
Volume 1: Development Controls for All Types of Development

List of Amendments to the Plan :

| Amendment No | Date of Adoption by Council | Effective Date |
|-----------------|---|------------------|
| Amendment No 1 | 21 June 2016 | 27 July 2016 |
| Amendment No 2 | 25 October 2016 | 8 November 2016 |
| Amendment No 3 | 22 November 2016 | 8 September 2017 |
| Amendment No 4 | 13 December 2016 | 17 November 2017 |
| Amendment No 5 | 10 April 2018 | 25 April 2018 |
| Amendment No 6 | 9 April 2019 | 7 May 2019 |
| Amendment No 7 | 9 July 2019 | 17 July 2019 |
| Amendment No 7a | 12 November 2019 | 26 November 2019 |
| Amendment No 8 | 14 April 2020 | 4 May 2020 |
| Amendment No 9 | 6 June 2020 (Council meeting 10 March) | 29 June 2020 |
| Amendment No 10 | 8 December 2020 | 30 June 2021 |
| Amendment No 11 | 3 August 2021 | 18 August 2021 |
| Amendment No 12 | 2 November 2021 | 29 November 2021 |
| Amendment No 15 | 12 October 2021 | 21 December 2021 |
| Amendment No 14 | 8 February 2022 | 23 February 2022 |
| Amendment No 16 | 12 April 2022 | 26 April 2022 |
| Amendment No 17 | 12 April 2022 | 26 April 2022 |
| Amendment No 18 | 8 March 2022 | 19 May 2022 |
| Amendment No 19 | 14 February 2023 | 15 May 2023 |
| Amendment No 20 | 12 September 2023 | 15 December 2023 |
| Amendment No 21 | 13 August 2024 | 2 September 2024 |
| Amendment No 22 | 13 August 2024 | 13 December 2024 |
| Amendment No 23 | 13 August 2024 | 31 January 2025 |

Table of contents

| | |
|---|-----------|
| Part 1 Preliminary | 1 |
| 1.1 Introduction | 2 |
| 1.2 Aims of the Plan | 10 |
| 1.3 Campbelltown 2025 and the Plan | 10 |
| 1.4 Definitions | 12 |
| 1.5. Acronyms | 18 |
| Part 2 Requirements Applying to all Types of Development | 19 |
| 2.1 Application | 20 |
| 2.2 Site Analysis | 23 |
| 2.3 Views and Vistas | 25 |
| 2.4 Sustainable Building Design | 26 |
| 2.5 Landscaping | 28 |
| 2.6 Weed Management | 29 |
| 2.7 Erosion and Sediment Control | 30 |
| 2.8 Cut, Fill and Floor Levels | 31 |
| 2.9 Demolition | 34 |
| 2.10 Water Cycle Management | 35 |
| 2.11 Heritage Conservation | 38 |
| 2.12 Retaining Walls | 42 |
| 2.13 Security | 44 |
| 2.14 Risk Management | 46 |
| 2.15 Waste Management | 50 |
| 2.16 Provision of Services | 60 |
| 2.17 Work On, Over or Near Public Land | 63 |
| 2.18 Work on Land Adjacent to the Upper Canal Corridor | 65 |
| 2.19 Development Near or on Electricity Easements | 67 |
| 2.20 Development on Land Adjacent to, or Affected by a Gas Easement | 68 |
| 2.21 Accoustic Privacy | 70 |
| Part 3 Low and Medium Density Residential Development and Ancillary Residential Structures | 73 |
| 3.1 Application | 74 |

| | |
|---|------------|
| 3.2 Desired Future Character for Low Density Residential Neighbourhoods | 76 |
| 3.3 Desired Future Character for Medium Density Residential Neighbourhoods | 69 |
| 3.4 General Requirements for Low and Medium Density Residential Development - Zones R2, R3, R4 and R5 | 70 |
| 3.5 Ancillary Residential Structures - Zones R2, R3, R4 and R5 | 78 |
| 3.6 Low Density Residential Development - Zones R2, R3, R4 & R5 | 81 |
| 3.7 Medium Density Residential Development - Zone R3 | 98 |
| 3.8 Residential Subdivision | 127 |
| Part 4 Rural Residential Development and Ancillary Rural Residential Structures | 139 |
| 4.1 Application | 140 |
| 4.2 Desired Future Character for Rural Residential Areas Zoned RU2, RU5, E3 and E4 | 142 |
| 4.3 General Requirements for Rural Residential Development - Zones RU2, RU5, E3 and E4 | 143 |
| 4.4 Ancillary Rural Residential Structures - Zones RU2, RU5, .. . E3 and E4 | 147 |
| 4.5 Rural Residential Development - Zones RU2, RU5, .. . E3 and E4 | 150 |
| 4.6 Rural Residential Subdivision | 154 |
| Part 5 Residential Flat Buildings and Mixed-Use Development | 159 |
| 5.1 Application | 160 |
| 5.2 Desired Future Character for High Density Residential Neighbourhoods (R4) | 162 |
| 5.3 Desired Future Character for Mixed Use Precinct (B3 and B4) | 163 |
| 5.4 General Requirements for Residential Flat Buildings and Mixed Use Development | 164 |
| 5.5 Residential Flat Buildings (Zone R4) | 178 |
| 5.6 Mixed Use Development (Zones B3 & B4) | 185 |
| 5.7 Mixed Use Development (Zones RU5, B1 & B2) | 188 |
| Part 6 Commercial Development | 194 |
| 6.1 Application | 195 |
| 6.2 Desired Future Character for neighbourhood and local centres (Areas Zoned B1 & B2) | 197 |
| 6.3 Desired Future Character for (Areas Zoned B5) | 200 |
| 6.4 General Requirements for Commercial Development | 201 |
| 6.5 Neighbourhood Shops (R3 and R4) | 219 |

| | |
|--|------------|
| 6.6 Subdivision | 221 |
| 6.7 Commercial Waste Management | 222 |
| 6.8 Parenting Facilities | 224 |
| Part 7 Industrial Development | 226 |
| 7.1 Application | 227 |
| 7.2 Building Form and Character | 227 |
| 7.3 Car Parking and Access | 232 |
| 7.4 Landscaping | 235 |
| 7.5 Outdoor Storage Areas | 236 |
| 7.6 Industrial Waste Management | 237 |
| 7.7 Environmental Management | 238 |
| 7.8 Residential Interface | 240 |
| 7.9 Industrial Unit/s | 241 |
| 7.10 Subdivision | 242 |
| Part 8 Centre-based Child Care Facilities | 244 |
| 8.1 Application | 245 |
| 8.2 Licence Requirement | 245 |
| 8.3 Building Form and Character | 246 |
| 8.4 Car Parking and Access | 252 |
| 8.5 Landscaping | 255 |
| 8.6 Play Areas | 256 |
| 8.7 Advertising Signs | 257 |
| Part 10 Places of Public Worship | 258 |
| 10.1 Application | 259 |
| 10.2 General Design Requirements | 259 |
| 10.3 Car Parking and Access | 265 |
| 10.4 Landscaping | 268 |
| 10.5 Waste Management | 269 |
| Part 11 Vegetation and Wildlife Management | 270 |
| 11.1 Application | 271 |
| 11.2 Management of Native Vegetation and Wildlife Habitat | 273 |
| 11.3 Permits and Development Applications for Vegetation Management | 277 |
| 11.4 Design requirements for developments in koala habitat on lots less than 1 hectare | 286 |

| | |
|---|------------|
| Part 12 Telecommunication Facilities | 288 |
| 12.1 Application | 289 |
| 12.2 Background | 289 |
| 12.3 General Requirements | 289 |
| 12.4 Electromagnetic Radiation | 291 |
| 12.5 Landscaping | 292 |
| 12.6 Heritage | 292 |
| Part 13 Sex Industry Premises | 294 |
| 13.1 Application | 295 |
| 13.2 Background | 296 |
| 13.3 Location Requirements | 297 |
| 13.4 External Design Requirements for Sex industry Premises | 298 |
| 13.5 Car Parking | 299 |
| 13.6 Waste Disposal and Collection | 300 |
| 13.7 Sanitary Facilities | 300 |
| 13.8 Health and Safety | 302 |
| 13.9 Council Registration | 303 |
| Part 14 Parking of Heavy Vehicles on Residential, Rural and Environmental Protection Land | 304 |
| 14.1 Application | 305 |
| 14.2 Background - Classification of Heavy Vehicles | 305 |
| 14.3 Number of Heavy Vehicles - Permissibility by Zoning and Site Area | 306 |
| 14.4 General Requirements | 308 |
| Part 15 Animal Boarding or Training Establishments | 310 |
| 15.1 Application | 311 |
| 15.2 General Requirements for Animal Boarding or Training Establishments | 312 |
| Part 16 Advertising and Signage | 314 |
| 16.1 Application | 315 |
| 16.2 Types of Signs and Definitions | 316 |
| 16.3 Relationship to other Environmental Planning Instruments, Australian Standards, State Policies and Guidelines. | 321 |
| 16.4 General Requirements - Advertising and Signage | 322 |
| 16.5 Signs within Residential, Rural and Environmental Protection Zones | 327 |

| | | |
|------|---|------------|
| 16.6 | <i>Signs within Business, Industrial and Special Purpose Zones</i> | 329 |
| 16.7 | <i>Signs on mixed use residential development</i> | 333 |
| 16.8 | <i>Signs on Heritage items and within Heritage Conservation Areas</i> | 334 |
| 16.9 | <i>Service Station Signs</i> | 337 |
| | Part 17 Boarding Houses | 338 |
| 17.1 | <i>Application</i> | 339 |
| 17.2 | <i>General Requirements for Boarding Houses</i> | 340 |
| 17.3 | <i>Car Parking and Access</i> | 346 |
| 17.4 | <i>Landscaping</i> | 348 |
| 17.5 | <i>Waste Management</i> | 349 |
| 17.6 | <i>Management Plan</i> | 352 |
| | Part 18 Tattoo Parlour Premises | 354 |
| 18.1 | <i>Application</i> | 355 |
| 18.2 | <i>General Requirements for Tattoo Parlour Premises</i> | 356 |
| | Part 19 Seniors Housing and Housing for People with a Disability | 362 |
| 19.1 | <i>Application</i> | 363 |
| 19.2 | <i>General requirements for seniors housing and housing for people with a disability</i> | 364 |
| 19.3 | <i>Additional controls relating to waste management</i> | 365 |
| 19.4 | <i>Additional controls relating to public health</i> | 367 |
| | <i>Appendix 1 - Biodiversity Statement</i> | 371 |
| | <i>Appendix 2 - Weed Management Plan</i> | 372 |
| | <i>Appendix 3 - Noxious Weeds</i> | 373 |
| | <i>Appendix 4 - Statement of Flora and Fauna Impact & Draft Koala Management Plan</i> | 384 |
| | <i>Appendix 5 - Erosion and Sediment Control Plan</i> | 385 |
| | <i>Appendix 6 - Cut and Fill Management Plan</i> | 386 |
| | <i>Appendix 7 - Unsuitable Plant Species for a Child Care Centre</i> | 387 |
| | <i>Appendix 8 - Aboriginal Heritage Impact Assessment</i> | 391 |
| | <i>Appendix 9- Heritage Impact Statement</i> | 392 |
| | <i>Appendix 10 - Repealed</i> | 393 |
| | <i>Appendix 11 - Arborist Report</i> | 394 |
| | <i>Appendix 12 - Traffic Impact Assessment Report</i> | 395 |
| | <i>Appendix 13 - Crime Prevention Plan</i> | 396 |
| | <i>Appendix 14 - Obtaining a Stormwater Easement</i> | 397 |