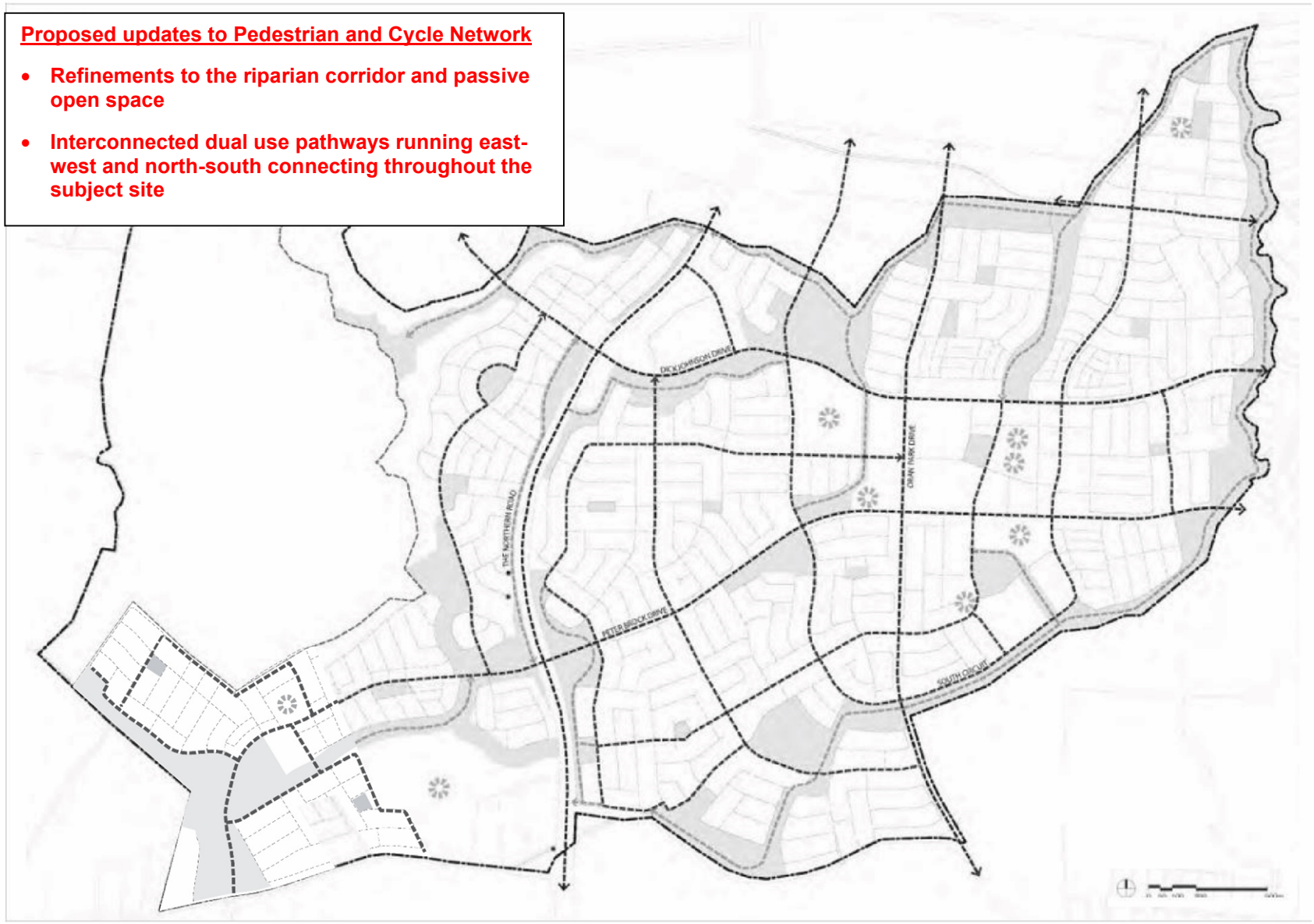


**Figure 18:** Pedestrian and Cycleway Network (to be updated to identify open space and additional pedestrian connections)

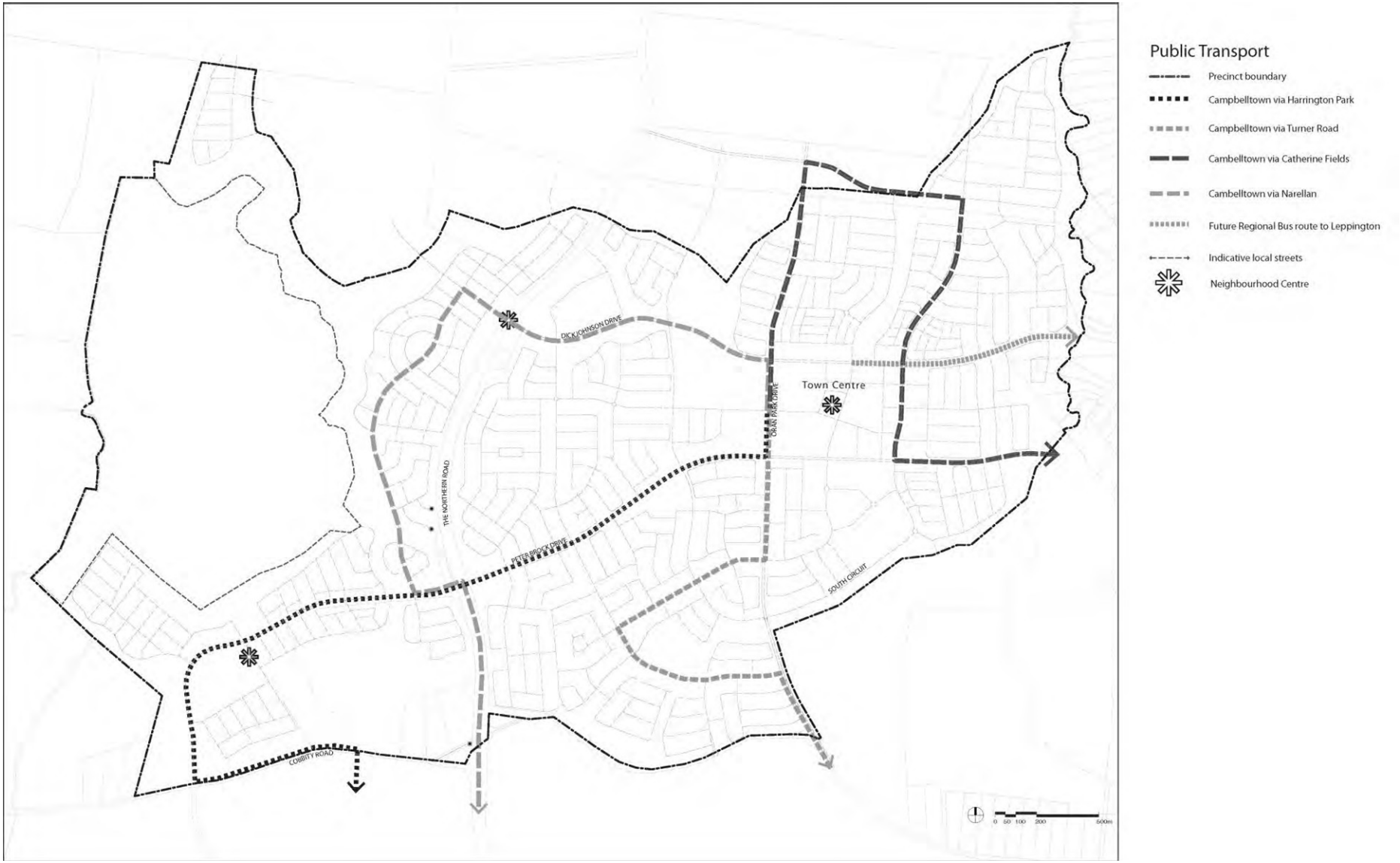


**Figure 19:** Public Transport Network

# 4. Open Space and Community Facilities

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

## 4.1 Public Parks and Landscape Strategy

**Objectives**

a. To meet the public open space and recreational needs of residents.

b. To provide an equitable distribution of public open space and recreation opportunities.

c. To ensure high quality design and embellishment of all public open space.

d. To ensure elevated visually sensitive land contributes to the landscape character of the precinct.

**Controls**

1. Public parks (local and district open space), other open space areas (i.e. riparian corridors) and areas with landscape value are to be provided generally in accordance **Figure 20.**

2. The minimum provision of open space and facilities including embellishment is to be consistent with the *Oran Park and Turner Road Section 7.11 Contributions Plan.*

3. Public parks are to have a minimum area of 2,000m$^2$. The following principles are to be taken into consideration in the location of public parks:

   - parks are to be located as focal points within residential neighbourhoods. All dwellings should be located no further than 400m from a public park,
   - where possible, parks should be co-located with community and education facilities, be highly accessible and linked by pedestrian and / or cycle routes,
   - parks should be located and designed to accommodate remnant vegetation and where appropriate, should be linked to and integrated with riparian corridors,
   - parks should be generally bordered by streets on all sides with houses oriented towards them for surveillance, and
   - a park should be located in the high point to the west of the road which interprets the former main straight of the Oran Park Raceway. This park should visually connect to the road which interprets the former main straight and should include features which interpret the history of the Raceway.

4. The detailed design of public parks is to consider:

   - the need for a range of play spaces and opportunities and cater for the range of ages,
   - provision of adequate parking, lighting and waste management facilities,
   - inclusion of interpretative signage detailing local history, Aboriginal cultural values, environmental education themes and the like, and

provision of amenities such as seating and shade structures, drinking fountains, street lighting, street and information signs, planter boxes, feature fencing and the like. The design of such elements is to be consistent with The Draft Open Space Design Manual

5. The provision of community parks and facilities (i.e. community association owned facilities) in addition to the required public parks and community facilities is encouraged.

6. Where riparian corridors are to be in public ownership, they are to provide opportunities for pedestrian and cycleways, fitness trails and additional open space in a manner that maintains the environmental significance of these areas. A range of themed elements such as boardwalks, eco-pathways, and educational tracks should be incorporated in appropriate locations (i.e. within the 10m riparian corridor buffer). The design of such elements is to be consistent with Council's Draft Open Space Design Manual.

A Landscape Plan is to be submitted for each public or community park at the time of subdivision of the adjoining residential area. The selection of landscape species for public open space areas is to consider bush fire risk. The Landscape Plan is to be prepared in accordance with Appendix X – Landscape Design Principles and Submission Requirements.


**Figure 20.** Open Space Network Plan

## 4.2 Education, Civic and Community Facilities

**Objectives**

a. To ensure a high level of provision and equitable distribution of education, civic and community facilities within the Oran Park Precinct.

**Controls**

1. Education, civic and community facilities are to be located and provided generally in accordance

with **Figure 21** and the *Oran Park and Turner Road Section 7.11 Contributions Plan.*

2. Places of worship should be located within centres or co-located with other community facilities so as to create a community focal point, to share facilities such as parking, and to minimise impacts on residential areas.

3. Education, community buildings and places of worship are encouraged to enhance community identity and way-finding through iconic and landmark building design.

4. Community facilities are to be located above the Probable Maximum Flood (PMF).

5. Childcare centres are to be co-located with community facilities or education facilities or adjacent to open space areas and are to comply with the locational, design and operational controls contained within *Camden DCP 2006 Part F: Chapter 3 – Child Care Centres* **Figure 21** identifies possible locations for child care centres that are in addition to centres co-located with commercial, community or education facilities. These locations are indicative only and subject to further detail being provided with any development consent for a child care centre.

*Note: The locations identified **Figure 21** are not limited to use for child care centres and other locations in the precincts may be suitable for child care centres.*

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


**Figure 21:** Indicative Location of Education, Civic and Community Facilities

# 5.Special Area Design Principals

*This section outlines the objectives and design principles relating to areas that require further detailed planning including the Oran Park Town Centre, the Neighbourhood Centres, the Oran Park Employment Area, Denbigh Transition Area, The Northern Road and Cobbitty Road Interface Area, and Riparian Protection Areas.*

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

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

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

## 5.1 Oran Park Town Centre

**Objectives**

(a) To create a vibrant town centre that functions as the community and economic heart of the Oran Park Precinct.

(b) To ensure that the detailed design of the Town Centre is undertaken in a coordinated manner in order to achieve a high quality urban design outcome.

(c) To ensure that the Oran Park Town Centre is well served by public transport.

**Controls**

1. The Oran Park Town Centre is to be located in accordance with the figure at **Appendix B**. An indicative layout of the Town Centre is shown at **Figure 22**. Council shall not grant consent for any development within the Oran Park Town Centre (as defined by the B2 Local Centre Zone boundary in the Western Parkland City SEPP), unless the development is for the purposes of a marketing and sales suite, remediation, environmental landscape works or other minor works that, in the opinion of Council, do not predetermine an outcome on the land covered by the Part B amendment. Council may grant consent if it is satisfied that appropriate development controls are in force in the form of a Part B DCP.

2. The Oran Park Town Centre is to be consistent with the following principles:

   *Function and uses:*

   - a maximum of 50,000m$^2$ GLAR of retail premises,
   - incorporate a range of retail, commercial, entertainment, recreation and community uses to serve the needs of the wider community,
   - incorporate higher density housing and mixed use development within the Town Centre frame.
   - maximise employment opportunities within the Town Centre,
   - concentrate intensive retail uses along and fronting a main street,
   - co-locate uses and facilities as much as possible to maximise the efficient use of space,
   - locate active uses at ground floor, throughout the Town Centre, in particular fronting the main street and all open space,
   - incorporate the needs of health and aged care providers, facilities for young people, civic and emergency services within the Town Centre, and
   - provide a mix of uses that promote an active and vibrant town centre.
   - incorporate a pedestrian focused main street that acts as the focal point for the centre. Large format retail premises are to directly access the main street,

- establish a clearly defined Town Centre core and frame differentiated through varying uses and intensity of development,

- provide an interconnected street block network with block sizes and mid-block connections that maximise pedestrian permeability,

- create a street layout that allows easy access to and within the town centre while allowing for regional traffic to by-pass the centre,

- consider potential future noise and amenity conflicts in the layout and location of Town Centre uses,

- emphasise sight lines to local landscape features, places of key cultural significance, civic buildings and public open space,

- locate a bus interchange within easy walking distance of the main street and retail core, and

- provide on-site detention storage with a storage requirement that maximises rainwater reuse.

*Built form:*

- provide a range of building heights, up to a maximum of 6 storeys with a transition in heights to surrounding residential areas. Building heights in excess of 6 storeys may be considered as part of the Part B DCP / Western Parkland City SEPP amendment for the Town Centre,

- relate building heights to street widths and functions to promote a comfortable urban scale of development,

- define streets and open spaces with buildings that are generally built to the street edge, have a consistent street wall height and provide a continuous street frontage along all key streets,

- sleeve all large format retail premises and decked parking areas with active uses. Blank walls visible from the public domain are to be avoided,

- promote diversity and activity along the main street with a variety of frontage widths for retail shops,

- building heights are to take into account view lines and solar access to the public domain,

- residential and mixed use development is to be consistent with the guidelines and principles outlined in *SEPP No. 65 – Residential Flat Development* and the *Residential Flat Design Code* (DoP 2002),

- a high quality built form and energy efficient architectural design that promotes a ‘sense of place’ and modern character for the Town Centre, and

- waste storage and collection areas are to be accommodated and designed appropriately to minimise impacts, in particular within mixed use development.

*Pedestrian amenity:*

- high amenity pedestrian streetscapes are to be provided through the Town Centre,
- walking and cycling leading to and within the Town Centre is to take priority over traffic circulation,
- continuous weather protection for pedestrians is to be provided in key locations, and
- adequate solar access is to be provided to key pedestrian streets.

*Public domain:*

- parks and plazas are to act as a focal point for the Town Centre and community activities and are to be designed to ensure adaptability and flexibility in use and function over time,
- incorporate a town square / civic plaza, adjacent to the main street which provides an urban landscape setting and a civic focus for the community,
- provide high amenity, pedestrian streets with generous footpath widths,
- incorporate the principles of Crime Prevention Through Environmental Design (CPTED) and *Safer by Design* (NSW Police) into all development within the Town Centre,
- provide a high quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the Town Centre,
- provide street tree and open space planting that establishes generous shade for pedestrians,
- design all signage and advertising in a co-ordinated manner, and
- site servicing and loading facilities, waste storage and other infrastructure is to be designed to minimise visual impact on the public domain and impacts on neighbours.

*Parking and access*:

- lanes should be used to provide access to parking areas, loading docks and waste collection areas. Lanes will need to accommodate heavy vehicles where access to loading areas and waste collection is required,
- basement, semi-basement or decked parking is preferred over large expanses of at-grade parking,
- at-grade parking areas are to be generally located behind building lines and within the centre of street blocks. Notwithstanding this, Council will consider transitional arrangements for parking where an application is supported by a staging plan that indicates compliance with the

above desired parking location principles upon ultimate development,

- parking is to be provided in accordance with *Part D, Chapter 1 of Camden DCP 2006*. Opportunities for shared parking provision for complementary uses within the town centre are to be provided, and

- on-street parking is to be provided on all streets to contribute to street life and surveillance.


**Figure 22:** Oran Park Town Centre Indicative Layout Plan

## 5.2 Neighbourhood Centres

**Objectives**

a. To create vibrant, mixed use neighbourhood centres that provide a range of small-scale retail, business and community uses which serve the needs of people who live and work in the surrounding neighbourhood.

b. To ensure that the detailed design of the neighbourhood centres is undertaken in a co-ordinated manner in order to achieve a high quality urban design outcome.

c. To provide opportunities for higher density housing.

**Controls**

1. The neighbourhood centres are to be located in accordance with the figure at **Appendix B**. Council shall not grant consent for any development within the neighbourhood centres (as defined by the B1 Neighbourhood Centre zone boundary in the SEPP), unless the development is for the

purposes of remediation, environmental landscape works or other minor works that, in the opinion of Council, do not predetermine an outcome on the land covered by the Part B amendment. Council may grant consent if it is satisfied that appropriate development controls are in force in the form of a Part B DCP.

2. The neighbourhood centres are to be consistent with the following principles:

*Function and uses:*

- provide for a maximum of 5,000m$^2$ GLAR of retail premises within each neighbourhood centre to cater for the needs of the local population,

- incorporate a range of local retail, commercial, entertainment, childcare and community uses to serve the needs of the local community, and

- the neighbourhood centre is to provide a central focus for the community and is to be supported by higher residential densities in close proximity to the centre.

*Layout:*

- maximise exposure to the street and incorporate an active focal point in the form of a civic square, plaza or main street etc, and

- consider potential future noise and amenity conflicts in the layout and location of uses.

*Built form:*

- provide a range of building heights up to a maximum of 4 storeys,

- buildings are to be visible from and have a presence to street frontages. Where buildings are not proposed to be built to the street frontage, setbacks are to be minimised. Buildings are also to be designed and located to take advantage of proximity to open space areas, including riparian corridors. The building and landscape design is to be complementary to ensure legible, safe, comfortable and easy access for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate,

- avoid blank walls visible from principal streets and the public domain. Large format retail premises are to be sleeved, where appropriate, with active uses. In other circumstances, careful building design and landscaping shall minimise the extent and visibility of blank walls, and

- establish a 'sense of place' and contemporary character for the precinct through a high quality built form and energy efficient architectural design.

*Pedestrian amenity:*

- provide high amenity pedestrian streetscapes to and within the neighbourhood centres,

- walking and cycling leading to and within the neighbourhood centres is to take priority over traffic circulation,

- provide continuous weather protection for pedestrians, where possible, and
- provide adequate solar access to key pedestrian streets.

*Public domain:*

- incorporate the principles of Crime Prevention Through Environmental Design (CPTED) and *Safer by Design* (NSW Police) into all development within the neighbourhood centres,
- provide a high quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the neighbourhood centres,
- provide street tree and open space planting to provide generous shade for pedestrians, and
- site servicing and loading facilities, waste storage and other infrastructure is to be designed to minimise visual impact on the public domain and impacts on neighbours.

*Parking and access:*

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

## 5.3 Oran Park Employment Area

**Objectives**

a. To maximise opportunities for local employment within the Oran Park Precinct.

b. To ensure that the detailed design of the Oran Park Employment Area is undertaken in a co-ordinated manner in order to achieve a high quality urban design outcome.

**Controls**

1. The Oran Park Employment Area is to be approximately 15ha in area and be located in accordance with the figure at **Appendix B**. Council shall not grant consent for any

development within the Oran Park Employment Area (as defined by the IN1 General Industrial and B5 Business Development zone boundary in the SEPP), unless the development is for the purposes of remediation, environmental landscape works or other minor works that, in the opinion of Council, do not predetermine an outcome on the land covered by the Part B amendment. Council may grant consent if it is satisfied that appropriate development controls are in force in the form of a Part B DCP.

2. The Oran Park Employment Area is to be consistent with the following principles:

**Function and uses:**

- provide a diverse range of employment generating development. Uses that provide higher employment levels are preferred over low intensity uses,
- front the East-West Road with active uses to activate the streetscape,
- provide local convenience retail and business premises that serve the needs of the local workforce, and
- provide a range of block sizes to accommodate uses consistent with the objective of maximising employment generating opportunities.

**Built form and design:**

- a maximum building height of 15m is permitted for development fronting the East-West Road. A maximum of 12m is permitted in other locations,
- provide setbacks appropriate to the proposed use of the land and characteristics of the location. Setback areas should allow for adequate landscaping to reduce the bulk and scale of buildings and enhance streetscape amenity, and
- buildings are to be designed to incorporate articulation, as well as variety in colours, materials and finishes in order to provide a high level of visual amenity when viewed from the public domain and roadways. Particular design attention is to be included within the Part B DCP to address buildings and fencing visible from The Northern Road and the East-West Road.

**Residential interface:**

- all development is to be designed and operated to minimise impacts on adjacent residential areas in terms of noise, traffic and circulation, emissions, and bulk and scale, and
- site servicing and loading facilities, waste storage and other infrastructure are to be designed to minimise visual impact on the public domain and impacts on neighbours.

**Pedestrian amenity and public domain:**

- walking and cycling leading is to be catered for, in particular along the East-West Road,
- incorporate the principles of Crime Prevention Through Environmental Design (CPTED) and *Safer by Design* (NSW Police) into all development within the employment area,

- provide small areas of high quality public domain or 'break out spaces' for the amenity of workers,
- provide street tree and open space planting that establishes generous shade for pedestrians, and
- design all signage and advertising in a co-ordinated manner.

**Parking and access:**

- off-street parking is to be provided in accordance with *Part D, Chapter 1 of Camden DCP 2006*. At-grade parking areas are to be located so as to minimise visual impacts. Large parking areas are to be located generally behind front building lines,
- direct vehicular access from The Northern Road is not permitted. A single, common slip lane may be permitted so that buildings can face onto the Northern Road, and
- roadways within and accessing the employment area are to be designed to accommodate heavy vehicles.

## 5.4 Denbigh Transition Area

**Objectives**

a. To protect and enhance the heritage curtilage of the Denbigh Homestead.

b. To provide a visual buffer to the Denbigh Homestead and to provide a 'green' backdrop to the residential areas.

c. To ensure development within the Transition Area is constructed in an environmentally responsive manner.

**Controls**

1. The Denbigh Transition Area is shown in the figure at **Appendix B**. Council shall not grant consent for any development within the Denbigh Transition Area (except for the land adjacent to Cobbitty Road), unless the development is for the purposes of remediation, environmental landscape works or other minor works that, in the opinion of Council, do not predetermine an outcome on the land covered by the Part B amendment. Council may grant consent if it is satisfied that appropriate development controls are in force in the form of a Part B DCP.

   *Note: The exact boundary between the Transition Area and the residential area to the east is to be determined following detailed analysis of slopes and other site constraints.*

2. The Part B DCP must be prepared in consultation with the NSW Heritage Council. Future development within the Denbigh Transition Area is to be consistent with the following principles:

- residential subdivision is to be in the form of large lots to reflect the rural character of the area,
- the ridgeline is to be revegetated with appropriate endemic species so as to provide a dense visual buffer,
- retention and enhancement of vegetation identified on **Figure 27**, where possible,
- existing significant trees, in particular large hollow bearing Eucalypts, are to be retained,
- riparian corridors are to be protected and revegetated,
- ridge top areas that are subject to landslip are to be protected from development. Subject to detailed design, areas of soil creep are to be restricted from development. All areas of landslip and soil creep are to be revegetated,
- ongoing management of any Aboriginal archaeological conservation areas,
- bush fire hazard is to be minimised and APZs and fire trails provided where necessary, and
- roads and cuttings are to be minimised.

3. The visual impact of dwelling houses within the Transition Area is to be minimised through appropriate siting, landscaping, and the use of materials and colours sympathetic to a rural environment.

4. Subdivision DAs within the Transition Area are to be accompanied by a Vegetation Management Plan. The Plan is to address weed removal, proposed revegetation and ongoing tenure and maintenance of the ridgeline vegetation buffer.

5. A landscape buffer shall be provided on both sides of the original alignment of the entrance driveway to the Denbigh Homestead (i.e. from The Northern Road). The buffer is to be a total of 40m wide and at least 10m on any one side (measured from the edge of the existing road alignment to any new adjacent road reserve alignment. The buffer shall be appropriately landscaped to reflect the rural landscape character of the approach to the Homestead. Uses or activities within this buffer, and any development immediately adjacent to this buffer, are to respond to the heritage values of the entrance driveway alignment.

6. A tree lined boulevard with widened verges facilitating planting and shared pedestrian and vehicle access shall be provided along the alignment of the Former Hassall Road (i.e. entrance from Cobbitty Road) to ensure that this historic connection to the Denbigh Homestead is not compromised. The driveway is to be designed generally in accordance with **Figure XX** (Hassell Driveway Concept Layout) and **Figure XX** (Hassell Driveway Cross Section).

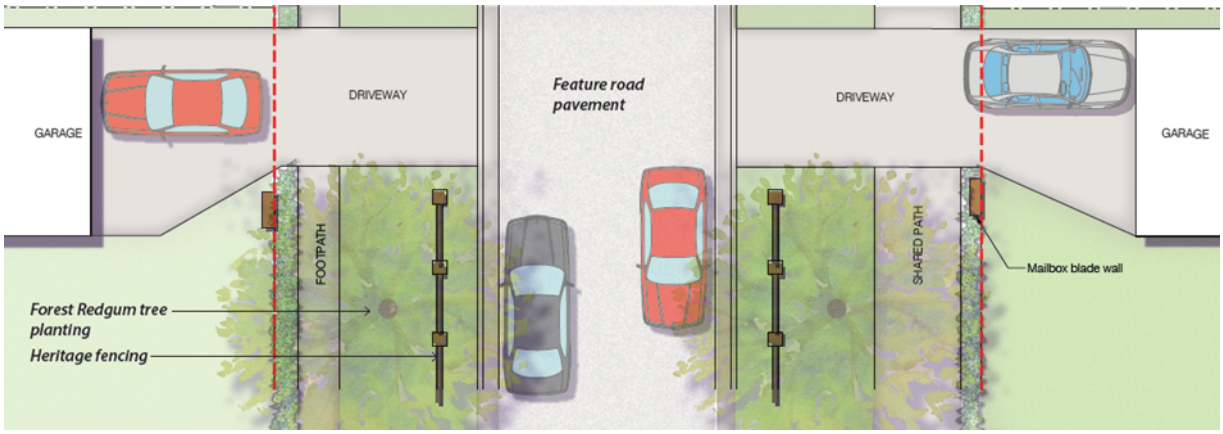


**Figure XX:** Hassell Driveway Concept Layout

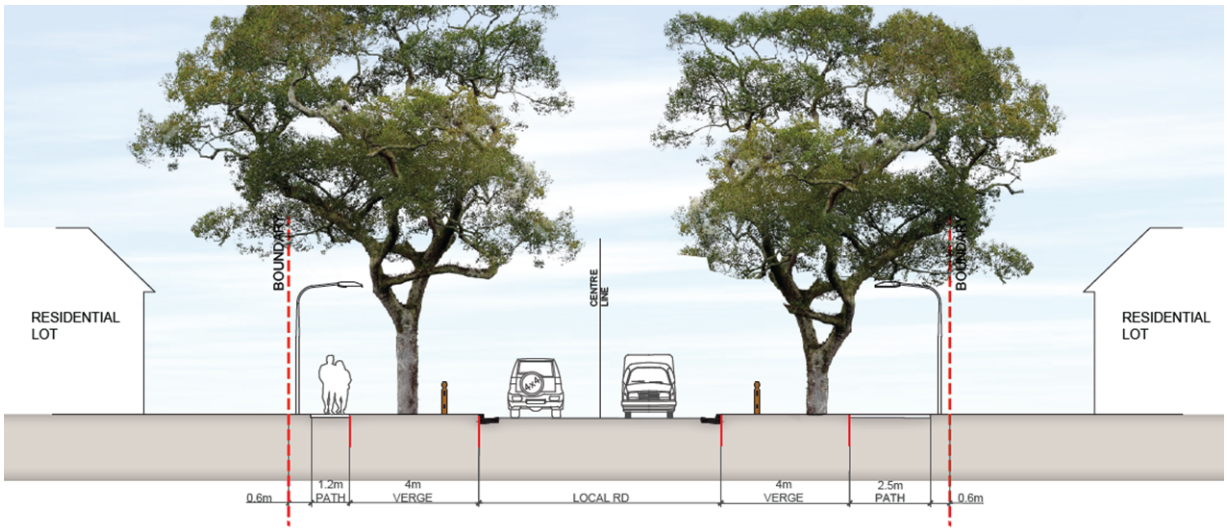


**Figure XX:** Hassell Driveway Cross Section

## 5.5 The Northern Road and Cobbitty Road Interface Area

**Objectives**

a. To provide an appropriate and visually appealing urban design response to The Northern Road and Cobbitty Road frontages.

b. To ensure a good level of amenity is provided for any dwellings adjoining The Northern Road frontage.

c. To ensure future development is visually screened and a natural buffer is provided interfacing with the Metropolitan Rural Area.

**Controls**

1. A landscape buffer, of variable width, is to be provided along both sides of The Northern Road. The buffer is to extend along the full extent of the road, except adjacent to the neighbourhood centres. The buffer may be incorporated within the rear of lots subject to a restriction on title providing for the ongoing maintenance of the landscaped buffer. The buffer is to be designed to accommodate view corridors, at appropriate locations, from The Northern Road to the east and west.

2. The areas of vegetation identified on **Figure 27** are to be retained and enhanced where possible.

3. Any DA proposing the subdivision of land for residential lots with lots fronting either side of The Northern Road and Cobbitty Road is to include:

- the means by which it is proposed to ensure that the visual impact of development when viewed from the road is appropriately managed, and
- a report prepared by a suitably qualified acoustic consultant that makes recommendations as to what, if any, acoustic treatment will be required to ensure appropriate internal and external acoustic amenity for future residents.
- For residential development along Cobbitty Road shown in **Figure XX**, this control is deemed to be satisfied if development is in accordance with the Visual Character Analysis (August 2022) prepared by Urbis

4. Any fencing or acoustic structures proposed along or near to The Northern Road and Cobbitty Road frontages is to be designed so that it is not visually intrusive when viewed from the public domain. A continuous blank expanse of unbroken wall / fencing along this frontage will not be accepted.

5. Any DA proposing the construction of any building adjacent to The Northern Road is to include details relating to any architectural building treatments and fencing that may be required to ensure appropriate internal and external acoustic amenity for future residents.

6. For development outlined in blue in **Figure XX**, the following controls apply:

- the creation of a 'restriction as to user' in a S.88B instrument on each and every lot identified in blue within the Cobbitty Road interface and zoned R1, specifying a minimum lot size of 1,000sqm and maximum height of 9.5 metres.
- All dwelling houses must remain consistent with controls outlined in Section 7.4 of the DCP for Lots in the Environmental Living Zone (**Table 20**).

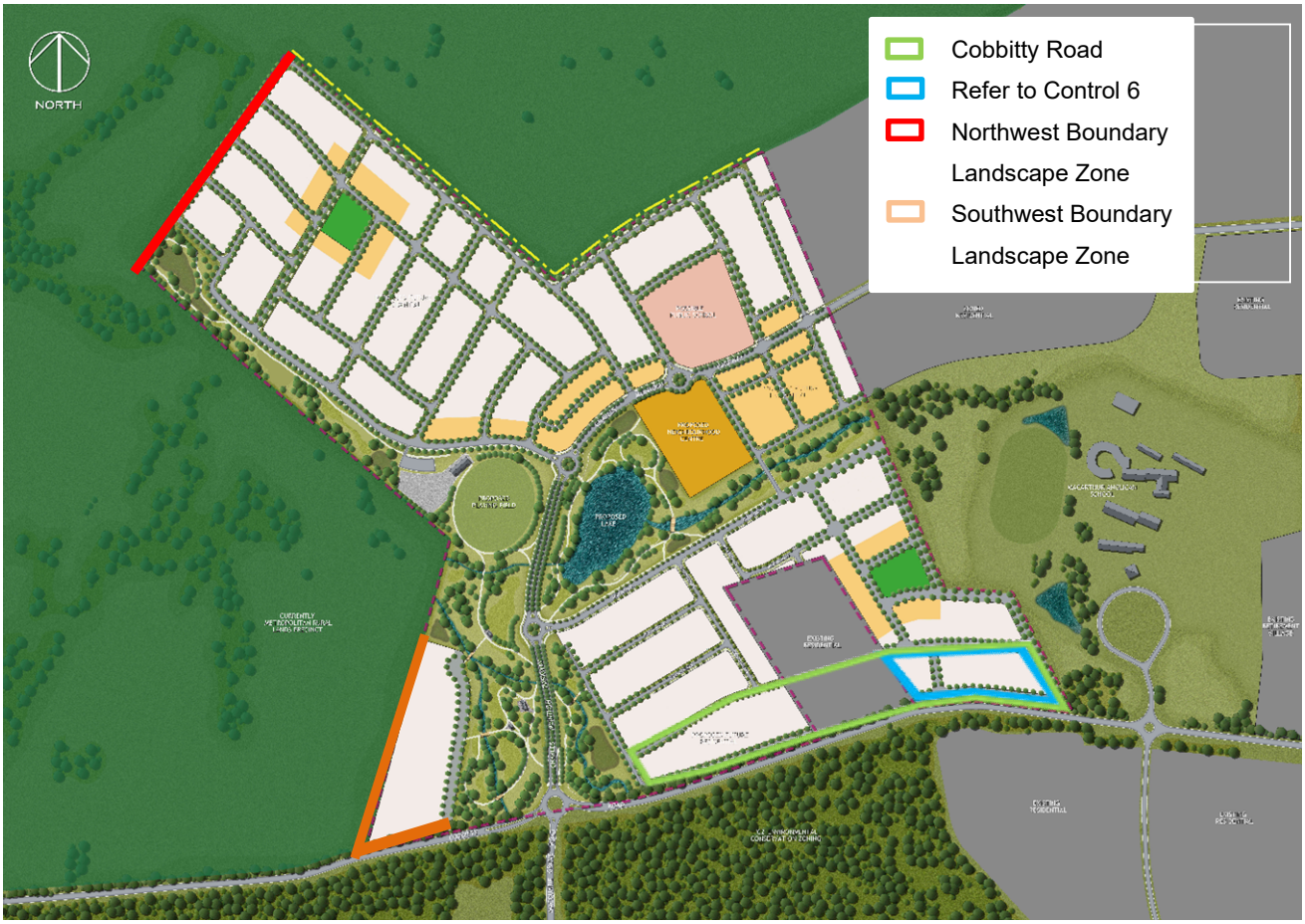


**Figure XX:** Cobbitty Road

7. The perimeter road identified along the north-western boundary of Lot 6 in Deposited Plan 1276275 (593 Cobbitty Road Cobbitty) shall provide a landscaped road reserve as identified in **Figure XX** and **Figure XX**.

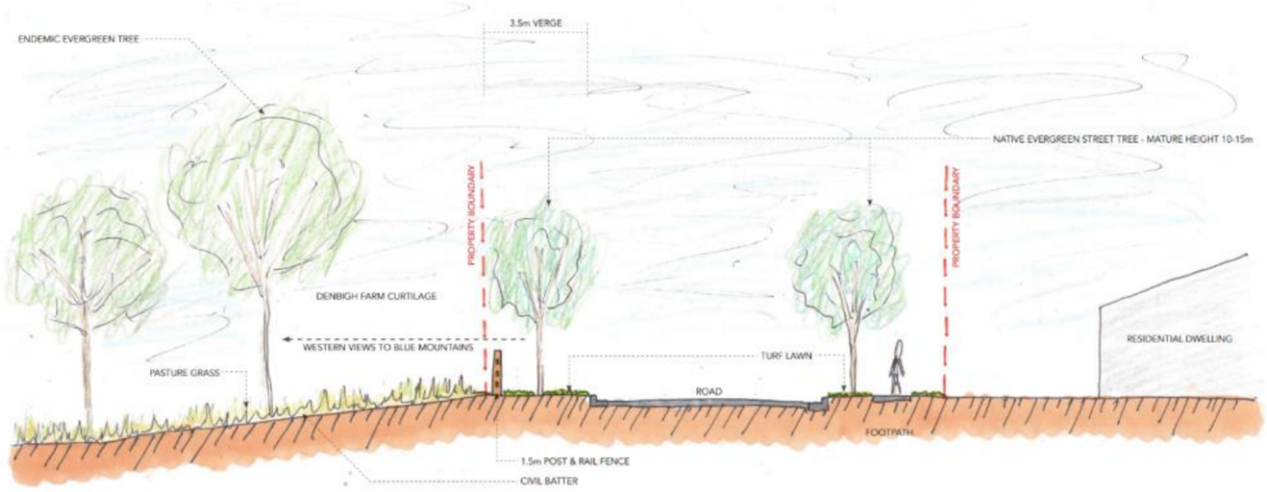


**Figure XX:** Northwest Boundary Landscape Section

8. The rear setback of lots along the south-western boundary of Lot 2 in Deposited Plan 1276275 (499 Cobbitty Road Cobbitty) are to be appropriately landscaped in accordance with **Figure XX** and **Figure XX**. A Concept Landscape Plan must be submitted which demonstrates the appropriate treatment with a selection of native trees to achieve an appropriate interface.

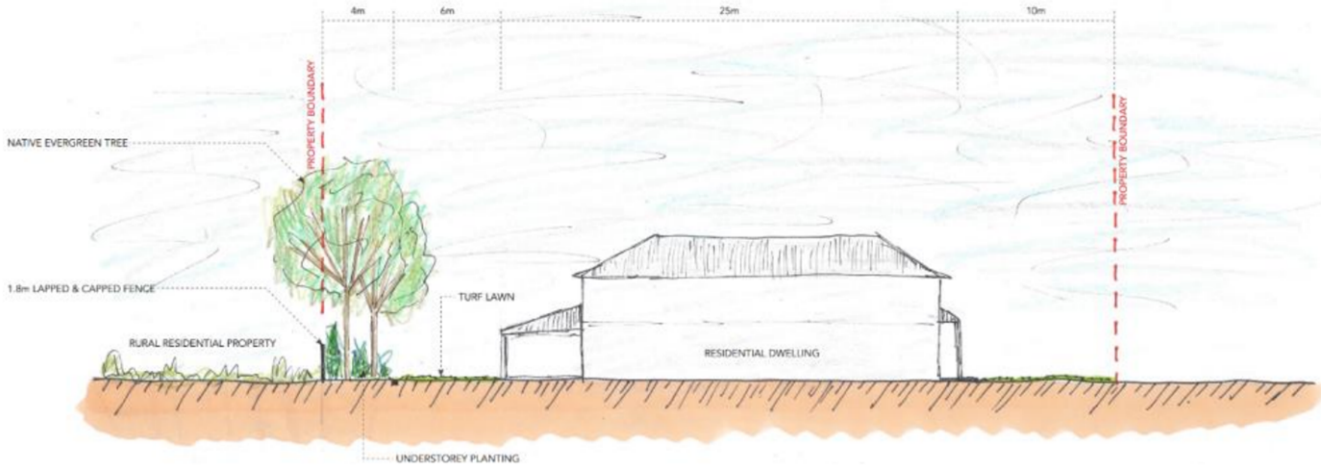


**Figure XX:** Southwest Boundary Landscape Section

# 6. Environmental Management

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

## 6.1 Riparian Corridors

**Objectives**

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

b. To ensure that the development has a neutral or beneficial impact on the quality and quantity of water and water courses.

c. To allow the use of riparian corridor buffers for low impact recreation activities such as walking and cycling.

d. To manage riparian corridors, wherever possible, in single ownership and as a continuous corridor.

**Controls**

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

2. Development in and adjoining riparian corridors shall be consistent with Part B2 of this DCP. In the event of any inconsistency between this DCP and the Waterfront Land Strategy, the Waterfront Land Strategy prevails.

## 6.2 Flooding and Watercycle Management

**Objectives**

a. To minimise the potential impact of flooding on development.

b. To incorporate best practice stormwater management principles and strategies in development proposals.

c. To mitigate the impacts of urban development on stormwater quality.

d. To control the impacts of urban development on channel bed and bank erosion by controlling the magnitude and duration of sediment-transporting flows.

e. To limit changes in flow rate or flow duration within the receiving waterway as a result of development.

**Controls**

1. No residential allotments are to be located at a level lower than the 1% Annual Exceedance Probability (AEP) flood level plus a freeboard of 500mm (i.e. within the 'flood planning area'). Pedestrian and cycle pathways and open space may extend within the 1% AEP flood level, provided that the safe access criteria contained in the *NSW Floodplain Manual* are met.

2. Management of ‘minor’ flows using piped systems for the 20% AEP (residential land use) and 10% AEP (commercial land use) shall be in accordance with Camden Council’s *Engineering Design Specification* . Management measures shall be designed to:

   - prevent damage by stormwater to the built and natural environment,
   - reduce nuisance flows to a level which is acceptable to the community,
   - provide a stormwater system which can be economically maintained and which uses open space in a compatible manner,
   - control flooding,
   - minimise urban water run-off pollutants to watercourses, and
   - meet the standards for a 20% AEP flood level.

3. Management of ‘major’ flows using dedicated overland flow paths such as open space areas, roads and riparian corridors for all flows in excess of the pipe drainage system capacity and above the 20% AEP shall be in accordance with Camden Council’s *Engineering Design Specification*. Management measures shall be designed to:

   - prevent both short term and long term inundation of habitable dwellings,
   - manage flooding to create lots above the designated flood level with flood free access to a public road located above the 1% AEP flood level,
   - control flooding and enable access to lots, stabilise the land form and control erosion,
   - provide for the orderly and safe evacuation of people away from rising floodwaters,
   - stabilise the land form and control erosion, and
   - meet the standards for a 1% AEP flood level.

4. Where practical, development shall attenuate up to the 50% AEP peak flow for discharges into the local tributaries, particularly Category 1 and 2 creeks. This will be achieved using detention storage within water quality features and detention basins.

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

6. All development is to incorporate water sensitive urban design (WSUD). WSUD is to be adopted throughout the development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection. A WSUD Strategy is to be submitted as part of any subdivision DA and shall include:

- identification of water management and other relevant objectives (relating, for example, to salinity hazard),

- identification and assessment of relevant site characteristics and constraints, including flood evacuation routes,

- identification of potentially feasible (storm) water management strategies, which may comprise stormwater reuse options, best planning practices, stormwater treatment measures (in both public and private domain),

- assessment of the potential strategies, including the nature, basis and outcomes of stormwater modelling used to assess alternative solutions. This assessment of alternative strategies should address compliance with management objectives, life cycle costs, ongoing operations and maintenance requirements, land take requirements, expected reliability and future management responsibilities,

- assessment of the likely construction costs associated with the WSUD strategy as well as a maintenance framework addressing maintenance strategies and costs, and

- a suitably detailed description of the preferred WSUD strategy and elements therein, in the form of documents, plans and conceptual diagrams (as appropriate).

7. The WSUD Strategy shall demonstrate how the stormwater quality targets set by the Department of Environment and Climate Change (DECC) **(Table 10)** will be achieved and shall be consistent with *'Technical Note: Interim Recommended Parameters for Stormwater Modelling – North-West and South-West Growth Centres'* and *'Managing Urban Stormwater: Stormwater Planning' (DECC) and Australian Runoff Quality'* (Engineers Australia). A monitoring plan that encompasses strategies for water sampling, maintenance of WSUD facilities and risk management in the short, medium and longer terms is to be included as part of the WSUD strategy.

8. Compliance with the targets at **Table 10** is to be determined through stormwater quality modelling in accordance with the parameters outlined in the relevant technical guidance from DECC.

9. The WSUD strategy is to take into account riparian zone and creek management and include the following measures:

- the ephemeral hydrology of creeks is to be maintained or restored, where possible, by diverting excess flow via intercepting stormwater pipes to downstream storages for reuse,

- flow attenuation and / or diversion via the intercepting stormwater pipes will be required to meet the stream erosion index objectives established by DECC (**Table 10**),

- flow in excess of the 20% AEP peak flow may flow into the creek and be conveyed to detention basins that form part of the major drainage system, and

- erosion control and bank stabilisation measures shall be incorporated within the waterway where required.

**Table 10**: Environmental Stormwater Objectives

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

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

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

## 6.3 Salinity and Soil Management

**Background**

Some areas in the Camden LGA are affected by levels of salinity that are high enough to damage buildings and service infrastructure. Figure 21 identifies all areas affected within the Turner Road Precinct.

Salinity can also reduce water quality, threaten fauna and result in the degradation of vegetation and soils, including the loss of productive agricultural land.
This section seeks to ensure that consideration is given to the impact of new development on salinity processes, as well as the impact of salinity on new development.

**Objectives**

a. Minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils;
b. Ensure development will not significantly increase the salt load in existing soils and watercourses;
c. Prevent degradation of the existing soil and groundwater environment. For saline and sodic soils, minimise erosion and sediment loss; and
d. Ensure concrete slabs, brickwork/masonry products, roads, above ground/underground infrastructure is appropriate for the saline conditions of the site.

**Controls**

1. Groundwater recharge is to be minimised by:
   a. directing runoff from paved areas (roads, car parks, domestic paving etc) into lined stormwater drains rather than along grassed channels.
   b. lining of ponds and water sensitive urban design water bodies to avoid groundwater recharge.
   c. encouraging on site detention of roof runoff and use of low water demanding plants.
   d. encouraging tree planting, especially adjacent to watercourses.
2. For road works within areas identified as a salinity hazard:

a. disturbance of subsoil should be minimised.
b. engineering designs incorporating considerations of salinity impacts are required.
c. subsoil drainage is to be installed along both sides of all roads.
d. roads should run along or perpendicular to the contours as much as possible.
e. alternative footpath treatments will be considered if the proposal will reduce the need for watering.

3. All development, where saline and sodic soils are identified, 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 – Soils and Construction are to be submitted with each subdivision DA.
4. All sediment and erosion controls are to be installed prior to the commencement of any works and maintained throughout the course of construction until disturbed areas have been revegetated/ established. Certification is required to be submitted to Council prior to commencement of construction.
5. Salinity assessment of soil and ground water must be undertaken and submitted to Council with the development application for subdivision. Investigations and sampling for salinity should be conducted in accordance with the requirements of the Heritage (Department of Premier and Cabinet) booklet Site Investigations for Urban Salinity.

   *Note: A salinity assessment may be requested for development applications on land that does not have a salinity management plan restriction on title.*
6. Where salinity is identified on the site and a salinity report is prepared the report must also contain a Salinity Management Plan having regard to the following issues and construction requirements from Australian Standards:
   a. What impact will the development have on existing salinity levels in the soil and ground water,
   b. What impact will salinity have on the type of construction proposed which may include the method of construction, water treatment devices, etc,
   c. AS 2159: Piling Design and Installation,
   d. AS 3600 Supp1: Concrete structures,
   e. AS 3700: Masonry Structures,
   f. AS 2870: Residential Slabs and Footings,
   g. any other relevant standard or provision referred to for salinity under the BCA, and
   h. Council's Engineering Design Specifications.
7. In the absence of a salinity management plan, all works proposed on the land must be designed to achieve the requirements of Council's current Engineering Design Specification.
   a. Where a development site is considered a salinity hazard:
   b. Cut and fill must be minimised.
   c. Subsoil drainage should be installed along both sides of roads.
   d. Upgrade from Council's standard stormwater requirements to suit the saline environment.
   e. Building works are to be in accordance with Councils current Engineering Design Specification, or in accordance with a salinity assessment which demonstrates an acceptable solution to manage salinity impact on building works.
   f. Reference should also be made to the WSROC Salinity Code of Practice (as amended).
8. For service installation within areas identified as a salinity hazard, the following must occur:
   a. Ensure that no leakage occurs from water, sewer and stormwater pipes.

b. Services should be joint trenched where possible.
c. Where services cross roads, conduit at least should be laid at the time of the road construction.
d. Transverse service connections (across roads) must be laid in conduits placed at the time of road construction if the service is not laid out at that time.
e. Water supply pipes must be copper or a non metal acceptable to Sydney Water.
f. Sewer pipes must be unplasticised Poly Vinyl Chloride (PVC) or other material acceptable to Sydney Water.
g. The use of recycled waste water for the watering of domestic gardens should be minimised and in some cases will not be permitted.

9. For public / private infrastructure, including but not limited to parks, roads, stormwater systems and utility installations, in the absence of a salinity report, all works proposed must be designed to achieve the requirements of Council's current Engineering Design Specification.

10. Any development for the area identified in red in **Figure XX** shall demonstrate consistency with the WSUD Strategy set by the '*Integrated Water Management Plan'* (Orion Consulting, 2022).

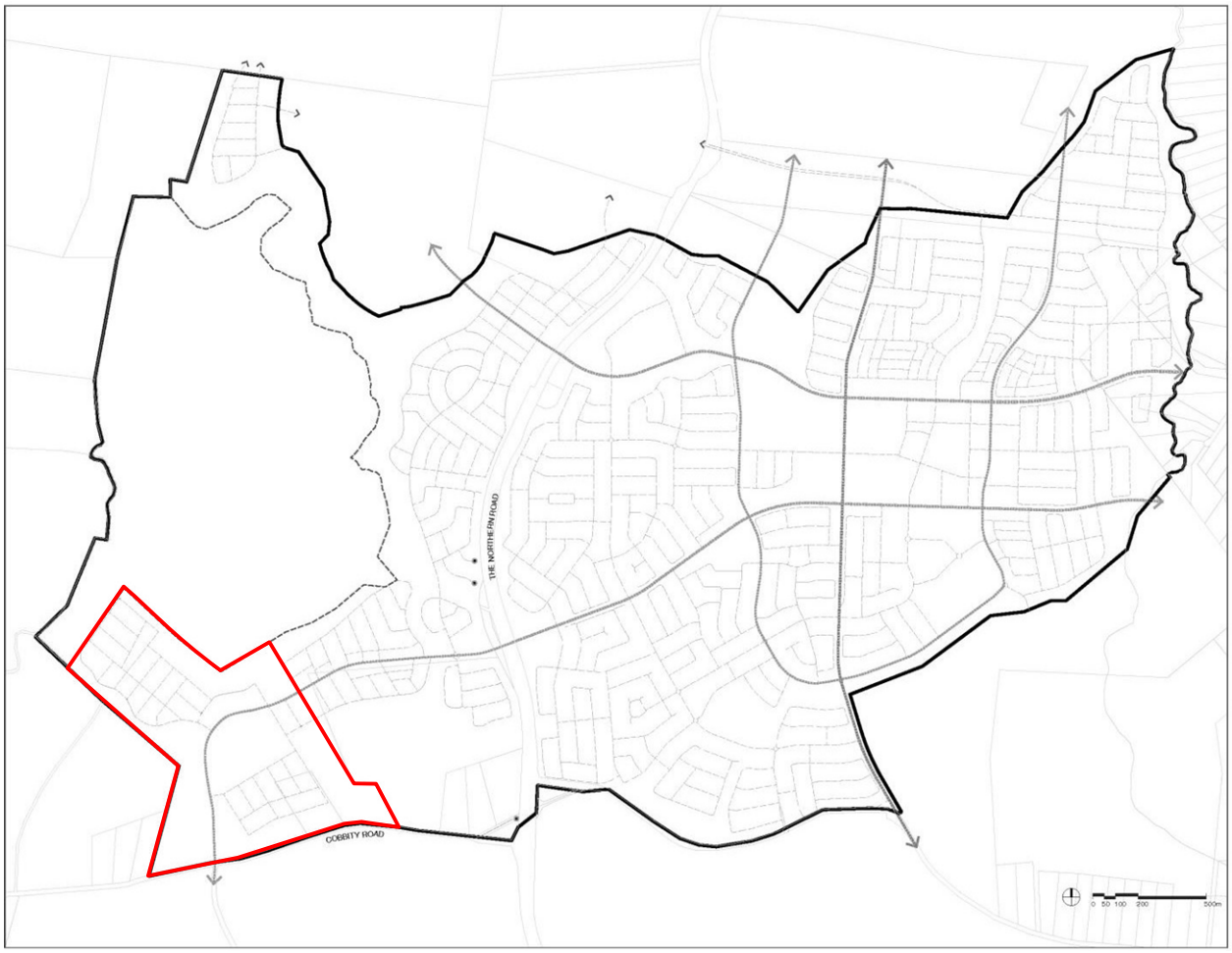


**Figure XX:** Areas in red reliant on '*Integrated Water Management Plan'* (Orion Consulting, 2022)

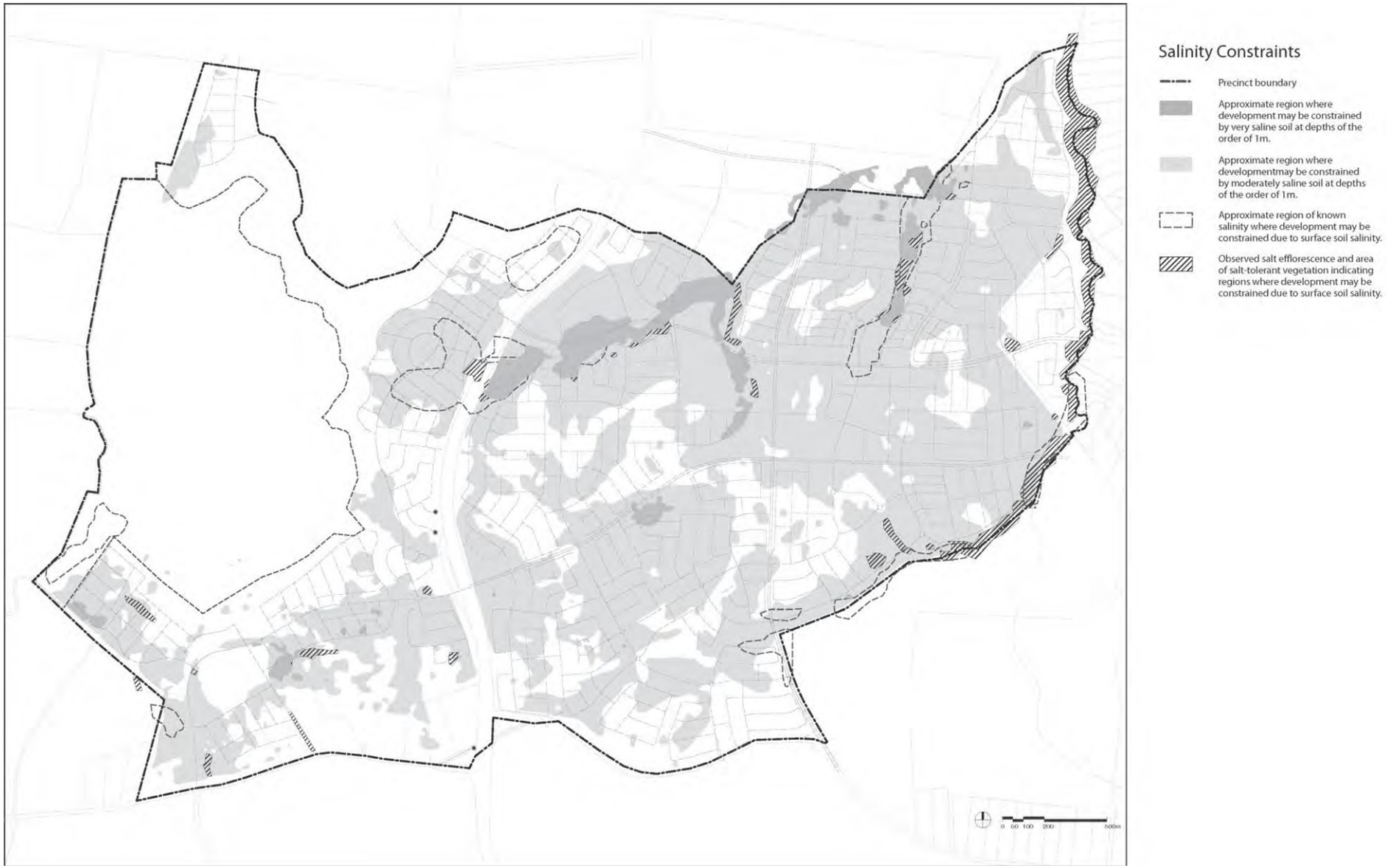


**Figure 23:** Areas Constrained by Salinity

## 6.4 Aboriginal and European Heritage

**Objectives**

a. To protect and manage areas and elements of identified Aboriginal and European archaeological heritage of the precinct.

b. To incorporate elements of Aboriginal and European heritage within the redevelopment of the precinct.

**Controls**

1. Aboriginal Archaeological Conservation Areas are identified **Figure 24**. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups and until a Plan of Management has been prepared that addresses the ongoing management of any archaeological deposits within the Conservation Areas.

2. Interpretive signage, that provides information on the history and heritage significance of the sites, is to be provided within the public domain areas.

3. Items of European heritage significance are shown at **Figure 25**. Prior to any development that affects these items, an assessment of heritage significance is to be undertaken which addresses the significance assessment criteria contained in the *NSW Heritage Manual*. An applicant is to demonstrate to Council how any proposed development responds to identified archaeological constraints. If any relics are to be retained *in situ*, an applicant is to outline all management measures to ensure ongoing protection of the relics.

*Note: A Part B DCP will be required prior to development in the Denbigh Transition Area. See Section 5.4 and Appendix B of this DCP for further details.*


**Figure 24:** Aboriginal Archaeological Conservation Areas

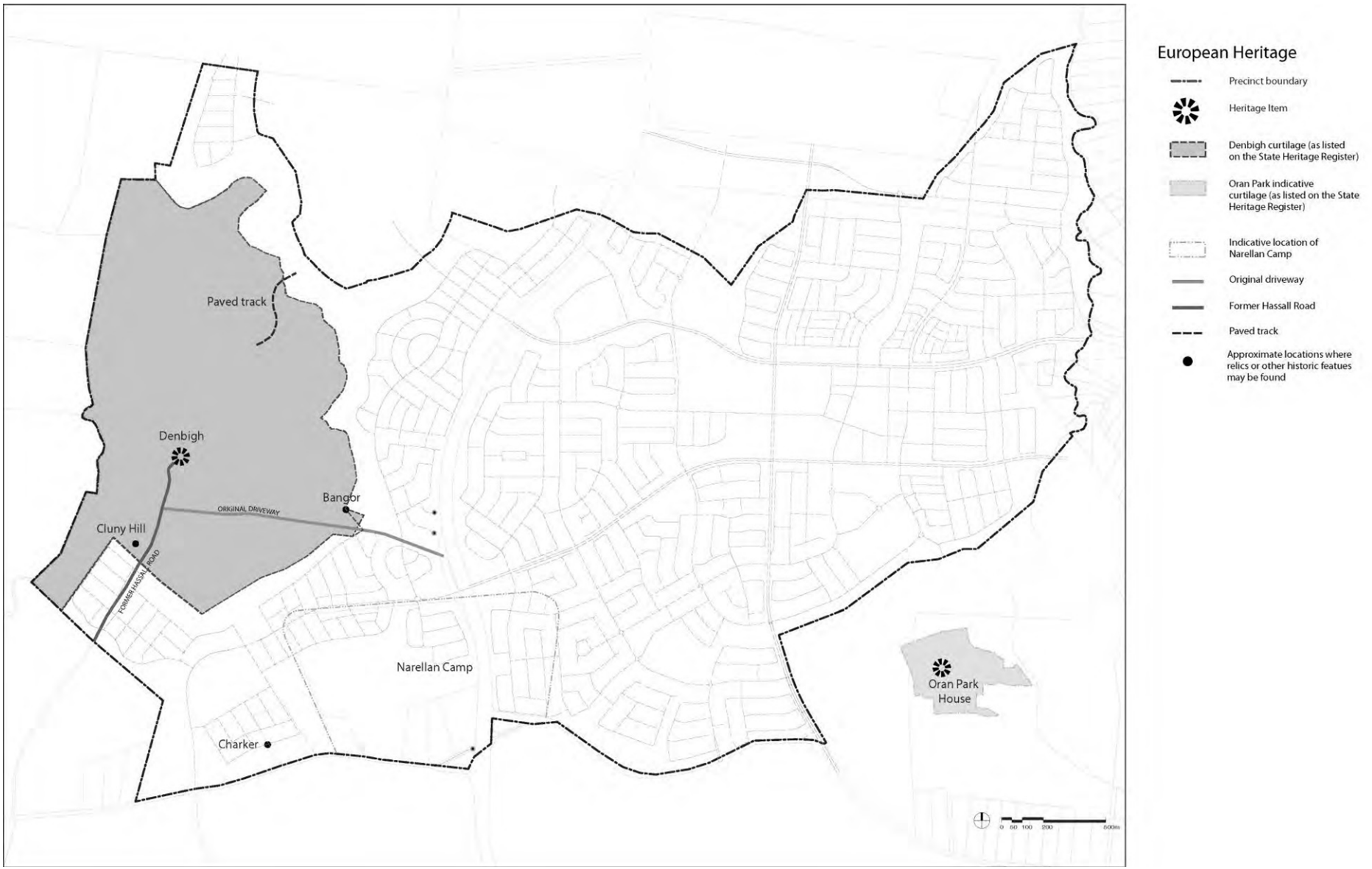


**Figure 25:** Elements of European Heritage Significance

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## 6.5 Bushfire Hazard Management

**Objectives**

a. To prevent loss of life and property due to bushfires by providing for development compatible with bushfire hazard.

b. To encourage sound management of bushfire-prone areas.

**Controls**

1. Subject to detailed design at DA stage, the indicative location and widths of APZs are to be provided generally in accordance with **Figure 26**. APZs:

   - are to be located wholly within the precinct,
   - may incorporate roads and flood prone land,
   - are to be located wholly outside of a core riparian zone (CRZ) but may be located within the buffer areas to the CRZs,
   - may be used for open space and recreation subject to appropriate fuel management,
   - are to be maintained in accordance with the *Planning for Bushfire Protection 2019* (and subsequent revisions of this document),
   - may incorporate private residential land, but only within the building setback (no dwellings are to be located within the APZ),
   - are not to increase the maintenance burden on public lands, and
   - are to be generally bounded by a perimeter fire trail / road that is linked to the public road system at regular intervals in accordance with *Planning for Bushfire Protection 2019* (and subsequent revisions of this document).

   *Note 1: Where sufficient room is available within the road reserve and the front yard of private lots, the APZ shall be located wholly within these areas. Where insufficient room is available, the vegetated buffer to the core riparian zone may be considered appropriate for a portion of the APZ.Note 2: APZs within the Denbigh Curtilage Transition Area will be determined as part of the Part B DCP amendment for that land.*

2. Reticulated water is to meet the standards contained within *Planning for Bushfire Protection 2019* (and subsequent revisions of this document). Water supply is to be via a ring main system, engineered to the requirements of *Australian Standard 2419.1-1994 Fire Hydrant Installations*.

3. Vegetation within public and community title parks and Category 3 riparian zones is to be designed and managed as a 'fuel reduced area'.

4. Buildings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of *Planning for Bushfire Protection 2019* (and subsequent revisions of this document).2006 and Australian Standard 3959-1999 - Construction of Building in Bushfire Prone Areas.

5. Where an allotment fronts and partially incorporates an APZ it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88B instrument.

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

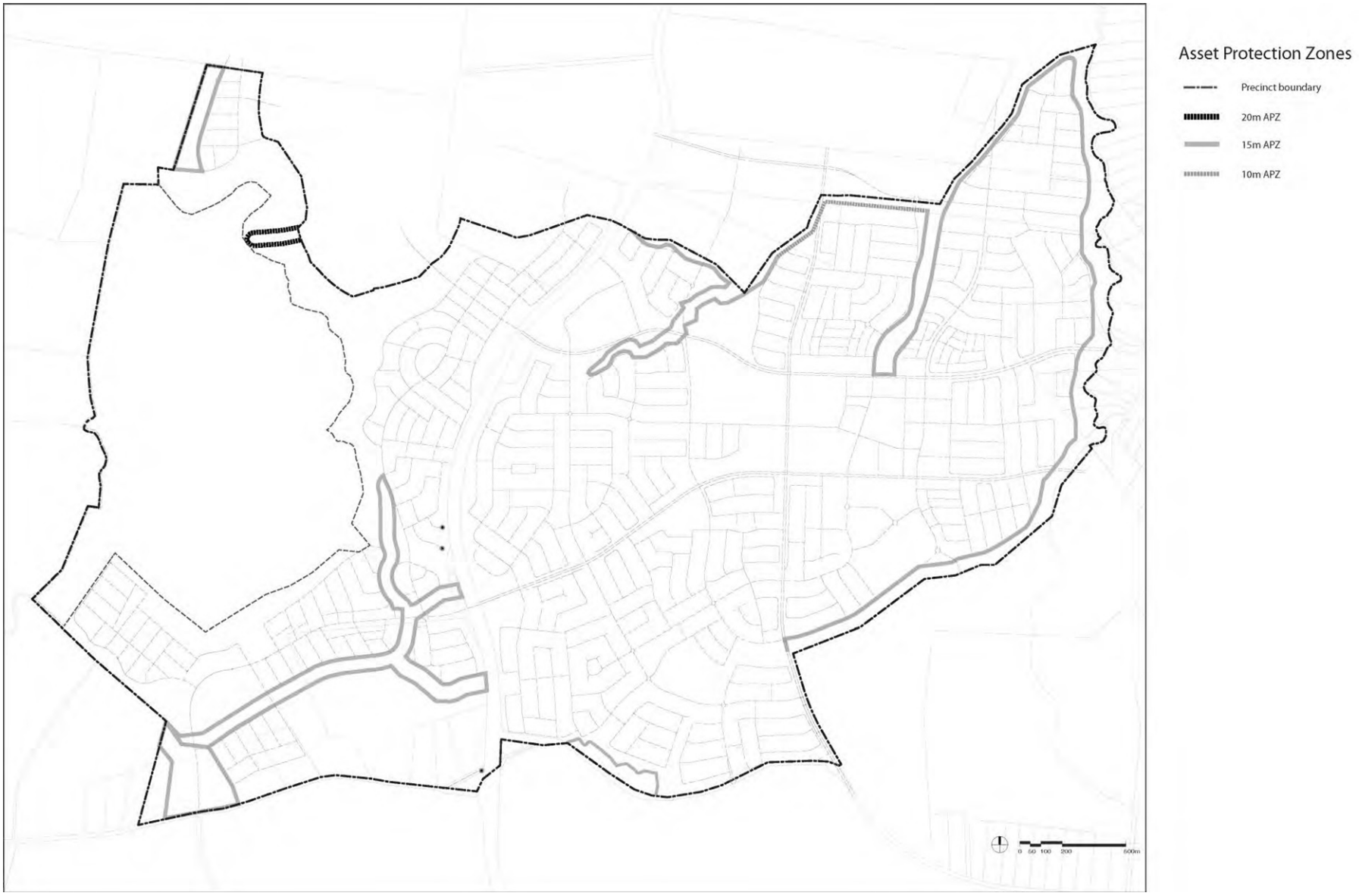


**Figure 26:** Indicative Location of Asset Protection Zones

## 6.6 Tree Retention and Biodiversity

**Objectives**

a. To ensure the protection and enhancement of existing significant trees and to improve or maintain biodiversity values within the precinct.

b. To maintain or improve as much existing vegetation as practicable within the precinct.

c. To reduce impacts of runoff from roads and impervious areas on adjacent lands.

d. To prevent the spread of weeds during and after construction.

**Controls**

1. All high significance vegetation identified at **Figure 27** is to be retained within open space. The moderate significance vegetation identified at **Figure 27** is to be retained where possible.

2. A Tree Survey Plan is to be submitted with each subdivision DA. The Tree Survey Plan is to identify the location, type and condition of all existing trees, and is to indicate those trees proposed to be removed, including the justification for their removal, and those to be retained. Where trees are to be retained, details of any protection methods shall be submitted with the DA. Priority should be given to retention of trees that have biodiversity value, particularly hollow bearing trees. These and other significant trees are to be retained wherever possible within public and community parks, streetscapes and riparian corridors.

3. A Vegetation Management Plan (VMP) is required to be prepared for the biodiversity corridor connecting Harrington Park to South Creek, via the southern tributary. The Plan is to be submitted as part of any subdivision of land adjoining the corridor.

4. Native vegetation (canopy level) shall be provided, where possible, within pocket parks, riparian corridors and street verges to create a 'stepping-stone corridor' for terrestrial biodiversity. Details of any planting shall be provided within a detailed Landscape Plan, in accordance with Appendix X – Landscape Design Principles and Submission Requirements.

5. Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.

6. All subdivision design and bulk earthwork is to consider the need to minimise weed dispersion and eradication. In the opinion of Council, where a significant weed issue exists, a Weed Eradication and Management Plan is to be submitted with the subdivision DA that outlines weed control measures during and after construction. In these instances, a detailed Management Plan will be required to be prepared prior to any earth works being undertaken.


**Figure 27:** Areas of Significant Remnant Vegetation

## 6.7 Contamination Management

**Objectives**

a. To minimise the risks to human health and the environment from the development of potentially contaminated land.

b. To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

**Controls**

1. DAs for development in Areas of Environmental Concern (AEC) as identified at **Figure 28** shall be accompanied by a Stage 2 Detailed Environmental Site Investigation prepared in accordance with Council's *Policy – Management of Contaminated Lands*. If remediation is required, a Remediation Action Plan (RAP) is to be prepared and submitted as part of any DA that seeks consent for remediation. Council may require a Site Audit Statement (SAS) (issued by a DECC Accredited Site Auditor) where remediation works have been undertaken to confirm that areas identified as contaminated land are suitable for the proposed use. The SAS shall be submitted prior to the issue of the Subdivision Certificate.

2. Where redevelopment is proposed on a site where the Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), Council will require a Stage 1 Preliminary Environmental Site Contamination Investigation. Depending on the outcome of the Stage 1 investigation, a Stage 2 Environmental Site Investigation may also be required.

*3.* All investigations, reporting and identified remediation works must be in accordance with the protocols of Council's *Policy – Management of Contaminated Lands* and the DECC's *Guidelines for Consultants Reporting on Contaminated Sites.*


**Figure 28:** Areas of Environmental Concern

## 6.8 Odour

**Background**

Many parts of the South West Growth Area (SWGA) are currently rural/rural residential in nature and contain a variety of odour producing operations including poultry farms, piggeries and horticulture.

**Objective**

a) To ensure odour amenity is acceptable for future residents, sensitive receivers and commercial / industrial land uses.

b) To facilitate the rural to urban transition of the SWGA.

**Controls**

1. The odour amenity criteria adopted for the SWGA is:
    - Residential/sensitive land uses - maximum of 4.5 odour units (OUs) for no more than 250 hours a year.
    - Commercial/industrial land uses - maximum of 7.5OU for no more than 250 hours a year.
2. Any development applications involving properties located within the SWGA which are anticipated to potentially be impacted by more than 4.5OU (for residential/sensitive land uses) or 7.5OU (commercial/industrial land uses) for more than 250 hours a year must be accompanied by an odour report. The report must be prepared in accordance with the Technical Framework and Notes - Assessment and Management of Odour From Stationary Sources in NSW (November 2006) by the then Department of Environment and Conservation NSW (now the NSW Environment Protection Authority). The report is to include, where necessary, either a level 2 (worst case data adopted) or level 3 (site specific data) assessment with dispersion modelling being required for both options.
3. Consultation with Council is recommended prior to the preparation of development applications and odour reports identified in control 2.

## 6.9 Acoustics

**Background**

Acoustic amenity in the community can be affected by a range of sources including, transportation (motor vehicles, aircraft, trains), industrial uses of all types and many commercial uses. This can not only be a potential annoyance, but at higher noise levels may also have health consequences.

A variety of mitigation strategies exist to reduce or manage sound levels and preserve the acoustic amenity of an area. This subsection seeks to establish criteria and detail acoustic design measures to minimise noise emissions that may arise from existing or proposed development.

**Objectives**

a) To minimise the impacts of noise from major transport infrastructure, industrial and employment areas on residential amenity.

b) To achieve an acceptable residential noise environment whilst maintaining well designed and attractive residential streetscapes.

c) To minimise the impacts of noise from major transport infrastructure and commercial and industrial areas on residential amenity and other noise sensitive uses.

**Controls**

**Acoustic Amenity (General)**

1. Acoustic reports (where required), must be prepared by a suitably qualified consultant. As a minimum an acoustic report must: identify receivers; determine background noise levels (where required); establish noise criteria; provide predicted noise levels (including relevant assumptions); assess potential impacts; and consider reasonable and feasible mitigation measures.
   Council may consider a preliminary assessment from a suitably qualified acoustic consultant, justifying why an acoustic report is not required.
2. Where possible bedrooms, main living areas and principal private open spaces are to be located away from noise sources (Refer to Figure 27).
3. Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency.
4. Residential plant and equipment must not generate a noise level greater than 5dBA above background noise level as measured at the boundary of a noise sensitive property during the hours of 7.00am to 10.00pm. Noise from plant and equipment must not be audible in habitable rooms of adjoining noise sensitive properties during the hours of 10.00pm to 7.00am.
5. Physical noise barriers such as noise walls or solid fencing (other than earth mounds) are not generally supported along sub-arterial, transit boulevards or collector roads. Measures to attenuate noise through subdivision layout, building setbacks, building orientation, building design and materials selection should be implemented to achieve compliant noise levels.
6. The use of physical noise barriers (i.e. noise walls or solid fencing) may be supported on arterial roads where it can be demonstrated that the following mitigation measures, in the listed order, are not able to adequately attenuate the noise source:
   - Locating less sensitive land uses between the noise source and the sensitive receivers;
   - Using the built form to act as noise barriers;
   - Optimising the subdivision layout to maximise shielding of principle private open space;
   - Incorporating noise mitigating building façade treatments and locating bedrooms, main living areas and principle private open space areas away from the noise source;
7. Where noise barriers are required, they shall be of a neutral recessive colour and design which blends in with the natural environment. In addition, barriers are to be screened from the road by a landscape strip of at least

1m.

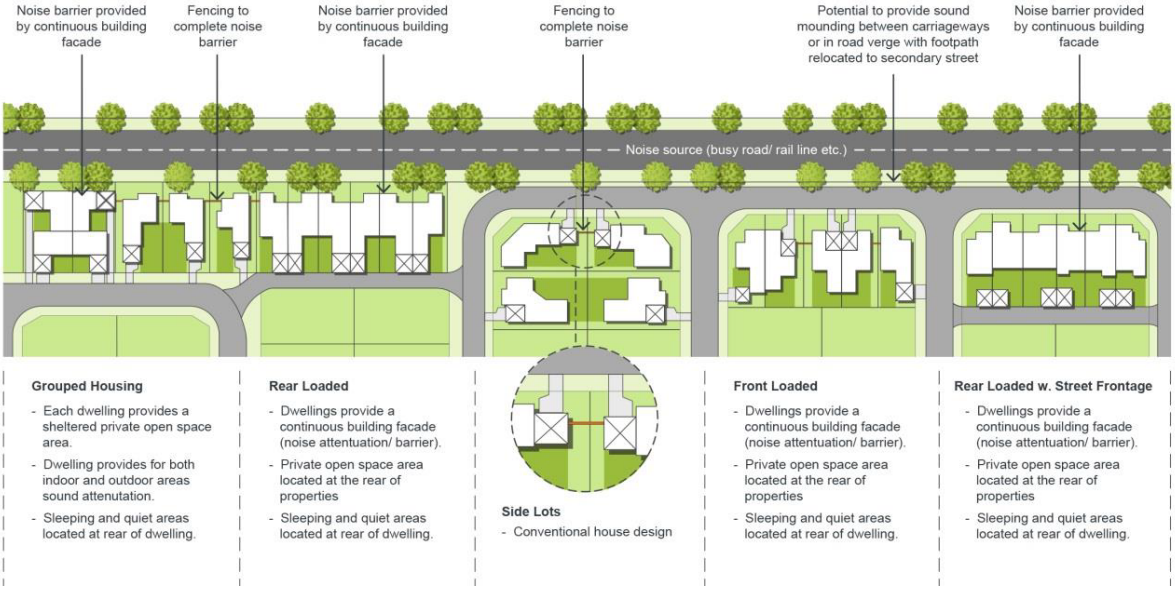

Figure 29 Measures to attenuate noise

**Road and Rail Noise**

1. Development applications for residential development and other noise sensitive uses such as places of public worship, hospitals, child care centres and educational establishments must be accompanied by an acoustic report where the development is:
   - adjacent to existing (or proposed) railway line, arterial, sub-arterial roads, transit boulevards; or
   - adjacent to a collector road that is within a 100m radius of the centre of the intersection the above roads (Refer to Figure 27B).

*Note: For all road developments the criteria should apply on the basis of the road traffic volumes projected for 10 years time.*

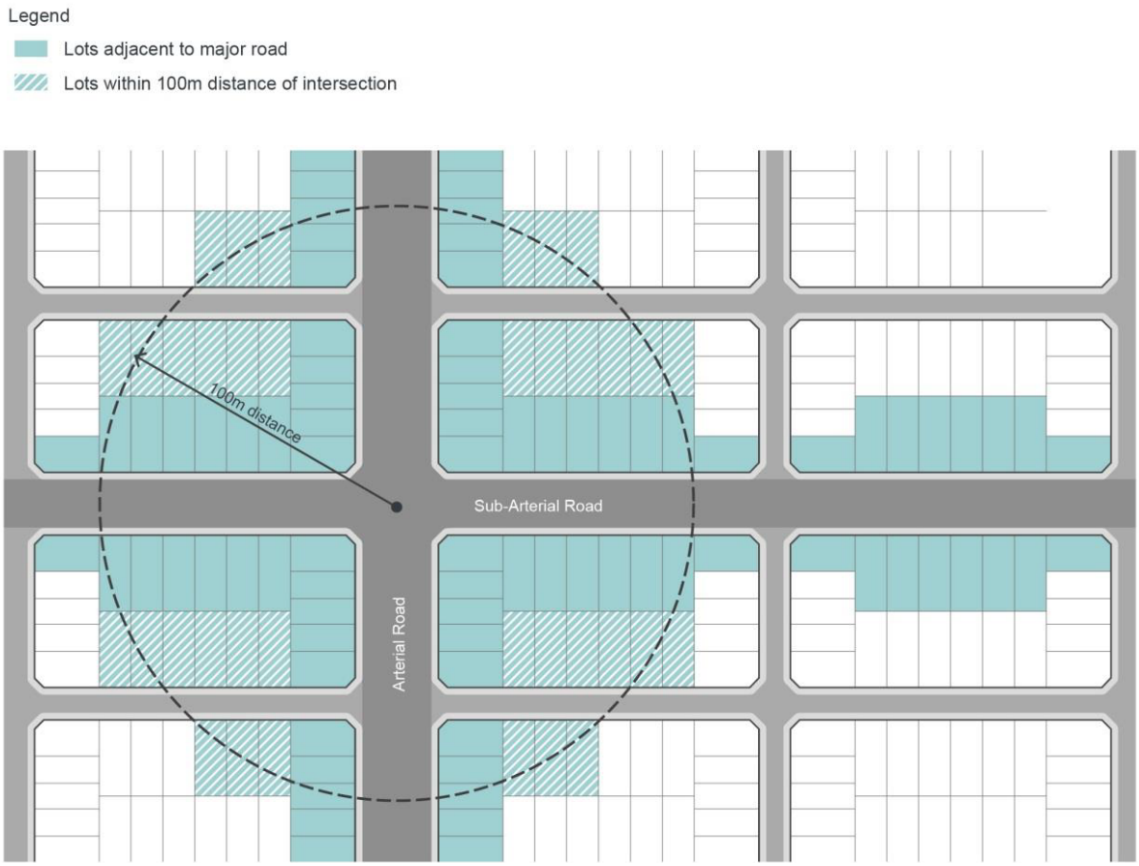

Figure 29B: Noise from Road and Rail Noise.

2. Residential dwellings adjacent to an existing (or proposed) railway line, arterial road, sub-arterial road or transit boulevards, or collector roads that are within 100m of the centre of the intersection of those roads, are to be designed to minimise the impact of noise.
   Non-residential buildings such as educational institutions, child care centres, places of worship, and hospitals are also required to be designed to minimise the impact of noise.
   Both 'residential dwellings' and 'non-residential buildings' must comply with the internal noise criteria in 'Table 3.1' from the 'Department of Planning: Interim Guideline – Development Near Rail Corridors and Busy Roads'
   Ventilation Requirements: If internal noise levels with windows or doors open exceed the criteria by more than 10dBA, the design of the ventilation for these rooms should be such that the occupants can leave windows closed, and also to meet the ventilation requirements of the Building Code of Australia.
3. The principle private open space or an equivalent area of useable open space of a dwelling within a new release area is not to exceed 57dBA LAeq (15hr) from 7am to 10pm.
   *Note: For clarification purposes, a new release area, includes land mapped as Urban Release Area within the Camden LEP 2010 and includes Growth Area Precincts that have been rezoned.*
   For dwellings in areas outside of the new release areas, the principle private open space area is to be attenuated to 55dBA Laeq (15hr) from 7am to 10pm.
   Council may consider an increased decibel level where it can be demonstrated that the objectives of this policy are met and the above criteria is not able to be reasonably or feasibly achieved.
   *Note: The residential noise level criterion includes + 2.5 dBA allowance for noise reflected from the façade ('facade correction').*
4. Residential flat building developments are to meet the objectives of Part 4J of the NSW Department of Planning and Environ–ment - Apartment Design Guide to minimise potential impacts of road and rail noise through appropriate siting and layout of buildings, noise shielding and attenuation.
   Development applications for residential flat buildings are to document the noise mitigation measures that have been incorporated into the design.
   An area of communal open space is to be attenuated to 57dBA LAeq (15hr) ) from 7am to 10pm.

**New and Upgraded Roads / Railway Lines and Traffic Generating Development near Residential and Other**

**Sensitive Land Uses**

1. Where new and upgraded roads or traffic generating developments are proposed near residential and other noise sensitive land uses, acoustic assessments are to be undertaken in accordance with the NSW EPA Road Noise Policy.
2. Where new and upgraded railway lines are proposed near residential and other noise sensitive land uses, acoustic assessments are to be undertaken in accordance with the NSW EPA Road Infrastructure Noise Guideline (2013).

**Aircraft Noise**

1. Any noise sensitive development, including but not limited to residential developments and schools, within the ANEF 20 contour (or higher) are considered to be potentially affected by aircraft noise and will require an acoustic assessment to be undertaken to demonstrate compliance with Australian Standard 2021 – 2015 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.

**Noise from Industrial Development or Commercial Development (including Community Facilities and Religious developments)**

1. An acoustic assessment will be required for industrial and commercial development where the development:
    - Has the potential to impact on residences or noise sensitive receivers (defined as a LAeq, 15min level of more than background or more than the recommended amenity criteria within the NSW Environmental Protection Auth'ority's Noise Policy for Industry (NPfI) minus 10 dB); or
    - Is located within a 100m radius from, or has a direct line of site of a distance of 150m to, residences or noise sensitive receivers; or
    - Proposes to operate anytime between 10pm and 6am.
2. Noise emissions from industrial development must be assessed in accordance with the NSW EPA Noise Policy for Industry (NPfI).
3. Noise emissions from commercial development must be assessed in accordance with the Noise Guide for Local Government and must be consistent with the methodology within the NSW EPA NPfI.
4. Noise from the construction of industrial and commercial developments must be assessed and managed in accordance with the NSW Environmental Protection Authority's Interim Construction Noise Guideline 2009.

**Noise from Child Care Centres and Educational Establishments**

1. Development applications for child care centres and educational establishments must be accompanied by an acoustic report.
2. Child care centres and educational establishments are to be designed to not exceed the following noise levels:
    - LAeq (15 minutes) noise level from children in the outdoor areas of the site must not exceed the background LA90 sound level by more than 10dBA when measured at the boundary of the nearest or most affected residential premises (or if the boundary is more than 30 metres from a residential dwelling, at the most affected point within 30 metres of a residence).
    - LAeq(15 minutes) noise levels from all other operations (i.e. car park, plant) must not exceed the background LA90 sound level by more than 5dB(A) when measured at the boundary of the nearest or most affected residential premises.
    - Note: If there is an inconsistency between the SEPP (Transport and Infrastructure) 2021 (and Child Care Planning Guidelines) and the DCP, the SEPP will take precedence.

**Noise from Licenced Premises**

1. Any music/entertainment and noise of patrons (whilst on-site) from a licensed premises, must be assessed in accordance with the noise emission criteria as follows:
    - The LA10,15min* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5dB between 7:00am and 12:00 midnight at the boundary of any affected residence.
    - The LA10,15min* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) between 12:00 midnight and 7:00am at the boundary of any affected residence.
    - The LA10,15min* noise level emitted from the licensed premises when measured inside a habitable room of a residential premises between 12pm and 7am should not give rise to a measurable increase above the ambient level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) in the absence of the music.

**For the purposes of this condition, LA10 can be taken as the average maximum deflection of the noise emission from the licensed premises.*

2. A noise management plan must be submitted with the DA that addresses noise associated with patron departure in on site car parks or local streets, particularly after 10.00pm. Alternatively, noise reduction and mitigation measures (where required) shall be addressed in a general plan of management for the premises.

**Noise Attenuation of Public Open Space**

1. Public open space areas are to be designed to sensitively locate passive recreation areas away from noise sources without compromising the overall functionality of the area.
   *Note: Physical noise barriers (other than earth mounds) for public open space areas will not be supported.*

**Further Information**

- Department of Planning, Industry and Environment – Apartment Design Guideline
- NSW EPA Road Noise Policy
- Australian Standard 2021: 2015
- NSW EPA Noise Policy for Industry
- Interim Construction Noise Guideline

# 7. Development in Residential Areas

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

## 7.1 Residential Density and Subdivision

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

Net Residential Density means the net developable area in hectares of the land on which the development is situated divided by the number of dwellings proposed to be located on that land. Net Developable Area means the land occupied by the development, including internal streets plus half the width of any adjoining access roads that provide vehicular access, but excluding land that is not zoned for residential purposes. Refer to **Figure 30** and Landcom's "Residential Density Guide" and the Department of Planning and Environments' "Areas Dwelling Density Guide" for further information.


**Figure 30**: Example for Calculating Net Residential Density of a Subdivision Application

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

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

## 7.2 Residential Density

**Objectives**

a. To ensure minimum density targets are delivered.

b. To provide guidance to applicants on the appropriate mix of housing types and appropriate locations for certain housing types.

c. To establish the desired character of the residential areas.

d. To promote housing diversity and affordability.

**Controls**

1. All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the minimum residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct.

2. Residential development is to be generally consistent with the residential structure as set out in the Residential Structure Figure in the relevant Precinct Schedule, the typical characteristics of the corresponding Density Band in **Table 11**.

**Table 11:** Typical Characteristics of Residential Net Densities

| Net Residential Density dw / Ha | Typical Characteristics |
|---|---|
| 10 - 12.5 dw / Ha | Generally located away from centres and transport.<br>Predominantly detached dwelling houses on larger lots with some semi-detached dwellings and / or dual occupancies.<br>Single and double storey dwellings.<br>Mainly garden suburban and suburban streetscapes. (See **Figure 31**). |
| 15 – 20 dw / Ha | Predominantly a mix of detached dwelling houses, semi-detached dwellings and dual occupancies with some secondary dwellings.<br>Focused areas of small lot dwelling houses in high amenity locations.<br>At 20 dw / Ha, the occasional manor home on corner lots.<br>Single and double storey dwellings.<br>Mainly suburban streetscapes, the occasional urban streetscape. (See **Figure 31**). |
| 25 - 30 dw / Ha | Generally located within the walking catchment of centres, corridors and / or rail based public transport.<br>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.<br>Generally single and double storey dwellings with some 3 storey buildings.<br>Incorporates some laneways and shared driveways.<br>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 31**). |