

Part 1 Preliminary

1.1

Introduction

1.1 Introduction

1.1.1 Name of the Plan

This Plan is called Campbelltown (Sustainable City) Development Control Plan 2015 (the Plan).

1.1.2 Purpose of the Plan

The Plan has been prepared in accordance with Section 74 C of the Environmental Planning and Assessment Act 1979 (the Act) and Clause No 16 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). The purpose of the Plan is to provide more detailed provisions to supplement Campbelltown Environmental Planning Instruments.

Council (the consent authority) is required under Section 79C of the Act, to take into consideration the relevant provisions of the Plan in determining development applications on land located within the Campbelltown Local Government Area (LGA).

1.1.3 Land to which the Plan applies

Volume 1 Development Controls for all types of Development of the Plan applies to land within the Campbelltown LGA, where the Campbelltown Local Environmental Plan 2015 (the CLEP) applies.

Volume 2 Site Specific Development Control Plans of the Plan applies to certain lands as indicated by each site specific DCP listed under Volume 2.

Certain areas within Campbelltown Local Government Area have their own site specific DCPs. Some of those site specific DCPs are included under Volume 2 of this Plan, while others are standalone DCPs.

Where a site specific DCP does not include specific development controls for a certain type of development, the development controls under Volume 1 shall be used to assess the development applications received by Council. An example: the development controls for child care centres are not currently included under the site specific DCPs, as such development controls under Volume 1 that relate to child care centres will be used to assess child care centres applications within the areas where site specific DCPs apply.

Where there is an inconsistency between the provision of a site specific DCP and Volume 1 of the Plan (whether the site specific DCP is included under Volume 2 of the Plan or a standalone site specific DCP), the provision under the site specific DCP shall prevail to the extent of the inconsistency.

Volume 3 Deferred Areas Development Control Plan of the Plan applies to the areas that have been assigned a 'Deferred Matter' status under the CLEP as shown on the Land Application Map under the CLEP. In addition, certain parts of Volume 1 apply to the land where Volume 3 of the Plan applies, as stipulated under Part 1 of Volume 3 of the Plan. The Land Application Map under the CLEP is available at www.legislation.nsw.gov.au.

Volume 1 of the Plan, where relevant, shall supplement the site specific DCPs for

the areas within the Campbelltown LGA and the areas that are subject to the State Environmental Planning Policy (Major Development) 2005 and State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

1.1.4 The Consent Authority

Campbelltown City Council is the consent authority for local development within the LGA.

1.1.5 Development Assessment

The Environmental Planning and Assessment Act 1979 is the principal law regulating the assessment and determination of development proposals in NSW.

1.1.5.1 Development Types

The following is a summary of the development types under part 4 of the EP&A Act 1979:

Exempt development

Exempt development is incidental development that is of minimal environmental impact and may be carried out without the need to obtain development consent from Council. The type of development that is exempt from the need to obtain development consent is set out in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and Schedule 2 *Exempt development* under the CLEP.

Complying development

Complying development is development that meets specific criteria set out mainly in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and other State environmental Planning Policies. To carry out a complying development, a complying development certificate must be obtained from Council or an accredited certifier. If the application is successful, the Council or Private Certifier will issue a certificate usually subject to conditions. The type of developments that are complying development are set out mainly in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Note:

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is available for view/download from the NSW legislation web site at:

www.legislation.nsw.gov.au

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Local development

Local development is development that requires development consent from Council.

Integrated development

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals under other Acts such as Fisheries Management Act 1994, Heritage Act 1977, Mine Subsidence Compensation Act 1961, Mining Act 1992, National Parks and Wildlife Act 1974, Petroleum (Onshore) Act 1991, Protection of the Environment Operations Act 1997, Roads Act 1993, Rural Fires Act 1997 and Water Management Act 2000

Designated Development

Designated development is development that is declared to be designated development by an environmental planning instrument or the Environmental Planning and Assessment Regulation 2000, but does not include State significant development despite any such declaration.

A list of developments and criteria which are classified as designated development can be found in Schedule 3 of the Environmental Planning and Assessment Regulation 2000. Examples include agricultural produce industries, aircraft facilities and coal mines.

1.1.6 Monitoring and Review of the Plan

Council is required to keep its CLEP and the Plan under regular and periodic review to ensure that these Plans:

- a) continue to be useful and relevant;
- b) can be judged as to their effectiveness;
- c) reflect an adequate and appropriate capacity for development; and
- d) provide for the appropriate protection of the environment and natural resources.

The Plan shall be reviewed every five (5) years or as considered necessary by Council.

1.1.7 Variation to Planning Controls and Standards within the Plan

Council may consider variations to the requirements of the Plan in certain circumstances. Requests for variations are required to be in writing and shall clearly demonstrate the reason(s) why the variation sought would not adversely impact on the environment or local amenity, would not erode the relevant standard and that compliance with the requirements of the Plan are unreasonable or unnecessary in the circumstances of the case. Council gives no assurance that it will permit any variation(s) to the requirements of the Plan. Variations will only be considered in exceptional circumstances.

Compliance with numerical provisions of the Plan does not guarantee the granting of development consent. Each application will be considered on its merits, having regard to the objectives in the Plan and matters for consideration under Section 79C of the Act.

1.1.8 Structure of the Plan

The Plan identifies objectives and design requirements for all aspects of development permissible with consent under the CLEP. The Plan comprises the following:

Volume 1: Development Controls for All Types of Development

- Part 1 Preliminary
- Part 2 Requirements Applying to all Types of Development
- Part 3 Low and Medium Density Residential Development and Ancillary Residential Structures
- Part 4 Rural Residential Development and Ancillary Rural Residential Structures
- Part 5 Residential Apartment Buildings and Mixed-use Development
- Part 6 Commercial Development
- Part 7 Industrial Development
- Part 8 Child Care Centres
- Part 9 This part has been repealed
- Part 10 Religious Establishments
- Part 11 Vegetation Management and Wildlife Habitat
- Part 12 Telecommunications Facilities
- Part 13 Sex Industry Premises
- Part 14 Parking of heavy vehicles on on Residential, Rural and Environmental Protection Land
- Part 15 Animal Boarding or Training Establishments
- Part 16 - Advertising and Signage
- Part 17 - Boarding Houses
- Part 18 - Tattoo Parlour Premises
- Part 19 - Seniors Housing and Housing for People with a Disability
- Appendices

Volume 2: Site Specific Development Control Plans

- Part 1 Minto Renewal DCP
- Part 2 Glenfield Road Area DCP
- Part 3 The Link Site DCP
- Part 4: Site Specific Development Controls for Certain Heritage Items
- Part 5: University of Western Sydney - Campbelltown
- Part 6: Edmondson Park Smart Growth DCP

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- Part 7 Mount Gilead DCP
- Part 8 Menangle Park DCP
- Part 9 Blairmount DCP
- Part 10 Urban Renewal DCP
- Part 11 Caledonia DCP
- Part 12: Glenlee Precinct DCP
- Part 13: Maryfield's DCP
- Part 14: 22-32 Queen St Campbelltown DCP
- Part 15: Glenfield East
- Part 16: Macarthur Gardens North
- Part 17: Ingleburn CBD
- Part 18: 80 O'Sullivan Road

Volume 3: Deferred Areas Development Control Plan

- Part 1 Preliminary
- Part 2 Residential and Ancillary Development on Urban Land
- Part 3 Residential Development on Non-Urban Land
- Part 4 Residential Flat Buildings and Mixed-Use Development
- Part 5 Commercial Development
- Part 6 Industrial Development

1.1.9 Relationship to other Plans and Documents

- a) The provisions contained in the Plan are in addition to the provisions within SEPPs and the CLEP. In the event of any inconsistency between this Plan and the CLEP, the CLEP will prevail. Where there is an inconsistency between the Plan and any other DCP (other than those DCPs referred to under section 1.1.3), the provisions of this Plan shall prevail.
- b) This Plan repeals:
 - *DCP No - 27 Queen Street Historic Precinct ;*
 - *DCP No 109 - Raith;*
 - *DCP No 120 - Parking of Commercial Vehicles and Trucks within Residential, Scenic Protection and Rural Areas;*
 - *DCP 121 - Woodcrest Heritage Item and Residential Development; and*
 - *Campbelltown (Sustainable City) DCP 2014*

- c) If a development application or an application under Section 96 or 96AA of the Environmental Planning and Assessment Act 1979 to modify a development consent has been made before the effective date of the Plan in relation to land to which this Development Control Plan applies and the said application has not been finally determined before the commencement of this Development Control Plan, the application must be determined as if this Development Control Plan had not commenced.

1.1.10 How to use the Plan

The following steps provide a general guide to using the Plan. If you require any further information or assistance, please contact Council's Technical Support Officers on (02) 4645 4608.

Step 1

- Check the permissibility of the development under the relevant planning instrument;
- Determine the category of the development by referring to section 1.1.5 (development categories).
- If the proposed development is 'exempt development' refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (E&CDC SEPP) and Schedule 2 *Exempt development* under the CLEP.
- The E&CDC SEPP is available for view/download from NSW Legislation web site at www.legislation.nsw.gov.au
- If the development is 'complying development' refer to the E&CDC SEPP .
- If the development is 'local development' proceed to Step 2.

Step 2

- Refer to Section 1.1.3 Land to which the Plan applies to find out which Volume of the Plan applies to your land.
- If Volume 2 applies, ensure that the development satisfies the objectives and design requirements of the relevant DCP under Volume 2 of the Plan.
- If Volume 2 does not apply, proceed to Step 3 below.

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Step 3

- Read Part 2 (Requirements applying to all development) and refer to Section 2.1 (Table 2.1 - Thresholds) to determine which sections are relevant to the development.

Step 4

- Read the relevant part of the Plan that applies to the development.
- Ensure that the development satisfies the objectives and design requirements of each relevant section.
- Ensure that all relevant action/management plans are prepared in accordance with the specifications within the relevant appendix

Engineering Design Guide for Development

The Plan is to be read in conjunction with the Engineering Design Guide for Development (EDGD). The EDGD forms an integral part of Council's planning document set and shall be adhered to in any development proposal. The EDGD sets out the minimum standards to be achieved and best practice should always be followed. All proposals will be assessed on technical merit.

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Important Note:

- For definitions of terms used throughout Volume 1 of the Plan, refer to Section 1.4 Definitions of Volume 1.
- The majority of terms used throughout Volume 1 of the Plan are defined under the Dictionary of the CLEP.
- For definitions of terms used throughout Volume 3 of the Plan, refer to Section 1.2 Definitions of Volume 3.
- For acronyms and abbreviations used throughout the Plan refer to Section 1.5 Acronyms of Volume 1.
- All development proposals must comply with the relevant requirements of the Building Code of Australia.

Note:

The Environmental Planning and Assessment Act 1979 and Regulation (2000) are available for view/download from the NSW legislation web site at:
www.legislation.nsw.gov.au

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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Aims of the Plan

1.2 Aims of the Plan

The aims of the Plan are to:

- Ensure that the aims and objectives of the CLEP are complemented by the Plan;
- Ensure that the principles of ecological sustainability are incorporated into the design, construction and ongoing operation of development;
- Facilitate innovative development of high quality design and construction in the City of Campbelltown;
- Ensure that new development maintains or enhances the character and quality of the natural and built environment;
- Ensure that new development takes place on land that is capable of supporting the proposed development;
- Encourage the creation of safe, secure and liveable environments;
- Ensure that new development minimises the consumption of energy and other finite resources, to conserve environmental assets and to reduce greenhouse gas emissions; and
- Provide for the design requirements for a variety of housing within the City of Campbelltown.

1.3 Campbelltown 2025 and the Plan

Council has adopted *Campbelltown 2025 - Looking Forward*, an overarching town planning strategy that informs all Council planning policies. *Campbelltown 2025 - Looking Forward* aims to guide the planning decisions within the City to ensure that sustainable planning outcomes can be achieved.

Campbelltown 2025 Looking Forward contains a “vision” for the City, along with six (6) strategic directions to facilitate realisation of the vision. The Plan has been developed to be consistent with and add value to the strategic directions:

- a) Growing the Regional Centre.
- b) Building a distinctive Campbelltown sense of place.
- c) Protecting and enhancing the City’s environmental assets.
- d) Getting around the City.
- e) Building and maintaining quality public infrastructure.
- f) Creating education, employment and entrepreneurial activities.



1.3

Campbelltown 2025 and the Plan

1.3.1 The Vision

In 2025 we will live in a safe, prosperous, just, and proud community that enjoys a healthy lifestyle and access to high quality amenities.

We are proud to celebrate our diverse culture, creativity, and spirit at home with our families and at the places where and at the times when we come together as a community.

Prosperity and wellbeing stems from a diverse economy, where the skills of our workforce adapt to changes in emerging technology and markets. New enterprises are committed to the principles of cleaner production and environmental efficiency.



There is an emphasis on self-containment and sustainable community living. More than 50% of the people who live in Campbelltown City who are employed, work in Campbelltown. Business centres are a focus for community amenity and interaction, not just shopping centres. This has been assisted by the integration of in-centre living opportunities within the centres, as part of vibrant mixed use developments.

We move around our City and region in safe and environmentally sustainable ways, promoting public transport as the primary means of mobility. Integrated land use, development and transport planning minimises travel times and promotes more convenient access to amenities and employment areas.

The City has grown to be the ‘hub’ of the Greater South Western Sydney Region, where access to high level retail, commercial, education, health, community, recreation and cultural amenities is assured. This has been a major conduit for employment development, as has been the University of Western Sydney, the TAFE and the Campbelltown Hospital.

Campbelltown is renowned for its ‘leading edge’ built environmental character, setting it apart from other metropolitan localities. This is reinforced by a distinctive landscape quality incorporated into the design and treatment of urban environments including the preservation of indigenous vegetation and other natural landscape features. Our cultural heritage, indigenous and non-indigenous, is respected.



The bushland, the Scenic Hills, rural landscape settings, the rivers, and our unique flora and fauna have been protected in recognition of the valuable contribution they make to our quality of life, and the City’s identity.

Scarce natural resources - water, soil and clean air, are now appropriately valued, and we use them wisely in the interests of future generations.

The City has achieved much and prospered. We have maintained our natural environmental qualities, yet built a contemporary and striking City image that is renowned across Sydney. New economic development opportunities have been secured and our community spirit and culture flourishes. The City of Campbelltown looks forward to a sustainable future.

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1.4 Definitions

Note:

- The majority of terms used under the Plan are defined under the Dictionary of the CLEP.
- The definitions under this section of the Plan complement the definitions under the CLEP.

Adaptable dwelling means a dwelling that is designed to be able to be adapted to accommodate, or is intended to be used permanently for seniors or people with a disability.

Adjoining land means:

- land that is adjacent to an allotment not in the same ownership; or
- land that is directly opposite another allotment; or
- land that is separated from another allotment only by a road, pathway, driveway, battle-axe handle, or the like.

Amenity means those qualities and characteristics of a site and its neighbouring area that contribute to the comfort and pleasantness of the local environment.

Asset protection zone means a buffer between development and bushfire hazards.

Average Recurrence Interval (ARI) means the average period between the recurrence of a storm event of a given rainfall intensity.

Battle-axe allotment means an allotment that does not have direct frontage to a public road other than via a driveway (handle).

Bin Storage Room means a room/s provided in a central location/s within a development to communally store the waste bins for that development.

Building Sustainability Index (BASIX) means a web-based planning tool designed to assess the potential performance of new development against a range of sustainability indices including landscape, stormwater, water, thermal comfort and energy.

Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance) means a guide for the conservation and management of places of cultural significance and is based on the knowledge and experience of Australian ICOMOS members (ICOMOS - International Council on Monuments and Sites).

Bushfire prone land means land which has been identified as bushfire prone land on the Campbelltown Bushfire Prone Lands Map as certified by the Commissioner of the NSW Rural Fire Service.

Bush rock means natural surface deposits of rock from rock outcrops or from areas of native vegetation. Rocks may be loose rocks on rock surfaces or on the soil surface, or may have been removed from rock outcrops by excavation or blasting. In the Campbelltown area, most bushrock is derived from either sandstone or shale formations. The removal of bushrock is listed as a key threatening process under state threatened species legislation.

Communal open space means the open space/landscaped area of a development used

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or intended for use for recreation and relaxation purposes by residents or occupants and that is under the control of an owner corporation or similar organisation, which is not for the exclusive use of individual residents or occupants of any single dwelling. It does not include driveways, visitor parking spaces or private open space.

Conventional allotment means the creation of a Torrens Title allotment in which no dwellings are proposed as part of the development application.

Conservation management plan means a document prepared in accordance with the requirements of the NSW Heritage Office which establishes the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

Council Strategic Planning Document (CSPD) means the CLEP, the Plan, S94 Development Contribution Plan, S94A Development Contribution Plan, Planning Agreement and Plans of Management prepared by, or on behalf of Council.

Crown means the portion of the tree consisting of branches and leaves and any part of the trunk from which branches arise.

Crown maintenance pruning means pruning that does not reduce the volume of the crown and retains the structure and size of the tree. It comprises deadwooding, crown thinning, and formative pruning.

Crown modification pruning means pruning that changes the form and habit of the tree.

Crown thinning means selective removal of small branches (less than 40 mm in circumference) that does not alter the overall size of the tree by more than 5%.

Dangerous tree means a tree that imposes a threat to a property or humans and/or:

- has substantial stem damage (e.g. more than 50 percent cross-section area stem damage);
- is in extreme declining health or unstable (e.g. more than 50 percent lateral roots damaged/unsound);
- has a split trunk.

Dead tree means a tree that is no longer capable of performing any of the following processes:

- Photosynthesis via its foliage crown (as indicated by the presence of moist, green or other coloured leaves);
- Osmosis (the ability of the root system to take up water);
- Turgidity (the ability of the plant to hold moisture in its cells);
- Epicormic shoots (the production of new shoots as a response to stress, generated from buds under the bark or from a lignotuber - at ground or underground stem).

Deadwooding means the removal of dead branches.

Deep soil planting means the area of land within the site that has at least 3 metres of soil directly below the whole surface of the area.

Domestic outbuilding means a building or structure used for purposes ancillary to the

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main dwelling(s) on an allotment and includes awnings, pergolas, gazebos, garden sheds, garages, carports and the like, but does not include a swimming pool or a dwelling.

Dormer means a gabled extension built out from a sloping roof to accommodate a vertical window.

Dying Tree means a tree that has declined to a point that no remedial action will prevent death.

Environmental weed means a plant that adversely affects the integrity, conservation status, habitat characteristics and aesthetic values of natural eco-systems (including native and exotic species).

Flood Planning Level is the 100 year Average Recurrence Interval flood level plus freeboard in accordance with Table 4.1 of Council's Engineering Design for Development.

Flowpath means the overland route taken by any concentration of, or significant sheet flow of stormwater on its way to any drain or stormwater system, creek, river or flood plain in a storm.

Formative Pruning means pruning of young and establishing trees with the general aims of directing plant growth and/or developing a sound structure.

Freeboard means a factor of safety used in relation to the setting of floor levels. It makes allowance for wave action, localised hydraulic behaviour and stormwater system blockages.

Habitat resources means specific ecosystem elements that provide valuable foraging substrates and shelter sites that are important to the survival of a range of species and include hollow-bearing trees, hollow logs and bush rock.

Habitable room means a room used for normal domestic activities and includes a bedroom, living room, lounge room, music room, television room, rumpus room, sewing room, study, play room, family room, sunroom and the like. It excludes a garage, bathroom, laundry, water closet, pantry, walk in wardrobe, lobby, clothes drying room, and other spaces of a specialised nature that are not occupied frequently or for extended periods.

Hollow-bearing tree means trees where cavities have formed in the trunk or branches of a live or dead tree to provide wildlife with foraging, shelter, roosting and nesting habitat.

Hollow logs means terrestrial woody habitat that includes the accumulation of senescent trees, hollow-forming tree limbs and branches on the ground.

Injury and wilful destruction of vegetation means damage to vegetation and includes:

- Lopping and topping;
- Poisoning;
- Cutting, tearing, snapping and breaking of branches and roots that is not carried out in accordance with acceptable agricultural practices or is done for invalid reasons such as vandalism;
- Ring barking, scarring the bark when operating machinery, fixing objects (eg. signs) by nails, staples or wire, using tree climbing spikes in healthy trees or fastening materials that circle and significantly restrict the normal vascular function of the trunk or branches or making a blaze on a

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tree as a marker point;

- Damaging the vegetation’s root zone by compaction or excavation, stripping of top soils, burial, or the alteration of natural ground level or the water table which causes damage to the vegetation or any part of the vegetation.
- ‘Under scrubbing’, unless carried out by hand tools.

Leasable Floor Area means the gross floor area of a building excluding stairs, amenities, lifts, corridors and other public areas.

Lop or Lopping means cutting between branch unions or at internodes on growing vegetation with the final cut leaving a stub.

Noxious weed means a weed declared by an order under the Noxious Weeds Act 1993.

On-site service facilities means facilities that are required for the purposes providing electricity, sewerage, communication and the like. This includes aerials, satellite dishes cable broadband and other service media.

Other Vegetation means any plant life not defined by this Part as a tree and includes any sapling, shrub, scrub, understorey plants, ground cover (being any type of herbaceous vegetation) and plants occurring in a wetland that:

- Provides habitat or likely habitat for threatened species, populations and endangered ecological communities as defined within the Threatened Species Conservation Act; or
- Is located within a riparian zone or within 40 metres of the top bank of a creek, river, watercourse, wetland, stream or other aquatic habitat;
- Is located within a wildlife corridor as delineated within Council’s Biodiversity Strategy;
- Is located within Koala habitat as delineated within Council’s draft Koala Plan of Management; is located on land owned by Council or under its care, control and management; and
- Forms part of native vegetation.

Outbuilding means a building or structure used for purposes ancillary to the main dwelling(s) on an allotment and includes awnings, pergolas, gazebos, garden sheds, garages, carports and the like, but does not include a swimming pool or a dwelling.

Owner means:

- The person or persons listed on Council’s rates file to be the owner of the land at the date of notification; or
- The owners corporation in the case of land that is within a strata scheme under the Strata Titles Act, 1973, or a Leasehold strata scheme under the Strata Titles (Leasehold) Act, 1986; or
- The Association in the case of land that is a community precinct or neighbourhood parcel within the meaning of the Community Land Development Act, 1989.

Parenting Facility means a room which is equipped with facilities for feeding (including

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breast feeding) and caring of babies/infants.

Place of Aboriginal heritage significance means a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people.

Primary street means the area between the front elevation of the building/structure and the road to which it is orientated.

Privacy screen means:

- i) a structure that provides a screen or visual barrier between a window of a habitable room or an outdoor area on a lot and an adjoining lot that:
 - (i) has no individual opening more than 30mm wide, and
 - (ii) has a total area of all openings that is no more than 30% of the surface area of the screen or barrier, or
- ii) a window, the whole of which has translucent glass and is fixed and not able to be opened.

Prostitution means the provision of a sexual act or sexual service in return for payment or reward.

Pruning means any pruning that is not crown maintenance pruning and include Crown Modification Pruning as defined by AS 4373-(as amended).

Public consultation means the public exhibition and/or public notification of CSPDs or development applications.

Public domain means an area that is adjacent to the development site, which is under the care, control and/or ownership of a public authority.

Public exhibition means a formal public showing of information (whether by electronic means or displays of hard copies) that is in Council's opinion relevant to a draft Council Strategic Planning Document or a development application for a period of time and manner as prescribed under relevant sections of Part 9 of the Plan and any other relevant planning legislation.

Public notification means notifying property owners in writing of Councils Strategic Planning Documents and development applications.

Public submission means a letter, petition, email, fax or similar written representation received from individuals or groups of people regarding Councils Strategic Planning Documents or development applications.

Remove, Removal and Cutting Down means to dismantle vegetation for example by chainsaw, or to separate the vegetation from the ground where it is growing or dislodging it with earth-moving equipment in order to kill the vegetation, including its branches, foliage, trunk, stump and root system will not regrow. This includes the poisoning of the stump and/or roots and/or taking away, or grinding or burning out of its remains to prevent growth.

Secondary street means the area between the side and/or rear elevation/s of the building/structure and any additional road/s to which it adjoins.

Solar collectors means any building element or appliance specifically designed to capture or collect the suns rays for the benefit of the occupants {e.g. windows including clerestory

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(or highlight) windows, solar hot water collector panels, photovoltaic (solar-electricity) cells/panels and the like}.

Suitably qualified person means a person who through suitable education and or experience, accreditation (trade or professional) and knowledge may be reasonably relied upon by Council to provide advice within an area of expertise related to the relevant task.

Treatment train means a sequential series of treatment processes that are designed to improve stormwater quality from its source to the point where it is released to a natural watercourse.

Threatened species, population or ecological community means a species, population or ecological community that is listed under the NSW Threatened Species Conservation Act 1995, Fisheries Management Act 1994 or the Commonwealth Environment Protection Biodiversity Conservation Act 1999.

Tree means a perennial plant with at least one self supporting stem which,

- i) has a height of more than three (3) metres, or
- ii) has an outside circumference of at least 500mm at ground level; or
- iii) has a branch and foliage crown spread of at least 4 metres.

Vegetation means a tree or other vegetation.

Virgin Excavated Natural Material (VENM) means material (such as clay, gravel, sand, soil, and rock) that does not contain any other type of waste and which has been excavated from areas of land that are not contaminated with human-made chemicals as a result of industrial, commercial, mining or agricultural activities and which do not contain sulphuric ores or soils.

Waste Management Plan (WMP) means a plan demonstrating the details of how waste will be managed during the demolition, construction and ongoing operations of a development.

Waste Service Room means a room provided on each floor of a residential flat building to provide residents with convenient access to a disposal point for general waste and recycling streams.

Water Sensitive Urban Design (WSUD) seeks to ensure that development is carefully designed, constructed and maintained so as to minimise impacts on the natural water cycle. This can be achieved through a design approach that strives to maintain or replicate the natural watercycle through an incremental, “treatment train” approach, one that optimises the use of rainwater on site while minimising the amount of water transported from the catchment.

Wheel Out-Wheel Back means a service involving Council’s domestic waste collection contractor entering a property, collecting and emptying the 240 litre waste bins from storage areas and returning the bins to the bin storage area from where they were collected.

Zone of influence means the area likely to be influenced by building loads, and is a factor of the structure of the ground on which the building is to be located.

1.5

Acronyms

1.5. Acronyms

APZ	Asset Protection Zone
ARI	Average Recurrence Interval
BASIX	Building Sustainability Index
BCA	Building Code of Australia
CLEP	Campbelltown Local Environmental Plan 2015
CSPD	Council Strategic Planning Document
CPTED	Crime Prevention Through Environmental Design
DA	Development Application
DCP	Development Control Plan
E&CDC	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
EDGD	Engineering Design Guide for Development
ESD	Ecologically Sustainable Development
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Reg	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
FSR	Floor Space Ratio
GFA	Gross Floor Area
IDO	Interim Development Order
LEP	Local Environmental Plan
LG Act	Local Government Act 1993
LGA	Local Government Area
m	Metre
OEH	Office of Environment and Heritage
PoM	Plan of Management
RFDC	Residential Flat Design Code
RMS	Roads and Maritime Services (previously RTA)
SEPP	State Environmental Planning Policy
sqm	Square metre
WMP	Waste Management Plan
VENM	Virgin Excavated Natural Material