Part 5
Residential Flat Buildings and Mixed-Use Development

5.1 Application

5.1 Application

Part 5 sets out the following:

- Desired future character for high density residential neighbourhoods in areas zoned R4.
- Desired future character for mixed use precincts in areas zoned B3 and B4.
- General Requirements for residential flat buildings and mixed use development in areas zoned R4, B3 and B4 zones.
- Development controls for:
  - residential flat buildings in areas zoned R4;
  - mixed use development in areas zoned B3 and B4; and
  - mixed use development in areas zoned RU5, B1 and B2.

The design requirements contained within this part complement the provisions contained in Part 2 of Volume 1.

Note:
For the purposes of this part, mixed use development is development which includes residential uses (such as shop top housing where relevant) in conjunction with one or more uses such as, business premises, commercial offices, retail shops, community facilities and medical centres.

Zone Acronyms

RU5 Village: RU5

R4 High Density Residential: R4

B1 Neighbourhood Centre: B1

B2 Local Centre: B2

B3 Commercial Core: B3

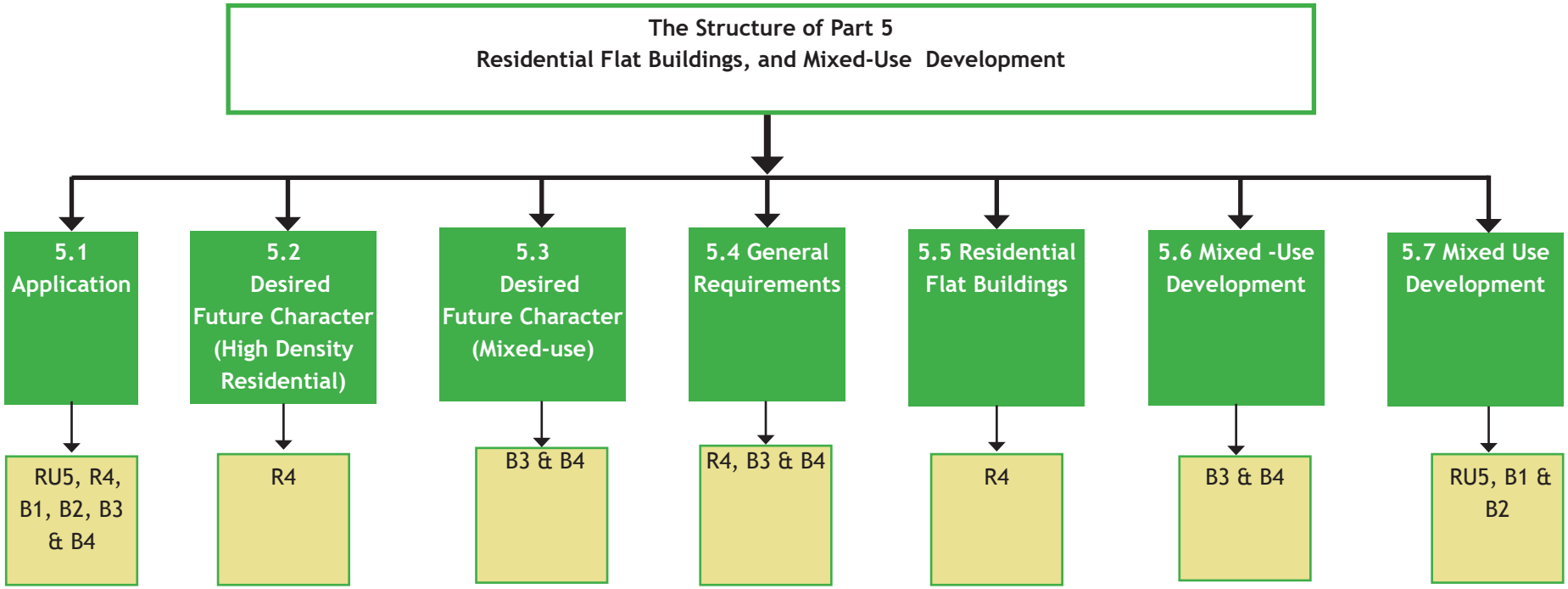
B4 Mixed Use: B4

Note:
Numerical Development Standards for building heights, qualifying site areas and minimum subdivision are provided under the CLEP.

Note:
Clause 7.13 Design Excellence of the CLEP applies to areas zoned 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:
Under the CLEP, shop top housing is a permissible use under the following zones:

- RU5 Village ;
- R3 Medium Density Residential;
- R4 High Density Residential;
- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core; and
- B4 Mixed Use.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RU5, R4, B1, B2, B3 & B4
R4
B3 & B4
R4, B3 & B4
R4
B3 & B4
RU5, B1 & B2

5.2

Desired Future Character for High Density Residential Neighbourhoods

(Zone R4)

5.2 Desired Future Character for High Density Residential Neighbourhoods (R4)

High density residential neighbourhoods shall be characterised by:

- building forms that have a high level of architectural merit and make a positive contribution to the local area;
- a diversity if high density residential forms;
- residential forms that provide high quality residential living environments;
- integration with high intensity public transport forms and fine grained pedestrian/ cycleway networks;
- access to a sage and high quality public domain;
- articulated front facades with balconies and deep soil planting and landscaping of street frontages.

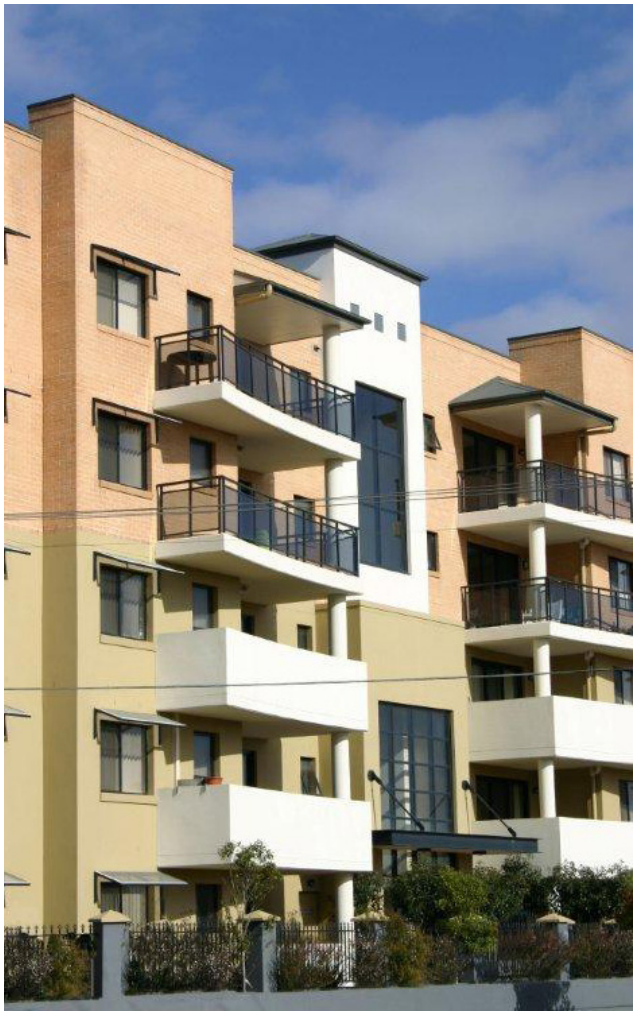

Figure 5.2.1 - An example of high density residential development.

5.3 Desired Future Character for Mixed Use Precinct (B3 and B4)

5.3

Desired Future Character for Mixed Use Precincts

(Zones B3 & B4)

The areas shall be characterised by:

- buildings with a high level of architectural merit in which residential dwellings are located on higher levels;
- articulated front facades with balconies and podiums fronting the streets;
- active street frontages in which buildings at street level are used primarily for the purpose of retail and commercial uses;
- an accessible, attractive, vibrant and safe public domain;
- built forms that provide high quality residential living environments and considered integration of commercial/retail activities with the residential elements;
- mixed use development supported by a significant local and visitor population;
- integration with high intensity public transport forms and fine grained pedestrian/ cycleway networks.

Figure 5.3.1 - An example of a mixed use development.

5.4

General Requirements for Residential Flat Buildings & Mixed Use Development

(Zones R4,B3 & B4)

5.4 General Requirements for Residential Flat Buildings and Mixed Use Development

This section sets out general development controls relating to residential flat buildings and mixed use development within areas zoned R4, B3 and B4.

Objective:

- Ensure that residential flat buildings and mixed use development, offer a high level of residential amenity and make a positive contribution to the creation of new, high quality and contemporary urban streetscapes by:
    - achieving well articulated building forms that avoid a plain bulky and monolithic appearance;
    - adopting appropriate building scale, massing and proportions that best reflect the desired future character of the area; and
    - demonstrating high architectural value.
- Ensure that residential dwellings within mixed use development include design measures that minimise the impact of the normal operation of non-residential activities on the amenity of the occupants of the residential dwellings.
- Ensure that non-residential components of the building (i.e lower level retail and commercial) include design measures and are to minimise noise, odour, light spill, and air pollution impacts upon residential properties.

5.4.1 Relationship of the Plan to SEPP 65 Design Quality of Residential Flat Development

a) In addition to satisfying the requirements of the Plan, all residential flat buildings, and mixed use development having a height greater than 12 metres or 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops) shall satisfy all the standards within *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (SEPP 65)* and *Apartment Design Guide (Published by the NSW Department of Planning and Environment, July 2015).*

Figure 5.4.1 Example of contemporary residential flat building.

5.4.2 Building Form and Character

Design Requirements:

a) Building design shall consider foremost the qualities (both natural and built) and the desired future character of the areas including the significance of any heritage item on the land.

b) Building design shall incorporate the following features to assist in the achievement of high quality architectural outcomes:

i) incorporation of appropriate facade treatments that help the development properly address the respective street frontages, key vistas and to add visual interest to the skyline;

ii) incorporation of articulation in walls, roof lines, variety of roof pitch, individualised architectural features (balconies, columns, porches, colours, materials etc) into the facade of the building;

iii) variation in the vertical planes of exterior walls in depth and/or direction;

iv) variation in the ~~v~~ertical and horizontal planes of the building so that the building appears to be divided into distinct base, middle and top massing elements;

v) articulation of building facade (including rear and side elevations visible from a public place) by appropriate use of colour, arrangement of facade elements, and variation in the types of materials used;

vi) utilisation of landscaping and interesting architectural detailing at the ground level; and

vii) avoidance of blank walls at ground and lower levels.

Note:
Clause 7.18 Design Excellence of the CLEP applies to zones R4, B2, B3 and B4 and aims to deliver the highest standard of architectural and urban design, as part of the built environment.

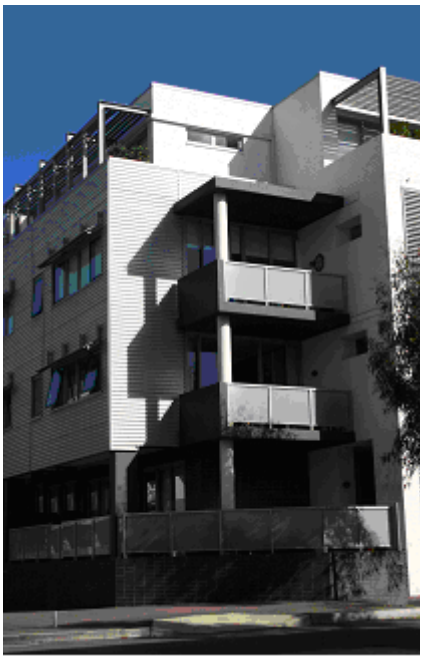

Figure 5.4.2 Example of external facade treatment that provide variety and articulation through use of varying material types and variation of building vertical height elements.

c) Building design shall demonstrate to Council's satisfaction that the development will:

i) facilitate casual surveillance and active interaction with the street;

ii) be sufficiently setback from the property boundary to enable the planting of vegetation to soften the visual impact of the building at street level; and

iii) maximise cross flow ventilation, therefore minimising the need for air conditioning.

d) Building colours, materials and finishes shall generally achieve subtle contrast. The use of highly reflective or gloss materials or colours shall be minimised to feature and highlight element only.

e) Building materials shall be high quality, durable and low maintenance.

5.4.3 Site Services

Design Requirements:

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

b) Development shall ensure that adequate provision has been made for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).

c) All roof-mounted air conditioning or heating equipment, vents or ducts, lift wells and the like shall not be visible from any public place and shall be integrated into the design of the development.

d) All communication dishes, antennae and the like shall be located or integrated into the built form so as to minimise visual prominence.

e) An external lighting plan shall be prepared by a suitably qualified person and submitted with the development

application.

f) All site services areas including any associated equipment and storage structures shall be incorporated into the design of the building and screened from public view.

g) An on-going waste management plan shall be prepared by a suitably qualified person and submitted with the development application.

h) Any development applications involving new construction work with a value of $30 million or greater shall undertake the following at the developer's expense:

   i) Any existing above ground power lines which traverse the property's frontage, must be relocated underground; and

   ii) Installation of any required electrical substation within the development basement level.

Note: To facilitate this requirement, the applicant must liaise with the relevant power authority requesting to install a conduit within the adjacent footpath (road reserve) area for the provision of an underground power supply and extension of the conduit up to the wall of any proposed building. It must also be demonstrated that ready connection to the building(s) can be made when the overhead connection is replaced with a new underground line during the construction phase of the development.

Where possible, above ground electricity utilities shall be located in a way to minimise impacts on landscaping and be placed/ oriented to minimise the percentage they occupy within the front portion of the site.

i) The developer must allocate/set aside adequate space within the development to install a grease trap and mechanical ventilation, for any proposed food premises, in accordance with the Local Water Authorities recommendations

Figure 5.4.3 - Location of site services for a residential flat building.

and the following Australian Standards:

Mechanical ventilation (for any proposed food premises) must comply with:

i) Australian Standard (AS) 1668.2-2012: The use of ventilation and air conditioning in buildings:

ii) Part 2: Mechanical ventilation in buildings; and (where applicable); and

iii) Australian Standard 1668.1-1998: The use of ventilation and air conditioning in buildings - Fire and smoke control in multi-compartment buildings.

All mechanical ventilation must be installed within the building during construction and is not permitted on any external building surfaces.

All required grease traps must be located and serviced on private land as no permission will be granted to install such a facility on public or Council land.

Figure 5.4.4 - Example of a garbage and recycling collection room (Internal view).

5.4.4 Acoustic Privacy

a) Residential flat buildings, and the residential component of a mixed-use development shall provide noise mitigation measures to ensure that the following LAeq levels are not exceeded:

   i) in any bedroom in the building—35 dBA ,

   ii) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dBA.

b) Residential flat buildings, and the residential component of a mixed-use development 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: Noise mitigation measures for residential flat buildings and the residential component of a mixed use development may include insulating building elements such as doors, walls, windows, floors, roof and ceilings. Options for window design include sealing air gaps around windows and doors, laminated or thick glass, and double-glazing.

5.4.5 Vehicular Access

a) Residential flat buildings and mixed-use developments shall only be permitted where Council is satisfied that existing road networks are capable of providing safe and efficient vehicle access to and from the proposed development.

5.4.6 Stormwater Drainage

a) Residential flat buildings and mixed-use developments shall only be permitted where Council is satisfied that sufficient provisions made for the management of stormwater. All necessary upgrades to existing public and private stormwater infrastructure shall be addressed as part of the proposed development and shall be in accordance with *Council's Engineering Design Guide for Development (available from Council's website at www.campbelltown.nsw.gov.au)*

5.4.7 Thermal Comfort

a) Residential flat buildings and mixed-use developments shall be designed to maximise natural thermal comfort for occupants through the use of appropriate building materials. Examples include the use of energy

efficient glazing and/or shading devices for windows and the like.

5.4.8 Waste Management

5.4.8.1 Number of Bins

a) All buildings shall be provided with household garbage bins at the following rates:

   i) one (1) x 240 litre bin per 2.5 dwellings/ week for household garbage; or

   ii) one (1) x 1100 litre bulk bin per 10 dwellings or part thereof, but only if the bulk bin is stored and located within the property where the waste collection truck is able to enter and exit the property in a forward-in forward-out arrangement with a maximum three point turning path.

b) All buildings shall be designed with provision for recyclable bins at a ratio of one (1) x 240 litre bin per 2.5 dwellings per fortnight.

c) A caretaker shall be available for all sites where bins are shared between occupants, to ensure bins are correctly presented for collection and returned to the designated bin storage area when emptied.

5.4.8.2 Waste Service Rooms, Garbage Chutes and Provision for Recyclables Bins

a) All buildings with a rise of four (4) storeys or more (including the ground floor) shall make provision for a Waste Service Room on each section of each residential floor which is accessible for all residents.

b) All Waste Service Rooms shall have chutes to enable residents to dispose of garbage. Waste chutes must:

   i) not be located adjacent to bedrooms

or living rooms unless they are outside the sound transmission barrier surrounding each unit.

ii) Not open into any habitable or public space and doors must have an effective self-sealing system;

iii) Feed into appropriately sized bins located in the bin storage room. During collection periods, empty bins must be placed under the chute outlet to maintain continuity of access to the chute system for residents;

iv) Be completely enclosed in a fire-rated shaft construction of an approved material and be fitted with sprinklers;

v) Comply with the BCA;

vi) Be accessible to anyone with a disability and comply with AS1428 Design for access and mobility; and

vii) Include signage that explains the correct use of the system and which materials are able to be placed in the chute, and which must go in the recycling bin.

c) The outlet area, in which the chute outlets and mechanical collection devices are located, shall be secured to prevent access by unauthorised persons.

d) Mechanical devices are permitted in order to assist with waste collection (eg. carousel).

e) Compaction is NOT permitted for either garbage or recyclables.

f) Each Waste Service Room shall make provision for a sufficient number of 240-litre mobile recycling bins for residents on each floor to dispose of recyclables. Chute systems for recyclables are not permitted.

5.4.8.3 Bin Storage Room

Design Requirements

a) The development shall make provision for an appropriately sized bin storage room(s) that provides convenient access for all residents, maintenance and waste collection staff . The bin storage room shall:

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

ii) be located to restrict or deter access by non-residents;

iii) have a non-slip floor constructed of concrete or other approved impervious material at least 75mm thick and be provided with a ramp to the doorway (where necessary);

iv) be graded and drained to a Sydney Water approved drainage fitting;

v) have coving at all wall and floor intersections;

vi) be finished with a smooth faced, non-absorbent material(s) in a light colour and capable of being easily cleaned;

vii) be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock; and

viii) have a self-closing door openable from within the room with a door width of at least 1.5m (or 2.5m if bulk bins are proposed); and

ix) allow access and manoeuvrability of the largest bin and any required waste handling equipment.

b) Bin storage rooms 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.

c) Bin storage rooms shall be ventilated by:

i) a mechanical exhaust ventilation system; or

ii) permanent, unobstructed natural ventilation openings having direct access to external air, and a total area of not less than one-twentieth (1/20th) of the floor area of the room.

d) Exterior doors of bin storage rooms shall be:

i) consistent with the overall design of the building;

ii) at least 1.5m wide (or 2.5m where bulk bins are proposed);

iii) located away from the frontage of the building; and

iv) fitted with a Council compatible keyed locking system that provides access to the room or activates the electronic opening and closing of the door (if collection service is to be carried out by Council).

e) All bin storage rooms and Waste Service

Rooms shall be constructed in such a manner to prevent the entry of vermin.

f) All bin storage rooms must be located in an area where bins can be easily moved to the waste collection point.

g) Any bin travel path must be free of steps or kerbs and have a maximum gradient of 1V:8H.

h) Where waste collection personnel are required to enter the premises to service bins, the collection point shall be no further than five (5) metres from the collection vehicle.

i) Where residents have access to bin storage rooms, signage on the correct use of the waste management system shall be displayed in all bin storage rooms.

5.4.8.4 Bulky Waste Storage

a) Developments must make provision for the storage of bulky waste (kerbside clean-up) materials, ensuring that:

i) a minimum area of ten (10) square metres per building is provided;

ii) the area is secure and caged for visibility into the enclosure;

iii) the area is accessible to all residents and has a minimum doorway width of 1.5m; and

iv) the area is not more than ten (10) metres from the waste collection point.

5.4.8.5 On-site Waste Collection

a) 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-

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.

in, forward-out, drive-on vehicular collection for on-site servicing.

b) Where on-site waste and recycling collection is proposed, the site plan and layout shall consider how waste and recycling vehicles can access and move around the development.

c) The area designated for on-site servicing must meet the following requirements:

   i) there shall be a minimum unobstructed height clearance of 5.2 metres;

   ii) there shall be provision for a waste collection vehicle to empty bins on the vehicle's left side, allowing for a width of 3.8 metres from the right hand side of the vehicle to the collection point;

   iii) where the waste collection vehicle is required to turn around on site, there must be provision for a heavy rigid vehicle of 10.4 metres length (refer to indicative vehicle dimensions at Table 2.15.2) to negotiate a maximum three-point turn allowing the waste collection truck to enter and leave the property in a forward direction;

   iv) the maximum grade of any path of travel for collection vehicle shall be 1V:20H for the first 6 metres from the street, and 1V:12H thereafter;

   v) the minimum driveway width for a collection vehicle shall be 3.6 metres wide, with sufficient area provided for another vehicle to pass; and

   vi) access driveway and servicing area to be constructed to withstand the loaded mass of the waste collection vehicle of 24 tonnes.

   vii) buildings and other structures must not extend over roads or corners where they may be struck by waste collection vehicles.

d) The distance between any dwelling and the waste disposal point shall be a maximum of 40 metres (excluding distance travelled in a lift).

e) Where on-site waste collection is required, the development must be designed and constructed to accommodate the above requirements, regardless of whether Council will be engaged to provide waste services or not.

f) Where on-site collection is required, Council and its collection contractor must be indemnified against any loss or damages that may arise during the course of waste collection services.

5.4.8.6 Mixed Use Developments

a) In addition to the above requirements, mixed use developments must ensure that:

i) separate and lockable bin storage rooms are provided to service residential and commercial sections of the development.

ii) the commercial bin room is identified with its own signage clearly indicating its use ('For Commercial Tenancies Only') and likewise, the residential bin room is identified with its own signage clearly indicating its use ('For Residential Tenancies Only').

5.4.9 Strata Subdivision

a) No more than 50% of the required car parking within a strata title subdivision shall be allocated to individual commercial units within the mixed-use development.

b) All car parking spaces that are allocated to individual units shall be proportioned in number to the size of the units.

c) No car parking spaces shall be created as a separate allotment.

d) No internal or outdoor storage space

shall be created as a separate allotment.

5.4.10 Car Parking

a) Car parking provided for the residential dwellings shall be secured, separated from commercial car parking (where relevant) and have a separate access.

b) The design of car parking spaces shall take into consideration the principles of Crime Prevention Through Environmental Design (CPTED) to minimise opportunities for crime and enhance security.

5.4.11 Access for People with Disabilities

Design Requirements

a) **Residential flat buildings and mixed use development** shall comply with the minimum access requirements contained within the BCA , the Disability (Access to Premises — Buildings) Standards 2010 and *Australian Standard 1428 - Design for Access and Mobility* (as amended).

5.4.12 Advertising Material

a) As part of the letter box design for residential flat buildings and mixed use development 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 the development.

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

5.5 Residential Flat Buildings (Zone R4)

5.5 Residential Flat Buildings (Zone R4)

This section sets out controls relating to residential flat buildings in areas zoned R4.

Objectives:

- Encourage high quality, high-density residential flat development which is innovative and responsive to the site's environmental characteristics and setting.
- Ensure a high level of amenity for the occupants of residential flat buildings and adjoining occupants of residential flat buildings.

5.5.1 Site Requirements for Residential Flat Buildings

Design Requirements

a) Residential flat buildings shall only be permitted on an allotment having a minimum width of 30 metres measured at the front property boundary.

b) Sites shall be amalgamated where required, to achieve the minimum site area and width requirement applicable to the proposed development.

c) Development shall not result in an "isolated allotment" adjoining the development site.

d) For the purpose of Clause 5.5.1c) above, an "isolated allotment" is an allotment that has a site area of less than 1200 square metres and/or a width at the front property boundary of less than 30 metres that has no immediate potential for amalgamation with any other adjoining allotments to achieve a minimum site area of 1200 square metres and a width at the front property boundary of 30 metres.

Note:

Under the CLEP (Clause 7.9) Residential flat buildings within zones B3 and B4 are only permissible as part of a mixed use development and are not to be located on ground floor.

Figure 5.5.1 – Entry to residential flat building.

5.5.2 Building Setbacks for Residential Flat Buildings

Design Requirements

a) Residential flat buildings shall be setback a minimum of:

i) 5.5 metres from any street boundary; and

ii) 6 metres from any other boundary.

Note:

Refer to Section 4.1C of the CLEP for the minimum qualifying site area for residential flat buildings.

5.5.3 General Requirements for Residential Flat Buildings

Design Requirements

a) A minimum of 5% of the total number of dwellings within a residential flat building shall be one (1) bedroom flat(s) or a studio(s).

b) A minimum of 10% of the total number of dwellings within a residential flat building shall be adaptable dwelling(s).

c) The floor space occupied by each dwelling within a residential flat building shall not be less than:

   i) 35sqm in the case of a studio flat;

   ii) 50sqm in case of a 1 bedroom flat;

   iii) 70sqm in case of a 2 bedroom flat;

   iv) 90sqm in case of a 3 bedroom flat or more.

d) For the purpose of clause 5.5.3 c), the floor space includes only one bathroom. Additional bathrooms shall increase the minimum floor space of each dwelling by 5sqm for each additional bathroom.

e) A fourth bedroom and further additional bedrooms shall increase the minimum internal area by 12sqm for each additional bedroom.

f) Each apartment building shall include a study/nook area that is capable of accommodating a desk for working/ studying from home purposes. Such area shall be shown furnished on the proposed plans and shall have a minimum width 1.6 m.

g) The main entry to each apartment building shall be designed to include an entrance nook for privacy purposes.

h) A maximum of 8 dwellings shall be accessible from a common lobby area or corridor on each level of a residential flat building.

i) All residential flat buildings shall

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contain at least one (1) lift for access from the basement to the upper most storey that provide access to a dwelling space. Further, the lift(s) shall extend to provide access to the roof space if the roof is intended for use by occupants of the building as a roof terrace.

j) A maximum of fifty (50) dwellings shall be accessible from a single common lift.

k) Access to lifts shall be direct and well illuminated.

l) A minimum of 25% of the required open space area, or 15% of the total site area, whichever is the greater, shall be available for deep soil planting.

m) Each flat shall be provided with an 'incidentals' storage facility within the unit and/or the basement, 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
l) 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.

Note: A suspended storage facility within the basement may be included as part of, or the whole of, the required incidentals storage facility.

j) The incidentals storage facility shall not be created as a separate (strata) allotment to the unit it services.

5.5.4 Car Parking and Access

Design Requirements

a) All car parking and access for vehicles,

Figure 5.5.2 The provision of 20% of the site for deep soil planting can aid the aesthetics of the development.

Figure 5.5.3 - Example of an unobtrusive basement parking access point.

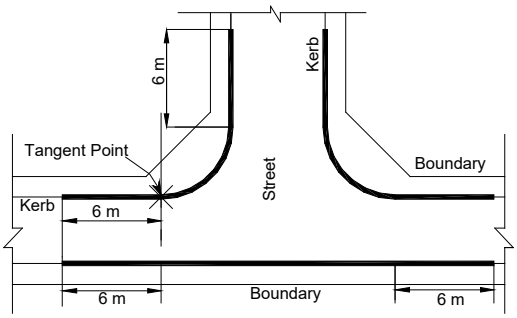

Figure 5.5.4 - Restricted locations of driveways entry as shown heavy edged lines.

including disabled access spaces, shall be in accordance with *AS2890 parts 1 and 2 (as amended)*, except as otherwise specified in the Plan.

b) The minimum dimensions of any parking space shall be 2.5 x 5.5 metres. The minimum width of any car parking space shall be increased by 300mm for each side that adjoins a vertical edge.

c) Driveways shall be located a minimum distance of 6 metres from the splay of any unsignalled intersection (refer to Figure 5.5.4).

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

d) For development incorporating 20 or more dwellings, the DA shall be accompanied by a '*Traffic Impact Assessment Report*'.

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

e) Where existing, vehicular entry points shall be located at the rear or side streets.

f) Development containing 3 or more storeys shall provide all required car parking at basement level.

g) Parking provided at ground level shall be appropriately screened from public view.

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

h) Each dwelling shall be provided with a minimum of one car parking space, and:

i) an additional car parking space for every 4 dwellings (or part thereof);

Figure 5.5.5 Example of balconies in a residential flat building.

and

ii) an additional visitor car parking space for every 10 dwellings (or part thereof).

i) No required car parking space shall be in a stacked configuration.

j) Each development shall make provision for bicycle storage at a rate of 1 space per 5 dwellings within common property.

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

5.5.5 Solar Access

a) Buildings shall be orientated and sited to maximise northern sunlight to internal living and open spaces.

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

c) Living rooms and private open spaces of at least 70% of dwellings within a residential flat building shall receive a minimum of 2 hours direct sunlight between 9:00am and 3:00pm at mid winter.

d) Council expects that with innovative and thoughtful design, all dwellings should receive some direct sunlight, however, when it can be shown that providing sunlight to every dwelling is unachievable, Council may allow a design solution that result in up to 15% of the dwelling receiving no direct sunlight between 9:00am and 3:00pm at mid winter.

5.5.6 Balconies and Ground Level Courtyards

Design Requirements

a) Dwellings shall be provided with a private courtyard and/or balcony.

Figure 5.5.6 - Example of a residential flat building provided with communal recreation facilities (in the form of a lap pool).

b) Courtyards/balconies shall be:

i) not less than 8sqm in area and have a minimum depth of 2 metres;

ii) clearly defined and screened for private use;

iii) oriented to achieve comfortable year round use; and

iv) accessible from a main living area of the flat.

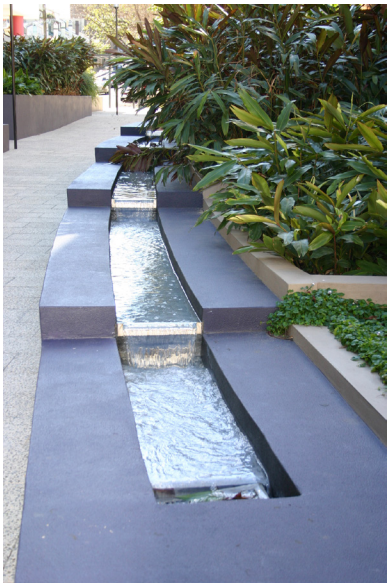

Figure 5.5.7 - Example of landcaping treatment in a residential flat building.

5.5.7 Privacy

Design Requirements

a) Ground level dwellings incorporating a courtyard shall be provided with a privacy screen.

b) No window of a habitable room or balcony shall be directly face a window of another habitable room, balcony or private courtyard of another dwelling located within 9 metres of the proposed window or balcony.

c) Notwithstanding 5.5.7(b) a window of a habitable room may be permitted only where it:

i) is offset by 2 metres to limit views between windows, or

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

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

iv) has a fixed translucent glazing in any part of the window within 1.7 metres of the floor level; or

v) is otherwise appropriately screened.

d) Notwithstanding 5.5.7(b), a balcony will be considered where the private open space area of any adjacent dwelling is

screened from view.

5.5.8 Communal Recreation Facilities

Design Requirements

a) Each residential flat building shall be provided with communal recreation facilities for the use of all the occupants of the building comprising:

   i) a recreation room with a minimum area of a 50sqm per 50 dwellings (or part thereof); and

   ii) a bbq/outdoor dining area with a minimum area of 50sqm per 50 dwellings (or part thereof).

b) Communal recreation facilities shall not be located within the primary or secondary street boundary setback.

c) All communal recreational facilities shall be provided on the same land as the residential flat building.

d) Communal open space provided on the roof of a building shall not be included as part of the required communal open space.

e) All required communal and recreational facilities are required to be constructed prior to the issue of an interim occupation certificate for any residential units within a staged development.

5.6 Mixed Use Development (Zones B3 & B4)

This section sets out controls relating to mixed use development in areas zoned B3 & B4.

Objectives:

- To encourage high quality, mixed-use development, which is innovative and responsive to the site's environmental characteristics and setting.
- To ensure a high level of amenity for the occupants of mixed-use development, and adjoining occupants of residential buildings.

5.6.1 General Requirements for Mixed-use Development in areas zoned B3 & B4

Design Requirements

a) The requirements for mixed-use development shall be consistent with the requirements for residential flat buildings (Section 5.5 except as specified in this section).

b) Mixed-use developments on areas zoned B3 and B4 shall only be occupied at ground level by retail and/or commercial office or like uses, subject to land use permissibility under the CLEP;

c) No ground floor level on areas zoned B3 & B4 shall be occupied by a residential use.

d) Any mixed-use buildings that are designed to accommodate the preparation of food from a commercial tenancy, shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residents or other occupants using the building.

Note:
For the purposes of this part, mixed use development is development which includes residential uses (including shop top housing where relevant) in conjunction with one or more uses such as, business premises, commercial offices, retail shops, community facilities and medical centres.

Note:

Refer to Clause 7.9 Mixed Use Development in Zone B3 and Zone B4 under the CLEP for additional development standards for mixed use development.

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

5.6.2 Site requirements and Building Envelope for Mixed-use Development in areas zoned B3 & B4

Design Requirements

a) Council may consider a mixed-use development on land with an area less than 1,200 square metres and a width

5.6 Mixed Use Development (Zones B3 & B4)

less than 30 metres.

b) Mixed use buildings shall be setback a minimum of:

   i) zero metres from any street boundary; and

   ii) 6 metres from any other boundary for any residential component of the building.

5.6.3 Car Parking and Access in areas zoned B3 & B4

Design Requirements

a) In addition to residential car parking rates (section 5.5.4), the development shall provide one (1) car parking space per 25sqm of leasable floor space at ground level and one (1) car parking space per 35sqm of floor space at upper levels for all commercial/retail parts of the building.

b) Pedestrian access to residential flats shall be separated from the commercial/retail uses.

c) The development shall provide adequate space for the on-site parking, loading and unloading of all delivery/ service vehicles as detailed in Part 6.4.2 of this Plan.

5.6.4 Roof Terraces

Design Requirements

a) Consideration will only be given to the provision of a roof top terrace as part of communal open space, subject to appropriate landscaping treatment and recreation facilities provided; and satisfying the respective provisions of the RFDC.

5.6.5 Mixed-use Development and Waste Management

Design Requirements

a) Self contained and lockable areas shall be provided for commercial and

Figure 5.6.1 – Example of mixed-use development.

Figure 5.6.2 – Example of vehicle access point for a mixed-use development.

residential waste.

b) Areas for commercial and residential waste shall be kept separate.

5.7

Mixed Use Development

(Zones RU5, B1& B2)

5.7 Mixed Use Development (Zones RU5, B1 & B2)

This section applies to mixed use development in areas zoned RU5, B1 and B2.

Objective:

- Encourage high quality, mixed-use development within the local and neighbourhood centres, which is innovative and responsive to the site's environmental characteristics and setting.
- Encourage quality designed mixed use development that makes a positive contribution to the streetscape and the locality.
- To ensure a high level of amenity for the occupants of mixed-use development, and adjoining occupants of dwellings.

5.7.1 General Requirements (areas zoned RU5, B1 and B2

Design Requirements

a) Mixed-use developments shall only be occupied at ground level by retail and/or commercial office or like uses, subject to land use permissibility under the CLEP;

b) Any mixed-use development that are designed to accommodate the preparation of food from a commercial tenancy, shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residents or other occupants using the building.

c) Entries to the residential dwellings shall be separate to commercial entries.

d) Each residential dwelling within a mixed use development shall have an identifiable address.

e) Advertising shall not be permitted on any part of the residential dwellings.

f) Balconies for residential dwellings shall address the street and any adjacent open space.

g) Exterior lighting should be of low intensity and shielded so that light does not spill out onto the residential

Note:
For the purposes of this part, mixed use development is development which includes residential uses (including shop top housing where relevant) in conjunction with one or more uses such as, business premises, commercial offices, retail shops, community facilities and medical centres; subject to land use permissibility under the CLEP.

Note:
Shop top housing means one or more dwellings located above ground floor retail premises or business premises.

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

dwellings or project above the horizontal plane.

h) Lighting shall be static and shall not strobe, flash, oscillate, be of unusually high intensity of brightness, or uncovered.

i) Stairs providing access to residential dwellings shall be enclosed.

j) Building facades shall be articulated and blank walls shall be avoided.

k) Building design shall consider foremost the qualities (both natural and built) and the desired future character of the areas including the significance of any heritage item on the land.

l) Building design shall incorporate the following features to assist in the achievement of high quality architectural outcomes:

   i) incorporation of appropriate facade treatments that help the development properly address the respective street frontages, key vistas and to add visual interest to the skyline;

   ii) incorporation of articulation in walls, roof lines, variety of roof pitch, individualised architectural features (balconies, columns, porches, colours, materials etc) into the facade of the building;

   iii) variation in the vertical planes of exterior walls in depth and/or direction;

   iv) variation in the ~~v~~vertical and horizontal planes of the building so that the building appears to be divided into distinct base, middle and top massing elements;

   v) utilisation of landscaping and interesting architectural detailing at the ground level; and

m) Building design shall demonstrate to Council's satisfaction that the

Figure 5.7.1 – Example of mixed-use development.

development will:

i) facilitate casual surveillance and active interaction with the street;

ii) be sufficiently setback from the property boundary to enable the planting of vegetation to soften the visual impact of the building at street level; and

iii) maximise cross flow ventilation, therefore minimising the need for air conditioning.

n) Building colours, materials and finishes shall generally achieve subtle contrast. The use of highly reflective or gloss materials or colours shall be minimised to feature and highlight element only.

o) Building materials shall be high quality, durable and low maintenance.

5.7.2 Solar Access (areas zoned RU5, B1 and B2)

Design Requirements

a) Buildings shall be orientated and sited to maximise northern sunlight to internal living and open spaces.

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

5.7.3 Setbacks (areas zoned RU5, B1 and B2)

Design Requirements

a) Mixed use development shall be setback a minimum of:

i) zero metres from the primary street boundary;

ii) 3 metres from the secondary street boundary;

iii) 3 metres from any side boundary where it adjoins residential

properties or public open space;

iv) 0.9 metres from the side boundary in any other case;

v) 6 metres from the rear boundary where it adjoins residential properties or public open space;

vi) 3 metres from the rear boundary in any other case.

b) Despite clause 5.7.3 a) iv) above, mixed use development shall be permitted to be built on the side boundary where in Council's opinion the proposed development is considered a continuation of an adjacent development within the same section of the streetscape.

c) Despite clause 5.7.3 a) vi), reduced rear setbacks shall be considered on merits.

5.7.4 Car Parking and Access (areas zoned RU5, B1 and B2)

Design Requirements

a) Each residential dwelling shall be provided with a minimum of one car parking space.

b) Private car parking for the residential component of a mixed use development/ shop top housing shall be clearly identified and separated from regular business/retail car parking.

c) In addition to the required residential car parking rates (section 5.7.4 a) above, the development shall provide one (1) car parking space per 25sqm of leasable floor space at ground level and one (1) car parking space per 35sqm of floor space at upper levels for all commercial/retail parts of the building.

d) Pedestrian access to residential dwellings shall be separated from the commercial/retail uses.

e) The development shall provide adequate space for the on-site parking, loading and unloading of all delivery/

service vehicles as detailed in Part 6.5.2 of this Plan.

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

5.7.5 Balconies and Ground Level Courtyards

Design Requirements

a) Dwellings shall be provided with a private courtyard and/or balcony.

b) Courtyards/balconies shall be:

i) not less than 8sqm in area and have a minimum depth of 2 metres;

ii) clearly defined and screened for private use and secured so as not to impact on privacy of adjoining residential properties or properties that can be directly viewed from the balcony.

iii) accessible from a main living area of the dwelling.

5.7.6 Mixed-use Development and Waste Management (areas zoned RU5, B1 and B2)

Design Requirements

a) In addition to the above requirements, mixed use developments must ensure that:

i) separate and lockable bin storage rooms are provided to service residential and commercial sections of the development.

ii) the commercial bin room is identified with its own signage clearly indicating its use ('For Commercial Tenancies Only') and likewise, the residential bin room is identified with its own signage clearly indicating its use ('For Residential Tenancies Only').

5.7.7 Access for People with Disabilities

Design Requirements

a) Mixed use development shall comply with the minimum access requirements contained within the BCA , the Disability (Access to Premises — Buildings) Standards 2010 and *Australian Standard 1428 - Design for Access and Mobility* (as amended).