of roads and buildings to higher levels of pollution. Development in mixed use areas zoned for four floors or more shall:
   - Use horizontal and vertical articulation on the street frontages
   - Vary roof forms between adjacent buildings.

4. Development applications for childcare centres, hospitals, aged care facilities, schools and residences adjoining rail corridors shall detail design and architectural treatments such as:
   - barriers/fences
   - landscaping
   - reconfiguration of internal spaces to provide non-sensitive rooms adjacent to rail corridors.
3. Neighbourhood and Subdivision Design

3.1 Residential Density and Subdivision

The Wilton Growth Area is subject to density bands as detailed in the relevant Precinct Schedule in the Growth Centres SEPP, and in the fine grain density map contained in the relevant neighbourhood plan. 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 4 and Landcom’s “Residential Density Guide” and the Department of Planning and Environment’s “Dwelling Density Guide” for further information.

![Figure 4](image)

Example for calculating Net Residential Density of a subdivision application

Net Residential Density is an averaging statistic. The average dwelling density target in the Growth Centres 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.
3.1.1 Residential Density

Objectives

a. To ensure minimum and maximum density targets and density bands are complied with to ensure that the dwelling cap is not exceeded.

b. To ensure an appropriate mix of housing types and appropriate locations for certain housing types in accordance with the fine grain density established in the neighbourhood plan.

c. To establish the desired character of residential areas.

d. To achieve housing diversity and affordability.

Controls

1. All applications for residential subdivision and the construction of residential buildings shall not exceed the maximum density within the density band and shall demonstrate that the density of the proposal falls generally within the density band identified in the relevant Precinct Appendix in the *Growth Centres SEPP* and the fine grain density plan contained in the Neighbourhood Plan.

2. Residential development is to be generally consistent with the residential structure as set out in the relevant structure plans, the relevant Precinct Schedule and neighbourhood plan. Typical characteristics of permitted dwelling types for each corresponding density band are found in the *Growth Centres SEPP* and should be represented in the neighbourhood plan.

3. Residential development in the Precinct shall not exceed the dwelling cap contained in the *Growth Centres SEPP*. Neighbourhood plans should indicate the number of dwellings proposed in each neighbourhood as a mechanism for tracking compliance with the Precinct dwelling cap.
### Table 6

<table>
<thead>
<tr>
<th>Net Residential Density dw/Ha</th>
<th>Typical Characteristics</th>
</tr>
</thead>
</table>
| 10 - 15 dw/Ha                | • Generally located away from centres and transport and in proximity to conservation areas.  
                              | • 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 5). |
| 15 - 25 dw/Ha                | • 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 20 dw/Ha, the occasional manor home on corner lots.  
                              | • Single and double storey dwellings.  
                              | • Mainly suburban streetscapes, the occasional urban streetscape. (See Figure 5). |
| 25 - 45 dw/Ha                | • 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 5). |

**Typical characteristics of residential net densities**
Distinct and coherent streetscapes occur in varying proportions in density bands
4. Non-residential development in 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 Urban Development Zone permits certain non-residential development within residential areas, provided it is consistent with the relevant structure plans. Other parts of this DCP provide more detailed objectives and controls for these types of development.

3.1.2 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.
h. To establish dwellings designed to respond to the natural attributes of the site and integrated with the surrounding environment.
i. To ensure that tree canopy cover is considered in all development and provided appropriately in each development.

Note: A list of performance criteria and design requirements to promote crime prevention through environmental design is provided at Appendix G.

Controls

Blocks

1. All residential neighbourhoods are to be designed for accessibility and walkability and shall be established around 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 with variety in depth to promote housing diversity. 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 local and town centres, the block perimeters should generally be a maximum of 520m (typically 190m x 70m) to increase permeability and promote walking.

5. Provide at least 40% canopy coverage of the entire street block with a minimum mature height of 8m at the completion of development. Existing mature trees are to be retained where possible.

Lots

6. At least 50% of landscaped area shall provide canopy cover for each lot with a minimum mature height of 2m at the completion of the development.

7. Minimum lot frontages applying to each density band shall comply with Table 7. Lot frontage is measured at the street facing building line as indicated in Figure 6.

Table 7

<table>
<thead>
<tr>
<th>Minimum Lot Frontages</th>
<th>Front Loaded</th>
<th>10 to 15/Ha</th>
<th>15 to 25/Ha</th>
<th>25-45/Ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Loaded</td>
<td>12.5m</td>
<td>9m</td>
<td>7m</td>
<td></td>
</tr>
<tr>
<td>Rear Loaded</td>
<td>4.5m</td>
<td>4.5m</td>
<td>4.5m</td>
<td></td>
</tr>
</tbody>
</table>

Minimum lot frontages by density bands

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.
Measurement of minimum lot widths and lot area

8. 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.

9. In areas with a minimum residential density of ≤25dw/Ha, no more than 40% of the total residential lots proposed in a street block may have a frontage of less than 10m wide.

Note: A street block is defined as a portion of a city, town etc., enclosed by (usually four) neighbouring and intersecting streets.

10. In areas with a minimum residential density of ≤25dw/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 to reduce garage dominance and on-street parking impacts.

11. 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.

12. Where residential development adjoins land used for Public Recreation or Drainage, subdivision is to create lots for the dwelling, with the main residential and road entry to front the open space or drainage land.

13. 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 facing lots will generally be wider or deeper, providing for residential development with private open space in the front setback if appropriate;
   • Narrowest lots in the subdivision will generally have rear-facing backyards;
   • Preferred block orientation is established in the relevant Precinct Schedule. Lot orientation must be 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.

14. An alternative lot orientation may be considered where the site slope and gradients require excessive cut and fill/retaining or 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.

Zero Lot Lines

15. 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.

16. 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.

17. 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 benefitted lot.

18. 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.

Subdivision of Shallow Lots

19. Shallow lots (typical depth 14-18m, typical area <200m²) 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 225m² 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

20. 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.

21. The maximum number of attached or abutted dwellings permissible in a set is six.

22. 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 7.
3.1.3 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 8.

2. Subdivision layout should minimise the use of battle-axe lots without public frontage to resolve residual land issues.
3. In areas within the 15-25dw/Ha density band, the minimum site area for battle-axe lots without any street or park frontage is 500m² (excluding the access handle of a driveway) and only detached dwelling houses will be permitted.

4. The width of the driveway access handle for single access shall be a minimum of 3.0m, and the minimum width of a shared driveway access handle shall be 3.5m.

5. The driveway or shared driveway will include adjacent planting and trees. The landscaped area shall have a minimum width of 500mm on both sides of the driveway, as indicated in Figure 9.

6. Driveway design, including dimensions and corner splays, is to be in accordance with Council's Engineering Specifications.

7. A battle axe handle shall serve no more than 2 properties. A dwelling fronting the street shall be located on both sides of the access handle and must have a separate driveway access as indicated in Figure 9.

Figure 8

Examples of locations of battle-axe lots
Figure 9

Examples of driveways and shared driveways for battle-axe lots
3.1.4 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 Design and Construction Specification.
2. Corner lots are to be designed to allow dwellings to positively address both street frontages as indicated in Figure 10.
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 10

Corner lots
3.2 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 8.

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 8

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Application</td>
<td>Lots equal to, or greater than 300m²</td>
<td>Lots less than 300m² and equal to or greater than 225m² in area, and with a width equal to or greater than 9m*.</td>
<td>Dwelling construction involving detached or abutting dwellings on: lots less than 225m², or lots with a width less than 9m*.</td>
<td>Dwelling construction involving common walls (i.e. attached dwellings) on: lots less than 225m², or lots with a width less than 9m*.</td>
</tr>
<tr>
<td>Dwelling plans required</td>
<td>As part of future DA</td>
<td>As part of future DA</td>
<td>Yes, as part of subdivision application</td>
<td>Yes, as part of subdivision application</td>
</tr>
<tr>
<td>Dwelling Design 88B restriction required</td>
<td>No</td>
<td>Yes</td>
<td>Yes, only approved dwelling can be built</td>
<td>Yes, only approved dwelling can be built</td>
</tr>
<tr>
<td>Timing of subdivision (release of linen plan)</td>
<td>Pre-construction of dwellings</td>
<td>Pre-construction of dwellings</td>
<td>Prior to the issue of the CC</td>
<td>Post-construction of dwellings</td>
</tr>
</tbody>
</table>

*Minimum lot width refer to Figure 6

Subdivision Approval Process

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 11.
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

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 in detail how the public domain concept approved in the relevant neighbourhood plan will be delivered concurrently with future development of the proposed lots. An example of a PDP is included at Figure 12.

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 as part of the PDP.

**Figure 11**

Sample of a Building Envelope Plan (BEP)
3.3 Construction Environmental Management

Objectives

a. To ensure that the construction of subdivisions, new buildings and other structures and works is done in an environmentally responsible manner.

Controls

1. A Construction Environmental Management Plan is to be submitted to Council or the accredited certifier and approved prior to the issue of a construction certification for subdivision works.

2. The Construction Environmental Management Plan is to detail the methods of ensuring the protection of the environment during construction, monitoring and reporting on construction activities, and procedures to be followed in the event of an incident that is likely to cause harm to the environment.

3. Construction activities are to be undertaken to ensure that water quality, air quality, soil stability, trees and vegetation cover, and heritage sites are protected in accordance with the development consent and to maintain the quality of the natural environment.

4. Applicants are to ensure that the management of construction activities is undertaken in accordance with Council’s Design and Construction Specification.

5. Preservation of trees and native vegetation during construction is to be in accordance with the development consent issued for the development, and with the native vegetation and tree retention requirements identified in the relevant neighbourhood plan.

6. Wherever possible, non-renewable resources should be used during construction.

7. The generation of waste during construction should be minimised.
3.4 Movement Network

3.4.1 Street Layout and Design

Objectives

a. To establish a hierarchy of interconnected streets that provide safe, convenient and clear access for pedestrians, cyclists, wheelchair users and motorists within and beyond the Precinct.

b. To assist in managing the environmental impacts of urban development including soil salinity and stormwater.

c. To facilitate energy efficient lot and building orientation.

d. To contribute to the creation of an interesting and attractive streetscape and to implement green links in accordance with the Wilton Green Plan Principles contained at Appendix H of this DCP.

Controls

1. The design of streets is to be consistent with the relevant typical designs in Figures 13 to 17 and Council’s Design and Construction Specification.

2. The typical designs in Figures 13 to 17 are based on minimum dimensions and the design of streets may need to be modified to incorporate water sensitive urban design measures and to ensure appropriate site drainage.

3. Alternative street designs for local streets and access ways may be permitted on a case by case basis if they preserve the functional objectives and requirements of the design standards.

4. Roads in the relevant Precinct are to be constructed in accordance with the hierarchy shown on the Precinct Road Hierarchy figure in the relevant Precinct Schedule.

5. Roads identified as bus routes in the relevant structure plans and relevant neighbourhood plan are to consistent with Transport for NSW’s Guidelines for Public Transport Capable Infrastructure in Greenfield Sites.

6. The locations and alignments of all roads are to be generally in accordance with the locations shown on the Precinct Road Hierarchy figure in the relevant Precinct Schedule and relevant neighbourhood plan.

7. Where any variation to the residential street network indicated at the Precinct Road Hierarchy figure or the relevant neighbourhood plan is proposed, the alternative street network is to be designed to:
   • create a permeable network that is based on a modified grid system.
   • encourage walking and cycling and minimise travel distances.
   • maximise connectivity between residential areas and community facilities, open space and centres.
   • take account of topography and site drainage and accommodate significant vegetation.
   • optimise solar access opportunities for dwellings.
   • provide frontage to and maximise surveillance of open space and drainage land.
   • provide views and vistas to landscape features and visual connections to nodal points and centres.
   • maximise the effectiveness of water sensitive urban design measures.
   • minimise the use of cul-de-sacs. However, if required, they are to be designed in accordance with Council’s Design and Construction Specification.
8. Variation to the residential street network as permitted under control 4 above will only be approved by Council where the applicant can demonstrate to Council's satisfaction that the proposal:
   • will not detrimentally impact on access to adjoining properties.
   • provides for the management of stormwater to drain to Council's trunk drainage network, without negative impacts on other properties.
   • will not impede the orderly development of adjoining properties in accordance with the relevant Precinct Schedule, Neighbourhood Plan and this DCP.
   • does not restrict the ability to provide water, sewer, electricity and other essential services to adjoining properties.

9. For changes to the proposed road system which Council considers minor, Council will write to affected property owners and consider any comments of those persons before determining the application. Applicants wishing to amend the proposed road pattern are advised to liaise with affected adjoining owners prior to the submission of the Development Application. By obtaining the prior agreement of adjoining owners to proposed road pattern changes, the time required by Council to determine the application may be reduced.

10. For changes to the proposed road system which Council considers major, Council may require a formal application for amendment to the relevant Precinct Schedule and relevant neighbourhood plan before determining the application.

11. Where roads are adjacent to public open space or drainage land, verge widths may be reduced to a minimum of 1m, subject to public utilities, bollards and fencing being adequately provided.

12. 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 Council's Design and Construction Specification. Where a corner lot fronts a roundabout, the driveway shall be set back 10m from the splay.

13. On steep sloped land, roads that are parallel with the terrain may incorporate split pavement configurations at different levels so as to minimise cut and fill and provide opportunities for landscaping and the preservation of trees. Where split pavements are proposed, they are to comply with the following:
   • Split level road pavements will only be considered where other design solutions e.g. one-way cross falls, road centre line re-grading, retaining walls within lot boundary’s and widening of road reserves to accommodate wider medians etc, cannot achieve the desired outcome.
   • The proposed split-level pavement must be supported by a Road Safety Audit by an RMS accredited Road Safety Auditor.
   • Split level road pavements should be limited to a maximum road length of 80m, unless otherwise approved by Council's Coordinator Engineering Approvals. A minimum road length may be required to achieve the requirements of safety fencing.
   • Each "split" road carriageway should be a minimum of 5.5m wide. Note; the carriageway width cannot include the central median.
   • Batter slopes within a central median shall comply with Council's Design and Construction Specification. No retaining walls are to be erected within the road boundary, especially within the central median, unless prior approval has been obtained from Council.
   • Safety Barriers are to be installed in accordance with the requirements of Section 6 of the RMS Road Design Guide. Sign-posting and line-marking are to be provided in accordance with RMS requirements.
   • No narrowing of the carriageway width for traveling and parking lanes or of the footpath is permitted in order to reduce the impact of the split carriageway on the total road reserve.
14. Residential roads, i.e. minor collector roads, local streets, access road/places, and shareways shall be designed for and sign posted at a maximum of 50kph (i.e. traffic management must be considered at the subdivision application, with either road layout or speed reducing devices used to produce a traffic environment which reduces traffic speed).

15. The minimum distance from an access place to a collector road is to be 50m if the junction is on the same side of the road or 40m if staggered on the opposite side of the road. The minimum distance between collector roads is to be 100m if the junction is on the same side or 100m if it is staggered on the opposite side of the road.

16. Where four-way intersections are proposed, traffic is to be controlled, where appropriate, by traffic lights, roundabouts, median strips or signage.

17. Any private road is to be designed and built in accordance with Council’s Design and Construction Specification. Details must be shown on the engineering design plans and must be submitted prior to the issue of the occupation or subdivision certificate (whichever occurs first).

18. Street trees are required for all streets. Street planting is to:
   • use the preferred species listed in Appendix F of this DCP,
   • be consistently used 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, wherever appropriate, include endemic species,
   • maintain adequate lines of sight for vehicles and pedestrians, especially around driveways and street corners,
   • provide appropriate shade in summer and solar access in winter, and
   • provide an attractive and interesting landscape character and clearly define public and private areas, without blocking the potential for street surveillance.
   • ensure that trees are not located within the carriageway. Blister construction with kerb and guttering located in the kerbside parking lane to accommodate canopy tree planting will be supported where appropriate.

19. Signage, street furniture and lighting is to 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.

20. Locating entry signage and the like within a public road reserve is subject to Council agreement.

21. The location and design of signage and street furniture is to be indicated on the Landscape Plan and on engineering construction drawings.

22. Street lighting is to be designed to meet the current Australian Standards AS/NZS 1158 series and to complement the proposed street tree planting.

23. Where necessary to ensure that access to residential properties is provided in the early stages of development, Council may consent to the construction and operation of temporary access roads.

24. Temporary access roads are to remain in operation only until such time as the road network has been developed to provide permanent access to all properties.

25. Access places may be used where:
   • The access place separates residential land from open space or drainage land.
   • The road is not a through traffic route (i.e. it provides access only to residences on it).
• The maximum number of dwellings serviced by the access place is 10.

Note: Where an access street has frontage to open space or drainage land, the footpath must be constructed as part of the access street. Where the access street is adjacent to a sub-arterial or arterial road, the footpath is not required.

26. Medium-high density local roads (see Figure 17) should be used in land identified for Medium Density and High Density Residential development, Local Centres and Mixed Use areas except where otherwise defined as a town centre road in the relevant Schedules to this DCP.

Figure 13

![Typical sub-arterial road](attachment:image.png)
Figure 14

Typical collector road (not bus capable)

Figure 15

Typical local street
Figure 16

Typical laneway access street

Figure 17

Local street adjoining reserve
3.4.2 Laneways

Laneways are public roads that are shareways that provide rear vehicular access to compact or restrict 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.

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, 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

- 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.
- To reduce garage dominance in residential streets.
- To maximise on-street parking spaces and landscaping in residential streets.
- To provide opportunities for affordable housing options.
- To reduce vehicular conflict through reduced driveway cross overs and focusing of traffic to known points.
- To facilitate waste collection.
- To facilitate the use of attached and narrow lot housing to achieve overall higher neighbourhood densities.
- 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 18.
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).
Laneway principles

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, straighththrough 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. A swept path analysis should be provided for any laneway. Suggested layouts are in Figure 19.

- Lanes on sloping land with significant longitudinal and/or cross falls require detailed design consideration to demonstrate functionality.
6. Laneways that create a 'fronts to backs' layout (front addressed principal 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 improve the overall design and amenity of the laneway such as being 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 20 as lane entry/street corner lots. Figure 20 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') could be avoided unless an improved design and amenity outcome in proven.

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 21.
Sample laneways showing maximum number of secondary dwellings or strata studios

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.

3.4.3 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 21.
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 5.4m.
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.
Figure 21

Indicative examples of shared driveways

- Irregular shaped mews with central landscape feature
- Use for odd shaped block geometry

T-SHAPED
- Driveway should be form the frontage read of the narrow lot dwellings
- Use where block geometry or available road frontage precludes 'close'

CLOSE
- Preferable

COMMON APRON
- Maximum 3 properties
3.4.4 Access to Arterial and Sub-Arterial Roads

Objectives

a. To restrict direct property access to higher order roads to provide for the safe and efficient movement of vehicles on these roads.

Controls

1. Vehicular access to arterial roads and sub-arterial roads shown on the Precinct Road Hierarchy figure, in the relevant Precinct Schedule, may only be made by way of another road.

2. Persons creating allotments adjoining arterial or sub-arterial roads are required to create restrictions on the use of land under Section 88B of the Conveyancing Act 1919 to legally deny direct vehicular access to allotments from the arterial or sub-arterial road.

3. To enable the development of land, such as in situations where access across adjoining properties is required but not yet able to be provided, Council may allow temporary access to arterial or sub-arterial roads where:
   • the development complies with all other development standards;
   • subdivisional roads generally conform with the road pattern shown on the Indicative Layout Plan; and/or
   • Council is satisfied that the carrying out of the development will not compromise traffic safety.

4. Where Council grants such consent, the temporary access must be constructed to Council's standards and conditions will be imposed that access to the designated road by way of the temporary access shall cease when alternative access becomes available.

Note: Approval from RMS will also be required for any temporary access to a classified road.
4. Development in Residential Areas

4.1 Site Responsive Design

4.1.1 Site Analysis

Site analysis for each individual lot is an important part of the design process. Development proposals need to illustrate design decisions which are based on careful analysis of the site conditions and their relationship to the surrounding context. By describing the physical elements of the locality and the conditions impacting on the site, opportunities and constraints for development can be understood and addressed in the design.

The Site Analysis Plan to support a Development Application should be consistent with the relevant neighbourhood plan and show the existing features of the site and its surrounding area, together with supporting written material. At a minimum, the Site Analysis Plan must show the following features:

1. the position of the proposed building in relation to site boundaries and any other structures and existing vegetation and trees on the site.
2. existing buildings and structures.
3. existing landscaping and vegetation.
4. any easements over the land, services, existing infrastructure and utilities.
5. the location, boundary dimensions, site area and North Point of the land.
6. location of existing street features adjacent to the property, such as trees, planting, street lights.
7. contours and existing levels of the land in relation to buildings and roads; and, whether the proposed development will involve any changes to these levels.
8. location and uses of buildings on sites adjoining the land.
9. hydraulic features, drainage lines, water features, drainage constraints and the like.
10. a stormwater concept plan (where required).
11. any identified road widening applying to the subject land.

4.1.2 Cut and Fill

Objectives

a. To minimise the extent of earthworks using cut and fill within residential allotments.
b. To protect and enhance the aesthetic quality of the area by controlling, the form, bulk and scale of land forming operations.
c. To ensure that fill material is not contaminated and does not adversely affect the fertility or salinity of soil, or the quality of surface water or groundwater.
d. To ensure that the amenity of adjoining residents is not adversely affected by any land forming operations.
e. To ensure that development responds to site conditions and excavation is minimised and the site is properly retained.

Controls

1. A Development Application (DA) is to illustrate where it is necessary to cut and/or fill land and provide justification for the proposed changes to the land levels.
2. Earthworks shall be undertaken to a maximum of 500mm excavation or fill from the present surface level of the property.

3. Council will assess proposals for excavation or fill greater than 500mm having regard to the visual impact of the proposed earthworks.

4. Any excavation within the zone of influence of any other structure requires a ‘dilapidation report’ (prepared by a suitably qualified person) demonstrating that adequate measures are to be implemented to protect the integrity of the structure (see Safe Work Australia – “Excavation Work Code of Practice - March 2015).

5. All basement excavation shall be setback a minimum of 900mm from the property boundaries.

6. A Validation Report is required to be submitted to Council prior to the placement of imported fill on site. All fill shall comply with the Department of Water and Energy – “Site Investigation for Urban Salinity” and the DECC Contaminated Sites Guidelines – “Guidelines for the NSW Site Auditor Scheme (2nd edition) – Soil Investigation Levels for Urban Development Sites in NSW”.

7. All fill shall be ‘Virgin Excavated Natural Material’ (VENM).

8. Earth moved from areas containing noxious weed material must be disposed of at an approved waste management facility and transported in compliance with the Noxious Weeds Act 1993.

9. On sloping sites, site disturbance is to be minimised by use of split level or pier foundation housing designs. Council will consider greater cut for basement garages.

10. 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 walls must be located a minimum of 450mm from the side or rear boundary of the lot containing the cut.

11. Retaining walls within residential allotments are to be no greater than 600mm high at any point on the edge of any residential allotment. A combined 1200mm maximum retaining wall height is permissible between residential lots (2 x 600mm). Where terraced walls are proposed the minimum distance between each step is 1.0m.

12. The maximum height of voids within individual allotments is 3m, as illustrated in Figure 22.

13. All retaining walls proposed for the site are to be identified in the DA.

14. Retaining walls, including footings, drainage etc shall be located entirely within the boundary of the lot being serviced. Generally retaining walls shall be located within the boundary on the low side of the lot. Retaining Walls shall be designed and constructed in accordance with Council’s Design and Construction Specification to achieve a 100-year life.

Note: Filling on lots must be either contained within the ‘building footprint’ or no closer than 2m from a property boundary up to 500mm in depth.
4.1.3 Sustainable Building Design

Objectives

a. To maximise microclimate benefits to residential lots.

b. To enhance streetscape amenity.

c. To facilitate the development of a community that can achieve net zero carbon emissions by 2050.

d. To minimise the use of non-renewable resources and minimise the generation of waste during construction.

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.

4.1.4 Salinity, Sodicity and Aggressivity

Objectives

a. To manage and mitigate the impacts of, and on, salinity.

Controls

1. A detailed salinity analysis and preparation of a Salinity Management Plan will be necessary if:

   a. The site of the proposed development has been identified as being subject to a potential risk of salinity (refer to the map Salinity Potential in Western Sydney 2002), or

   b. An initial investigation shows the site is saline or affected by salinity.

2. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity.

3. The author of the salinity analysis must sign off on the project on completion of works and submit this to Council prior to an occupation certificate being issued, if required.

4. All development must comply with the Salinity Management Plan developed at the subdivision phase. The actions/works from the Salinity Management Plan must be certified upon completion of the development.
5. Salinity shall be considered during the siting, design and construction of dwellings including: drainage, vegetation type and location, foundation selection and cut and fill activities, to ensure the protection of the dwelling from salinity damage and to minimise the impacts that the development may have on the salinity process.

6. In salinity prone areas materials for pipe infrastructure, foundations and brickwork must have sulphate resistant properties to cope with the saline conditions.

7. Applications for new dwellings must be consistent with any conditions of consent for the subdivision of the land in relation to the management of soil salinity, sodicity and aggressivity, and with the Salinity Management Plan.

8. Disturbance to the natural hydrological system shall be minimised by maintaining good drainage and reducing water logging on the site.

9. Groundwater recharge shall be minimised by such measures as:
   a. Directing runoff from paved areas (roads, car parks, domestic paving, etc) into lined stormwater drains rather than along grassed channels as necessary;
   b. Lining or locating any water storages/ponds/drainage basins higher in the landscape to avoid recharge where proximity to the water table is likely to create groundwater mounding; and
   c. Encouraging on site detention of roof water runoff.

10. Soil erosion and sediment control measures shall be incorporated into the development during its construction and following its completion.

4.1.5 Development Near or on Gas Easements

Objectives

a. To ensure that development on or near gas easements considers potential impacts on the integrity and safety of the gas pipeline.

b. To ensure reasonable standards of residential amenity and a high-quality residential environment in the vicinity of gas easements.

c. To minimise risks to property and people associated with gas pipelines.

Controls

1. The locations of roads in the vicinity of gas easements are to be consistent with the relevant structure plans and relevant neighbourhood plan, and the arrangement of development, including the subdivision pattern, location of dwellings and vehicular access is to be consistent with Figure 23.

2. Dwellings are to be oriented toward public roads and the gas easement. Residential lots which front the road reserve that is adjoining the easement in Low Density Residential areas must have a minimum width of 20m and a minimum depth of 40m.

3. Dwellings on residential lots located within 76m from the easement boundary are to be oriented toward public roads and the gas easement.

4. There is to be a 30m no build zone from the easement boundary, which will need to be included in the neighbourhood plan.

5. Garages and driveways are not to cross or be located within the easement. Where residential blocks are located within the easement or where residential lots front the easement and a public road, vehicle access to these properties is to be from the rear (i.e. the side of the block farthest from the easement).
6. Development and use of land within the easement is restricted by the conditions of the easement and applicants should demonstrate compliance with any restrictions imposed by the easement when submitting applications for development.

7. The following development within the easement must be referred to the pipeline operator for approval prior to any works being completed, and evidence of the pipeline operator’s agreement must be submitted with the DA:
   • Excavation, blasting or other earthworks.
   • Any improvements or installations (e.g. buildings, fencing or other structures).
   • Transport or parking of heavy vehicles.
   • Planting or cultivating trees within 5m of the pipeline.

8. Fencing within the easement is not permitted without pre-approval from the pipeline operator.

9. Consultation with the gas pipeline operator must be undertaken for all Development Applications and applications for Neighbourhood Plans for South East Wilton Precinct (including for subdivision and/or development for low, medium or high density housing, or sensitive land uses (such as schools, childcare centres, seniors living, health care facilities, open space, or town centres and employment uses) located on land within the pipeline’s measurement length. Reference should be made to the requirements of AS2885 and the recommendations of the Safety Management Study (SMS) undertaken for the proposed development.

(Note: All proposals for subdivision and development must comply with the Department of Planning, Industry and Environment’s Hazardous Industry’s Planning Advisory Paper No. 10 ‘Land Use Safety Planning’ (HIPAP 10).)
4.2 Dwelling Design Controls

Under the provisions of the Precinct Schedule, development consent is required for all dwellings in the area shown for residential development under the relevant precinct structure plan. 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.
• 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 4.3.

It is acknowledged that innovative dwelling designs are evolving particularly on lots <300m², and design solutions may be developed that meet the objectives but do not comply with the relevant controls. In areas with a minimum density of ≥25dw/Ha, there is the opportunity to vary the dwelling design controls where agreed to as part of an integrated housing DA at subdivision approval.

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

4.2.1 Summary of Key Controls

Table 10 summarises the types of lots and housing. Table 10 is diagrammatic only and directs readers to the relevant Table 11 to Table 14 containing the main development controls.

The key controls should be read in conjunction with the controls in the clauses that follow.
### Table 10

<table>
<thead>
<tr>
<th>Access</th>
<th>Lot Width</th>
<th>Detached</th>
<th>Zero Lot</th>
<th>Abutting/Attached</th>
<th>Controls Table</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Access</td>
<td>≥4.5m</td>
<td><img src="image1" alt="Diagram" /></td>
<td><img src="image2" alt="Diagram" /></td>
<td><img src="image3" alt="Diagram" /></td>
<td>Table 11</td>
</tr>
<tr>
<td></td>
<td>7&gt;9m</td>
<td><img src="image4" alt="Diagram" /></td>
<td><img src="image5" alt="Diagram" /></td>
<td><img src="image6" alt="Diagram" /></td>
<td>Table 12</td>
</tr>
<tr>
<td></td>
<td>≥9≥15m</td>
<td><img src="image7" alt="Diagram" /></td>
<td><img src="image8" alt="Diagram" /></td>
<td><img src="image9" alt="Diagram" /></td>
<td>Table 13</td>
</tr>
<tr>
<td>Front Access</td>
<td>&gt;15m</td>
<td><img src="image10" alt="Diagram" /></td>
<td><img src="image11" alt="Diagram" /></td>
<td><img src="image12" alt="Diagram" /></td>
<td>Table 14</td>
</tr>
</tbody>
</table>
Table 11

<table>
<thead>
<tr>
<th>Element</th>
<th>Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback (min)</td>
<td>4.5m to building façade line; 3.5m to building façade fronting open space</td>
</tr>
<tr>
<td></td>
<td>3.0m to articulation zone; 2.0m to articulation zone fronting open space.</td>
</tr>
<tr>
<td></td>
<td>In density bands ≥25dw/Ha</td>
</tr>
<tr>
<td></td>
<td>3m to building façade line,</td>
</tr>
<tr>
<td></td>
<td>1.5m to articulation zone.</td>
</tr>
<tr>
<td>Side setback (min)</td>
<td>Zero Lot, Attached or Abutting Boundary (benefited lot)</td>
</tr>
<tr>
<td></td>
<td>Ground floor: 0m</td>
</tr>
<tr>
<td></td>
<td>Upper floor: 0m</td>
</tr>
<tr>
<td></td>
<td>Detached Boundary 0.9m.</td>
</tr>
<tr>
<td></td>
<td>If lot burdened by zero lot boundary, side setback must be within easement:</td>
</tr>
<tr>
<td></td>
<td>0.9m (single storey zero lot wall)</td>
</tr>
<tr>
<td></td>
<td>1.2m (double storey zero lot wall)</td>
</tr>
<tr>
<td>Maximum length of zero lot line on boundary</td>
<td>Attached/abutting house:</td>
</tr>
<tr>
<td></td>
<td>18m (excludes rear loaded garages) upper levels only. No limit to ground floor.</td>
</tr>
<tr>
<td></td>
<td>Zero lot house:</td>
</tr>
<tr>
<td></td>
<td>18m (excludes rear loaded garages)</td>
</tr>
<tr>
<td>Rear setback (min)</td>
<td>0.5m (rear loaded garages to lane, zero to articulation zone)</td>
</tr>
<tr>
<td>Corner lots secondary street setback (min)</td>
<td>1.0m with articulation as specified in Clause 4.2.2(2)</td>
</tr>
<tr>
<td>Building height, massing and sitting</td>
<td>In areas with a minimum residential density of ≤20dw/Ha:</td>
</tr>
<tr>
<td></td>
<td>2 storeys maximum in accordance with the relevant structure plans and Neighbourhood Plan</td>
</tr>
<tr>
<td></td>
<td>(3rd storey subject to clause 4.2.5 (1))</td>
</tr>
<tr>
<td></td>
<td>In areas with a residential density of ≥25dw/Ha:</td>
</tr>
<tr>
<td></td>
<td>3 storeys maximum in accordance with the relevant structure plans and Neighbourhood Plan</td>
</tr>
<tr>
<td>Solar access</td>
<td>In areas with a minimum residential density of ≤20dw/Ha:</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>In areas with a minimum residential density of ≥ 25dw/Ha:</td>
</tr>
<tr>
<td></td>
<td>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:</td>
</tr>
<tr>
<td></td>
<td>all affected neighbouring properties and,</td>
</tr>
<tr>
<td></td>
<td>at least 70% of the proposed dwellings.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
</tbody>
</table>
### Garages and car parking

<table>
<thead>
<tr>
<th>Element</th>
<th>Control</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rear loaded garage or car space only for lots of this type.</td>
</tr>
<tr>
<td></td>
<td>Minimum garage width 2.5m (single) and 5.0m (double).</td>
</tr>
<tr>
<td></td>
<td>1-2 bedroom dwellings will provide at least 1 car space.</td>
</tr>
<tr>
<td></td>
<td>3 bedroom or more dwellings will provide at least 2 car spaces.</td>
</tr>
</tbody>
</table>

Summary of key controls for lots with frontage width ≥4.5m for rear accessed dwellings
### Table 12

<table>
<thead>
<tr>
<th>Element</th>
<th>Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback (min)</td>
<td>4.5m to building façade 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 minimum 1m behind the building line</td>
</tr>
<tr>
<td>Side setback (min)</td>
<td>Zero Lot, Attached or Abutting Boundary</td>
</tr>
<tr>
<td>Ground floor: 0m</td>
<td></td>
</tr>
<tr>
<td>Upper floor: 0m</td>
<td></td>
</tr>
<tr>
<td>Detached Boundary 0.9m.</td>
<td></td>
</tr>
<tr>
<td>If lot burdened by zero lot boundary, side setback must be within easement:</td>
<td></td>
</tr>
<tr>
<td>0.9m (single storey zero lot wall)</td>
<td></td>
</tr>
<tr>
<td>1.2m (double storey zero lot wall)</td>
<td></td>
</tr>
<tr>
<td>Maximum length of zero lot line on boundary</td>
<td>15m</td>
</tr>
<tr>
<td>Rear setback (min)</td>
<td>4m (ground level) and 6m (upper levels)</td>
</tr>
<tr>
<td>Corner lots secondary street setback (min)</td>
<td>1.0m with articulation as specified in clause 4.2.2(2)</td>
</tr>
<tr>
<td>Building height, massing and siting</td>
<td>In areas with a minimum residential density of ≤20dw/Ha: 2 storeys maximum (3rd storey subject to clause 4.2.5 (1))</td>
</tr>
<tr>
<td></td>
<td>In areas with a minimum residential density of ≥25dw/Ha: 3 storeys maximum</td>
</tr>
<tr>
<td>Site Coverage</td>
<td>Upper level no more than 50% of lot area</td>
</tr>
<tr>
<td>Soft landscaped area</td>
<td>Minimum 15% lot area.</td>
</tr>
<tr>
<td></td>
<td>The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.</td>
</tr>
<tr>
<td>Principal Private Open Space (PPOS)</td>
<td>In areas with a minimum residential density of ≤20dw/Ha: Min 16m² with minimum dimension of 3m.</td>
</tr>
<tr>
<td></td>
<td>In areas with a minimum residential density of ≥25dw/Ha: Min 16m² with minimum dimension of 3m. 10m² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.</td>
</tr>
</tbody>
</table>
### Solar access

<table>
<thead>
<tr>
<th>Density</th>
<th>Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>≤ 20dw/Ha</td>
<td>In areas with a minimum residential density of ≤ 20dw/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.</td>
</tr>
<tr>
<td>≥ 25dw/Ha</td>
<td>In areas with a minimum residential density of ≥ 25dw/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: all affected neighbouring properties and, at least 70% of the proposed dwellings.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

The garage must be less than 40% of the total area of the front façade.

### Layout

<table>
<thead>
<tr>
<th>Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>In density bands ≤ 25 dw/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.</td>
</tr>
</tbody>
</table>

Summary of key controls for lots with frontage width ≥ 7m and < 9m for front accessed dwellings
### Table 13

<table>
<thead>
<tr>
<th>Element</th>
<th>Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback (min)</td>
<td>4.5m to building façade line; 3.5m to building façade fronting open space or drainage land</td>
</tr>
<tr>
<td>Side setback (min)</td>
<td>3.0m to articulation zone; 2.0m to articulation zone fronting open space or drainage land</td>
</tr>
<tr>
<td></td>
<td>5.5m to garage line and 1m behind the building line</td>
</tr>
<tr>
<td>Side setback (min)</td>
<td>Detached boundary:</td>
</tr>
<tr>
<td></td>
<td>Ground Floor: 0.9m</td>
</tr>
<tr>
<td></td>
<td>Upper Floor: 0.9m</td>
</tr>
<tr>
<td></td>
<td>Lots with a zero lot boundary (side A):</td>
</tr>
<tr>
<td></td>
<td>Ground Floor: 0m (Side A), 0.9m (Side B)</td>
</tr>
<tr>
<td></td>
<td>Upper Floor: 1.5m (Side A), 0.9m (Side B)</td>
</tr>
<tr>
<td>Maximum length of zero lot line on boundary</td>
<td>11m</td>
</tr>
<tr>
<td>Rear setback (min)</td>
<td>4m (ground level) and 6m (upper levels).</td>
</tr>
<tr>
<td>Corner lots secondary street setback (min)</td>
<td>2.0m with articulation as specified in clause 4.2.2(2)</td>
</tr>
<tr>
<td>Building height, massing and siting</td>
<td>2 storeys maximum (3rd storey subject to clause 4.2.5 (1))</td>
</tr>
<tr>
<td>Site coverage</td>
<td>Single storey dwellings: 60%</td>
</tr>
<tr>
<td></td>
<td>Lot ≤375m², upper level no more than 40% of lot area.</td>
</tr>
<tr>
<td></td>
<td>Lot &gt;375m², upper level no more than 35% of lot area.</td>
</tr>
<tr>
<td>Landscaped area</td>
<td>Minimum 25% of allotment area</td>
</tr>
<tr>
<td>Principal Private Open space (PPOS)</td>
<td>Minimum 20m² with minimum dimension of 4.0m.</td>
</tr>
<tr>
<td></td>
<td>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)</td>
</tr>
</tbody>
</table>
### Garages and car parking

<table>
<thead>
<tr>
<th>Element</th>
<th>Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lots ≥9m and &lt;12.5m:</td>
<td>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)</td>
</tr>
<tr>
<td>Lots ≥12.5m and ≤15m:</td>
<td>Front or rear accessed single, tandem or double garages permitted. Triple garages are not permitted.</td>
</tr>
</tbody>
</table>

1-2 bedroom dwellings will provide at least 1 car space.
3 bedroom or more dwellings will provide at least 2 car spaces.

Summary of key controls for lots with frontage width ≥ 9m and ≤15m for front accessed dwellings
## Table 14

<table>
<thead>
<tr>
<th>Element</th>
<th>Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback (min)</td>
<td>4.5m to building façade line&lt;br&gt;3.5m to building façade fronting open space or drainage land&lt;br&gt;3.0m to articulation zone&lt;br&gt;2.0m to articulation zone fronting open space or drainage land&lt;br&gt;5.5m to garage line and 1m behind the building line</td>
</tr>
<tr>
<td>Side setback (min)</td>
<td>Ground Floor: 0.9m (Side A), 0.9m (Side B)&lt;br&gt;Upper Floor: 0.9m (Side A), 1.5m (Side B)</td>
</tr>
<tr>
<td>Rear setback (min)</td>
<td>4m (ground level) and 6m (upper levels).</td>
</tr>
<tr>
<td>Corner lots secondary street setback (min)</td>
<td>2.0m with articulation as specified in clause 4.2.2(2)</td>
</tr>
<tr>
<td>Building height, massing and siting</td>
<td>2 storeys (3rd storey subject to clause 4.2.5 (1))</td>
</tr>
<tr>
<td>Site coverage</td>
<td>Single storey dwellings: 50%&lt;br&gt;Two storey dwellings: 50% at ground floor and 30% at upper floor</td>
</tr>
<tr>
<td>Landscaped area</td>
<td>Minimum 30% of the allotment area</td>
</tr>
<tr>
<td>Principal Private Open Space (PPOS)</td>
<td>Minimum 24m² with minimum dimensions of 4m&lt;br&gt;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).</td>
</tr>
<tr>
<td>Garages and car parking</td>
<td>Front or rear loaded double and tandem garages permitted&lt;br&gt;Maximum garage door width 3m (Single) and 6m (Double)&lt;br&gt;Triple garages are not permitted.&lt;br&gt;1-2 bedroom dwellings will provide at least 1 car space.&lt;br&gt;3 bedroom or more dwellings will provide at least 2 car spaces.</td>
</tr>
</tbody>
</table>

Summary of key controls for lots with frontage width > 15m for front accessed dwellings
4.2.2 Streetscape and Architectural Design

The Wilton Growth Area 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 areas, 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 24 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.
The combination of built form, lot size, garaging and landscaping creates different streetscapes.
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 façade 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.
   • verandahs, pergolas or similar features above garage doors.

2. Corner lot development should emphasise the corner. The secondary street façade 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 façades 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 ≥15m, 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 25.
Figure 25

**Garden Suburban streetscape principles**

- Open verandah
- Recessing & projecting architectural elements
- Breathing space
- Recessed garages
- Lawn, trees & gardens
- Large front setbacks
- Wide frontages

**Suburban streetscape principles**

- Simple and separate roof forms
- Recessing and projecting architectural elements
- Occasional breathing space
- Recessed garages
- Front gardens
- Medium front setbacks
- Balconies and verandahs

**Urban streetscape principles**

- “Street wall” continuous built form
- Dwellings benefit from unified design of the whole rather than overt individuality
- Repeating forms create rhythm
- Small front setbacks
- Front fence and hedging
- No garage

Streetscape design principles
4.2.3 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 Tables 11 to 14 and Figure 26.

2. On corner lots, front setback controls are to be consistent with Figure 28.

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 Tables 11 to 14 where agreed to as part of the preparation of a Building Envelope Plan or integrated housing DA 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 26, Figure 27 and Figure 28).

5. Except for rear loaded garages, the garage line is to have a front set back that is at least 1m behind the building front façade line.

**Figure 26**

![Minimum front setback distances diagram](image)
**Figure 27**

Minimum front setbacks for dwellings fronting open space or drainage land

**Figure 28**

Minimum setbacks for corner lot dwellings
4.2.4 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 Tables 11 to 14 and principles in Figure 29.

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 29.

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 land identified for low and medium residential density.

6. For dwellings with a minimum 900mm side setback, projections permitted into side and rear setback areas include eaves (up to 450mm wide), fascia’s, 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 4.2.4 (6) within the easement to the burdened lot dwelling should not impede the ability for maintenance to be undertaken to the benefitted lot.
Dwelling and open space siting principles for different lot orientations

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 30.

9. 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.

10. 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 4.2.3 are to apply to the lot boundary adjoining the public recreation lands, and side and rear setbacks are to apply to lot boundaries determined relative to the front setback boundary as shown in Figure 31.

Figure 30

Battle axe lot (without any street frontage) example of setbacks
4.2.5 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 the relevant Precinct Structure Plan for statutory height limits.
2. All development is to comply with the maximum site coverage as indicated in the relevant Tables 11 to 14.
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, al fresco areas etc.
4. The ground floor level shall be no more than 1m above finished ground level.
5. Notwithstanding 4 above, the ground floor level greater than 1m permitted only where it is required to address flood prone land or overland flow issues.
6. Dwellings on a battle-axe-lot without public open space or street frontage are to be a maximum of 2 storeys high.

4.2.6 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 Tables 11 to 14. Figure 36 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 DA 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.
5. At least 1 tree (that will have a mature height of at least 8m) is to be planted in each rear yard on the site.
6. At least 1 tree (that will have a mature height of at least 5m) is to be planted in the front yard of the primary road and secondary road (for corner lots)
4.2.7 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 Tables 11 to 14.

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.
4.2.8 Garages, 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 Council’s Design Specifications.

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.

7. Driveway widths should be a maximum of 4m at the kerb with 0.5m wings on both sides and 5m at the boundary.

Note: Section 3.2 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 3.1.4 and Figure 10.

8. Driveways are not to be within 1m of any drainage facilities on the kerb and gutter.

9. Planting and walls adjacent to driveways must not block lines of sight for pedestrians, cyclists and motorists.

10. Driveways are to have soft landscaped areas on either side, suitable for water infiltration.

11. Garages are to be designed and located in accordance with the controls in relevant Tables 11 to 14.

12. Garage design and materials are to be consistent with the dwelling design.
For front loaded garages:

13. Single garage doors should be a maximum of 3m wide and double garage doors should be a maximum of 6m wide.

14. 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. Minimum internal dimensions should be free of obstructions.

15. Garage doors are to be visually recessive through use of materials, colours, and overhangs such as second storey balconies.

16. Three car garages are only permitted on large residential lots having a frontage of ≥15m 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 façade.

17. Driveway design, including dimensions and clearways is to be in accordance with Council’s Design Specification.

18. Driveways and footway crossings shall not exceed the dimensions in Council’s Design Specification.

For garages accessed from a laneway or shared driveway:

19. Minimum garage door width of 2.4m (single) and 4.8m (double).

20. All garages, site access and parking will be designed in accordance with Council’s Design Specifications.

4.2.9 Visual and Acoustic Privacy

Objectives

a. To site and design dwellings to meet user requirements for visual and acoustic privacy, while minimising the visual and acoustic impacts of development on adjoining properties.

b. To minimise the impact of noise of other non-residential uses such as parking and sport areas, restaurants and cafes and waste collection and goods deliveries.

Controls

1. Figure 33 provides guidance to applicants on measures to mitigate the impacts of rail and traffic noise within the Precinct.

2. Development will require an acoustic report where it is:
   - adjacent to railway line, arterial or sub-arterial roads; or
   - potentially impacted upon by a nearby industrial / employment area.
Measures to attenuate noise

3. Direct overlooking of main habitable areas and the private open spaces of adjoining dwellings should be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscaping.

4. Living area windows with a direct sightline to Principal Private Open Space (PPOS) to the habitable room windows in an adjacent dwelling within 9.0m 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.

5. The design of dwellings must minimize the opportunity for sound transmission through the building structure, with particular attention given to protecting bedrooms and living areas.

6. In attached and semi-detached 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.

7. Electrical, mechanical or hydraulic equipment or plant should be designed and sited to generate a noise level not greater than 5dBA above background noise level measured at the property boundary during the hours 7.00am to 10.00pm. Noise from these sources should not exceed background levels during the hours 10.00pm to 7.00am.

8. Dwellings along main roads, or any other noise source, should be designed to minimize the impact of traffic noise.

9. 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.
10. Noise walls are not generally permitted.

11. Development effected by noise from rail or traffic noise is to comply with AS2107-2000 Acoustics: Recommended Design Sound Levels and Reverberation Times for Building Interiors.

12. Residential development affected by noise shall aim to comply with the criteria in Table 15. Figure 34 provides guidance on measures to manage internal noise levels.

**Table 15**

<table>
<thead>
<tr>
<th></th>
<th>Sleeping areas</th>
<th>Living areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Naturally ventilated/ windows open to</td>
<td>LAeq 15 hours (day): 40dBA</td>
<td>LAeq 15 hours (day): 45dBA</td>
</tr>
<tr>
<td>5% of the floor area (Mechanical</td>
<td>LAeq 9 hour (night): 35dBA</td>
<td>LAeq 9 hour (night): 40dBA</td>
</tr>
<tr>
<td>ventilation or air conditioning</td>
<td></td>
<td></td>
</tr>
<tr>
<td>systems not operating)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors and windows shut (Mechanical</td>
<td>LAeq 15 hours (day): 43dBA</td>
<td>LAeq 15 hours (day): 46dBA</td>
</tr>
<tr>
<td>ventilation or air conditioning</td>
<td>LAeq 9 hour (night): 38dBA</td>
<td>LAeq 9 hour (night): 43dBA</td>
</tr>
<tr>
<td>systems are operating)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Noise criteria for residential premises impacted by traffic noise

**Notes:**

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

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.

LAEq 1-hour noise levels shall be determined by taking as the second highest LAeq 1 hour over the day and night period for each day and arithmetically averaging the results over a week for each period (5 or 7 day week, whichever is highest)

**Figure 34**

Strategies for minimising noise transmission
4.2.10 Fencing

Objectives

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

b. To encourage the active use of front gardens through provision of a secure area.

c. To ensure that rear and side fencing will assist in providing privacy to private open space areas.

d. To ensure that fence height, location and design will not affect traffic and pedestrian visibility at intersections.

Controls

1. Front fencing shall be a maximum of 1m high.

2. Front fences and walls are not to impede safe sight lines for traffic.

3. Side and rear fences should be 1.8m high.

4. Side fences not on a street frontage are to be a maximum of 1m high to a point 2m behind the primary building façade and are to be tapered.

5. On corner lots or lots that have a side boundary that adjoins open space or drainage, the front fencing style and height is to be continued along the secondary street or open space/drainage land frontage to at least 4m behind the building line of the dwelling. Principles for corner lots are illustrated at Figure 35.

6. On boundaries that adjoin open space or drainage land, fencing is to be of a high quality material and finish. The design of the fencing is to permit casual surveillance of the public space by limiting fence height to 1m or by incorporating see through materials or gaps for the portion of the fence above 1m high.

7. For corner lots, fencing along the secondary road boundary, that is forward of the building line, should be no higher than 1.2m above ground level (existing) and should be open for at least 20% of the area of the fence that is 400m above ground level (existing).

8. Pre-painted steel or timber paling or lapped/capped boundary fencing is not permitted adjacent to open space or drainage land or on front boundaries.

9. Fencing that adjoins laneways, mews or rear access ways is to permit casual surveillance.

10. Casual surveillance of rear-access laneways is to be encouraged.
4.3 Additional Controls for Certain Dwelling Types

4.3.1 Residential Development Adjacent to Transmission Easements

Objectives

a. To minimise the visual and amenity impacts of transmission lines on surrounding residential areas.

b. To provide for passive surveillance of the public lands within and adjacent to the transmission easement.

c. To maintain the privacy of dwellings adjacent to the easements.

Controls

1. Dwellings are to be set back as far as possible from the transmission easement.

2. Low fencing (that complies with the controls for front fences in clause 4.2.10) or fencing that allows surveillance of the public lands within and adjacent to the transmission easement is to be used on the property boundary facing the easement from the front property boundary to a point 4m behind the front building façade.

3. Landscaping is to permit views into the easement at ground level.

4. The orientation of dwellings is to permit casual surveillance of the easement, while maintaining the privacy of occupants.
5. The PPOS for the dwelling is to be screened from view from the transmission easement, preferably by being located behind the building line.

4.3.2 Attached or Abutting Dwellings

Additional controls for attached or abutting dwellings are outlined below and should be read in conjunction with those in Section 4.2.

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.

4.3.3 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 (Appendix A) 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 4.2, 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 Table 16.

3. The maximum site coverage control for upper floors in the relevant Tables 11 to 14 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.

Table 16

<table>
<thead>
<tr>
<th>Element</th>
<th>Secondary Dwelling</th>
<th>Studio Dwelling (strata)</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-site car parking</td>
<td>No additional car parking space required.</td>
<td>One additional dedicated on-site car parking space.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Car parking space to be located behind building facade line of principal dwelling.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Car parking space not to be in a stacked configuration.</td>
</tr>
<tr>
<td>Principal Private open space</td>
<td>No separate private open space required and must not impede the PPOS of the principal dwelling</td>
<td>Balcony accessed directly off living space having minimum size of 8.0m² with minimum dimension of 2m.</td>
</tr>
<tr>
<td>Subdivision</td>
<td>Subdivision from principal dwelling not permitted.</td>
<td>Strata title subdivision only from the principal dwelling on the land</td>
</tr>
<tr>
<td>Access</td>
<td>Separate direct access to a street, laneway or shared driveway way not required.</td>
<td>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 studio dwelling to be through communal land as shown on the strata plan.</td>
</tr>
</tbody>
</table>
## Key controls for secondary dwellings and studio dwellings

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 the relevant fire 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 4.2, 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 Tables 11 to 14 may be exceeded by the combined 2nd storey coverage of both dwellings in a dual occupancy, providing that:

<table>
<thead>
<tr>
<th>Element</th>
<th>Secondary Dwelling</th>
<th>Studio Dwelling (strata)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services and facilities</td>
<td>No separate services or facilities required.</td>
<td>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.</td>
</tr>
</tbody>
</table>
• The privacy of the principal dwelling and dwellings on adjoining land is not compromised; and
• 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 4.2.4 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 Tables 11 to 14, 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.

### 4.3.4 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 17.

3. Controls for adaptable dwellings 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 produced by a suitably qualified person 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.

6. Where a multi dwelling housing development includes a studio dwelling with rear lane vehicle access, the controls for a studio dwelling shall apply.

### Table 17

<table>
<thead>
<tr>
<th>Element</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site coverage (maximum)</td>
<td>50%</td>
</tr>
<tr>
<td>Landscaped area (minimum)</td>
<td>30% of site area</td>
</tr>
<tr>
<td>Principal Private open space (PPOS)</td>
<td>Min 16m² with minimum dimension of 3m. 10m² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.</td>
</tr>
<tr>
<td>Front setback (minimum)</td>
<td>4.5m to building façade line; 3.0m to articulation zone</td>
</tr>
<tr>
<td>Corner lots secondary street setback (min)</td>
<td>2m</td>
</tr>
<tr>
<td>Side setback (minimum)</td>
<td>Ground floor 0.9m. Upper floor 0.9m</td>
</tr>
<tr>
<td>Rear setback (minimum)</td>
<td>4m (excluding rear lane garages or studio dwellings) to a height of 4.5m (ground level) above ground level 6m to maximum height (top level) of building 0.5m to rear lane (garages or studio dwellings)</td>
</tr>
<tr>
<td>Zero lot line (minimum)</td>
<td>Not permitted on adjacent lot boundaries (except rear lane garages and studio dwellings)</td>
</tr>
<tr>
<td>Internal building separation distance (minimum)</td>
<td>5m (unless dwellings are attached by a common wall)</td>
</tr>
<tr>
<td>Car parking spaces</td>
<td>1 car parking space per 1 to 3 bedroom dwelling house, plus 1 additional space per dwelling house with more than 3 bedrooms, 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.</td>
</tr>
<tr>
<td>Garages and car parking dimensions (minimum)</td>
<td>Covered: 3m x 5.5m Uncovered: 2.5m x 5.2m Aisle widths must comply with AS 2890.1</td>
</tr>
</tbody>
</table>

Key controls for multi-dwelling housing
4.3.5 Controls for Residential Flat Buildings, Manor Homes and Shop Top Housing

The controls in Section 4.3.4 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 areas with a minimum residential density 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 – Design Quality of Residential Flat Development (except for manor houses); and
   • the primary controls set out in Table 18, 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 accessibility 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 DA 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 accessible parking spaces.

8. A landscape plan produced by a suitably qualified person is to be submitted with every application for residential flat buildings.
### Table 18

<table>
<thead>
<tr>
<th>Element</th>
<th>Low and Medium Density Areas (shop top housing only)</th>
<th>Medium and High Density Area (residential flat buildings)</th>
<th>All Residential Areas (Manor home only)</th>
<th>Local, Neighbourhood and Town Centres and Mixed Use Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site coverage (maximum)</td>
<td>50% of site area</td>
<td>50%</td>
<td>50% of site area</td>
<td>N/A</td>
</tr>
<tr>
<td>Landscaped area (minimum)</td>
<td>30% of site area</td>
<td>30% of site area</td>
<td>30% of site area</td>
<td>N/A</td>
</tr>
<tr>
<td>Communal open space</td>
<td>15% of site area where the development includes 4 or more dwellings</td>
<td>15% of site area</td>
<td>Not required</td>
<td>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.</td>
</tr>
<tr>
<td>Principal Private open space (PPOS)</td>
<td>Min. 8m² per dwelling with min. dimension of 2.0m</td>
<td>Min. 10m² per dwelling with min. dimension of 2.5m</td>
<td>Minimum 16m² per dwelling with min. dimension of 3.0m; or Min. 8m² per dwelling with min. dimension of 2.0m if provided as balcony or rooftop.</td>
<td>Min. 8m² per dwelling with min. dimension of 2.0m</td>
</tr>
<tr>
<td>Front setback (minimum)</td>
<td>Determined by ground floor setback</td>
<td>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.</td>
<td>4.5m to building façade line. 3m to articulation zone. 5.5m to garage line and 1m behind the building line.</td>
<td>Residential flat buildings: 4.5m to building façade line  Shop top housing: 0m for first floor 4m for floors above first floor</td>
</tr>
<tr>
<td>Element</td>
<td>Low and Medium Density Areas (shop top housing only)</td>
<td>Medium and High Density Area (residential flat buildings)</td>
<td>All Residential Areas (Manor home only)</td>
<td>Local, Neighbourhood and Town Centres and Mixed Use Areas</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>------------------------------------------------------</td>
<td>-----------------------------------------------------------</td>
<td>----------------------------------------</td>
<td>----------------------------------------------------------</td>
</tr>
<tr>
<td>Corner lots secondary street setback (minimum)</td>
<td>3m</td>
<td>6m</td>
<td>2m</td>
<td>Residential flat buildings: 4.5m to building façade line</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shop top housing: 0m for first floor 4m for floors above first floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side setback (minimum)</td>
<td>2m</td>
<td>Buildings up to 3 storeys: 3m</td>
<td>Buildings up to 2 storeys 1.5m</td>
<td>Refer to Other Part of DCP regarding these areas.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Buildings above 3 storeys: 6m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear setback (minimum)</td>
<td>4m (excluding garages)</td>
<td>6m</td>
<td>4m (excluding rear garages)</td>
<td>8m</td>
</tr>
<tr>
<td>Zero lot line (minimum)</td>
<td>Not permitted</td>
<td>Not permitted</td>
<td>Not permitted to adjacent lots</td>
<td>Permitted on side boundaries only</td>
</tr>
<tr>
<td>Habitable room/balcony separation distance (minimum) for buildings 3 storeys and above</td>
<td>12m</td>
<td>12m</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Car parking spaces</td>
<td>1-2 bedrooms: 1 space (min)</td>
<td>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</td>
<td>1-2 bedrooms: 1 space (min) 3 bedrooms or more: 2 spaces (min) – may be provided 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 (may be above ground) Bicycle parking spaces: 1 per 3 dwellings</td>
<td>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</td>
</tr>
<tr>
<td>Element</td>
<td>Low and Medium Density Areas (shop top housing only)</td>
<td>Medium and High Density Area (residential flat buildings)</td>
<td>All Residential Areas (Manor home only)</td>
<td>Local, Neighbourhood and Town Centres and Mixed Use Areas</td>
</tr>
<tr>
<td>---------</td>
<td>----------------------------------------------------</td>
<td>----------------------------------------------------------</td>
<td>--------------------------------------</td>
<td>----------------------------------------------------------</td>
</tr>
<tr>
<td>Garage Dominance</td>
<td>N/A</td>
<td>A maximum of two garage doors per 20m of lot frontage facing any one street frontage.</td>
<td>A maximum of two garage doors facing any one street frontage.</td>
<td>N/A</td>
</tr>
<tr>
<td>Garages and car parking dimensions (min)</td>
<td>Covered: 3m x 5.5m</td>
<td>Uncovered: 2.5m x 5.2m</td>
<td></td>
<td>Aisle widths must comply with AS 2890.1</td>
</tr>
</tbody>
</table>

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

4.4 Other Development in Residential Areas

The urban development zone (UDZ) within the Precinct Schedules permits a range of non-residential land uses which, depending on their scale, suitability, location and design, may be compatible with adjoining residential uses. Reference should be made to the relevant structure plans for the permissibility of specific non-residential uses in the UDZ, including the zoning table in Part 3.

The relevant structure plans recognise that allowing non-residential use in residential areas is appropriate providing controls are in place to minimise the negative impacts of noise, loss of privacy, traffic, parking and other nuisances on local residential amenity.

The controls for non-residential development consist of:

1. General requirements, which apply to all non-residential development in residential areas.
2. Specific provisions covering land uses such as child care centres, neighbourhood shops, educational establishments and places of public worship, in addition to, or overriding, the general requirements.

Note: In the event of an inconsistency between the general and specific provisions in this section of the DCP, the specific controls will prevail.

These controls are not intended to apply to non-residential uses that are carried on in dwellings, such as home occupations and home businesses.

Note: Council may require the submission of additional information to demonstrate that the development will not adversely affect the existing or future amenity of the surrounding residential area. Such information may include a noise impact assessment, advice on traffic generating potential and parking provision, solar access and evidence that the proposed land use will contribute to the amenity, character and liveability of the residential area in which it is to be located. Applicants should consult with Council prior to submitting a DA to determine specific information requirements.
4.4.1 General Requirements

Objectives

a. To establish appropriate controls to minimise the adverse effects of non-residential development on surrounding residential development.

b. To maintain consistency in development standards between non-residential and residential land uses and ensure that buildings are similar in height, bulk and scale to surrounding buildings.

c. To ensure that non-residential development is appropriately located.

d. To avoid concentrations of non-residential uses in any particular area where the cumulative impact on residential amenity would be unacceptable.

Controls

1. Site analysis information as required by clause 4.1.1 is to be submitted with all applications for non-residential development in residential zones.

2. Except as provided for in the specific controls below, non-residential development on residential zoned land is to be located on allotments that have a frontage width of greater than 15m.

3. Note: The relevant structure plans specify development standards for minimum site area for some non-residential land uses within residential areas.

Non-residential development in residential areas is to comply with the requirements of Section 4.1 and clauses 4.2.9 to 4.2.10 of this DCP in relation to residential amenity and sustainable building design.

4. For all non-residential development, the controls relating to lots with frontages greater than 15m in the following clauses of this DCP apply:
   • Clause 4.2.3 Front setbacks;
   • Clause 4.2.4 Side and rear setbacks;
   • Clause 4.2.5 Dwelling height, massing and siting; and
   • Clause 4.2.8 Garages, site access and parking.

5. Non-residential development is not permitted on battle-axe allotments.

6. The maximum site coverage of buildings is 60% of the total site area.

7. The minimum landscaped area for non-residential development is 20% of the total site area of the allotment.

8. Provision of car parking for non-residential uses will be assessed by Council on an individual basis but must be sufficient to meet demand generated by staff and visitors.

9. Where there is an inconsistency between the general requirements of this clause and the specific controls in clauses 4.4.2 to 4.4.5, clauses 4.4.2 to 4.4.5 prevail.

10. Council will have particular regard to the effects of non-residential development in the predominately residential areas. Council will consider whether:
   • the proposed development will be out of character with surrounding residential development, particularly in relation to the height and/or scale of any proposed buildings;
   • the proposed development will contribute to an undesirable clustering of that type of development, or non-residential uses in general, in the area;
   • an undesirable effect on the amenity of the surrounding area will be created;
   • the proposed use will draw patronage from areas outside of the surrounding neighbourhood, and the extent to which that patronage might impact on the amenity of
residents through factors such as traffic generation, noise or the overall scale of the non-
residential use;
• a noise nuisance will be created;
• the development will generate traffic out of keeping with the locality;
• adequate facilities are provided for the purposes of parking, loading and deliveries;
• adequate provision is made for access by persons with a disability.

11. Non-residential development in residential areas should be similar in bulk, scale, height and
siting to the surrounding buildings.

12. Finishes, materials, paving and landscaping are to be consistent with those of surrounding
residential development.

4.4.2 Centre-Based Child Care Facilities

Introduction

Council will use both the provisions of this DCP and those in State Environmental Planning Policy
(Educational Establishments and Child Care Facilities) 2017 to assess applications for centre-
based child care facilities.

Objectives

a. To ensure all communities have access to a local child care facility and to minimise travel
distances to and from child care facilities.

b. To provide communities with child care facilities that are appropriate in size and scale to the
surrounding neighbourhood and to reduce excessive built form within residential
streetscapes.

c. To ensure the appropriate location and operation of child care facilities in order to minimise
any adverse impact on the amenity of residential areas.

d. To ensure that child care facilities provide a safe, healthy and active environment for
children of all ages.

Controls

1. The following controls in Table 19 apply to centre-based child care facilities in the UDZ:

Table 19

<table>
<thead>
<tr>
<th>Control</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Allotment size</td>
<td>900m²</td>
</tr>
<tr>
<td>Minimum Frontage width</td>
<td>26m</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td></td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>50%</td>
</tr>
<tr>
<td>Minimum landscape area</td>
<td>30%</td>
</tr>
<tr>
<td>Max no. of storeys</td>
<td>1 storey building or respectively ground floor use only</td>
</tr>
<tr>
<td>Floor to ceiling height</td>
<td>Minimum 2.7m</td>
</tr>
<tr>
<td>Control</td>
<td>Requirements</td>
</tr>
<tr>
<td>------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Capacity</td>
<td>Max. 40 children</td>
</tr>
<tr>
<td></td>
<td>Min. 5 places for under 2 year olds</td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
</tr>
<tr>
<td>Minimum unencumbered indoor play space / licensed child (irrespective of age)</td>
<td>3.25m²</td>
</tr>
<tr>
<td>Minimum unencumbered outdoor play space / licensed child (irrespective of age)</td>
<td>7m² (excluding landscaping) with min. shaded area of 50%</td>
</tr>
<tr>
<td>Play areas</td>
<td>Sandpit: 0.5m² per child or not less than 12 m² overall with min. depth of 0.6m</td>
</tr>
<tr>
<td>Setbacks (min/m)</td>
<td></td>
</tr>
<tr>
<td>Primary Front (Building)</td>
<td>6m</td>
</tr>
<tr>
<td>Primary Front (Landscape setback)</td>
<td>2m</td>
</tr>
<tr>
<td>Fronting Open Space</td>
<td>1m</td>
</tr>
<tr>
<td>Side (Building)</td>
<td>2m</td>
</tr>
<tr>
<td>Rear (Building)</td>
<td>3m</td>
</tr>
<tr>
<td>Corner Lots (Street Frontage)</td>
<td>3m</td>
</tr>
<tr>
<td>Min. Setback for storage facilities</td>
<td>4m</td>
</tr>
<tr>
<td>Car parking spaces</td>
<td>1 space per employee based on the following ratio of primary contact staff to children being provided, as stipulated in the Children’s Services Regulation 2004:</td>
</tr>
<tr>
<td></td>
<td>a) 1:5 in respect of all children who are under the age of 2 years;</td>
</tr>
<tr>
<td></td>
<td>b) 1:8 in respect of all children who are 2 or more years of age but under 3 years of age;</td>
</tr>
<tr>
<td></td>
<td>c) 1:10 in respect of all children who are 3 or more years of age but under 6 years of age</td>
</tr>
<tr>
<td></td>
<td>1 designated space for accessible parking/service vehicles located close to the main entrance</td>
</tr>
<tr>
<td></td>
<td>Possible dwelling component: min. 2 spaces - at least one space needs to be covered</td>
</tr>
<tr>
<td>Visitor Car Parking</td>
<td>1 space per 6 children</td>
</tr>
</tbody>
</table>

Controls for centre-based child care facilities
Site Selection and Location

2. Centre based child care facilities are not appropriate on the following land:
   - Land that has direct frontage to an arterial or sub-arterial road;
   - opposite “T” intersections or on bends where sight distances are limited and may create dangerous conditions for vehicle entry to and exit from the site;
   - adjacent to entry/exit points onto or directly accessible from roundabouts;
   - on cul-de-sacs;
   - flood liable land or land affected by local overland flooding;
   - bushfire prone land; or
   - land that requires significant cut or fill, where retaining walls would create a safety hazard for children.

3. In order to limit impact on neighbouring properties child care centres should:
   - Be located in close proximity to other non-residential uses such as schools, neighbourhood halls, churches and formal public reserves;
   - be located in close proximity to transport routes and public transport nodes and corridors.
   - if practical, be located on sites that have minimal common boundaries with residential neighbours;
   - locate play areas as far as possible away from neighbours’ living rooms and bedrooms; and
   - be sited on allotments that can provide sufficient buffering so as to minimise noise and loss of privacy.

Matters for consideration

4. Council will consider the following matters when assessing DAs for child care centres:
   - Whether the development maintains the privacy and amenity of adjoining developments;
   - The extent to which the design of the proposed development is consistent with the desired character of the residential area in which it is located;
   - The appropriateness of the location of the development, including its location in relation to other existing or proposed child care centres;
   - The size of the land where the development is proposed; and
   - The provision of and location within the development site of car parking.

Documents to be submitted with Development Application

5. DAs are to be accompanied by the following, which are to be prepared by a suitably qualified person or organisation:
   - Acoustic Report – to address the impact of noise generation from the child care centre on the surrounding area;
   - Landscape Plan and associated documentation – to identify existing vegetation and community plant species and the proposed landscaping treatment of the development; and
   - Traffic Report/Statement - to address the impact of a child care centre on the local road system and address traffic safety issues and address traffic safety issues.
4.4.3 Educational Establishments and Places of Worship

Objectives

a. To ensure appropriate provision and equitable distribution of education, establishments and places of public worship within the Precinct.
b. To ensure that buildings are not out of character with the type, height, bulk and scale of surrounding buildings.
c. To encourage the appropriate location of facilities to create community focal points, centres of neighbourhood activity and enhance community identity.
d. To mitigate the impacts of noise, privacy, increased traffic and nuisance on surrounding residential development.
e. To minimise the location of conflicting land uses within the vicinity of places of worship.
f. To foster iconic and landmark building design within each Precinct.

Controls

1. Places of worship are to be located within centres or co-located with other community facilities in residential areas so as to create a community focal point, to share facilities such as parking, and to minimise impacts on residential areas.
2. Places of public worship and educational establishments are preferably to be located on land with frontage to a collector road. Corner sites are preferred.
3. Places of worship are not to be located in a cul-de-sac.
4. Places of worship shall not be located within a 50m radius of existing and approved sex industry premises.
5. In assessing applications, Council will consider the following:
   • the privacy and amenity of adjoining developments;
   • the need and adequacy for provision of buffer zones to surrounding residential development;
   • urban design;
   • location;
   • the size of the land where the development is proposed;
   • traffic generation and the impacts of traffic on the road network and the amenity of nearby residents;
   • the availability of parking;
   • the scale of buildings and their capacity; and
   • hours of operation and noise impacts.
6. A traffic and transport report/statement is to accompany the DA addressing the impact of the proposed development on the local road system and defining car parking requirements.

Note: Due to the high level of traffic generation and peak nature of traffic volumes accessing these types of land uses, assessment of traffic impacts and pedestrian requirements is required and mitigation measures may need to be incorporated in the design. Such measures may include pedestrian crossings, speed control devices, pedestrian refuges on streets to which the development fronts and the provision of bus and drop off bays. School zones will require additional safety measures such as school crossings, 40 km/h school speed zones and flashing lights in accordance with RMS requirements.
7. A landscape plan and associated documentation is to be submitted with the DA identifying existing vegetation and community plant species and/or existing design elements of the site layout, and the proposed landscaping treatment of the development.

8. Car parking spaces shall be provided on site in accordance with Table 20.

### Table 20

<table>
<thead>
<tr>
<th>Land use</th>
<th>Parking requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Places of Public Worship</td>
<td>1 space per 4 seats</td>
</tr>
<tr>
<td></td>
<td>Or</td>
</tr>
<tr>
<td></td>
<td>1 space per 10m² of seating area (whichever is greater)</td>
</tr>
<tr>
<td>Primary and Secondary Schools</td>
<td>1 space per staff member</td>
</tr>
<tr>
<td></td>
<td>Plus</td>
</tr>
<tr>
<td></td>
<td>1 space per 100 students</td>
</tr>
<tr>
<td>Senior High School</td>
<td>1 space per staff member</td>
</tr>
<tr>
<td></td>
<td>1 space per 5 students in Year 12</td>
</tr>
<tr>
<td>Tertiary and Adult Educational Establishments</td>
<td>1 space per 5 seats</td>
</tr>
<tr>
<td></td>
<td>Or</td>
</tr>
<tr>
<td></td>
<td>1 space per 10m² of floor area (whichever is greater)</td>
</tr>
</tbody>
</table>

Car parking requirements for places of public worship and educational establishments

9. A Traffic impact statement shall be submitted for any proposed use or for alterations and additions to an existing use, where the capacity of the premises is (or increased to) 50 persons or more.

Note: The traffic impact statement shall provide a comparative assessment of a similar size and capacity premises already in operation and shall assess the number of parking spaces required for such development, the impact of the proposed place of worship on the surrounding locality and the measure taken to mitigate any potential issues, loading and unloading areas. The statement shall also detail the impact of any festival, functions or special events (i.e. weddings, religious ceremonies such as Easter service and the like, Friday prayers etc) and their impact in relation to car parking and vehicular access.

10. For certain uses, the provision of overflow parking may be necessary particularly where such developments incorporate halls used for social gatherings. Overflow parking areas could be provided on open grassed areas and need not be formally sealed or line-marked. Proposed overflow parking areas are to be clearly shown on plans submitted with the DA.

11. An operational plan of management is to be submitted to Council that shall address (at a minimum) the following:
   - the frequency of all proposed services, events and the like;
   - the proposed hours of operation for all proposed services and events and the like;
• the likely number of persons to attend each type of service, event, etc;
• whether street parades or road closures are proposed;
• any other uses that may take place within the place of worship (i.e. community use, child care, religious classes etc), the frequency of these uses and the number of patrons proposed for these;
• any particular custom or practice (such as ringing bells) that may occur and the frequency and length of such rituals; and
• the nomination of a contact person that will be responsible in responding to any issues or complaints raised by council or the community.

12. Development must be designed to minimise the possibility of noise disturbance to the occupants of adjoining or neighbouring dwellings.

13. Where it is likely that a development may cause an adverse noise impact on nearby residential areas, an acoustic report will be required to be submitted to council with the DA.

14. Development must comply with noise guidelines in clause 4.2.9.

15. Where appropriate buffers should be put in place to limit noise impacts on the surrounding area.

16. Sources of noise such as garbage collection, machinery, parking areas and air conditioning plants are sited away from adjoining properties and screened/insulated by walls or other acoustic treatment. Noise levels are not to exceed specified limits at the most affected point of the property boundary.

17. The general hours of operation for places of public worship and educational establishments are between 7am and 9pm.

18. Variation to the approved hours of operation may be approved by Council subject to other requirements or a merit assessment.


4.4.4 Neighbourhood Shops

Objectives

a. To ensure the appropriate provision of retail uses to serve the needs of the local community.
b. To minimise the impacts of retail activities on surrounding residential areas.
c. To ensure that retail activities in residential areas do not detract from the function or viability of nearby centres.
d. To ensure the appropriate location of neighbourhood shops

Controls

1. Neighbourhood shops in areas that are predominately residential may only be developed on an allotment of land with a minimum frontage width of 10m or more.

2. Neighbourhood shops in the areas that are predominately residential are to be located:
   • adjoining land not used for residential purposes or that separated from that land only by a public road, or
   • with frontage to a collector road, or
   • within 90m of public transport stop, or
• adjoining an educational establishment or a community facility or separated from an educational establishment or a community facility only by a public road.

3. The minimum site area for neighbourhood shops is 500m².

4. For neighbourhood shops, the controls relating to lots with frontages greater than 10m in the following sections of this DCP apply:
   • Section 4.2.2 Streetscape and architectural design,
   • Section 4.2.3 Front setbacks,
   • Section 4.2.4 Side and rear setbacks,
   • Section 4.2.5 Dwelling height, massing and siting, and
   • Section 4.2.8 Garages, site access and parking.

5. Shops fronts are to encourage active and interactive street frontages that are sympathetic to the streetscape with similar materials to adjoining buildings to be used.

6. Any area of land between the front property boundary and the building alignment, exclusive of approved driveways and parking areas, is to be landscaped to the satisfaction of Council.

7. Address and entry points for any residential use on the same allotment of land are to be separate from the retail use access points and be readily identifiable.

8. Design of the building frontage, front and side setbacks are to include safe and convenient pedestrian facilities such as weather protection, shade, seating and landscaping.

9. On corner sites, shop fronts are to wrap around the corner and zero setbacks are permitted.

10. Entrances are to be visible from the street and well lit.

11. The site should not gain direct access to:
   • A road with clearway or other parking restrictions; or
   • A restricted access road (sub-arterial or arterial).

12. Any proposed development should not to create a traffic hazard. However, corner sites are preferred in terms of reducing potential for impacts on neighbouring properties.

13. At least 3 car parking spaces are required to be provided on site in addition to parking required for the dwelling (if applicable). The design of the building and parking areas is to provide suitable access for deliveries.

14. Bicycle parking must be provided in a location that is secure and accessible with weather protection for employees.

15. Car parking must be clearly signposted to indicate its availability from the street.

16. Plant and equipment (particularly cooling or heating plant), is to be located so as to not cause noise annoyance to neighbours.

17. Waste storage areas must be designed to minimise visual impact and should be screened and properly positioned so as to not to attract pests and cause odour problems for neighbours.

18. All goods storage is to be internal.

19. Any on-site garbage or waste collection must allow collection vehicles to enter and exit the site in a forward direction.

20. Loading zones and delivery areas are to be provided in accordance with Council’s Design Specification.
4.4.5 Seniors Housing

Objectives

a. To ensure that the design of seniors housing is consistent with the character of surrounding residential areas.
b. To ensure all communities have access to seniors housing and to minimise travel distances to and from seniors housing and Centres.

Controls

1. Applications for seniors housing are to comply with the controls for multi-dwelling housing in Section 4.3.4 of this DCP.

4.5 Waste Management

Objectives

a. To maximise opportunities for re-use through source separation and on-site storage.
b. To minimise waste generation and maximise re-use and recycling.
c. To minimise waste generation through design, material selection and building practices.
d. To ensure efficient storage and collection of waste and quality design of facilities.

Controls

Residential

1. A Waste Management Plan must be prepared in accordance with Council’s requirements.
2. Where waste collection services are available, the following is to be provided per dwelling:
   a. 1x 80L, 120L or 240L general waste bin collected weekly
   b. 1x 240L recyclable material bin collected fortnightly; and
   c. 1x 240L green waste bin collected fortnightly.
3. Facilities to allow on-site source separation and re-use of materials on-site should be provided.
4. Waste collection should be provided on-site at the street frontage with clear access to facilitate pick up.
   a. For properties fronting an access denied road, waste collection shall be from the rear access road.
5. The siting of any stockpile must take into account environmental factors such as slope, drainage, location of watercourses and native vegetation.
6. Sufficient space must be provided for the storage of garden waste and other waste materials on site.
7. Re-use of stockpile materials on-site should be facilitated.
8. Sufficient space for storage of recyclables and garbage should be provided on-site.
9. Adequate space should be provided for the temporary storage of recyclables, garbage and compostable materials in each unit.
10. Waste cupboards should be designed and located so as to be accessible, useable and cater for change of use.
11. The area or room allocated for garbage and recycling is to be discreetly designed and of a sufficient size to store Council’s standard bins in an efficient manner.
12. Garbage and recycling areas/rooms must be accessible to all users and have unobstructed access to Council’s standard bins in an efficient manner.

13. Areas for the storage of bulky waste (e.g. clean up materials) should be provided.

14. Volume reduction equipment should be specified in the DA.

15. Where the development is large or where the site characteristics warrant, multiple garbage and recycling areas should be provided.

16. External space for compostable materials should be provided and located separate to the garbage and recycling room.

17. Composting facilities should be purpose built and be incorporated into the landscape plan for development.

18. The siting of composting facilities should take into account the potential impact on neighbouring properties.

19. Composting facilities should be adequately signposted to indicate availability of composting facilities on-site.
5. **Sustainability and Biodiversity**

5.1 **Enhancing Sustainability**

Multiple possible sustainability measures all having positive impacts for neighbourhoods are outlined in Figure 36. Many sustainability measures are reinforcing and complementary, producing dual or even multiple benefits. Sustainability action early in the planning and development cycle can have proportionally greater benefits, where there is often the most to gain from the introduction of new technologies and practices, e.g. alternative energy generation and water management.

**Figure 36**

Priority Sustainability Action Areas for Wilton Growth Area
(Source: Sustainability Advantage Project, Wollondilly Shire and OEH, 2019)

**Objectives**

a. To ensure that the principles of ecologically sustainable development are incorporated into the design, construction and ongoing operation of development and improve green space maintained by independent, climate resilient water supplies, increased amenity and urban cooling.

b. To promote that new development minimises the consumption of energy and other finite resources, to conserve environmental assets and to reduce greenhouse gas emissions.
c. To ensure that new and existing streets provide street trees and canopy cover to reduce the urban heat island effect (refer to Section 2.7 of this DCP).

d. To encourage the use of public transport by incorporating transport routes through the provision of integrated rail, bus, pedestrian and cycle routes.

e. To facilitate the achievement of a community that can achieve net zero carbon emissions by 2050.

f. To minimise the use of non-renewable resources and minimise the generation of waste during construction (refer to Section 3.3 of this DCP).

g. To ensure that water management measures for developments incorporate key principles of water sensitive urban design (refer to Section 2.5.1 of this DCP).

Controls

Canopy Tree Cover

1. Site clearing after subdivision should be avoided. Mature trees should be incorporated into the subdivision and public domain design and retained to contribute to the mature tree canopy cover in the neighbourhood.

2. Appropriate plant species are to be selected for the site conditions with consideration given to trees providing shade in summer and allowing sunlight in winter, or to provide habitat.

Energy Efficiency and Reduction in Carbon Emissions

3. New developments should be designed to minimise energy consumption through the following:

   • Buildings are orientated and designed, wherever possible, to include a north facing roof where a solar hot water system or collector can be installed.

   • The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical minimising the need for air conditioning.

   • Consideration should be given to using north-facing pergolas to shade walls and windows (deciduous vines can be trained over the pergola to provide effective cooling in warm weather).

   • Eaves on north facing walls should shade any glazing on that wall from October to late February. To calculate the extent of eaves overhang, draw a section and extend a line from the base of the window at 70°. The outer edge of the eaves should reach this line.

   • Where main living areas are oriented northwards, aim to achieve a glazed area of 30% of the dwelling’s floor area in this direction.

   • Seek to incorporate on-site renewable energy sources to supplement energy needs during daily peak energy use.

   • Lighting for streets, parks and any other public domain spaces provided as part of a development should use energy efficient LED lighting.

   • Open fireplaces, wood fired heaters and slow combustion stoves are not permitted.

Building Materials

4. The following should be considered in the choice of building materials in all developments:

   • energy efficiency

   • use of renewable resources

   • maintenance cost and durability

   • recycled or recyclable materials

   • non-polluting
5. Materials that are likely to contribute to poor internal air quality and those containing Volatile Organic Compounds should be avoided.

6. External finishes should contain a combination of non-reflective materials and light colours to minimise reflection and heat retention.

7. Residential building design is to use, where possible, recycled and renewable materials, lighter coloured roofs and use lighter coloured materials and finishes on main external parts of the building.

Water Cycle Management

8. Where possible, rainwater tanks should be installed for all residential developments, including major alterations and additions, and be plumbed to appropriate end uses, including toilet flushing, water features, car washing and garden irrigation, to ensure sufficient use of tank water so that capacity exists to accommodate rainwater from storm events.

9. Active Transport

10. The Neighbourhood Plan shall demonstrate how bus routes and bus movements are to be accommodated for each stage of the development (refer to Section 3.4.1 of this DCP).

11. Cycle paths and cycling networks should be provided throughout the development linking throughout the various stages of the development.

5.2 Smart Places

Wilton will be a digitally evolved and connected series of communities, that use technology and smart solutions to make life more liveable and sustainable for their residents. Smarter development will help to provide the best quality of life for all residents while minimising the consumption of energy and resources.

Objectives

a. To build a comprehensive infrastructure network connecting city sensors and facilities to aid in the understanding and visualization of the health, efficiency and safety of the developing community.

b. To promote the automation of routine functions as well as monitoring and planning the city to improve the efficiency, equity and quality of life for its citizens.

c. To collaboratively develop and evidence using data.

d. To facilitate and promote citizen health and safety and wellbeing.

e. To create an efficient infrastructure network.

f. To build in interoperability and technology resilience principles into infrastructure design, procurement and delivery.

Controls

1. Access to quality internet services should be provided at the time of lot registration. Network cellular connectivity and coverage assessments should be undertaken to demonstrate that future residents will have access to high quality cellular network based on existing infrastructure.

2. Where coverage at time of lot registration is not or will not be above minimum network connectivity speeds, it should be demonstrated how and where allowances for future network augmentation has been made.
3. Key telecommunication providers should be consulted to understand likely asset requirements for emerging services and what land/asset requirements may be required to ensure the efficient delivery of future infrastructure. Spatial allowance should be made where possible for future infrastructure.

4. Neighbourhoods should be designed to be adaptive to change in the form of electric, shared and autonomous vehicles, and to facilitate the take up of safe alternate mobility options that reduce pollution, congestion and transport costs.

5. Smart monitoring equipment should be provided wherever possible, including for water quality, ambient temperature, tree canopy cover and soil moisture content, cycle and car movements.

6. In park and open space areas, the following should be installed:
   • smart lighting to key park spaces and where such spaces may be used at night time for active uses, ensure lighting is adequate for active and passive uses
   • a dedicated internet/fibre connection point
   • a Public Wi-Fi network sufficient to attain coverage of the whole park
   • bluetooth speakers with free access to the speakers within the community’s parks, particularly in proximity to the basketball court/youth spaces
   • security cameras at key locations with parks to ensure coverage of primary movement and play zones
   • ‘smart bins’ to park areas with capacity rubbish bin sensors
   • ‘smart park furniture’ to park areas which includes USB charging capacity and potentially Wi-Fi connectivity, if not otherwise provided within the park elsewhere
   • electric Vehicle charging points/poles immediately adjoining the park space (on road if no dedicated off-road parking is proposed)
   • digital display screen, linked to a Council accessible network to share key community information, data and activities.

7. Technology and tools to construct and operate new infrastructure more efficiently and sustainably should be delivered, including the supply and installation of smart light poles to Council specification. Pit and pipe to each light pole should be provided to enable the future upgrading to ‘intelligent’ lights and the installation of ‘smart meter’ to Council specification at each new lot.

5.3 Biodiversity

Biodiversity or ‘biological diversity’ includes the variety and variability within and among living organisms, and the ecological complexes in which they occur. It encompasses multiple levels of organisation, including genes, species, populations, communities, ecosystems and the physical, chemical and ecological relationships within and between them.

There is no single measure of biodiversity; rather there are many individual components, only some of which are readily measurable. The components of biodiversity are commonly measured using indicators and surrogates. For example, the area and condition of native vegetation is often used as a general indicator of ecological integrity and biodiversity function, while the presence of a specific suite of habitat features is often used to “predict” the presence of individual fauna species.

5.3.1 Protecting Biodiversity

The draft Cumberland Plain Conservation Plan (CPCP) is discussed at Section 1.4.4 of this DCP. The draft CPCP aims to facilitate the best conservation outcomes in the Wilton Growth Area by
addressing the costs of offsetting and impacts on development viability; identifying land for conservation; providing certainty for the development industry; and optimising conservation outcomes.

High level objectives include the following:

- To retain and restore native vegetation and habitats for native species in patches of a size and configuration that will enable existing plant and animal communities to survive in the long term.
- To ensure that construction and operational impacts of development are avoided and/or mitigated using best practice.
- Provide guidance and information required for informed decision-making on improving the ecological value of the area.
- To provide guidance on acceptable measures to avoid or minimise the impact of proposed development on biodiversity including for proposals affected by Part 7 of the *Biodiversity Conservation Act 2016*.
- To compensate for unavoidable habitat losses in accordance with applicable legislation, or in the absence of such legislation, contemporary best practice.
- To provide for development controls intended to prevent the degradation of ecological values.

This last objective will be implemented through this DCP, which contains biodiversity planning principles and objectives in this Chapter, and controls at Appendix I.

The application of the biodiversity planning principles at Section 5.3.2 to inform the neighbourhood plan will be critical in achieving the biodiversity outcomes required under the draft CPCP. Subsequent development in accordance with Development Applications that are consistent with the neighbourhood plan will assure the delivery of these outcomes.

### 5.3.2 Biodiversity Planning Principles

The following principles provide more detail on how development within the Wilton Growth Area can enhance biodiversity and achieve biodiversity conservation outcomes.

The Precinct Schedule and neighbourhood plan must:

1. Provide buffers to conservation areas including existing and future bushland sites.
2. Ensure stormwater management design minimises impact on the biodiversity values of conservation areas.
3. Be consistent with the Office of Environment and Heritage strategy to protect and rehabilitate preferred koala habitat and migration corridors.
4. Identify areas where development controls are required to reduce residual on-going threats to koalas.
5. Retain vegetation inside corridors in open space networks. Decision-making should not contribute to habitat fragmentation and where possible, should increase landscape connectivity.
6. Integrate waterway corridors, heritage items and high value landscape features to improve enjoyment and access to these places as part of an integrated open space network.
7. Incorporate development that protects, maintains or restores waterway health and the community’s environmental values and uses of waterways through a risk-based approach to managing the cumulative impacts of development.
8. Ensure an integrated approach to drinking water, wastewater and stormwater services is considered to drive more sustainable water management outcomes.
9. Incorporate development that fosters the relationship between water, landscapes and urban living, to enhance human and social wellbeing, and promote community co-design and governance in urban water strategies.

10. Locate bushfire asset protection zones and stormwater infrastructure outside of the bio certified areas.

11. Protect land with biodiversity value and provide a sensitive urban interface that supports and enhances the significance of corridors and reserves.

12. Avoid, where possible, or minimise impacts on threatened species and endangered ecological communities within the Growth Area, including any areas identified as conservation lands in Wilton 2040, zoned Environmental (E2) or otherwise identified as an environmentally sensitive area.

13. Development should not compromise the ability of native flora and fauna to respond to climate change.

14. Small patches of habitat should be retained where possible and measures taken to mitigate edge effects, maintain patch diversity and other relevant threats.

15. Protect the integrity and continuity of wildlife by ensuring:
   a. Sufficient corridors to support koala communities, with a minimum preferred width of 425m for primary corridors
   b. Dedicated public land with an appropriate management regime
   c. Expansion of corridors is possible if impacted by utility installations or access
   d. Protection through the treatment of barriers such as major roads with exclusion fencing.
   e. Restrict land uses within secondary wildlife corridors to support wildlife movement.
   f. Key fauna habitat resources should be retained and where possible enhanced.

16. Consider how areas of existing vegetation can add to the character of the new urban area, provide open space and amenity, contribute to the Greater Sydney Green Grid, support riparian protection and water sensitive urban design, provide urban cooling, and support biodiversity and water sensitive urban design in the relevant structure plans and neighbourhood plan.

5.3.3 Threats to Biodiversity from Urban Development

Clearing and habitat disturbance in areas zoned Environmental Conservation E2 adjacent to urban development areas will be mostly avoided, however there are residual threats to koalas and other species that will need to be mitigated. This can be achieved through conservation development controls that aim to reduce the impacts of vehicle strike, dog attacks and other key threats as well as development controls. These threats are common to some species and can be addressed through management measures, which in turn can be translated into development controls.

5.3.4 Biodiversity Themes and Objectives

The key biodiversity themes and objectives for the Wilton Growth Area are outlined below.

5.3.4.1 Bushland

Objectives:
   a. To retain and protect bushland in patches of a size and configuration which will enable existing plant and animal communities to survive and develop in the long term.
   b. To configure neighbourhood and subdivision design to provide spaces for ecological restoration of bushland that will support new habitat for plant and animal communities.
c. To provide for the improved management of remnant bushland habitat.
d. To mitigate indirect and ongoing impacts of development on bushland values.
e. To educate the public on the conservation value and species residing in bushland.
f. To integrate remanent bushland with open space provisions for neighbourhoods and include these areas as part of management provisions for neighbourhoods.

5.3.4.2 Wildlife Corridors

Objectives
a. To retain and protect bushland habitat within existing wildlife corridors.
b. To encourage restoration and revegetation of bushland to increase habitat connectivity.
c. To mitigate indirect and ongoing impacts of development on wildlife corridors.
d. To provide appropriate signage for the public on the management, use and conservation value of wildlife corridors.

5.3.4.3 Threatened and Significant Species

Objectives
a. To retain, protect and enhance habitat features necessary to maintain and increase populations of threatened and other significant plants, animals and communities.
b. To improve the management of retained and protected habitat features.
c. To mitigate indirect and ongoing impacts of development on threatened and other significant plants and animals.

5.3.4.4 Koala Habitat

Objectives
a. To retain, protect and increase koala populations and their habitats.
b. To provide for the improved management of retained koala habitat.
c. To mitigate indirect and ongoing impacts of development on koala populations and their habitats.
d. To provide appropriate signage regarding threats to Koalas and the use and management of koala habitat adjacent to urban areas.

5.3.4.5 Waterways and Riparian Areas

Objectives
a. To retain and restore native vegetation within riparian areas.
b. To improve the water quality, bank and bed stability and ecosystem functions of waterways and riparian habitats.
c. To provide for the improved management of riparian and aquatic habitats.
d. To mitigate indirect and ongoing impacts of development on riparian and aquatic habitats.
e. Provide appropriate signage regarding the conservation value and species residing in riparian areas within the Wilton Growth Area neighbourhoods.
f. To ensure that development does not adversely impact upon riparian lands and to protect, conserve, enhance and manage:
   • the ecological, scientific, cultural, aesthetic and educational values of waterways and riparian land
   • bed and bank stability
   • edge effects at the riparian corridor / urban interface
- water quality within waterways and the quality of water entering waterways
- aquatic and riparian vegetation and habitats
- ecological processes within riparian lands including connectivity along waterways for a range of terrestrial and aquatic species.

5.3.4.6 Key Habitat Features

Objectives

a. To retain and protect other key habitat features that commonly occur outside of bushland and provide essential habitat for threatened and other fauna.

b. To provide for the improved management of these habitats and adjacent areas.

c. To mitigate indirect and ongoing impacts of development on other key habitat features and the fauna that need them.

d. To provide appropriate signage regarding the conservation value and species residing in other habitat features.

5.3.4.7 Climate Change

Objectives

a. Ensure that the management of retained and protected environmentally sensitive areas minimises any adverse impacts of climate change on biodiversity.

b. Improve the ability of flora and fauna populations to adapt and respond to climate change.

c. Mitigate indirect and ongoing impacts of development that may exacerbate the impacts of climate change on biodiversity.