

# Camden Development Control Plan 2019



camden  
council

# Appendix A & B



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## Appendix A – Glossary

General Definitions	
Lot width	The width of the lot measured at the building line.
Outbuilding	<p>an outbuilding means any of the following:</p> <ul style="list-style-type: none"> <li>balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house,</li> <li>cabana, cubby house, fernery, garden shed, gazebo or greenhouse,</li> <li>carport that is detached from a dwelling house,</li> <li>farm building,</li> <li>garage that is detached from a dwelling house, rainwater tank (above ground) that is detached from a dwelling house,</li> <li>shade structure that is detached from a dwelling house, and</li> <li>a shed.</li> </ul>
Traffic Management Definitions	
Aisle	means an area used by vehicles to gain access to a parking space;
Display area	means any outdoor area of a site principally used for the display of goods for sale;
Driveway	means the roadway by which vehicles move between the road carriageway and the car parking spaces and vice versa, including the crossing over the public footpath;
Full time equivalent (FTE) staff member	<p>is a standardised way of describing the size of the workforce based on the total number of ordinary time paid hours worked (excluding overtime and unpaid work)</p> <p>The FTE workforce describes the total number of full-time employees required to account for all ordinary time paid hours work. It is not a count of the number of employees. For example, two employees, both working half the standard number of full-time hours for their position, will together be counted as one FTE employee.</p>
Gross leasable floor area (GLFA)	is the sum of the area of each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts corridors and other public areas but including stock storage area.
Market area	means an area equivalent to twice the site area physically occupied by the market stalls at that market;

Pick up/set down area	means an area set aside for the picking up or setting down of vehicle passengers or goods, preferably physically separate from any adjacent vehicle carriageway;
Public floor area	means the area where the public are permitted in a bar, lounge, beer garden, dining room, auditorium and other similar entertainment area, but does not include non-licensed areas in registered clubs.
Service vehicle	means a vehicle used for the purpose of loading and unloading goods and waste collection;
Shopping centre	means one or more buildings forming a complex of shops. It typically has interconnecting paths between shops allowing visitors easy access. It typically has interconnecting walkways enabling visitors to easily walk from unit to unit, along with a parking area. It could best be described as a modern, indoor version of the traditional marketplace.
Sports Field	means a playing surface of accommodating senior sporting activities with an area ranging from 64m-70m wide x 100m-130m long with surrounding space around the field. These fields accommodate sports such as soccer, rugby league, rugby union and touch football. With sufficient surrounding space, two parallel sports fields can accommodate the overlay of a sports oval field for sports such as cricket and AFL.
Work bay	means an area of a vehicle repair station, service station or similar establishment which is normally used for the servicing or repair of a single vehicle, including any car washing bay.
<b>Signage Definitions</b>	
'A' Frame Sign (Double or Single-Sided)	a portable, free standing advertisement consisting of either two advertising boards supporting each other in an 'A' configuration, or one advertising board supported by one or more posts in an 'A' configuration.
Above Awning Sign	an advertisement which is located above an awning or verandah.
Advertising Land Developments –	a sign erected for the purposes of displaying information about a development such as the name of the development, the plan, the features as well as sales, real estate or developer contact details.
Banner Sign –	a soft plastic/canvas/polycanvas material bearing letters and numbers and/or pictures, which is visible from a public place. Banners are usually fixed to a solid frame or posts. This includes Blade signs.
Billboard Sign	an advertisement supported by one or more column(s) or post(s) which are independent of any building or other structure.
Bill / fly-posters	bills or posters attached to walls, power poles, street name signs, public furniture or public property.
Bunting/Flagging	a string of lightweight coloured material or plastic secured at both ends but allowed to move freely.
Community Signs	are signs for a community organisation erected to advertise a community event or place of community interest and may include a safety house or neighbourhood watch sign.



Exhibition Homes, Villages & Unit Signs	a sign advertising an exhibition home or homes, villages or units open for public inspection.
Fascia Sign	a sign fixed or applied to the face of a building or awning.
Flagpole Sign	a tall staff or pole on which a flag or banner is raised for advertising purposes.
Flashing Sign	an advertisement illuminated at frequent intervals by either an internal or external light, whether or not included in any other type of sign.
Multiple Occupancy Identification Sign	a sign, or group of signs containing a list of businesses or people occupying a shared tenancy or premises.
Place Entry Sign	an identification sign incorporated into the landscaping and or retaining structures located at the entrance of a major urban release or place.
Pole / Pylon Sign	a single advertising structure which is independent of a building.
Projecting Wall Sign	an advertisement attached to a building at one end and projecting away from the building facade, but not protruding beyond the roadside edge of the awning or above the roof line of a building.
Real Estate Sign	an advertisement in respect of a place, land, or premises to which it is affixed and contains only a notice that the place or premises is for sale or letting, together with particulars of the sale or letting.
Roof Sign	an advertisement erected on or above the parapet of a building that is wholly or partly supported by the building.
Sponsorship Sign	advertisements on the playing surface or on the inside of a fence around the playing surface of a sporting facility displaying information about sponsors or products of sponsors of teams or organisations using the sporting facility seen only from the inside of the ground or complex.
Street Sign	sign erected on public road which include guide sign, warning sign, temporary warning sign, regulatory sign, parking sign, hazardous markers and service symbols as defined under Australian Standard AS 1742.
Temporary Sign	means an advertisement of a temporary nature which: <ul style="list-style-type: none"> <li>(a) announces any local event of a religious, educational, cultural, political, social or recreational character or relates to any temporary matter in connection with such an event, and</li> <li>(b) does not include advertising of a commercial nature (except for the name of an event sponsor), and</li> <li>(c) is displayed for a period of not more than 28 days.</li> </ul>
Top Hamper Sign	an advertisement attached to the transom of a doorway or display window of a building.

Under Awning Sign	an advertisement attached to the underside of the awning other than the fascia or return end of the awing.
Variable Message Board	means a device used to display a message by the display of lights that are capable of being programmed to deliver a message to passing motorists. These devices are generally used to deliver road traffic alerts.
Visible Wall Area	the total wall area of the building façade of the primary frontage including the area of windows and openings.
Wall Sign	an advertisement attached to the side or front wall of a building and not projecting more than 100mm from the wall surface.
Window Sign	signs painted on or affixed to the window of a building.
<b>Dams Definitions</b>	
Batter	means the slope of the dam wall, the excavated or constructed face of a dam wall, embankment or cutting, produced as a result of earthmoving operations involving cutting and filling.
Bywash	means a depressed area adjacent to the dam wall used for the dispersion of overflow water away from or around the embankment.
Crest	means the top of the dam wall.
Cut-off trench	means a trench dug below ground level of the dam wall, parallel to the crest, to prevent seepage or movement of water under or past the structure. Pervious material is removed and replaced with clay.
Earth dam	means a barrier, embankment or excavated earth structure generally built in or near a drainage line which has the primary purpose for impounding water for storage. These dams are usually used for water conservation on properties with an agricultural use and are used for such purposes as stock watering, domestic supply, irrigation and firefighting.
Freeboard	means the height from the top water level to the crest.
Maximum harvestable right dam capacity (MHRDC)	means the total dam capacity allowed under the harvestable rights for your property, based on 10% of the average regional rainfall runoff and takes into account local evaporation rates and rainfall periods.
Spillway	means pipes, bywashes or other devices used to divert excess water from a dam. In most cases this includes an excavated level channel extending from the end of the embankment to a level outlet, i.e., bywash.
Top water level	means the height of the water level of the dam determined at its maximum capacity at spillway level.

## Appendix B – Landscape Design Principles and Submission Requirements

### Design Principles

1. Natural features on the site, such as trees, vegetation, rock outcrops, cliffs, ledges, indigenous species and vegetation communities must be retained and incorporated into the design of development and the associated landscape plan.
2. Landscaping is to be designed to integrate new development with the existing landscape character of the street and be sensitive to site attributes, existing landscape features, streetscape view and vistas (refer to Part 2 Environmental Heritage).
3. Landscaping is to enhance the visual setting and accentuate the design qualities of the built form. Landscaping solutions are to be used to create a screening effect for visually obtrusive land uses or building elements.
4. Landscaping should encourage the development of a tree canopy to soften the built environment and to encourage the continuity of the landscape pattern or urban forest.
5. Landscaping is to be designed to minimise overlooking between properties and to enhance amenity.
6. Landscape design should take into consideration solar access both within the site and adjacent sites.
7. Public / private open space areas must incorporate appropriate landscaping that is designed to maximise surveillance opportunities.
8. Landscaped areas should be designed to require minimal maintenance by using robust landscape elements and using hardy plants with low maintenance requirements. Where space and site layout permits, water tanks should be installed to provide for the watering requirements.
9. The amount of hard surface area on each site is to be minimised to reduce run-off. Run-off leaving the site should be reduced by directing the overland flow during rainfall events to permeable surfaces such as garden beds and rain gardens.



## Landscape Submission Requirements

Development Type	Required	Prepared by		
		No requirements	Experienced Landscape Designer	Landscape Architect (registered or eligible for registration)
<b>Residential subdivisions up to 2 lots</b>	Site Analysis Plan (DA)	✓		
<b>Residential subdivisions up to 10 lots</b>	Site Analysis Plan (DA)  Landscape Concept Plan (DA)  Detail Plan (CC)		✓	
<b>Residential subdivisions &gt; 10 lots</b>	Landscape Concept Plan (DA)  Detail Plan (CC) and  Site Analysis Plan (DA)			✓
<b>Dual Occupancy (attached or detached)</b>	Landscape Concept Plan (DA)  Detail Plan (CC)		✓	
<b>Multi-dwelling development</b>	Landscape Concept Plan (DA)  Detail Plan (CC)			✓
<b>Residential Flat Buildings</b>	Landscape Concept Plan (DA)  Detail Plan (CC)			✓

<b>Mixed use development</b>	Landscape Concept Plan (DA)  Detail Plan (CC)			✓
<b>Business or Retail Development</b>	Landscape Concept Plan (DA)  Detail Plan (CC)		✓	
<b>Community, educational, health, aged care/housing, tourism, child care facilities, places of public worship</b>	Context Analysis Plan (DA)  and  Landscape Concept Plan (DA)  Detail Plan (CC)			✓
<b>Industrial development</b>	Landscape Concept Plan (DA)  Detail Plan (CC)		✓	
<b>Infrastructure projects</b>	Landscape Concept Plan (DA)  Detail Plan (CC)			✓
<b>Rural Development</b>	Landscape Concept Plan (DA)  Detail Plan (CC)		✓	
<b>Public Open Space</b>	Refer to Camden Open Space Design Manual			✓

### Site Analysis Plan

1. A context analysis plan should capture the unique environmental setting of the proposed project. It must include (but not limited to):
  - a. Must be at an appropriate scale – 1:200, 1:500, show true north and 1m contours;
  - b. Show surrounding buildings, roads, paths, cycleways, creek lines, existing trees and vegetation and land form, pedestrian, vehicular and maintenance access;
  - c. Show existing and proposed services;
  - d. Show any easements or other site encumbrance;
  - e. Show overland flow path and natural site drainage;
  - f. Show areas of protected vegetation;
  - g. Show any applicable bushfire asset protection zones and other firefighting requirements;
  - h. Show waste storage areas and access.

### Landscape Concept Plan

1. A landscape concept plan must provide an illustrated plan showing all key site features and design elements. It must include (but not limited to):
  - a. The plan should be at an appropriate scale and should include:
  - b. Name business address and contact details of the person or business that prepared the plans;
  - c. The address of the site including DP and Lot number;
  - d. Job, plan number, revision and date;
  - e. Site boundaries and surveyed dimensions;
  - f. North point;
  - g. Existing and proposed levels;
  - h. Show site analysis detail 1 (a) to (h);
  - i. Indicative planting plan and plant schedule;

## Detail Landscape Plan

1. A detail landscape plan must provide an illustrated plan showing all key site features and design elements. It must include (but not limited to):
  - a. The plan should be at an appropriate scale and should include:
    - i. Name business address and contact details of the person or business that prepared the plans;
    - ii. The address of the site including DP and Lot number;
    - iii. Job, plan number, revision and date;
    - iv. Site boundaries and surveyed dimensions;
    - v. North point;
    - vi. Existing and proposed levels;
  - b. Show site analysis detail 1 a. to h.;
  - c. The positioning and construction details of hard surfaced access paths and concrete pads for maintenance vehicles, where there is any proposed or existing permanent open water bodies, rain gardens and/or detention basins;
  - d. The detailed landscaping plans must be consistent with and comply with any development consent, vegetation management plan, master plan or landscape concept plan applicable to this site;
  - e. Demonstrate compliance with universal access standards for any open space areas and public facilities;
  - f. The plans must include all proposed soft and hard landscaping elements and materials, e.g. type and area of lawn, plantings, garden bed areas, edging materials, volume and type of mulch, bricks, stones, volume and type of growing media, playground equipment, signage, path and cycle way placement, path and cycleway material and finish, bin collection location and storage areas (if relevant), exercise stations, seating, shelters and art if applicable;
  - g. Any landscape amenity elements such as boardwalks, lookouts, seating, playgrounds, picnic facilities, BBQ's, water meter, bubblers, signage, shade structures, paths, cycle ways, dog and litterbins and furniture elements;
  - h. Details of any fencing, bollards or other means of entry control;
  - i. Clearly detail how access to any open space areas for maintenance and emergency vehicles will be achieved;

- j. Detailed planting schedule keyed to the plan, which includes positioning, species listed by botanical and common names, quantities, planting sizes and the estimated size of the plant at maturity;
- k. Section drawings, detail planting sections and cultural and maintenance notes;
- l. That the proposed landscaping is consistent with and complies with any cultural, ecological, environmental, heritage and existing amenity considerations applicable to the area;
- m. Any existing trees that adjoin the Development or may be impacted by Development must be detailed in the Landscape Plans;
- n. Street trees in residential areas must consist of minimum of 75lts container stock and must be provided at the rate of one (1) per lot or maximum distance of 10 metres apart. Tree guards and root barrier are to be provided for all street trees;
- o. That any relevant, existing, created or significant view lines are clearly shown on the plans;

### Placement of Street Trees

1. The selection and placement of street trees should have regard to the following criteria:
  - a. Power/Gas/Water/Sewer/Cable Services and Easements.
  - b. Not planted within 3m of a Sydney Water access shaft.
  - c. Positioning of street lights.
  - d. Pruning and shaping adaptability of selected trees.
  - e. Driveways & bus stop placements.
  - f. Frontages/setbacks.
  - g. Lateral spread of branches.
  - h. Road verge widths.
  - i. Waste services collections.
  - j. Pedestrian & vehicle vision. Trees must not be planted closer than 10-metres from road corners or intersections;
  - k. Existing amenity;
  - l. Above ground services and easements;

Footpaths and cycleways – (Street trees must not be planted less than 1 metre away from a concrete footpath/cycleway or other concrete structures. Further Information:

- Council's Tree and Landscape Species List
- Camden Open Space Design Manual

- Draft Camden's Spaces and Places Strategy (as updated)
- Rural Fire Service Planning for Bushfire Protection Guidelines



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