



Wilton Growth Area Development Control Plan 2021

August 2021

Published by NSW Department of Planning, Industry and Environment

dpie.nsw.gov.au

Title: Wilton Growth Area Development Control Plan 2021

First published: August 2021

More information

© Crown Copyright, State of NSW through its Department of Planning, Industry and Environment 2021

© State of New South Wales through Department of Planning, Industry and Environment 2021. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Industry and Environment as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (August 2021) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Industry and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

Contents

List of Tables.....	iii
List of Figures	iii
Appendices	iv
Part 1 Preliminary	1
1.1 Introduction.....	1
1.2 Objectives of the DCP.....	3
1.3 Structure of this Plan.....	4
1.4 Public Notification of Development Applications.....	5
Part 2 Neighbourhood Plans.....	6
2.1 Introduction.....	6
2.2 Relationship with the South East Wilton Precinct (Schedule 1) and North Wilton Precinct (Schedule 2).....	6
2.3 When is a Neighbourhood Plan required?.....	6
2.4 Process.....	7
2.5 Planning & Design Principles of a Neighbourhood Plan	8
2.6 Neighbourhood Plan Content.....	8
Part 3 General Controls.....	10
3.1 Earthworks.....	10
3.2 Flooding.....	11
3.3 Water Cycle Management.....	12
3.4 Flora, Fauna and Habitats	13
3.5 Retention and Planting of Street Trees and Landscaping	17
3.6 High Value Waterways and Riparian Areas	19
3.7 Salinity	22
3.8 Site Contamination	22
3.9 Aboriginal Cultural Heritage	23
3.10 Non-Aboriginal Heritage.....	23
3.11 Bushfire Hazard Management	24
3.12 Odour, Noise and Air Quality	25
3.13 Waste Management.....	26
3.14 Movement.....	28
3.15 Provision of Services	37
3.16 Crime Prevention Through Environmental Design	37
3.17 Development Near or On Gas Easements	37
3.18 Development Near Wells and Drill Holes	39
3.19 Development Near the Maldon-Dombarton Freight Rail Corridor	39
3.20 Signage, Street Furniture and Lighting.....	40
Part 4 Subdivision	41
4.1 Earthworks.....	41
4.2 Flooding.....	41
4.3 Water Cycle Management.....	42

4.4	Residential Density Principles	42
4.5	Block & Lot Layout.....	44
4.6	Battle-Axe Lots	47
4.7	Zero Lot Lined Lot Development.....	48
4.8	Corner Lots.....	49
4.9	Subdivision for Attached or Abutting Dwellings	49
4.10	Subdivision for Non-Residential Development in Residential Areas	50
Part 5	Residential	51
5.1	Site Analysis	51
5.2	Residential Design Principles.....	52
5.3	Setbacks.....	53
5.4	Building Height and Form	54
5.5	Landscaping	55
5.6	Parking and Vehicle Access and Egress.....	56
5.7	Residential Amenity	57
5.8	Fencing.....	60
5.9	Residential Development Adjacent to Transmission Easements.....	61
5.10	Summary of Key Controls	62
Part 6	Other Residential	76
6.1	Attached or Abutting Dwellings	76
6.2	Secondary Dwellings and Studio Dwellings	77
6.3	Dual Occupancies.....	79
6.4	Multi-Dwelling Housing	80
6.5	Residential Flat Buildings, Manor Homes and Shop Top Housing.....	81
Part 7	Other Uses	85
7.1	General Non-Residential Uses in Residential Areas	85
7.2	Childcare Facilities and Educational Establishments.....	86
7.3	Places of Worship	88
7.4	Neighbourhood Shops	89
Part 8	Sustainability and Biodiversity	91
8.1	Sustainability	91
8.2	Smart Places	93
8.3	Biodiversity	95

List of Tables

Table 1: Contents of this Plan	4
Table 2: Water quality targets	13
Table 3: Minimum setback required for air quality controls.....	26
Table 4: Residential net density bands and typical characteristics	44
Table 5: Minimum lot frontages by density bands.....	45
Table 6: Noise criteria for residential premises impacted by noise	58
Table 7: Controls & metrics for $\geq 8\text{m}$ to $< 9\text{m}$ wide lots with a detached dwelling	63
Table 8: Specific controls & metrics for $\geq 8\text{m}$ to $< 9\text{m}$ lots with a lot lined dwelling	65
Table 9: Controls & metrics for $\geq 9\text{m}$ and $\leq 12.5\text{m}$ wide lots with a detached dwelling	66
Table 10: Specific controls & metrics for $\geq 9\text{m}$ $\leq 12.5\text{m}$ width lots with a lot lined dwelling	68
Table 11: Controls & metrics for $> 12.5\text{m}$ and $\leq 15\text{m}$ wide lots with a detached dwelling	69
Table 12: Specific controls & metrics $> 12.5\text{m}$ and $\leq 15\text{m}$ wide lots with a lot lined dwelling	70
Table 13: Controls & metrics for $\geq 9\text{m}$ to $\leq 15\text{m}$ wide corner lots with detached dwelling	71
Table 14: Specific controls & metrics $\geq 9\text{m}$ to $\leq 15\text{m}$ wide corner lots with a lot lined dwelling	73
Table 15: Controls & metrics for 15m or greater lot widths with a detached dwelling.....	75
Table 16: Controls for lots with frontage width $\geq 4.5\text{m}$ for rear accessed dwellings	76
Table 17: Requirements for secondary dwellings and studio dwellings	78
Table 18: Requirements for Multi dwelling housing	80
Table 19: Requirements for residential flat buildings, manor homes and shop top housing.....	82
Table 20: Setbacks for Childcare facilities.....	87

List of Figures

Figure 1: Typical Neighbourhood Plan process.....	7
Figure 2: Biodiversity planning pathways and requirements.....	16
Figure 3: Typical Sub- Arterial Road	31
Figure 4: Typical Collector Street.....	32
Figure 5: Typical Primary Local Street	33
Figure 6: Typical Local Street.....	34
Figure 7: Typical Local Residential Street	35
Figure 8: Typical Employment Area Local Street	36
Figure 9 :Measurement of minimum lot widths and lot area	46
Figure 10: Principal for the location of battle-axe lots	48
Figure 11: Example of lot subdivision for 'sets' of attached or abutting dwellings	50
Figure 12: Corner lot setbacks and articulation zones	54
Figure 13: Strategies for minimising noise transmission.....	60

Figure 14: Typical residential lot 8m x 25m with a detached dwelling	62
Figure 15: Typical residential lot 8m x 25m with a lot lined dwelling	64
Figure 16: Typical residential lot 11m x 25m with a detached dwelling	65
Figure 17: Typical residential lot 11m x 25m with a lot lined dwelling	67
Figure 18: Typical residential lot 14m x 25m with a detached dwelling	68
Figure 19: Typical residential lot 14m x 25m with a lot lined dwelling	70
Figure 20: Typical residential corner lot 13.5m x 25m with a detached dwelling	71
Figure 21: Typical residential lot 13.5m x 25m with a lot lined dwelling	73
Figure 22: Typical residential lot 18m x 25m with a detached dwelling	74
Figure 23: Priority Sustainability Action Areas for Wilton Growth Area	91

Appendices

Appendix A	Glossary
Appendix B	Precinct Planning Principles
Appendix C	High Value Waterways: Table of Indicators
Appendix D	Prescribed Trees and Preferred Species
Appendix E	Green Principles

Part 1 Preliminary

1.1 Introduction

1.1.1 Name of the Plan

This plan is known as the Wilton Growth Area Development Control Plan 2021 (DCP)¹.

1.1.2 Status of this Plan

It has been prepared pursuant to the provisions of *Section 3.44 of the Environmental Planning and Assessment Act 1979* (EP&A Act).

This DCP was adopted by the Deputy Secretary, Greater Sydney Place and Infrastructure (under delegation from the Secretary) of the Department of Planning, Industry and Environment (the Department) on 19 August 2021 and came into force on 23 August 2021.

1.1.3 Purpose of the DCP

The principal purpose of this DCP is to achieve an efficient and environmentally sensitive development outcome within the Wilton Growth Area, that will contribute to the growth and character of Wilton.

This DCP provides more detailed provisions to expand upon the controls within the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) and *Wilton 2040: A Plan for the Wilton Growth Area (Wilton 2040²)* for the development of the Wilton Growth Area.

1.1.4 Where does the Plan Apply?

This DCP applies to land in the South East Wilton and North Wilton Precincts within the Wilton Growth Area as mapped in the Growth Centres SEPP, and as shown in **Schedule 1** (South East Wilton Precinct) and **Schedule 2** (North Wilton Precinct).

It is anticipated that as other precincts within the Wilton Growth Area are rezoned, schedules for those precincts will be added to this DCP by amending the DCP.

1.1.5 Application of the Plan

Prior to granting consent for development, Council will be satisfied that the proposed development satisfies the relevant provisions of the EP&A Act, *Environmental Planning and Assessment Regulation 2000* (EP&A Reg), the Growth Centres SEPP, any relevant environmental planning instrument and relevant provisions of this DCP.

Development proposals are required to meet the objectives and requirements of relevant controls contained in this DCP, unless alternative solutions are proposed that will provide an equivalent or better response to meeting the objectives of this DCP. Other matters will also be taken into consideration, including those matters listed under Section 4.15 of the EP&A Act. Any proposed variation must be in writing and sufficiently justified by the applicant with supporting documents or

¹ Note – A glossary of terms used in this DCP is included in Appendix A.

² Wilton 2040 is the name used for the Land Use and Infrastructure Implementation Plan (LUIIP).

studies where necessary. The justification must address the control being varied and how the objectives of the control are satisfied.

It is the responsibility of applicants to determine the relevant DCP controls applicable to the proposed development. If there is an inconsistency between the provisions of the chapters of this DCP, then Council may use its discretion to ascertain which provision will prevail.

1.1.6 Consent Authority

Wollondilly Shire Council is the consent authority for all development to which this DCP applies, unless otherwise authorised by the EP&A Act.

1.1.7 Relationship to other Plans

This DCP has been prepared in accordance with the provisions of the EP&A Act and the EP&A Reg.

This DCP complements the provisions of the Growth Centres SEPP and Wilton 2040. The provisions of the Growth Centres SEPP prevail over this DCP. Other State Environmental Planning Policies may apply to the land to which this DCP applies.

This DCP supersedes all previous development control plans applying to land in the Wilton Growth Area as identified in **Section 1.1.4**. The Wollondilly Local Environmental Plan 2011 (LEP) and the Wollondilly Development Control Plan 2016 no longer apply to these parts of the Wilton Growth Area. Notwithstanding, this DCP may (in accordance with Section 3.43 (3) of the EP&A Act) adopt provisions of another DCP by reference such as the Wollondilly Shire Council Design and Construction Specifications.

1.1.8 Biodiversity Certification

The Department is developing the *Cumberland Plain Conservation Plan* (CPCP) to protect threatened plants and animals, while supporting the delivery of housing, infrastructure and open and green spaces. The CPCP will meet the requirements for a strategic biodiversity certification under the NSW Biodiversity Conservation Act 2016 (BC Act) and strategic assessment under the Australian Government's Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Once finalised, the CPCP will facilitate the best conservation outcomes across Western Sydney by:

- Streamlining the biodiversity assessment process for areas of land proposed for urban development;
- Addressing impacts on biodiversity from urban development;
- Improving ecological resilience and function by identifying land for conservation; and
- Protecting and maintaining Western Sydney's remaining biodiversity for the Western Parkland City.

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

Once the CPCP is adopted, proposals that comply with the CPCP will no longer require additional biodiversity certification.

Note: Land that is subject to a Development Application (DA) lodged prior to the approval of the CPCP will not be included in the CPCP's site area.

1.1.9 Exempt and Complying Development

The EP&A Act enables certain forms of development to be classified as either exempt development or complying development through environmental planning instruments. Under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the Codes SEPP) the following exempt and complying development codes will apply to land zoned Urban Development Zone (UDZ):

- Part 2 Exempt Development Codes
- Part 4A General Development Code
- Part 5B Container Recycling Facilities Code
- Part 6 Subdivisions Code
- Part 7 Demolition Code
- Part 8 Fire Safety Code.

Some of the codes contained in the Codes SEPP do not apply to the Wilton Growth Area as the UDZ is not a Standard Instrument Local Environmental Plan (SILEP) zone.

A draft Wilton Growth Area Housing Complying Development Code (the CDC) is being prepared to apply generally to low density residential development of land zoned UDZ. The CDC will allow one to two-storey homes, as well as alterations and additions, to be carried out under the fast-track complying development approval pathway.

The CDC will be based on the Greenfield Housing Code (GHC) in the Codes SEPP but customised to deliver the specific vision for the Wilton Growth Area in Wilton 2040 and the Wilton Growth Area DCP.

1.2 Objectives of the DCP

The objectives of this DCP are to ensure:

- The vision, expectations and requirements in the Growth Centres SEPP and Wilton 2040 are realised;
- New communities are planned and developed in an orderly, integrated and environmentally sustainable manner through Neighbourhood Plans which are consistent with Wilton 2040, the Wilton South East Precinct Schedule and Wilton North Precinct Schedule and relevant Precinct Structure Plans; and
- New developments are planned and constructed to contribute to the social, environmental and economic sustainability of Wilton and surrounds, recognise the unique landscape and aesthetic qualities of Wilton, and promote landscape-oriented development and best practice outcomes.

1.3 Structure of this Plan

This DCP operates in seven parts. **Table 1** provides a summary of the content of each of the parts, including appendices, of this DCP.

Table 1: Contents of this Plan

Part	Summary
Part 1 – Preliminary	General matters relating to the commencement, purpose and objectives of this DCP, as well as the land to which this plan applies Relationship to other Plans.
Part 2 – Neighbourhood Plans	Matters applying to Neighbourhood Plans. This part of the DCP is to be read in conjunction with Part 3 and Part 4.
Part 3 – General Controls	Objectives and controls that apply to DA's for subdivision, and other general land use controls, in the Wilton Growth Area, to underpin the orderly and sustainable development of the Wilton Growth Area. This part of the DCP is to be read in conjunction with all other parts of the DCP
Part 4 – Subdivision	Objectives and controls related to Subdivision. This part of the DCP is to be read in conjunction with Part 2 and Part 3.
Part 5 – Residential	Objectives and controls that apply to DA's for general residential purposes (single dwellings).
Part 6 – Other Residential	Matters that apply to other residential development: including attached dwellings, secondary dwellings, studio dwellings and dual occupancies, residential flat buildings, manor homes and shop top housing.
Part 7 – Non-Residential Development	Matters that apply to other types of development, including childcare facilities, educational establishments and places of public worship.
Part 8 – Sustainability and Biodiversity	Objectives and controls relating to Sustainability and Biodiversity to be applied to the preparation of a Neighbourhood Plan and delivered by development in accordance with approved DA's.
Precinct Schedules	A schedule for each Precinct that may provide additional precinct specific objectives and controls and will contain mapping layers that provide more detail to assist in the preparation of Neighbourhood Plans.

Appendices

Appendix A – Glossary: Explains the terms used in the DCP.

Appendix B – Precinct Planning Principles: Outlines the Wilton Growth Area Precinct Planning Principles contained in Wilton 2040 – A Plan for the Wilton Growth Area, that should inform the preparation of the Precinct Schedules and Neighbourhood Plans.

Appendix C – High Value Waterways: Table of Indicators: Identifies twenty-two indicators to define high ecological value waterways in the Wilton Growth Area.

Appendix D – Prescribed Tree and Preferred Species: Provides a list of tree and plant species that are preferred for use in landscaping within the Wilton Growth Area.

Appendix E – Green Principles: Outlines the principles to be applied in the preparation of a Green Plan for Wilton.

1.4 Public Notification of Development Applications

Wollondilly Shire Council's Community Participation Plan contains the notification and advertising requirements for development under this DCP. The Community Participation Plan explains how and when Council will engage with the community about DA's applying to this plan.

Part 2 Neighbourhood Plans

2.1 Introduction

This DCP requires the preparation of a Neighbourhood Plan (or a series of Neighbourhood Plans) to provide further detail on how the development of a precinct will proceed.

A Neighbourhood Plan:

- Is intended to be a high-level plan that sets out the design intent of a neighbourhood, including residential densities, dwelling numbers and typologies, public and open spaces, movement, connectivity, approaches to interfaces and special areas, locations of community facilities, treatment of environmentally sensitive land and staging to ensure the effective and ongoing management of development and delivery of infrastructure within the Wilton Growth Area;
- Should demonstrate consideration of applicable Council strategies;
- Should be submitted to Council for approval prior to lodging a DA; and
- Should be consistent with the relevant Precinct Structure Plan and Wilton 2040.

2.2 Relationship with the South East Wilton Precinct (Schedule 1) and North Wilton Precinct (Schedule 2)

The South East Wilton Precinct (Schedule 1) and North Wilton Precinct (Schedule 2) set out a framework to inform the Neighbourhood Plans in each precinct.

Neighbourhood Plans should be strategically aligned with and seek to promote the provisions in Schedule 1, Schedule 2 and the vision and planning principles contained in Wilton 2040.

This process will ensure that development and delivery of infrastructure in the Wilton Growth Area occurs in a coordinated manner consistent with the relevant Precinct Schedule.

A Neighbourhood Plan can be for an entire precinct, or for parts of a precinct.

If there are significant departures to Schedule 1 and Schedule 2, an amendment may be required to the Precinct Structure Plan as referenced in Growth Centres SEPP.

2.3 When is a Neighbourhood Plan required?

Wilton 2040 envisages that precincts will be staged in their development. The Neighbourhood Plan process relates to development stages, with a Neighbourhood Plan to be submitted prior to the submission of a DA.

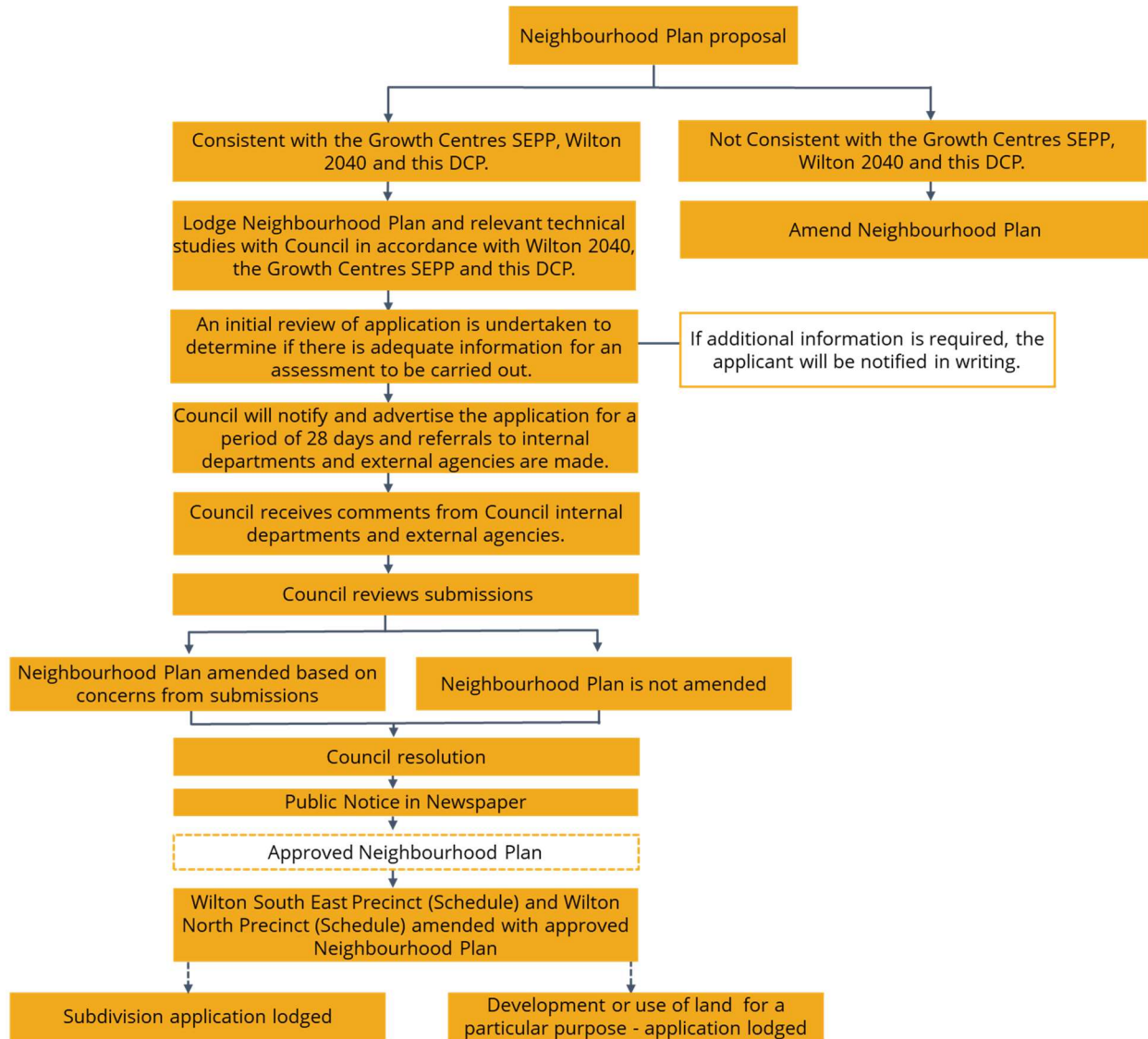
A Neighbourhood Plan is prepared as an amendment to this DCP by an applicant or landowner, in consultation with Council and the Department of Planning, Industry and Environment.

When approved under Section 3.43 (4) of the EP&A Act, the Neighbourhood Plan will form part of this DCP.

2.4 Process

The Neighbourhood Plan process to be followed by the landowner/ applicant/ Council is outlined in **Figure 1** below.

Figure 1: Typical Neighbourhood Plan process



As part of the DA approvals process, an applicant will need to demonstrate that a development is consistent with the approved Neighbourhood Plan for the land.

If a development application seeks to vary controls which are already approved in a Neighbourhood Plan, such variations will be considered by Council on a case by case basis and subject to Council's satisfaction that the proposal meets or exceeds the Neighbourhood Plan and DCP objectives and controls.

Exemptions may apply to the Neighbourhood Plan process for minor works such as infrastructure and roads and super lot subdivisions at the discretion of Council.

If the planning authority refuses to make an amendment to this DCP to include a Neighbourhood Plan submitted in accordance with this DCP, or delays by more than 60 days to make a decision on whether to proceed to make the amendment to this DCP, an applicant may submit a Development Application for the subject site despite the requirement in this DCP for a Neighbourhood Plan.

2.5 Planning & Design Principles of a Neighbourhood Plan

Wilton 2040 includes planning principles that should be used to inform the preparation of a Neighbourhood Plan. The content of the Neighbourhood Plans required by this DCP must apply to the planning principles from Wilton 2040 as included in **Appendix B** to this DCP.

2.6 Neighbourhood Plan Content

The Neighbourhood Plan will include plans, supporting studies and documentation as follows:

1. The detailed location of land uses including residential development (low and medium density), schools, community facilities, utilities, centres and employment land.
2. The context of the neighbourhood in relation to the strategic transport network and key connections.
3. The housing typologies that are proposed in various parts of the neighbourhood, including a fine-grain density plan demonstrating how a diversity of housing types will be delivered.
4. An assessment of the number of dwellings (indicative lot yield) to be delivered in the neighbourhood against the overall precinct dwelling cap in the Growth Centre SEPP.
5. An urban design concept for Centres.
6. Identify any steep and unstable land.
7. Visual character assessment and retention of landscape features and vegetation.
8. The strategy to deliver 40% tree canopy across the public and/or private lands within the low density residential areas of neighbourhoods and / or precincts.
9. The open space network and contribution to the blue/green grid (including the Greater Sydney Green Grid) incorporating retention of trees, native vegetation and vegetation forming part of the landscape.
10. Measures to achieve protection of environmental conservation areas and the Metropolitan Special Area, enhancement of biodiversity, ecological restoration and management of habitats including koala habitat and fencing strategies.
11. A report specifying the findings of a preliminary investigation of the land in the neighbourhood carried out in accordance with the current contaminated land planning guidelines under *State Environmental Planning Policy No. 55 – Remediation of Land*.
12. Any land nominated for public ownership.
13. The road network and hierarchy, including sub-arterial, collector and major local roads and road connections between neighbourhoods and to adjoining precincts.
14. The public transport corridors, bicycle and pedestrian network.
15. The management of the water cycle, including stormwater drainage and riparian areas.
16. Measures to protect Aboriginal cultural heritage areas and sites and post-contact heritage sites, including buffers to heritage items.
17. Bushfire Asset Protection Zones (APZ's), safe refuge areas, and neighbourhood bushfire evacuation routes.
18. Mitigation measures such as buffers for noise impacts and air emissions (from arterial and sub-arterial roads, the Maldon-Dombarton Freight Rail Corridor and industrial areas).
19. Design responses to constraints related to infrastructure easements, transport corridors and contaminated land. Restrictions on development of sensitive land uses or medium and high-

density residential land uses adjoining the gas pipeline easement should be determined in consultation with the pipeline operator and by reference to the requirements of AS2885.

20. Co-ordination actions with adjoining landowners to ensure cross precinct boundary links are planned for movement networks, conservation and water management.

Part 3 General Controls

The controls set out in this part of the DCP (**Part 3**) apply to all development in the Wilton Growth Area. Additional requirements for subdivisions are set out in **Part 4 Subdivision**.

3.1 Earthworks

This section applies to all development. Refer to **Section 4.1: Earthworks** for specific controls related to subdivisions and bulk earthworks.

3.1.1 Objectives

1. Design of development is to respond to natural topography to minimise cut and fill.
2. Ensure land forming does not increase the potential for the inundation of water on any other land during the full range of flood events.
3. Protect and enhance the aesthetic quality and amenity of the area by controlling the form, bulk and scale of land forming operations to appropriate levels.

3.1.2 Controls

1. Development is to be designed to ensure minimal cut and fill is required for the construction phase.
2. Earthworks will be undertaken to a maximum of 1m excavation or fill from the present surface level of the property. A variation to the maximum excavation or fill may be considered if in Council's opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and visual amenity.
3. All fill is shown to be 'Virgin Excavated Natural Material' (VENM).
4. A Validation Report is required to be submitted to Council prior to the placement of imported fill on site. All fill must comply with the Department of Water and Energy's "Site Investigation for Urban Salinity" and the NSW EPA "Guidelines for the NSW Site Auditor Scheme" (3rd Edition).
5. Earth moved from areas containing noxious weed material must be disposed of at an approved waste management facility and transported in compliance with the Biosecurity Act 2015.
6. All retaining walls proposed will be identified in the DA.
7. Retaining walls are located clear of lot boundaries to ensure clear ownership and maintenance obligations for owners. The retaining walls will be located within the property on the down slope side of the lot.
8. All retaining walls will be of masonry construction (or similar).
9. The maximum height of a single retaining wall is 1m. A variation to the maximum height may be considered if in Council's opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and overall local amenity.
10. Where terraced retaining walls are proposed the minimum distance between each step is 1m.
11. Retaining walls that front a public place will be finished with anti-graffiti coating.

3.1.2.1 Steep/Unstable Land

1. Development on land having a natural gradient of 1:6.7 (15%) or greater will be accompanied by, and comply with, a geotechnical study (prepared by a suitably qualified geotechnical engineer), including guidelines for structural and engineering works on the land.
2. Development on unstable land will not be assessed or approved without a geotechnical study.

3.2 Flooding

3.2.1 Objectives

1. To ensure that development is compatible with the flood behaviour, flood hazard and flood emergency management.
2. To maintain the existing flood regime and flow conveyance and avoid significant adverse impacts on flood behaviour.
3. To minimise any adverse impacts of development on the safety of the existing community in responding to floods.
4. To ensure the safety of people and development from flood risk.
5. Consider adaptability to changing flood risks due to a changing climate.
6. To utilise the best available flood information to define flood behaviour and the flood constraints within the precinct in the development of the flood impact assessment.

3.2.2 Controls

1. Development must assess impacts of climate change and increased rainfall intensities.
2. Stormwater conveyance will have a Major/Minor System configuration. Minor flows will be conveyed and contained in a system of kerb and gutter, pits and pipes/culverts. Major flows (flow in excess of Minor System capacity) will be conveyed in overland flow paths designed to cater for such flows.
3. Management of 'minor' flows using piped systems for the 1 in 10 (10%) AEP (residential land use) and the 1 in 20 (5%) AEP (commercial land use) will be in accordance Council's Design and Construction Specifications.
4. Management of 'major' flows using dedicated overland flow paths such as open space areas, roads, waterways and riparian corridors for all flows in excess of the pipe drainage system capacity and above the 10% AEP will be in accordance Council's Design and Construction Specifications.
5. Pedestrian and cycle pathways and open space may extend within the 1% AEP flood level, provided the safe access criteria contained in the NSW Floodplain Manual are met and there is no impact on the flood behaviour.
6. Development is not to result in an increase in flood levels on adjoining or surrounding land.
7. Development on flood prone land will comply with Council's Design and Construction Specifications and Flood Risk Management Policy.
8. Flood Prone Land identified in the relevant Precinct's Schedule shows indicatively the extent of the 1% AEP flood level. Where development is proposed adjacent to land identified as Flood Prone Land, in the relevant Precinct Schedule, as being affected by the

1% AEP level, Council may require a more detailed flood study to be undertaken by the applicant to confirm the extent of the flood affectation on the subject land.

9. Cut and fill is not to occur in the 1% Annual Exceedance Probability (AEP) floodway or within critical flood storage areas.

3.3 Water Cycle Management

3.3.1 Objectives

1. To manage the flow of stormwater from urban parts of the Precinct to replicate, as closely as possible, pre-development flows.
2. To promote, at Precinct and Growth Area scale, an integrated approach to the provision of potable water, and the management of wastewater and stormwater.
3. To ensure an integrated approach to drinking water, wastewater and stormwater services is considered to drive more sustainable water management outcomes.
4. To ensure that water management measures for development incorporate key principles of water sensitive urban design to help protect, maintain or restore waterway health of identified high value waterways with a minimum requirement of maintaining current health. This involves:
 - i. Protecting existing hydrological and ecological processes of these waterways including natural features and systems including watercourses, wetlands, lagoons and aquatic, riparian and groundwater dependant ecosystems;
 - ii. Maintaining the natural hydrological behaviour of the catchment;
 - iii. Where applicable, protecting the water quality of surface and groundwaters;
 - iv. Minimising demand on reticulated water supply system; and
 - v. Integrating water into the landscape to enhance ecological, visual, social, economic and cultural values.

3.3.2 Controls

1. Development will demonstrate compliance with the relevant provisions of Council's Design and Construction Specifications including requirements for drainage, water sensitive urban design and volume reduction.
2. Where there is adverse impacts associated with increased flood hazard, or risk or damage on receiving waters or neighbouring land, development will also demonstrate compliance with the relevant provisions of Council's Design and Construction Specifications relating to stormwater detention.
3. Development must not infringe on the Upper Canal Corridor and drainage and runoff from development should be designed to be directed away from the Upper Canal Corridor.
4. Where a development requires drainage works over adjoining properties, the DA is to be supported by landowners' consent for lodgement, from all affected property owners, including written agreement to the creation of easements on title for inter-allotment drainage purposes.
5. Stormwater drainage design is to generally reflect the pre-existing flow characteristics of the site and may require on-site stormwater detention.
6. All stormwater management infrastructure for residential areas, such as detention basins and water quality infrastructure that are proposed to be dedicated to Council are to be negotiated with Council.

7. Where possible, stormwater will be managed primarily through the street network in accordance with Council's Design and Construction Specifications.
8. Developments must be considered in the context of the Development near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008) in relation to the following but not limited to:
 - vi. Stormwater run-off from the development land will not have adverse impact on the rail corridor by increasing pre-construction flows into the rail corridor; and
 - vii. Discharge of stormwater from the land during and after a development should be designed to ensure that no adverse effects will be had on the existing watercourse and drainage infrastructure.
9. Development is to comply with the water quality targets in **Table 2**, below.

Table 2: Water quality targets

Element	Water quality % reduction in pollutant loads	Water quality % reduction in pollutant loads	ENVIRONMENTAL FLOWS
	Gross Pollutants (>5mm)	Total suspended solids; Total phosphorous; Total nitrogen	Stream erosion control ratio
Stormwater Management Objective	90	Neutral or Beneficial Effect on Water Quality - meaning loads of pollutants from future development must be equivalent to or less than that from the existing rural land use prior to development'	1:1

Note: Deviation from the above targets may be permissible if it can be shown through the EES Risk-based Framework that there are no adverse impacts on the high value waterways and Upper Nepean river in general.*

**Risk-based Framework for considering waterway health outcomes in strategic land use planning decisions (Dela-Cruz, Wearne and Pik, 2017).*

3.4 Flora, Fauna and Habitats

3.4.1 Objectives

1. Seek to avoid and minimise impacts on native flora and fauna while recognising the urban development potential of the precinct allowed under the relevant structure plans.
2. Retain, protect and enhance significant flora and fauna, vegetation communities and significant habitat on the site, and on surrounding development sites, in a configuration which will enable existing plant and animal communities to survive and develop in the long term.
3. Retain, protect and enhance ecological corridors and increase the connections between habitats, including koala corridors and habitats.

4. Ensure rehabilitation of degraded areas.
5. Retain, protect and increase koala populations.
6. Provide for the improved management of retained koala habitat in accordance with the Koala Habitat Protection SEPP, approved Koala Plans of Management (KPOM) and available mapping and science.

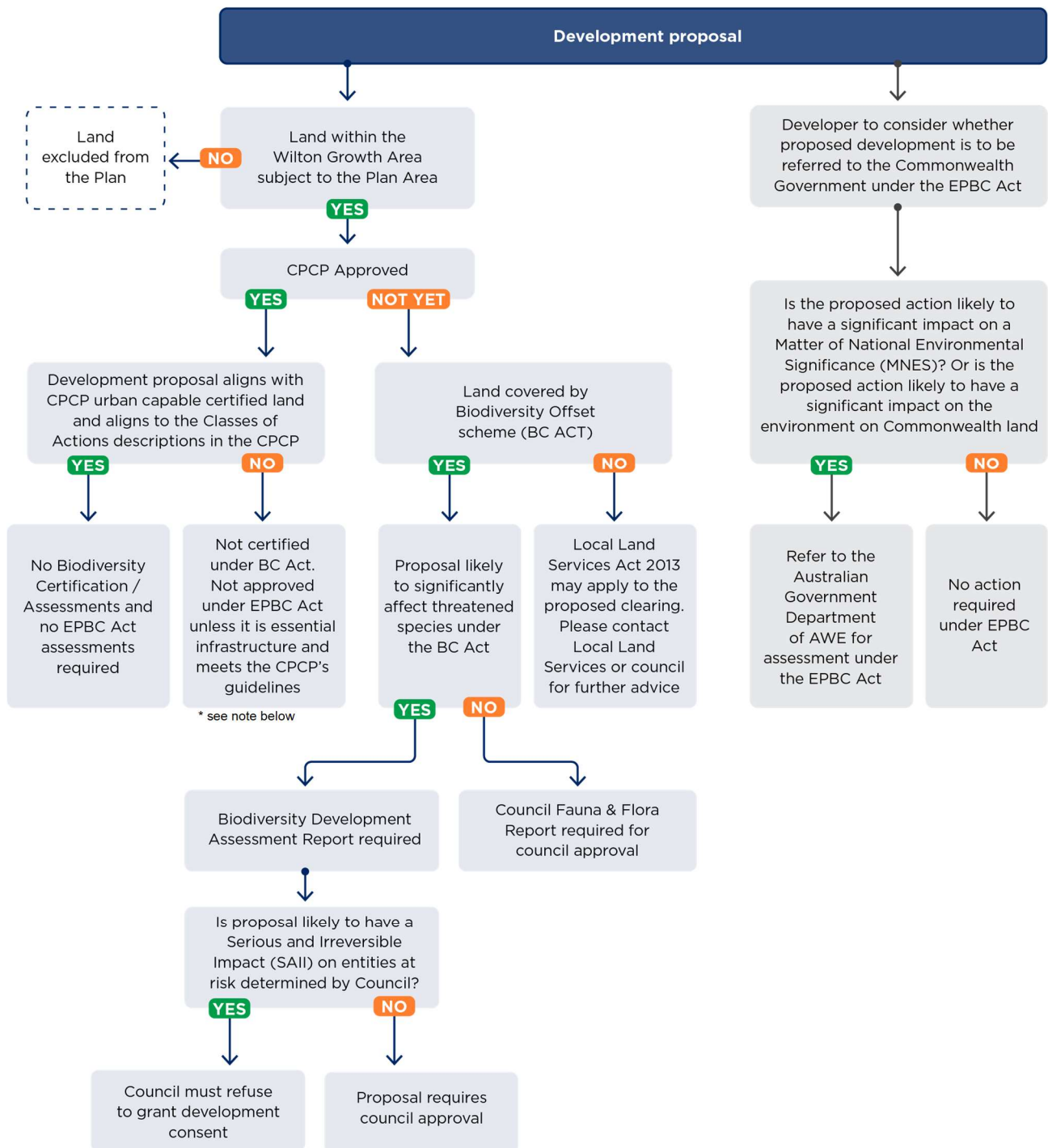
3.4.2 Controls

1. Development is to be sited, designed and managed to avoid or mitigate potential adverse impacts on natural areas and habitat.
2. Development on land identified as Koala Habitat by the Koala Habitat Protection SEPP will incorporate specific design requirements in accordance with the relevant KPOM, available mapping and science, or the requirements of the Koala Habitat Protection SEPP. Development will be consistent with the biodiversity conservation measures identified in the draft CPCP, **Part 8: Sustainability and Biodiversity**, **Part 7: Other Uses** and in accordance with the approved Neighbourhood Plan.
3. Additional studies are required, in accordance with the site specific biodiversity planning pathways set out in **Figure 2**, to be submitted with DAs. This includes land in the Cumberland Plain Conservation Plan (CPCP) area if the CPCP is not yet approved and is covered by the Biodiversity Conservation Act 2016. All studies are to be prepared by an accredited person registered with the NSW Ecological Association.
4. Where a Biodiversity Development Assessment Report is required it is to be prepared in accordance with Section 6.12 of the BC Act, and should address the following:
 - i. Identify and assess all the impacts of the proposed development, based on the approved Neighbourhood Plan. This includes cumulative, direct and indirect impacts, as well as the impacts of APZ's, the provision of services (water and sewer, etc) and stormwater management;
 - ii. Consistency with draft CPCP and the relevant KPOM;
 - iii. Consistency with the NSW Department of Planning, Environment and Industry requirements for threatened species surveys and assessment;
 - iv. Demonstrate and assess all existing native vegetation on the development site and those that are proposed to be removed or retained;
 - v. Consider the impacts of this on the urban tree canopy target (see Section 3.5 - Retention and Planting of Street Trees and Vegetation) demonstrate consistency with all applicable avoidance and minimisation measures of the BC Act and accompanying methodology;
 - vi. Demonstrate the proposed means of protecting trees to be retained prior to and during both construction of subdivision works and construction of buildings, in accordance with AS 4970-2009 and Council requirements; and
 - vii. Indicate proposed landscaping including the locations and species of trees, shrubs and ground cover to be planted as part of subdivision works.
5. Perimeter roads should be provided between development, including landscaped areas and native vegetation or significant habitat features, to minimise edge effects.
6. Where development is proposed to impact on an area of native vegetation, it will be demonstrated that no reasonable alternative is available. Suitable ameliorative measures will also be proposed (e.g. weed management, rehabilitation, nest boxes).
7. Development adjoining E2 Environmental Conservation zoned land or land identified as avoided under the Cumberland Plain Conservation Plan should avoid or mitigate

detrimental impacts to the native vegetation and ecological values of subdivision design and bulk earthworks is to consider the need to minimise weed dispersion and eradication.

8. A Landscape Plan including a Weed Eradication and Management Plan is required in accordance with **Clause 3.5.2(7)**.
9. Development is to include appropriate signage for the public on the management, use and conservation value of wildlife corridors and koala habitat. Signage is to be negotiated with Council.
10. The selection of vegetation proposed to be planted in streets and public open spaces is to be consistent with **Appendix D: Prescribed Tree and Preferred Species**. Planting in private land is to consider the preferred species in **Appendix D**.

Figure 2: Biodiversity planning pathways and requirements



* Refer to the draft CPCP Guidelines and FAQs for information on what works are identified as essential infrastructure and other useful information such as approval pathways for essential infrastructure. For more information, visit <https://www.planning.nsw.gov.au/cumberlandplainconservationplan>

3.5 Retention and Planting of Street Trees and Landscaping

3.5.1 Objectives

1. Give effect to the Greater Sydney Region Plan (GSRP) and Western City District Plan's (WCDDP) identified target of 40% tree canopy.
2. Give effect to the objectives of the Greening our City Premier's Priority (2019) to plant one million trees and increase green cover by 2022, to combat the urban heat island effect and increase resilience to a changing climate.
3. Provide for new trees and where practical retain existing trees as landscape elements to ensure the community benefits from urban amenity, cooler neighbourhoods, improved air and water quality and to enhance biodiversity on the site.
4. Provide clear criteria for permitting tree removal that discourages tree removal wherever possible, and for the ongoing management of prescribed trees and vegetation.
5. Ensure that opportunities for increased tree canopy cover are considered and provided for appropriately, to maximise comfort and enhance the liveability, health and well-being of both the community and the environment.
6. To provide for development that fosters the relationship between water, landscapes and urban living, to enhance human and social wellbeing, and promote community co-design and governance in urban water strategies.
7. Create neighbourhoods with a distinctive character and support landscaped oriented development.

3.5.2 Controls

1. Development is to demonstrate alignment with the Neighbourhood Plan strategy to deliver 40% tree canopy.
2. Street trees are required for all streets except for perimeter roads located within APZ's. Street planting is to:
 - i. Be in accordance with **Appendix D: Prescribed Tree and Preferred Species**, refer to **Clause 3.5.2 (6)** for further details;
 - ii. Contribute to target goals for canopy cover and tree planting;
 - iii. Be consistently used to distinguish between public and private spaces and between different classes of street within the street hierarchy;
 - iv. Minimise risk to utilities and services and comply with Council's Engineering Design and Construction specifications for installation of appropriate root barriers;
 - v. Be durable and suited to the street environment and, wherever appropriate, include indigenous species;
 - vi. Maintain adequate lines of sight for vehicles and pedestrians, especially around driveways and street corners;
 - vii. Provide appropriate shade and cooling in summer and solar access in winter;
 - viii. Provide an attractive and interesting landscape character, increase active transport amenity, and clearly define public and private areas, without blocking the potential for street surveillance;
 - ix. Ensure that trees are not located within the carriageway. Blister construction with kerb and guttering located in the kerbside parking lane to accommodate canopy tree planting will be supported where appropriate; and

- x. Be integrated with water management strategy to ensure that street trees thrive.
3. A person will not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works. This control extends to a public authority except in relation to the pruning of a tree growing on, overhanging, or encroaching onto land owned by Council or which is under its care, control and management. Refer to Council's Tree Management Policy for further information. This clause does not apply to or in respect of:
- i. Routine pruning of trees or shrubs that form a continuous hedge;
 - ii. A tree that is confirmed dead by a qualified arborist, provided that the tree does not contain hollows or habitat resources;
 - iii. A tree that harbours fruit fly;
 - iv. Any tree identified as a priority weed listed in the Greater Sydney Regional Weed Management Plan, NSW Biosecurity Act 2015 or the Wollondilly Weeds Strategy 2020 to 2025 (or similar);
 - v. The destruction or removal of a tree, within 0.5m of the boundary between land owned or occupied by different persons, for the purpose of enabling a survey to be carried out along that boundary by a registered surveyor. or
 - vi. Pruning of branches no greater than 50mm diameter.
4. For clearing not covered by a biodiversity certification approval where tree removal is authorised under **Clause 3.5.2 (3)** trees removed must be replaced at a ratio of at least 2:1 (new to existing) to contribute to canopy cover targets.
5. When assessing development, Council should consider:
- i. The opportunity to provide new trees, and retain existing trees on the proposed development site to contribute to canopy targets;
 - ii. The proponent's approach to incorporating and protecting existing trees as part of the development design to enhance urban amenity and provide established urban canopy across the development;
 - iii. Whether an efficient water source for trees has been incorporated into the development design; and
 - iv. Provision of enough deep soil zones for trees.
6. Tree planting in streets and public open spaces is to be in accordance with **Appendix D: Prescribed Tree and Preferred Species**. Species selection is to be negotiated with Council. Council will consider alternative tree species to **Appendix D** on merit. Assessment of tree species is to consider:
- i. Increasing the amenity of streetscapes or open spaces;
 - ii. Increasing environmental amenity;
 - iii. Integration into the overall, street, public open space or allotment.;
 - iv. Potential adverse impacts on infrastructure– both on public and private lands such as kerb and gutter, footpaths, infrastructure and utilities;
 - v. Aiding in the reduction of the urban heat island effect;
 - vi. Preferably be native to Australia;
 - vii. Preferably be Evergreen;
 - viii. Suitability of planting location;
 - ix. Large trees such as Eucalyptus species and other large growing trees (above 15 – 20 metres) must be given adequate room to develop and grow without impacting on services, infrastructure or adjoining properties;

- x. Planting design should consider biodiversity rather than uniformity of the streetscape; and
 - xi. Planting design should consider water sensitive urban design (WSUD).
7. A Landscape Plan is to be submitted with all subdivision DA's including:
- i. Footpath design that provides for retention of existing native trees and the planting of street trees in accordance with Council's Tree Management Policy and Council's Design and Construction Specifications;
 - ii. Provision of all street planting is to have minimum containers pot of 100L;
 - iii. Sufficient area/space to support trees to grow to maturity;
 - iv. No invasive turf (including Kikuyu) be used in areas adjoining, remnant vegetation within open space areas and riparian corridors;
 - v. Utilisation of the preferred species set out in Appendix D: Prescribed Tree and Preferred Species, for street trees and planting in public open spaces;
 - vi. Preference for relevant local native vegetation communities that occur, or once occurred in the shire rather than exotic plant or non-local native species;
 - vii. A Weed Eradication and Management Plan outlining weed control measures during and after construction is to be submitted with the DA Weed Eradication and Management Plans are to include specific measures to manage the spread of weeds on known populations of the following threatened flora species: *Acacia bynoeana*, *Cynanchum elegans*, *Dillwynia tenuifolia*, *Genoplesium baueri*, *Grevillea juniperina* subsp. *juniperina*, *Grevillea parviflora* subsp. *parviflora*, *Persoonia nutans*, *Pultenaea parviflora*. Weeds of National Significance (WONS) and on the National Environmental Alert List under the National Weeds Strategy are to be managed and eradicated. Refer to NSW Weed Wise for current weed identification and management approaches.
 - viii. Remnant native trees retained as street trees and diverse local native tree species are to be prioritised for street planting over non-native tree species where appropriate including for public open space; and
 - ix. Inclusion of a diverse range of flora species for both street and suburban plantings to increase species disease resilience.
8. Refer to **8.3.2: Biodiversity Planning Principles** of this DCP for further planning principles and controls.

3.6 High Value Waterways and Riparian Areas

This section applies to high value waterways and riparian vegetation areas as mapped in Figure 10 of *Wilton 2040*, as illustrated in **Figure 3**, refer to **Appendix A** for further detail.

3.6.1 Objectives

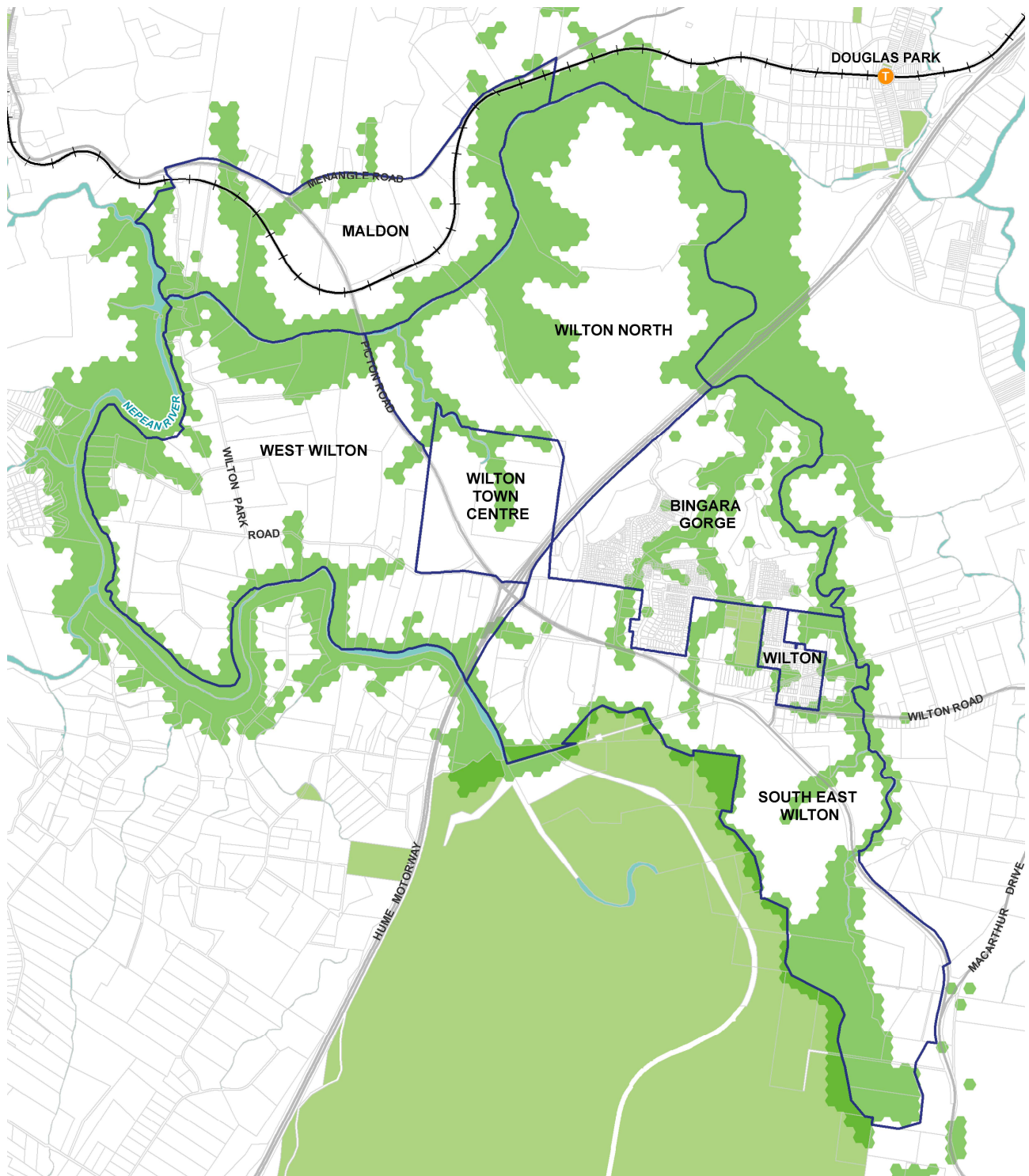
1. To protect high value waterways and riparian vegetation and maintain the water regime of high value waterways.
2. Ensure that development does not adversely affect aquatic fauna.
3. Ensure that development does not adversely affect water quality or availability, including ground water.
4. Ensure that watercourses and associated riparian vegetation are maintained to contribute to water quality.

5. To ensure development is consistent with the approved Neighbourhood Plan and Wilton 2040.
6. Effectively manage indirect and ongoing impacts of development adjacent to waterways to ensure vegetation in the riparian area, aquatic fauna, water quality and quantity is protected and maintained.

3.6.2 Controls

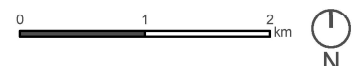
1. Development will consider the protection and restoration of the High Value Waterways and riparian areas in areas identified in **Figure 3** and in the relevant Precinct Schedule.
2. Waterways of Strahler Order 2 and higher will be maintained in a natural state, including the maintenance and restoration of riparian area and habitat such as fallen debris.
3. Where a development is associated with or will affect a waterway of Strahler Order 2 or higher, rehabilitation will occur to return that waterway to a natural state.
4. Development within a dedicated riparian area should be avoided where possible to retain its ecological processes. Where development is unavoidable within the riparian areas, it will be demonstrated in the DA that potential impacts on water quality, aquatic habitat, and riparian vegetation will be negligible.
5. Waterway crossings such as bridges are to be maintained to retain ecological connectivity and water quality.
6. APZ's will not be located within the riparian areas.
7. Road crossings across a waterway of Strahler Order 2 or higher are to be designed to minimise impacts to vegetated riparian area and species movements in accordance with NSW DPI requirements to maintain fish passage. Waterway crossings such as bridges are to be maintained to retain ecological connectivity and water quality.
8. Areas of proteaceae shrubs along or adjacent to riparian corridors are to be retained to improve and maintain habitat connectivity for the Eastern Pygmy Possum *Cercartetus nanus*.

Figure 3 : High value waterways and riparian areas



LEGEND

- | | |
|-------------------|--|
| Precinct Boundary | High Value Waterway and Riparian Vegetation Area |
| Train Station | Open Space |
| Railway | |
| Road | |
| Watercourse | |
| Cadastre | |



3.7 Salinity

3.7.1 Objectives

1. Manage and mitigate the impacts of, and on, salinity and sodicity.
2. Minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.
3. Ensure development will not significantly increase the salt load in existing watercourses.
4. Prevent degradation of the existing soil and groundwater environment, and, to minimise erosion and sediment loss and water pollution due to siltation and sedimentation.

3.7.2 Controls

1. Development on land identified as having a high risk of salinity, or mildly to moderately aggressive soil, will be accompanied by, and comply with, a salinity report prepared by a suitably qualified person. The report will address the conditions of the site, the impact of the proposed development on the saline land and the mitigation measures that will be required during construction. The qualified person is to certify the project upon completion of the works. Investigations and sampling for salinity will be conducted in accordance with the requirements of Site Investigations for Urban Salinity (OEH). Further:
 - i. Where applicable, the salinity report will also report on the issues of soil aggressivity and sodicity and any mitigation measures required. All works will comply with the Western Sydney Salinity Code of Practice 2004 (WSROC);
 - ii. A comprehensive Salinity Management Plan will be submitted based on the findings of the site-specific investigation and prepared in accordance with the Western Sydney Salinity Code of Practice 2004 (WSROC); and
 - iii. All development must comply with the Salinity Management Plan.
2. Salinity and sodicity management will respond to and complement WSUD strategies, improving or at least maintaining the current condition, without detriment to the waterway environment.

3.8 Site Contamination

3.8.1 Objectives

1. Minimise the risks to human health and the environment from the development of potentially contaminated land.
2. Ensure that potential site contamination issues are adequately addressed at the subdivision stages.
3. Minimise the risks to human health and the environment from the development of potentially contaminated land.
4. Ensure that potential site contamination issues are adequately identified and remediated at early stages of development (i.e. at subdivision).

3.8.2 Controls

1. Development will be accompanied by a Preliminary Site Investigation prepared in accordance with the guidelines made or approved by the EPA under Section 105 of the Contaminated Land Management Act, 1997 (CLM Act).

2. Where the Preliminary Site Investigation identifies potential or actual site contamination, a Detailed Site Investigation must be conducted to determine the full nature and extent of the contamination. The detailed site investigation/s must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the CLM Act. If the Detailed Site Investigation determines that remediation is required to ensure the site is suitable for the proposed use, a Remediation Action Plan must be developed.
3. Prior to granting development consent, the Consent Authority must be satisfied that the site is suitable, or can be made suitable, for the proposed use. Remediation works identified in the Remediation Action Plan will require consent prior to commencing works.
4. All reports submitted as part of the planning application must be prepared, or reviewed and approved, by a consultant certified under either the Environmental Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.
5. Where remediation works have been undertaken, Council must require the applicant to submit a Section A1 Site Audit Statement - or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan, prepared by a NSW EPA Accredited Site Auditor, that confirms that the site is suitable for the proposed use.

3.9 Aboriginal Cultural Heritage

3.9.1 Objectives

1. Manage Aboriginal cultural heritage values to ensure enduring conservation outcomes.
2. Preserve known Aboriginal cultural heritage sites.

3.9.2 Controls

1. Development within or adjacent to land that contains a known Aboriginal cultural heritage site will consider and comply with the requirements of the *National Parks and Wildlife Act, 1974* (NPW Act).
2. Development will identify any areas of Aboriginal cultural heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that will be retained and protected (and identify the management protocols for these).

Note: Developments or other activities that will impact on Aboriginal cultural heritage may require consent from the Environment, Energy and Science Group (EES) under the NPW Act and consultation with the relevant Aboriginal communities.

3.10 Non-Aboriginal Heritage

3.10.1 Objectives

1. Preserve the heritage significance of non-Aboriginal heritage sites.
2. Conserve items on the State Heritage Register.

3.10.2 Controls

1. Development on land identified with non-Aboriginal Heritage sites, in the relevant Precinct Schedule, will be accompanied by, and comply with, a report from a suitably qualified heritage consultant detailing the results of archaeological investigations undertaken to confirm the presence of archaeological material relating to the heritage site. Where archaeological material is identified, the proposal is to address the requirements of the *Heritage Act 1977*.

3.11 Bushfire Hazard Management

3.11.1 Objectives

1. Prevent loss of life and property due to bushfires by providing for development that is compatible with bushfire hazard and mitigates bushfire risk.
2. Encourage sound management of bushfire-prone areas.
3. Ensure appropriate operational access and egress for emergency service personnel and residents is available.

3.11.2 Controls

1. Development will be consistent with Planning for Bushfire Protection 2019.
2. The Bushfire Attack Level (BAL) will be determined by a person recognised by the NSW Rural Fire Service (RFS) as a suitably qualified consultant in bush fire risk assessment, and meet:
 - i. A maximum BAL -29 for residential development; or
 - ii. A maximum of BAL -12.5 for Special Fire Protection Purpose (SFPP).
3. Asset Protections Zones:
 - i. The indicative location and widths of APZs will be provided generally in accordance with the relevant Precinct Schedule, approved Neighbourhood Plan, and bushfire assessment (prepared in accordance with Planning for Bushfire Protection Guidelines 2019) with all necessary approvals;
 - ii. Will be located wholly within the Precinct's urban capable area;
 - iii. May incorporate roads and flood prone land and stormwater structures;
 - iv. Must be located wholly outside of E2 Environmental Conservation zoned land;
 - v. May be used for open space and recreation subject to appropriate fuel management;
 - vi. Will be maintained in accordance with the guidelines in Planning for Bushfire Protection 2019;
 - vii. May incorporate private residential land, but only within the front setback to the perimeter road (no buildings are to be located within the APZ); and
 - viii. Will be generally bounded by a public perimeter road that is linked to the public road system at regular intervals in accordance with Planning for Bushfire Protection 2019.
4. Vegetation outside E2 Environmental Conservation zoned land is to be designed and managed as a 'fuel reduced area'.
5. Temporary APZ's, identified through a Section 88B instrument, will be provided where development is proposed on lots next to undeveloped land that presents a bushfire hazard.

Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and will cease to exist.

6. All development will comply with Emergency Bushfire Evacuation and Management Plans (prepared as part of the Neighbourhood Plan that indicates the proposed emergency management arrangements for such developments).
7. Adequate water reserves for firefighting will be available and accessible on site as specified in Planning for Bushfire Protection 2019.
8. Development is to also to comply with the controls set out in **Part 8, Section 3.11: Bushfire Management**.

Note: Wilton Growth Area Bushfire Evacuation Risk Strategy, when completed, will inform the application of this section.

3.12 Odour, Noise and Air Quality

3.12.1 Objectives

1. Preserve air quality, minimise pollution and improve environmental amenity.
2. Ensure appropriate levels of air quality for the health and amenity of residents.

3.12.2 Controls

1. Development likely to result in the emission of atmospheric pollutants, including odours, as determined by Council will demonstrate operating practices and technology to ensure that such emissions are acceptable.
2. Development will comply with the Protection of the Environment Operations Act 1997 and supporting Regulations. Development that is likely to be impacted upon by atmospheric pollutants and/or odours from existing land uses, may require the undertaking of an Odour Impact Assessment or similar assessment dependent on the type of pollutant being assessed. Assessment will be undertaken in accordance with the NSW EPA Technical Framework "Assessment and Management of Odour from Stationary Sources in NSW".
3. Where necessary, a barrier such as continuous dense landscaping (bunds and vegetation) or appropriate green infrastructure is to be provided to assist in air pollutants, noise and odour dispersion from nearby sources of air pollution noise, and/or odour.
4. DA's for noise impacted dwellings should detail siting considerations, design and architectural treatments with consideration to the design principles in Section 3.8 of the Development near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008) and include ventilation that meets the requirements of the Building Code of Australia where windows are required to remain closed to meet internal noise levels.
5. Development on land adjoining busy roads will demonstrate compliance with:
 - i. Minimum separation distances from the kerb as outlined in **Table 3**; or
 - ii. Where minimum separation distances are not achievable, ducted mechanical ventilation for the supply of outdoor air in compliance with AS1668.2: The use of ventilation and air conditioning in buildings – Part 2: Mechanical ventilation in buildings. Mechanical ventilation outdoor air intakes will be located at least the minimum distance from the kerb specified in Table 3, measured in the horizontal and vertical planes from the kerb. Filtration of outdoor air will be to a minimum Australian Standard performance rating of F6 or minimum efficiency reporting value (MERV) 9.

6. Alternative setbacks may be considered by Council, where the applicant can demonstrate that a development will comply with required noise, odour and air quality outcomes, and the application is adequately supported by specialist studies, prepared by a suitably qualified professional.

Table 3: Minimum setback required for air quality controls

Road classification	Residential type buildings	Childcare facilities, hospitals, aged care facilities, schools
Motorway	30m	80m
High Volume: More than 60,000 AADT; and 40,000-60,000 and 5% or more Heavy Vehicles	20m	80m
Moderate 20,000-40,000	n/a	40m
Intermediate Roads: 40,000-60,000 AADT; and 30,000-40,000 and 10% or more Heavy Vehicles	40m	40m
Intermediate Roads	30m	60m

3.13 Waste Management

3.13.1 Objectives

1. Ensure that an appropriate waste service is provided to all new development.
2. Ensure that waste is appropriately separated to assist with the collection and management of waste.
3. Enable maximum opportunities for separation of reusable, recyclable, compostable and problem wastes from residual garbage bins.
4. Create efficient storage and waste management systems that are compatible with collection services.
5. Ensure sufficient volume of equitably accessible, safe, hygienic and aesthetically appropriate waste storage is provided on each property to minimise negative impacts of waste management on occupants and neighbours.

3.13.2 Controls

1. A Waste Management Plan (WMP) will be submitted for all new development, including demolitions, subdivision, construction and the ongoing (or change of) use. A WMP outlines the waste that will be generated and how the development proposes to manage the waste. For further information on WMPs refer to Council's Waste Management Guideline.
2. Dwellings must be provided with bin storage areas (including space for a compost bin) in a location clear of private open space.
3. The storage of garbage bins will be provided for in a readily accessible location, out of public view.

4. External space for compostable materials should be provided and located separate to the garbage and recycling room.
5. Development will provide for source separation and re-use of materials.

3.14 Movement

3.14.1 Objectives

1. Provide a unique hierarchical network of roads with clear distinctions between each type of road, based on function, capacity, vehicle speed and public safety.
2. Ensure the road networks (street length, intersection type, stagger and spacing) are designed to control traffic speeds to appropriate limits.
3. Provide a road network that achieves:
 - i. The basis for cost effective-design and construction of roads;
 - ii. Efficient access to public transport;
 - iii. Safe and efficient pedestrian access and mobility; and
 - iv. Safe and efficient access between precincts and to and from key locations.
4. Minimise the impact of driveway crossovers on pedestrian safety and streetscape amenity.
5. Ensure quality of parking areas in terms of safety, amenity and integration with surrounding areas.
6. Contribute to the creation of an interesting and attractive streetscape to improve health and wellbeing and to implement green links in accordance with the Green Principles contained at **Appendix E** of this DCP.
7. Facilitate the use of smart technologies and provision for future technologies within the road network.

3.14.2 Controls

3.14.2.1 Street Layout and Design

1. The design of streets is to be consistent with the sections set out in **Figure 4** to **Figure 9**.
Note: Although the inclusion of WSUD measures have been shown within each of the cross-sections, the specific technical details are to be implemented as appropriate for each precinct/area in consultation with Council. Noting that the cross sections are “typical”, include “flex” zones, and where variations are proposed they can be negotiated, in each case, with Council in line with the overall objectives.
2. Roads including locations, alignment and hierarchy are generally in accordance with Wilton 2040, the relevant Precinct Structure Plan and approved Neighbourhood Plans.
3. Roads identified as bus routes shown on the relevant Precinct Schedule or approved Neighbourhood Plan will be consistent with Transport for NSW, Guidelines for Public Transport Capable Infrastructure in Greenfield Sites.
4. Any variation to the roads indicated on the relevant Precinct Schedule or approved Neighbourhood Plan will demonstrate that the alternative layout is designed to:
 - i. Provide a clear and legible hierarchy for traffic movements;
 - ii. Provide a road network based on a grid pattern where practicable;
 - iii. Maximise connectivity between residential areas and community facilities, open space and centres;
 - iv. Minimise the use of cul-de-sacs;
 - v. Optimise solar access opportunities for dwellings;
 - vi. Take account of topography and site drainage and accommodate significant vegetation;

- vii. Facilitate the use of public transport;
 - viii. Enable convenient pedestrian and cycle movements;
 - ix. Provide for perimeter roads adjacent to high conservation lands and open space;
 - x. Provide legal and practical access to lots;
 - xi. Not detrimentally impact on access to adjoining properties;
 - xii. Provide for the management of stormwater to drain to Council's trunk drainage network, without negative impacts on other properties, and
 - xiii. Not impede the orderly development of adjoining properties.
5. Where land slopes are steeper than 6% road alignments are to be designed to minimise earthworks both in the road alignment and adjacent lots whilst achieving best case road design safety and manoeuvrability standards.
 6. The design of streets will enable access to water, wastewater and stormwater-related assets to allow for the ongoing operation and maintenance of these assets.

3.14.2.2 Split Level Pavements

1. Where split pavements are proposed, they will comply with the following:
 - i. Split level road pavements will only be considered where other design solutions e.g. one-way cross falls, road centre line re-grading, retaining walls within lot boundary's and widening of road reserves to accommodate wider medians etc, cannot achieve the desired outcome;
 - ii. Split level road pavements will be limited to a maximum road length of 80m, unless otherwise approved by Council's Development Engineering Team. A minimum road length may be required to achieve the requirements of safety fencing;
 - iii. Each "split" road carriageway will be a minimum of 5.5m wide, excluding the central median;
 - iv. Batter slopes within a central median will comply with Council's Design and Construction Specification. No retaining walls are to be erected within the road boundary, especially within the central median, unless prior approval has been obtained from Council;
 - v. Safety Barriers will be installed in accordance with the requirements of Section 6 of the Roads and Maritime Service (RMS) Road Design Guide. Sign-posting and line-marking will be provided in accordance with RMS requirements; and
 - vi. No narrowing of the carriageway width for traveling and parking lanes or of the footpath is permitted in order to reduce the impact of the split carriageway on the total road reserve.
2. Where roads are adjacent to public open space or drainage land, verge widths may be reduced to a minimum of 1m, subject to public utilities, bollards and fencing being adequately provided.
3. Where necessary to ensure that access to residential properties is provided in the early stages of development, Council may consent to the construction and operation of temporary access roads.
4. Temporary access roads will remain in operation only until such time as the road network has been developed to provide permanent access to all properties.

3.14.2.3 Laneways

1. A laneway will be designed and constructed as a public "shareway" as the paved surface is for cyclists, pedestrians, potential approved garbage collection, mail deliveries, cars etc., with a 10km speed limit and driveway-style crossovers to the street rather than a road junction.
2. Laneways on sloping land with significant longitudinal and/or cross falls will demonstrate detailed design consideration and functionality.
3. Passive surveillance along the laneway from the upper storey rooms or balconies of secondary dwellings, studio dwellings, principal dwelling or lofts over rear garages will be demonstrated.

3.14.2.4 Access to Arterial and Sub-Arterial Roads

1. To enable the development of land, such as in situations where access across adjoining properties is required but not yet able to be provided, Council may allow temporary access to arterial or sub-arterial roads where:
 - i. The proposed development complies with all other development standards and controls;
 - ii. Subdivisional roads generally conform with the road pattern shown on the Precinct Structure Plan and approved Neighbourhood Plan; and
 - iii. Council is satisfied that the carrying out of the development will not compromise traffic safety. Where Council grants such consent, the temporary access will be constructed to Council's standards and conditions will be imposed that access to the designated road by way of the temporary access will cease when alternative access becomes available.

Figure 4: Typical Sub- Arterial Road

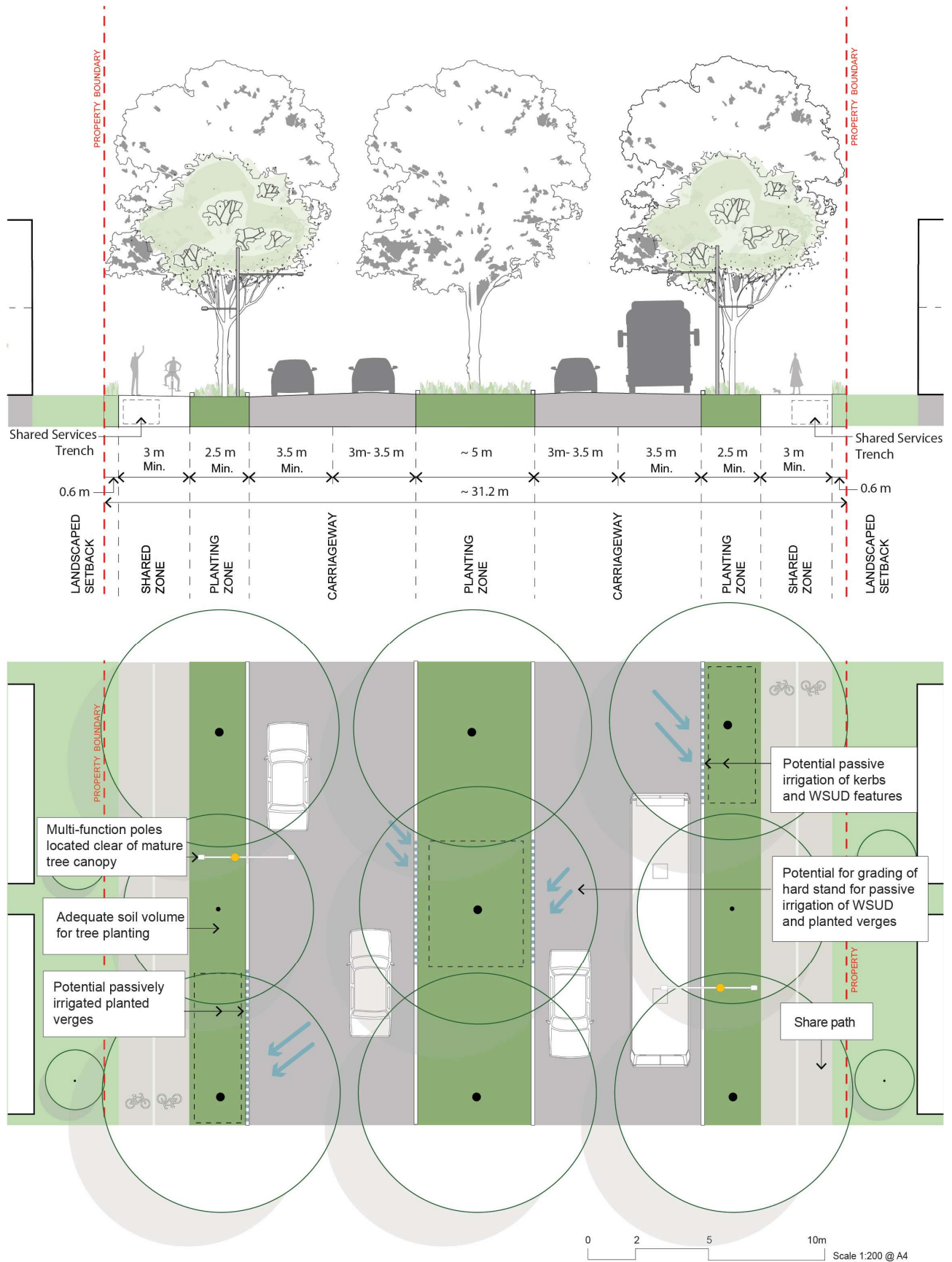


Figure 5: Typical Collector Street

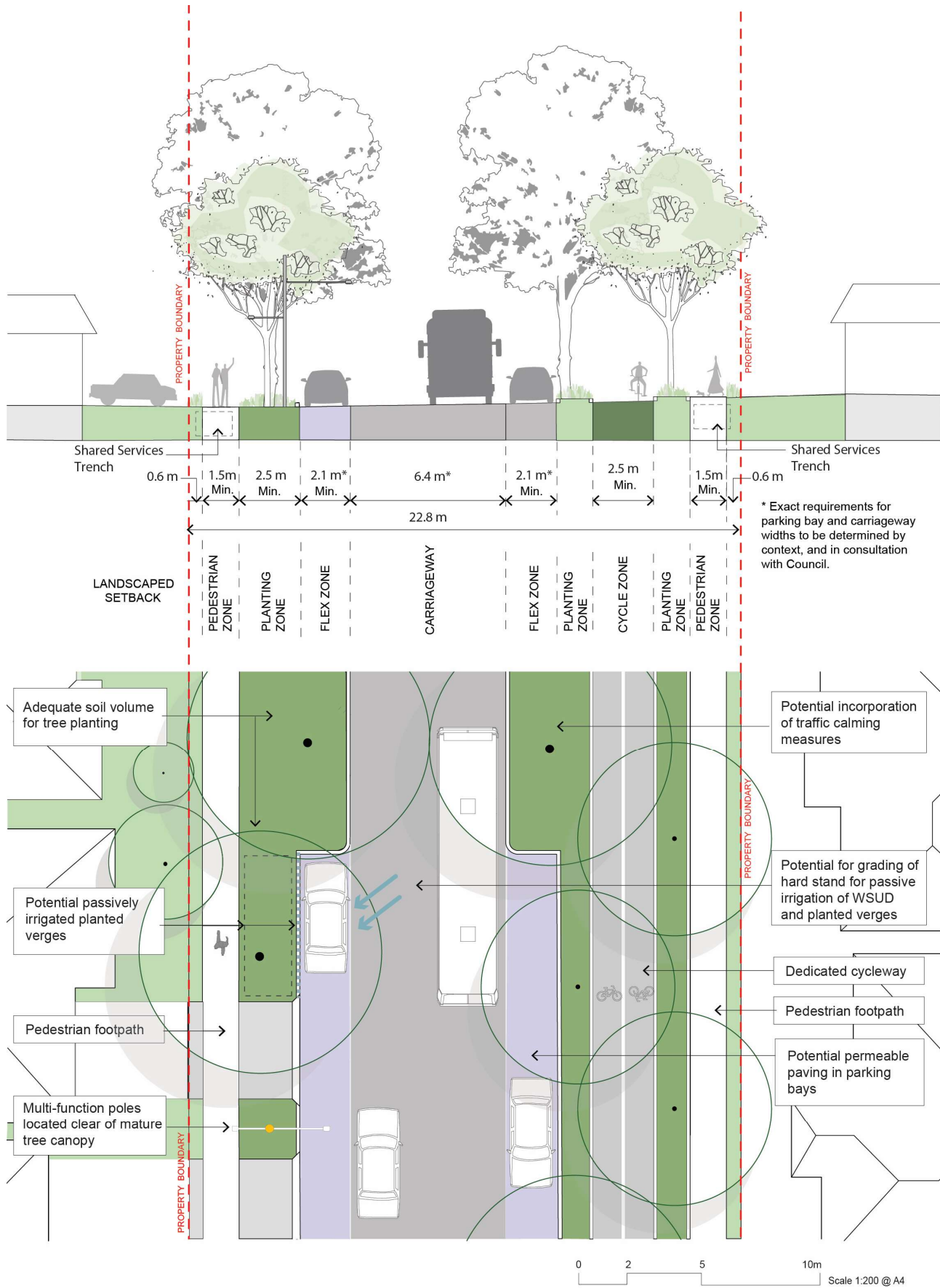


Figure 6: Typical Primary Local Street

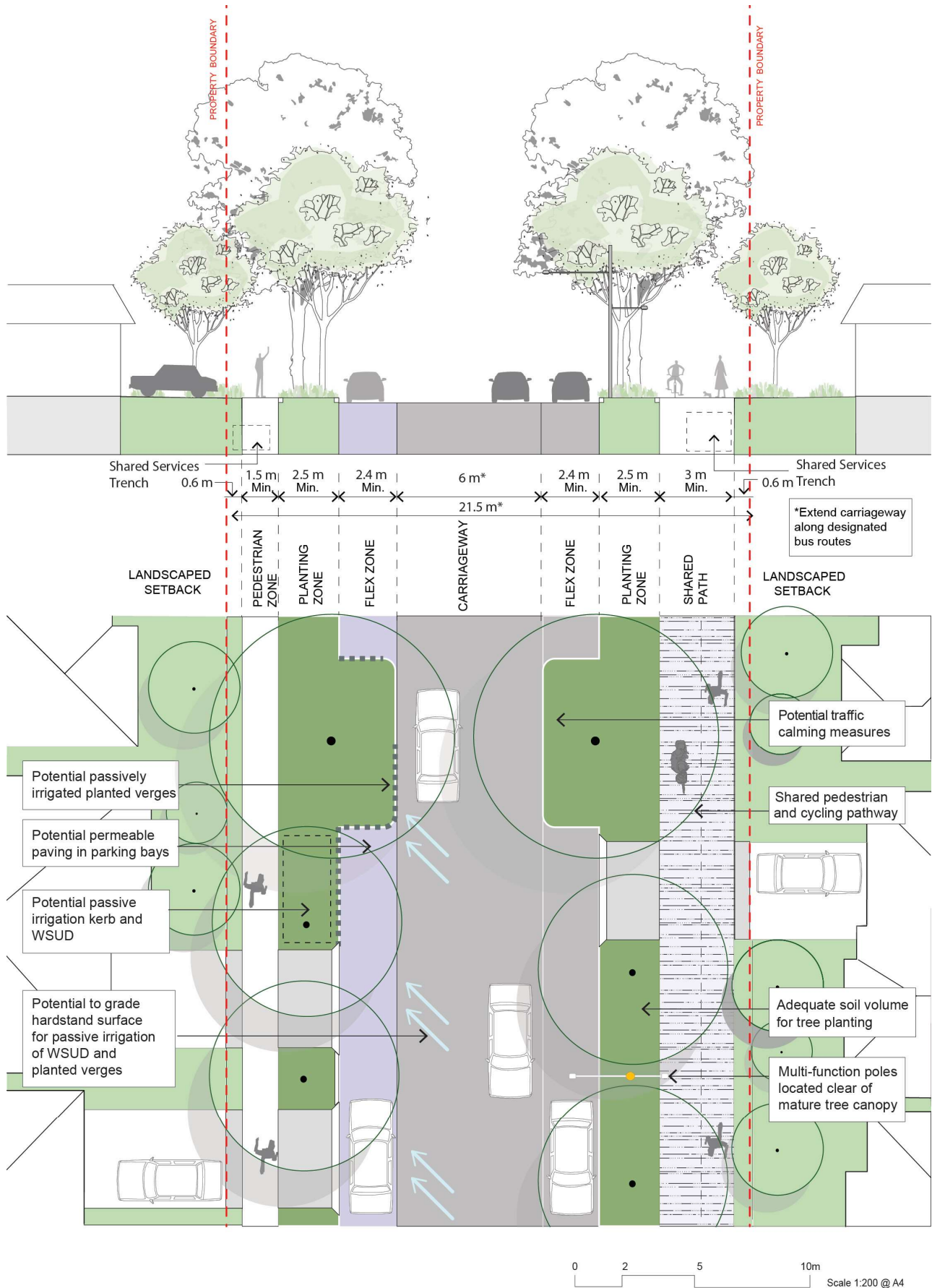


Figure 7: Typical Local Street

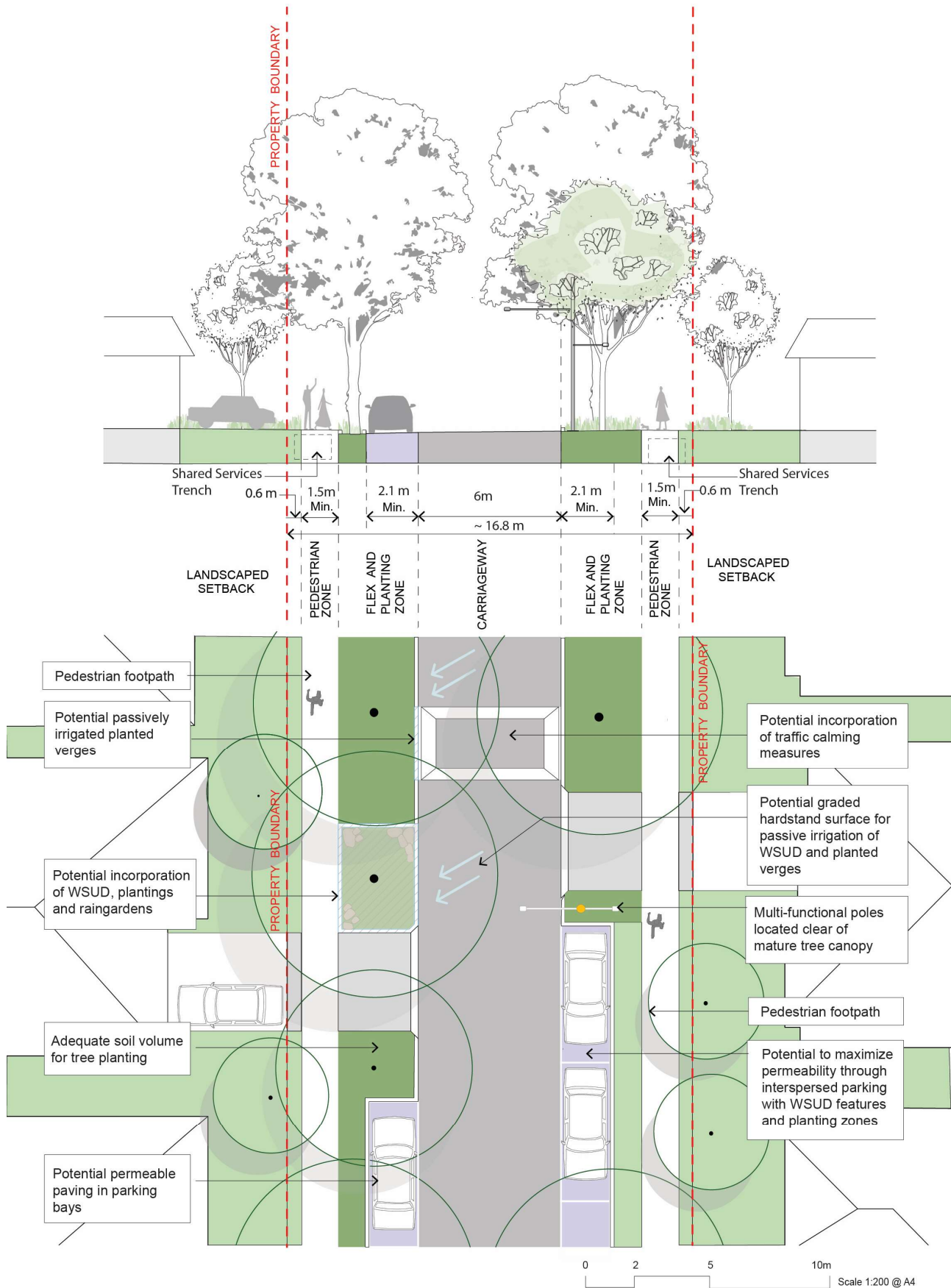


Figure 8: Typical Local Residential Street

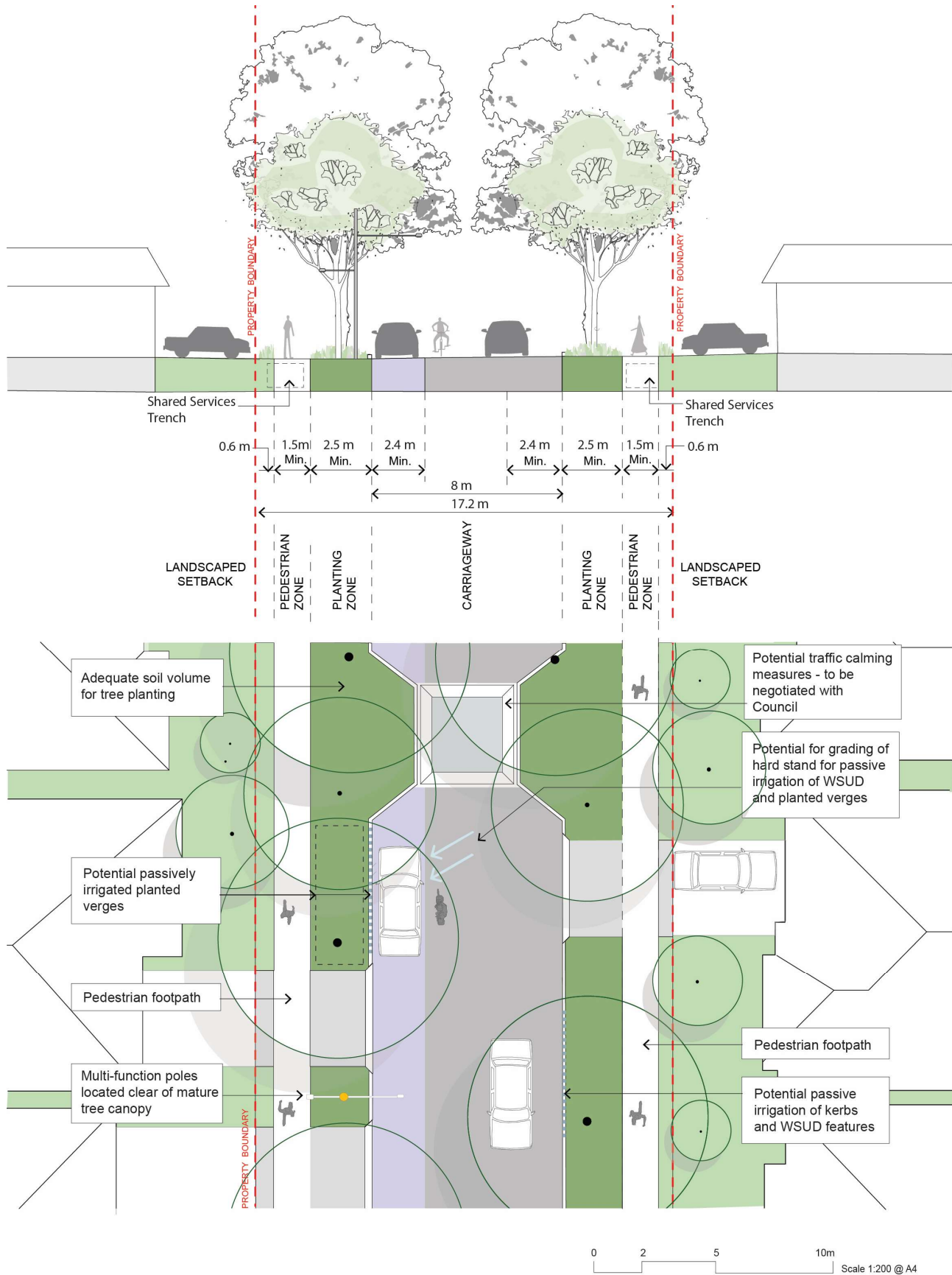
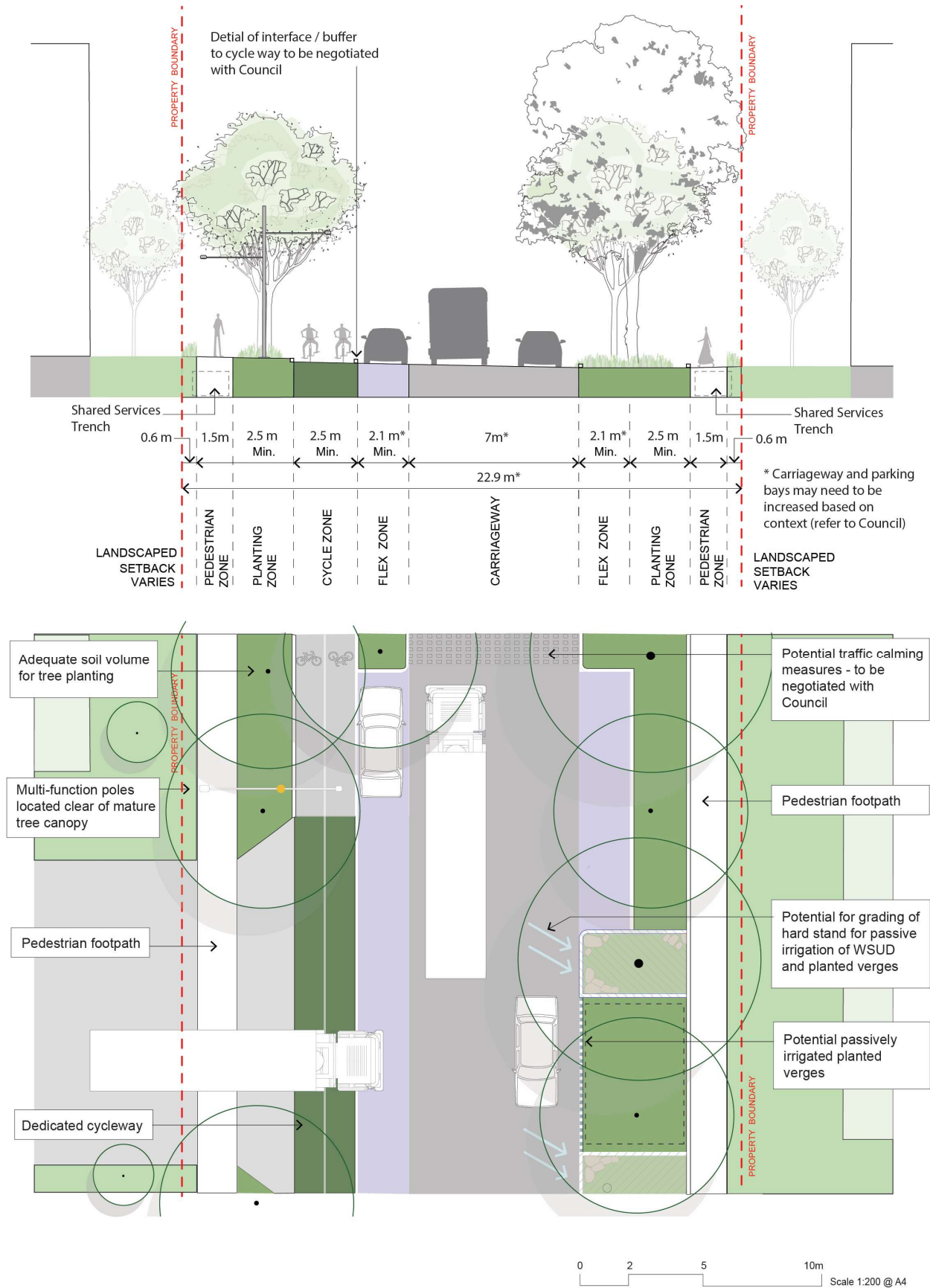


Figure 9: Typical Employment Area Local Street



3.15 Provision of Services

3.15.1 Objectives

1. Ensure adequate water, electricity, sewerage, drainage, road and telecommunication facilities are provided to new development.

3.15.2 Controls

1. Development will demonstrate adequate water supply connection exists or have suitable arrangements in place for the provision of an adequate water supply service.
2. Development will demonstrate adequate connection to grid supplied electricity services. Alternative electricity sources for development other than subdivisions may be considered where the provision of reticulated services is uneconomic due to cost of connection or there is a clear environmental benefit in not connecting to mains infrastructure.
3. Development will demonstrate adequate reticulated sewer connection or have suitable arrangements in place for such a connection to be made where access to reticulated sewer is available.
4. Development will demonstrate adequate access to the telecommunications network for both fixed line telephone services and high-speed internet access.

3.16 Crime Prevention Through Environmental Design

3.16.1 Objectives

1. Provide opportunity for surveillance of premises to enhance public safety.
2. Provide clear delineation of property access points and the distinction between public and private space.
3. Minimise the use of building elements that create concealed or low visibility spaces.

3.16.2 Controls

1. Development will be accompanied by, and comply with, a Crime Risk Assessment carried out in accordance with the process and principles contained in Crime Prevention and The Assessment of Development Guidelines (NSW Minister for Planning, 2001).

3.17 Development Near or On Gas Easements

3.17.1 Objectives

1. Ensure that development on or near high pressure gas pipeline easements including associated pipeline measurement length considers potential impacts on the integrity and safety of the high pressure gas pipeline.
2. Ensure reasonable standards of residential amenity and a high-quality residential environment in the vicinity of high pressure gas pipeline easements.
3. Minimise risks to property and people associated with gas pipelines.

3.17.2 Controls

1. The location of roads in the vicinity of high pressure gas pipeline easements will be consistent with the approved Neighbourhood Plan, including a 30m “no build zone” from the easement boundary, which will be incorporated into the Neighbourhood Plan. Encroachment into the “no build zone” will be considered by Council where:
 - i. Development is supported by an appropriate specialist study, prepared by a suitably qualified and experienced professional; and
 - ii. With the approval of the pipeline operator / asset owner.
2. AS2885 sensitive uses listed below should not be located within the pipeline Measurement Length (greatest applied, 675m either side of pipe), wherever possible.
 - i. Childcare centres;
 - ii. Detention facility;
 - iii. Educational facility;
 - iv. Function facility;
 - v. Health care services;
 - vi. Hospitals;
 - vii. Hotels;
 - viii. Place of Worship;
 - ix. Residential care facility;
 - x. Retirement facility;
 - xi. Service Stations;
 - xii. Shops;
 - xiii. Shopping centres; or
 - xiv. Theatres.

Where proposed within the pipeline measurement length, AS2885 sensitive uses must be referred to the relevant pipeline operator for comment prior to determination.

3. Development and use of land within the high pressure gas pipeline easement is restricted by the conditions of the easement and applicants should demonstrate compliance with any restrictions imposed by the easement when submitting applications for development.
4. Any improvements, landscaping or works proposed within the high pressure gas pipeline easement must be referred to the pipeline operator for approval prior to any works being completed, and evidence of the pipeline operator’s agreement must be submitted with the DA.
5. Consultation with the gas pipeline operator will be undertaken for all DAs and Neighbourhood Plan applications for South East Wilton Precinct (including for subdivision and/or development for low, medium or high density housing, or sensitive land uses such as schools, childcare centres, seniors living, health care facilities, open space, or town centres or employment uses) located on land within the pipeline’s measurement length. Reference should be made to the requirements of AS2885 and the recommendations of the Safety Management Study (SMS) undertaken for the proposed development.

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

3.18 Development Near Wells and Drill Holes

A number of wells and drill holes (e.g. coal seam gas wells, petroleum wells, or coal boreholes) have been identified within the South East Wilton Precinct. Verification of the location and condition of these wells is required as part of the preparation of Neighbourhood Plans, Subdivisions and DAs.

3.18.1 Objectives

1. To ensure that there are no impacts on urban development from existing active or decommissioned wells or drill holes.

3.18.2 Controls

1. Development consent must not be granted to development on land within a 200m radius of a well or drill hole, unless the consent authority considers the following matters:
 - i. Whether the location of the well or drill hole has been ground-truthed;
 - ii. Whether the well or drill hole has been plugged correctly;
 - iii. The proximity of the development to the well or drill hole, and whether that proximity poses any risks to the health or safety of any person; and
 - iv. The impact of the development on the operations (if any) of the well or drill hole.
2. Subclause (1) does not apply to development for the purposes of drainage, earthworks or roads.
3. Survey all cored boreholes and petroleum wells to 0.5m accuracy, with the survey to be accrued out by a surveyor registered with the Board of Surveying and Spatial Information under the Surveying and Spatial Information Act 2002.

3.19 Development Near the Maldon-Dombarton Freight Rail Corridor

3.19.1 Objectives

1. Ensure that development near the Maldon-Dombarton Freight Rail Corridor considers potential impacts of the proposed freight rail.
2. Ensure that development near the Maldon-Dombarton Freight Rail Corridor considers potential impacts of development on the safety of the proposed freight rail.

3.19.2 Controls

1. Development including child care facilities, hospitals, aged care facilities, schools, residential dwellings and other sensitive land uses adjoining the Maldon-Dombarton Freight Rail Corridor will have the built form setback a minimum of 100m from the location of future rail operations in the corridor, with a minimum 10m within this setback to be densely planted for dust mitigation. Alternative setbacks may be considered by Council, where:
 - i. Development can demonstrate compliance with required noise, odour, vibration and air quality outcomes;
 - ii. Development is supported by appropriate specialist studies, prepared by a suitably qualified professional; and
 - iii. With the approval of relevant transport agencies / asset owners.

2. Development listed in Control 1 within Development near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008) must ensure that acoustic building treatments are to be provided within 100m of the Maldon-Dombarton Freight Rail Corridor to achieve noise requirements in Clause 87 of the State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP). Compliance with the noise requirements must only be based on shielding from fences, noise walls and intervening objects which are permanent structures, and exclude shielding from any object which forms part of a future development stage. If land to which a development is related is immediately adjacent to the rail corridor, easement for noise and/or vibration must be agreed to burden the land and to benefit the rail authority as the rail corridor is reserved for the future.
3. The use of red and green lights is to be avoided in all signs, lighting, building, colour, scheme on any part of a building facing rail corridors.
4. Design of appropriate infrastructure such as a new level crossing or an overbridge, should take into account any interfaces where the shared pedestrian and cycle path and the rail corridor intersect.

3.20 Signage, Street Furniture and Lighting

3.20.1 Objectives

1. Encourage signage and street furniture of a high-quality design and finish that is compatible with the architectural character of building or sites.
2. Limit signage so as to not adversely impact on the amenity of the streetscapes through visual clutter.
3. Ensure signage does not interfere with road traffic and pedestrian safety.

3.20.2 Controls

1. Signage, street furniture and lighting will be:
 - i. Designed to reinforce the distinct identity of the development;
 - ii. Coordinated in design and style;
 - iii. Located to minimise visual clutter and obstruction of the public domain; and
 - iv. Of a colour and construction agreed by Council.
2. The location and design of signage and street furniture is to be indicated on the Landscape Plan submitted with a DA, and on engineering construction drawings. Locating entry signage and the like within a public road reserve is subject to Council agreement.
3. Street lighting is to be designed to meet the current Australian Standards AS/NZS 1158 series and to complement the proposed street tree planting.
4. The location and design of signage and street furniture is to be indicated on the Landscape Plan submitted with DA's.

Part 4 Subdivision

This part of the DCP (**Part 4**) contains additional controls for Neighbourhood Plans and subdivision plans.

Subdivisions are also required to comply with **Part 3 General Controls**, and **Part 8 Sustainability and Biodiversity**.

4.1 Earthworks

This section applies to subdivision and bulk earthworks and is to be read in conjunction with the general controls set out in **Section 3.1: Earthworks**.

4.1.1 Objectives

1. Minimise cut and fill through site sensitive subdivision, road layout and infrastructure.
2. Facilitate sensitive design and construction of retaining walls on sloping land at the subdivision works stage of a development.

4.1.2 Controls

1. Subdivision will be designed to respond to the natural topography of the site wherever possible to minimise the extent of cut and fill (e.g. for steep land houses will need to be of a 'split level' design or an appropriate alternative solution).
2. Subdivision and building work are designed to ensure minimal cut and fill is required for the construction phase. Earthworks will be undertaken to a maximum of 1m excavation and / or 1m fill from the present surface level of the property. A variation to the maximum excavation or fill may be considered if in Council's opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and visual amenity.

4.2 Flooding

4.2.1 Objectives

1. To ensure safety of people and development from flood risk.

4.2.2 Controls

1. Subdivision of land at or below flood planning level will be accompanied by, and comply with, a flood study prepared by a suitably experienced and qualified engineer to substantiate that the development will not increase upstream or downstream flood levels or change flood behaviour to the detriment of any other property.
2. Residential lots are not 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').
3. Subdivision design is to comply with 'Designing Safer Subdivisions – Guidance on subdivision Design in Flood Prone Areas (2007)'
4. Cut and fill is not to occur in the 1% Annual Exceedance Probability (AEP) floodway or within critical flood storage areas.

4.3 Water Cycle Management

This section applies to subdivision and is to be read in conjunction with the general controls set out in **Section 3.2.2: Controls**

Development must assess impacts of climate change and increased rainfall intensities.

Stormwater conveyance will have a Major/Minor System configuration. Minor flows will be conveyed and contained in a system of kerb and gutter, pits and pipes/culverts. Major flows (flow in excess of Minor System capacity) will be conveyed in overland flow paths designed to cater for such flows.

1. Management of 'minor' flows using piped systems for the 1 in 10 (10%) AEP (residential land use) and the 1 in 20 (5%) AEP (commercial land use) will be in accordance Council's Design and Construction Specifications.
2. Management of 'major' flows using dedicated overland flow paths such as open space areas, roads, waterways and riparian corridors for all flows in excess of the pipe drainage system capacity and above the 10% AEP will be in accordance Council's Design and Construction Specifications.
3. Pedestrian and cycle pathways and open space may extend within the 1% AEP flood level, provided the safe access criteria contained in the NSW Floodplain Manual are met and there is no impact on the flood behaviour.
4. Development is not to result in an increase in flood levels on adjoining or surrounding land.
5. Development on flood prone land will comply with Council's Design and Construction Specifications and Flood Risk Management Policy.
6. Flood Prone Land identified in the relevant Precinct's Schedule shows indicatively the extent of the 1% AEP flood level. Where development is proposed adjacent to land identified as Flood Prone Land, in the relevant Precinct Schedule, as being affected by the 1% AEP level, Council may require a more detailed flood study to be undertaken by the applicant to confirm the extent of the flood affectation on the subject land.
7. Cut and fill is not to occur in the 1% Annual Exceedance Probability (AEP) floodway or within critical flood storage areas.
8. Water Cycle Management

4.3.1 Objectives

1. To ensure Water Cycle Management is adequately addressed in subdivision proposals

4.3.2 Controls

1. Subdivision proposals will be supported by concept stormwater drainage designs, prepared by a suitably qualified stormwater engineer, consistent with the integrated stormwater principles identified in the relevant Neighbourhood Plan, and with water quality targets in **Table 2** of this DCP.

4.4 Residential Density Principles

4.4.1 Objectives

1. Ensure that resulting lots have a practical and efficient layout to meet the intended land use.

2. Encourage a variety of lot sizes, type and design to promote housing choice, create attractive streetscapes with distinctive characters, enhance walkability, and improve access to services.
3. Ensure that subdivision proposals are responsive to constraints of the land and maintain streetscape integrity.

4.4.2 Controls

1. Residential subdivision will be consistent with the approved Neighbourhood Plan.
2. Residential subdivision and the construction of residential buildings will not exceed the maximum density within the density band.
3. Development will demonstrate that the density of the proposed subdivision development falls within the density band identified in the Growth Centres SEPP and the fine-grain density plan contained in the approved Neighbourhood Plan.
4. Residential development in the Precinct will not exceed the dwelling cap contained in the Growth Centres SEPP. Neighbourhood Plans and subdivision plans should indicate the number of dwellings proposed in each neighbourhood as a mechanism for tracking compliance with the Precinct dwelling cap.
5. Residential densities should consider the characteristics contained in Table 4.

Table 4: Residential net density bands and typical characteristics

Net Residential Density (Dwelling per Hectare)	Typical Characteristics
10 - 15 dwellings/Ha	<p>Generally located away from centres and transport and in proximity to conservation areas or adjoining sensitive lands to accommodate suitable buffer distances.</p> <p>Predominantly detached dwelling houses on larger lots with some semi-detached dwellings and / or dual occupancies.</p> <p>Single and double storey dwellings.</p> <p>Mainly garden suburban and suburban streetscapes.</p>
15 -25 dwellings/Ha	<p>Predominantly a mix of detached dwelling houses, semi-detached dwellings and dual occupancies with some secondary dwellings.</p> <p>Focused areas of small lot dwelling houses in high amenity locations.</p> <p>At 20dw/Ha, the occasional manor home on corner lots.</p> <p>Single and double storey dwellings.</p> <p>Mainly suburban streetscapes, the occasional urban streetscape.</p>
25 - 45 dwellings/Ha	<p>Generally located within the walking catchment of centres, corridors and / or rail based public transport.</p> <p>Consists of predominantly small lot housing forms with some multi-dwelling housing, manor homes and residential flat buildings located close to the local centre, high amenity locations and public transport.</p> <p>Generally single and double storey dwellings with some 3 storey buildings.</p> <p>Incorporates some laneways and shared driveways.</p> <p>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.</p> <p>Mainly urban streetscapes, some suburban streetscapes.</p>

4.5 Block & Lot Layout

4.5.1 Objectives

1. Provide a range of lot sizes to suit a variety of dwelling and household types.
2. Ensure the lot layout plan reflects the site's opportunities and constraints.
3. Establish a clear urban structure that promotes a 'sense of neighbourhood' and encourages walking and cycling both recreationally and for transport purposes.
4. Ensure the design of any proposed residential subdivision considers natural landform features including outlook and proximity to public and community facilities, parks and public transport.
5. To ensure that there is provision for existing and future tree canopy cover both in the public domain and on private land.
6. To provide a safe and inclusive neighbourhood.

4.5.2 Controls

4.5.2.1 Streets

1. 'T' or 'C' shaped laneways are not recommended and where proposed must be adequately justified.
2. The layout of laneways will demonstrate and consider subdivision efficiency, maximising favourable lot orientations, intersection locations with streets, topography, opportunities for affordable housing, legibility and passive surveillance.
3. Subdivisions that create lots adjoining arterial or sub-arterial roads are required to create restrictions on the use of land under Section 88B of the Conveyancing Act 1919 to legally deny direct vehicular access to lots from the arterial or sub-arterial road.

4.5.2.2 Blocks

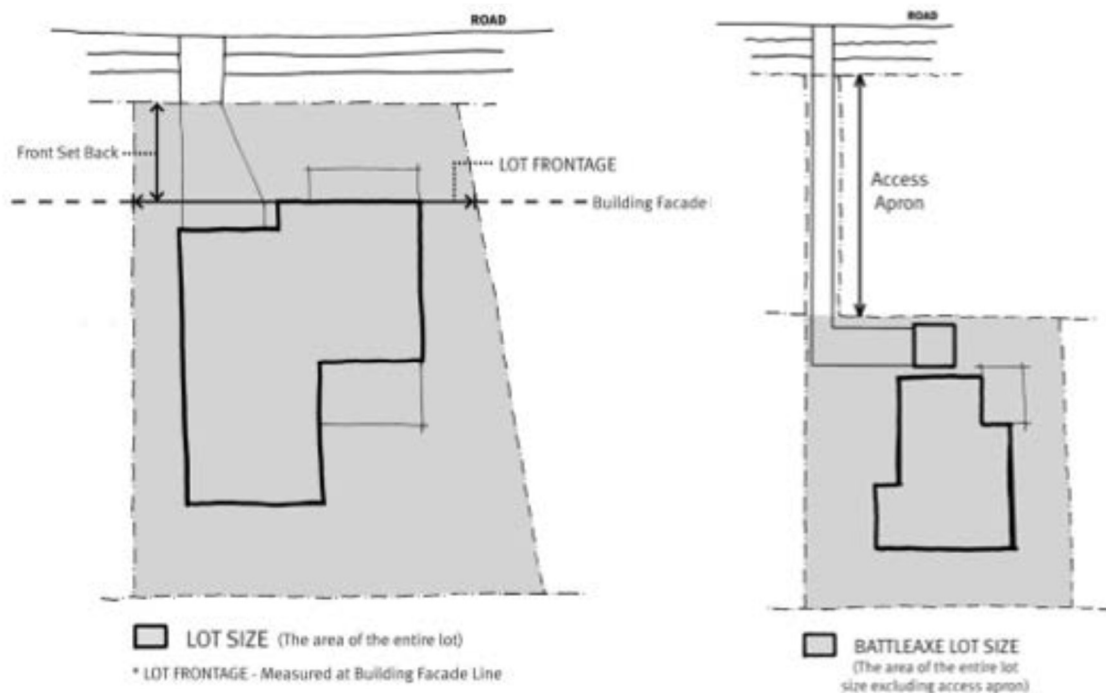
1. Development demonstrates how all residential blocks are designed for accessibility and walkability and are established around elements of the public domain such as a school, park, retail, or community facility that are typically within walking distance.
2. Subdivision layouts will demonstrate a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and site features, place making opportunities and solar design principles.
3. Pedestrian and cyclist connectivity will be maximised within and between each residential neighbourhood including pedestrian and cycling routes connecting to public open space, bus stops and railway stations, educational establishments and community/recreation facilities. Where possible all lots should have access to pedestrian and/or cycling paths.
4. Street blocks will generally be a maximum of 250m long and with variety in depth to promote housing diversity. Block lengths in excess of 250m may be considered by Council where pedestrian and cyclist connectivity, stormwater management and traffic safety objectives are achieved.
5. In areas around local and town centres, the block perimeters will generally be a maximum of 520m (typically 190m x 70m) to increase permeability and promote walking and cycling.
6. Subdivision layout will demonstrate how a 40% tree canopy coverage will be achieved through alignment with the approved Neighbourhood Plan.
7. Existing mature trees will be retained where possible and be considered in the block design.

4.5.2.3 Lots

1. Minimum lot frontages applying to each density band will comply with **Table 5**. Lot frontage is measured at the street facing building line as indicated in **Figure 10**.

Table 5: Minimum lot frontages by density bands

	Access Arrangement	Minimum Dwelling Density 10 to 15 dwellings/ha	Minimum Dwelling Density 15 -25 dwellings/ha	Minimum Dwelling Density 25 - 45 dwellings/ha
Minimum Lot Frontages	Front Loaded	12.5m	9m	7m
Minimum Lot Frontages	Rear Loaded	4.5m	4.5m	4.5m

Figure 10 :Measurement of minimum lot widths and lot area

2. In areas with a minimum residential density of $\leq 25\text{dw}/\text{Ha}$, no more than 40% of the total residential lots proposed in a street block may have a frontage of less than 10m wide.
3. In areas with a minimum residential density of $\leq 25\text{dw}/\text{Ha}$, total lot frontage for front accessed lots greater than or equal to 7m and less than 9m should not exceed 20% of any block length.
4. Lots will be rectangular. Where lots are an irregular shape, they will be large enough and oriented appropriately to enable dwellings to meet the controls in this DCP.
5. Where residential development adjoins land used for public recreation or drainage, the subdivision layout is to create lots for the dwelling, with the main residential and road entry to front the open space or drainage land.
6. The orientation and configuration of lots will be generally consistent with the following subdivision principles:
 - i. Smallest lots achievable for the given orientations fronting parks and open space with the larger lots in the back streets;
 - ii. Larger lots on corners;
 - iii. North facing lots will generally be wider or deeper, providing for residential development with private open space in the front setback if appropriate;
 - iv. Narrowest lots in the subdivision will generally have rear-facing backyards;
 - v. Lot orientation will be east-west, or north-south only where the road pattern requires; and
 - vi. Exceptions to the preferred lot orientation may be considered where factors such as the layout of existing roads and cadastral boundaries, or topography and drainage lines, prevent achievement of the preferred orientation.

7. An alternative lot orientation may be considered where the site slope and gradients require excessive cut and fill/retaining or amenities such as views and outlook over open space are available and providing appropriate solar access and overshadowing outcomes can be achieved. The combination of the lot frontage width and the size of the lot determine the type of dwelling that can be erected on the lot, and the development controls that apply to that dwelling.
8. Shallow lots (typical depth 14-18m, typical area <200m²) intended for double storey dwellings should be located only in locations where it can be demonstrated that impacts on adjoining lots, such as overshadowing and overlooking of private open space, satisfy the requirements of the DCP. For lots over 225m², the Building Envelope Plan should demonstrate in principle how DCP requirements such as solar access and privacy to neighbouring private open spaces will be satisfied.
9. Residential lots which front a road reserve that is adjoining a high-pressure gas easement in Low Density Residential areas will have a minimum width of 20m and a minimum depth of 40m. Alternative lot sizes may be considered by Council on a case by case basis, where the development is supported by an appropriate specialist study, prepared by a suitably qualified and experienced professional; and with the approval of the pipeline operator / asset owner.

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

4.6 Battle-Axe Lots

4.6.1 Objectives

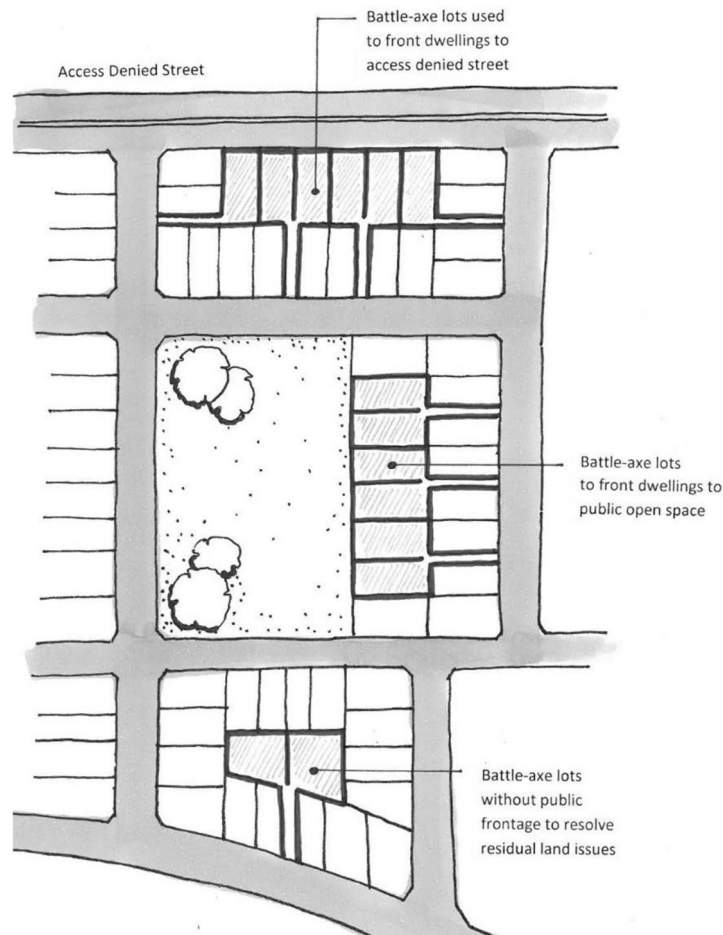
1. Limit the number of battle-axe lots.
2. Provide battle-axe lots that can accommodate residential development.
3. Ensure that where a battle-axe lot is proposed the amenity of the lot and the amenity of neighbouring lots or public domain is not compromised.
4. Provide battle-axe shaped lots or shared driveway access to lots fronting access denied roads.

4.6.2 Controls

1. Development will comply with the principles for the location of battle-axe lots as illustrated in **Figure 11**.
2. Subdivision layout will minimise the use of battle-axe lots to resolve residual land issues.
3. In areas within the 15-25dw/Ha density band, the minimum site area for battle-axe lots without any street or park frontage is 500m² (excluding the access handle of a driveway) and only detached dwelling houses will be permitted.
4. The width of the driveway will be 5m wide access handle with 3m driveway for single lot access and 6m access handle with 4m driveway for up to two lots.
5. The driveway or shared driveway will include adjacent planting and trees. The landscaped area will have a minimum width of 1m on both sides of the driveway.
6. The driveway or shared driveway will be constructed with sufficient vehicle manoeuvring areas to allow vehicles to enter and exit to the street in a forward direction.
7. Driveway design, including dimensions and corner splays, is to be in accordance with Council's Design and Construction Specifications.

8. A battle-axe handle will serve no more than 2 dwellings. A dwelling fronting the street will be located on both sides of the access handle and will have a separate driveway.

Figure 11: Principle for the location of battle-axe lots



4.7 Zero Lot Lined Lot Development

4.7.1 Objectives

1. Ensure that where zero lot boundaries are proposed the amenity of the lot and the amenity of neighbouring lots are not compromised.

4.7.2 Controls

1. Development will demonstrate that the location of a zero-lot line has been determined primarily by topography and should be on the low side of the lot to minimise water penetration and termite issues. Other factors to consider include dwelling design, adjoining dwellings, landscape features, street trees, vehicle crossovers and the lot orientation.
2. On all lots where a zero-lot line is permitted and proposed, the side of the lot that may have a zero-lot alignment will be shown on the subdivision plan.
3. Where a zero-lot line is nominated on a lot on the subdivision plan, the adjoining (burdened) lot is to include a 900mm easement for single storey zero lot walls and 1200mm for two storey zero lot walls to enable servicing, construction and maintenance of the adjoining dwelling.

4. No overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefited lot will be permitted within the easement.
5. Any services and projections permitted under Clause 6.1 (9) within the easement to the burdened lot dwelling should not impede the ability for maintenance to be undertaken to the benefitted lot.
6. The S88B instrument for the subject (benefited) lot and the adjoining (burdened) lot will include a note identifying the potential for a building to have a zero-lot line. The S88B instrument supporting the easement is to be worded so that Council is removed from any dispute resolution process between adjoining lots.

4.8 Corner Lots

4.8.1 Objectives

1. Ensure corner lots are of sufficient dimensions and size to contribute positively to the streetscape and residential amenity.

4.8.2 Controls

1. Corner lots, including splays and driveway location, will be designed in accordance with AS 2890 and Council's Design and Construction Specification.
2. Corner lots will be designed to allow dwellings to positively address both street frontages.
3. Development will indicate the location of proposed or existing substations, kiosks, sewer manholes and/or vents affecting corner lots.
4. Corner lots are to be wide enough to allow driveways to be located clear of intersections and sight lines, in accordance with Council's Design and Construction Specifications.

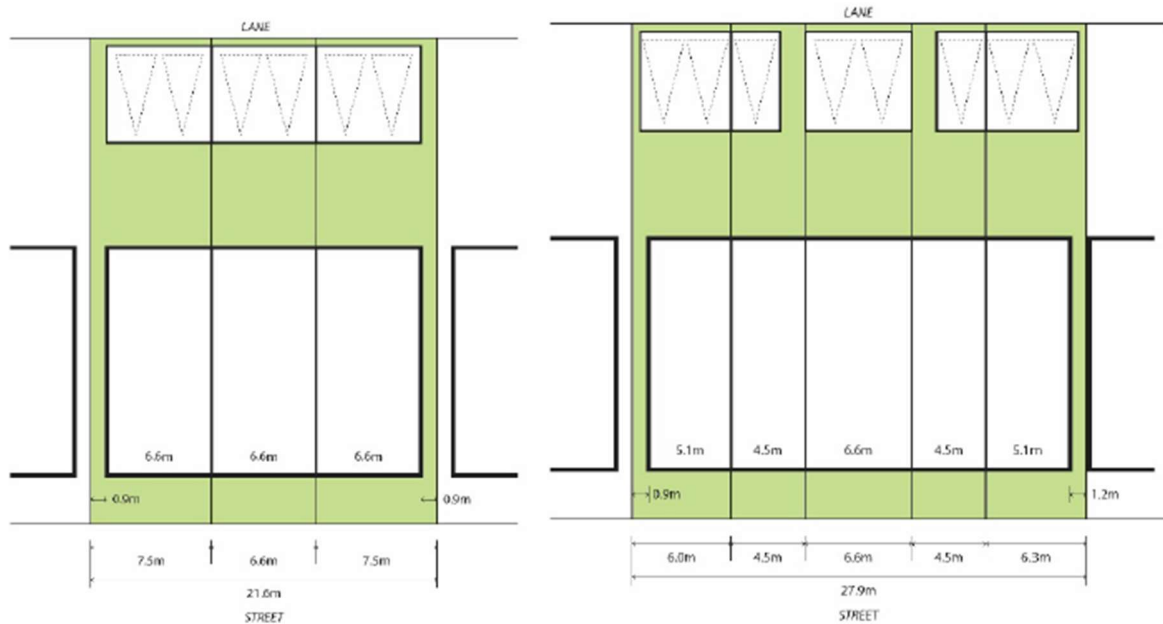
4.9 Subdivision for Attached or Abutting Dwellings

4.9.1 Objectives

1. Ensure that where attached or abutting dwellings are proposed the amenity of neighbouring lots are not compromised.

4.9.2 Controls

1. Development that includes subdivision of lots for Torrens Title attached or abutting dwellings will demonstrate that construction will be in 'sets'. A 'set' is a group of attached or abutting dwellings built together at the same time that are designed and constructed independently from other dwellings.
2. The maximum number of attached or abutted dwellings permissible in a set is eight.
3. The composition of sets will be determined in the subdivision design to take into account the lot width required for a side setback to the end of dwellings in each set. Examples of lot subdivisions for sets are illustrated in
- 4.
5. **Figure 12.**

Figure 12: Example of lot subdivision for ‘sets’ of attached or abutting dwellings

4.10 Subdivision for Non-Residential Development in Residential Areas

4.10.1 Objectives

1. Ensure that where subdivision for non-residential development in residential areas is proposed the amenity of neighbouring lots are not compromised.

4.10.2 Controls

1. Non-residential development in residential areas is encouraged where a DA sufficiently demonstrates it:
 - i. Contributes to the amenity and character of the residential area within which it is located;
 - ii. Provides services, facilities or other opportunities that meet the needs of the surrounding residential population and contributes to reduced motor vehicle use;
 - iii. Will not result in detrimental impacts on the amenity and safety of surrounding residential areas, including factors such as noise and air quality; and
 - iv. Is of a design that is visually and functionally integrated with the surrounding residential area.

Note: The UDZ permits certain non-residential development within residential areas, provided it is consistent with the relevant structure plans. Other parts of this DCP provide more detailed objectives and controls for these types of development.

Part 5 Residential

5.1 Site Analysis

Development proposals need to illustrate design decisions are based on careful analysis of the site conditions and their relationship to the surrounding context. By describing the physical elements of the locality and the conditions impacting on the site, opportunities and constraints for development can be understood and addressed in the design.

Site analysis and design is comprised as follows:

- Assessment of the site and locality; followed by
- Developing or selecting a dwelling design that responds to the characteristics of the site and the locality, site specific opportunities, constraints, features or hazards of the site.

5.1.1 Objectives

1. To show existing features of the site and its surrounds.
2. Ensure the opportunities and constraints of a site and its surroundings are comprehensively considered and inform the proposed dwelling design or selection.

5.1.2 Controls

1. Site analysis is required to be lodged with DA's.
2. Site Analysis is to:
 - i. Meet the objectives set out above;
 - ii. Demonstrate consistency with the approved Neighbourhood Plan; and
 - iii. Demonstrate how development responds to the Site Analysis Plan.
3. At a minimum, site analysis will include a plan showing the following features:
 - i. The location, boundary dimensions, site area, including north point and scale bar;
 - ii. Existing topographic and locational features, such as solar orientation, microclimate slope and interface conditions;
 - iii. Existing buildings and structures;
 - iv. Existing landscaping and vegetation;
 - v. Any easements over the land, services, existing infrastructure and utilities;
 - vi. Location of existing street features adjacent to the property, such as trees, planting, footpaths, streetlights and street furniture;
 - vii. Contours and existing levels of the land in relation to buildings and roads; and, whether the proposed development will involve any changes to these levels;
 - viii. Location and uses of buildings on sites adjoining the land;
 - ix. Hydraulic features, drainage lines, water features, drainage constraints and the like.
 - x. A stormwater concept plan (where required);
 - xi. Any identified road widening applying to the subject land; and
 - xii. Any existing and future constraints of the site such as noise, air quality and odour.

5.2 Residential Design Principles

5.2.1 Objectives

1. Encourage innovative and quality designs that enhances the built form, character of the neighbourhood and promotes health and wellbeing.
2. Encourage a diversity of built form design.
3. Support casual surveillance of the street.
4. Encourage visual interest through articulation.
5. Ensure development addresses corner sites.
6. Encourage the development of a community that can achieve net zero carbon emissions by 2050 by achieving Objectives 1,2 and 5 of **Section 8.1.1**.

5.2.2 Controls

1. New residential dwellings, including a residential component within a mixed-use building and serviced apartments intended, or capable of being, strata titled will be accompanied by a BASIX Certificate and will incorporate all commitments stipulated in the BASIX Certificate.
2. The primary street façade of a dwelling will address the street and incorporate at least two of the following design features to improve and safeguard thermal comfort and increase variation of building facades:
 - i. Entry feature or porch;
 - ii. Awnings or other features over windows;
 - iii. Balcony treatment to first-floor and upper floor elements;
 - iv. recessing or projecting architectural elements;
 - v. Open verandah;
 - vi. Bay windows or similar features; and / or
 - vii. Verandahs, pergolas or similar features above garage doors.
3. Dwellings on corner lots will address the primary and secondary street frontage with both facades complying with Control 2, above. Landscaping in the primary street front setback should continue around into the secondary street setback.
4. Modulation and treatment of façades is to be integrated with the design of the building, and relate to the internal layout and functions, rather than unrelated attached elements.
5. Eaves will provide sun shading, protect windows and doors and provide aesthetic interest. Eaves and gutters should not overhang adjoining properties. Council will consider alternative solutions to eaves if the DA sufficiently demonstrates and satisfies Council that appropriate sun shading is provided to windows and the dwelling displays a high level of architectural merit.
6. Street facing façades will feature at least one habitable room with a window onto the street.
7. Carports and garages will be designed and constructed of materials and finishes that complement the main dwelling.
8. Design of new dwellings should seek to implement the provisions of **Section 8.1.2.2 Controls Energy Efficiency and Reduction in Carbon Emissions**.

5.3 Setbacks

5.3.1 Objectives

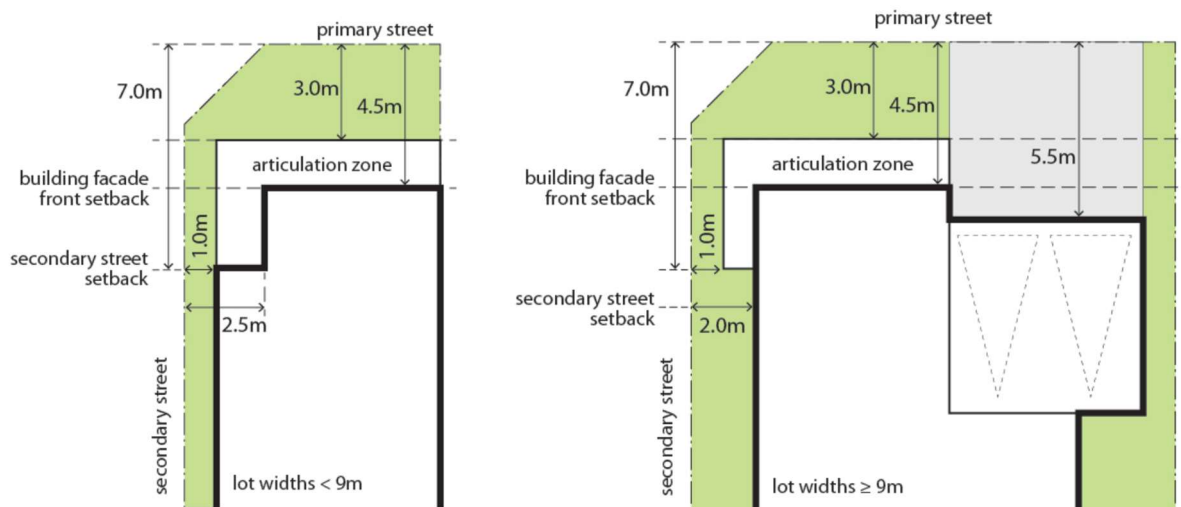
1. Provide space between buildings and streets to maintain and reinforce streetscape character and provide for air flow, sunlight, landscaping and general amenity.
2. Provide areas of deep soil to allow for the planting and growth of trees on private property.
3. Minimise the impacts of development on neighbouring properties with regards to view, privacy and overshadowing.
4. Ensure garages do not dominate the streetscape.
5. Ensure buildings on corner sites provide an appropriate secondary street setback and maintain sight lines for the safety of pedestrians and vehicles.

5.3.2 Controls

1. Dwellings will be consistent with the setback controls in **Section 5.10 Summary of Key Controls**
2. Setbacks will be measured between the principal dwelling wall closest to the boundary and the boundary line, excluding any architectural building design element encroachments as permitted by this DCP.
3. An articulation zone may permit some elements of the front facade of a building to intrude within the front setback to a maximum of 1.5m and not exceed 25% of the building façade width. The following building elements may be permitted in an articulation zone:
 - i. An entry feature or portico;
 - ii. A balcony, deck, patio, pergola, terrace or verandah;
 - iii. An upper level overhang or cantilever;
 - iv. A window box treatment;
 - v. A bay window or similar feature;
 - vi. An awning or other feature over a window; and
 - vii. A sun shading feature.
4. On corner lots, front setback and articulation zone controls will be consistent with **Section 5.10 Summary of Key Controls** and **Figure 13**.
5. The front setback to garages will be a minimum of 5.5m.
6. For steeply sloping sites the minimum front setbacks specified in this clause may not be achievable and will need to be increased. The siting of buildings on sloping sites needs to take into consideration the grade of the resultant access driveway and potentially allow for batters and/or retaining walls. Where development seeks to vary the front setbacks for sloping sites, applications are to be accompanied by a justification statement.
7. Garages and carports, including semi basement garages and attached garages, will be setback at least 1m behind the main building line, except where garages are rear loaded.
8. Walls along the side boundary setbacks will be articulated to avoid the appearance of excessively long walls. Articulation may be provided in the form of a window; wall return or architectural feature.
9. In the case of attached or semi-detached dwellings, the side setback only applies to the end of a row of attached housing, or the detached side of a semi-detached house.

10. Pergolas, swimming pools and other landscape features/structures are permitted to encroach into the rear setback.
11. The minimum side boundary setback to public open space or land for the purpose of drainage will be 3m in land identified for low and medium residential density.
12. For dwellings with a minimum 900mm side setback, projections permitted into side and rear setback areas include eaves (up to 450mm wide), fascia's, sun hoods, gutters, down pipes, flues, light fittings, electricity or gas meters, rainwater tanks and hot water units.
13. Setback encroachments associated with zero lot lined dwellings must comply with **Section 4.7 Zero Lot Lined Lot Development**.

Figure 13: Corner lot setbacks and articulation zones



5.3.2.1 Battle-axe lot setbacks

1. In the case of battle-axe lots without a street facing elevation setbacks will be determined in the context of surrounding lots, built form and the location of private open space.
2. The upper floor of dwellings on battle-axe lots will be setback so as not to impact adversely on the existing or future amenity of any adjoining land on which residential development is permitted, having regard to overshadowing, visual impact and privacy.
3. In the case of a battle-axe lot with direct frontage to land zoned for a public purpose or a street facing elevation (such as access denied lots), the front setback controls in **Section 5.10 Summary of Key Controls** are to apply to the lot boundary adjoining the public recreation lands, and side and rear setbacks are to apply to lot boundaries determined relative to the front setback boundary.

5.4 Building Height and Form

5.4.1 Objectives

1. Ensure development is of a scale appropriate to protect residential amenity.
2. Ensure building heights achieve built form outcomes that achieve quality urban environments and design excellence.

5.4.2 Controls

1. The highest point of a building containing residential accommodation will not exceed the height specified in the relevant Precinct Structure Plan or Precinct Schedule.
2. In those areas which have a maximum height of 9m under the SEPP (Growth Centres), Precinct Structure Plan or Precinct Schedule, the height of a dwelling house will not exceed two storeys above existing ground level.
3. Council may permit a 3rd storey if it is satisfied that:
 - i. The dwelling is located on a prominent street corner; or
 - ii. The dwelling is located adjacent to a neighbourhood or local centre, public recreation or drainage land, a golf course, or a riparian corridor; or
 - iii. The dwelling is located on land with a finished ground level slope equal to or more than 15%, and where the resultant development will not adversely impact on the existing or future amenity of any adjoining land that is permissible for residential development. Key considerations include overshadowing, visual impacts and any impact on privacy; or
 - iv. The third storey is within the roof line of the building (i.e. an attic).
4. The ground floor level should be no more than 1m above finished ground level. Finished dwelling ground floor levels greater than 1m above natural ground level may be permitted where it can be sufficiently demonstrated that there is no adverse impact on adjoining properties and the streetscape.
5. Dwellings on a battle-axe-lot without public open space or buildings with a street frontage will be a maximum of 2 storeys high.
6. Dwellings on steeply sloping sites are to be split level.

5.5 Landscaping

5.5.1 Objectives

1. Ensure that each residential lot has sufficient area for landscaping, including deep soil planting areas, and usable private open space to meet the needs of occupants.
2. Preserve and retain existing mature native vegetation wherever practicable.
3. Support landscape design that incorporates the planning of landscape species indigenous to the part of Wollondilly Shire in which they are being planted.
4. Ensure a balance between built and landscaped elements in residential areas.
5. Create and support the desired street character.

5.5.2 Controls

1. The external landscaped area, including permeable and impermeable surfaces within any residential lot is to comply with the controls in **Section 5.10 Summary of Key Controls**
2. Primary landscape zones are to be provided in the front and rear setbacks of lots to provide for deep soil planting areas in accordance with **Section 5.10 Summary of Key Controls**
3. Tree Planting is to comply with the **Section 5.10 Summary of Key Controls** including, where relevant:

- i. At least 1 medium sized tree (that will have a mature height of at least 8m) is to be planted in the primary street front setback, within the designated primary deep soil landscape zone;
 - ii. At least 1 small sized tree (that will have a mature height of at least 5m) is to be planted in the rear setback, within the designated primary deep soil landscape zone; and
 - iii. In addition, opportunities for planting of a medium or small sized tree in the secondary street frontage of corner lots is to be explored as a preferred outcome.
4. Principal Private Open Space (PPOS) is to be provided in accordance with the controls in **Section 5.10 Summary of Key Controls**.
5. The location of PPOS is to be determined in detailed design. The DA is to demonstrate that the location and orientation of the PPOS has been determined having regard to dwelling design, orientation, adjoining dwellings, landscape features and topography.
6. The PPOS will be directly accessible from a main living area of a dwelling or alfresco room and have a maximum gradient of 1:10.
7. The PPOS is to be unobstructed by services or utilities, such as clotheslines, waste services, garbage bins, water tanks, sheds or other similar structures.
8. Synthetic or artificial grass is not to be included in permeable landscaped area calculations. It is also noted that Council does not permit the use of artificial turf within public land adjacent to the road verge.

5.6 Parking and Vehicle Access and Egress

5.6.1 Objectives

1. Provide safe and secure onsite parking for residents and visitors.
2. Reduce the visual impact of garages, carports and parking areas on the streetscape and improve dwelling presentation.
3. Ensure site accesses have adequate sight distances and are designed to ensure that all vehicles are able to safely enter and exit the site and maintain the safety and integrity of the road network.
4. Minimise conflict between pedestrians and vehicles at the junction of driveways and footpaths.
5. Minimise potential impacts of driveway locations on streets and intersections.

5.6.2 Controls

5.6.2.1 Car parking

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

5.6.2.2 Garages

1. Garages will be designed and provided to comply with the controls in **Section 5.10 Summary of Key Controls** and in accordance with Council's Design and Construction Specifications.
2. Garages will not be a dominant feature of the building façade. The garage will be subservient in scale to the dwelling, and integrated and compatible with the overall design of the dwelling in terms of height, form, materials, detailing and colour.
3. Garages on lots of less than 7m frontage must be accessed from the rear of the lot.
4. Rear loaded garages on lots with a frontage of less than 7m are to be limited to single garage.
5. Front loaded garages on lots with a frontage less than 8m in width are to be limited to single garages.
6. Single garage doors will be a maximum of 3m wide and double garage doors should be a maximum of 6m wide.
7. Minimum internal dimensions for a single garage are 3m wide by 5.5m deep and for a double garage 5.6m wide by 5.5m deep. Minimum internal dimensions should be free of obstructions.
8. Three car garages are only permitted on large residential lots having a frontage of $\geq 15\text{m}$ where:
 - i. At least one of the garage doors is not directly visible from a public road; or
 - ii. One of the car spaces is in a stacked configuration; or
 - iii. The total width of the garage is not to exceed 50% of the width of the front building façade.
9. Sub-floor garages may be considered on sloping sites where it will achieve a better design outcome. The better design outcome needs to be demonstrated as part of the DA.

5.6.2.3 Site Access and Driveways

1. Driveways will be designed to Council's Design and Construction Specifications.
2. Vehicular access will be integrated with site planning from the earliest stages of the project to eliminate/reduce potential conflicts with the streetscape requirements and traffic patterns, and to minimise potential conflicts with pedestrians.
3. Driveways will not adversely impact drainage facilities on the kerb and gutter.
4. Driveways will have soft landscaped areas on either side, suitable for water infiltration.
5. Driveways will be setback from intersections and maintain sight lines for safe street function.

5.7 Residential Amenity

5.7.1 Objectives

1. Locate and design dwellings to enhance visual and acoustic privacy, whilst minimising visual and acoustic impacts of development on adjoining properties.
2. Provide visual privacy for internal and external spaces.
3. Provide acoustic amenity and privacy.
4. Ensure waste management enhances residential amenity.

5.7.2 Controls

5.7.2.1 Noise

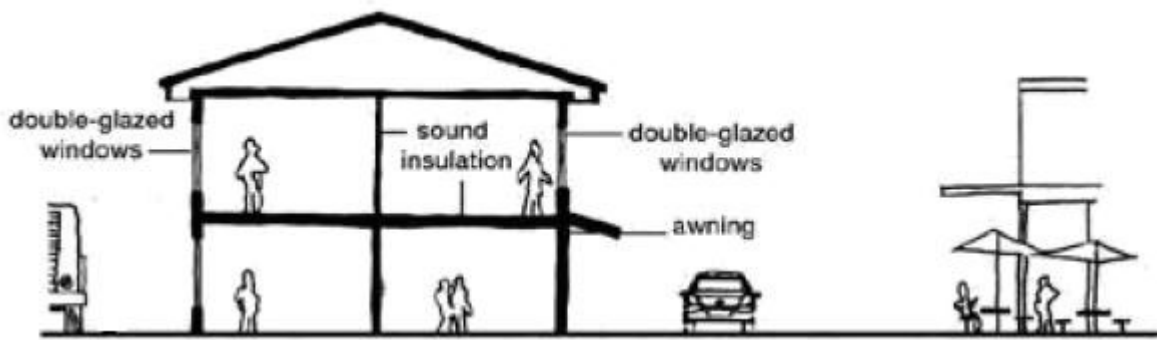
1. Potential noise sources and impacts on dwelling design is to be identified on the site analysis plan, and development is to demonstrate how these are mitigated in the design and construction process.
2. Development will be accompanied by, and comply with, an acoustic report, prepared by a suitably qualified person, where the proposed development is:
 - i. Adjacent to or located within 100m of an existing or possible future railway line, arterial or sub-arterial roads; or
 - ii. Potentially impacted upon by a nearby industrial / employment area; or
 - iii. Non-residential land uses.
3. Development affected by noise from existing or possible future rail or traffic noise is to comply with AS2107-2000 Acoustics: Recommended Design Sound Levels and Reverberation Times for Building Interiors.
4. Residential development affected by noise from existing or possible future rail or traffic must aim to comply with the criteria in Table 6 which provides guidance on measures to manage internal noise levels.
5. All dwellings will be designed and constructed to comply with the standards for noise attenuation in accordance with the Building Code of Australia and the Department of Environment, Climate Change and Water's NSW Road Noise Policy, Environment Protection Authority's Rail Infrastructure Noise Guidelines, and the State Government's Development Near Rail Corridors and Busy Roads Guidelines.
6. The internal layout of residential buildings, window openings, the location of outdoor living areas (i.e. courtyards and balconies) and any building mechanical servicing or plant areas will be designed to minimise noise impact and transmission.
7. In attached and semi-detached dwellings, bedrooms of one dwelling will not share walls with living spaces or garages of adjoining dwellings, unless it is demonstrated that the shared walls and floors meet the noise transmission and insulation requirements of the Building Code of Australia.

Table 6: Noise criteria for residential premises impacted by noise

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

Notes: These levels correspond to the combined measured level of external sources and the ventilation system operating normally. Where a naturally ventilated/windows open condition cannot be achieved, it is necessary to incorporate mechanical ventilation compliant with AS1668 and the Building Code of Australia.

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

Figure 14: Strategies for minimising noise transmission

5.7.2.2 Visual Privacy

1. Direct overlooking of main habitable areas and private open spaces of adjoining dwellings will be minimised through building layout and design, such as the location of windows, balconies, decks and terraces, and the use of screening devices, including landscaping.
2. Balconies, verandahs and similar structures will be located and designed to minimise overlooking of neighbouring properties.
3. A privacy screen or fixed obscure glass will be provided on any part of a window less than 1.5m above the finished floor level of the first floor (or any upper floors) of habitable rooms (excluding bedrooms) if the room overlooks an adjacent dwelling window or the private open space of an adjacent dwelling.
4. Active recreation facilities (e.g. swimming pools) will be located away from the bedroom areas of adjoining dwellings or provide privacy screening where this is not possible.

5.7.2.3 Waste

1. Waste storage areas will be provided in private yard areas or where shared facilities are provided these must be located within common property.
2. Evidence to show where construction and/or demolition waste has been transported to, and disposed of, is to be retained until an Occupation Certificate has been issued.

5.8 Fencing

5.8.1 Objectives

1. Ensure boundary fencing is of a high quality and contributes positively to the streetscape.
2. Encourage the active use of front setback areas and front gardens.
3. Ensure that rear and side fencing assists in providing privacy and defining private space.
4. Ensure that fence height, location and design provide opportunities for surveillance of public streets and does not adversely affect the visibility of motorists and pedestrians at intersections.

5.8.2 Controls

5.8.2.1 General Fencing

1. Front fencing will be a maximum of 1.2m high.
2. Front fences and walls will not impede safe sight lines for motorists and pedestrians.

3. Standard side and rear fences will be:
 - i. 1.8m high and taper to the front fence to a maximum height of 1.2m, and
 - ii. If connected to a street frontage, be a maximum of 1.2m high to a point 2m behind the primary building façade and be tapered to 1.8m.
4. For corner lots, fencing along the secondary street boundary, that is forward of the building line, should be no higher than 1.2m above ground level (existing) and should be open for at least 20% of the area of the fence that is 400m above ground level (existing).
5. Fencing that adjoins laneways or rear access ways is to permit casual surveillance.

5.8.2.2 Fencing to open space and drainage land

1. Front fencing on lots facing towards open space or drainage land will be of an open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm.
2. On corner lots with a side boundary that directly adjoins open space or drainage land, the front fencing type is to be continued along the open space and / or drainage land frontage to at least 4m behind the building line of the dwelling.
3. The design of fencing on lot boundaries adjoining open space or drainage land is to permit casual surveillance of the public space by limiting fence height to 1.2m or by incorporating open elements and / or transparent materials.

5.9 Residential Development Adjacent to Transmission Easements

5.9.1 Objectives

1. Minimise the visual and amenity impacts of transmission lines on surrounding residential areas.
2. Provide for passive surveillance of the public lands within and adjacent to the transmission easement.
3. Maintain the privacy of dwellings adjacent to the easements.

5.9.2 Controls

1. Dwellings will be set back as far as possible from the transmission easement.
2. Low fencing, which complies with **Section 5.8 Fencing** or fencing that allows surveillance of the public lands within and adjacent to the transmission easement is to be used on the property boundaries facing the easement from the front lot boundary to a point 4m behind the front building façade.
3. Landscaping should permit views into the easement at ground level.
4. The orientation and layout of dwellings will permit casual surveillance of the easement, while maintaining the privacy of future occupants.

5.10 Summary of Key Controls

Refer to Glossary in **Appendix A** for explanation of dwelling types.

5.10.1 Lot frontages 8 to 9m

5.10.1.1 Lot with frontage width of 8m to 9m with detached dwelling

Table 7 contains controls for detached dwellings on lots of 8m to 9m widths.

A typical layout for a front loaded detached dwelling on an 8m x 25m lot is shown in **Figure 15**.

Figure 15: Typical residential lot 8m x 25m with a detached dwelling

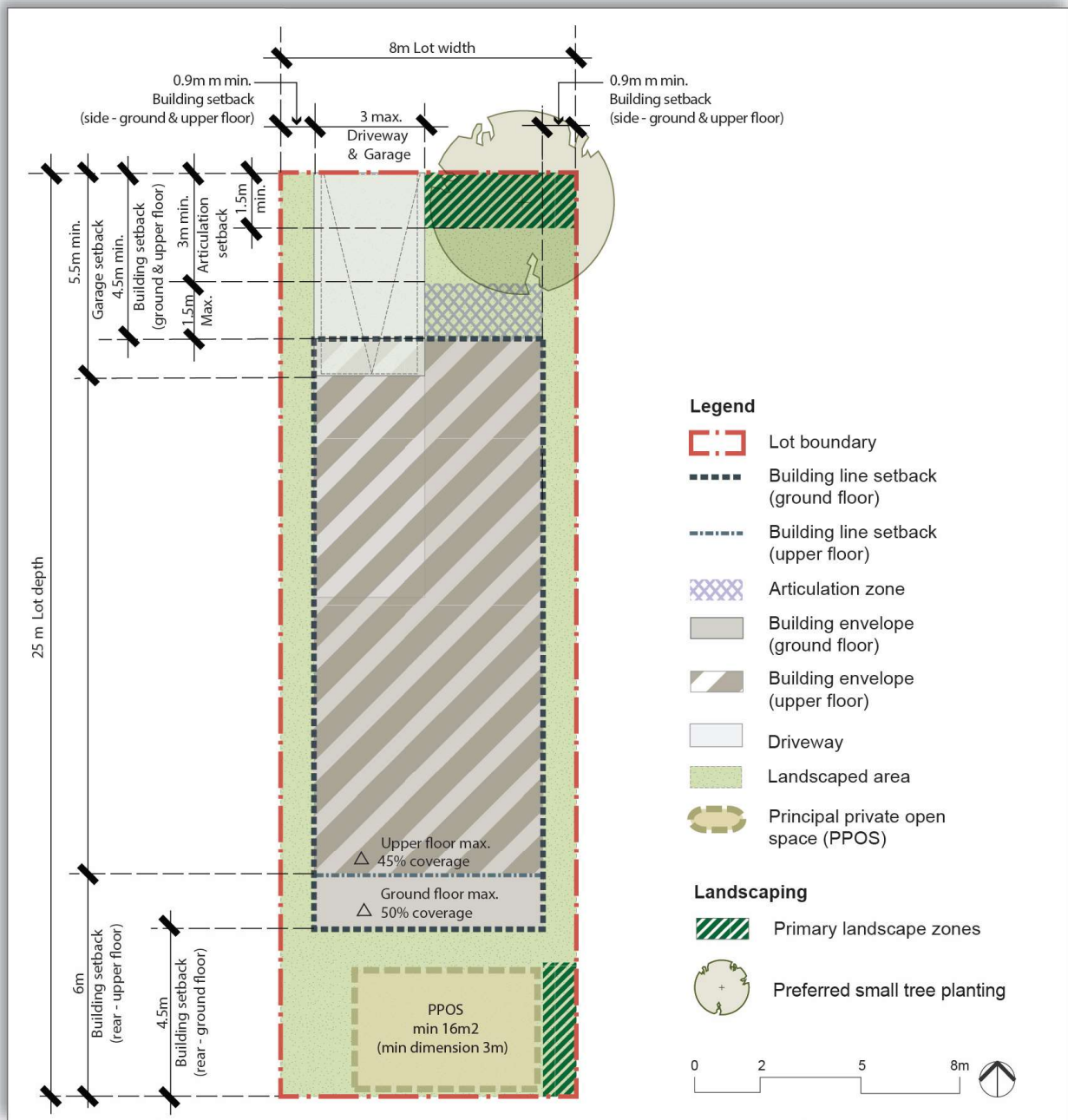


Table 7: Controls & metrics for ≥ 8m to < 9m wide lots with a detached dwelling

Elements		Controls	
Setbacks	Front	4.5m min.	Building setback to ground and upper floor.
		3 m min.	Articulation zone
		5.5m min.	Garage setback
		1m min.	Garage setback from main building line
	Rear	4.5m min.	Building setback to ground floor
		6m min.	Building setback to upper floors
Articulation zone	Depth	1.5m max.	
	Size & scale	25% max. of building frontage width	
Building heights	Storeys	2 storeys max. 3 rd storey subject to Section 5.4.2 clause (3)	
Site Coverage	Ground floor building footprint	55% max.	% of total lot area
	Upper floor building footprint	45% max.	
External Landscaping	Overall area	45% min.	% of total lot area
	Permeable	30% min.	
	Impermeable	15% max.	
	Primary landscape zones	3.5% min.	
		One primary land space zone to be delivered in the front setback area	
		To be provide in the zone shown in Figure 15 , or relevant lot lined Figure.	
		1.5m min depth	
		2.2m min length (of primary landscape zones)	
	Tree Planting	A minimum of 1 small tree in front setback, primary landscape zone.	
Principal Private Open Space (PPOS)	Size	16m ² min.	
	Dimensions	3m min.	
	Solar access	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	
	Location & Qualities	Preferred location shown in Figure 15 , or relevant lot lined Figure.	
		Directly accessible from at least one habitable room in the dwelling (excluding bedrooms) i.e. living area	
		Area is to be unobstructed	
Garages	Front accessed lots	A maximum of one single width garage must be provided.	
	Rear accessed lots	Single or double garages permitted	
	Garage door / carport widths	3m max	Garage door / carport width for single garages
		6m max	Double garage space / garage door / carport width
Car spaces	1-2 bedroom dwelling	1 space min (garage or hardstand only to meet Council requirements)	
	3+ bedroom dwelling	2 space min (garage or hardstand only to meet Council requirements)	
Driveway	Crossover	3m max	

5.10.1.2 Lot width of 8m to 9m with lot lined dwelling

Table 8 contains controls for specifically lot lined dwellings on lots with frontages of 8m to 9m. Where specific controls are not included in **Table 8** the controls in **Table 7** apply.

A typical layout for a lot lined dwelling on an 8m x 25m corner lot is shown in **Figure 16**.

These controls are to be read in conjunction with the **Section 4.7 Zero Lot Lined Lot Development**.

Figure 16: Typical residential lot 8m x 25m with a lot lined dwelling

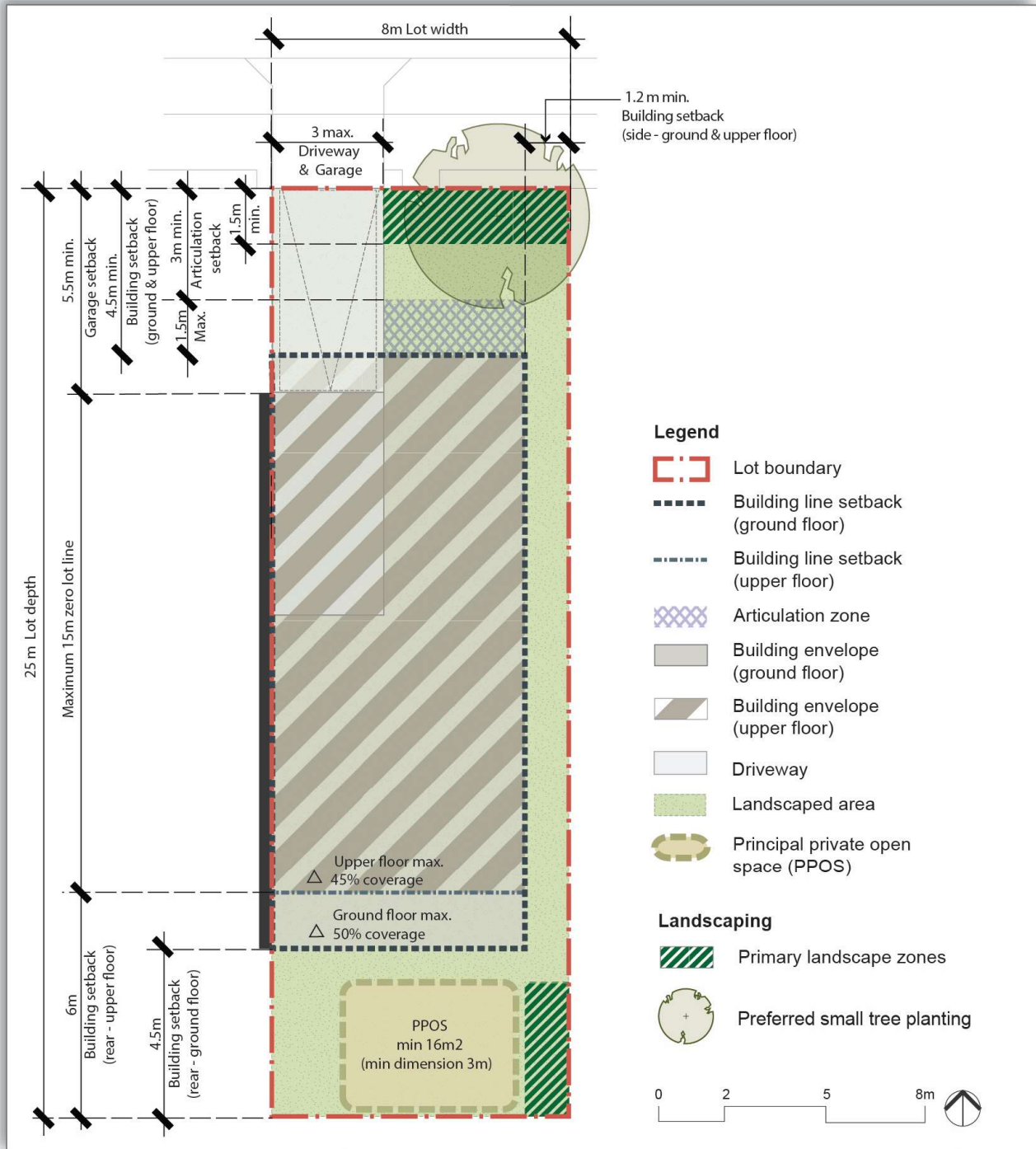


Table 8: Specific controls & metrics for $\geq 8\text{m}$ to $< 9\text{m}$ lots with a lot lined dwelling

Elements		Controls	
Setbacks	Zero lot lined side	0m min.	Building setback to ground floor & upper floor
	Detached side	1.2m min.	Building setback to ground & upper floor
Zero-line controls	Lot lined wall length	15m max.	

5.10.2 Lot frontages 9m to 12.5m

5.10.2.1 Detached Dwellings

Table 9 contains controls for detached dwellings on lots with frontages from 9m to 12.5m.

A typical layout for a front loaded detached dwelling on an 11m x 25m lot is shown in **Figure 17**.

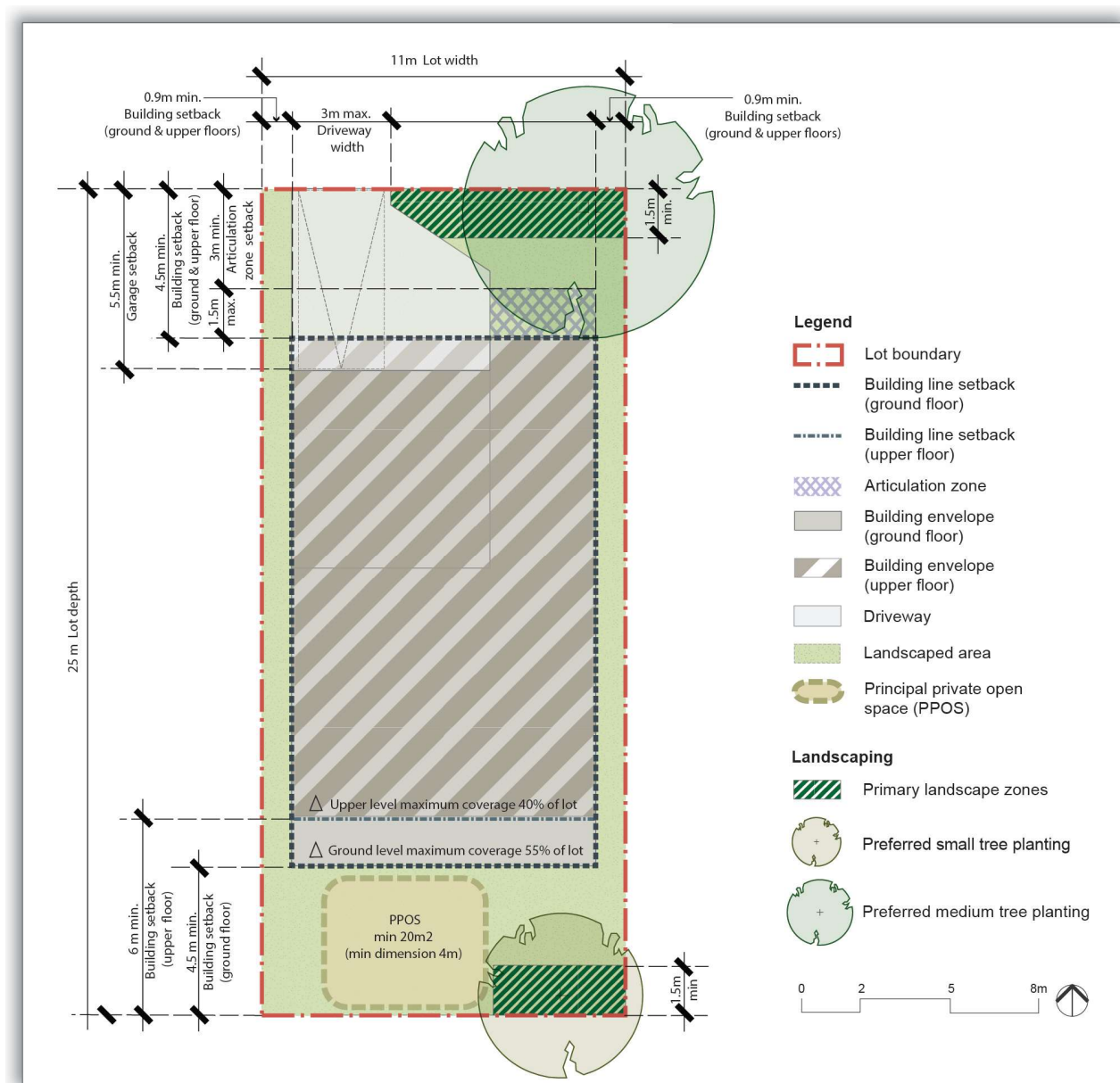
Figure 17: Typical residential lot 11m x 25m with a detached dwelling

Table 9: Controls & metrics for $\geq 9\text{m}$ and $\leq 12.5\text{m}$ wide lots with a detached dwelling

Elements		Controls	
Setbacks	Front	4.5m min.	Building setback to ground and upper floor.
		3 m min.	Articulation zone
		5.5m min.	Garage setback
		1m min.	Garage setback from main building line
	Side	0.9m min.	Building setback to both sides to ground and upper floors.
	Rear	4.5m min.	Building setback to ground floor
		6m min.	Building setback to upper floors
Articulation zone	Depth	1.5m max.	
	Size & scale	25% max.	Of building frontage
Building heights	Storeys	2 storeys max.	
Site Coverage	Ground floor building footprint	55% max.	% of total lot area
	Upper floor building footprint	40% max.	
External Landscaping	Overall area	45% min.	% of total lot area
	Permeable	26% min.	
	Impermeable	19% max.	
	Primary landscape zones	5.5% min.	
		One primary land space zone to be delivered in the front setback area and one in the rear setback area.	
		To be provide in the zones shown in Figure 17 , or relevant lot lined Figure.	
		1.5m min depth	
		4m min length (of primary landscape zones), where impacted by a driveway 3m is permissible	
	Tree Planting	A minimum of 1 medium tree in front setback, primary landscape zone.	
		A minimum of 1 small tree to be placed in the rear setback, primary landscape zone.	
Principal Private Open Space (PPOS)	Size	20m ² min.	
	Dimensions	4m min.	
	Solar access	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	
	Location & Qualities	Preferred location shown in Figure 17 , or relevant lot lined Figure.	
		Directly accessible from at least one habitable room in the dwelling (excluding bedrooms) i.e. living area	
Garages	Front accessed lots	Lots $\geq 9\text{m}$ and $< 10\text{m}$	Maximum of one single width garage must be provided. Double garages or single width entry tandem garages not permitted
		Lots $\geq 10\text{m}$ and $\leq 12.5\text{m}$	Single or double garages permitted
	Rear accessed lots	Single or double garages permitted	

	Garage door / carport width	3m max	Garage door / carport width for single garages
		6m max	Double garage space / garage door / carport width
Car spaces	1-2 bedroom dwelling	1 space min. (garage or hardstand only to meet Council requirements)	
	3+ bedroom dwelling	2 space min. (garage or hardstand only to meet Council requirements)	
Driveway	Crossover	3m max	

5.10.2.2 Lot lined dwellings

Table 10 Error! Reference source not found. contains controls specifically for lot lined dwellings on lots with frontages from 9m to 12.5m. Where specific controls are not included in **Table 10**, the controls in **Table 9** apply.

A typical layout for a lot lined dwelling on an 11m x 25m lot is shown in **Figure 18**.

These controls are to be read in conjunction with **Section 4.7 Zero Lot Lined Lot Development**.

Figure 18: Typical residential lot 11m x 25m with a lot lined dwelling

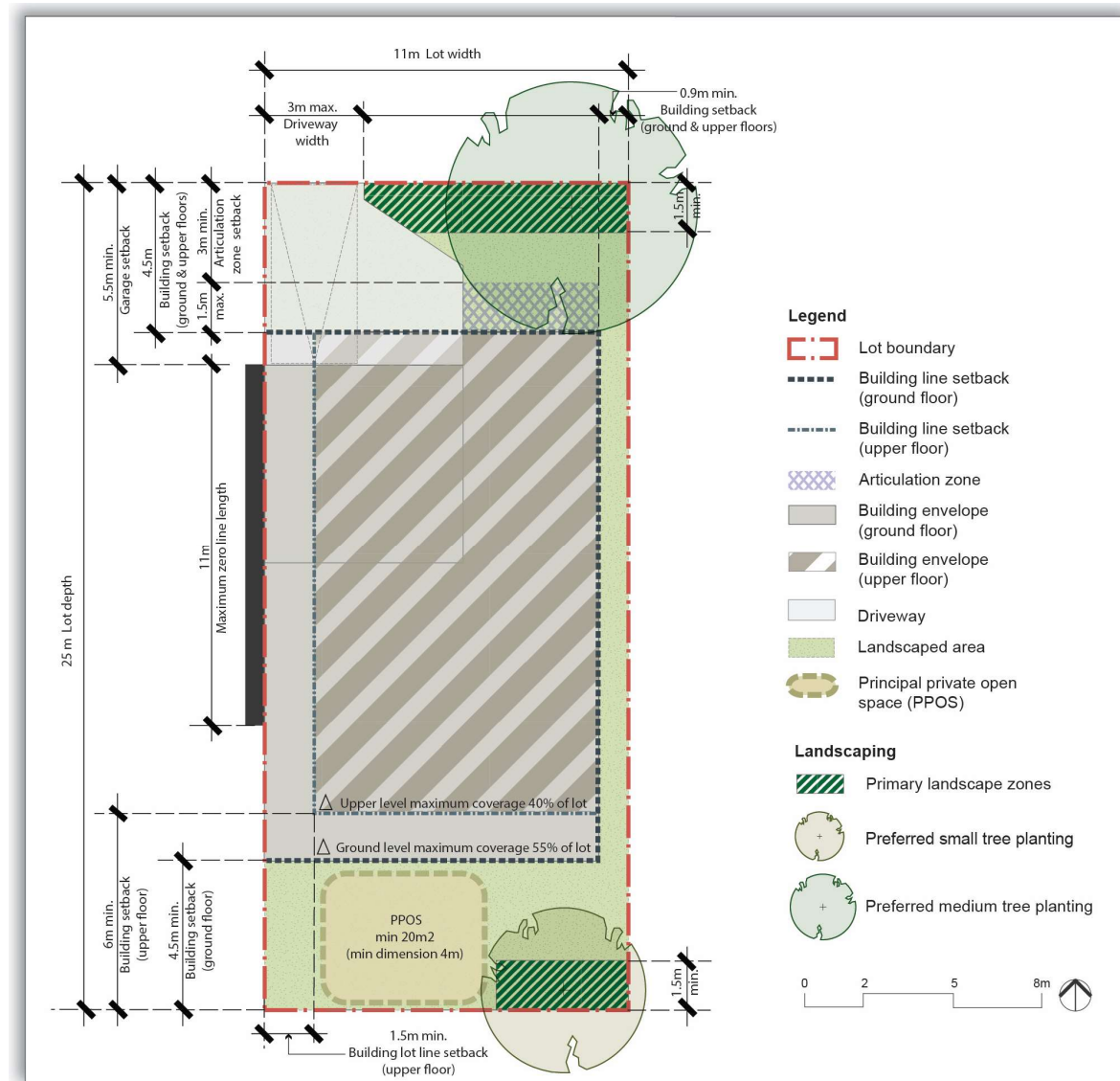


Table 10: Specific controls & metrics for $\geq 9\text{m}$ $\leq 12.5\text{m}$ width lots with a lot lined dwelling

Elements		Controls	
Setbacks	Detached side	0.9m min.	Building setback to both sides at the ground and upper floors.
	Zero lot lined side	0m min.	Building setback to ground floor
		1.5m min.	Building setback to upper floor
Zero-line controls	Lot lined wall length	11m Max	

5.10.3 Lot frontages 12.5m to 15m

5.10.3.1 Detached Dwellings

Table 11 contains controls for detached dwellings on lots with frontages from 12.5m to 15m.

A typical layout for a detached dwelling on an 14m x 25m lot is shown in **Figure 19**.

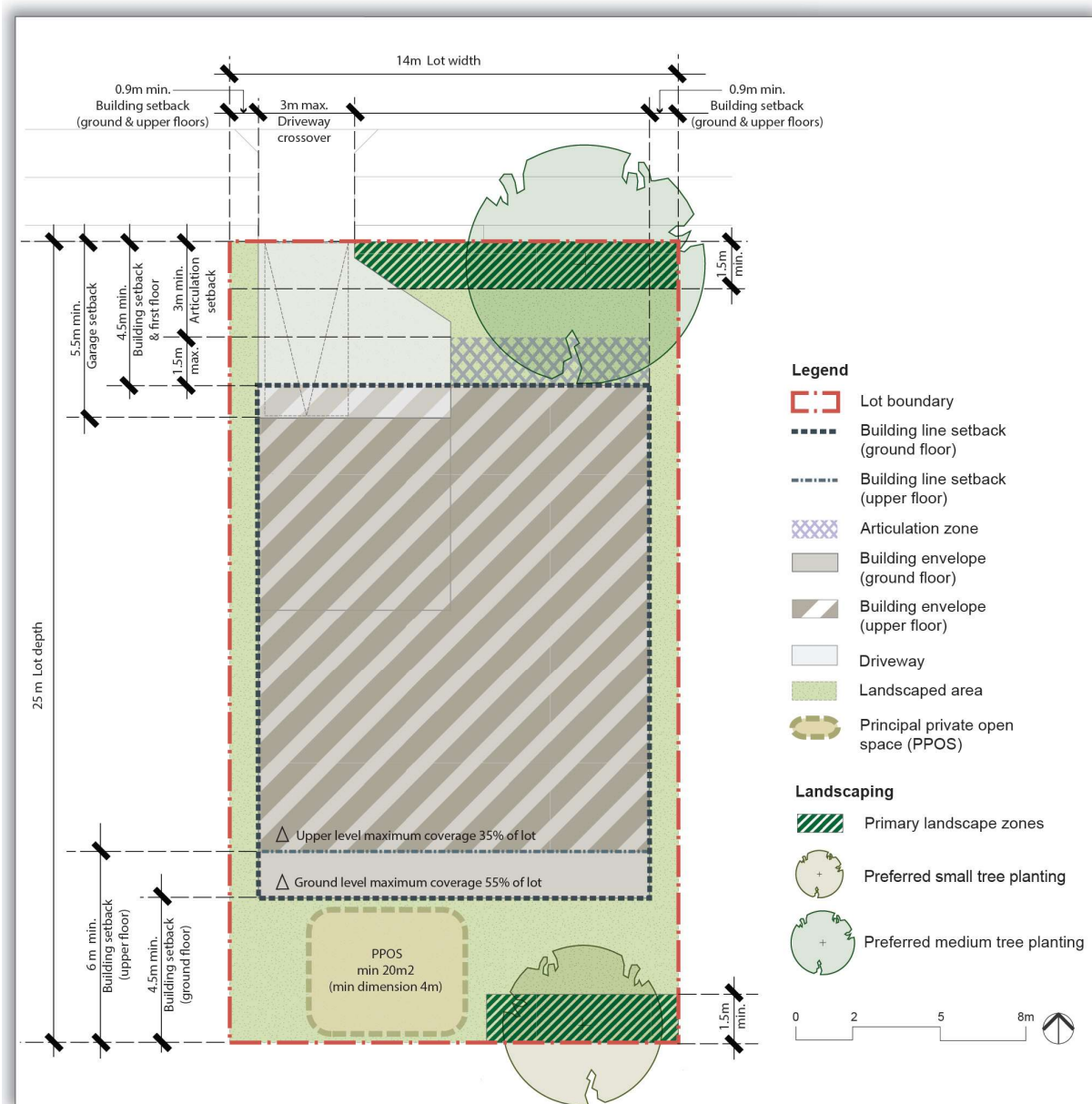
Figure 19: Typical residential lot 14m x 25m with a detached dwelling

Table 11: Controls & metrics for > 12.5m and ≤15m wide lots with a detached dwelling

Elements		Controls	
Setbacks	Front	4.5m min.	Building setback to ground and upper floor.
		3 m min.	Articulation zone
		5.5m min.	Garage setback
		1m min.	Garage setback from main building line
	Side	0.9m min.	Building setback to both sides to ground and upper floors.
	Rear	4.5m min.	Building setback to ground floor
		6m min.	Building setback to upper floors
Articulation zone	Depth	1.5m max.	
	Size & scale	25% max. of building frontage width	
Building heights	Storeys	2 storeys max.	
Site Coverage	Ground floor building footprint	55% max.	% of total lot area
	Upper floor building footprint	35% max.	
External Landscaping	Overall area	45% min.	% of total lot area
	Permeable	30% min.	
	Impermeable	17% max.	
	Primary landscape zones	6% min.	
		One primary land space zone to be delivered in the front setback area and one in the rear setback area.	
		To be provide in the zones shown in Figure 19 , or relevant lot lined Figure.	
		1.5m min depth	
		4m min length (of primary landscape zones)	
	Tree Planting	A minimum of 1 medium tree in front setback, primary landscape zone.	
		A minimum of 1 small tree to be placed in the rear setback, primary landscape zone.	
Principal Private Open Space (PPOS)	Size	20m ² min.	
	Dimensions	4m min.	
	Solar access	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	
	Location & Qualities	Preferred location shown in Figure 19, or relevant lot lined Figure.	
		Directly accessible from at least one habitable room in the dwelling (excluding bedrooms) i.e. living area	
		Area is to be unobstructed	
Garages	Front accessed lots	Single or double garage permitted	
	Rear accessed lots	Single or double garages permitted	
	Garage door / carport width	3m max	Garage door / carport width for single garages
		6m max	Double garage space / garage door / carport width
Car spaces	1-2 bedroom dwelling	1 space min. (garage or hardstand only to meet requirements)	
	3+ bedroom dwelling	2 space min (garage or hardstand only to meet Council requirements)	

Driveway	Crossover	3m max
----------	-----------	--------

5.10.3.2 Lot lined dwellings

Table 12 contains controls specifically for lot lined dwellings on lots with frontages from 12.5m to 15m. Where specific controls are not included in **Table 12**, the controls in **Table 11** apply.

A typical layout for a lot lined dwelling on an 14m x 25m lot is shown in **Figure 20**.

These controls are to be read in conjunction with the **Section 4.7 Zero Lot Lined Lot Development**.

Figure 20: Typical residential lot 14m x 25m with a lot lined dwelling

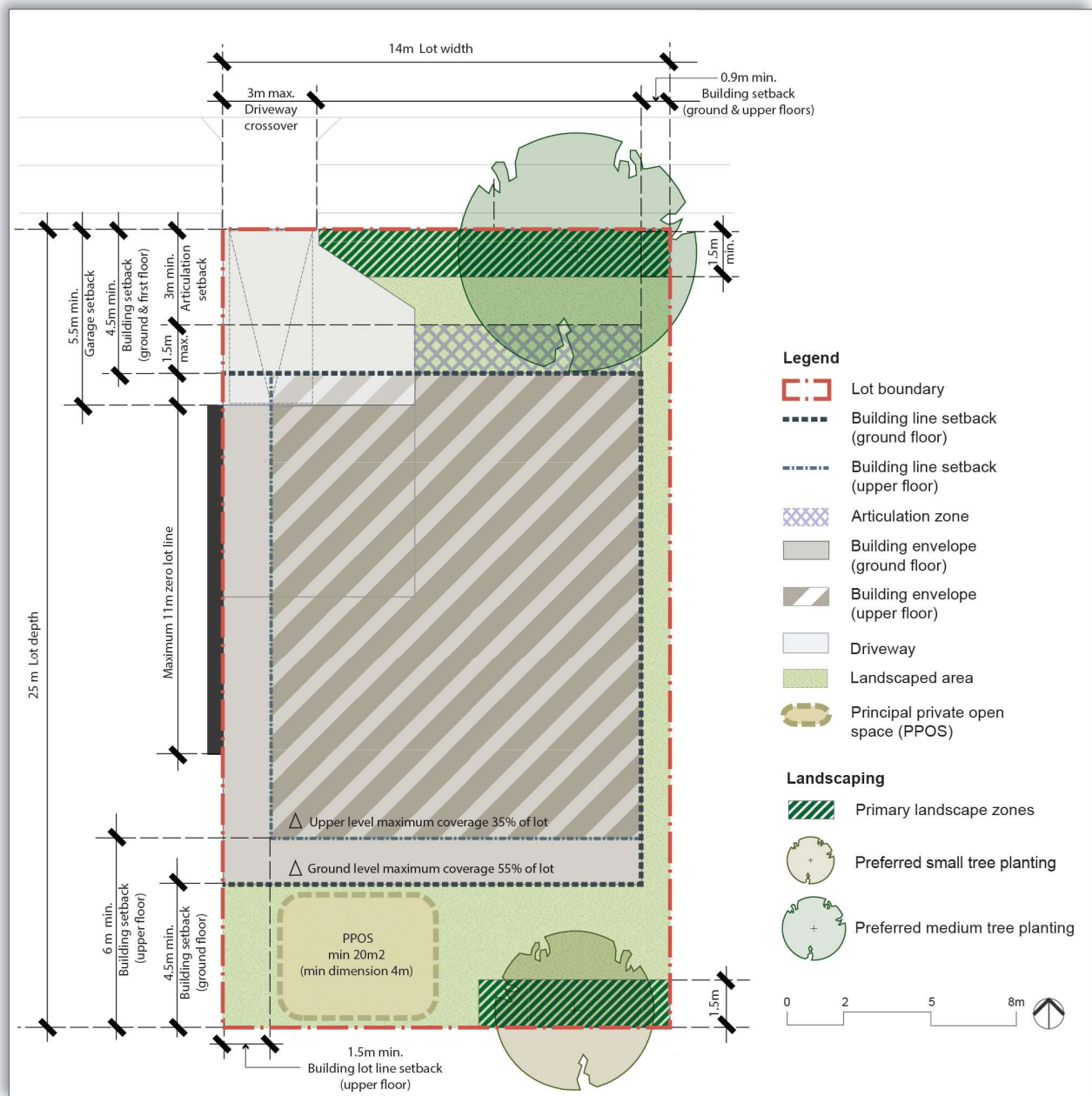


Table 12: Specific controls & metrics >12.5m and ≤15m wide lots with a lot lined dwelling

Elements	Controls
----------	----------

Setbacks	Detached side	0.9m min.	Building setback to both sides at the ground and upper floors.
	Zero lot lined side	0m min.	Building setback to ground floor
		1.5 m min.	Building setback to upper floor
Zero-line controls	Lot lined wall length	11m max.	

5.10.3.3 Corner lot width 9m to 15m with detached dwelling

Table 13 contains controls for detached dwellings on corner lots 12.5m to 15m.

A typical layout for a detached dwelling on a 13.5m x 25m corner lot is shown in **Figure 21**.

Figure 21: Typical residential corner lot 13.5m x 25m with a detached dwelling

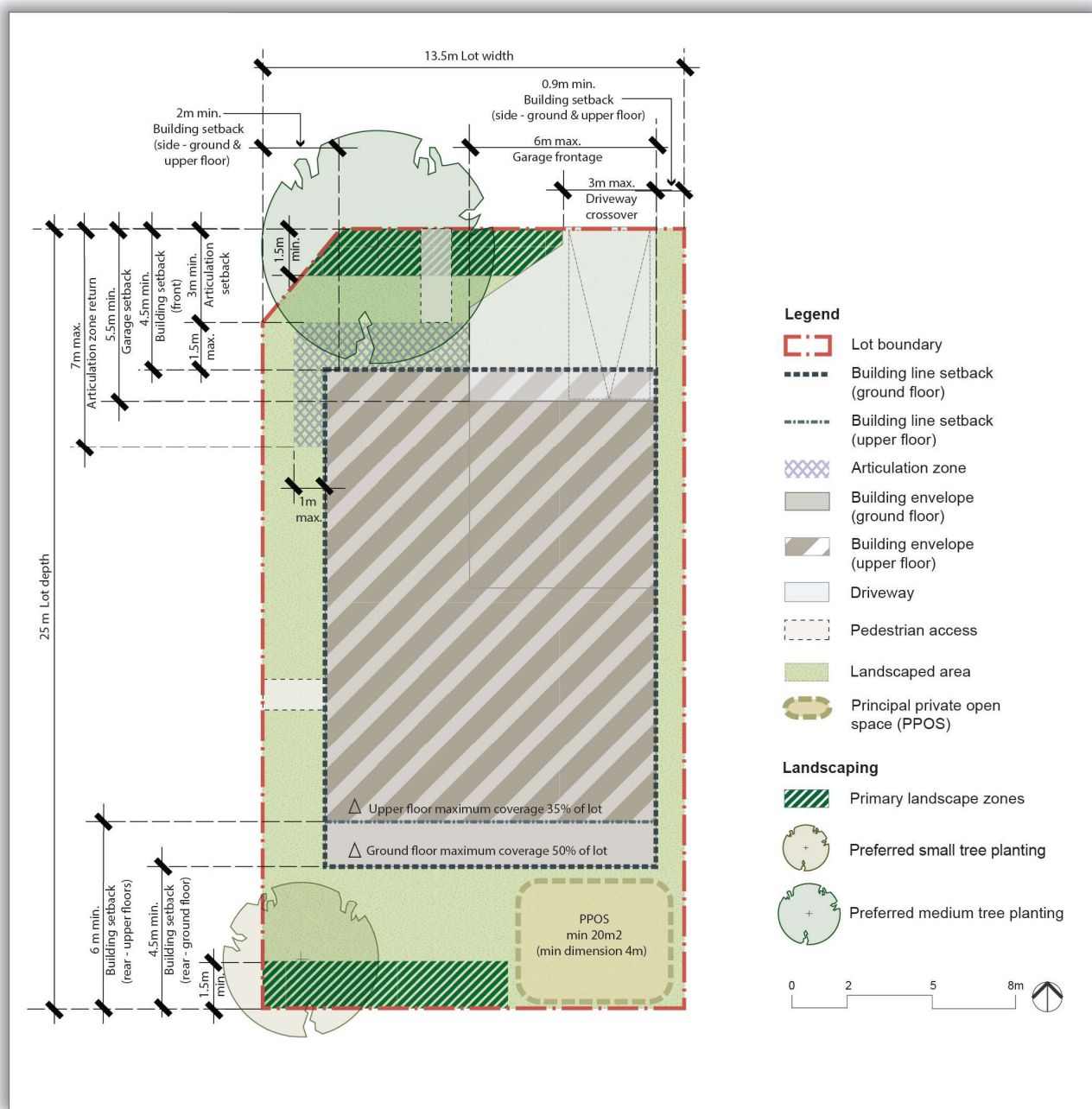


Table 13: Controls & metrics for $\geq 9\text{m}$ to $\leq 15\text{m}$ wide corner lots with detached dwelling

Elements	Controls
----------	----------

Setbacks	Front	4.5m min.	Building setback to ground and upper floor.
		3 m min.	Articulation zone
		5.5m min.	Garage setback
		1m min.	Garage setback from main building line
	Secondary frontage	2m	Building setback for ground and upper floors
	Rear	4.5min.	Building setback to ground floor
		6min.	Building setback to upper floors
Articulation zone	Depth – primary frontage	1.5m max.	
	Size & scale – primary frontage	25% max. of building frontage width	
	Depth –Secondary frontage	1m max	
	Length / return - secondary frontage	7m	
Building heights	Storeys	2 storeys max.	
Site Coverage	Ground floor building footprint	50% max.	% of total lot area
	Upper floor building footprint	35% max.	
External Landscaping	Overall area	50% min.	% of total lot area
	Permeable	30% min.	
	Impermeable	20% max.	
	Primary landscape zones	6% min.	
		A minimum of one primary land space zone to be delivered in the front setback area and one in the rear setback area.	
		To be provide in the zones shown in Figure 21 , or the relevant lot lined Figure.	
		1.5m min depth	
		4m min length (of primary landscape zones)	
	Tree Planting	A minimum of 1 medium tree in front setback, primary landscape zone.	
		A minimum of 1 small tree to be placed in the rear setback, primary landscape zone.	
Principal Private Open Space (PPOS)	Size	20m ² min.	
	Dimensions	4m min.	
	Solar access	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	
	Location & Qualities	Preferred location shown in Figure 21 , or the relevant lot lined Figure.	
		Directly accessible from at least one habitable room in the dwelling (excluding bedrooms) i.e. living area	
Garages	Front accessed lots	Lots ≥ 9m and < 10m	A maximum of one single width garage must be provided. Double garages or single width entry tandem garages not permitted
		Lots ≥ 10m	Single or double garage permitted
	Side accessed lots	Single garages permitted.	
		Double garages permitted where lot depth is greater than or equal to 25m.	

Car spaces	Rear accessed lots	Single or double garages permitted	
	Garage door / carport width	3m max	Garage door / carport width
		6m max	Double Garage door / carport width
	1-2 bedroom dwelling	1 space min. (garage or hardstand only to Council requirements)	
Driveway	3+ bedroom dwelling	2 space min (garage or hardstand only to Council requirements)	
	Crossover	3m max	

5.10.3.4 Corner lot width 9m to 15m with lot lined dwelling

Table 14 contains controls specifically for lot lined dwellings on corner lots with frontages of 12.5m to 15m. Where specific controls are not included in **Table 14**, the controls in **Table 13** apply.

A typical layout for a lot lined dwelling on a 12.5m x 25m corner lot is shown in **Figure 22**.

These controls are to be read in conjunction with the **Section 4.7 Zero Lot Lined Lot Development**.

Figure 22: Typical residential lot 13.5m x 25m with a lot lined dwelling

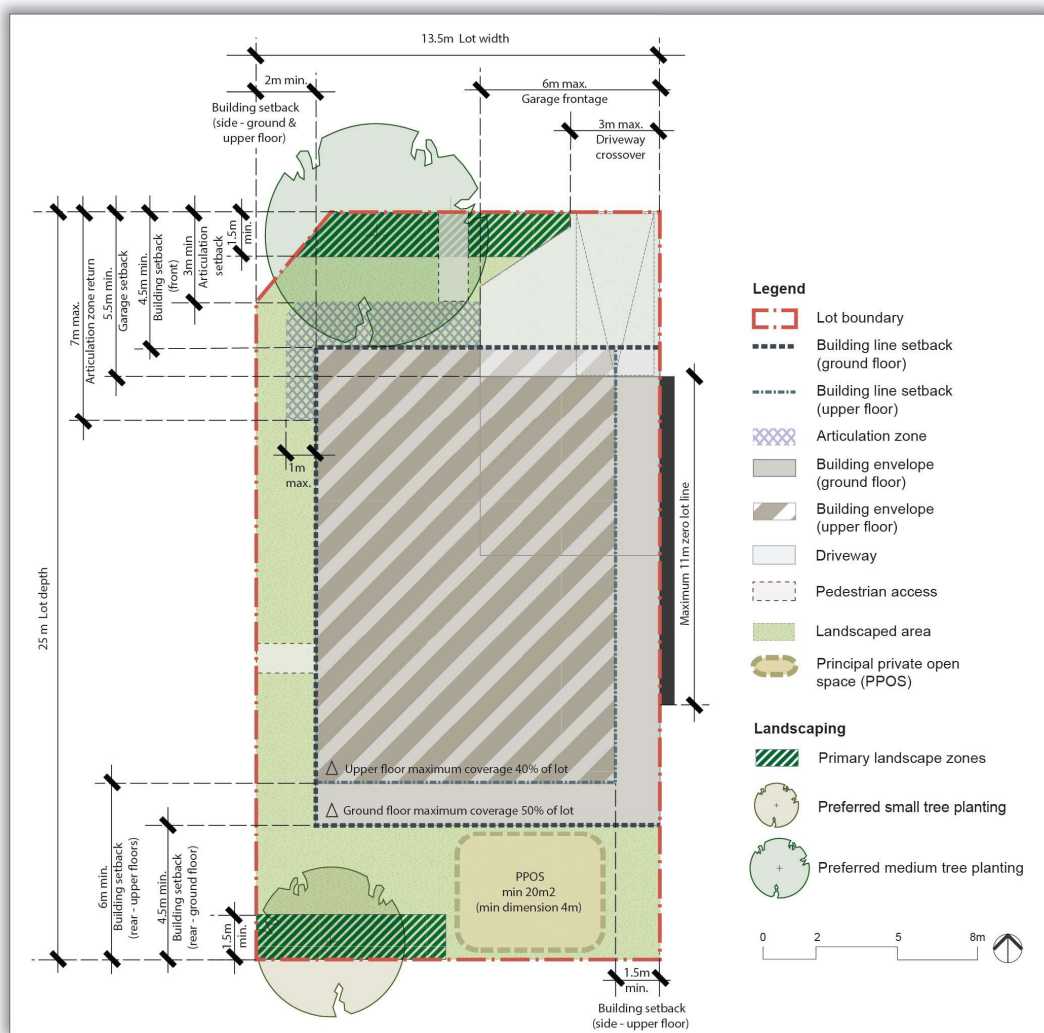


Table 14: Specific controls & metrics $\geq 9\text{m}$ to $\leq 15\text{m}$ wide corner lots with a lot lined dwelling

Elements		Controls	
Setbacks	Zero lot lined side	0m min.	Building setback to ground floor
		1.5 m min.	Building setback to upper floor

Zero-line controls Lot lined wall length 11m max.

5.10.4 Lot frontages 15m or greater

5.10.4.1 Detached Dwellings

Table 15 contains controls for detached dwellings on lots with frontages from 15m or greater.

A typical layout for a detached dwelling on an 18m x 25m lot is shown in **Figure 23**.

Figure 23: Typical residential lot 18m x 25m with a detached dwelling

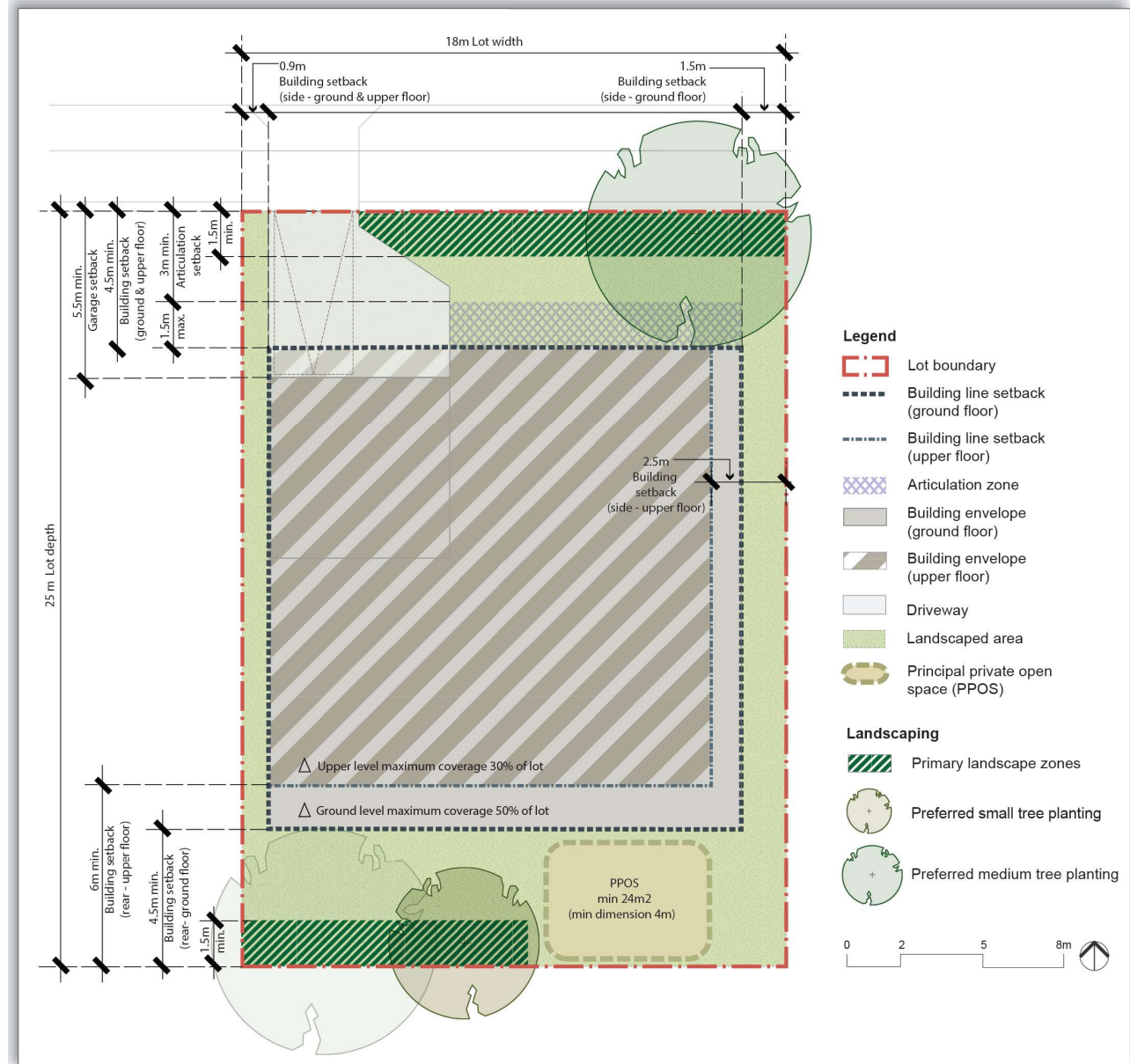


Table 15: Controls & metrics for 15m or greater lot widths with a detached dwelling

Elements		Controls	
Setbacks	Front	4.5m min.	Building setback to ground and upper floor.
		3m min.	Articulation zone
		5.5m min.	Garage setback
		1m min.	Garage setback from main building line
	Side	Side A	0.9m Building setback ground floor
			0.9m Building setback upper floor
		Side B	1.5m Building setback ground floor
			2.5m Building setback upper floor
	Rear	4.5m min.	Building setback to ground floor
		6m min.	Building setback to upper floors
Articulation zone	Depth	1.5m max.	
	Size & scale	25% max.	Of building frontage
Building heights	Storeys	2 storeys max. 3 rd storey subject to Section 5.4.2 clause (3)	
Site Coverage	Ground floor building footprint	50% max.	% of total lot area
	Upper floor building footprint	30% max.	
External Landscaping	Overall area	50% min.	% of total lot area
	Permeable	30% min.	
	Impermeable	20% max.	
	Primary landscape zones	7.5% min.	
		A minimum of one primary land space zone is to be delivered in the front setback area and one in the rear setback area	
		To be provide in the zones shown in Figure 23	
		1.5m min depth of primary planting zones	
		6.5m min length (of primary landscape zones)	
	Tree Planting	A minimum of 1 medium tree and 1 small tree in front setback, primary landscape zone	
		A minimum of 1 medium tree in the rear setback, primary landscape zone.	
Principal Private Open Space (PPOS)	Size	24m ² min.	
	Dimensions	4m min.	
	Solar access	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	
	Location & Qualities	Preferred location shown in Figure 23	
		Directly accessible from at least one habitable room in the dwelling (excluding bedrooms) i.e. living area	
Garages	Front or rear accessed lots	Single or double garages permitted	
		3m max	Single garage / parking space / garage door / carport width
	Garage door / carport width	6m max	Single garage / parking space / garage door / carport width
Car spaces	1-2 bedroom dwelling	1 space min. (garage or hardstand only to meet Council requirements)	
	3+ bedroom dwelling	2 space min. (garage or hardstand only to meet Council requirements)	
Driveway	Crossover	3m max	

Part 6 Other Residential

6.1 Attached or Abutting Dwellings

6.1.1 Objectives

1. Encourage high quality residential developments which feature a high standard of urban design and provide a high level of amenity for residents.

6.1.2 Controls

1. Attached or abutting dwelling development will comply with the controls in **Part 5 Subdivision** except where the controls in this part of the DCP differ, in which case the controls in this part (**Part 6 Other Residential**) take precedence.
2. Attached housing sites will have direct frontage to a public road.
3. Attached or Abutting development are not permitted on battle-axe lots.
4. Garages for attached dwellings will be located at the rear of the lot.
5. Where attached dwellings have frontage to a collector road, all vehicle access and parking is to be located at the rear of the lot.
6. Driveways, manoeuvring areas, parking areas and garages will be located away from bedrooms.
7. Traffic calming measures should be provided to ensure a safer vehicle and pedestrian environment where attached or abutting dwellings are located.
8. Each dwelling will provide a minimum storage area of 8m³ either within the dwelling or garage. This space is to be provided exclusively for storage purposes and will be provided in addition to any garage space.
9. Controls for attached or abutting housing forms on narrow lots of 4.5m frontage to 8m frontage are to be in accordance with **Table 16**.

Table 16: Controls for lots with frontage width ≥ 4.5 m for rear accessed dwellings

Element	Control	
Front setback (min)	4.5m to building façade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space.	
Side setback (min)	Zero Lot, Attached or Abutting Boundary (benefited lot) Ground floor: 0m Upper floor: 0m	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback will be within easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
Maximum length of zero lot line on boundary	Attached/abutting house: 18m (excludes rear loaded garages) upper levels only. No limit to ground floor	Zero lot house: 18m (excludes rear loaded garages)
Rear setback (min)	0.5m (rear loaded garages to lane, zero to articulation zone)	

Element	Control
Corner lots secondary street setback (min)	1.0m with articulation.
Building height	In areas with a residential density of $\leq 20dw/Ha$: 2 storeys maximum
Solar access	At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties.
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.
garages and car parking	Rear loaded garage or car space only for lots of this type. Minimum garage width 2.5m (single) and 5.0m (double). 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.

6.2 Secondary Dwellings and Studio Dwellings

6.2.1 Objectives

1. Enable the development of a diversity of dwelling types.
2. Promote innovative housing solutions that are compatible with the surrounding residential environment.

6.2.2 Controls

1. Secondary dwellings and studio dwellings will comply with the controls in controls in **Part 5 Residential** except where the controls in this part of the DCP differ, in which case the controls in this part (**Part 6**) take precedence.
2. Secondary dwellings and studio dwellings will comply with the key controls in **Table 17**.
3. The maximum gross floor area of a secondary dwelling or studio dwelling will be 75m².
4. Secondary dwellings and studio dwellings must not compromise the ability of the primary dwelling to achieve the PPOS and deep soil landscaping requirements set out in **Section 5.10 Summary of Key Controls**.
5. Secondary dwellings and studios will be designed to complement the design of the principal dwelling and be subservient to the principal dwelling in terms of visual bulk and scale.
6. Windows and private open spaces of secondary dwellings will not overlook the private open space of any adjacent dwellings.
7. The maximum site coverage control for upper floors may be exceeded by the combined upper floor coverage of the secondary or studio dwelling and principal dwelling, providing the DA demonstrates that:
 - i. The privacy of the principal dwelling and existing or future dwellings on adjoining land are not compromised; and
 - ii. Solar access to the principal private open space of neighbouring lots is not significantly reduced.

8. For studio dwellings, windows and private open spaces will not overlook the private open space of the principal dwelling or any adjacent dwellings. Windows that potentially overlook adjacent lots will either have obscured glazing, be screened or have a minimum sill height of 1.5m above floor level.
9. Above garage studios are only permitted on lots with rear access garages.
10. Secondary or studio dwellings and associated garages may have a zero lot setback to one side boundary and may be attached to another garage/secondary dwelling on an adjoining lot, particularly where the secondary or studio dwelling is associated with an attached or semi-detached dwelling.
11. A continuous run of secondary dwellings or strata studios along the lane is to be avoided, as it changes the character, purpose and function of the lane. No more than 25% of the lots adjoining lanes (excluding street corner lots with studio at the lane entry) are to have secondary dwellings or strata studios.
12. Wherever possible, secondary dwellings are to form part of the DA for main dwellings.

Note: A 'studio dwelling' is a studio used as a dwelling. A studio dwelling not a 'detached studio' used for non-domicile purposes (refer to Wilton Housing Complying Development Code).

Table 17: Requirements for secondary dwellings and studio dwellings

Element	Secondary Dwelling	Studio Dwelling (strata)
On-site car parking	No additional car parking space required.	One additional dedicated on-site car parking space. Car parking space to be located behind building façade line of principal dwelling. Car parking space not to be in a stacked configuration.
Principal Private open space	PPOS required that does not impede the PPOS of the principal dwelling.	Balcony to be accessed directly off living space with a minimum size of 8.0m ² and minimum dimension of 2.5m.
Subdivision	Subdivision from principal dwelling not permitted.	Strata title subdivision only from the principal dwelling on the land.
Access	Separate direct access to a street, laneway or shared driveway not required.	Access to be separate from the principal dwelling and is to front a public street, lane or shared private access way Or Combined access for the principal dwelling and studio dwelling to be through communal land as shown on the strata plan.
Services and facilities	Separate services and facilities required such as mail delivery, waste collection and on-site garbage storage area (not visible from public streets or laneways).	Provision for separate services, such as mail delivery, waste collection, and an on-site garbage storage area required Waste and service areas are not to be visible from public street or laneway. To be located on a street address that is able to be accessed by garbage collection and mail delivery services. May be serviced from the front residential street via the principal dwelling lot.

6.3 Dual Occupancies

6.3.1 Objectives

1. Ensure dual occupancies are compatible with existing housing and do not adversely affect the local environment or the amenity of adjacent residents.
2. Enable the development of a diversity of dwelling types.
3. Promote innovative housing solutions that are compatible with the surrounding residential environment.

6.3.2 Controls

1. Dual Occupancy dwellings will comply with the controls in **Part 5 Residential** except where the controls in this part of the DCP differ, in which case the controls in this part (**Part 6**) take precedence.
2. The maximum site coverage control for second storeys may be exceeded by the combined 2nd storey coverage of both dwellings in a dual occupancy, providing the DA demonstrates:
 - i. Solar access requirements for the principal private open space can be met for the principal dwelling and dwellings on adjoining lots; and
 - ii. The design of both dwellings in a dual occupancy development is consistent in construction features, finishes, materials and colours.
3. Detached dual occupancy dwellings will not include zero lot lines for the second dwelling where the second dwelling is located at the rear of the lot.
4. Dual occupancy development will not be proposed on a lot that contains an attached dwelling.
5. Dual occupancy dwellings in a battle-axe configuration are only permitted where the development demonstrates that:
 - i. Each dwelling has direct pedestrian and vehicle access to a public road;
 - ii. Separate garbage and mail facilities are accessible by service vehicles and by the occupants of each dwelling; and
 - iii. Development complies with Section 4.6 Battle-Axe Lots.
6. In the case of dual occupancies on corner lots, the rear setback can be varied to be consistent with the side setbacks provided the minimum private open space and solar access requirements to all dwellings and adjoining properties are met.
7. Where the dual occupancy dwellings are to be strata subdivided:
 - i. Private open space is to be provided for each dwelling in accordance with the relevant controls in **Part 5 Subdivision** of this DCP;
 - ii. Where shared private open space is proposed, it is to be equivalent to 15% of the site area and shown as communal space on the strata plan; and
 - iii. Irrespective of the controls above, a minimum area 10m² of private open space with a minimum dimension of 2.5m is to be provided for each dwelling.
8. The minimum permeable landscaped area on a lot containing a dual occupancy development will be 20% of the site area.
9. Where possible for front loaded driveway access, shared driveway crossings of the nature strip will be provided to service both dwellings.

6.4 Multi-Dwelling Housing

6.4.1 Objectives

1. Encourage high quality residential developments which feature a high standard of urban design and provide a high level of amenity for residents.
2. To ensure that the design of multi-dwelling housing is consistent with the character of residential areas.

6.4.2 Controls

1. Multi-dwelling housing will comply with the controls in **Table 18**.
2. Multi-dwelling housing sites will have direct frontage to a public road (i.e. not on battle-axe lots).
3. Multi-dwelling housing will provide a clear delineation between private areas (open space, private front and side yard areas, private car parking spaces) and communal open space and car parking.
4. A minimum of one in every 5 (five) dwellings within multi-dwellings housing developments will be adaptable in accordance with Australian Standard AS4299 – Adaptable Housing. The adaptable design will also apply to:
 - i. Car parking;
 - ii. Main entry;
 - iii. An access path linking the main entry and car parking and the street;
 - iv. Private open space; and
 - v. Outside utility spaces (clothes drying, garbage storage and the like)
5. A Landscape Plan produced by a suitably qualified person is to be submitted with every application for multi-dwelling housing.
6. Where a multi dwelling housing development includes a studio dwelling with rear lane vehicle access, the controls for a studio dwelling apply (**Section 6.2 Secondary Dwellings and Studio Dwellings**).

Table 18: Requirements for Multi dwelling housing

Element	Controls
Site coverage (maximum)	<ul style="list-style-type: none"> • 50%
Landscaped area (minimum)	<ul style="list-style-type: none"> • 30% of site area.
Principal Private open space (PPOS)	<ul style="list-style-type: none"> • Min 16m² with minimum dimension of 3m. • 10m² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m
Front setback (minimum)	<ul style="list-style-type: none"> • 4.5m to building façade line; • 3.0m to articulation zone
Corner lots secondary street setback (min)	<ul style="list-style-type: none"> • 2m
Side setback (minimum)	<ul style="list-style-type: none"> • Ground floor 0.9m. • Upper floor 0.9m
Rear setback (minimum)	<ul style="list-style-type: none"> • 4.5m (excluding rear lane garages or studio dwellings) to a height of 4.5m (ground level) above ground level • 6m to maximum height (top level) of building • 0.5m to rear lane (garages or studio dwellings)
Zero lot line (minimum)	<ul style="list-style-type: none"> • Not permitted on adjacent lot boundaries (except rear lane garages and studio dwellings)

Element	Controls
Internal building separation distance (minimum)	<ul style="list-style-type: none"> • 5m (unless dwellings are attached by a common wall)
Car parking spaces	<ul style="list-style-type: none"> • 1 car parking space per 1 to 3 bedroom dwelling house, plus • 1 additional space per dwelling house with more than 3 bedrooms, plus • 1 visitor space per 5 dwellings. • Car parking spaces to be behind building line or garages fronting the street to be set back a minimum of 1m from the building setback • Where garages front the street, the maximum width of a garage door is 6m and each garage is to be separated by a dwelling façade or landscaped area.
Garages and car parking dimensions (minimum)	<ul style="list-style-type: none"> • Covered: 3m x 5.5m • Uncovered: 2.5m x 5.2m • Aisle widths will comply with AS 2890.1

6.5 Residential Flat Buildings, Manor Homes and Shop Top Housing

6.5.1 Objectives

1. Provide a variety of housing choices.
2. Establish a high-quality residential environment where all dwellings have a good level of amenity.
3. Ensure the provision of housing that will, in its adaptable features, meet the access and mobility needs of any occupant.

6.5.2 Controls

1. All residential flat buildings, manor homes and shop top housing will be consistent with the controls set out in **Table 19**.
2. All residential flat buildings, manor homes and shop top housing will be consistent with the design quality principles outlined in State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development (SEPP 65) and the objectives, design criteria and design guidance outlined in the Apartment Design Guide (or equivalent).
3. The controls within **Part 4 Subdivision** will also be taken into consideration when preparing a DA for residential flat buildings.
4. In areas with a minimum residential density of 20dw/Ha and 25dw/Ha, manor homes may only be located on corner lots.
5. Residential flat buildings will:
 - i. Be located on sites with a minimum street frontage of 30m;
 - ii. Have direct frontage to an area of the public domain (including streets and public parks); and
 - iii. Not adversely impact upon the existing or future amenity of any adjoining land upon which residential development is permitted with respect to overshadowing impact, privacy impact or visual impact.

6. In all residential flat building developments containing 10 dwellings or more, a minimum of 10% of all apartments will be designed to be capable of adaptation for access by people with all levels of mobility. Dwellings will be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes 'pre-adaptation' design details to ensure accessibility is achieved.
7. Where possible, adaptable dwellings will be located on the ground floor. Dwellings located above the ground level of a building may only be provided as adaptable dwellings where lift access is available within the building. The lift access will provide access from the basement to allow access for people with disabilities.
8. Development will be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995).
9. Car parking and garages allocated to adaptable dwellings will comply with the requirements of Australian Standards for accessible parking spaces.
10. A Landscape Plan produced by a suitably qualified person is to be submitted with every application for residential flat buildings.

Table 19: Requirements for residential flat buildings, manor homes and shop top housing

Element	Low and Medium Density Areas (shop top housing only)	Medium and High Density Area (residential flat buildings)	All Residential Areas (Manor home only)	Shop Top Housing in Local, Neighbourhood Centres
Site coverage (maximum)	50% of site area	50%	50% of site area	N/A
Landscaped area (minimum)	30% of site area	30% of site area	30% of site area	N/A
Communal open space	15% of site area where the development includes 4 or more dwellings	15% of site area	Not required.	15% of site area. This control is able to be varied where the applicant demonstrates the development has good access to public open space or where the area of private open space is more than the minimum specified below.
Principal Private open space (PPOS)	Minimum 8m ² per dwelling with min. dimension of 2.0m	Minimum 10m ² per dwelling with min. dimension of 2.5m	Minimum 16m ² per dwelling with min. dimension of 3.0m; or Minimum 8m ² per dwelling with min. dimension of 2.0m if provided as balcony or rooftop.	Minimum 8m ² per dwelling with min. dimension of 2.0m

Element	Low and Medium Density Areas (shop top housing only)	Medium and High Density Area (residential flat buildings)	All Residential Areas (Manor home only)	Shop Top Housing in Local, Neighbourhood Centres
Front setback (minimum)	Determined by ground floor setback	6m Balconies and other articulation may encroach into the setback to a maximum of 4.5m from the boundary for the first 3 storeys, and for a maximum of 50% of the façade length.	4.5m to building façade line. 3m to articulation zone. 5.5m to garage line and 1m behind the building line.	Residential flat buildings: • 4.5m to building façade line Shop top housing: • 0m for first floor • 4m for floors above first floor
Corner lots secondary street setback (minimum)	3m	6m	2m	Residential flat buildings: • 4.5m to building façade line Shop top housing: • 0m for first floor • 4m for floors above first floor
Side setback (minimum)	2m	Buildings up to 3 storeys: 3m Buildings above 3 storeys: 6m	Buildings up to 2 storeys 1.5m	Refer to next chapter
Rear setback (minimum)	4m (excluding garages)	6m	4m (excluding rear garages)	8m
Zero lot line (minimum)	Not permitted	Not permitted	Not permitted to adjacent lots	Permitted on side boundaries only
Habitable room/balcony separation distance (minimum) for buildings 3 storeys and above	12m	12m	N/A	N/A

Element	Low and Medium Density Areas (shop top housing only)	Medium and High Density Area (residential flat buildings)	All Residential Areas (Manor home only)	Shop Top Housing in Local, Neighbourhood Centres
Car parking spaces	<p>1-2 bedrooms: 1 space (min)</p> <p>3 bedrooms or more: 2 spaces (min) – may be provided in a ‘stack parking’ configuration.</p> <p>Garages to be set back 1m behind the building line</p>	<p>1 space per dwelling, plus 0.5 spaces per 3 or more bedroom dwelling.</p> <p>May be in a ‘stack parking’ configuration.</p> <p>Car parking spaces to be located below ground or behind building line</p> <p>1 visitor car parking space per 5 apartments</p> <p>Bicycle parking spaces: 1 per 3 dwellings</p>	<p>1-2 bedrooms: 1 space (min)</p> <p>3 bedrooms or more: 2 spaces (min) – may be provided in a ‘stack parking’ configuration.</p>	<p>1 space per dwelling, plus 0.5 spaces per 3 or more bedroom dwelling.</p> <p>May be in a ‘stack parking’ configuration.</p> <p>Car parking spaces to be located below ground or behind the building</p> <p>1 visitor car parking space per 5 apartments (may be above ground)</p> <p>Bicycle parking spaces: 1 per 3 dwellings</p>
Garage Dominance	N/A	A maximum of two garage doors per 20m of lot frontage facing any one street frontage.	A maximum of two garage doors facing any one street frontage.	N/A
Garages and car parking dimensions (min)	<p>Covered: 3m x 5.5m</p> <p>Uncovered: 2.5m x 5.2m</p> <p>Aisle widths will comply with AS 2890.1</p>			

Part 7 Other Uses

These controls are not intended to apply to non-residential uses that are carried out in dwellings, such as home occupations and home businesses. Refer to the Growth Centres SEPP for a permitted range of non-residential uses.

7.1 General Non-Residential Uses in Residential Areas

7.1.1 Objectives

1. Support non-residential development consistent with the integrity of the character of each Precinct.
2. Encourage non-residential development compatible with adjoining and nearby land uses and infrastructure.
3. Ensure non-residential development is suitable for access and use by all members of the community.

7.1.2 Controls

1. Non-residential development in residential zones need to comply with **Part 5 Residential** and **Section 5.7 Residential Amenity** and **Section 5.8 Fencing**.
2. Except as provided for in the specific controls below, non-residential development on residential zoned land is to be located on lots that have a frontage width of greater than 15m.
3. All non-residential development will be designed to address a public road with a publicly accessible entry visible from that public road.
4. All non-residential development on corner lots will be designed to address both public road frontages.
5. Walls and roof form will be articulated and modulated to provide visual interest.
6. All non-residential development will be serviced by all available utilities. All will be appropriately plumbed to facilitate connection to a non-potable water source, whether it be rainwater or future recycled water.
7. Access, egress, on-site parking and vehicle manoeuvring for vehicles associated with the following, will all be provided within the site and will be designed in accordance with all relevant requirements of the NSW Roads and Maritime Guidelines and all relevant Australian Standards for:
 - i. Staff;
 - ii. Visitors and customers;
 - iii. Deliveries, loading, unloading; and
 - iv. Servicing and maintenance (including garbage services).
8. Non-residential development will not be approved on battle-axe lots.
9. The maximum site coverage of buildings is 60% of the total site area.
10. The minimum landscaped area for non-residential development is 20% of the total site area of the lot.
11. Controls relating to front setbacks, side and rear setbacks, dwelling height and garages, site access and parking as set out for lots with frontages of greater than 15m, apply to all lots for all non-residential development within residential areas.

12. All publicly accessible space within a site for non-residential development will comply with the relevant Australian Standards for access for people with a disability. This standard applies to the space within buildings and external to buildings and all movement paths, aisle widths, customer counter heights and similar features.
13. Non-residential development in residential areas should be similar the surrounding buildings in the context of:
 - i. Bulk and scale;
 - ii. Height;
 - iii. Siting;
 - iv. Finishes, materials, paving and signage; and
 - v. Landscaping.
14. All non-residential development will identify the potential for activities to have impacts beyond the site such as noise, overlooking, overshadowing, traffic generation and the like, and sufficiently demonstrate control and mitigation of any potential impacts.

7.2 Childcare Facilities and Educational Establishments

7.2.1 Objectives

1. Ensure childcare facilities and educational establishments are compatible with neighbouring land uses and are appropriately integrated into existing or new residential environments.
2. Ensure childcare facilities are well designed with a high standard of outdoor play areas, landscaping and are integrated within appropriate locations to meet community needs.
3. Minimise adverse impacts on the environment and amenity of residential areas and other land uses, in particular, noise and traffic generation from the development and operation of childcare facilities and educational establishments.

7.2.2 Controls

1. Childcare and educational facilities will demonstrate compliance with controls in State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 for centre-based childcare facilities and education establishments.
2. The following will be provided:
 - i. A Waste Management Plan for the proposed demolition, construction and ongoing use of a childcare centre and education establishments;
 - ii. An Acoustic Report, prepared by a suitably qualified person, which addresses the impact of noise generation from the facility on the surrounding area;
 - iii. A Landscape Plan and associated documentation, prepared by a suitably qualified person, to identify existing vegetation and community plant species and the proposed landscaping treatment of the development; and
 - iv. A Traffic Report/Statement prepared by a suitably qualified engineer, which addresses the impact of development on the local road system and address traffic safety issues and address traffic safety issues.

7.2.2.1 Childcare facilities

1. Childcare facilities will comply with the setbacks in **Table 20** below.
2. All required car parking will be provided off-street.
3. Council may consider longer hours of operation including Saturday mornings if it can be demonstrated that no adverse impact on neighbouring properties will result from an earlier starting and/or a later closing time.
4. Centre-based childcare facilities are not appropriate on the following land:
 - i. Opposite “T” intersections or on bends where sight distances are limited and may create dangerous conditions for vehicle entry to and exit from the site;
 - ii. Adjacent to entry/exit points onto or directly accessible from roundabouts;
 - iii. On cul-de-sacs;
 - iv. Flood liable land or land affected by local overland flooding; or
 - v. Land that requires significant cut or fill, where retaining walls would create a safety hazard for children.
5. Centre-based childcare centres proposed on bushfire prone land will need to adhere to relevant legislation and guidelines including Planning for Bushfire Protection 2019.
6. In order to limit impact on neighbouring properties childcare facilities should:
 - i. Be located in close proximity to other non-residential uses such as schools, neighbourhood halls, churches and formal public reserves;
 - ii. Be located in close proximity to transport routes, active transport networks, and public transport nodes and corridors;
 - iii. If practical, be located on sites that have minimal common boundaries with residential neighbours;
 - iv. Locate play areas as far as possible away from neighbours’ living rooms and bedrooms; and
 - v. Be sited on lots that can provide sufficient buffering so as to minimise noise and loss of privacy.

Table 20: Setbacks for Childcare facilities

Setback type	Distance
Front setback (minimum)	Consistent with the existing character
Secondary street setback (minimum)	4m
Side setback (minimum)	1.2m
Side setback to access doors from children’s internal space (minimum)	4m

7.2.2.2 Educational Establishments

1. Proposed overflow parking areas will be clearly shown on plans submitted with a DA. For certain uses, the provision of overflow parking may be necessary particularly where such developments incorporate halls used for social gatherings. Overflow parking areas could be provided on open grassed areas and need not be formally sealed or line-marked.
2. Development will be designed to minimise the possibility of noise disturbance to the occupants of adjoining or neighbouring dwellings.
3. Development will include buffers, where appropriate, to limit noise impacts on the surrounding area.

4. Sources of noise such as garbage collection, machinery, parking areas and air conditioning plants will be sited away from adjoining properties and screened/ insulated by walls or other acoustic treatment. Noise levels are not to exceed specified limits at the most affected point of the property boundary.
5. The general hours of operation will be between 7am and 9pm. Variation to the approved hours of operation may be approved by Council subject to other requirements or a merit assessment.

7.3 Places of Worship

7.3.1 Objectives

1. Ensure that buildings are not out of character with the type, height, bulk and scale of surrounding buildings.
2. Encourage the appropriate location of facilities to create community focal points, centres of neighbourhood activity and enhance community identity.
3. Mitigate the impacts of noise, privacy, increased traffic and nuisance on surrounding residential development.
4. Minimise the location of conflicting land uses within the vicinity of places of worship.

7.3.2 Controls

1. The following reports will be provided:
 - i. A Waste Management Plan for the proposed demolition, construction and ongoing use of the places of worship;
 - ii. An Acoustic Report, prepared by a suitably qualified person, which addresses the impact of noise generation from development on the surrounding area;
 - iii. A Landscape Plan and associated documentation, prepared by a suitably qualified person, to identify existing vegetation and community plant species and the proposed landscaping treatment of the development;
 - iv. A Traffic Report/Statement, prepared by a suitably qualified engineer, to address the impact of the development on the local road system and address traffic safety issues and address traffic safety issues; and
 - v. An Operational Plan of Management that addresses (as a minimum) the following:
 - The frequency of all proposed services, events and the like;
 - The proposed hours of operation for all proposed services and events and the like;
 - The likely number of persons to attend each type of service, event, etc;
 - Whether street parades or road closures are proposed;
 - Any other uses that may take place within the place of worship (i.e. community use, childcare, religious classes etc), the frequency of these uses and the number of patrons proposed for these;
 - Any particular custom or practice (such as ringing bells) that may occur and the frequency and length of such rituals; and
 - The nomination of a contact person that will be responsible in responding to any issues or complaints raised by Council or the community.

2. Places of worship will be located within centres or co-located with other community facilities in residential areas so as to create a community focal point, to share facilities such as parking, and to minimise impacts on residential areas.
3. Places of worship will not be located:
 - i. In a cul-de-sac; or
 - ii. Within a 50m radius of existing and approved sex industry premises.
4. Proposed overflow parking areas will be clearly shown on plans submitted with a DA. For certain uses, the provision of overflow parking may be necessary particularly where such developments incorporate halls used for social gatherings. Overflow parking areas could be provided on open grassed areas and need not be formally sealed or line-marked.
5. Development will include buffers, where appropriate, to limit noise impacts on the surrounding area.
6. Sources of noise such as garbage collection, machinery, parking areas and air conditioning plants are sited away from adjoining properties and screened/ insulated by walls or other acoustic treatment. Noise levels are not to exceed specified limits at the most affected point of the property boundary.
7. The general hours of operation will be between 7am and 9pm. Variation to the approved hours of operation may be approved by Council subject to other requirements or a merit assessment.

7.4 Neighbourhood Shops

7.4.1 Objectives

1. Ensure the appropriate provision of retail uses to serve the needs of the local community.
2. Minimise the impacts of retail activities on surrounding residential areas.
3. Ensure that retail activities in residential areas do not detract from the function or viability of nearby centres.
4. Ensure the appropriate location of neighbourhood shops.

7.4.2 Controls

1. Neighbourhood shops in areas that are predominately residential will be:
 - i. Located on a lot with a minimum frontage width of 10m or more;
 - ii. Fronting a collector road;
 - iii. Readily serviced by public transport; and
 - iv. Preferably adjoining land not used for residential purposes, such as an educational establishment or a community facility, or separated from that land use only by a public road.
2. The minimum site area for neighbourhood shops is 500m².
3. Shop fronts will be designed to encourage active and interactive street frontages that are sympathetic to the streetscape with similar materials to adjoining buildings to be used.
4. Development will be accompanied by a Landscape Plan, prepared by a suitably qualified person, showing landscaping of areas of land between the front property boundary and the building alignment, exclusive of approved driveways and parking areas.

5. Address and entry points for any residential use on the same lot will be legible and separate from the retail use access points.
6. Design of the building frontage, front and side setbacks will include safe and convenient pedestrian facilities such as weather protection, shade, seating and landscaping.
7. On corner sites, where neighbourhood shops are encouraged, shop fronts will “wrap around” the corner and zero setbacks will be considered.
8. Entrances be visible from the street and well lit.
9. The site should not gain direct access to:
 - i. A road with clearway or other parking restrictions; or
 - ii. A restricted access road (sub-arterial or arterial).
10. Development will be accompanied by a Traffic Report/Statement, prepared by a suitably qualified engineer, demonstrating the following:
 - i. How the proposed development will not create a traffic hazard and detailed access and egress arrangements;
 - ii. Bicycle parking is provided at key destinations in locations that are secure and accessible with weather protection for employees and visitors;
 - iii. At least 3 car parking spaces on site in addition to parking required for the dwelling (if applicable). The design of the building and parking areas is to provide suitable access for deliveries;
 - iv. Clearly signposted car parking to indicate its availability from the street; and
 - v. Loading zones and delivery areas in accordance with Council’s Design and Construction Specifications.
11. Plant and equipment (particularly cooling or heating plant), will be located so as to not cause noise annoyance to neighbours.
12. Waste storage areas will be designed to minimise visual impact and should be screened and properly positioned so as to not to attract pests and cause odour problems for neighbours.
13. All goods storage will be identified on plans submitted with the DA and be located internally.
14. Any on-site garbage or waste collection will allow collection vehicles to enter and exit the site in a forward direction.

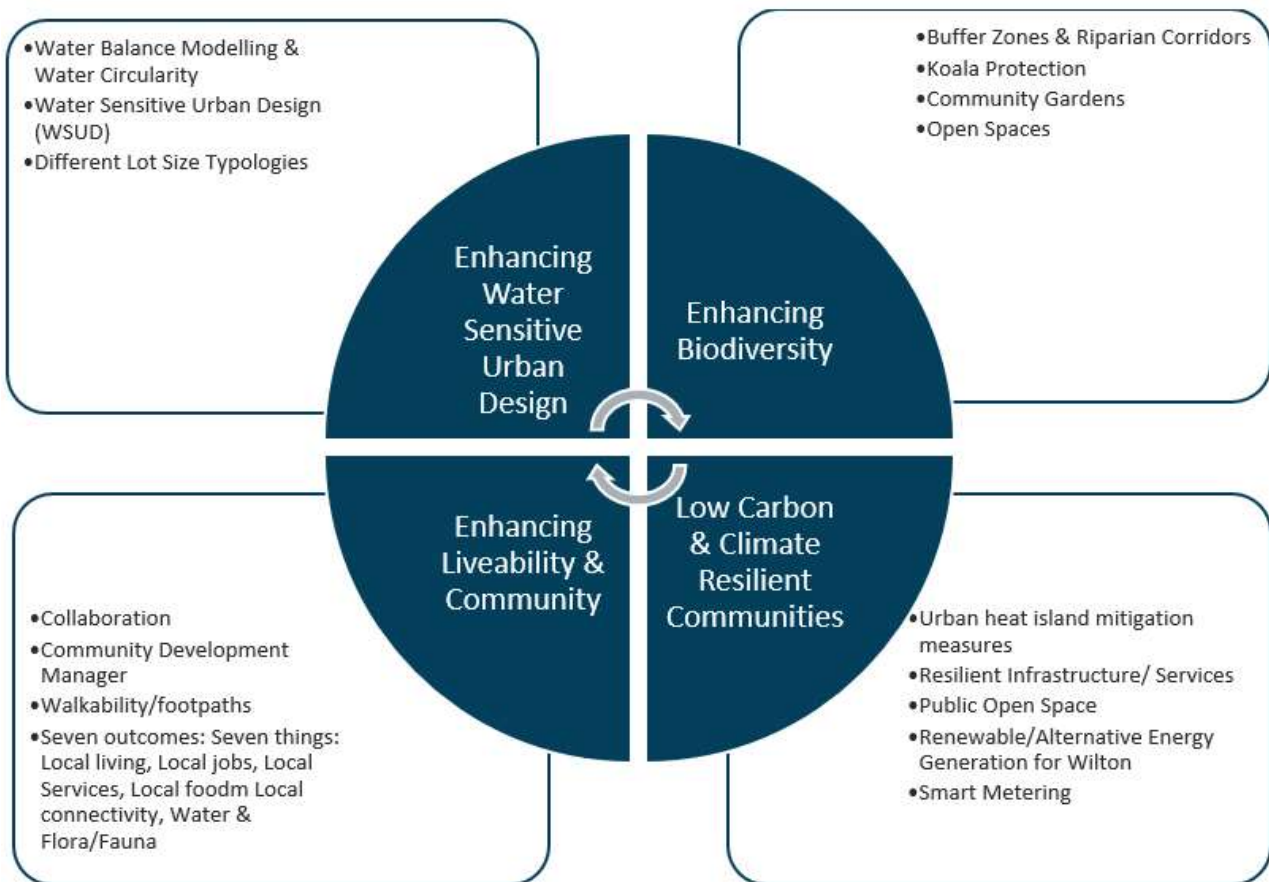
Part 8 Sustainability and Biodiversity

8.1 Sustainability

Multiple possible sustainability measures all having positive impacts for neighbourhoods are outlined in **Figure 24**.

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

Figure 24: Priority Sustainability Action Areas for Wilton Growth Area



(Source: Sustainability Advantage Project, Wollondilly Shire and DPIE, 2019)

8.1.1 Objectives

1. To ensure that the principles of ecologically sustainable development are incorporated into the design, construction and ongoing operation of development and improve green space maintained by independent, climate resilient water supplies, increased amenity and urban cooling.
2. To promote new development that minimises the consumption of energy and other finite resources, to conserve environmental assets and to reduce greenhouse gas emissions.
3. To ensure that new and existing streets provide street trees and canopy cover to reduce the urban heat island effect.
4. Maximise the potential for solar access to all lots in subdivision design.

5. To encourage the use of public transport by incorporating transport routes through the provision of integrated rail, bus, pedestrian and cycle routes.
6. To facilitate the achievement of a community that can achieve net zero carbon emissions by 2050.
7. To minimise the use of non-renewable resources and minimise the generation of waste during construction.
8. To ensure that water management measures for developments incorporate key principles of water sensitive urban design.

8.1.2 Controls

8.1.2.1 Tree Canopy Cover

1. Tree retention after subdivision is encouraged. Mature trees should be retained and incorporated into the subdivision and public domain design and retained to contribute to the mature tree canopy cover in the neighbourhood, to provide visually interesting streetscapes, improve public amenity, improve air quality, and enhance tree canopy cover.
2. Appropriate plant species are to be selected for the site conditions with consideration given to trees providing shade in summer and allowing sunlight in winter, or to provide habitat.

8.1.2.2 Energy Efficiency and Reduction in Carbon Emissions

1. New developments should be designed to minimise energy consumption through the following:
 - i. Subdivision is to maximise opportunities for solar access to lots taking account of slope and aspect, including consideration of required maximum building heights, building separation, setbacks and likely future orientation of dwellings and green infrastructure, including open space areas;
 - ii. Buildings are orientated and designed, wherever possible, to include a north facing roof where a solar hot water system or collector can be installed;
 - iii. The design of new buildings must be encouraged to maximise opportunities for cross flow ventilation, passive cooling and where practical minimising the need for air conditioning;
 - iv. Consideration should be given to using north-facing pergolas and facades treatments to shade walls and windows (deciduous vines can be trained over the pergola to provide effective cooling in warm weather);
 - v. Eaves on north facing walls should shade any glazing on that wall from October to late February. To calculate the extent of eaves overhang, draw a section and extend a line from the base of the window at 70°. The outer edge of the eaves should reach this line;
 - vi. Where main living areas are oriented northwards, aim to achieve a glazed area of 30% of the dwelling's floor area in this direction;
 - vii. Seek to incorporate on-site renewable energy sources to supplement energy needs during daily peak energy use; and
 - viii. Lighting for streets, parks and any other public domain spaces provided as part of a development should use energy efficient LED lighting.

8.1.2.3 Building Materials

1. The following should be considered in the choice of building materials in all developments:
 - i. Energy efficiency;

- ii. Use of renewable resources;
 - iii. Maintenance cost and durability;
 - iv. Recycled or recyclable materials;
 - v. Non-polluting;
 - vi. Minimal PVC content; and
 - vii. Ideally locally sourced materials.
2. Materials that are likely to contribute to poor internal air quality and those containing Volatile Organic Compounds should be avoided.
3. External finishes should contain a combination of non-reflective materials and light colours to minimise reflection and heat retention.
4. Residential building design is to use, where possible, recycled and renewable materials, lighter coloured roofs and use lighter coloured materials and finishes on main external parts of the building.
5. Other infrastructure is designed to incorporate materials and operational features which are energy efficient and sustainable, for example stormwater devices from recycled plastics and demolition materials.

8.1.2.4 Integrated Water Cycle Management

1. All new developments to be appropriately plumbed to support Integrated Water Cycle Management principles, with the priority of usage for non-potable uses placed on recycled water.

In an area where a recycled water scheme is provided or planned for:

1. All developments must be designed to connect to recycled water and use this source for all non-potable end uses including but not limited to toilet flushing, washing machines and on lot outdoor uses (garden irrigation).
2. Directly connect street trees to the recycled water network for irrigation.

8.1.2.5 Active Transport

1. The Neighbourhood Plan must demonstrate how bus routes and bus movements are to be accommodated for each stage of the development.
2. Cycle paths and cycling networks should be provided throughout the development linking throughout the various stages of the development.
3. Development is to demonstrate how it maximises opportunity to use modes of transport other than the private motor vehicle. This includes (but is not limited to) easy access to, and useful design of, the network of shared pathways, the provision of public transport routes and public transport services and facilities.

8.2 Smart Places

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

8.2.1 Objectives

1. To build a comprehensive infrastructure network connecting city sensors and facilities to aid in the understanding and visualization of the health, efficiency and safety of the developing community.
2. To promote the automation of routine functions as well as monitoring and planning the city to improve the efficiency, equity and quality of life for its citizens.
3. To collaboratively develop and evidence using data.
4. To facilitate and promote citizen health and safety and wellbeing.
5. To create an efficient infrastructure network.
6. To build in interoperability and technology resilience principles into infrastructure design, procurement and delivery.

8.2.2 Controls

1. Development will address the principles contained in the Code for Smart Communities (October 2018), Smart Cities Council and Council's Smart Shire Strategy.
2. Access to quality internet services should be provided at the time of lot registration. Network cellular connectivity and coverage assessments should be undertaken to demonstrate that future residents will have access to high quality cellular network based on existing infrastructure.
3. Where coverage at time of lot registration is not or will not be above minimum network connectivity speeds, it should be demonstrated how and where allowances for future network augmentation has been made.
4. Key telecommunication providers should be consulted to understand likely asset requirements for emerging services and what land/asset requirements may be required to ensure the efficient delivery of future infrastructure. Spatial allowance should be made where possible for future infrastructure.
5. Neighbourhoods should be designed to readily accommodate advancements in technology and support safe alternative mobility options that reduce pollution, congestion and transport costs, such as electric, shared and autonomous vehicles,
6. Smart monitoring equipment is to be considered wherever possible, including for water quality, ambient temperature, tree canopy cover and soil moisture content, cycle and car movements.
7. Installation of the following is to be considered in parks and open space areas:
 - i. Smart lighting to key park spaces and where such spaces may be used at night-time for active uses, ensure lighting is adequate for active and passive uses;
 - ii. A dedicated internet/fibre connection point;
 - iii. A public Wi-Fi network sufficient to attain coverage of the whole park;
 - iv. Bluetooth speakers with free access to the speakers within the community's parks, particularly in proximity to the basketball court/youth spaces;
 - v. Security cameras at key locations with parks to ensure coverage of primary movement and play zones;
 - vi. 'Smart bins' to park areas with capacity rubbish bin sensors
 - vii. 'Smart park furniture' to park areas which includes USB charging capacity and potentially Wi-Fi connectivity, if not otherwise provided within the park elsewhere;

- viii. Electric vehicle charging points/poles immediately adjoining the park space (on road if no dedicated off-road parking is proposed); and
 - ix. Digital display screen, linked to a Council accessible network to share key community information, data and activities.
8. Technology and tools to construct and operate new infrastructure more efficiently and sustainably should be considered and delivered wherever possible including the supply and installation of smart light poles to Council specification. Pit and pipe to each light pole should be provided to enable the future upgrading to 'intelligent' lights and the installation of 'smart meter' to Council specification at each new lot.

8.3 Biodiversity

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

8.3.1 Protecting Biodiversity in Wilton

Western Sydney is home to some of the last remaining critically endangered plant communities on the Cumberland Plain and threatened flora and fauna. A wide range of species occur or have predicated habitat within the Wilton Growth Area including Koalas, Red-crowned Toadlet, Eastern Pygmy Possum, Squirrel Glider and Glossy Black-cockatoo. There are several threatened ecological communities such as Cumberland Plain Woodland and Shale Sandstone Transition Forest in the Wollondilly Shire.

Strategic conservation planning for Wilton will support biodiversity and growth by protecting the area's important conservation values. The Draft Cumberland Plain Conservation Plan (draft CPCP) is a conservation plan for Western Sydney that identifies strategically important biodiversity areas within the Cumberland subregion upfront in the planning process to offset the biodiversity impacts of future urban development to facilitate a vibrant, green and liveable city. The draft *Cumberland Plain Conservation Plan* (CPCP) is anticipated to be finalised in 2021.

The draft CPCP will meet requirements for strategic biodiversity certification under the *Biodiversity Conservation Act 2016* (NSW) and strategic assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) for the precinct. These biodiversity approvals are required to deliver urban development in the four growth areas in Western Sydney.

This DCP will mitigate indirect impacts to threatened species and threatened ecological communities in Wilton. The DCP seeks to minimise the impacts of urban development on environmental conservation areas at land zone interfaces between the UDZ and E2 Environmental Conservation zoned areas. It ensures Neighbourhood Plans and subsequent DA's identify biodiversity within certified- urban capable to be retained as landscape features and integrated into the landscape.

The following development controls apply to certified - urban capable land in the Wilton Growth Area precincts that have been rezoned for urban development.

8.3.2 Biodiversity Planning Principles

Development must apply the following biodiversity planning principles to achieve the outcomes set out in the CPCP in accordance with State and Commonwealth biodiversity legislation:

1. Identify and specify biodiversity mitigation measures and any setbacks required to minimise the impacts of the development on specific threatened species.

2. Consider cumulative impacts for each neighbourhood plan area.
3. Contribute to the GSRP and WCDP canopy cover target of 40%, including by retaining existing paddock trees, windrows and large canopy trees where possible, and adding to the existing canopy to provide green infrastructure and amenity values.

8.3.3 Controls

8.3.3.1 General Controls

1. Provide a diversity of indigenous local provenance species (trees, shrubs and groundcovers) in riparian corridors and ecological setbacks.
2. Consider suitable indigenous local provenance species (trees, shrubs and groundcovers) and **Appendix D: Prescribed Tree and Preferred Species** in selecting species for planting in streets and open spaces.
3. Avoid and minimise the clearing of native vegetation and rehabilitate remaining native vegetation on certified - urban capable land within the Wilton Growth Area.
4. Conserve and retain existing native trees and remnant native vegetation communities to provide urban tree canopy in the streetscape, individual lots, open space and riparian corridors.
5. Avoid and minimise impact to large trees (>50cm Diameter at Breast Height) that act as habitat features (including dead trees) within the development area, and which provide essential habitat for threatened and other fauna, consistent with CPCP approval. Avoid impacts to soil within dripline of the retained trees. Development is to comply with Australian Standard 4970-2009 Protection of Trees on Development Sites.
6. Provide a sensitive urban interface that supports and enhances the significance of corridors and reserves.
7. Consider incorporation of artificial breeding and roosting habitat such as bat boxes in bridge design, in accordance with relevant guidelines.

8.3.3.2 Stormwater

1. Stormwater infrastructure associated with a proposed development, including pipelines and detention basins are not to be located on land identified as avoided consistent with the CPCP's biodiversity conservation approvals, zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation or land managed as a reserve.
2. Ensure stormwater management design minimises impact on the biodiversity values of conservation areas.

8.3.3.3 Waterways

1. Incorporate development that protects, maintains or restores waterway health and the community's environmental values and uses of waterways through a risk-based approach to manage the cumulative impacts of development. Refer to **Section 3.2.2: Controls**
2. Development must assess impacts of climate change and increased rainfall intensities.
3. Stormwater conveyance will have a Major/Minor System configuration. Minor flows will be conveyed and contained in a system of kerb and gutter, pits and pipes/culverts. Major flows (flow in excess of Minor System capacity) will be conveyed in overland flow paths designed to cater for such flows.

4. Management of 'minor' flows using piped systems for the 1 in 10 (10%) AEP (residential land use) and the 1 in 20 (5%) AEP (commercial land use) will be in accordance Council's Design and Construction Specifications.
5. Management of 'major' flows using dedicated overland flow paths such as open space areas, roads, waterways and riparian corridors for all flows in excess of the pipe drainage system capacity and above the 10% AEP will be in accordance Council's Design and Construction Specifications.
6. Pedestrian and cycle pathways and open space may extend within the 1% AEP flood level, provided the safe access criteria contained in the NSW Floodplain Manual are met and there is no impact on the flood behaviour.
7. Development is not to result in an increase in flood levels on adjoining or surrounding land.
8. Development on flood prone land will comply with Council's Design and Construction Specifications and Flood Risk Management Policy.
9. Flood Prone Land identified in the relevant Precinct's Schedule shows indicatively the extent of the 1% AEP flood level. Where development is proposed adjacent to land identified as Flood Prone Land, in the relevant Precinct Schedule, as being affected by the 1% AEP level, Council may require a more detailed flood study to be undertaken by the applicant to confirm the extent of the flood affectation on the subject land.
10. Cut and fill is not to occur in the 1% Annual Exceedance Probability (AEP) floodway or within critical flood storage areas.
11. Water Cycle Management, and **Section 3.6: High Value Waterways and Riparian Areas**, for relevant controls.

8.3.3.4 Additional Controls for Subdivision

1. A Construction Environmental Management Plan (CEMP) is to be submitted which includes:
 - i. Pre-construction surveys prior to removal or disturbance (seasonally dependent, before torpor) of human made structures, to ensure roosting habitat for microbat species including mine shafts, storm water tunnels, old or derelict buildings, bridges and culverts are retained where possible to ensure any individuals are dispersed or relocated as per best practice.
 - ii. A pre-clearance assessment for any native fauna immediately prior to any clearing of native vegetation to ensure that arboreal mammals, roosting and hollow-using birds, bats and reptiles are stopped from accessing any vegetation to be cleared, and are safely removed prior to clearing. Translocation is to be in accordance with EES' Translocation of Threatened Fauna in NSW policy.
 - iii. Best practice site hygiene protocols to manage the potential spread of Phytophthora and Myrtle Rust on land adjacent to land avoided consistent with the CPCP's biodiversity approvals, zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation or managed as a reserve, in accordance with the best practice guideline 'Arrive Clean, Leave Clean: Guidelines' (Commonwealth of Australia, 2015).
 - iv. Management of weeds and rehabilitation of the site adjoining avoided land consistent with the CPCP's biodiversity approvals, land zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation or lands managed as a reserve.
 - v. A tree-felling protocol to be implemented to avoid impacts to birds, arboreal mammals, koalas and reptiles, raptor nests (almost all large raptors in Wilton are threatened), dreys, dens, hollows and other nests in trees that are to be cleared.

2. Site design should allow public access to fencing for ongoing maintenance.
3. A Landscape Plan, including a Weed Eradication and Management Plan is to be submitted with subdivision DA's and bulk earthworks applications in accordance with **Clause 3.5.2(7)**.

8.3.3.5 Measures Required During Construction

1. Pest control techniques implemented during and post construction are to be in accordance with regulatory requirements for chemical use and address the relevant pest control strategy and are to reduce the risk of secondary poisoning (e.g. from Pindone or second-generation rodenticides).
2. Construction traffic is to utilise clearly defined, designated access and egress points to and from a development site to avoid impacts on remnant wildlife corridors and native vegetation communities.
3. Parking, equipment and material laydown areas are to be positioned away from land with biodiversity values.
4. Construction traffic must adhere to construction zone speed limits of 20km/h across a subject site.
5. Temporary fencing to be installed prior to site works commencing to limit areas impacted by the works and accessible by construction traffic.

Note: Appropriate DA conditions to address these matters should be imposed by Council.

8.3.3.6 Biodiversity Development Assessment prior to approval of the CPCP

1. As set out in **Section 3.4: Flora, Fauna and Habitats** of this DCP, prior to the approval of the CPCP, development located on land covered under the Biodiversity Offset Scheme is to be accompanied by a Biodiversity Development Assessment Report, prepared by an accredited person in accordance with section 6.12 of the BC Act.

8.3.3.7 Bushfire Management

1. Asset Protection Zones (APZs) for bushfire protection are to be located wholly within land zoned for urban purposes and not within land identified as avoided zoned consistent with the CPCP's biodiversity conservation approvals, land zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation or land managed as a reserve. APZ's will be determined in accordance with Planning for Bush Fire Protection 2019 and Rural Fire Service Standards for Asset Protection based on vegetation type, slope and the nature of the development.
2. Development setbacks required to manage potential bushfire risk, such as APZ's must be supported by a detailed assessment in accordance with Planning for Bushfire Protection Guidelines 2019, and not overlap environmentally sensitive areas (as defined in **Appendix A**) or areas with remnant native vegetation community.

8.3.4 Koala Protection

8.3.4.1 Objective

1. Retain and protect koala populations and their habitats through mitigating indirect and on-going impacts from development.
2. Provide for the improved management of retained koala habitat in accordance with the Koala Habitat Protection SEPP, approved Koala Plans of Management (KPOM) and available mapping and science.

8.3.4.2 Controls

1. Development on land identified as Koala Habitat by the Koala Habitat Protection SEPP will incorporate specific design requirements in accordance with the relevant KPOM, available mapping and science, or the requirements of the Koala Habitat Protection SEPP.
2. Development will be consistent with the biodiversity conservation measures identified in the draft CPCP, **Part 8: Sustainability and Biodiversity**, **Part 7: Other Uses** and in accordance with the approved Neighbourhood Plan.

8.3.4.2.1 Neighbourhoods, Subdivision & Development Design

For all certified land adjacent to koala habitat and in the case of any inconsistencies, the following controls apply:

1. Design subdivision layout, including perimeter roads and APZ's to reduce impacts to and protect areas of koala habitat.
2. Signpost areas adjoining koala habitat with signage to indicate koalas in the area and identify permitted/prohibited activities and associated penalties that apply for non-compliance.
3. Urban tree species to be planted as street trees, in open space and recreation areas are to exclude Koala Tree Feed Tree Species as set out below:
 - i. **Primary Food Tree:** *Eucalyptus tereticornis* – Red forest gum; *Eucalyptus punctata* – grey gum or
 - ii. **Secondary Food Tree:** *Eucalyptus longifolia* – woollybutt; *Eucalyptus moluccana* – grey box; or
 - iii. **Supplementary Food Tree:** *Eucalyptus agglomerata* – Blue leaved stringybark; *Eucalyptus globoidea* – white stringybark.

Refer to **Appendix D: Prescribed Tree and Preferred Species** for additional Koala Feed Tree Species not listed above.

For all certified land adjacent to koala habitat where a koala exclusion fence is not installed, the following development controls apply:

1. Manage roadside vegetation and landscaping adjacent to koala habitat to minimise the height of ground cover and increase the visibility of any roadside fauna.
2. Install road design structures such as underpasses, fauna bridges and overpasses for the protection of koalas and maintain by the proponent for a time period consistent with any approval conditions. Reference RMS Biodiversity Guidelines.
3. Deliver dog containment fencing in accordance with the approved Neighbourhood Plan fencing strategy within open space and public recreation areas.
4. Incorporate dog containment fencing in the design of each residential lot.

8.3.4.2.2 Pre-construction & during construction

For all certified land adjacent to koala habitat where a koala exclusion fence is not installed, the following development controls apply:

1. Prepare a pre-clearance assessment prior to removal or disturbance of koalas, implement a translocation plan as required. Refer to **Clause 8.3.3.4.1 (ii)** for details.
2. Install temporary protective fencing prior to construction around koala habitat to ensure adequate protection during construction. Locate fencing on or immediately adjoining the proposed development site.
3. Implement a tree-felling protocol to avoid impacts to koalas in trees that are to be cleared. Refer to **Clause 8.3.3.4.1 (v)** for details.

4. Strict enforcement of vehicle wash down points for machinery, equipment and tyres prior to entering and leaving the construction site. Hygiene procedures in instances where vegetation pathogens known to affect koala trees may be spread of introduced.

Note: Appropriate DA conditions to address these matters should be imposed by Council.

8.3.5 Threatened and Significant Species

8.3.5.1 Objectives

1. Mitigate indirect and ongoing impacts of development and associated works on populations of targeted threatened species and their habitat.
2. Retain, protect and enhance habitat features necessary to maintain and increase populations of threatened and other significant plants, animals and communities.
3. Improve the management of retained and protected habitat features.
4. Reduce the risk to biodiversity and habitat in areas of bushfire risk and maintain threatened species through appropriate fire regimes over the long-term.
5. Manage and enhance spatial variability of biodiversity to ensure species have habitat available for refuge from fires.

8.3.5.2 Controls

1. Setbacks for threatened species include but are not limited to the following. All references elsewhere are to be cross referenced with the below:
 - i. Grey-headed flying fox camp requires 100m setback to any buildings and development. The setback area should be maintained free of flying fox roosting habitat;
 - ii. Any squirrel glider habitat requires a setback from buildings or development that accounts for angles in squirrel glider movement; and
 - iii. Raptor nests require a 500m circular setback from where nests are located in extensive undisturbed bushland. Where nests are located closer to existing developments, a minimum circular setback distance of 250m should be maintained along with an undisturbed corridor at least 100m wide extending from the nest to the nearest foraging grounds.
2. Domestic animal containment and appropriate dog proof fencing for cat and dog containment in new residential areas shall be consistent with Council's guidelines.
3. Avoid impacts to identified habitat features which provide essential habitat for threatened and other fauna, consistent with CPCP approval, including large trees (>50cm Diameter at Breast Height) and dead trees and avoid impacts to soil within dripline of the retained trees during construction.
4. Mitigation to be undertaken in accordance with the following best practice guidelines for threatened ecological communities:
 - i. Best Practice Guidelines: Cooks River/Castlereagh Ironbark Forest (NSW DECC, 2008) within and adjacent to the TEC; and
 - ii. Recovering Bushland on the Cumberland Plain: Best Practice Guidelines for the Management and Restoration of Bushland (NSW DECC, 2005).
5. A Landscape Plan including a Weed Eradication and Management Plan is required in accordance with **Clause 3.5.2(7)**.

6. Adopt and implement open structure design for roads adjacent to known population of Cumberland Plain Land Snail in accordance with actions under the Save our Species Program (EES, 2020).
7. Where fencing is required, the integrity of fencing is to be maintained throughout construction and during operation of the development.
8. Movement of fauna is to be facilitated within and through wildlife corridors by:
 - i. Ensuring that development, services and landscaping associated activities do not create barriers to the movement of fauna along and within wildlife corridors; and
 - ii. Separating fauna from potential construction hazards through the pre-construction and construction process.
9. High intensity lighting including industrial or commercial lighting, sports field lighting, lighting within carparking areas and associated with any industrial or commercial-scale retail development must be designed to avoid light spill into adjoining natural areas. Australian Standard AS 4282 or updates to that standard are to be considered as a minimum.
10. Where development is located within 100m of known microbat colonies, or habitat likely to support microbat colonies, street lighting must not attract insects. Mitigation measures such as the use of warm coloured LED lights are to be provided.
11. Where wildlife impacts are likely to arise from noise or lighting from the development to land zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation or land managed as a reserve, the proponent must manage light spill, and timing of noise producing activities including installing appropriate noise treatment barriers along major roads and other light and noise attenuation mitigation measures for noise and light.
12. Traffic calming measures are to be provided as follows:
 - i. Ensure speed limit restrictions for local roads adjacent to open spaces and land identified as avoided under the CPCP;
 - ii. All perimeter roads adjacent to land with biodiversity value and avoided under the CPCP are to include traffic calming devices such as speed humps and audible surfacing; and
 - iii. Perimeter roads and roads adjacent to wildlife habitat areas must be signposted in accordance with Austroads, RMS technical guidelines, Council Guidelines and relevant Australian Standards;
13. Ensure that appropriate mitigation strategies (including fauna-sensitive road design elements) are employed to minimise environmental impacts such as vehicle strike during and after road construction and upgrading.
14. Ensure that any residual noise impacts on wildlife arising from development are appropriately mitigated.
15. An Environmental Construction Management Plan is to be submitted, in accordance with the requirements of **Section 8.3.3.4**