

B3 - Denbigh Transition Area

1.0 Introduction

1.1 Land to which this Part Applies

This Part B applies to the land shown in **Figure 1**.

1.2 The Purpose of this Part

The purpose of this part is to outline the vision for the Denbigh Transition Area and facilitate development sensitive to the curtilage of the Denbigh property as shown in **Figure 1**.

1.3 Relationship to Oran Park Part A DCP 2007

Development in the Denbigh Transition Area should be consistent with the following:

- the provisions of this Part B DCP, and
- the relevant sections and clauses of the Oran Park Part A DCP 2007, including, but not limited to, Clauses 5.4 and 6.4 and Section 7.0. Where an inconsistency exists, provisions within a Part B DCP prevail over Part A.

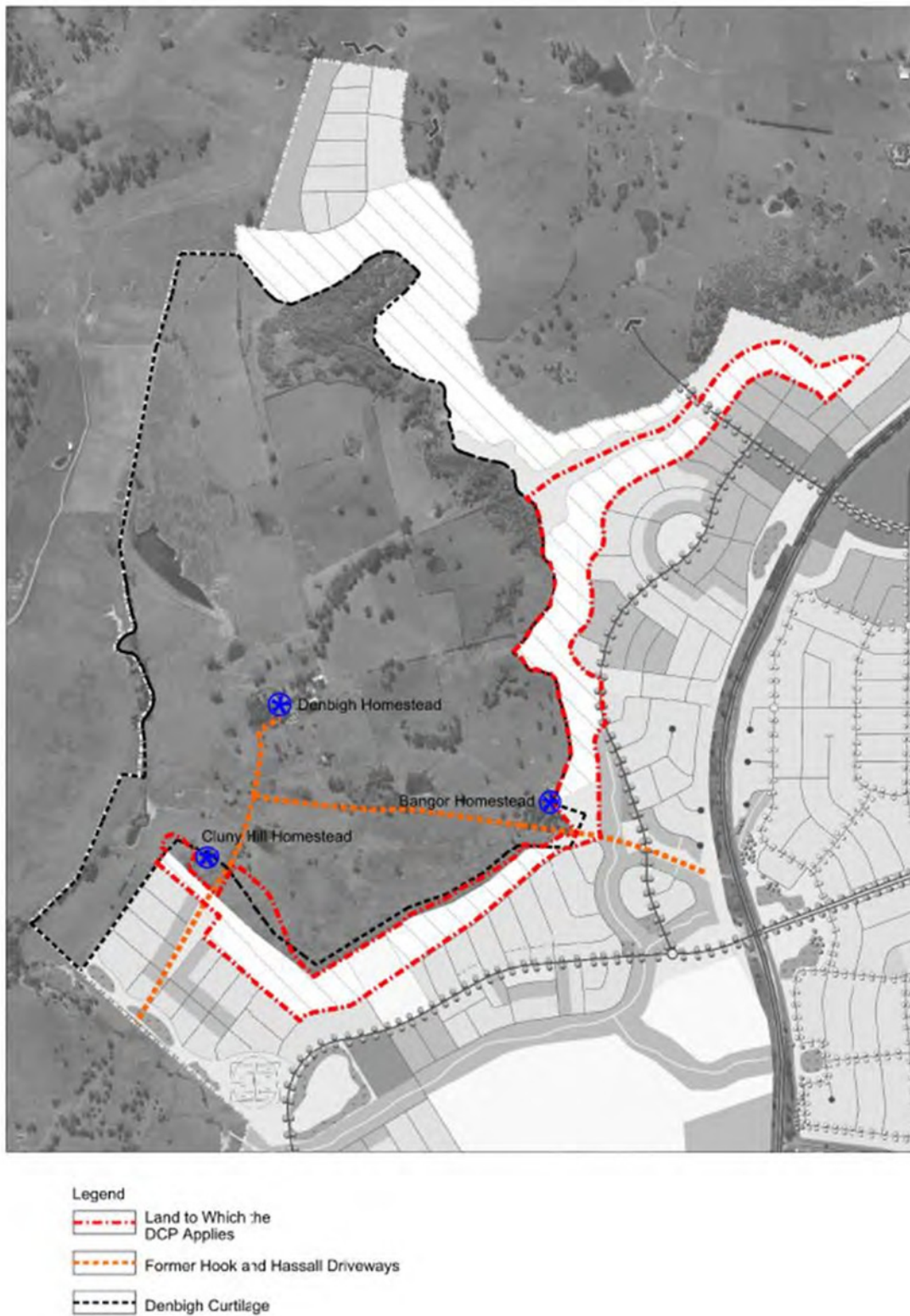


Figure 1: Land to which this Part B Applies

2.0 Vision & Development Objectives

2.1 Vision for the Transition Area

The vision for development within the Denbigh Transition Area is to achieve a site responsive transition between residential development and the existing heritage curtilage of the Denbigh homestead. The Transition Area will be developed in a manner which respects the cultural significance of the homestead curtilage and seeks to retain its rural context and setting.

Residential homes will be of a character which provides a transition between the areas of residential development to the south and the rural context of the Denbigh curtilage.

2.2 Development Objectives

The objectives of this part are to:

1. To respect the heritage curtilage of Denbigh.
2. To obscure the visual impact of development within the Denbigh Transition Area when viewed from the Denbigh homestead and associated rural outbuildings.
3. To retain and respect the rural context and setting of the Denbigh homestead.

3.0 Denbigh Viewscape Precincts

The existing Denbigh curtilage is separated from the proposed residential development within the Transition Areas of Oran Park Precinct by a natural ridgeline which extends along the northern, eastern and southern boundaries of the heritage curtilage area, generally creating an amphitheatre setting.

The height and boundary relationship of this ridgeline changes along its length, resulting in a number of different visual interface outcomes on the Denbigh homestead and associated rural outbuildings from future development within the Transition Area.

In the preparation of this Part B DCP, detailed cross sectional diagrams were prepared along the length of the ridgeline surrounding the Denbigh homestead to understand the relationship with future development in different parts of the Transition Area.

The preparation of these cross sections identified three viewscape precincts along the length of the ridgeline being the northern, central and southern viewsapes. These are discussed in detail below and shown in **Figure 2**.

3.1 Northern Viewscape Precinct

The Northern Viewscape Precinct is that part of the Transition Area situated along the northern boundary of the Denbigh curtilage. In this area, the ridgeline encompasses steeply sloping land which typically falls within the Denbigh curtilage.

Land within the Transition Area and residential development adjoining the Northern Viewscape Precinct are likely to be developed in association with the future development of the Maryland Precinct to the north.

A more detailed Part B DCP will be prepared for this Northern Viewscape Precinct in conjunction with the precinct planning to be undertaken for the Maryland Precinct, when a more accurate understanding of development outcomes is known.

3.2 Central Viewscape Precinct

The Central Viewscape Precinct is adjacent to the eastern boundary of the Denbigh curtilage. In this area the ridgeline encompasses steeply sloping land which is well within the Denbigh curtilage boundary.

The ridgeline here is significantly higher than the Denbigh homestead and associated rural outbuildings and the immediately adjacent Transition Area land.

The existing ridgeline provides a complete visual buffer for residential development in the Transition Area, up to the maximum building height (as specified in the Height of Buildings Map as

per the State Environmental Planning Policy (Sydney Region Growth Centres) 2006) when viewed from the Denbigh homestead and associated rural outbuildings.

Specific development controls relating to minimisation of visual impact of residential development on the Denbigh homestead and associated rural outbuildings by provision of some screening are not required.

3.3 Southern Viewscape Precinct

The Southern Viewscape Precinct is situated along the southern boundary of the Denbigh curtilage. In this area, the existing ridgeline encompasses more gently sloping land than the Northern and Central Viewscape Precincts, and the ridgeline falls within the Transition Area and the Denbigh curtilage.

The ridgeline location and height within this area do not provide complete screening of residential development within the Transition Area.

To obscure the visual impact of residential development, whilst facilitating suitable development, the topography of the ridgeline may require modification. The provision of an earth mound within the Denbigh curtilage and the Transition area, in conjunction with some site re-grading in the Transition Area and adjacent Residential Area, will provide adequate visual screening along this portion of the ridge line.

Further detail relating to the height and location of an earth mound along the ridgeline are provided in the following sections of this Part B DCP. The provision of this earthmound to screen housing and better define the ridgeline is also referred to as land forming in this document and is considered to be environmental landscape works under Section 5.4 of the Part A DCP.

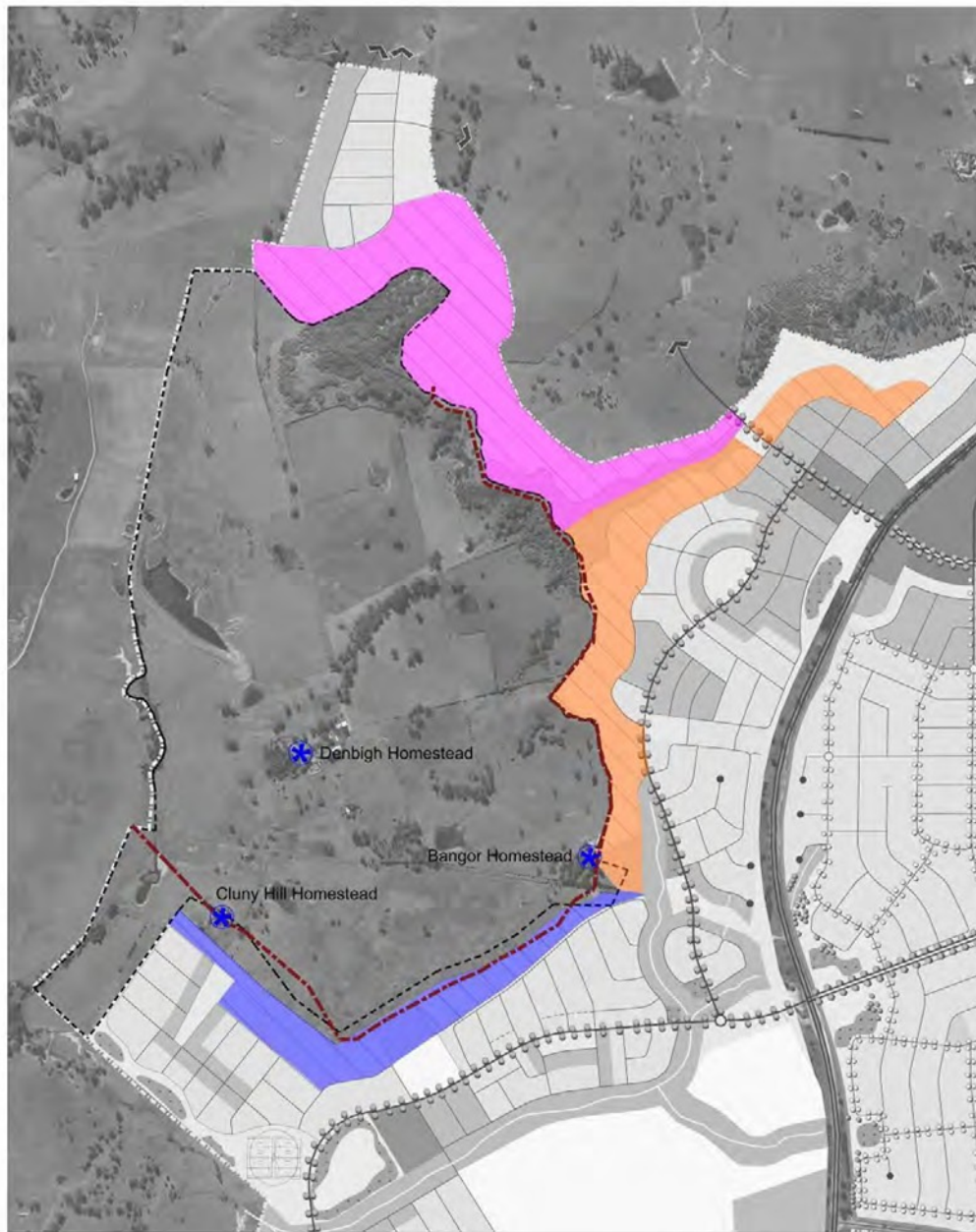


Figure 2: Vuescape Precincts (The Northern Vuescape Precinct is not subject to Part B of this DCP)

4.0 Subdivision Works

4.1 Southern Ridgeline Treatment

Objectives

- a. To allow modification of the landform, either prior to or in conjunction with the subdivision of the land, within the Denbigh curtilage and the Southern Viewscape Precinct to completely obscure the visual impact of development when viewed from the Denbigh homestead.
- b. The modifications to the landform are to respond to and strengthen the existing topography and screen views of residential dwellings from the Denbigh homestead and associated rural buildings.
- c. To provide suitable ridgeline landscaping to enhance the ridgeline.

Controls

1. Residential subdivision is to be in the form of large lots to reflect the rural character of the area.
2. A Development Application incorporating a land forming strategy which provides a landscaped earth mound along the ridgeline is to be prepared either prior to, or in conjunction with, the first Development Application for school buildings or for subdivision to create residential allotments within the Transition Area adjoining the Southern Viewscape Precinct area (Refer to **Figure 3**).

The strategy must include view lines and detailed cross sections from the Denbigh homestead and associated rural outbuildings demonstrating that houses in the Transition Area will not be visible above the top of the mound.

3. Land forming within the Southern Viewscape Precinct may provide for a landscaped earth mound, **to obscure the visual impact of development when viewed from the Denbigh homestead. Screening** is to be achieved through a combination of earth mounding and cut / retaining walls on the residential side of the ridge line (Refer **Figure 4a** and **Figure 4b**).

Figure 3 identifies the indicative location of earth mounding along the ridgeline.

The maximum slope of the northern batter of the earth mound is to be 1:8 at the foot of the batter and 1:5 at the ridgeline.

The earth mound is to be formed generally in accordance with the cross sections shown in **Figure 4a** and **Figure 4b**.

4. Any development consent for the landscaped earth mound along the ridgeline, referred to in Controls (2) and (3), should include:

- a. a detailed as-built survey to be undertaken upon completion of the earth mound to confirm that the combination of earth mounding and cut / retaining walls on the residential side of the ridgeline achieves a total minimum screening height of 6.0m,
 - b. the determination, using cross sections of view lines projected from the Denbigh homestead over the top of the completed earth mound, of lots requiring the imposition of a height control to ensure that no part of the building on the lot will be higher than the relevant projected view line,
 - c. the calculation, using the projected view lines, of the maximum height of a building on each and every lot requiring a height control, expressed as a Relative Level (RL) based on Australian Height Datum (AHD), and
 - d. the creation of a 'restriction as to user' in a S.88B instrument on each and every lot which is subject to a height control, specifying as a RL the calculated maximum height of a building on the lot.
5. Any land forming or mounding is not to obstruct the Hook and Hassall driveway alignments.
6. Any Development Application which incorporates the ridgeline earth mound, whether or not including residential allotments in the Transition Area, is to include the following, prepared by suitably qualified and experienced consultants:
 - a. a Concept Landscape Plan for the ridgeline mound which demonstrates the intended ridgeline landscaping treatment, utilising a random natural planting of the ridgeline vegetation buffer (refer to **Figure 4a**, **Figure 4b**, **Figure 5a** and **Figure 5b**), and
 - b. a Maintenance Manual which demonstrates the manner in which the Denbigh side of the mound is managed for a two (2) year establishment period, to ensure a consistent visual buffer and rural outlook is achieved when viewed from the Denbigh homestead and associated rural outbuildings.
7. The Concept Landscape Plan in (6)(a) above must propose the revegetation of the ridgeline mound with appropriate species to achieve a natural visual buffer. Details of proposed species to be used must be included in landscaping plans.

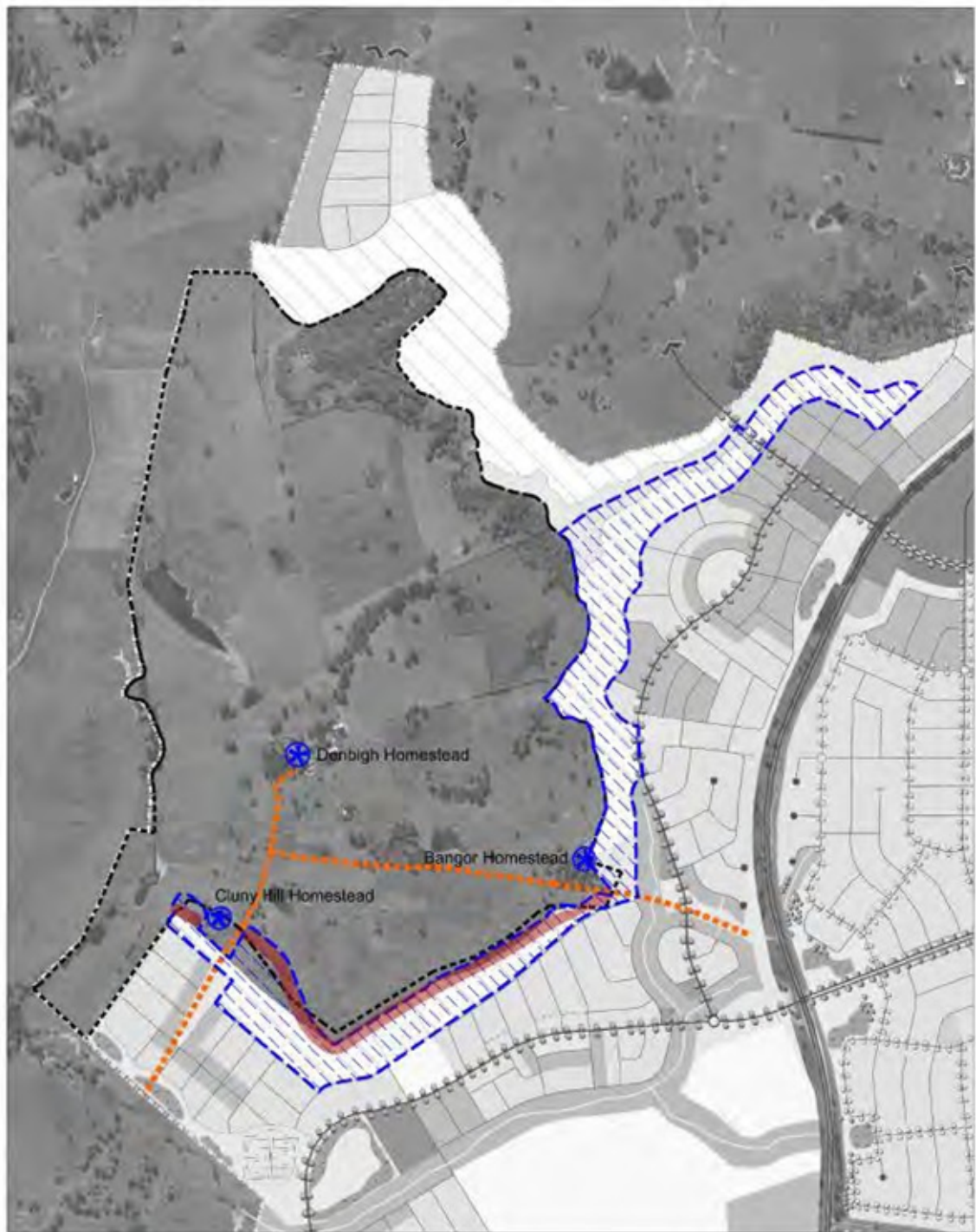
Landscaping of the mound must utilise endemic species and be of an appropriate density and mix of grasses, groundcovers, shrubs and trees to present as a wooded ridgeline screening views from Denbigh and associated rural outbuildings to new houses beyond.

Planting must be undertaken as part of the earth mound works and completed prior to the occupation erection of any dwellings.
8. The Maintenance Manual in (6)(b) above should include details on stock control, weed removal, replacement of sick or dead plants, and fence repair, as well as appropriate procedures for certification at completion and handover to the Denbigh owners.
9. Landscaping works are to incorporate a timber post and rail open rural style fence with stock / dog-

proof wire netting, minimum height 1.35m and maximum 1.5m, along the property boundary or top of the ridgeline earth mound compatible with existing rural fencing on the Denbigh curtilage. No other fence style is permitted, including solid timber, metal or masonry fencing.

Timber fencing is to be maintained in a natural timber colour and not painted white or similar colour.

10. Where possible, areas of significant vegetation along the Denbigh curtilage ridgeline as shown in Section 6.6 Figure 24 of the Oran Park DCP must be retained and enhanced.
11. Despite Control 1, land forming may not be required if the development application for subdivision demonstrates that appropriate land forming exists on adjoining land to adequately meet the objectives of this clause. Appropriate cross sections are to be included with the development application to support any argument that land forming is not required on the subject site.
12. No sheds, gazebos or other outbuildings or structures are permitted to be constructed on the Denbigh side of the mound.



- Legend
- Indicative Earthmound Locations
 - Denbigh Curtilage
 - Transition Area
 - Former Hook and Hassall Driveways
 - Oran Park Precinct Boundary

Figure 3: Transition Area and Indicative Earth Mound Location (to be updated to new earth mound design and location prepared by Orion Consulting)

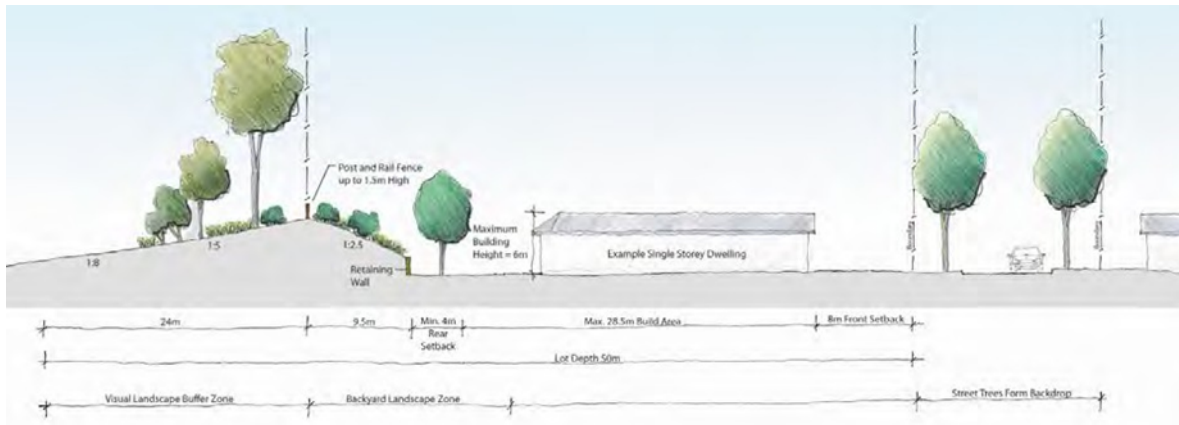


Figure 4a: Indicative Earth Mound Option – Large Lots Backing on to Landscaped Screen Mound

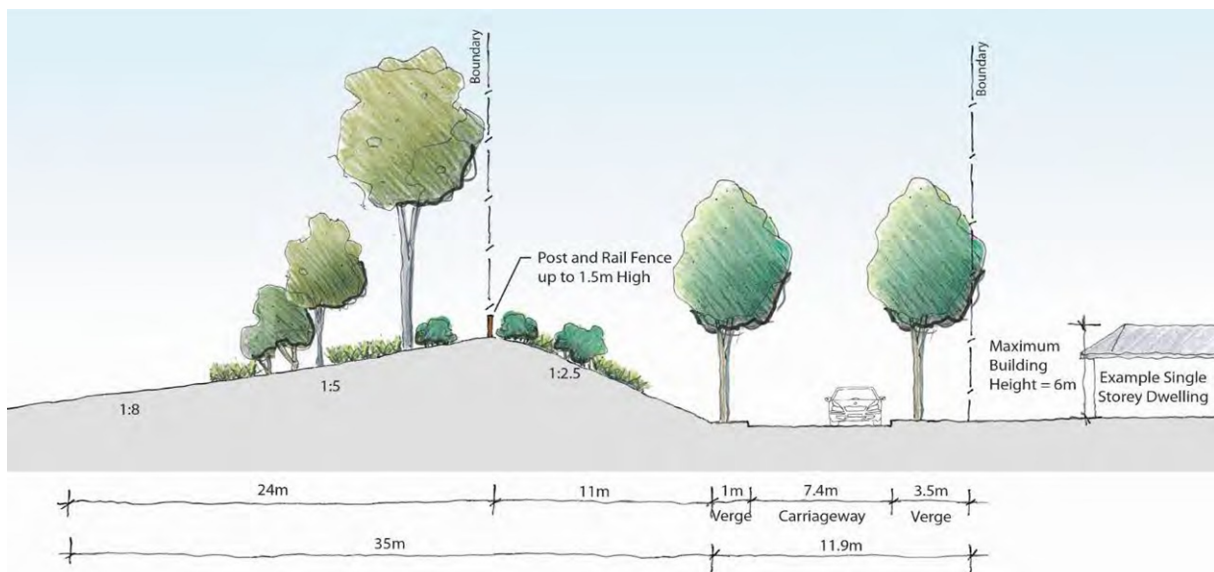


Figure 4b: Indicative Earth Mound Option – Roadway Adjoining Landscaped Screen Mound



Figure 5a: Indicative Earth Mound Elevation (Transparent)



Figure 5b: Indicative Earth Mound Elevation with Landscaping

4.2 Road Design

Objectives

- a. To obscure the visual impact of road design and users on views from the Denbigh homestead and associated rural outbuildings during the day and night.
- b. To allow for the construction of rural style roadways within the Transition Area.

Controls

1. Roadways are to be designed and constructed in a manner which obscures the visual impact of the road and vehicles on views from the Denbigh homestead and associated rural outbuildings.
2. Roadways adjacent to the curtilage boundary are to be constructed a minimum of 1.5m below the maximum RL of the ridgeline relevant to the location of the road (either natural or land forming level, whichever is greater), to reduce the impact of headlights from vehicles when viewed from the Denbigh homestead and associated rural outbuildings.
3. The ridgeline interface road as shown in **Figure 6** is to be designed in accordance with **Figure 7**.
4. Where appropriate, roadways are to be designed to respond to steep topography with road gradings of up to 10% being acceptable.
5. Street lighting is to incorporate hoods or other appropriate design treatment to minimise impacts of ambient light haze as much as possible on views from the Denbigh Homestead and associated rural outbuildings (subject to achieving relevant Australian Standards and confirmation from service authorities).

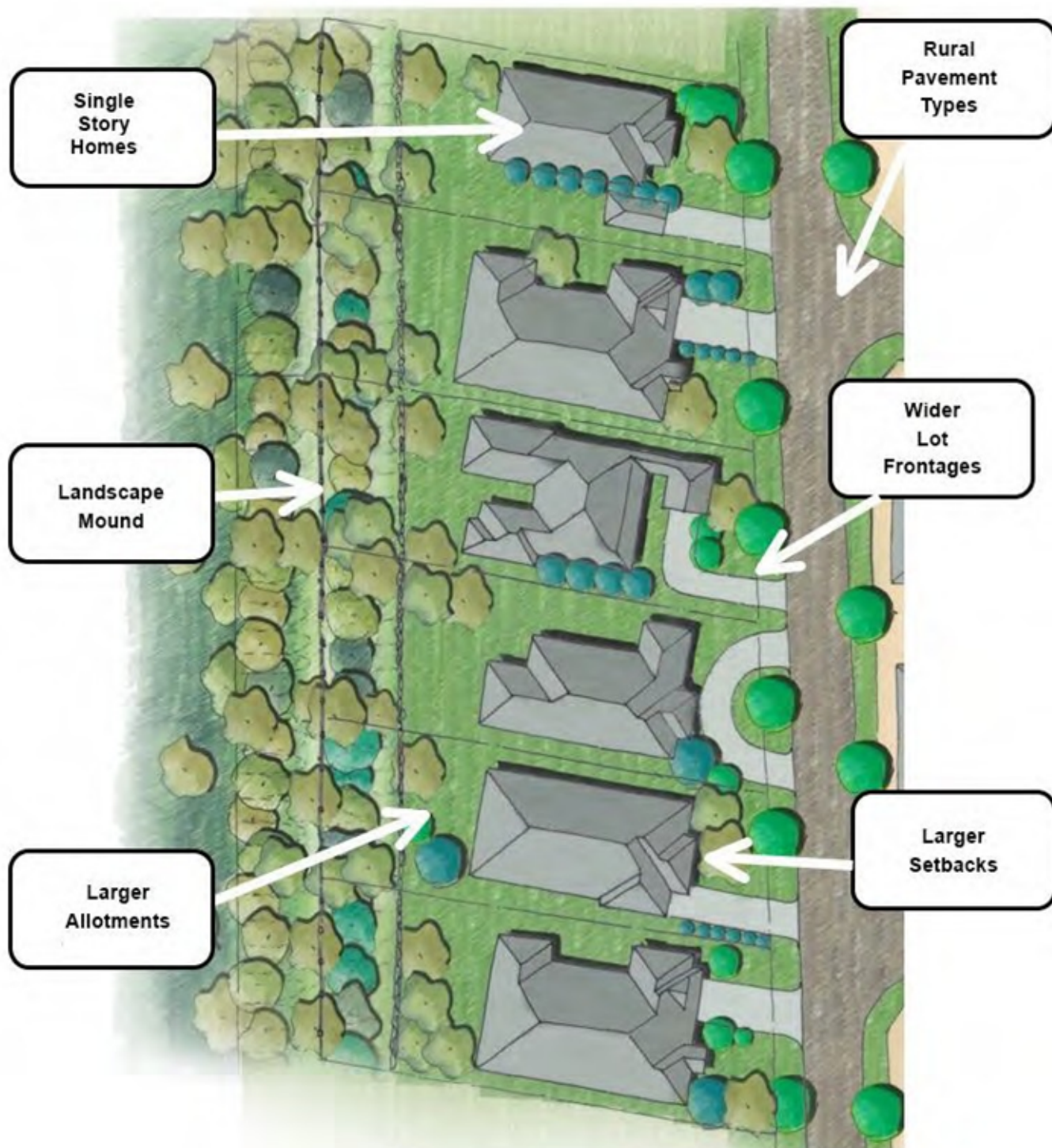


Figure 6: Ridgeline Interface Road Concept Layout

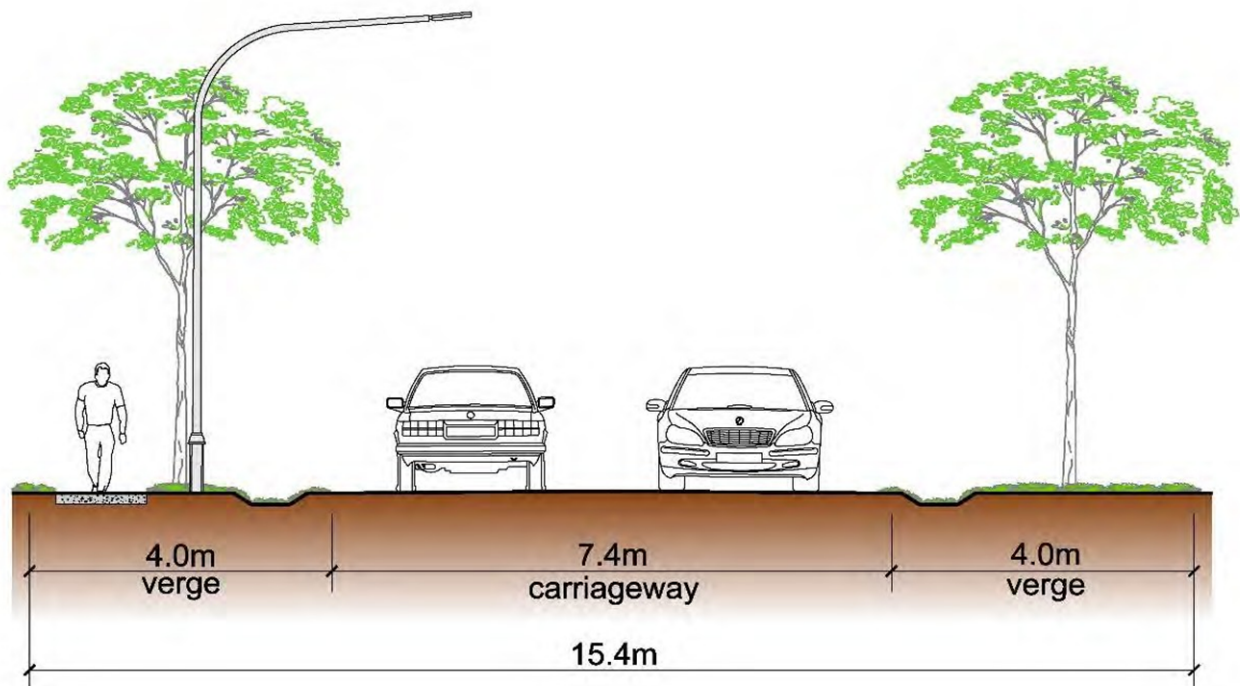


Figure 7: Ridgeline Interface Road Cross Section

4.3 Bushfire Management

Objectives

- a. To prevent loss of life and property from bushfires by ensuring development is compatible with bushfire hazard.
- b. To encourage sound management of bushfire-prone areas.

Controls

1. Asset Protection Zones (APZs) are to be provided in accordance with Planning for Bushfire Protection 2019 (and subsequent revisions of this document) at the subdivision stage.
2. Asset Protection Zones may incorporate:
 - roads, open space and recreation areas subject to appropriate fuel management, and
 - private residential land, but only within building setbacks (no dwellings are to be located within the APZ).

4.4 Retaining Walls

Objectives

- a. To allow for the construction of retaining walls on sloping land at the subdivision works stage of a development.

Controls

1. Retaining walls at the subdivisional works stage of development are permitted to reduce the need for cut and fill at the dwelling construction stage.
2. The maximum height of a single retaining wall is 2 metres.
3. Where a retaining structure greater than 2 metres in height is required, a second retaining wall is permitted providing the retaining wall structure incorporates a step of 1 metre in width.
4. Where a safety hand rail or similar structure is required, this must be no higher than the top of the adjoining ridgeline, and must be constructed to complement the rural character of the Transition Lands.

5.0 Residential Development

5.1 Building Height Controls

Objectives

- a. To obscure the visual impact of dwellings within the Transition Area when viewed from the Denbigh homestead and associated rural outbuildings.
- b. To allow housing which responds to the setting and context of the transition land through minimising building heights.

Controls

1. Dwellings within the Transition Area as shown in **Figure 3**, must be designed to ensure that the roof line of the dwelling does not protrude above the height of the adjoining ridgeline / earth mound as demonstrated in **Figure 5a** and **Figure 5b**.
2. Dwellings directly backing on to the ridge line in the Southern Viewscape Precinct must be constructed to maintain the appearance of a single storey dwelling when viewed from the rear of that property as shown in **Figure 4a**.

Basement garages will be permitted where it can be demonstrated that the dwelling will achieve a single storey design at the rear building setback.

5.2 Dwelling Design

Objectives

- a. To obscure the visual impact of dwellings along the ridgeline when viewed from the Denbigh homestead and associated rural outbuildings.
- b. To provide a consistent streetscape which reflects the semi-rural / residential nature of the context and setting.
- c. To encourage the use of simple and articulated building forms and reduce the dominance of garages on the streetscape.
- d. To encourage the use of eaves, verandahs, balconies and feature elements on the front facades of dwellings.
- e. To provide adequate space at the front, rear and one side of each dwelling for mature native or exotic trees.

Controls

1. Dwellings which have a frontage to a ridgeline interface road and which directly back on to the Denbigh curtilage boundary, are to be designed consistent with the dwelling siting controls in **Table 1** below.
2. All other dwellings are to be designed in accordance with the setback controls in Section 7.0 of the Oran Park DCP.
3. Dwellings which have a frontage to the ridgeline interface road are to be constructed utilising materials and finishes which correspond with a rural character, comprising neutral / recessive colours which minimise the visual impact of dwellings within the landscape.
4. The roofs of all dwellings in the Transition Area are to be of materials and colours with neutral / recessive tones consistent with a rural, woodland setting.
5. The 'Articulation zone' consists of architectural elements which address the street frontage. Elements permitted in the articulation zone include the following:
 - entry feature or portico,
 - awnings or other features over windows,
 - eaves and sun shading,
 - balcony or window box treatment to any first floor element,
 - recessing or projecting architectural elements,
 - open verandahs,
 - bay windows or similar features, and
 - verandahs, pergolas or similar features above garage doors.
6. No outbuildings, sheds and other structures or the like that prevent large mature planting, are to be erected within side building setbacks.
7. Solar panels, skylights, rainwater tanks, air conditioning units or other like utility installations are to be avoided along the elevation directly facing Denbigh Homestead and must not protrude above the height of the roof line of the dwelling.

Table 1: Setbacks for Dwellings with Frontage to a Ridgeline Interface Road and directly backing on to the Denbigh Property boundary.

Building Component	Minimum Setback
Articulation Zone	6m to the front property boundary
Building Façade Line	8m to the front property boundary

Side Boundary	3m to one side property boundary 1m to the other side property boundary
Garage Line	8m to the front property boundary except for side facing front garage
Rear Lot Boundary Retaining Wall Setback	13.5m for up to 50% of the rear lot boundary. 15.5m for the remaining building area.
Side Facing Front Garage	4m to the front property boundary

5.3 Fencing

Objectives

- a. To ensure boundary fencing is of a high quality and does not detract from the streetscape.
- b. To allow secure fencing of allotments while respecting the rural nature of the Denbigh curtilage.

Controls

1. Fencing details must be submitted with the Development Application for the erection of a dwelling.
2. Fencing which is visible from the Denbigh homestead and associated rural outbuildings is to be provided as a timber post and rail open rural style fence, which is stock and dog proof, minimum height of 1.35m up to 1.5m maximum high.
3. For dwellings adjoining the ridgeline / earth mound, solid side boundary lapped and capped timber fencing with a maximum height of 1.8m is permitted between the front building line and the rear retaining wall, where it is not visible from the Denbigh homestead and associated rural outbuildings.
4. Front fencing must be no higher than 1.2m and is to be of an open rural character, preferably timber post and rail. Masonry pillars may also be used with timber or metal infill railings.

5.4 Residential Cut and Fill

Objectives

- a. To allow for appropriate and reasonable levels of cut and fill associated with the construction of residential development.

- b. Encourage dwellings to be sensitively located to ensure minimisation of site works during construction.

Controls

1. The maximum amount of cut and fill on a residential allotment adjoining the Denbigh curtilage ridgeline is generally limited to 2m (excluding basement garages). A variation to the retaining wall heights can be considered with supporting justification.
2. Any cut or fill must be designed and undertaken in a manner which does not impact on the structural integrity of the earthmound.
3. All retaining walls proposed are to be identified in the development application.
4. All retaining walls and footings are to be wholly contained within the allotment.
5. Retaining walls are to be designed and constructed to allow installation of boundary fencing without impact on the structural integrity of the retaining wall and its footings.

6.0 Former Hook and Hassall Driveways

This clause is to be read in conjunction with Clause 6.4 of the Oran Park DCP 2007.

Objectives

- a. To provide for appropriate conservation and interpretation of the Former Hook and Hassall Driveways.
- b. To minimise the visual impact of development on the alignment of the Former Hook and Hassall Driveways.

Controls

1. Any development application for subdivision which includes the Former Hook and Hassall Driveways must be accompanied by:
 - I. An assessment of heritage significance with corresponding management measures (such as a Heritage Assessment / Heritage Impact Statement prepared by a suitably qualified and experienced heritage consultant / heritage landscape consultant) in accordance with Clause 6.4 of the Oran Park DCP 2007,
 - II. A Landscape and Visual Analysis identifying the key landscape and visual qualities of the Former Hook and Hassall Driveways alignment and any measures proposed to protect and enhance the qualities of the alignment through appropriate landscape design, species selection, development setbacks or other measures, and
 - III. A detailed Landscape Plan, prepared in accordance with Appendix X – Landscape Design Principles and Submission Requirements by a suitably qualified and experienced heritage consultant / heritage landscape consultant, for the Former Hook and Hassall Driveway corridor indicating proposed species, planting densities and maturity of stock.
2. Residential development adjoining the alignment of the Former Hook and Hassall Driveway must be appropriately setback in accordance with the recommendations of the reports referred to in Control 1 above.
3. The Former Hook and Hassall Driveway must be landscaped with appropriate species to preserve and enhance its heritage qualities, in accordance with the Conservation Management Plan for Denbigh and the Heritage Curtilage Study by Design 5 Architects, and the assessment of heritage significance and landscape and visual analysis required under this Clause.

7.0 Archaeological Protection and Assessment

Refer to Section 6.4 (Aboriginal and European Heritage) of Part A of the Oran Park DCP 2007.