Part 3

Low and Medium Density Residential Development and Ancillary Residential Structures

3.1
Application

3.1 Application

Part 3 sets out the following:

- Desired future character of low and medium density residential neighbourhoods;
- General Requirements for all Types of Residential Development in areas zoned R2, R3, R4 and R5;
- Development controls for the following ancillary residential structures in areas zoned R2, R3, R4 and R5 where they are associated with low and medium density residential development:
  - fencing;
  - outbuildings; and
  - swimming pools/spas;
- Development controls for the following low density residential development in areas zoned R2, R3, R4 and R5 :
  - dwelling houses in areas zoned R2 and R3;
  - secondary dwellings in areas zoned R2, R3, R4 and R5;
  - dual occupancies (attached and detached) in areas zoned R2 and R3 and dual occupancies (attached) in areas zoned R5;
  - semi-detached dwellings in areas zoned R2 and R3; and
  - attached dwellings in areas zoned R2.
- Development controls for the following medium density residential development in areas zoned R3 :
  - attached dwellings in areas zoned R3; and
  - multi dwelling housing in areas zoned R3; and
- Development controls for residential subdivision

The design requirements contained within this part are to be read in conjunction with the provisions contained in Part 2 of Volume 1.

Zone Acronyms

R2 Low Density Residential: R2

R3 Medium Density Residential: R3

R4 High Density Residential: R4

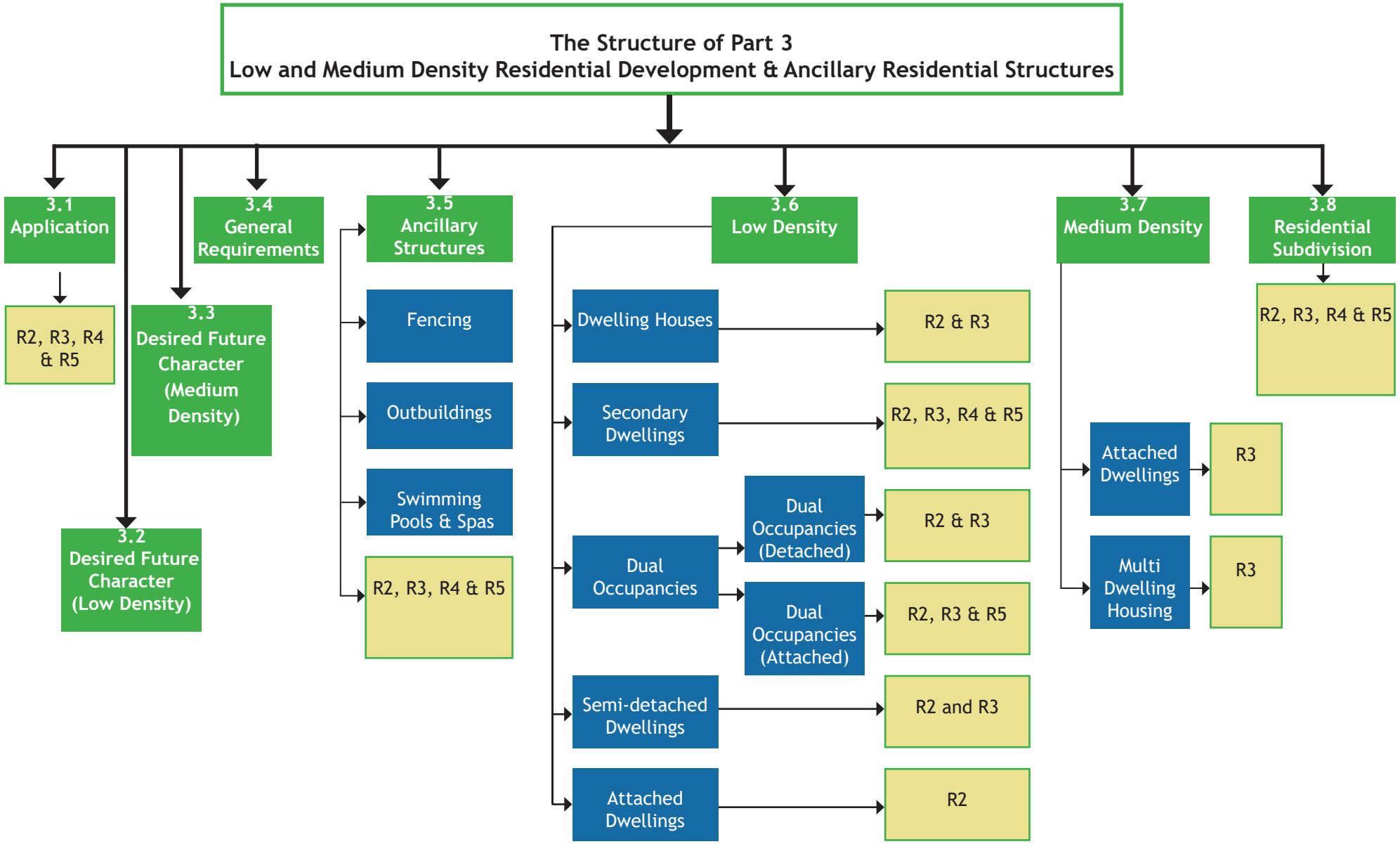
R5 Large Lot Residential: R5

Note:

Numerical Development Standards for floor space ratios, building heights, qualifying site areas and minimum subdivision are provided under the CLEP.

Note:

Figures included under this Plan are for illustration purposes only and are not to be interpreted or taken in any way or form as a development control.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3.2

Desired Future Character for Low Density Residential Neighbourhoods

3.2 Desired Future Character for Low Density Residential Neighbourhoods

The low density residential neighbourhoods shall continue to be characterised by:

- one and two storey dwelling houses that are designed to provide a high level of residential amenity for their occupants and the occupants of adjoining properties;
- streetscapes where buildings are setback from the primary street frontage to provide opportunities for deep soil planting and landscaping; and
- articulated front facades where garages are setback and do not dominate the streetscapes; and
- limited stock of multi dwelling housing and attached dwellings that:
  - respect the existing character of the low density neighbourhoods; and
  - are of low scale and density.

Note:

For the purpose of this part, low density residential development means any of the following:

- a dwelling house;
- a secondary dwelling;
- a dual occupancy (attached or detached);
- a semi-detached dwelling; or
- attached dwellings in areas zoned R2.

Figure 3.2.1 - Examples of streetscapes within existing low density residential neighbourhoods of Glen Alpine and Raby.

3.3 Desired Future Character for Medium Density Residential Neighbourhoods

The medium density residential neighbourhoods shall be characterised by:

- medium density housing comprising two storey attached dwellings and multi dwelling housing in a landscaped setting with additional habitable areas provided within the roof space;
- development footprints that are sited to achieve setbacks to boundaries and provide for landscaping and private open space;
- articulated front facades where garages and car parking spaces are setback and do not dominate the streetscapes;
- active residential facades with balconies;
- soft landscaping along communal driveways and the front boundary;
- a high standard of architectural merit and urban design quality buildings; and
- development that incorporates a mix of dwelling sizes to provide housing choice.

Note:

For the purpose of this part, medium density residential development means any of the following:

- attached dwellings in areas zoned R3; or
- multi dwelling housing in areas zoned R3.

Note:

Clause 7.13 Design Excellence of the CLEP applies to zones R3, R4, B2, B3 and B4 and aims to deliver the highest standard of architectural and urban design, as part of the built environment.

Figure 3.3.1 - Examples of a medium density development.

3.4

General Requirements for all Types of Residential Development

3.4.1 Building Form & Character

3.4 General Requirements for Low and Medium Density Residential Development - Zones R2, R3, R4 and R5

This Section provides general development controls for low and medium density residential developments within areas zoned R2, R3, R4 and R5.

3.4.1 Building Form and Character

Objectives:

- Ensure that the massing and scale of new development are complementary to the desired future character of residential neighbourhoods.
- Ensure that buildings are designed to enhance the existing and future desired built form and character of the neighbourhood by encouraging innovative and quality designs that fit harmoniously with their surroundings.
- Ensure that parking areas, garages and driveways are appropriately sited, designed and constructed so that they do not detract from the appearance of the development or the streetscape.
- Ensure the provision of equitable access to natural light and ventilation for the occupants of all residential dwellings.

3.4.1.1 Streetscape

Design Requirements

a) Building design (including facade treatment, massing, roof design and entrance features), setbacks and landscaping shall complement the scale of development, and the desired future character of the residential neighbourhoods.

b) Development on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design. Landscaping shall be used to reduce the impact of any privacy fencing.

c) The built form shall relate to the natural landform and setting.

d) On-site parking areas shall be designed and sited to reduce the visual prominence of garage doors and external parking spaces as viewed from the street or other public place.

e) Garage doors facing a public street

Note:

Numerical Development Standards for floor space ratios, building heights, qualifying site areas and subdivision for residential development are provided under the CLEP.

shall not be wider than 50% of the width of the building's facade fronting the street (refer to Figures 3.4.1.1).

f) No carports or garages (or like structures) shall be located within 6 metres of the primary street boundary, for additional requirements of setbacks for the various types of residential development refer to section 3.5,3.6 and 3.7 of this part of the plan.

g) No bathroom, ensuite, toilet or laundry windows shall face the primary street of an allotment.

h) Multi dwellings and dual occupancies shall satisfy the following architectural requirements:

i) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines

ii) incorporation of façade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements

iii) provision of windows and active space in the building ends, to provide additional security and visual interest

i) All windows facing the street (primary and secondary) must have a balanced architectural design.

3.4.1.2 Building Height

a) The height of development shall not result in any significant loss of amenity (including loss of solar access and visual and acoustic privacy) to adjacent properties and public places.

3.4.1.3 Advertising Material

a) As part of the letter box design for multi dwelling housing a special container shall be provided for the placement of advertising and newspaper materials. Such container shall be located behind the building line and designed to be part of the letter box arrangement for

Note:

Additional controls for landscaping, weed management, erosion and sediment controls, cut and fill, water cycle management and retaining walls are included under Part 2 of Volume 1 of the Plan.

Figure 3.4.1.1 - Example of a streetscape with various architectural features.

Note:

For additional requirements on setbacks for the various types of residential development, refer to sections 3.5,3.6 and 3.7 of the Plan.

the development.

b) The newspaper/advertisement container shall be regularly emptied by the manager/ caretaker of the building.

3.4.2 Car Parking and Access

Objectives:

- Provide adequate on-site car parking for residents and visitors that is convenient, secure and safe having regard to the traffic generated by the proposed development.
- Ensure efficient and safe vehicle and pedestrian movement within, into and out of the development.
- Ensure that the location and design of driveways, parking, service areas and access areas are practical, easily maintained, convenient, safe and suitably landscaped.
- Provide safe convenient access for vehicles, pedestrians and cyclists whilst minimising conflict between them.
- Promote the use of electric vehicles across the Local Government Area.
- Encourage the installation of electric vehicle charging infrastructure.

Design Requirements

a) The minimum dimensions of any required parking space shall be 2.5 metres x 5.5 metres. If the car parking space adjoins a vertical edge which is 100mm or higher, the minimum width of the car parking space shall be 2.7 metres.

b) The minimum internal dimension of an enclosed garage shall be 3 metres x 6 metres.

c) Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.

d) The maximum garage floor levels (above or below) for a garage setback 6 metres from the front property boundary shall be in accordance with the requirements contained under *Council's Engineering Guide for Development*, (Appendix K -

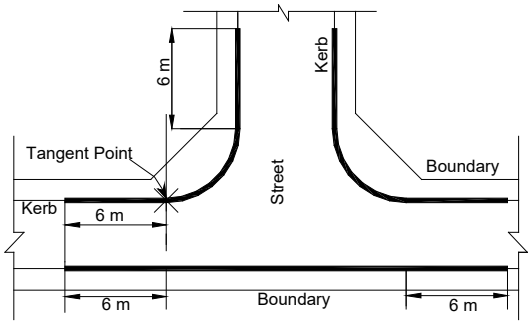


Figure 3.4.2.1 - Restricted locations of driveways entry as shown heavy edged lines.

Standard Drawings No. SD-R08 and SD-R09), which is *available at Council's website at www.campbelltown.nsw.gov.au*.

e) Driveways greater than 30 metres in length as viewed from the street shall be avoided.

f) Driveways shall be located a minimum distance of 6 metres from the tangent point of any unsignalled intersection (refer to Figure 3.4.2.1).

Note: In circumstances where an intersection is controlled by lights, a roundabout or the like, applicants are requested to contact Council for specific requirements.

g) The minimum width of the driveway at the street kerb shall be:

   i) 2.5 metres where the driveway provides access for one (1) dwelling; and

   ii) 5 metres where a single driveway provides access for two (2) or more dwellings (excluding secondary dwellings).

Note: For additional technical specifications relating to the location, gradient and driveway widths refer to Council's Engineering Guide for Development available at Council's website at www.campbelltown.nsw.gov.au

h) For residential developments incorporating more than 20 dwellings, a Traffic Impact Assessment Report shall be prepared by a suitably qualified person and submitted with the development application.

Note: For requirements relating to the preparation of a Traffic Impact Assessment Report refer to Appendix 12.

i) Driveways shall be designed and located perpendicular to the road (Figure 3.4.2. 2).

j) Plain concrete driveways including

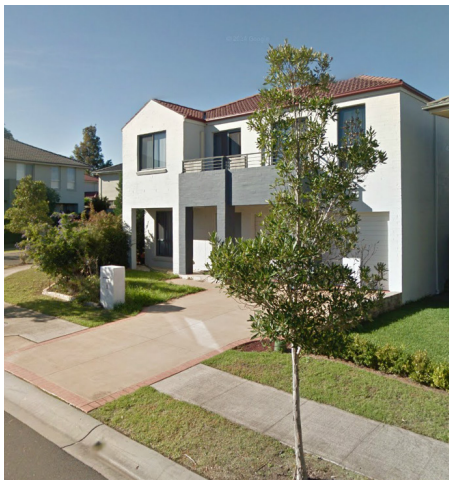


Figure 3.4.2.2 – Example of a driveway that is of appropriate width and located perpendicular to the road.

Note:

Council will not be liable to replace any driveway colour or pattern within public land in cases where damage to private driveways as a result of maintenance work undertaken by Council has occurred.

crossover and layback shall not be permitted. Details of driveway colours and patterns shall be submitted with the development application.

k) Garages and driveways shall be located and designed to minimise the loss of any on street parking and ensure that sufficient area is maintained along the site frontage for the provision of on street parking spaces, where possible.

l) Internal driveways and vehicle access shall be provided with sufficient widths to ensure easy access to and from designated car parking areas/garages.

m) Internal driveways for multi dwellings shall be designed to provide two-way vehicle access

n) Electric vehicle charging stations must be located behind the building line.

3.4.3 Acoustic and Visual Privacy

Objective:

- Provide adequate visual and acoustic privacy for residents of new and existing development.

3.4.3.1 Acoustic Privacy

Design Requirements

a) Development that adjoins significant noise sources, (such as main roads, commercial/industrial development, public transport interchanges and railways) shall be designed to achieve acceptable internal noise levels, based on recognised Australian Standards and any criteria and standards regulated by a relevant State Government Authority.

b) Development shall incorporate noise attenuation measures that are compatible with the scale, form and character of the street.

c) On-site noise generating sources including, but not limited to, plant rooms

Note:

Development Near Rail Corridors and Busy Roads - Interim Guideline provides a useful guide for all development that may be impacted by rail corridors or busy roads .

Note:

The installation of air-conditioning units may be undertaken as exempt development under the E&CDC SEPP, providing that certain criteria are met.

and equipment, air conditioning units, pool pumps, and recreation areas shall be designed and located to ensure that the noise levels generated by such facilities do not exceed 5 dBA above background levels at the property boundary.

d) Multi dwelling housing and attached dwellings near railway corridors and major roads shall demonstrate to Council's satisfaction compliance with the requirements under the Guidelines entitled *Development Near Rail Corridors and Busy Roads* – Interim Guideline, 2008)

Note: This Guide is available for view/download from the NSW Department of Planning & Environment website at: www.planning.nsw.gov.au.

Note: Applicants are encouraged to refer to the Office of Environment and Heritage Environmental Criteria for Road Traffic Noise.

3.4.3.2 Visual Privacy

Design Requirements

a) No window of a habitable room or balcony shall directly face a window of another habitable room, balcony or private open space of another dwelling located within 6 metres of the proposed window or balcony unless appropriately screened (refer to Figure 3.4.3.1).

b) Notwithstanding Clause 3.4.3.2a) any window of a living room located on an upper level shall:

   i) be offset by 2 metres to limit views between windows and balconies; or

   ii) have a sill height 1.7 metres above the floor level; or

   iii) be splayed to avoid direct views between windows; or

   iv) have fixed translucent glazing in any part of the window within 1.7 metres of the floor level.

c) Notwithstanding 3.4.3.2a), a balcony will be considered where the private open space area of any adjacent dwelling is

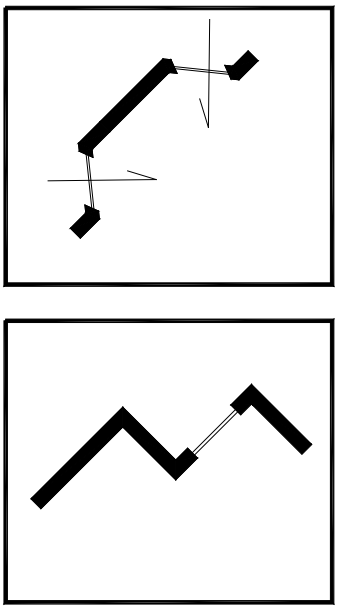


Figure 3.4.3.1 – Illustrations of a method to offset windows to avoid potential privacy conflict.

screened from view.

d) No wall of a proposed building shall be permitted to be constructed on the boundary for that portion of the boundary that is directly adjacent to an existing required private open space area on the adjoining allotment.

3.4.4 Solar Access

Objectives:

- Encourage building design and siting to take advantage of climatic factors and reduce household energy consumption.
- Encourage features to be incorporated into site and building design to optimise passive solar access to internal and external spaces.

Design Requirements

a) Living areas shall generally have a northerly orientation.

b) A minimum 20sqm fixed area of the required private open space shall receive three (3) hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, when measured at ground level.

c) Development shall have appropriate regard to the impact on solar access to useable private open space and living areas, solar collectors and clothes drying areas of adjoining residential development.

d) Building siting shall take into consideration the range of factors that impact on solar access including slope of land, vegetation and existing building and other structures.

Note: Council may consider the use of deciduous trees at the north and west elevations to protect against hot summer temperature and to allow for solar penetration in winter, where it may otherwise be inappropriate to plant native trees.

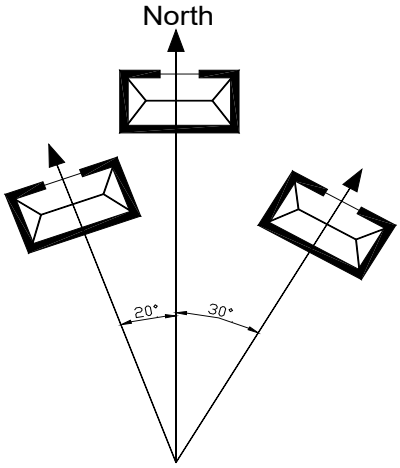


Figure 3.4.4.1 – Desirable range of window orientation for north facing windows.

3.4.5 Waste Requirements

Objectives:

- Ensure that residential developments meet requirements for long term sustainability and best practice.
- Ensure that residential developments achieve effective waste and resource recovery management.
- Ensure that residential developments protect and enhance the quality of life for the community.

Design Requirements

a) Each dwelling shall be provided with adequate space behind the primary and secondary building lines and out of public view to store the following bins:

   i) one (1) x 140 litre bin; and

   i) two (2) x 240 litre bins

b) The bin storage area shall not be located in such a place that requires any bins to be transported through any habitable part of the dwelling to reach the collection point.

c) The path for wheeling bins between the waste storage area(s) and the kerbside shall be free of steps and kerbs and have a maximum gradient of 1V:8H.

d) The maximum travel distance between any waste storage area and the collection point should not exceed 30 metres.

e) If bin storage is proposed to be contained within any garage, that garage must be widened by a minimum of 600mm to allow for egress of a 240L mobile garbage bin while a vehicle is parked within the garage.

f) Each dwelling must be provided with at least 1.5m clear and unobstructed kerbside for the presentation of bins and kerbside clean up material within the confines of the site's frontage (not impeding driveways or neighbouring lots).

3.5 Ancillary Residential Structures - Zones R2, R3, R4 and R5

This section applies to ancillary residential structures including outbuildings, swimming pools/spas and fencing in areas zoned R2, R3, R4 and R5, where these type of developments are associated with low and medium density residential development.

3.5.1 Fencing

Objectives:

- To ensure that front fencing design complements the character and streetscape of residential neighbourhoods.

Design Requirements

a) Bonded sheet metal fencing shall not be constructed at any location other than along side and rear boundaries shared with other private property, where such fencing is not highly visible from the street, public reserve or other public place, unless the site is within a bushfire prone area.

b) Residential fencing along the rear and side boundaries shall be:

   i) located behind the primary street building line;

   ii) a maximum 2.1 metres in height (excluding retaining walls); and

   iii) a maximum 1.8 metres in height, if adjoining a secondary street.

c) Front residential fencing shall be a maximum of 1.2 metres in height and complement the design of the development.

d) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.

e) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights

Note:

Refer to Section 1.4 Definitions Part 1 Volume 1 for a definition of a building line under the plan.

Figure 3.5.1.1 - Example of a part masonry/part timber fence that helps to define private space and adds interest to the character of the streetscape.

f) Details for fencing shall be submitted with the development application.

3.5

3.5 Ancillary Residential Structures

3.5.2 Outbuildings

3.5.2 Outbuildings

Objectives:

- To ensure that the siting and size of outbuildings do not adversely impact on the residential amenity of adjoining residential property.
- Ensure location and design of ancillary residential structures minimises the impact upon the environment and preserve existing trees.

3.5.2.1 General Requirements

a) Outbuildings shall:

i) incorporate similar or complementary design features, finishes, materials and colours to those of the principal dwelling house;

ii) not contain any other sanitary fixtures other than a toilet and a hand basin; and

iii) not be used for any habitable, commercial or industrial purpose.

3.5.2.2 Maximum Floor Area for Outbuildings

a) The combined areas of all 'detached' outbuildings (including carports and garages) shall be a maximum of 55sqm.

3.5.2.3 Setbacks for Outbuildings

a) Outbuildings shall be setback by a minimum of:

i) 6 metres from the primary street boundary;

ii) 3 metres from the secondary street boundary for all domestic outbuildings other than any garage that is accessed directly from the secondary street;

iii) 5.5 metres from the secondary street boundary for the garage, where the garage is accessed directly from the secondary street;

iv) 0.45 metres from the side boundaries;

v) despite 3.5.2.3 a) iv), zero metres from the side and rear boundaries for

open structures such as pergolas, carports and awnings, subject to compliance with the BCA; and

vi) 0.90 metres from rear boundary.

3.5.3 Swimming Pools/Spas

Objectives:

- Ensure that the location and design of swimming pools/spas minimises adverse impacts on the amenity of adjoining properties, particularly in relation to noise, privacy, drainage, visibility of pools and lighting.

3.5.3.1 General Requirements

a) Safety fencing for Swimming pools/spas shall comply with the *Swimming Pools Act 1992, Swimming Pools Regulation 2018 and the Australian Standard 1926.1 - 2012 - Swimming Pool Safety (As amended)*.

3.5.3.2 Setbacks

a) Swimming pools/spas shall be located behind the front primary street building setback.

b) Swimming pools/spas that do not incorporate decking/coping greater than 600 mm above natural ground level at any point shall be setback a minimum of:

i) 1 metre from the rear and side boundaries; and

ii) 1 metre from the secondary boundary(corner allotments).

c) The setback requirements under Clause 3.5.3.2 b) shall be inclusive of any decking/coping associated with the pool (i.e. the minimum 1 metre setback shall be calculated from the edge of the decking/coping to the side boundary, rear or secondary boundary).

d) Swimming pools/spas that incorporate decking/coping greater than 600mm above natural ground level at any point shall be setback a minimum of:

Figure 3.5.3.1 – Illustration of a fenced pool.

i) 5.5 metres from the primary street boundary;

ii) 3 metres from the secondary street boundary;

iii) 1.5 metres from the side and rear boundaries.

e) Adequate measures shall be implemented to ensure the amenity (noise/privacy) of adjoining neighbours is maintained.

f) The pool pump/filter shall be located as far away as practicable from neighbouring dwellings and shall be enclosed in an acoustic enclosure to minimise noise impacts on adjoining properties.

3.5.3 Swimming Pools/Spas

3.6 Low Density Residential Development - Zones R2, R3, R4 & R5

This section applies to:

- dwelling houses in areas zoned R2 and R3;
- secondary dwellings in areas zoned R2, R3, R4 and R5;
- dual occupancies (attached and/or detached) in areas zoned R2, R3 and R5
- semi-detached dwellings in areas zoned R2 and R3;and
- attached dwellings in areas zoned R2.

Important Note:

Numerical Development Standards for floor space ratios , building heights, qualifying site areas and subdivision for residential development are provided under the CLEP.

Figure 3.6.1 - Examples of low density residential development.

3.6 Low Density Residential Development

3.6.1 Dwelling Houses

3.6.1 Dwelling Houses - Zones R2 & R3

Objectives:

- Encourage quality-designed dwelling houses that make a positive contribution to the streetscape and amenity of the neighbourhood.

3.6.1.1 Site Requirement

a) A dwelling house shall not be erected on land with an average width less than 15 metres (measured at the primary street building setback), unless the allotment was in existence at the date upon which the Plan came into effect.

3.6.1.2 Deep Soil Planting

a) A dwelling house shall satisfy the following provisions relating to deep soil planting:

i) no more than 30% of the area forward of any building line shall be surfaced with impervious materials; and

ii) a minimum of 20% of the total site area shall be available for deep soil planting.

3.6.1.3 Setbacks

a) A dwelling house shall be setback a minimum of:

i) 5.5 metres from the primary street boundary for the dwelling;

ii) 6.0 metres from the primary street boundary for the garage;

iii) 2 metres from the secondary street boundary;

iv) 5.5 metres from the secondary street boundary for the garage, where the garage is accessed directly from the secondary street;

v) 0.9 metres from any side boundary; and

vi) 3 metres from the rear boundary for any part of the building that is up to 4.5 metres in height from ground level (existing); and

vii) 8 metres from the rear boundary for any part of the building that is higher than 4.5 metres from ground level (existing).

Note:

A dwelling house (as defined under the CLEP) means a building containing only one dwelling.

Note:

Refer to Section 4.1C of the CLEP for the minimum qualifying site area and lot sizes for dwelling houses.

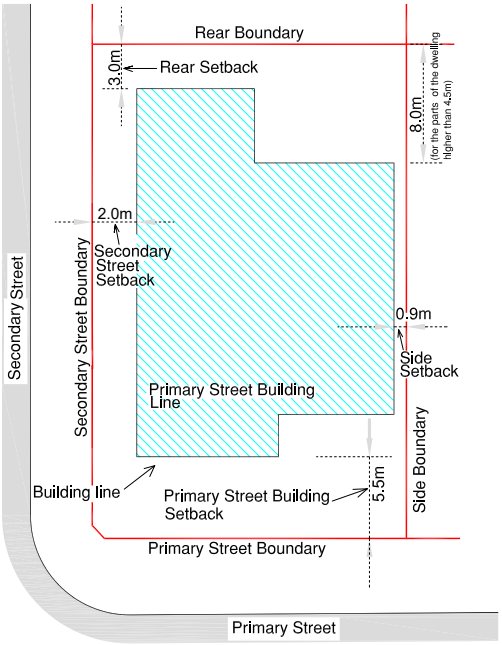


Figure 3.6.1.1 - Illustration of the required setbacks for dwelling houses under the Plan

b) Each dwelling shall have a minimum of 0.9m unobstructed side access that is free from air conditioning units, rainwater tanks hot water systems, or any other structure that may block access to the rear of the dwelling.

3.6.1.4 Car Parking Rates

a) A dwelling house shall be provided with an undercover car parking area which is restricted to a maximum of: -

i) 18 m^2 for 1 – 2 bedroom dwellings; and

ii) 36 m^2 for dwellings proposing 3 or more bedrooms.

Note: Any additional undercover car parking areas proposed on site which exceed these rates must be included in the 'Gross Floor Area' (GFA) calculation when determining the maximum 'Floor Space Area' (FSR) permitted on site, in accordance with Section 4.4 (Floor space ratio) of the Campbelltown Local Environmental Plan 2015.

3.6.1.5 Private Open Space

a) A dwelling house shall be provided with an area of private open space that:

i) is located behind the primary street building setback;

ii) has a minimum area of 75sqm;

iii) has a minimum width of 3 metres;

iv) includes a minimum levelled area of (5x5)sqm;

v) has a minimum unfragmented area of 60sqm;

vi) has an internal living room directly accessible to the outdoor private open space areas; and

vii) satisfies solar access requirements contained in section 3.4.4.

Note: For sloping sites, Council may consider the provision of a minimum 2 metre x 8 metre balcony as part of the required private open space for satisfying the requirements of Clause 3.6.1.5 a) v).

Note:
Private open space (as defined under the CLEP) means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

Note:
Clause 7.13 Design Excellence of the CLEP applies to zones R3, R4, B2, B3 and B4 and aims to deliver the highest standard of architectural and urban design, as part of the built environment.

3.6.1.6 Site Services

a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.

b) Adequate provision shall be made available for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).

c) All site services shall be placed underground.

d) All communication dishes, antennae and the like shall be located to minimise visual prominence.

3.6.2 Secondary Dwellings - Zones R2, R3, R4 and R5

Objectives:

- Ensure that secondary dwelling development is of a small scale.
- Ensure that secondary dwellings do not adversely impact on the amenity of adjoining properties.

3.6.2.1 General Requirements

a) A secondary dwelling shall incorporate similar or complementary design and construction features, finishes, materials and colours to those of the principal dwelling house.

b) Any new primary or secondary dwelling shall be designed to ensure that a front door and window are visible from the public domain by installing these elements into the front building wall of any habitable room which faces the primary street.

c) A secondary dwelling shall be provided with at a least 12sqm area of private open space for the exclusive use of the occupants of the secondary dwelling. The area shall be accessible from the living area, have a minimum width of 3sqm and not be steeper than 1:50.

Note: This area is to be included in the calculation for the requirement of open space for the principle dwelling, i.e. the

Note:
Secondary dwelling (as defined under the CLEP) means a self-contained dwelling that:

a) is established in conjunction with another dwelling (the principal dwelling), and

b) is on the same lot of land as the principal dwelling, and

c) is located within, or is attached to, or is separate from, the principal dwelling.

combined area of private open space for the secondary dwelling and the principle dwelling shall be a minimum of 75sqm.

d) A BASIX certificate shall accompany a development application for a secondary dwelling.

e) An attached secondary dwelling shall be located under the same roof as the main part of the principal dwelling house.

f) The principle dwelling shall continue to meet all the relevant requirements and development controls under Part 3 of Volume 1 of the Plan.

3.6.2.2 Setbacks

a) A secondary dwelling land shall be setback a minimum of:

i) 5.5 metres from the primary street boundary of the dwelling and shall align with the existing front building line, alternatively it shall align with the predominant front building line of the street;

ii) 3 metres from the secondary street boundary;

iii) 0.9 metres from any side boundary; and

iv) 3 metres from the rear boundary for any part of the building that is up to 3.8 metres in height from ground level (existing); and

v) 8 metres from the rear boundary for any part of the building that is higher than 3.8 metres from ground level (existing)

vi) Where a secondary dwelling is located forward of the front building line consideration shall only be given to such a proposal where the development is integrated with the existing dwelling and employs the same building materials and features as the existing dwelling including roof form and features such as Gables and the like.

Note:
Nothing in the Plan shall be taken to mean that a secondary dwelling can be subdivided from the principal dwelling on the allotment unless such a subdivision is consistent with relevant development standards under the CLEP.

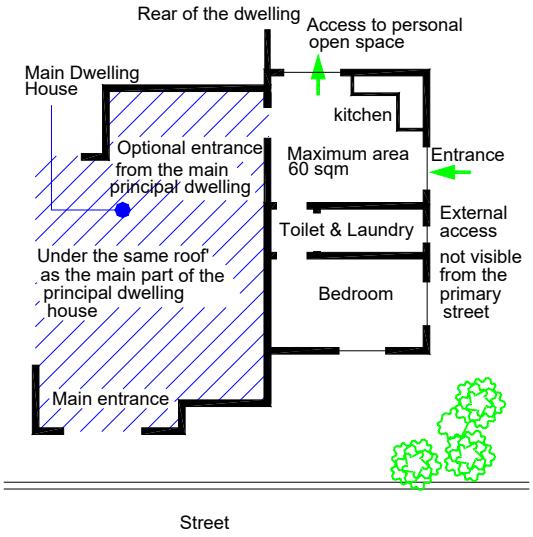


Figure 3.6.2.1 – Illustration of an attached secondary dwelling

3.6 Low Density Residential Development

3.6.3 Dual Occupancies (Attached or Detached)

3.6.3 Dual Occupancies (Attached or Detached)- Zones R2, R3 & R5

Objectives:

- Encourage quality-designed dual occupancies that make a positive contribution to the streetscape and amenity of the neighbourhood.
- Ensure that dual occupancies offer a high standard of amenity for its occupants and maintains the amenity of adjoining residents.

3.6.3.1 General Requirements

a) Dual occupancies shall only be permitted on an allotment having:

i) a minimum width of 15 metres measured along the side boundaries at a distance of 5.5 metres from the primary street boundary; and

ii) a minimum width of 7 metres measured between the extended property side boundaries, or in the case of a corner allotment, the secondary street boundaries where they intersect with the kerb line (refer to Figure 3.6.3.1).

3.6.3.2 Setbacks

a) A dual occupancy shall be setback a minimum of:

i) 5.5 metres from the primary street boundary for the dual occupancy;

ii) 6.0 metres from the primary street boundary for the garage;

iii) 3 metres from the secondary street boundary;

iv) 5.5 metres from the secondary street boundary for the garage or the undercover parking space, where the garage is accessed directly from the secondary street;

v) 0.9 metres from any side boundary; and

vi) 3 metres from the rear boundary for any part of the building that is up to 4.5 metres in height from ground

Note:

Dual occupancy (as defined under the CLEP) means a dual occupancy (attached) or a dual occupancy (detached).

Dual occupancy (attached) (as defined under the CLEP) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Dual occupancy (detached) (as defined under the CLEP) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Note:

Refer to Section 4.1C of the CLEP for the minimum qualifying site area for dual occupancies.

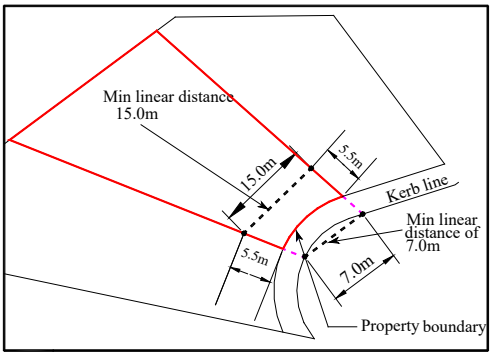


Figure 3.6.3.1 - Illustration of the requirements for the minimum allotment frontage incorporating a dual occupancy.

level (existing); and

vii) 8 metres from the rear boundary for any part of the building that is higher than 4.5 metres from ground level (existing).

b) Each Dwelling shall have a minimum of 0.9m unobstructed side access that is free from air conditioning units, rainwater tanks hot water systems, or any other structure that may block access to the rear of the dwelling.

3.6.3.3 Car Parking Rates

a) Each dwelling that is part of a dual occupancy development shall be provided with a minimum of one (1) single garage.

3.6.3.4 Private Open Space

a) Each dwelling that is part of a dual occupancy shall be provided with an area of private open space that:

i) is located behind the primary building setback;

ii) has a minimum area of 60 sqm;

iii) has a minimum width of 3 metres;

iv) includes a minimum levelled area of (5x5) sqm;

v) has a minimum unfragmented area of 40 sqm;

vi) has an internal living room directly accessible to the outdoor private open space areas; and

vii) satisfies solar access requirements contained in Section 3.4.4. of the the Plan.

3.6.3.5 Presentation to Public Streets

a) Where a dual occupancy development involves the retention of an existing dwelling , the existing dwelling shall be renovated to match the colour, material, texture and architectural style of the proposed building so as to create a harmonious development.

Figure 3.6.3.1 - An example of a contemporary design of an attached dual occupancy

Note:

Private open space (as defined under the CLEP) means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

Note:

Clause 7.13 Design Excellence of the CLEP applies to zones R3, R4, B2, B3 and B4 and aims to deliver the highest standard of architectural and urban design, as part of the built environment.

3.6.3 Dual Occupancies (Attached or Detached)

3.6.3.6 Landscaping and Deep Soil Planting

a) A development application for a dual occupancy shall include a detailed landscape plan prepared by a suitably qualified person.

b) A dual occupancy shall satisfy the following provisions relating to deep soil planting:

   i) no more than 30% of the area forward of any building line shall be surfaced with impervious materials; and

   ii) a minimum of 20% of the total site area shall be available for deep soil planting.

3.6.3.7 Site Services

a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.

b) Adequate provision shall be made available for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).

c) All site services shall be placed underground.

d) All communication dishes, antennae and the like shall be located to minimise visual prominence.

3.6.4 Semi-detached Dwellings - Zones R2 & R3

Objectives:

- Encourage quality-designed semi-detached dwellings that make a positive contribution to the streetscape and amenity of the neighbourhood.
- Ensure that semi-detached dwellings offer a high standard of amenity for its occupants and maintains the amenity of adjoining residents.

3.6.4.1 General Requirements

a) Semi-Detached Dwelling shall only be permitted on an allotment having;

i) a minimum width of 7.5 metres measured between the extended property side boundaries, or in the case of a corner allotment, the secondary street boundaries where they intersect with the kerb line.

b) Despite Clause 3.6.4.1 a) above, semi-detached dwellings shall be permitted on an allotment having a minimum width less than 7.5 metres where each individual lot existed prior to the commencement of the CLEP.

3.6.4.2 Setbacks

a) Semi-detached dwellings shall be setback a minimum of:

i) 5.5 metres from the primary street boundary for the semi-detached dwellings;

ii) 6.0 metres from the primary street boundary for the garage or the under cover parking space;

iii) 3 metres from the secondary street boundary;

iv) 5.5 metres from the secondary street boundary for the garage or the undercover parking space, where the garage is accessed directly from the secondary street;

v) 0.9 metres from any side boundary, for the part of the building that is not attached to the other dwelling; and

vi) 3 metres from the rear boundary for any part of the building that is up to 4.5 metres in height from ground level (existing); and

vii) 8 metres from the rear boundary for any part of the building that is higher than 4.5 metres from ground level (existing) (refer to Figure 3.6.4.1).

b) Each dwelling shall have a minimum of 0.9m unobstructed side access that is free from air conditioning units,

Note:
Semi-detached dwellings (as defined under the CLEP) means a dwelling that is on its own lot of land and is attached to only one other dwelling.

Note:
Refer to Section 4.1C of the CLEP for the minimum qualifying site area and lot sizes for semi-detached dwellings

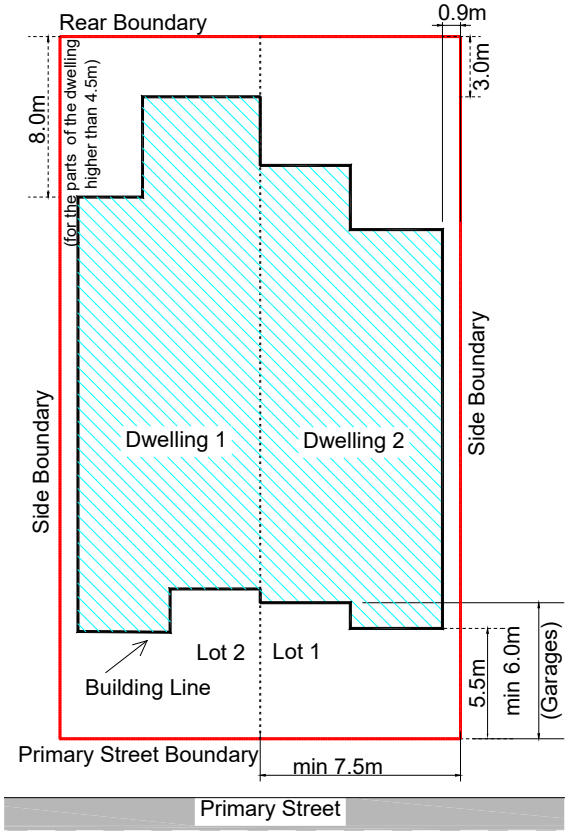


Figure 3.6.4.1 - Illustration of the setbacks requirements for semi-detached dwellings.

rainwater tanks hot water systems, or any other structure that may block access to the rear of the dwelling.

c) For the purpose of 3.7.2.4 a) above, the direct access from the rear to the front of the dwelling shall have a minimum width of 0.9 metres and shall not be obstructed by hot water systems, air conditioning units, gardens or anything that results in the obstruction of the access way.

Note:

Private open space (as defined under the CLEP) means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

3.6.4.3 Car Parking Rates

a) Each dwelling that is part of a semi-detached dwelling development shall be provided with of minimum of one (1) single garage.

b) Despite Clause 3.6.4.3 a) above and Clause 3.6.4.2.a)ii) , where an individual allotment is in existence before the gazettal date of the CLEP and has a width less than 7.5 metres, standard garages shall not be permitted on the primary street frontage unless the garage component is recessed by at least 2 meters from the main building line.

Note:

Clause 7.13 Design Excellence of the CLEP applies to zones R3, R4, B2, B3 and B4 and aims to deliver the highest standard of architectural and urban design, as part of the built environment.

c) For the purpose of Clause 3.6.4.3 b) above, covered car parking spaces fronting the primary street shall only be provided in a non-obtrusive open type design so as not to detract from the street facade of the development.

3.6.4.4 Private Open Space

a) Each dwelling that is part of a semi detached dwelling shall be provided with an area of private open space that:

i) is located behind the primary building setback;

ii) has a minimum area of 60 sqm;

iii) has a minimum width of 3 metres;

iv) includes a minimum levelled area of (5x5)sqm;

v) has a minimum unfragmented area of 40sqm;

vi) has an internal living room directly

accessible to the outdoor private open space areas; and

vii) satisfies solar access requirements contained in section 3.4.4.

3.6.4.5 Presentation to Public Streets

a) Where a development involves the construction of an additional dwelling to create a semi detached dwelling, the existing dwelling (where it is proposed to be retained) shall be renovated to match the colour, material, texture and architectural style of the proposed building so as to create a harmonious development.

3.6.4.6 Landscaping and Deep Soil Planting

a) A development application for a semi-detached dwellings shall include a detailed landscape plan prepared by a suitably qualified person.

b) A semi detached dwelling shall satisfy the following provisions relating to deep soil planting:

i) no more than 30% of the area forward of any building line shall be surfaced with impervious materials; and

ii) a minimum of 20% of the total site area shall be available for deep soil planting.

3.6.4.7 Site Services

a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.

b) Adequate provision shall be made available for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).

c) All site services shall be placed underground.

d) All communication dishes, antennae and the like shall be located to minimise visual prominence.

3.6.5 Attached Dwellings - Zones R2 Low Density Residential Zone

Objectives:

- Encourage quality-designed attached dwellings that make a positive contribution to the streetscape and amenity of the neighbourhood.
- Ensure that attached dwelling housing within R2 zone are of small scale and bulk.
- Ensure that attached dwellings offer a high standard of internal and external amenity for its occupants and maintains the amenity of adjoining residents.

3.6.5.1 Site Requirements for Attached Dwellings - Zone R2

Design Requirements

a) Each lot of land for each attached dwelling shall have a minimum width of 7.5 metres measured along the side boundaries at a distance of 5.5 metres from the primary street boundary unless each individual allotment is in existence prior to the commencement date of the CLEP.

b) Attached dwellings shall not be erected on an existing battle-axe allotment.

c) With any development application involving the construction of a building wall on a boundary, the creation of an easement for access and maintenance on the adjoining land may be required.

d) Subject to the satisfaction of other requirements within the Plan, the number of dwellings permitted within attached dwelling development shall not exceed three (3) dwellings within the R2 zone.

e) For the purpose of calculating the developable area of an allotment:

   i) any land that is part of an environmental corridor as specified by the Office of Environment and Heritage or any other government agency; or

Note:

Attached dwellings (as defined under the CLEP) means a building containing 3 or more dwellings, where:

a) each dwelling is attached to another dwelling by a common wall, and

b) each of the dwellings is on its own lot of land, and

c) none of the dwellings is located above any part of another dwelling.

Note:

Refer to Section 4.1C of the CLEP for the minimum qualifying site area and lot sizes for attached dwellings.

ii) any land that is subject to bushfire, flooding or other risk (excluding mine subsidence); or

iii) a right of carriage way;

shall not be included within the developable area of the allotment, unless the relevant public agency is satisfied that these areas are capable of being developed for the purpose of attached dwellings.

3.6.5.2 Setbacks for Attached Dwellings - Zone R2

a) Attached dwellings shall be setback a minimum of:

i) 5.5 metres from the primary street boundary;

ii) 6.0 metres from the primary street boundary for the garage or the under cover parking space;

iii) 3 metres from the secondary street boundary;

iv) 5.5 metres from the secondary street boundary for the garage or the undercover parking space, where the garage is accessed directly from the secondary street;

v) 0.9 metres from any side boundary for the ground level;

vi) 1.5 metres from any side boundary for all levels above the ground level; and

vii) 5 metres from the rear boundary for any part of the building that is up to 4.5 metres in height from ground level (existing); and

viii) 10 metres from the rear boundary for any part of the building that is higher than 4.5 metres from ground level (existing) (refer to Figure 3.6.5.1).

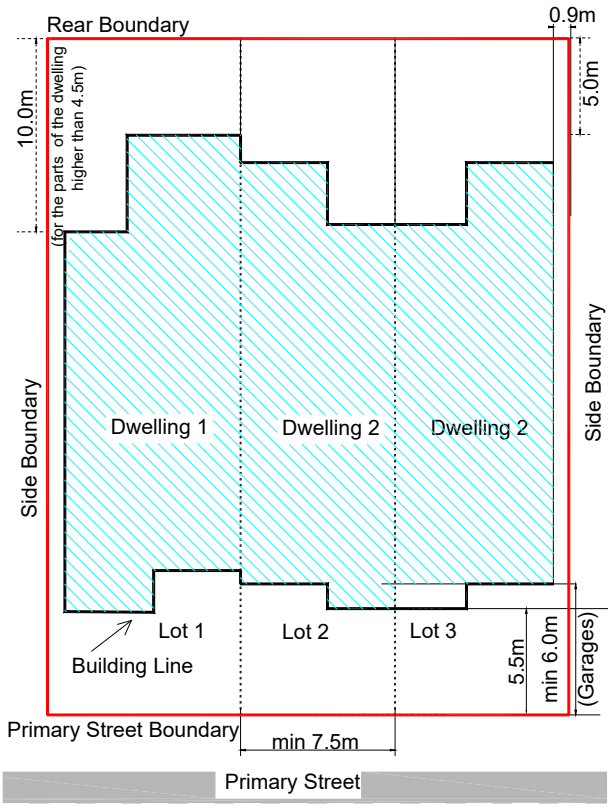


Figure 3.6.5.1 - Illustration of the setbacks requirements for attached dwellings - R2 Zone.

3.6.5.3 The Size of Indoor Living Areas for Attached Dwellings - Zone R2

a) The indoor living areas (i.e family

room and lounges) within each dwelling contained within attached dwellings shall have a minimum of one unfragmented area that is not less than:

i) (3x3)sqm in the case of a one bedroom dwelling;

ii) (3.5x4)sqm square meters in the case of two or three bedroom dwelling;

iii) (4x5)sqm in case of four or more bedroom dwelling.

b) For the purpose of this clause, the total number of bedrooms within each dwelling shall include any room that is capable of being used as a bedroom (i.e study room).

c) Master bedrooms shall have a minimum internal area of 12 square metres (excluding wardrobe space);

d) All other bedrooms proposed shall have a minimum internal area of 9 square metres (excluding wardrobe space);

e) All dining and living areas shall be well designed and of sufficient size for both furniture and movement/circulation through the dwelling. Submitted plans shall include examples of furnished floor plans that demonstrate that the design enables the use of each room for its intended purpose in a manner that does not restrict the movement of people within and through the room.

3.6.5.4 Rear Access for Attached Dwellings - Zone R2

a) Where there is no access to a rear lane or rear street directly available from the back of attached dwellings, each dwelling shall be provided with a separate and direct access from the backyard to the front yard that does not pass through any habitable area of the dwelling (Refer to Figure 3.6.5.2 for a suggested design solution).

b) For the purpose of 3.6.5.4 a) above, the

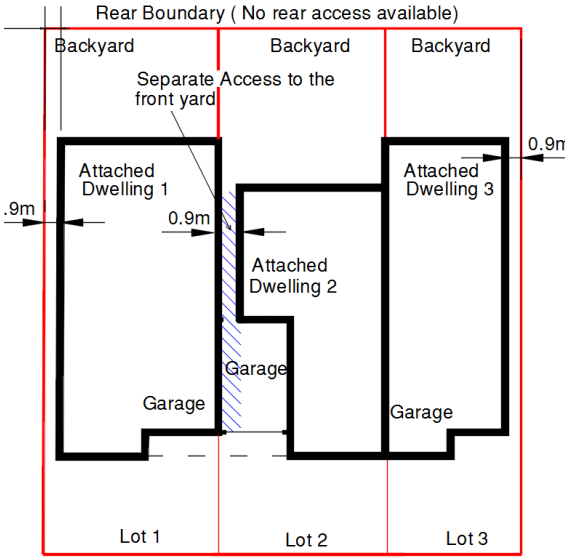


Figure 3.6.5.2 - Illustration of an example of a design solution for 'rear to front' access requirement for attached dwellings at ground level.

Note:

The requirement for the rear-to front access is to enable occupants of an attached dwelling to move organic waste bins, lawnmowers and the like from the backyard to the front of the building without the need to pass through the main living areas.

direct access from the rear to the front of the dwelling shall have a minimum width of 0.9 metres and shall not be obstructed by hot water systems, air conditioning units, gardens or anything that may result in the obstruction of the access way.

3.6.5.5 Car Parking Rates for Attached Dwellings - Zone R2

a) Each dwelling that is part of attached dwellings shall be provided with a minimum of one (1) single garage.

b) Despite Clause 3.6.5.5 a) above and Clause 3.6.5.2 a) ii), where an individual allotment is in existence before the date of gazettal of the CLEP and has a width less than 7.5 metres, standard garages shall not be permitted on the primary street frontage unless the garage component is recessed by at least 2 meters from the main building line.

c) For the purpose of Clause 3.6.5.5 b) above, covered car parking spaces fronting the primary street shall only be provided in a non-obtrusive open type design so as not to detract from the street facade of the development.

3.6.5.6 Private Open Space for Attached Dwellings - Zone R2

a) Each dwelling that is part of attached dwelling development shall be provided with an area of private open space that:

i) is located behind the primary building setback;

ii) has a minimum area of 60 sqm;

iii) has a minimum width of 3 metres;

iv) includes a minimum levelled area of (5x5)sqm;

v) has a minimum unfragmented area of 40sqm;

vi) has an internal living room directly

accessible to the outdoor private open space areas; and

vii) satisfies solar access requirements contained in section 3.4.4.

3.6.5.7 Presentation to Public Streets for Attached Dwellings - Zone R2

a) Attached dwelling housing shall satisfy the following architectural requirements:

i) a distinctive architectural outcome that unifies the range of building elements and diversity within the development and which also harmonises with surrounding development;

ii) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines;

iii) incorporation of facade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements; and

iv) provision of windows and active spaces in the building ends, to provide additional security and visual interest.

v) architectural features (such as balconies, openings, columns, porches, colours, materials etc) and articulation in walls are to be incorporated into the front facade of each dwelling.

b) Where a development involves the construction of additional dwellings to create attached dwellings, the existing dwelling on the site (where it is proposed to be retained) shall be renovated to match the colour, material, texture and architectural style of the proposed building so as to create a harmonious building.

3.6.5.8 Landscaping and Deep Soil

Planting for Attached Dwellings - Zone R2

a) A development application for an attached dwelling shall include a detailed landscape plan prepared by a suitably qualified person.

b) Attached dwellings shall satisfy the following provisions relating to deep soil planting:

   i) no more than 30% of the area forward of any building line shall be surfaced with impervious materials, where garages/carparking spaces are proposed to be accessed from the rear of the property; and

   ii) a minimum of 20% of the total site area shall be available for deep soil planting.

3.6.5.9 Site Services for Attached Dwellings - Zone R2

a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.

b) Adequate provision shall be made available for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).

c) All site services shall be placed underground.

d) All communication dishes, antennae and the like shall be located to minimise visual prominence.

3.7

Medium Density Residential Development

3.7 Medium Density Residential Development - Zone R3

This section applies to:

- attached dwellings on areas zoned R3;and
- multi dwelling housing on areas zoned R3.

Note:

Clause 7.13 Design Excellence of the CLEP applies to zones R3, R4, B2, B3 and B4 and aims to deliver the highest standard of architectural and urban design, as part of the built environment.

Note:

Numerical Development Standards for floor space ratios, building heights and subdivision for residential development are provided under the CLEP.

Figure 3.7.1 - Examples of medium density residential development.

3.7.1 Attached Dwellings - Zone R3

Objectives:

- Ensure that attached dwellings are designed to enhance the streetscape character of established residential neighbourhoods.
- Ensure that attached dwellings offer a high standard of amenity for occupants and maintains the amenity of adjoining residents and acknowledges the dimensional constraints of the existing under sized allotments.
- Encourage the use of roof space to provide habitable areas.
- Encourage innovative designs and layout to produce a medium density style development with contemporary buildings that utilise facade modulation and incorporate shade elements, such as pergolas, verandahs and the like.

3.7.1.1 Site Requirements for Attached Dwellings - Zone R3

Design Requirements

a) Each lot of land for each dwelling that forms part of an attached dwelling development shall have a minimum width of 7.5 metres measured along the side boundaries at a distance of 5.5 metres from the primary street boundary, unless the individual lots existed prior to the commencement of the CLEP.

b) Attached dwellings shall not be erected

Note:

Attached dwelling (as defined under the CLEP) means a building containing 3 or more dwellings, where:

a) each dwelling is attached to another dwelling by a common wall, and

b) each of the dwellings is on its own lot of land, and

c) none of the dwellings is located above any part of another dwelling.

Figure 3.7.1.1 - An example of attached dwellings.

3.7 Medium Density Residential Development

3.7.1 Attached Dwellings

on an existing battle-axe allotment.

c) With any development application involving the construction of a building wall on a boundary, the creation of an easement for access and maintenance on the adjoining land may be required.

d) Subject to the satisfaction of other requirements within the Plan, the number of dwellings permitted within attached dwellings development shall not exceed 6 dwellings within the R3 zone.

3.7.1.2 Setbacks for Attached Dwellings - Zone R3

a) Attached dwellings shall be setback a minimum of:

i) 4.0 metres from the primary street boundary;

ii) 2 metres from the secondary street boundary;

iii) 0.9 metres from any side boundary;

iv) 3 metres from the rear boundary for the ground level; and

v) 6 metres from the rear boundary for all levels above ground level.

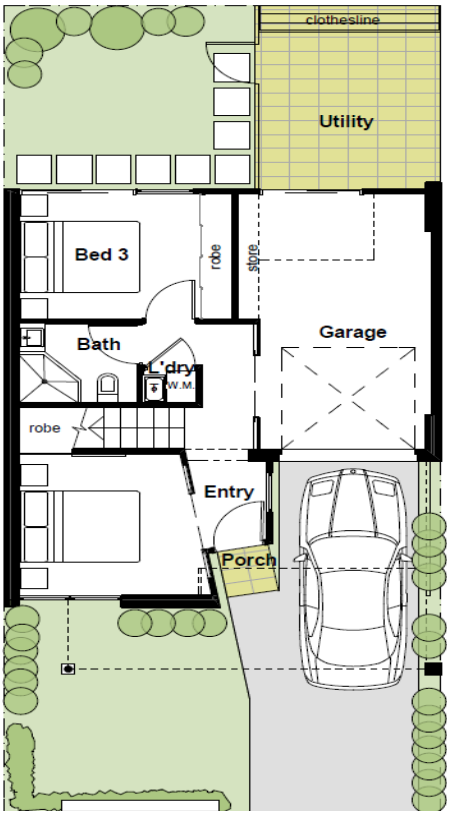
b) Notwithstanding Section 3.7.1.2a), car parking spaces/garages shall be setback a minimum of 6 metres from the primary street setback.

c) Despite Clause 3.7.1.2a) above, where car parking spaces/garages are located and accessed from the back of the site (i.e via a rear lane) an attached dwelling development shall be permitted to be setback by:

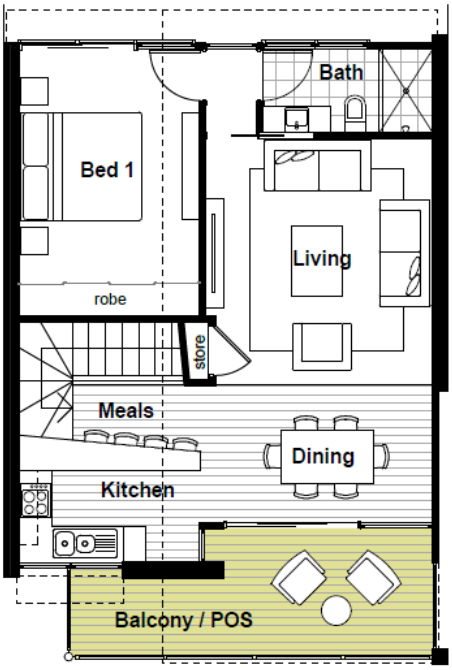
i) 3 metres from the primary street boundary;

ii) 2 metres from the secondary street boundary;

iii) 0.9 metres from any side boundary;



Ground Floor



First Floor

Figure 3.7.1.2 - An example of attached dwellings floor plans (Source Dwelling Density Guide, NSW Planning & Environment, 2014)

iv) 3 metres from the rear boundary for the ground level;

v) 6 metres from the rear boundary for all levels above ground level;

vi) 1 metre from the rear boundary for the garage component of the building.

d) Where garages are located and accessed from the back of the site (i.e via a rear lane) they shall not exceed 50% of the width of the rear elevation.

3.7.1.3 The Size of Indoor Living Areas - Zone R3

a) The indoor living areas (i.e family room and lounges) within a dwelling (that forms part of attached dwellings shall have a minimum of one unfragmented area that is not less than:

i) (3x3)sqm in case of a dwelling with 1 bedroom;

ii) (3.5x4)sqm in case of a dwelling with 2 or 3 bedrooms;

iii) (4x5)sqm in case of a dwelling with 4 or more bedrooms.

b) For the purpose of clause 3.7.1.3a) above, the total number of bedrooms within a dwelling shall include any room that is capable of being used as a bedroom (i.e study room).

c) Master bedrooms shall have a minimum internal area of 12 square metres (excluding wardrobe space);

d) All other bedrooms proposed shall have a minimum internal area of 9 square metres (excluding wardrobe space);

e) All dining and living areas shall be well designed and of sufficient size for both furniture and movement/circulation through the dwelling. Submitted plans shall include examples of furnished floor plans that demonstrate that the design enables the use of each room

Figure 3.7.1.3 - Examples of medium density type residential development with articulated facade treatment.

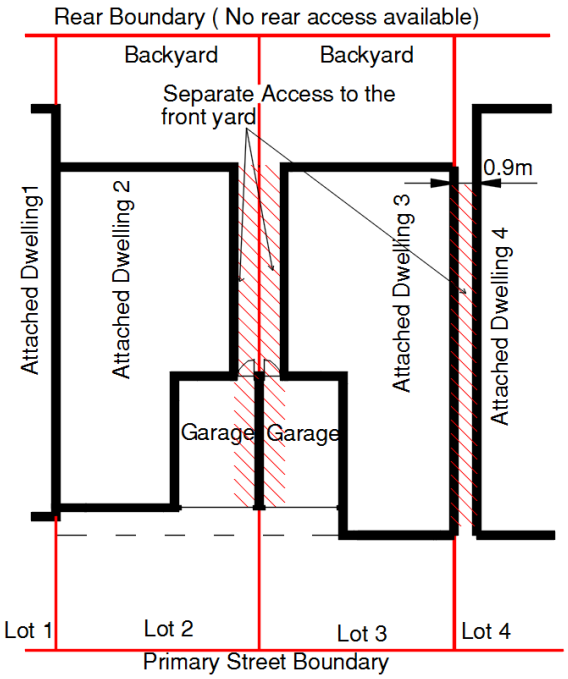


Figure 3.7.1.4 - Illustration of an example of a design solution for rear to front access requirement for attached dwellings.

Note:

The requirement for the rear-to front access is to enable occupants of an attached dwelling to move organic waste bins, lawnmowers and the like from the backyard to the front of the building without the need to pass through the main living areas.

for its intended purpose in a manner that does not restrict the movement of people within and through the room.

3.7.1.4 Rear Access for Attached Dwellings - Zone R3

a) Where there is no access to a rear lane or rear street directly available from the back of attached dwellings, each dwelling shall be provided with a separate and direct access from the backyard to the front yard that does not pass through any habitable area of the dwelling (Refer to Figure 3.7.1.4 for a suggested design solution).

b) For the purpose of 3.7.1.4 a) above, the direct access from the rear to the front of the dwelling shall have a minimum width of 0.9 metres and shall not be obstructed by hot water systems, air conditioning units, gardens or anything that may result in the obstruction of the access way.

3.7.1.5 Private Car Parking Requirement for Attached Dwellings - Zone R3

a) Each dwelling that is part of attached dwellings shall be provided with a minimum of one (1) single garage.

b) Despite Clause 3.7.1.5 a) above and Clause 3.7.1.2 b) , where an individual allotment is in existence before the gazettal date of the CLEP and has a width less than 7.5 metres, standard garages shall not be permitted on the primary street frontage unless the garage component is recessed by at least 2 meters from the main building line.

c) For the purpose of Clause 3.7.1.5 b) above, covered car parking spaces fronting the primary street shall only be provided in a non-obtrusive open type design so as not to detract from the street facade of the development.

d) Electric vehicle charging stations must be located behind the building line.

3.7.1.6 Requirements for the Use of Roof Space for Habitable Areas for Attached Dwellings - Zone R3

a) Council may consider the use of the roof space for a habitable room, but only if:

i) it is appropriately designed;

ii) it is part of the overall design of the building;

iii) appropriate light and ventilation is supplied to rooms; and

iv) it does not negatively impact on the design quality of the streetscape.

3.7.1.7 Presentation to Public Streets for Attached Dwellings - Zone R3

a) Attached dwelling housing shall satisfy the following architectural requirements:

i) a distinctive architectural outcome that unifies the range of building elements and diversity within the development and which also harmonises with surrounding development;

ii) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines;

iii) incorporation of facade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements; and

iv) provision of windows and active spaces in the building ends, to provide additional security and visual interest;

Note:

Clause 7.13 Design Excellence of the CLEP applies to zones R3, R4, B2, B3 and B4 and aims to deliver the highest standard of architectural and urban design, as part of the built environment.

3.7 Medium Density Residential Development

3.7.1 Attached Dwellings

v) architectural features (such as balconies, openings, columns, porches, colours, materials etc) and articulation in walls are to be incorporated into the front facade of each dwelling.

b) All existing dwellings on site shall be demolished, unless the existing dwelling is fully renovated to match the colour, material, texture and architectural style of the proposed buildings so as to create a harmonious development.

3.7.1.8 Private Open Space for Attached Dwellings - Zone R3

a) Each dwelling within an attached dwelling development shall be provided with a combined area of private open space that:

i) is located behind the primary building line;

ii) has a combined minimum area of 40 sqm;

iii) has a minimum level area of (3x3) sqm;

iv) satisfies solar access requirements contained in section 4.4.3;and

v) has an internal living room directly accessible to the outdoor private open space areas.

3.7.1.9 Landscaping Requirement for and deep soil planting for Attached Dwellings - Zone R3

a) A detailed landscape design plan incorporating vegetation compatible with the character of the development shall be submitted with a development application.

b) Attached dwellings shall satisfy the following provisions relating to deep soil planting:

i) the area forward of the front building line shall remain permeable other

Note:
Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.

than the area occupied by the driveway and the pedestrian access to the main door of the dwelling;and

ii) a minimum of 20% of the total site area shall be available for deep soil planting.

iii) no more than 30% of the area forward of any building line shall be surfaced with impervious materials, where garages/ carparking spaces are proposed to be accessed from the rear of the property.

3.7.1.10 Site Services for Attached Dwellings - Zone R3

a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.

b) Adequate provision shall be made available for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).

c) All site services shall be placed underground.

d) All communication dishes, antennae and the like shall be located to minimise visual prominence.

3.7 Medium Density Residential Development

3.7.2 Multi Dwelling Housing

3.7.2 Multi Dwelling Housing - Zone R3

Objectives:

- Ensure that multi dwelling housing is designed to enhance the streetscape character of established residential neighbourhoods.
- Ensure that multi dwelling housing offers a high standard of internal and external amenity for its occupants and maintains the amenity of other residents in the locality.
- Encourage innovative designs and layout to produce a medium density style development with contemporary buildings that utilise facade modulation and incorporate shade elements, such as pergolas, verandahs and the like.
- Promote electric vehicle usage across the Local Government Area.
- Provide and encourage the installation of electric vehicle charging infrastructure.

3.7.2.1 Site Requirements for Multi Dwelling Housing - Zone R3

a) Multi dwelling housing shall only be permitted on an allotment having a minimum width of 25 metres measured between the extended property side boundaries, or in the case of a corner allotment, the secondary street boundaries where they intersect with the kerb line.

b) Multi dwelling housing shall not be erected on an existing battle-axe allotment.

c) For the purpose of calculating the developable area of an allotment a right of carriage way shall not be included within the developable area of the allotment, unless the relevant public agency is satisfied that, that part of the allotment is capable of being developed for the purpose of multi dwelling housing.

d) Multi dwelling housing shall only be permitted on a site where no part of the allotment is within 50 metres of

Note:

Multi dwelling housing (as defined under the CLEP) means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

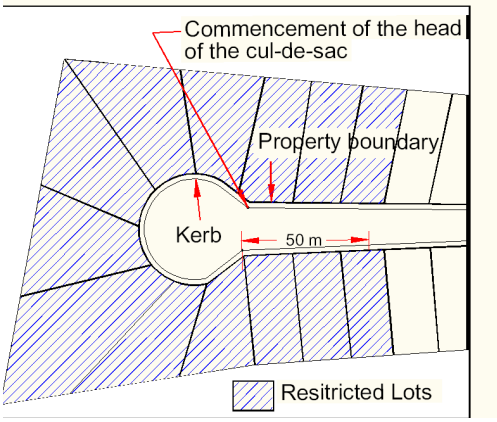


Figure 3.7.2.1 - Illustration of the 50 metre distance from the commencement of the head of a cul-de-sac where multi dwelling housing development are restricted.

the commencement of the head of a cul-de-sac to which vehicular access to the site is obtained (refer to Figure 3.7.2.2).

e) A minimum of 10% of the total number of dwellings within a multi dwelling housing development containing 10 or more dwellings shall be adaptable dwelling(s).

f) Multi dwelling housing shall not incorporate vehicular access that utilises any gate structure /mechanism other than access to basement car parking.

3.7.2.2 Setbacks for Muti Dwelling Housing - Zone R3

a) A multi dwelling housing development shall be set back a minimum of:

i) 4.0 metres from the primary street boundary;

ii) 2 metres from the secondary street boundary;

iii) 0.9 metres from any side boundary;

iv) 3 metres from the rear boundary for the ground level; and

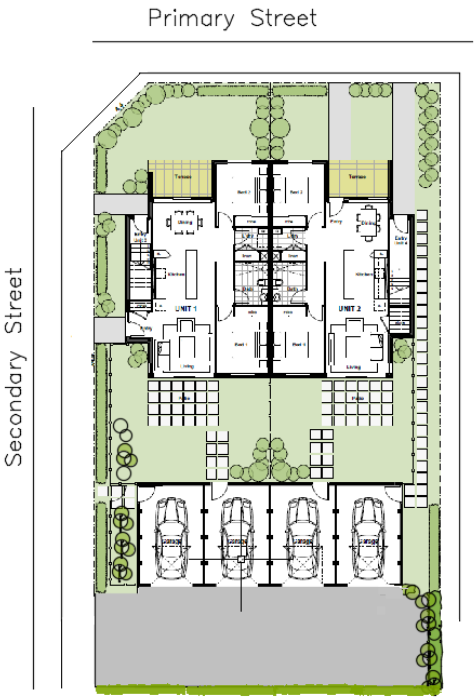
v) 6 metres from the rear boundary for all levels above ground level.

b) Notwithstanding Section 3.7.2.2a), the car parking space shall be setback a minimum of 6 metres from the primary street setback.

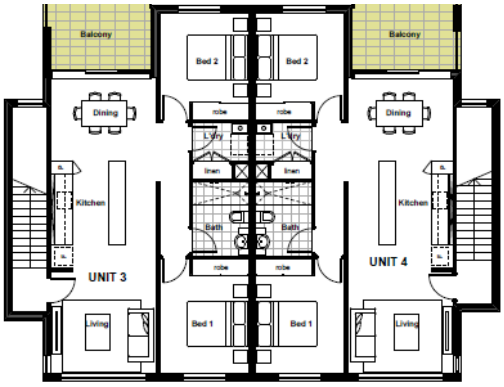
c) Despite Clause 3.7.1.2a) above, where car parking spaces/garages are located and accessed from the back of the site (i.e via a rear lane) a multi dwelling housing development shall be permitted to be setback by:

i) 3 metres from the primary street boundary;

ii) 2 metres from the secondary street boundary;



Ground Floor



First Floor

Figure 3.7.2.2 - An example of Multi dwelling housing floor plans located on a corner site where dwellings are located on top of each other with separate access for each dwelling from the ground floor. (Source Dwelling Density Guide, NSW Planning & Environment, 2014 (Slightly modified))

iii) 0.9 metres from any side boundary;

iv) 3 metres from the rear boundary for the ground level;

v) 6 metres from the rear boundary for all levels above ground level; and

vi) 1 metre from the rear boundary for the garage component of the building.

d) Where garages are located and accessed from the back of the site (i.e via a rear lane) they shall not exceed 50% of the width of the rear elevation.

e) Multi dwelling housing on corner allotments shall be permitted to have dwellings located on the ground floor and the first floor above , providing compliance with the BCA requirements and separate access to each dwelling from the ground floor is provided. Refer to the example of floor plans illustrated in Figure 3.7.2.2.

f) Stairs providing access to upper level dwellings shall be enclosed.

g) Each dwelling within a multi dwelling housing development shall be provided with an 'incidentals' storage facility within the dwelling, which shall be available for personal use of the occupants of each dwelling, and designed and constructed of materials to Council's satisfaction. Such storage facility shall have a storage capacity of not less than the following:

i) 4 cubic metres in the case of a studio flat;

ii) 6 cubic metres in case of a 1 bedroom flat;

iii) 8 cubic metres in case of a 2 bedroom flat;and

iv) 10 cubic metres in case of a 3 bedroom flat or more.

h) The incidentals storage facility shall

Note:

The requirement for the rear-to front access is to enable occupants of an attached dwelling to move organic waste bins, lawnmowers and the like from the backyard to the front of the building without the need to pass through the main living areas.

not be created as a separate (strata) allotment to the unit it services.

3.7.2.3 The Size of Indoor Living Areas - Zone R3

a) The indoor living areas (i.e family room and lounges) within a dwelling (that forms part of a multi dwelling housing development) shall have a minimum of one unfragmented area that is not less than:

   i) (3x3)sqm in case of a dwelling with 1 bedroom;

   ii) (3.5x4)sqm in case of a dwelling with 2 or 3 bedrooms;

   iii) (4x5)sqm in case of a dwelling with 4 or more bedrooms.

b) For the purpose of clause 3.7.2.3a) above, the total number of bedrooms within a dwelling shall include any room that is capable of being used as a bedroom (i.e study room).

c) Master bedrooms shall have a minimum internal area of 12 square metres (excluding wardrobe space);

d) All other bedrooms proposed shall have a minimum internal area of 9 square metres (excluding wardrobe space);

e) All dining and living areas shall be well designed and of sufficient size for both furniture and movement/circulation through the dwelling. Submitted plans shall include examples of furnished floor plans that demonstrate that the design enables the use of each room for its intended purpose in a manner that does not restrict the movement of people within and through the room.

Figure 3.7.2.3 - Examples of residential medium density development.

3.7.2.4 Rear Access - Zone R3

a) Where there is no access to a rear lane or rear street directly available from the back of attached dwellings, each dwelling shall be provided with a separate and direct access from the

backyard to the front yard that does not pass through any habitable area of dwelling (Refer to Figure 3.6.5.1 for a suggested design solution).

b) For the purpose of 3.7.2.4 a) above, the direct access from the rear to the front of the dwelling shall have a minimum width of 0.9 metres and shall not be obstructed by hot water systems, air conditioning units, gardens or anything that results in the obstruction of the access way.

3.7.2.5 Private Car Parking Requirement for Multi Dwelling Housing - Zone R3

a) Each multi dwelling housing unit shall be provided with a minimum of one single garage or car parking space.

b) One (1) external additional visitor car parking space shall be provided for every three (3) units (or part thereof), unless all dwellings within the development have direct frontage to a public street.

c) No visitor car parking space shall be located forward of the primary or secondary street boundary.

d) No visitor car parking space shall be in a 'stacked' configuration.

e) Electric vehicle charging stations must be located behind the building line.

Figure 3.7.2.4 - An example of multi dwelling housing, with separate dwellings on each floor. (Source Dwelling Density Guide, NSW Planning & Environment, 2014)

3.7.2.6 Requirements for the Use of Roof Space for Habitable Areas for Multi Dwelling Housing - Zone R3

a) Council may consider the use of the roof space for a habitable room, but only if:

i) it is appropriately designed;

ii) it is part of the overall design of the building;

iii) appropriate light and ventilation is supplied to rooms; and

iv) it does not negatively impact on the design quality of the streetscape.

3.7.2.7 Private and Communal Open Space Requirement for Multi Dwelling Housing - Zone R3

a) Each multi dwelling housing unit shall be provided with an area or areas of private open space that:

   i) are not located within the primary street setback;

   ii) have a minimum area of 40 sqm,

   iii) have a minimum width of 3 metres;

   iv) include a minimum levelled area of (3x3) sqm;

   v) have an internal living room directly accessible to the outdoor private open space areas; and

   vi) satisfy solar access requirements contained in section 3.4.4.

b) No part of an outdoor living area is permitted to be located within the primary or secondary street setback area.

c) Any communal open space or recreation facility provided as a part of a development shall be designed and constructed to:

   i) ensure safe access by the occupants of the development;

   ii) prevent access by members of the public; and

   iii) provide for the safety and well being of children in accordance with any applicable Australian Standard.

3.7.2.8 Presentation to Public Streets for Multi Dwelling Housing - Zone R3

a) Multi dwelling housing shall satisfy the following architectural requirements:

   i) a distinctive and innovative architectural design that presents visually interesting facades to the streets;

Figure 3.7.2.5 - Examples of residential medium density development.

ii) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines;

iii) incorporation of facade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements; and

iv) provision of windows and active spaces in the building ends, to provide additional security and visual interest.

b) Multi dwelling housing shall satisfy the following additional provisions relating to streetscape:

i) architectural features (such as balconies, openings, columns, porches, colours, materials etc) and articulation in walls are to be incorporated into the front facade of each dwelling.

c) Unless Council can be satisfied that an existing dwelling located on the site makes a positive contribution to the character of the streetscape, that dwelling shall be demolished.

d) Where a development involves the construction of additional dwellings to create multi dwelling housing, the existing dwelling (where it is proposed to be retained) shall be renovated to match the colour, material, texture and architectural style of the proposed buildings so as to create a harmonious development.

3.7.2.9 Landscaping and deep soil planting Requirements for Multi Dwelling Housing - Zone R3

a) Multi dwelling housing shall satisfy the following requirements relating to landscape:

i) a detailed landscape design plan shall be submitted by a

suitably qualified person with the development application; and

ii) a minimum of 20% of the total site area shall be available for deep soil planting; and

iii) no more than 30% of the area forward of any building line shall be surfaced with impervious materials.

3.7.2.10 Multi Dwelling Housing and Waste Management - Zone R3

Individual Bin Storage

a) Individual bin storage arrangements are preferred by Council and will be supported over communal bin storage arrangements. However, in circumstances where individual bin storage is not feasible, communal bin storage may be considered.

b) Individual bin storage shall be provided in accordance with clause 3.4.5.

Communal Bin Storage

c) Where individual bin storage cannot be facilitated, an appropriately sized communal bin storage facility that is centrally located and provides convenient access for occupants, maintenance and collection staff shall be provided. Such storage facility shall:

i) be located behind the primary and secondary building line;

ii) be no more than 30 metres from the point of collection street;

iii) be covered;

iv) contain a hose connection;

v) be adequately ventilated;

vi) have an impervious floor that is connected to the sewer;

vii) be located no closer than 3 metres (in a horizontal direction) from an opening within a dwelling on the site or from the property boundary;

viii) be located no further than 30 metres away from any dwelling;

ix) incorporate design and construction (including colours, materials and finishes) that complement the development;

x) be appropriately screened from public view by a visual barrier of at least 1.5m high;

xi) provide an opening sufficient to allow egress of the maximum sized bin to be used at the development;

xii) Ensure that the path for wheeling bins between the waste storage area(s) and the kerbside is free of steps and kerbs and has a maximum gradient of 1V:8H.

d) All communal bin storage area/s shall be of a sufficient size to accommodate the bin configuration proposed for the development, and have sufficient capacity to allow for:

i) Access, manoeuvring, cleaning and maintaining all bins by providing an extra 30% of the footprint of each waste container to the overall size of the storage area;

ii) Spacing of at least 50cm between all bins allocated for the development;

iii) All bins to be arranged side by side within the bin storage room (no stacking);

iv) A minimum 1.5m aisle between rows of bins to minimise potential obstructions; and

v) Future modifications of services, bin sizes and/or configurations by minimising the installation of fixed structures within bin storage areas.

e) The communal waste/recycling bin storage facility shall not be located in

such a place that requires any bins to be transported through any habitable part of the dwelling to reach the collection point.

f) All bins located within the bin storage facility shall be presented to kerbside for collection by a site caretaker, no earlier than the evening prior to scheduled collection and returned directly to the communal bin storage area within four hours of collection.

On Site Collection

g) Any development

- containing 20 or more dwellings, and/or
- when the number of bins proposed cannot be accommodated within 50% of the development's net frontage width on collection day,

shall be designed to accommodate forward-in, forward-out, drive-on vehicular collection for on-site servicing.

h) For the purpose of calculating the minimum area behind the kerb and gutter required for bin placement, each bin shall be provided a clear width of 1.0 metre which allows for a 300mm separation distance either side of each bin.

i) Regardless of the storage and collection arrangements proposed, the distance between a dwelling and the bin storage area shall be a maximum of 40 metres.

j) Requirements for on-site collection are provided at clause 5.4.8.5.

3.7.2.11 Site Services for Multi Dwelling Housing - Zone R3

a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.

Note:

Net frontage is calculated as the total lot frontage, minus the total of all distances occupied by trees (canopy width at maturity), driveways, street furniture, bus stops, street lights, power poles or any other fixed item that would obstruct access to the kerbside or servicing of bins.

3.7

b) Adequate provision shall be made available for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).

c) All site services shall be placed underground.

d) All communication dishes, antennae and the like shall be located to minimise visual prominence.

3.7.3 Manor Houses - Zone R3

Objectives:

- Ensure that all Manor House developments are designed to enhance the streetscape character of established residential neighbourhoods.
- Ensure that all Manor House developments offer a high standard of internal and external amenity for its occupants in addition to maintaining the amenity of other residents in the locality.
- Encourage innovative designs and layout to produce a medium density style development with contemporary buildings that utilise facade modulation and incorporate shade elements, such as pergolas, verandahs and the like.

3.7.3.1 Site Requirements for Manor Houses - Zone R3

a) The minimum lot area for a manor house is 600 square metres with a minimum frontage width of 15m, which is required to adequately achieve setback requirements and sufficient space for landscaping and car parking.

b) This building type is best suited to corner lots or sites with rear lane access in order to adequately accommodate garages and car parking.

c) The proposal may include a strata title subdivision, with a common entry and internal hallway.

d) Like other medium density proposals within the Campbelltown LGA, manor houses shall only be permitted on a site where no part of that allotment is located within 50 metres of the commencement of a cul-de-sac head to which vehicular access has been retained.

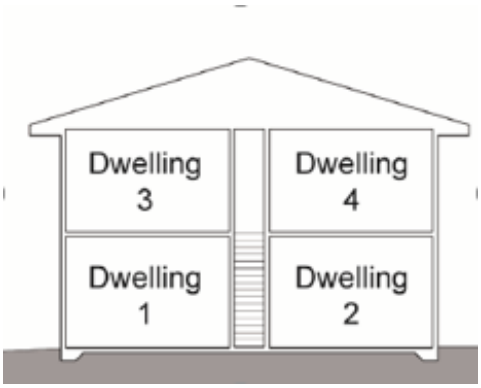


Figure 3.7.3.1 - An example of a cross section - Manor

3.7.3.2 - Strata title subdivision

a) A manor house containing three or four dwellings on one lot may be strata titled to allow for separate ownership of each dwelling.

b) Development that complies with this Section may receive concurrent

3.7 Medium Density Residential Development

3.7.3 Manor Houses

3.7.3.1 Site Requirements for Manor Houses - Zone R3

a) The minimum lot area for a manor house is 600 square metres with a minimum frontage width of 15m, which is required to adequately achieve setback requirements and sufficient space for landscaping and car parking.

b) This building type is best suited to corner lots or sites with rear lane access in order to adequately accommodate garages and car parking.

c) The proposal may include a strata title subdivision, with a common entry and internal hallway.

d) Like other medium density proposals within the Campbelltown LGA, manor houses shall only be permitted on a site where no part of that allotment is located within 50 metres of the commencement of a cul-de-sac head to which vehicular access has been retained.

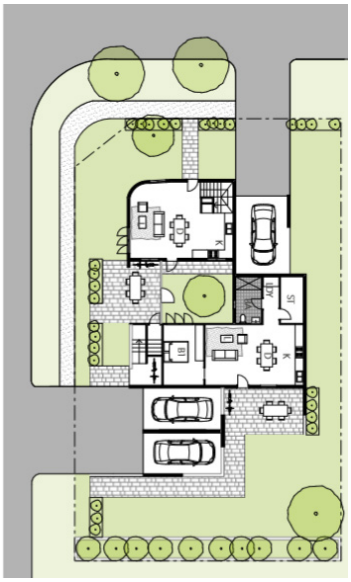


Figure 3.7.3.2 - An example of a ground floor Manor House

3.7.3.2 - Strata title subdivision

a) A manor house containing three or four dwellings on one lot may be strata titled to allow for separate ownership of each dwelling.

b) Development that complies with this Section may receive concurrent approval for both the development and strata title subdivision.

c) Development that complies with this Section may receive concurrent approval for both the development and strata title subdivision.

3.7.3.3 - Setbacks for Manor Houses – Zone R3

a) The development shall provide the following front and side boundary setback distances which reflect the existing and/or future intended character of the area in addition to an appropriate separation between buildings on adjoining sites.

b) A manor house must be setback from the front boundary, or public space, so that it:

(i) defines the street edge;

(ii) creates a clear threshold and transition between common private areas of the site;

(iii) assists in achieving visual privacy to ground floor dwellings from the street;

(iv) contributes to the streetscape character and landscape; and

(v) relates to the desired future streetscape pattern without any unreasonable, adverse impacts on the existing streetscape.

c) Any infill development must reflect the average setback distance of the two nearest residential accommodation buildings, located on either side of the proposed site.

d) A manor house development shall be set back a minimum of:

i) 5.5 metres from the primary street boundary;

ii) 2 metres from the secondary street boundary;

iii) 0.9 metres from any side boundary;

iv) 3 metres from the rear boundary for the ground level; and

v) 6 metres from the rear boundary for all levels above ground level.

e) Notwithstanding Section (d) above, all car parking spaces shall be setback a minimum of 6 metres from the primary street setback.

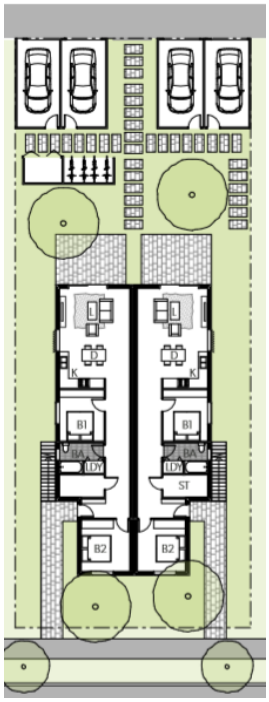
f) Despite above, where car parking spaces/ garages are located and accessed from the back of the site (i.e via a rear lane), all manor house development shall be permitted to be setback by:

i) 5.5 metres from the primary street boundary;

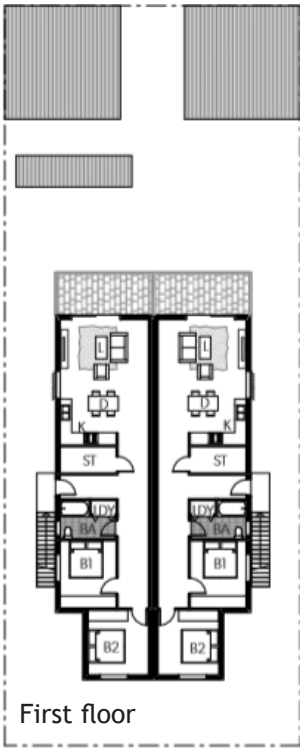
ii) 2 metres from the secondary street boundary;

iii) 0.9 metres from any side boundary;

iv) Where garages are located and accessed from the back of the site (i.e. via a rear



Ground floor



First floor

Figure 3.7.3.3 - An example of a ground floor and a first floor design of a Manor House

lane) they shall not exceed 50% of the width of the rear elevation.

3.7.3.4 - The Size of Indoor Living Areas for Manor Houses - Zone R3

a) Any dwellings that form part of a manor house development are required to have the following minimum internal floor areas:

   i) Studio = 35m^2

   ii) 1 bed = 50m^2

   iii) 2 bed = 70m^2

   iv) 3+ bed = 90m^2.

b) The minimum area of any bedroom is 12m^2 which comprises a minimum length of 4m and width of 3m, excluding space for a wardrobe.

c) The indoor living areas within a dwelling that forms part of a manor house development shall have combined, minimum living and dining room areas of:

   i) 1 and 2 bedrooms = 24m^2

   ii) 3+ bedrooms = 28m^2

d) All living / lounge rooms shall have a minimum length and width of 4m, which excludes any fixtures.

e) Kitchens are not to be part of a circulation space such as a hallway, except in studio apartments.

3.7.3.5 - Rear Access for Manor Houses - Zone R3

a) Where there is no access to a rear lane or rear street, directly available from the back of the proposed manor house, each ground floor dwelling shall be provided with a separate and direct access from the backyard to the front yard which does not pass through any habitable area of the dwelling.

b) For these purposes, direct access from the rear to the front of the dwelling shall have a minimum width of 0.9 metres and shall

Note:

For more examples of Manor Houses designs, please refer to the 'Low Rise Medium Density Design Guide, 2018', which is available from the Department of Planning and environment website at the following link:

https://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Medium-Density-Housing

Note:

All the figures used under Section 3.7.3 Manor Houses have been copied form the 'Low Rise Medium Density Design Guide, 2018', which is available from the Department of Planning and environment website at the following link:

https://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Medium-Density-Housing

not be obstructed by hot water systems, air conditioning units, gardens or anything that may result in the obstruction of the access way.

3.7.3.6 – Private Car Parking Requirements for Manor Houses – Zone R3

a) A minimum of one (1) car parking space shall be provided for each dwelling proposed as part of a manor house development.

b) All required car parking spaces must meet compliance with Australian Standard (AS) -AS2890.1 (2004) - "Parking facilities - Off -street car parking".

c) The visual and/or environmental impacts of car parking and garages shall not dominate the streetscape.

d) Basement car parking should not protrude more than 1m above finished ground level except at the entrance to the car park.

e) The maximum dimensions of any basement car park entry will be 2.7m high by 3.5m wide.

f) 'Studio' sized dwellings, located within 400 metres of a railway station, are exempt from having to provide any car parking spaces on-site.

g) Electric vehicle charging stations must be located behind the building line.

3.7.3.7 - Private Open Space for Manor Houses – Zone R3

a) All proposed manor houses shall provide appropriately sized private open space areas and balconies to enhance residential amenity.

b) All dwellings shall have access to individual private open space , with a minimum length and width of 3m, in addition to meeting compliance with the following areas square metres requirements:

i) 1 bedroom or a studio = 9 square metres

ii) 2+ bedrooms = 12 square metres

iii) Houses with ground level living areas = 16

square metres

c) The principal private open space shall be located adjacent to the living room, dining room or kitchen in order to extend these living areas.

d) A minimum 25% of all private open space areas shall be covered to provide shade and protection from rain.

3.7.3.8 - Presentation to Public Streets for Manor Houses - Zone R3

a) A Design Verification Statement shall be submitted with any manor house application which comprehensively describes how the proposed building aesthetics and articulation will contribute to the existing streetscape and character of the local area.

b) The development may have a primary road articulation zone that extends up to 1.5m forward of the minimum required setback from that primary road.

c) The following elements can be located within the above mentioned articulation zone:

i) An entry feature or portico;

ii) A balcony, deck, terrace or verandah;

iii) window box treatment;

iv) A bay window or similar feature;

v) An awning or other feature over a window;

vi) A sun shading feature;

vii) An eave;

viii) An access ramp.

d) Provide high level activation and passive surveillance to the public streets.

e) Pedestrian entries shall be directly visible from the public domain (street).

f) Windows from habitable rooms shall be positioned to overlook the public domain.

g) Direct visibility shall be provided along paths and driveways from the public domain to the

front door.

h) Front fences and walls shall not dominate the public domain but complement the context and character of the area.

i) Private courtyards within the front setback shall be located within the proposed building's articulation zone or behind the required front building line.

j) The roof design shall be integrated harmoniously with the overall building form.

k) Skylights and ventilation systems are integrated into the roof design.

3.7.3.9 - Landscaping and deep soil planting Requirements for Manor Houses - Zone R3

a) All manor house proposals shall satisfy the following requirements relating to landscape:

   i) a detailed landscape design plan shall be submitted by a suitably qualified person with the development application; and

   ii) a minimum of 20% of the total site area shall be available for deep soil planting; and

   iii) no more than 30% of the area forward of any building line, or between the building and a rear lane, shall be surfaced with impervious materials.

3.7.3.10 - Manor Houses and Waste Management - Zone R3

a) Manor house development shall make provision for individual waste storage, allocated behind the primary and secondary building lines and out of public view, as per the following providing the following bins for each dwelling:

   i) One (1) x 140 litre bin; and

   ii) two (2) x 240 litre bins

b) The bin storage area shall not be located in such a place that requires any bins to be transported through any habitable part of the

dwelling to reach the collection point.

c) The path for wheeling bins between the waste storage area(s) and the kerbside shall be free of steps and kerbs and have a maximum gradient of 1V:8H.

d) The maximum travel distance between any waste storage area and the collection point should not exceed 30 metres.

e) If bin storage is proposed to be contained within any garage, that garage must be widened by a minimum of 600mm to allow for egress of a 240L mobile garbage bin while a vehicle is parked within the garage.

f) Each dwelling must be provided with at least 1.5m clear and unobstructed kerbside for the presentation of bins and kerbside clean up material within the confines of the site's frontage (not impeding driveways or neighbouring lots).

g) Where individual waste storage is not feasible, an appropriately sized communal bin storage facility that is centrally located and provides convenient access for occupants, maintenance and collection staff shall be provided. Such storage facility shall:

i) be located behind the primary and secondary building line;

ii) be no more than 30 metres from the point of collection;

iii) be covered;

iv) contain a hose connection;

v) be adequately ventilated;

vi) have an impervious floor that is connected to the sewer;

vii) be located no closer than 3 metres (in a horizontal direction) from an opening within a dwelling on the site or from the property boundary;

viii) incorporate appropriate design and construction materials (including colours

and finishes) which complement the development;

ix) be appropriately screened from public view by a visual barrier of at least 1.5m high;

x) provide an opening sufficient to allow egress of the maximum sized bin to be used at the development;

xi) Ensure that the path for wheeling bins between the waste storage area(s) and the kerbside is free of steps and kerbs and has a maximum gradient of 1V:8H.

h) The bin storage room shall have sufficient capacity to allow for:

i) Access, manoeuvring, cleaning and maintaining all bins by providing an extra 30% of the footprint of each waste container to the overall size of the storage area;

ii) Spacing of at least 50cm between all bins allocated for the development;

iii) All bins to be arranged side by side within the bin storage room (no stacking);

iv) A minimum 1.5m aisle between rows of bins to minimise potential obstructions; and

v) Future modifications of services, bin sizes and/or configurations by minimising the installation of fixed structures within bin storage areas.

i) Where waste storage is provided in a basement car park a maximum ramp gradient of 1:8 is to be provided to the waste collection point.

j) Where waste collection is proposed to occur in a rear lane, the lane must be designed in accordance with clause 3.8.9 e).

3.7.3.11 - Site Services for Manor Houses - Zone R3

a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.

b) Adequate provision shall be made available for

all essential services such as water, sewerage, electricity, gas, telephone, internet and stormwater drainage.

c) All site services shall be placed underground.

d) All communication dishes, antennae anthe like shall be located to in a manner which minimises any visual impact on neighbouring properties and/or the public domain. These types of ancillary structures shall be limited to one per building, if visible from a public place

3.8 Residential Subdivision

Objectives:

- Ensure that land once subdivided, contributes positively to the desired character of the locality and provides for the safe and attractive integration of existing and new development.
- Ensure that subdivision responds to the physical characteristics of the land, its landscape setting, orientation, landmarks and key vistas to and from that land.
- Ensure that subdivision provides safe connections with and extension of existing street patterns, as well as any pedestrian, cycleway and public open space networks.
- Promote walking and cycling as a mode of travel within a residential neighbourhood.
- Facilitate opportunities for public transport to service new subdivision estates.
- Ensure that the proposed development is compatible with the capacity of existing and proposed infrastructure.
- Encourage subdivision that will result in the creation of allotments that are orientated, and of such dimension and configuration to facilitate the siting, design and construction of development resulting in the conservation of non-renewable resources and the environmental attributes of the land.

3.8.1 General Requirements

Design Requirements

a) Subdivision shall have appropriate regard to orientation, slope, aspect and solar access.

b) Subdivision design shall comply with the requirements specified in Council's Engineering Design Guide for Development, available from Council's website at www.campbelltown.nsw.gov.au

c) Where relevant, roads shall be designed to provide satisfactory level of services for the evacuation of occupants in the event of emergency.

d) Subdivision shall promote through street access and minimise the number of cul-de-sacs.

e) Roads/access handles shall be provided

Note:

Development controls under the plan are in addition to the development standards requirements under the CLEP.

Zone Acronyms

R2 Low Density Residential: R2

R3 Medium Density Residential: R3

R4 High Density Residential: R4

R5 Large Lot Residential: R5

to separate allotments from any park, reserve, waterway and the like.

f) All allotments within a subdivision that are located adjacent to the intersection of local public roads (existing or proposed) shall provide a splay in accordance with *Council's Engineering Design Guide for Development (available from Council's website at (www.campbelltown.nsw.gov.au)* to ensure adequate sight distances and maintain footpath widths.

Note: All splays shall be dedicated to Council at no cost to Council.

Note: In the case of an RMS road the size of the splay shall be in accordance with the RMS's requirements.

g) Residential subdivision shall be designed to address the public domain.

h) Wherever possible, subdivision design shall avoid the creation of allotments that have rear boundaries (and fencing) that adjoin the public domain.

i) For the purpose of calculating the minimum allotment size and dimensions under the Plan, any land that is part of an environmental corridor as specified by the *Office of Environment and Heritage* or any other government agency shall not be included within the calculated area of land unless the relevant public agency is satisfied that that part of the allotment is capable of being developed.

j) For the purpose of calculating the minimum allotment size and dimensions under the Plan, any land that is subject to bushfire, flooding or other risk (excluding mine subsidence) shall not be included within the calculated area of land unless it is demonstrated to Council's satisfaction that the site can be appropriately managed in a manner that retains the

Figure 3.8.1 – Example of Greenfield residential subdivision

Note:

Refer to Part 4 Principal Development Standards of the CLEP for the minimum subdivision standards for Torrens Tile subdivision (Clause 4.1 of the CLEP).

Note:

Numerical development standards for the minimum subdivision for each type of residential development are provided under the CLEP.

ability to be developed for the purpose to which it is intended under the zone.

k) Access to residential subdivisions shall not be permitted to any classified road where alternative access can be made available via the non-classified road network.

l) Extensive use of battleaxe configuration in the subdivision of new areas shall be avoided, where possible.

3.8.2 Residential Torrens Title Subdivision for the purpose of dwelling houses - Zones R2 and R3

Design Requirements

a) Any residential allotment created by Torrens Title subdivision for the purpose of a dwelling house development in areas zoned R2 and R3 shall satisfy the following standards:

i) a minimum width of 15 metres measured along the side boundaries at a distance of 5.5 metres from the front property boundary;

ii) a minimum width of 7 metres measured between the extended property side boundaries where they intersect with the kerb line; and

iii) a minimum depth of 25 metres.

b) Any battle axe shaped allotment created by subdivision for the purpose of a dwelling house development in areas zoned R2 and R3 shall satisfy the following standards:

i) a minimum depth of 25 metres excluding the length of the access handle;

ii) no more than one allotment shall be accessed via a battle axe handle;

iii) a minimum access handle width of 3.5 metres;

iv) a maximum access handle length of 35 metres;

v) no encroachment/s or right of

Figure 3.8.2 – Example of residential subdivision under construction.

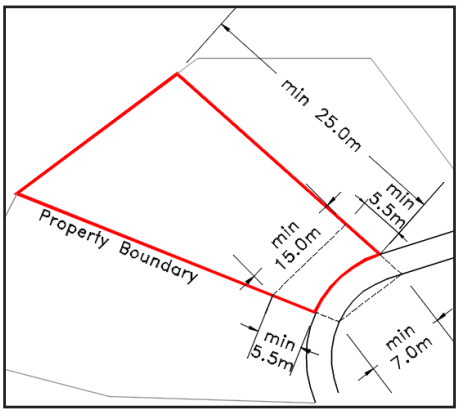


Figure 3.8.2 - Minimum allotment dimensions for Torrens Title Subdivision for the purpose of a dwelling house.

Note:

Refer to the CLEP for the minimum subdivision standards for Torrens Tile subdivision (Clause 4.1 of the CLEP).

Note:

Clause 4(A) of the CLEP States:

(4A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.

carriage way shall impinge into land within the access handle;

vi) the provision of an adequately dimensioned vehicle manoeuvring area, located behind the access handle; and

vii) the provision of a minimum 0.5 metre wide landscape strip along the length of the access handle, where it adjoins the boundary/fence of the neighbouring property.

3.8.3 Residential Torrens Title Subdivision for the Purpose of Dwelling Houses Development - Zone R5

Design Requirements

a) Any residential allotment created by Torrens Title subdivision for the purpose of a dwelling house development in areas zoned R5 shall satisfy the following standards:

i) a minimum width of 20 metres measured along the side boundaries at a distance of 5.5 metres from the front property boundary;

ii) a minimum width of 10 metres measured between the extended property side boundaries where they intersect with the kerb line; and

iii) a minimum depth of 25 metres.

b) Any battle axe shaped allotment created by subdivision for the purpose of a dwelling house development in areas zoned R5 shall satisfy the following standards:

i) a minimum depth of 25 metres excluding the length of the access handle;

ii) no more than one allotment shall be accessed via a battle axe handle;

iii) a minimum access handle width of 3.5 metres;

iv) a maximum access handle length of

Note:

Clause 4(A) of the CLEP States:

(4A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.

35 metres;

v) no encroachment/s or right of carriage way shall impinge into land within the access handle;

vi) the provision of an adequately dimensioned vehicle manoeuvring area, located behind the access handle; and

vii) the provision of a minimum 0.5 metre wide landscape strip along the length of the access handle, where it adjoins the boundary/fence of the neighbouring property.

3.8.4 Subdivision of Dual Occupancies - Zones R2 and R3

Design Requirements

a) For the purposes of the subdivision of dual occupancies, all allotments to be created shall be part of a Strata Title scheme.

b) Council will consider a development application for Torrens Title subdivision for the purpose of dual occupancies (being the only dwellings in the development) if the proposed subdivision satisfies the following standards:

i) each allotment has a width of 7.5 metres measured between the extended property side boundaries where they intersect with the kerb line;

ii) both allotments have access to a public street;

iii) at least 1 allotment has direct frontage to a public street;

iv) a minimum access handle width of 3.5 metres for the servicing of the rear allotment (if proposed); and

v) where a battleaxe allotment is created, no right of carriage way is proposed over the other allotments

Figure 3.8.3 – Residential subdivision allowing adequate accessibility for waste collection vehicles.

Note: For the purpose of clause 3.8.4 b) ii), an access handle does not constitute direct frontage to a public street.

Note: Council may release a subdivision certificate for dual occupancies prior to the issuing of the occupation certificate, where the construction of the building has passed the frame stage by the relevant PCA and Council is satisfied that the building will be constructed as per the approved plans.

3.8.5 Subdivision for the Purpose of Semi-detached Dwellings - Zones R2 and R3

Design Requirements

a) Council will consider a development application for Torrens Title subdivision of a site for the purpose of semi-detached dwellings (being the only dwellings in the development) if:

   i) each allotment has a direct frontage to a public street;

   ii) no common property is created;

   iii) each allotment has a width of 7.5 metres measured between the extended property side boundaries where they intersect with the kerb line; and

   iv) no battleaxe allotments are created

Note: For the purpose of clause 3.8.5 a) iii), an access handle does not constitute direct frontage to a public street.

Note: Council may release a subdivision certificate for semi-detached dwellings prior to the issuing of the occupation certificate, where the construction of the building has passed the frame stage by the relevant PCA and Council is satisfied that the building will be constructed as per the approved plans.

3.8.6 Subdivision for the purpose of Attached Dwellings - Zones R2 and R3

Design Requirements

a) Council will consider a development application for Torrens Title subdivision of a site for the purpose of attached dwellings (being the only dwellings in the development) if:

   i) each allotment has direct frontage to a public street;

   ii) no common property is created;

   iii) each allotment has a width of 7.5 metres measured between the extended property side boundaries where they intersect with the kerb line; and

   iv) no battleaxe allotments are created

Note: For the purpose of clause 3.8.6 a) iii), an access handle does not constitute direct frontage to a public street.

Note: Council may release a subdivision certificate for attached dwellings prior to the issuing of the occupation certificate, where the construction of the building has passed the frame stage by the relevant PCA and Council is satisfied that the building will be constructed as per the approved plans.

3.8.7 Subdivision of Multi Dwelling Housing - Zone R2 and R3

a) For the purposes of the subdivision of multi dwelling housing, all allotments to be created shall be part of a Strata Title Scheme.

b) Despite 3.8.7 a) Council will consider a development application for Torrens Title subdivision of multi dwelling housing, if each allotment satisfies the following standards:

   i) a minimum depth of 25 metres;

   ii) all allotments/dwellings within the development have direct frontage to a public street;

   iii) no common property is created;

   iv) a minimum width of 7.5 metres measured between the extended

Note:

On 22 November 2019, Campbelltown Local Environmental PLan, 2015, was amended to prohibit Multi Dwelling Housing in the R2 Low Density Residential Zone. Part 3.8.7 of this DCP continues to apply to subdivision of existing lawful mult dwelling housing developments in R2 zones.

property side boundaries where they intersect with the kerb line; and

v) no battle axe allotments are created.

Note: For the purpose of clause 3.8.7b) ii), an access handle does not constitute direct frontage to a public street.

c) All required visitors car parking spaces within a Strata Title subdivision shall be within common property.

Note: Council shall not release a subdivision certificate for multi dwelling housing until an occupation certificate (under the EP&A Act 1979) has been issued for all dwellings on the land.

3.8.8 Community Title Subdivision

Design Requirements

a) Council will consider the creation of community title allotments subject to the Council being satisfied that:

i) the development provides for significant communal open space and recreation facilities with convenient and safe access for all occupants;

ii) the communal open space and recreation facilities are made available for the sole benefit of the occupants of that subdivision;

iii) access to the development does not involve the erection of any gate structure/mechanism; and

iv) all other relevant requirements for each dwelling type are complied with.

Note: All roads within the community title scheme shall be designed and constructed to satisfy the requirements of Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au.

3.8.9 Subdivision and Waste Management

Design Requirements

a) Where a staged development is proposed and the full length of road will not be completed as part of the initial stage, temporary turning areas are required to be installed to ensure that waste collection vehicles can service new dwellings without the need to reverse.

b) Temporary turning areas should be constructed to accommodate heavy rigid collection vehicles (see indicative dimensions at Table 2.15.2), and be removed when a through road is connected into the next stage of the development.

c) Subdivision shall be designed and constructed so that upon completion:

   i) kerbside waste and recycling collection vehicles are able to access bins from the kerbside at a minimum distance of 300mm, and a maximum distance of 1500mm from the left side of the vehicle to the bin (refer to indicative vehicle dimensions at Table 2.15.2);

   ii) at least 1.5 metres of clear and unobstructed footpath area is provided within the confines of each lot (not impeding driveways or neighbouring lots) to allow for the presentation of bins and kerbside clean up material

   iii) where it is not possible to provide bin collection points immediately in front of each allotment, a concrete pad shall be constructed at the closest practical location to the allotment for garbage collection;

   iv) any concrete pad constructed for the purpose of providing a bin collection point must be designed to provide

adequate space to accommodate the number of bins presented each week and the design and location approved by Council prior to construction.

v) the location for kerbside presentation provides a minimum 5.2 metres overhead clearance for the operation of the collection vehicle (eg. no trees or transmission lines overhanging the bins).

vi) collection vehicles are not required to make a reverse movement to service bins.

vii) a minimum carriageway width of 5.5m is provided, allowing for a total width of 8m (face of kerb to face of kerb) allowing access by heavy rigid class waste vehicles to pass between two cars parked on the street.

d) Where battle-axe lots are proposed, they shall be designed and constructed so that upon completion:

i) The width of the access handle must be sufficient to allow bins and kerbside clean up material to be presented for collection without restricting vehicle access and movements; or

ii) Where sufficient space cannot be provided at the access road, the neighbouring lot must be able to accommodate sufficient area for the presentation of bins and kerbside clean up material. The applicant shall demonstrate to Council that an appropriate mechanism (e.g. an easement) is in place to lawfully facilitate such an arrangement.

e) Where rear access laneways are provided and are the proposed location for waste collection, laneways must be designed so that:

i) Waste collection vehicles can access the designated collection point

safely and easily;

ii) Waste collection points are located away from ramps, street and service infrastructure (such as street lighting and poles), overhead wires, street tree canopies, building awnings and overhangs, or any other structures that can impede the operation of collection vehicles;

iii) Laneways are wide enough to accommodate heavy rigid collection vehicles and their required manoeuvring dimensions;

iv) The length of laneways is limited and curvature minimised to ensure that appropriate sight distances are maintained;

v) All residential lots are provided with adequate presentation areas in the laneway to allow for servicing of the required number of bins;

vi) Waste collection points are located between dwellings and do not obstruct garages or vehicle access;

vii) Bin presentation areas are a minimum of 2 metres wide and 0.75 metres deep; and

viii) Bin presentation and collections can be accommodated on one side of the laneway only, to allow for collection with a side loading vehicle. Where bins are proposed to be collected from both sides of the laneway, the property setback and carriageway must provide sufficient width to safely accommodate this arrangement.

3.8

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