

Camden Development Control Plan 2019



camden
council

Employment Zones Development Controls

5

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EMPLOYMENT ZONES DEVELOPMENT CONTROLS

5.1 Introduction and Employment Zone Hierarchy

The Camden LGA provides a network of successful and attractive retail centres and a network of productive industrial and urban services land, which is supported by a centres hierarchy. The centres hierarchy is defined in the Camden Centres and Employment Lands Strategy and reflected in Tables 5-1, 5-2, and 5-3 below, along with the desired future character for each centre.

Further detail regarding the desired future character of each centre can be found in chapters 5.3, 5.4, 5.6 and the relevant precinct schedule.

Table 5-1: Types of Centres in the Hierarchy

Centre type	Desired character
Strategic Centre	A large regionally significant centre serving a large catchment. Offers a strong civic function and social services and includes a significant amount of retail and commercial floor space. Is usually connected by regionally significant roads and public transport routes.
Town Centre	Generally a smaller regional centre serving a wide catchment. Offers a wide range of land uses including full size supermarkets, commercial and retail premises, medical services, food and drink premises and civic services.
Local Centre	Generally serves a group of suburbs and are anchored by a large supermarket with a broader mix of supporting co-located uses such as medical services, restaurants and cafes.
Neighbourhood Centre (Large)	Generally serves a single suburb, without detracting from large nearby centres, and offers a convenience function to local populations, often anchored by a neighbourhood supermarket and supported by a mix of other uses.
Neighbourhood Centre (Small)	Generally serves a single locality, without detracting from large nearby centres, and offers a convenience function to the immediately surrounding population. No significant anchor tenant and offers a limited mix of uses such as neighbourhood shops, cafes, and take away food and drink premises.

Table 5-2: Camden Centres Hierarchy

Level in Hierarchy	Centre	Role
Strategic Centres	Narellan Town Centre	Significant centre with regional retail and supporting services
	Leppington Town Centre (SWGA)	Future strategic centre
Town Centres	Camden	Specialty and everyday retail; Food and hospitality; professional services; medical services; art & culture; civic
	Oran Park (SWGA)	Everyday retail, professional services, civic, medical services, food and hospitality.
Local Centres	Mount Annan	Everyday retail; Professional services; Medical services
	Emerald Hills	Everyday retail; Medical services
	Gregory Hills (SWGA)	Everyday retail; medical services; professional services, food and hospitality
	Lowes Creek Maryland (SWGA)	Future local centre
Neighbourhood Centres (Large)	Spring Farm	Everyday retail; Medical services
	Harrington Park	Everyday retail; Professional services; Medical services
	Elderslie (Future)	Future everyday retail
	Gledswood Hills Entertainment Precinct (SWGA)	Specialty & everyday retail; food and hospitality
	Oran Park Southern Neighbourhood Centre (Future – SWGA)	Future everyday retail
Neighbourhood Centres (Small)	Currans Hill	Convenience retail
	Bringelly Village	
	Narellan Vale	
	Mount Annan South	
	Camden South	
	Cobbitty	

Table 5-1: Characterisation of Industrial Precincts

Industrial / Urban Services Precinct	Desired character
Smeaton Grange	Major industrial and employment precinct with high composition of population-serving businesses that also serves as a significant freight activity precinct.
Narellan (E4 General Industrial)	Industrial and employment precinct comprised of small local businesses with a large cluster of construction and trades-related, automotive, equipment wholesaling, equipment hire, gym/fitness and light manufacturing businesses.
Glenlee	Industrial and employment precinct suited to transport and logistics and heavy industrial uses including manufacturing.
Oran Park (SWGA)	Future industrial and employment precinct suited to transport and logistics, bulky goods and large format retail.
Gregory Hills (SWGA)	The precinct is separated into two distinct sub-precincts: the Gregory Hills Corporate Park (zoned E3 Productivity Support) north of Gregory Hills Drive and the Central Hills Business Park (zoned E3 Productivity Support and E4 General Industrial) to the south.
Narellan (E3 Productivity Support)	Transitional light industrial land in proximity to sensitive receivers
Narellan Business Park	Local service-oriented employment area suited to a mix of light industrial, business and urban services uses
Smeaton Grange	Transitional light industrial land in proximity to sensitive receivers
Little Street	Local service-oriented employment area also suited to light industries and industrial retail.
Ironbark Avenue	Local service-oriented employment area suited to commercial uses such as business, automotive and other urban services uses.

Objectives

1. To reinforce Council's centres hierarchy identified within the Camden Centres and Employment Land Strategy;
2. To create a hierarchy of successful, integrated and attractive retail centres;
3. To ensure new development complements the existing network of centres;
4. To provide certainty around the role and function of each centre, and guide infrastructure planning;
5. To provide network of centres with clear identities and complementary functions;
6. To ensure land uses are appropriate to the scale of the centre; and,
7. To ensure that development is compatible with the prevailing character and amenity of surrounding land.

Controls

1. The proposed development must support the role and desired character of the relevant centre within the centres hierarchy identified in this DCP, and established by the Camden Centres and Employment Lands Strategy and the Camden Local Strategic Planning Statement.
2. The proposed development must complement the existing network of centres and not adversely impact centres identified within the centres hierarchy with regard to their role, function, identity, character, and scale.

5.2 General Controls Applying to all Centres and Commercial Uses

Application

There are a range of Employment zones in the Camden LGA that provide for development for various purposes. This chapter establishes the objectives and controls which will guide the design of commercial development in the Camden LGA on land zoned under the CLEP 2010. This excludes land zoned under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* where separate DCPs apply.

The objectives and controls contained within this chapter apply to:

- All development in Zone E1 Local Centre;
- All development in Zone MU1 Mixed Use; and,
- The following specified development in Zone E3 Productivity Support:
 - Amusement centres;
 - Business premises;
 - Entertainment facilities;
 - Function centres;
 - Office premises;
 - Recreation facilities (indoor);
 - Registered clubs; and,
 - The following land use terms under the 'retail premises' group term:
 - Food and drink premises
 - Neighbourhood shops
 - Specialised retail premises

Note: This section is to be read in conjunction with the site-specific provisions in chapters 5.4 and 5.5 of this DCP. Where there are inconsistencies between this section and the site-specific controls, the site-specific controls will prevail.

Objectives

- a. Ensure an appropriate supply, distribution, and mix of retail, commercial and employment floor space across the Camden LGA;
- b. Ensure that the retail floor space within the Camden LGA does not undermine the potential of existing and proposed centres within the region;
- c. Encourage the early investment and delivery of employment generating development and retail uses to serve the population;
- d. Achieve high quality urban design outcomes which deliver economic, social and environmental benefits to existing and new residents;
- e. Promote business development which is designed to facilitate an active public domain; and
- f. Ensure business zones in the Camden LGA are supported by adequate and appropriate public infrastructure and amenities.

Controls

Function and Uses

1. Development within business zones must incorporate a range of local retail, commercial, entertainment, childcare, residential and community uses to serve the needs of the local community.

Layout/Design

2. The layout and location of business zone uses must consider potential future noise and amenity conflicts for both the subject development and adjoining/nearby development.
3. Where development fronts the street or any other public place (including car parking areas and pedestrian thoroughfares) the development must be designed so that it addresses the street or public place.
4. New development must not detract from significant existing views and vistas.

Built Form and Appearance

5. Buildings should have a similar mass and scale to create a sense of consistency. Within business zones, generally there will be gradation of massing from a dense inner core to a less dense outer edge to provide an appropriate interface with land uses in the adjoining zones and symmetry to the building.
6. Business development must feature high quality architectural design and a built form that promotes a 'sense of place' and contemporary character for all business zones
7. Development in business zones must be compatible with surrounding business development in terms of appearance, type, bulk and scale, design and character.
8. Building wall planes must contain variations and architectural design features in their front facades in order to provide visual interest.
9. Where multiple tenancies are located within the one building, each tenancy must be defined by appropriate architectural design features (e. g. the integration of vertical elements into the façade).
10. Consideration is to be given to the interface where the building and awning abuts an adjoining development to ensure compatibility.
11. Roof forms should be appropriately designed to respond to the built form of other nearby business development. The design of roofs may adopt traditional forms found in the immediate locality, or alternatively they may adopt a more contemporary appearance to a juxtaposition to traditional roof forms. However, it must be clearly demonstrated that the proposed roof form relates appropriately to the existing adjoining development.
12. New development must not cause significant overshadowing or overlooking of public places, relative to the patterns of usage of those places.
13. Where a building addresses a corner:
 - a. the entrance should be on or near the corner;
 - b. the building should have positive frontage to both streets (i.e. windows and doors that overlook the streets and provide passive surveillance); and
 - c. the corner should be emphasised through a built form element such as a landmark feature.
14. Buildings on corner lots may have feature elements that exceed the building height limit prescribed in CLEP 2010 subject to compliance with Clause 5.6 of the CLEP 2010.

15. Where a building addresses a public space, buildings must always address and embellish that public space. Public spaces may include a street, any form of urban open space (e.g. courtyard, plaza, etc), or any form of landscaped open space. This must also help contribute towards place-making.
16. Service infrastructure such as air conditioning and other plant must be screened from public view and must be incorporated into the design of the building.
17. Site facilities such as loading, waste storage, servicing and other infrastructure must be designed to minimise the visual impact on the public domain and impacts on neighbours.
18. Security devices must be integrated with the design of the building and must enable design features to be interpreted outside centre trading hours.

Pedestrian Amenity

19. Business development must be designed to facilitate high levels of pedestrian amenity and permeability, including access and facilities for cyclists.
20. Development is to incorporate appropriate measures for convenient, weather sheltered access for pedestrians, including access to other land.
21. Buildings should be designed to minimise overshadowing of pedestrian thoroughfares and footpaths wherever possible.

Public Domain

22. Development must include a high quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the business zone. The design of landscaping and the public domain must be generally in accordance with Council's Landscape and Streetscape Elements Manual (or equivalent).
23. The building and landscape design is to be complementary to ensure legible, safe, comfortable and easy access for pedestrian from the street frontages, within the business zone and to adjoining land, where appropriate.
24. Street tree and open space plantings are to provide generous shade for pedestrians.
25. All signage and advertising is to be designed in a coordinated manner.

Parking and Access

26. The visibility of parking areas at street frontages must be minimised through parking layout and design, building location and design and landscaping treatments. Bitumen and cars are not to be the dominant features of the landscape.
27. Parking areas must be designed to enable legible, safe, comfortable and easy access for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate
28. Car parking must be provided in accordance with Part 2 of this DCP.

Waste Management

29. A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection.
30. The site plan and floor plans must show:
 - a. the location of temporary waste and recycling storage areas within each tenancy;
 - b. the location of designated waste and recycling storage room(s) or areas that are sized to meet the waste and recycling needs of all tenants (refer to *Council's Waste Management Guidelines* for generation rates);
 - c. an identified collection point for the collection and emptying of waste, recycling and other waste bins; and
 - d. the path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area). There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s).
31. A swept path analysis must be prepared by a suitably qualified professional in accordance with AS2890.2. It must be demonstrated that a Heavy Rigid Vehicle:
 - a. can enter, manoeuvre and exit the site in a forward direction;
 - b. perform collections in a safe manner; and
 - c. is provided with adequate height and width clearance to safely access the site.

32. Temporary waste and recycling storage area/s must be provided within each tenancy. At a minimum, the storage area should have a sufficient size to store waste generated within a day (refer to Council's *Waste Management Guidelines* for generation rates).
33. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids and stored in designated waste/recycling storage room(s) or area(s).
34. The number of bins to be provided must be calculated based on waste generation rates in Council's *Waste Management Guidelines*;
35. Development must include designated communal general waste and recycling storage area/s. Storage area/s must:
 - a. provide a convenient area for separation of recyclable material, general waste and other waste;
 - b. provide convenient access to each commercial area/tenancy of the development;
 - c. provide for storage of all bins required;
 - d. have a floor area at least 50% larger than the size of the bins and/or equipment;
 - e. have a smooth graded ground surface;
 - f. be well lit, built in accordance with the Building Code of Australia and well ventilated in accordance with AS 1668.4 (AS 1668.2 for buildings requiring mechanical ventilation);
 - g. allow for each bin to be readily accessed and manoeuvred in and out of the area, providing a minimum 1.6m wide unobstructed walkway and a minimum 1.8m wide door/doorway (doors must be able to be locked open);
 - h. be suitably enclosed, covered and maintained so as prevent polluted wastewater runoff and unpleasant odour;
 - i. provide an external water tap adjacent to the storage area;
 - j. provide a drain in the bin storage area discharging to a sewer connection (where relevant);
 - k. be sealed sufficiently to prevent vermin;
 - l. be adaptable to changes in waste generation rates and type of waste produced;
 - m. developments may require a bin tug device or a goods hoist where bin storage and waste collection areas are on different levels or not within close proximity to each other;

- n. in cases where chute systems are not used, be located in a convenient location that is accessible to all residents; and
 - o. in cases where chute systems are installed, ensure that access to the discharge point/s is restricted.
36. Onsite collection must be provided for commercial developments. The development must be designed:
- a. to provide safe access and manoeuvrability for a Heavy Rigid Vehicle in accordance with AS2890.2.
 - b. allow waste collection vehicles to enter and exit the site in a forward direction, without impeding access for other users. Reversing onsite must only be done in the vicinity of a turning bay as private driveways or carparks are not permitted to be used as turning areas.
37. In exceptional circumstances where onsite collection cannot be achieved, waste/recycling containers should be collected from a kerbside, rear laneway or service passage. Waste collection should not be provided along shop frontages.
38. Premises that discharge trade wastewater must do so only in accordance with a written agreement from Sydney Water.
39. Where premises generate at least 50L of meat, seafood or poultry waste per day, that food waste must be collected daily and stored in a designated, refrigerated waste storage area until collection.
40. Arrangements must be provided for regular maintenance of waste management facilities.
41. All commercial tenants must keep written evidence on site of a valid contract with a licensed waste contractor for the regular collection and disposal of the waste and recyclables that are generated on site.

5.3 Camden Town Centre Development Controls

5.3.1 Camden – E1 Local Centre

Background

This section applies to the E1 zoned land which forms the core of the Camden town centre (Figure 5-1).

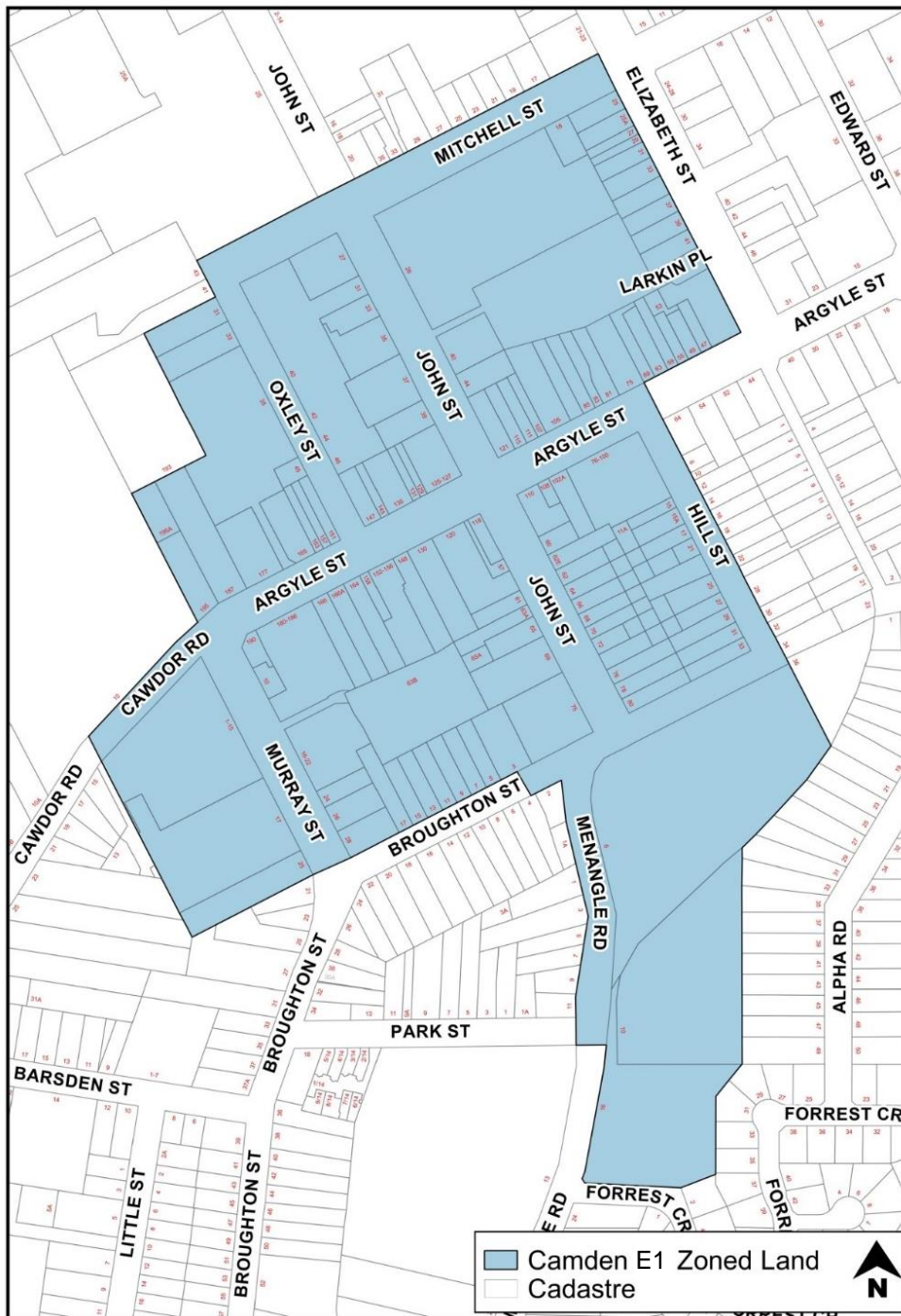


Figure 5-1: Camden Local Centre

Controls

Layout/Design

1. New development should complement or reinforce the retail functions of the centre, particularly along Argyle Street frontages and associated pedestrian accessways.
2. Buildings should maintain and enhance the historic character of Argyle, Hill and John Streets in the town centre.
3. Buildings fronting Argyle Street should incorporate awning structures into their front facades in a manner consistent with the prevailing character of existing buildings. These awnings will offer convenient and sheltered access for pedestrians at the frontage of the premises.

Heritage and Character

4. The Camden township is located within the Camden Heritage Conservation Area. Reference must be made to Part 2 of this plan, with specific regard to Chapter 16.
5. Development within the E1 Local Centre zone at Camden must be consistent with the [Camden Town Centre Urban Design Framework](#).

5.3.2 Camden Heritage Conservation Area – E1 and MU1 Zoned Land

Background

This subsection sets out the objectives and controls specific to development within The Camden Heritage Conservation Area, specific to the E1 and MU1 zoned land. It must also be read in conjunction with the general heritage provisions within Part 2 of this DCP.

5.3.3 Camden – MU1 Mixed Use

Background

This section applies to the MU1 zoned land which fringes the E1 zoned land at Camden (Figure 5-2).



Figure 5-2: Camden Mixed Use

Controls

Layout/Design

1. Development in the MU1 Mixed Use zone should be complementary to the existing land uses in the E1 Local Centre zone which forms the core business and retail precinct of the Camden township.

Built Form and Appearance

2. Buildings must contribute to the local distinctiveness of the Camden township by using a varied palette of colours, materials and finishes.
3. Buildings in full corporate colours will not be permitted. Corporate colours can, however, be sensitively integrated as part of an overall design and signage strategy.

Light Industrial Development

4. Light industrial development must be consistent with the objectives and controls contained in Part 5.5 of this DCP.

Heritage and Character

5. The Camden township is located within the Camden Heritage Conservation Area. Reference must be made to Part 2 of this DCP.
6. Development within the MU1 Mixed Use zone at Camden must be consistent with the Camden Town Centre Urban Design Framework.

5.4 Narellan – Town Centre

Background

The purpose of this part is to outline the vision for and facilitate development of the Narellan Town Centre.

5.4.1 Narellan E1 Local Centre

This section applies to land known as the Narellan Town Centre and surrounding land within the E1 - Local Centre zone (Figure 5-3).

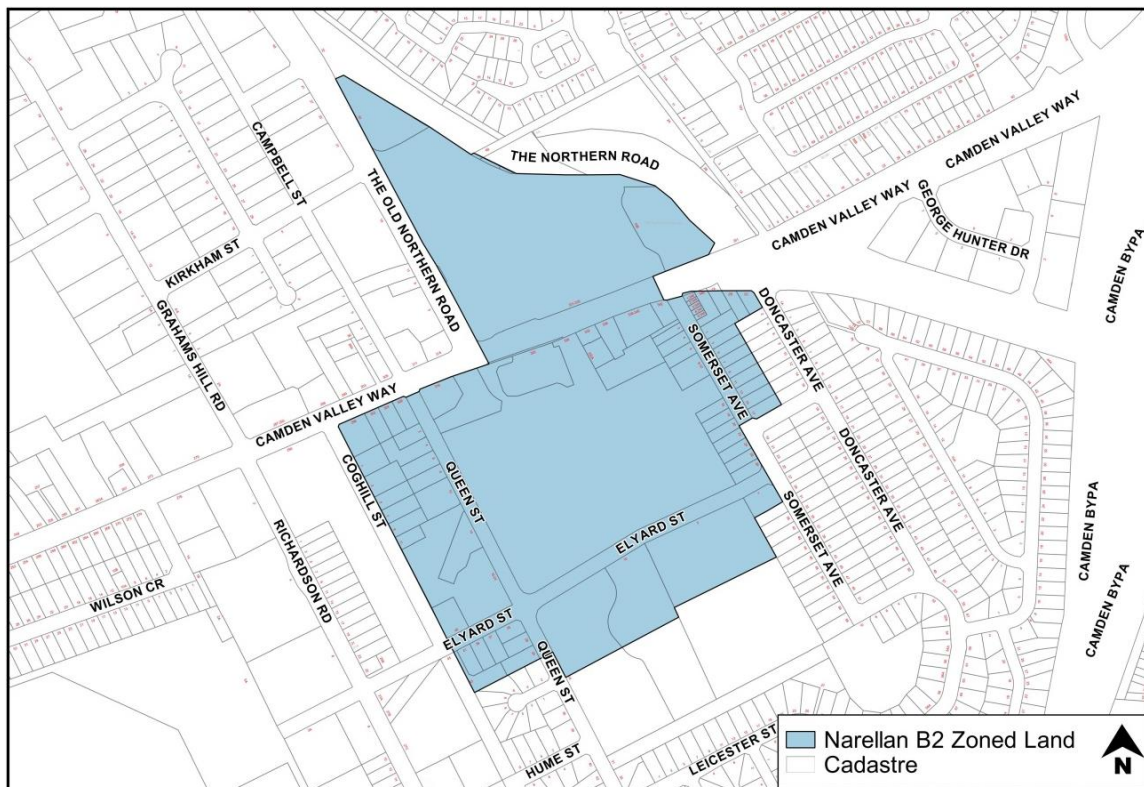


Figure 5-3: Narellan Local Centre

Desired future character for Narellan Town Centre

- a. Narellan is a town centre anchored by a large shopping centre and supported by a range of other uses.
- b. There is opportunity to demonstrate leading edge urban design principles in an integrated way which balances the challenge of achieving a sense of place and attractive streetscape within the constraints imposed by a traffic dominated environment.
- c. Build on the existing character and history of Narellan in a contemporary manner.

- d. Camden Valley Way to become a community heart with strong emphasis on integrated design and linkages at multiple levels.
- e. A variety of uses brings the community together in a central destination.
- f. Highly accessible place for all modes of transport.
- g. A place of high amenity and quality - a genuine Town Centre.
- h. A successful commercial hub that encourages ongoing growth.
- i. A place that reflects the history and promotes heritage items as an asset of Narellan while charting a new course to meet the aspirations of the growing community.
- j. The vision for Narellan Town Centre is to create a people orientated and pedestrian friendly environment, where the built form has a human scale at street level, with cultural and civic expression.
- k. Narellan Town Centre forms the heart of the existing region and community. Providing employment opportunities in a range of industries and professions is a critical element to ensure success of the Town Centre.
- l. Narellan Town Centre is prosperous and vibrant during the day and at night and all people feel safe and comfortable moving through the Narellan Town Centre at any time.
- m. Narellan Town Centre is not only a shopping centre; it is a true community hub providing all the services and facilities that a community needs.
- n. The design of the public and private realms is integrated to provide a sense of openness and space.
- o. Narellan Town Centre is designed to be used during a twenty-four hour cycle. A variety of spaces are located and designed for community interaction in large and small groups. Places are provided for recreation and entertainment, including community activities and cultural events

Town Centre Structure Plan Layout

1. The Narellan Town Centre Structure Plan (refer to Figure 5-4 Town Centre Structure Plan) has been prepared to guide the future development of Narellan Town Centre. The Structure Plan describes the layout and land uses proposed for Narellan Town Centre.

2. The Structure Plan demonstrates an integration of land uses, with active street frontages to promote a vibrant Town Centre, maximise employment generation, promote economic development together with social and cultural interaction and provide a wide range of public and private services.
3. The Narellan Town Centre Structure Plan promotes a pedestrian friendly environment with integration of surrounding buildings at street level via two public plazas addressing Camden Valley Way and elevated walkway over Camden Valley Way. The structure plan incorporates an integrated pedestrian, cycle and public transport network, with linkages to the broader network.

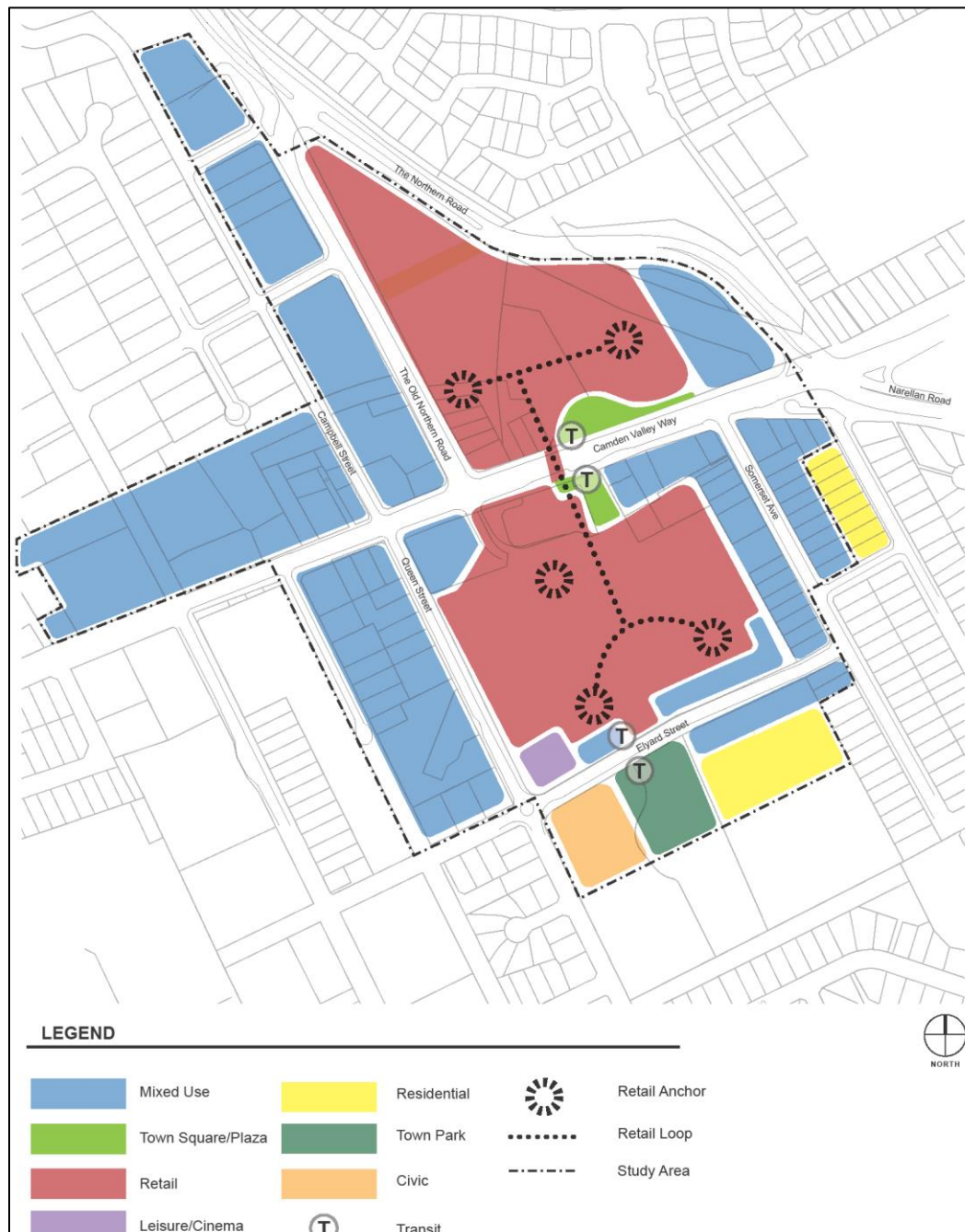


Figure 5-4: Town Centre Structure Plan

Objectives

The Narellan Town Centre layout is to be consistent with the following principles:

- a. Incorporate a pedestrian focused central heart consisting of two large public open spaces located on Camden Valley Way that act as the focal point for the retail precinct;
- b. Establish a clearly defined Town Centre core and frame differentiated through varying uses and intensity of development;
- c. Consider potential future noise and amenity conflicts in the layout and location of Town Centre uses;
- d. Provide legibility by emphasising sight lines to gateways, places of key cultural significance, civic buildings and public open space; and
- e. Locate bus stops within easy walking distance of the central heart of Narellan Town Centre.

Controls

1. Development should be generally in accordance with the principles set out in Figure 5-4 - Town Centre Structure Plan.

Land Uses

Objectives

- a. Narellan Town Centre is to incorporate a variety of integrated land uses to meet the needs of the existing region future residents;
- b. Two large Urban Squares are proposed as the heart of the future Narellan Town Centre, providing a key focal point for surrounding land uses and future visitors to the Town Centre; and
- c. Land uses within Narellan Town Centre will incorporate a range of retail, civic, community, recreational, commercial, residential and mixed-use types.

Retail Precinct

Objectives

- a. The Retail Precinct constitutes modern centre-based retailing. The Retail Precinct seeks to create a vibrant entry to Narellan Town Centre, which maximises employment generation and economic prosperity.

Controls

1. Narellan Town Centre is to be consistent with the following controls as demonstrated in Figure 5-4 Town Centre Structure Plan, although it is acknowledged that land uses within Narellan Town Centre will change over time. Figure 5-4 illustrates land uses which demonstrate consistency with the following controls:
2. Achieve a large scale focus of retail premises within the E1 Local Centre Zone, limited by a maximum floor space ratio (FSR) of 1:1. Additional retail premise floor space and uses are also acceptable, as appropriate, within the 'Mixed Use Area' identified on the Structure Plan.
3. Incorporate a variety of retail, commercial, entertainment, recreation, accommodation, and community uses to serve the needs of the wider community and promote an active and vibrant town centre.
4. Maximise employment opportunities within Narellan Town Centre.
5. Focus a mix of active retail, restaurants, commercial and banking uses at ground level along, and fronting the town squares/plaza, Camden Valley Way, Somerset Avenue, Queen and Elyard Street, with large-scale retail developments located within the retail precinct.
6. Co-locate uses and facilities where possible to maximise the efficient use of space.
7. Incorporate the needs of health and aged care providers, facilities for young people, civic and emergency services within the Town Centre.

The Town Squares

Objectives

- a. The Town Squares should be located at the centre of Camden Valley Way, at the heart of the Narellan Town Centre;
- b. The Town Square should be provided as early as possible in the delivery of the Town Centre development to provide a place for people to meet, recreate and dine;
- c. The Town Squares should function as a traditional 'European' style town square or 'Piazza', with coffee shops, restaurants and shop fronts spilling onto the plaza areas, with no clear delineation of public and private property boundaries;
- d. The town square will incorporate appropriate levels of retail, commercial development and landscaping elements, enhancing the feeling of enclosure intimacy, activity and sense of place;
- e. The Squares should have places for people to sit and could include kiosk outlets and/or shade elements;
- f. The town Square should be designed to incorporate water elements that contribute to the activation of the town square and modify the microclimate; and
- g. domain should be provided to create a unique sense of place. Public art elements should reflect the history of Narellan.

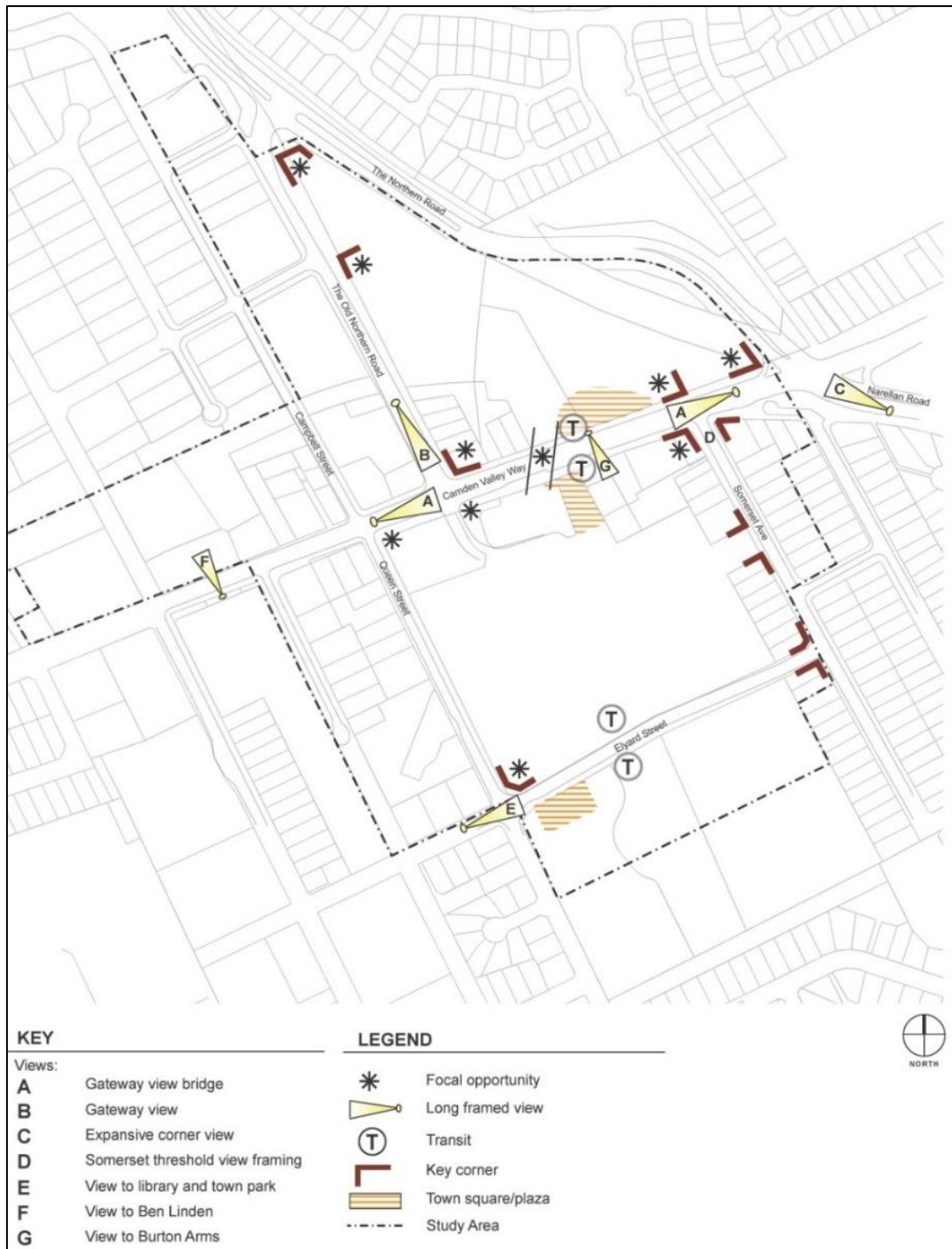


Figure 5-5: Views

Controls

8. Development must include the provision of two Town Squares generally in accordance with the principles for Special Places – Town Squares.
9. The two Town Squares should not be over scaled but should have a minimum useable area in the order of 2,000sqm (Northern Square) and 1,000sqm (Southern Square) clear of covered circulation areas or colonnades.
10. The Town Squares must contain appropriate public art elements.

Views, Vistas and Gateways**Objectives**

- a. The Narellan Town Centre Structure Plan has been designed to emphasise sight lines and define key gateways with key built form articulation.

Controls

11. Development should protect key sight lines. Refer to Figure 5-5.

Interaction with Surrounding Land Uses**Objectives**

- a. The Narellan Town Centre Structure plan has been designed to respond to existing key land uses including residential, educational, open space and commercial development outcomes.

Controls

12. Detailed design of Narellan Town Centre should take into consideration proposed adjoining land uses and ensure provision for a high level of pedestrian connectivity between Narellan Town Centre and the surrounding development. With particular reference being made to the Elyard Street proposed residential / commercial future developments and the existing civic uses including the Urban Forest Park, The Library and Council annex.

Access and Movement

Vehicle Movement Network

Objectives

- a. To provide an integrated hierarchy of roads, cycle ways and pedestrian pathways that provides safe, convenient and legible access within and around Narellan Town Centre;
- b. To ensure that the hierarchy of the streets is clearly discernible through variations in carriageway, pavement surfaces, on-street parking and street tree planting; and
- c. To ensure a high quality, functional, safe, legible and visually attractive public domain.
- d. To allow ease of vehicular access to Narellan Town Centre.

Controls

13. Traffic management measures are to be utilised within and surrounding Narellan Town Centre to produce a low speed pedestrian friendly traffic environment particularly on Somerset Avenue, Queen and Elyard Street. Such traffic management devices are to be identified at the time of lodgement of any Development Application directly affecting the local road network.
14. Principles of CPTED (Crime Prevention through Environmental Design) to be incorporated in the design of the access and movement system.

Pedestrian and Cycle Movement

Objectives

- a. To ensure that Narellan Town Centre is designed to promote high levels of accessibility for pedestrian and cyclists; and
- b. To encourage pedestrian and cycle movements as a means of accessing services and facilities within and surrounding Narellan Town Centre.

Controls

15. Narellan Town Centre is to be designed to provide clear and legible pedestrian and cycle connections as identified in Figure 5-6 Transport & Access.
16. Streets and pathway networks should be designed to ensure that walking and cycling within Narellan Town Centre takes priority over traffic circulation.
17. Continuous weather protection for pedestrians is to be provided in key locations by colonnades or awnings.
18. Bike parking facilities should be provided at key locations on streets within Narellan Town Centre and within the two public plaza areas located on Camden Valley Way. Refer to Figure 5-6 Transport and Access.

Public Transport

Objectives

- a. To encourage the provision and use of public transport as a preferred method of access to and from Narellan Town Centre;
- b. To provide a high level of access to public transport services within and surrounding Narellan Town Centre;
- c. To ensure that the Town Centre layout responds to the provision of a future public transport interchange to the Camden, Campbelltown and the future Leppington Regional Centre; and
- d. Bus stops to be located on both sides of Camden Valley Way and will be subject to detailed design.

Controls

19. The location of bus stops to Camden, Campbelltown and Leppington Centre is to achieve a high level of access to key places of interest such as residential and commercial development.
20. Bus stops are to be located to allow for integration of local and regional transport services.
21. Bus stops are to be located in areas of high pedestrian, active commercial / café's and vehicle activity and designed to ensure a high level of passive surveillance.

22. Bus stops are to be located to allow for integration of local and regional transport services.
23. Bus stops are to be located in areas of high pedestrian, active commercial / café's and vehicle activity and designed to ensure a high level of passive surveillance.

Note: Bus stops are to be provided generally in accordance with Figure 5-6 Transport and Access

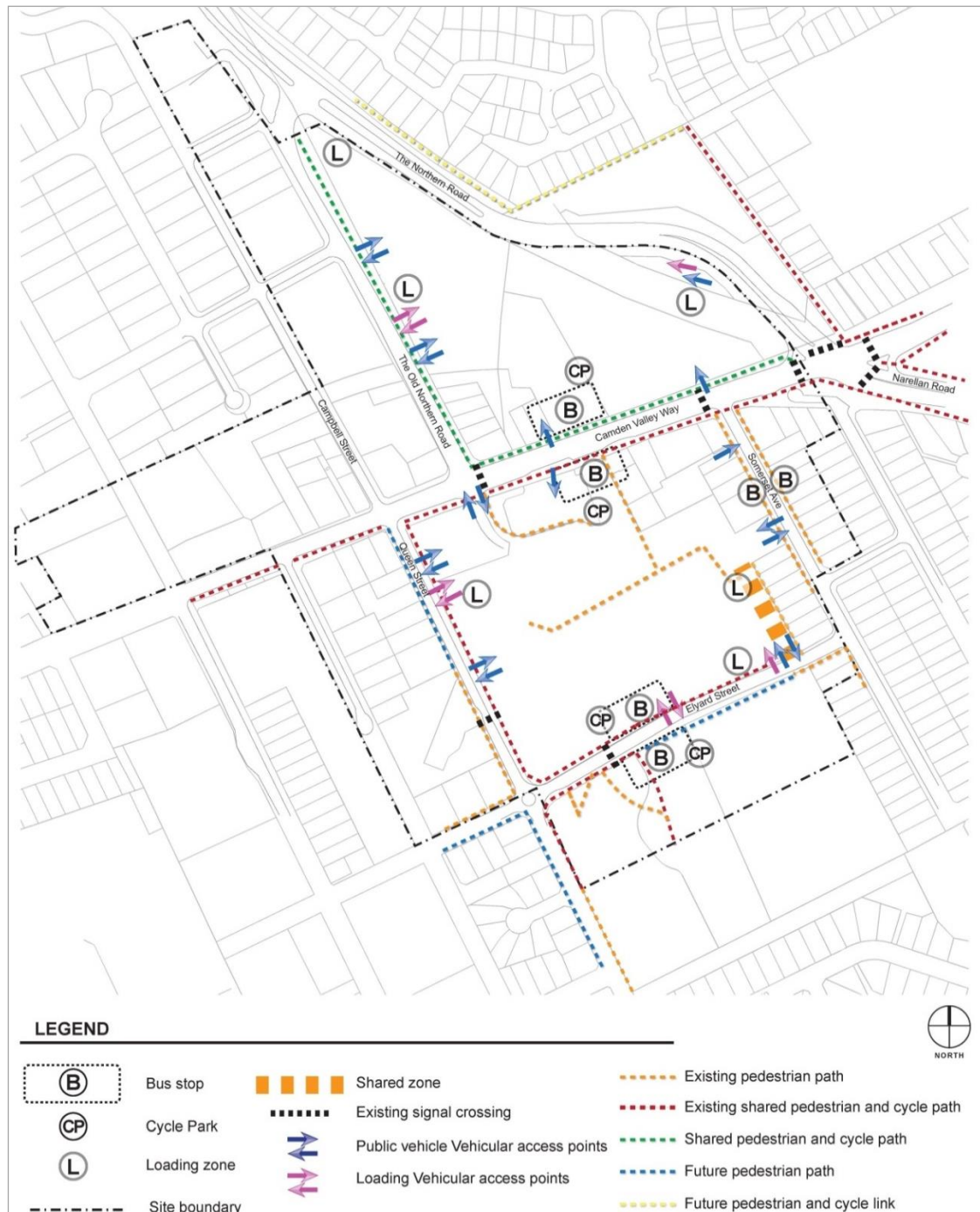


Figure 5-6: Transport and Access

Public Domain

Objectives

- a. To provide a variety of high quality public domain areas which cater for a wide range of activities;
- b. To ensure that public domain areas are designed in a manner which recognise Narellan Town Centre location and allow for a seamless transition between public and private spaces;
- c. The public realm must be unambiguously public in its design and detailing; and
- d. To ensure that the Town Squares respond to the character statements outlined in the desired future character for Narellan Town Centre.

Controls

24. Town Square areas are to be designed by a Registered Landscape Architect and located generally in accordance with Figure 5-4 Town Centre Structure Plan.
25. Two main Public Town Squares are to be designed to provide an urbanised, vibrant, interactive public space, which incorporates outdoor seating areas associated with retail tenancies, which will open onto the Town Squares and opportunities for informal seating and gathering places.
26. External lighting is to be provided within the Town Square and must provide ample lighting for night use throughout the year. Lighting is to be provided in accordance with Australian Standards AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting and AS 1158 - Lighting for Roads and Public Spaces.
27. Any Development Application, which seeks approval for the design of a Town Square must include a statement outlining how the design addresses the objectives for Town Squares
28. The Southern Square should include a means of vertical connection to achieve a seamless pedestrian link between the retail podium level and ground level on Camden Valley Way.
29. All paving materials must conform to relevant standards for durability, non-slip textures, strength and surface treatment to withstand use by light automobiles, service vehicles, pedestrians and bicycles.
30. Public art elements that reflect the history of Narellan are to be incorporated into the design of public spaces.

Street Trees

Objectives

- a. To create a landscaped urban environment which helps to provide shade, comfort and amenity, particularly for pedestrians and provide distinctive streetscapes through the use of various tree types / species;
- b. To create a strong visual order for the streetscape;
- c. To use appropriately scaled species, which can grow within the constraints, imposed by an urban environment; and
- d. To create a landscaped environment which responds to Environmentally Sensitive Design principles and can be reasonably maintained.

Controls

31. Each Development Application must include a landscaping plan that demonstrates how they address Crime Prevention through Environmental Design (CPTED) principles.
32. Plant and Tree selection must take into account the following:
 - a. Species that complement remnant native vegetation.
 - b. Level of on-going maintenance.
 - c. Potential impacts on road and footpath pavements.
 - d. Focus on hardy, drought tolerant, easily maintained species.
 - e. Scale in relation to the function of the area.
 - f. Contribution to the character of the Town Centre.
33. Street trees and open space planting is to provide generous shade for pedestrians in summer and allow for sunlight penetration to street level in winter.
34. The town square must incorporate a sufficient density of trees, incorporating placement of medium to large deciduous trees, in order to provide seasonal amenity for pedestrians in the public domain places. All landscaping throughout the town square must not obstruct the heritage significance of heritage items and view lines.

Land Use and Built Form

Built Form Articulation

Objectives

- a. To promote articulated building forms, which contribute to creating an interesting streetscape character; and
- b. To promote architectural articulation of building mass which responds to key design elements of the Narellan Town Centre buildings.

Controls

- 35. Articulation zones should be provided to complement the building mass and emphasise key design elements such as vehicular and pedestrian entrance points and respond to environmental conditions including solar access, noise, privacy and views. (Refer to Figure 5-7 Built Form)



Figure 5-7: Built Form

Architectural Character

Objectives

Architectural expression should be diverse across building groups/blocks and facades should be articulated to create visual interest and reflect the buildings adjacent uses and context.

- a. Recognise Camden Valley Way and associated key corners as the main focus for articulated elements, visual indicators and 'main street' facade elements;
- b. There should be consideration of a contemporary architectural style based on simple primary building forms and a fine-grained assemblage of elements (which may incorporate the diversity of character of streetscapes in historic towns such as Camden) where appropriate;
- c. Architectural design should be sympathetic to the heritage context of the Burton Arms building and other heritage items in the vicinity and respect the building's curtilage;
- d. Façade design should create a series of vertical elements along a building length reflecting a traditional main street façade where appropriate;
- e. Sleeve buildings or appropriate screening is to be provided to minimise the visual impact of large boxes, service areas and to define streets where viable and effective. Lifestyle environmental graphics alone are not considered as appropriate architectural screening and such graphics should be included in an integrated solution that offers a mix of techniques to improve visual presentation. Screening elements must be integrated within the Narellan Town Centre architectural character and language and
- f. Roof forms and structures such as clock towers/spires are encouraged for key sites, corners and roofs should be designed to break up the overall mass of a roof on a large building. Roof elements should be used to screen mechanical plant.

Controls

36. Articulation and Corners: Buildings within Narellan Town Centre are to generally align with street edges, be articulated in their façade treatments and express corners in design. (Refer Figure 5-7 Built Form).
37. Corners are to be visually prominent and may be reinforced by one and two-story verandahs / balconies which turn the corner in a contemporary manner.

38. Building Interface: The interface between the building and the public domain is to be designed to create active safer streets, to encourage flexibility in design for changing uses at ground level and provide weather protection for pedestrian amenity.
39. Building facades are to be designed to accentuate key architectural features and clearly delineate points of interest such as building entries, vertical and horizontal elements.
40. Building facades are to incorporate a variety of finishes and materials which provide visual relief to the built form and be of a robust construction to withstand constant use and interface with the public.
41. A diverse palette of durable and cost efficient external materials exploring a contemporary urban character is to be used. A range of materials is to introduce a fine grain façade treatment along street edges.

Safety and Surveillance

Objectives

- a. To ensure that the siting and design of buildings and spaces, through casual surveillance, decreases the opportunity for crime; and
- b. To ensure that development encourages people to use streets, parks and other public places without fear of personal risk.

Controls

42. Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance. In the case of corner lots tenancies windows are also to be oriented to overlook the side street.
43. The design of all development, in particular, the public domain and community facilities is to enhance public surveillance of public streets and open space.
44. Appropriate design of publicly accessible areas (e.g. footpaths, etc) encourages a sense of community ownership of open and public spaces.
45. Developments are to avoid creating areas for concealment and blank walls facing the street.

46. Pedestrian and communal areas are to have lighting (to Australian Standards) to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment.
47. All development should aim to provide casual surveillance of the street as a means of passive security. This should be achieved by maximising outlooks and views, but minimising the overlooking of neighbouring properties.
48. All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED). Development Applications for subdivision, public open space and community facilities may require a formal crime risk (CPTED) assessment as part of the EP&A Act, development assessment and Camden Council's Designing Safer Communities – Safer by Design Guidelines (October 2002).

Pedestrian Retail Bridge Articulation

Objectives

- a. The detailed design of the pedestrian retail bridge must acknowledge its importance as a primary gateway / threshold into Narellan Town Centre as it will be highly visible to all modes of transport passing through the area;
- b. The primary purpose of the pedestrian retail bridge is to ensure a successful commercial operation for the Shopping Centre, achieves a connected, vibrant link between the retail precincts on either side of Camden Valley Way; and
- c. The pedestrian retail bridge must reflect the architectural character of both buildings either side of Camden Valley Way and form an integrated composition of architectural form, elements and materials.

Controls

49. The pedestrian retail bridge should be single level only and may incorporate retail uses to activate the pedestrian connection across Camden Valley Way and achieve a connected, vibrant link between the retail precincts on either side of Camden Valley Way.
50. The façade design of the pedestrian retail bridge must have a high level of architectural finishes and be consistent to the main building façade treatments along the Camden Valley Way frontages.

51. The eastern facade of the pedestrian retail bridge must be fully integrated with the two vertical circulation (escalators) elements that link street level to the retail podium level in terms of material resolution and ease of pedestrian use.
52. Both facades of the pedestrian retail bridge need to be treated in a similar manner in terms of materials and proportions selected.
53. Equal consideration of materials and façade treatment need to be shown to the underside of the pedestrian retail bridge including the night time experience for pedestrians and vehicles.
54. The vertical pedestrian circulation entries are to be provided at an appropriate scale to maximise the open-air transparency of the pedestrian retail bridge abutments and encourage visible connectivity between plazas and retail levels.
55. The pedestrian retail bridge is comprised of the span and abutments to differentiate it from the remainder of the built form. Detailed consideration must be given to material selection of the pedestrian retail bridge with materials to reflect a lightweight feel to the pedestrian retail bridge structure. Solid, non-transparent or reflective materials are to be minimised and transparent/translucent glazing panels with detailed fenestration should be encouraged.
56. No advertising on the pedestrian retail bridge will be permitted.

Building Envelopes / Bulk & Scale

Objectives

- a. To ensure that the bulk and scale of future development responds to the desired vision, scale and character of Narellan Town Centre and existing surrounding development;
- b. To encourage a variety of building heights within Narellan Town Centre, which respond to the site-specific, design considerations;
- c. To encourage buildings with flexibility in their use over time;
- d. Encourage redevelopment of neighbouring sites over time;
- e. Hierarchy of height acknowledges the status of the centre;
- f. Heights to acknowledge the heritage buildings (in particular 'Burton Arms' and 'Ben Linden') and should respect and respond to them with appropriate transitions; and
- g. Building heights will transition to surrounding residential uses and school site.

Controls

57. Prominent street corners should be reinforced in a visual context through concentrating building height and built form.
58. Buildings are to be designed to ensure a human scale is maintained at street level.
59. Minimum floor to finished ceiling heights are as follows:
 - a. 3.6m for the ground floor of all buildings (applies only to commercial and retail uses)
 - b. 3.3m for the first floor for retail and/or commercial uses.
 - c. 3.3m for all other retail and/or commercial floors.
 - d. 2.7m for all other residential floors.

Weather Protection

Objectives

- a. Pedestrians should be provided with amenity and comfort throughout the public realm, and the commercial and retailer occupants provided with a commercially viable and sustainable environment. (Refer Figure 5-7 Built Form);
- b. The public realm should offer a diversity of experience, including providing a choice of exposure to environmental conditions; and
- c. A variety of types, materials and methods for weather protection must be adopted to promote a diverse experience across Narellan Town Centre.

Controls

60. Weather protection must maintain a feeling of openness and enhance both the public function of the specific space and /or street. (Refer Figure 5-7 Built Form).
61. Weather protection devices must take into account wind, sun, rain, night / day, seasons and shadowing effects of other built components.
62. Weather protection devices must consider the scale of adjacent buildings and the width of the street / public space in order to ensure appropriate proportions and “feel”.
63. Weather protection solutions should be predominantly naturally ventilated.

64. Weather protection should be included as part of the design of the architecture / built form or landscape design.
65. Pedestrian rights of way, squares and other public spaces should typically have a variety of weather protection devices, where provided, ranging from minimal protection, fixed or temporary devices (including an array of devices such as awnings, canopies, “floating” roofs or be incorporated into the architecture of the building), and landscaped solutions, thus providing a variety of experiences and conditions.
66. Except where a colonnade is provided, active retail, restaurants, commercial, community and banking uses fronting the street or town square at ground level must provide weather protection along the majority of the facade, especially those areas facing north and west. This protection should typically take the form of a variety of eavetypes.
67. Awnings increase the usability and amenity of public footpaths by protecting pedestrians from sun and rain. Awnings encourage pedestrian activity along streets and, in conjunction with active edges such as retail frontages, support and enhance the vitality of the Town Centre. Awnings can be used in conjunction with colonnades. There are to be no wing walls so colonnades are continuous and unimpeded.
68. In particular, continuous awnings and colonnades are required to be provided along the ground floor street frontage on active street frontages in accordance with Figure 5-7 Built Form.
69. The front fascia of the awning is to be set back a minimum of 500mm from the kerb of the street carriageway, including at street corners.

Setbacks

Objectives

- a. To ensure that building setbacks reflect the desired future character of Narellan Town Centre and significance of heritage items in the vicinity;
- b. To establish the desired vertical and horizontal spatial proportions of the streetscape;
- c. To provide a defined street edge within a Town Centre context; and
- d. To encourage passive surveillance of streetscape areas.

Controls

70. The urban character is achieved by adopting zero setback conditions to create street walls and introduce different types of streets. The main building facades are to be built to the block edge with allowances for insets and projections and to create stronger corner edges.

Streetscape Activation

Objectives

- a. To encourage active streets throughout Narellan Town Centre;
- b. To promote safety and security within Narellan Town Centre by maximising activation of street frontages where appropriate;
- c. To ensure outlook to and surveillance of the street; and
- d. To acknowledge Camden Valley Way, Somerset Avenue, Queen and Elyard St as the key areas of importance in terms of street activation.

Controls

71. Active frontage uses are defined as one of a combination of the following at street level:

- Entrance to retail premises.
- Shop fronts.
- Glazed entries to commercial lobbies occupying less than 50% of the street frontage, to a maximum of 12m frontage.
- Cafés or restaurants if accompanied by an entry from the street.
- Active office uses, such as reception areas, if visible from the street.
- Public buildings if accompanied by an entry.

72. Buildings are to maximise areas of street activation through a mixture of ground floor retail/commercial suites.
73. As far as practical, retail and commercial development is to be built to the street alignment to achieve active street frontages.
74. Large format retail such as supermarkets and parking areas are to be sleeved or hidden by retail, commercial uses and detailed architectural features where appropriate.
75. Restaurants, cafes and the like are to consider providing openable shop fronts.
76. No external security shutters to be permitted.
77. On corner sites, shop fronts are to wrap around the corner.

Solar Access

Objectives

- a. To maintain appropriate levels of solar access to public and private spaces within Narellan Town Centre; and
- b. To ensure that building mass does not impede solar access to public and private spaces within Narellan Town Centre and adjacent land uses without prior solar analysis.

Controls

78. Any Development Application is required to submit detailed solar access diagrams for between 9am and 3pm mid-winter to demonstrate sufficient solar access is maintained to public and private spaces and streets.
79. The Town Squares are to receive sunlight on a minimum of 50% of the combined site area between 11am and 2pm on June 21.
80. Building envelopes are to allow for north-south streets to receive 2 hours of sunlight between 9am-3pm on 21 June on a minimum of 50% of the eastern or western footpaths.
81. Building envelopes are to allow for east-west streets to receive 1 hour of sunlight between 9am-3pm on 21 June on a minimum of 50% of the southern footpaths.

Site Access, Parking and Loading

Vehicle Parking and Storage

Objectives

- a. To ensure an appropriate number of parking spaces are provided within Narellan Town Centre to service the needs of both residents and visitors;
- b. To encourage an appropriate mix of on and off-street parking options within Narellan Town Centre; and
- c. To provide integrated vehicle, bicycle and service access points without compromising the streetscape character or pedestrian amenity.

Controls

- 82. Access, parking and loading areas must be provided in accordance with Part 2 of this DCP.
- 83. Car parking dimensions are to be provided in accordance with relevant Australian Standards.
- 84. On street parking is encouraged and is to be provided as far as practical throughout Narellan Town Centre to contribute to street life and surveillance.
- 85. Above ground parking must incorporate appropriate design measures to mitigate adverse visual impact.
- 86. Below ground car parking is encouraged for mixed-use blocks as well as Town Centre retail blocks.
- 87. Where below ground parking is along a street edge and cross ventilation is desirable, any exposed section of car park wall is to be appropriately modelled and scaled.
- 88. The majority of car parking is to be provided under the Narellan Town Centre buildings and on street level to limit visual impact and maintain pedestrian amenity.
- 89. Natural ventilation of basement and sub-basement parking areas is encouraged to be provided wherever possible.
- 90. Service vehicle access points should be consolidated where possible to limit the potential for conflict points.

Note: Bicycle racks/storage areas are to be provided in accordance with Part 2 of this DCP.

Loading Docks

Controls

91. Loading docks are to be developed in accordance with Part 2 of this DCP.

5.4.2 Somerset Avenue, Narellan

The following controls apply to land fronting Somerset Avenue, Narellan known as Part Lots 32 and 34, and Lots 37 to 45 inclusive DP 25582 shown on Figure 5-8.

Controls

Urban Design

1. Any building to be constructed adjoining a pedestrian walkway i.e. at Nos. 3 & 5 and 11 & 13 are to provide an active edge to the walkway in the form of windows and entrances.
2. The rear wall of any development is to be constructed to accommodate a future decked parking structure.

Note: Additional foundations may be required to accommodate future excavation works associated with any deck-structured car park.

Building Footprint

3. A 2 metre strip of land fronting Somerset Avenue, as shown on Figure 5-8, must be restricted from development, but should be available for external activities associated with businesses within the premises.
4. This area may be used for some external activities associated with a shop front, subject to Council approval.
5. Building setback from the rear boundary is to be 19 metres, comprising a 17.5 metre car park area and 1.5 metre wide footpath at the rear of the building.

Awnings Treatment

6. Awnings are to extend 3.6 metres from the building alignment within Somerset Avenue.

Storm Water Quantity Management

7. A strategy for managing storm water quantity must be prepared in a manner consistent with the Somerset Avenue Augmentation Design Plan prepared by Council. (Ref No 2001-045)
8. Temporary on-site detention may be required as an interim measure in realising the overall Augmentation Design Plan.
9. Any drainage strategy incorporating car park detention must have regard to any catchment influences.

NOTE: Drainage design should be developed in consideration of the overall car park levels, which are available from Council.

Accessibility - Vehicles:

10. Access to the car parking area is to be via access driveways at Slade Street and north of No 1 Somerset Ave as indicated in Figure 5-8.
11. Short-term vehicle access may be achieved from Somerset Avenue, between Nos. 3 & 5, 11 & 13, where a 6 metre wide access is to be provided. Such access is to accommodate two-way vehicle movement and dedicated pedestrian access. Upon vehicle access becoming available from either Slade Street or North of No 1 Somerset Avenue then the temporary access is to revert to pedestrian access only. As an alternative should Nos. 3 & 5 or 11 & 13 develop jointly then Council would accept an arcade style development, subject to the rear car park having access to Slade Street or north of No 1 Somerset Avenue.
12. Council will require a right of way over the above-mentioned land to the rear car park for both vehicles and pedestrians until such time as the car park is linked to the adjoining car park and has access to either Slade Street or north of No 1 Somerset Avenue. Following the linking of the car park to adjoining car parks a pedestrian only right-of-way will be required.

Accessibility - Car Parking:

13. All car parking areas and associated footpaths are to be dedicated to Council as part of the development process. These areas are shown shaded grey on Figure 5-8.
14. Car parking is to be configured as shown on Figure 5-8.

15. Car parks are to be constructed in accordance with specifications available from Council's Works and Services Division.
16. Part Lots 35 & 36 DP25582 – Rear land to be dedicated to Council for car park when development occurs.

Note: A public “at grade” car park is to be provided at the rear of the properties facing Somerset and Doncaster Avenues, with attractive pedestrian walkways linking the car park to Somerset Avenue. Vehicular access to this car park will be gained from Slade Street, Somerset Avenue and Doncaster Avenue. At some time in the future and subject to demonstrated demand the car park will be redeveloped to a “decked” structure, which is to incorporate a commercial building fronting Doncaster Avenue.

Accessibility - Pedestrian:

17. Access to the rear car parking area is to be via pedestrian walkways as indicated Figure 5-8. These walkways may function as alternative vehicle access points until access is made available elsewhere.
18. The walkways are to be constructed without a defined level change; vehicle and pedestrian travel areas are to be identified within the paver/asphalt design.

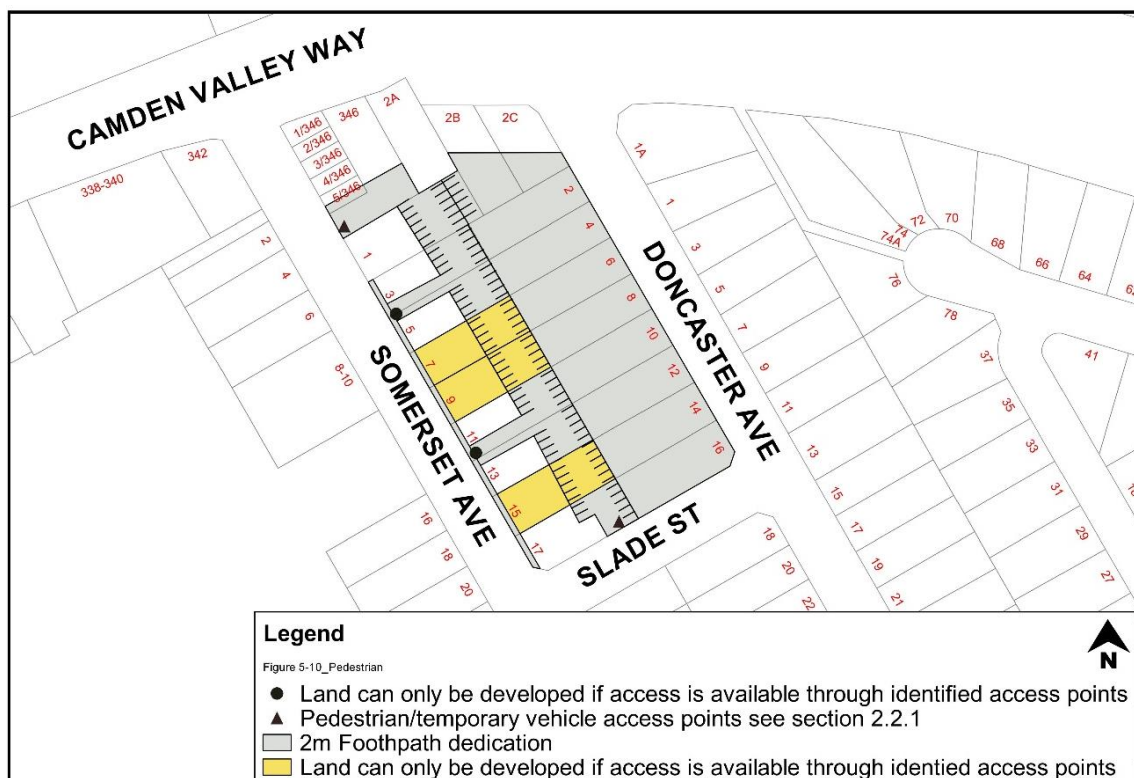


Figure 5-8: Somerset Avenue Narellan

5.4.3 Narellan Business Park – E3 Productivity Support

Background

The Narellan Business Park area is located in the vicinity of Camden Valley Way and Narellan Road, Narellan, and is bisected by the Camden Bypass. The location of the land is shown in Figure 5-9.

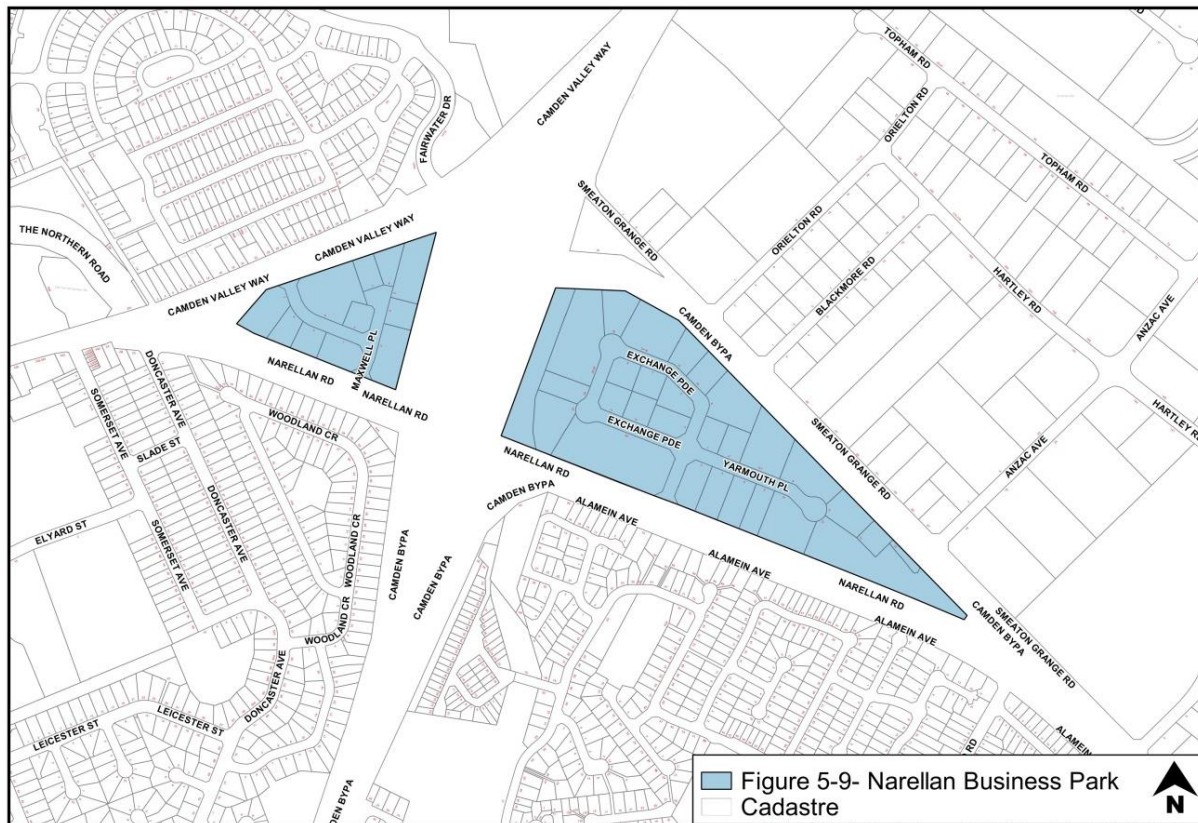


Figure 5-9: Narellan Business Park

Controls

Function and Uses

1. Development within the Narellan Business Park must be complementary to the function of the Narellan township as a local centre.

Layout/Design

2. Given the high visibility of the Narellan Business Park, storage areas will be located within the building.

3. A consistently high standard of landscaping must unify development within the area, particularly along major roads. All front setback areas must be landscaped to soften the visual impact of development.
4. A 3m landscaped area is to be provided along all road frontages
5. The following setbacks apply to all development within the Narellan Business Park:
6. front setback to Narellan Road, Camden By-Pass or Camden Valley Way – 10m
7. front setback to all other road frontages – 7.5m
8. side setback to secondary road frontages on corner lots – 3m
9. side and rear boundary setbacks – in accordance with the Building Code of Australia.

Built Form and Appearance

10. The area must have a low scale built form, softened by landscaping to the main roads.
11. Landmark features including signature buildings must be used in the gateway or highly visible locations where development adjoins the Camden Bypass, Narellan Road and Camden Valley Way and other highly visible areas. Such development will be constructed from high quality materials and designed to incorporate articulated roof and wall forms, ornamentation and prominent feature entrances. This may include glazed facades and recessed colonnades.
12. In order to avoid the proliferation of signage in the Narellan Business Park, signage will be integrated in a consistent theme as part of a building elevation, whether on a single occupancy building or multi unit development. Limited opportunities exist for individual free-standing signs and signage visible from arterial roads. No signage is to be directed towards the Camden By-Pass.
13. The maximum height of fencing must not be more than 2.1 metres.
14. The location of the front fencing will be dependent upon the type of fencing.
15. Decorative metal or a combination of decorative metal and masonry fences may be erected not less than 1 metre from the property boundary to allow a landscaped area to be provided in front.
16. A combination decorative metal and masonry fence must comply with the following:

- a. The ratio of the masonry component to decorative metal component must fall within the range of between 1 part masonry to 6.5 – 7 parts metal panels.
- b. The metal panels must not exceed 3 metres in length nor be less than 1.8 metres in length.
- c. Any masonry plinth established along the bottom of the fence must be not more than 600 mm high.
- d. Green or black plastic coated chain wire fencing may be erected behind the designated landscape area.
- e. Galvanised chain wire, untreated metal, metal sheeting and wooden fencing will not be permitted in front of the building line.
- f. All gates within the area covered by this DCP must be located behind the designated landscape area and must not swing towards the roadway.

5.5 Industrial Land Uses

5.5.1 Introduction

Application

The objectives and controls contained within this section apply to the following;

1. All development in zone E4 General Industrial
2. All development in zone E3 Productivity Support (excluding the land uses specified in subheading 'Application' of Section 5.2 of this DCP
3. Light Industrial development in the MU1 Mixed Use zone surrounding the Camden town centre as identified in Section 5.3.3 of this DCP

Note: This section is to be read in conjunction with the site-specific provisions under section 5.6 of this DCP which apply to development on land in Narellan, Smeaton Grange, Ironbark Avenue, Little Street and Glenlee. Where there are inconsistencies between this section and the site-specific controls, the site-specific controls will prevail.

Background

CLEP 2010 contains two zones which facilitate industrial development – E4 General Industrial and E3 Productivity Support. The E4 General Industrial zone is designed to accommodate traditional and modern forms of industrial development, including manufacturing and warehousing. The E3 Productivity Support zone is intended to provide a range of light industrial and commercial uses while minimising adverse impacts on surrounding land uses.

How to use this part?

This chapter (Chapter 5) establishes objectives and controls that guide industrial development such as a wide range of industrial, warehouse, employment and related land uses, along with ancillary uses that serve the day to day needs of workers in surrounding development.

Objectives

- a. Facilitate the economic and orderly development of industrial areas for a wide range of uses including industrial, recreational and community uses, and limited business and retail uses that serve the day-to-day needs of those working in the immediate locality;
- b. Create high-quality industrial areas which embrace innovative and imaginative building design that is both functional and aesthetically pleasing;
- c. Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings and other infrastructure;
- d. Ensure that ecological sustainable development principles are integrated into all industrial developments;
- e. Minimise the visual and environmental impact of development on the adjoining residential, rural residential and other sensitive land uses; and
- f. Ensure adequate facilities are provided within an industrial development for loading and unloading of goods, collecting garbage and trade waste and for the off-street parking of vehicles associated with that development.

5.5.2 Built Form and Design

Controls

Lot Dimensions / Subdivision

In new industrial areas, Council accepts that subdivision will result in the creation of allotments of varying sizes and dimensions to satisfy differing development requirements.

1. The minimum lot size is to be consistent with the CLEP 2010.
2. The minimum width of such allotments, at the building line must be 32m.

Setbacks

3. A front building line setback of 7.5m must be provided.
4. Side and rear setbacks will be assessed on the merits of the application and subject to the requirements of the Building Code of Australia.

Building Materials & Appearance

5. All elevations are to be constructed predominantly in masonry or textured pre-cast concrete panels. Non-reflective roof surfaces are mandatory. Reflective materials such as mirror glass, metal sheet, white or off-white metal colours will not be permitted. The reflectivity index for glass used externally in the construction of a building (as a curtain wall or the like) must not exceed 20%.
6. Development, which is free standing or abutting adjoining buildings, must avoid large, blank wall surfaces when viewed from a public place or a residential area. Substantial elevations must be articulated by either structural variation and/or a blend of external finishes and colours and decorative elements.
7. Colonnades, verandahs and awnings must be provided along pedestrian areas, particularly for buildings that will experience high volumes of pedestrian movement.
8. While a variety of building designs and materials is encouraged, some continuity of style should be maintained.
9. Proposed buildings on site adjoining land zoned for open space and/or riparian areas must have regard to the visual and functional opportunities of the location.
10. All roof mounted plant/equipment must be designed and screened in a manner that complements the parent buildings.

5.5.3 Landscaped Area and Public Domain

Controls

Landscaped Area

1. A landscaped area along any street frontage is required with a minimum depth of 3 metres (excluding the driveway)

Nature Strip/Road Verge and Street Tree Landscaping

2. The road verge/nature strip area adjoining the development site must be turfed and planted with appropriate upper canopy street trees at the rate of approximately 1 tree per 15 metres (measured stem to stem). Location of Street Trees are to be in accordance with Appendix B.

Landscaping Elements

3. Landscaping can incorporate hard and soft elements and be used to:
 - a. Enhance the appearance of the development.
 - b. Provide a human scale and recreation facilities for staff.
 - c. Define, soften and enhance the area, building, building entries and car parking areas.
 - d. Make a statement for the character and community spirit of the site occupant and the Industrial/Commercial area as an entity.
 - e. Incorporate water sensitive urban design principals; and
 - f. Contribute to the urban forest and reduce the effects of urban heat appendix B

Lighting

4. The design of outdoor lighting poles and fixtures must be such as to minimise visual impact during daylight.
5. Bollard lights and wall mounted lights may be used at entrances to buildings and in setbacks along street frontages.
6. Choice of material for poles should be related to other building materials, and may include cell cured pine, pre-cast concrete or hollow aluminum.
7. The design of internal lighting and spotlighting is to be such as will ensure no adverse impact on approaching vehicles in terms of glare, blinding effects or driver confusion.
8. All lighting must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the obtrusive effects of outdoor lighting. Lighting in public space must have timer switches installed for managing time of operation and power consumption.

5.5.4 Multi-Unit Industrial Developments

Consent for the Use of Individual Units

Note: The consent of Council is required for the specific use of each individual unit before the unit can be occupied. Consent may be sought as a combined development application along with the industrial building or sought via a separate application.

The following requirements apply to multi-unit industrial developments

Controls

Numbering of the Units

1. Each unit in the development is to be numerically identified in the development application.

Amenities

2. Each unit is to have its own amenities. The premises are to be connected to the sewer.

Industrial Activity

3. All activities are to be carried out within the building and no activities must occur externally to the building. Arrangements for the external storage of new and waste materials require the consent of the Council.

Trade Waste Storage

4. Trade wastes must be stored inside each unit, or in an approved communally managed storage area located so as not to interfere with parking or maneuvering of vehicles. The area to be set aside for this purpose is to be indicated on the development application plans and must be screened from public view.

Strata Subdivision

5. All landscaping and access areas and must be included in any Strata Plan of subdivision as common property.
6. It is encouraged that car parking is included as common property to allow flexibility for future change of uses.
7. The subdivision certificate will not be issued until an Occupation Certificate has been issued for the development.

External Storage

8. Council does not encourage external storage. Where such storage is proposed, Council requires applicants to have regard to the following provisions:
 - a. Where any materials or products are to be stored outside buildings, detail must be provided with the development application.
 - b. External storage areas are to be effectively screened and must not be visible from any public areas.
 - c. In the case of development applications which do not include buildings, screen walls and/ or landscaping or other approved screen devices are to be erected in order to effectively prevent the use of the land being viewed from a public road, nearby public reserve, or dwelling.
 - d. Screening devices are to be designed to harmonise with any existing or proposed landscaping. Landscaping should be used to break up large expanses of screen walls.
 - e. In the case of development applications for the repair and/or wrecking of motor vehicles, the operation of junk yards, or recycling of metal and other waste materials, Council may impose special conditions on outdoor storage. In such cases, early consultation with Council (before the development application is lodged) is advisable.
 - f. Screen walls are to incorporate finishes which match or are compatible with external finishes of the industrial building elsewhere on site.
 - g. Any materials to be stored that can impact water quality must be covered or runoff water must be treated.

5.5.5 Fencing

Controls

1. Front fencing must be designed to complement the development and form an important security role, taking into account safer by design principles.
2. The maximum height of fencing is 2.1 metres.
3. The location of the front fencing will be dependent upon the type of fencing.
4. Decorative metal or a combination of decorative metal and masonry must be setback a minimum of 1 metre from the property boundary.
5. A combination decorative metal and masonry fence with a landscape screening buffer planted in front must comply with the following;
 - a. the ratio of the masonry component to decorative metal component must fall within the range of between 1 part masonry to 6.5 – 7 parts metal panels.
 - b. the metal panels must not exceed 3 metres in length nor be less than 1.8 metres in length.
 - c. any masonry plinth established along the bottom of the fence must be not more than 600 mm high.
 - d. galvanised chain wire, untreated metal, sheet metal, wooden or barbed wire fencing will not be permitted as fencing in front of the building line or where visible from a public place.
6. All fencing proposed must not restrict the function of existing and proposed overland flow paths.
7. All gates within the area covered by this DCP must be located behind the designated landscape area and must not swing towards the roadway.

5.5.6 Stormwater

Controls

1. Industrial development in all areas except Smeaton Grange requires the use of on-site detention systems.
2. Water quality strategies must be incorporated to manage water generated from the site.
3. Council encourages the collection of roof stormwater into tanks which would serve as a detention and retention system.
4. The water in the retention system would be available for use for non-potable uses such as the watering of landscaped areas and use in toilets.

5.5.7 Liquid & Solid Waste

Controls

The following controls apply to the discharge and disposal of all waste types for industrial developments:

1. A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection.
2. The site plan and floor plans submitted with a development application must show:
 - a. the location of the designated waste and recycling storage room(s) or areas, sized to meet the waste and recycling needs of all tenants (refer to Council's Waste Management Guideline for generation rates). Waste should be separated into at least three streams including co-mingled recycling, general waste and industrial process type wastes;
 - b. an identified collection point for the collection and emptying of recycling and waste bins; and
 - c. the path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area). There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s).
3. A swept path analysis must be prepared by a suitably qualified professional in accordance with AS2890.2. It must be demonstrated that a Heavy Rigid Vehicle:
 - a. can enter, manoeuvre and exit the site in a forward direction;
 - b. perform collections in a safe manner; and
 - c. is provided with adequate height and width clearance to safely access the site.
4. Waste and recycling storage area/s must be provided within each tenancy and are to be of sufficient size to store waste generated within a day (Refer to Council's Waste Management Guidelines for waste generation rates);
5. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids and stored in the designated waste/recycling storage room(s) or area(s).
6. Development must include a designated waste and recycling storage area or room, as well as designated storage areas for industrial waste. Storage areas must:

- a. provide convenient facilities for separation of recyclable material, general waste and other waste;
 - b. provide for storage for all bins required;
 - c. have a floor area at least 50% larger than the size of the bins and/or equipment;
 - d. have a smooth graded ground surface;
 - e. be well lit, built in accordance with the Building Code of Australia and well ventilated in accordance with AS 1668.4 (AS 1668.2 for buildings requiring mechanical ventilation);
 - f. be suitably enclosed, covered and maintained so as prevent polluted waste water runoff and unpleasant odour (where relevant);
 - g. be designed to prevent vermin;
 - h. provide an external water tap adjacent to the storage area;
 - i. provide a drain in the bin storage area discharging to a sewer connection (where relevant); and
 - j. be adaptable to changes in waste generation rates and type of waste produced.
7. Onsite collection must be provided for industrial developments. The development must be designed:
- a. to provide safe access and manoeuvrability for a Heavy Rigid Vehicle in accordance with AS2890.2;
 - b. allow waste collection vehicles to enter and exit the site in a forward direction, without impeding access for other users. Reversing onsite must only be done in the vicinity of a turning bay as private driveways or carparks are not permitted to be used as turning areas; and
 - c. to accommodate for all waste equipment including compactors.
8. The production, storage and disposal of all wastes must comply with the relevant laws and protocols. Development applications must provide evidence of compliance and address all specific waste requirements of other relevant regulatory authorities.
9. No liquids (including water) discharged from the site must contain pollutants above acceptable levels (determined by Council in consultation with Environmental Protection Authority (EPA));

10. A license to discharge may be required from the EPA. A copy of correspondence received from the EPA and any license issued by the EPA must be submitted.
11. Certain liquids (in addition to sewerage) may be discharged into the sewer subject to a Trade Waste agreement being approved by Sydney Water. A copy of any license issued by Sydney Water must be submitted.
12. Developments associated with the repair, servicing or maintenance of motor vehicles must provide a separate vehicular wash down bays.
13. Waste storage facilities must be properly sited and constructed to avoid negative impacts to the soil and water resources in the area.
14. Incinerators are not permitted for waste disposal.
15. Liquid waste storage must be covered and appropriately bunded.
16. All tenants must keep written evidence on site of a valid contract with a licensed waste contractor for the regular collection and disposal of all the waste streams and recyclables which are generated on site.
17. Arrangements must be provided for regular maintenance of waste management facilities.

Further Information

Council's Waste Management Guidelines

5.5.8 Vibration

Controls

1. Where it is considered that a development may have an adverse vibration impact on nearby residential areas or adjoining properties, an assessment of vibration by a qualified consultant must be undertaken and submitted to Council with the development application. The assessment must be in accordance with EPA's *Assessing Vibration: A Technical Guideline*.

5.5.9 Air Quality

Controls

1. The emission of air impurities is to be strictly controlled in accordance with the Clean Air (Plant & Equipment) Regulation and must not exceed the prescribed standard concentration and emission rates.
2. Where there are no standards prescribed by the Regulation, any activity, or the operation of any plant, must be carried out by such means necessary to prevent or minimise air pollution.
3. Applications for new development must include full plans and specifications of any required air pollution control equipment. The application must demonstrate that the development meets the requirements of the Regulations or other relevant standards. Council may also require monitoring of an activity to verify that the emission of air impurities complies with the relevant requirements.
4. In accordance with the Protection of the Environment Operations Act and Regulations, some developments may require a license with respect to air emissions from the EPA.

5.5.10 Hazardous Goods and Materials

Controls

1. Where a development involves the storage and/or use of dangerous goods, full details of the quantities and types of goods and chemicals are to be submitted with the development application, together with the storage locations, mediums and the use intended for the goods and chemicals.

NOTE: The requirements of SEPP No. 33 must be complied with. Based on the types and quantities of hazardous goods and of materials used/stored in a development, Council may require an assessment in accordance with SEPP No.33.

5.5.11 Parking and Access

Controls

1. The car parking requirements are to comply with the controls as set out in this DCP.
2. All parking must be provided off-street and must be appropriately line marked. The number of parking spaces must be in accordance with the car parking requirements referred to in this DCP.

Note: Designated car parking areas are not to be used for storing vehicles under repair, or for any other storage function

3. A maximum of one access driveway is permitted per lot frontage where the frontage is less than 60m.
4. Multiple access driveways servicing a single lot are limited to a maximum of two (2) driveways per lot frontage which must have a minimum separation distance of 30m, measured from the inside edge of each driveway crossover.

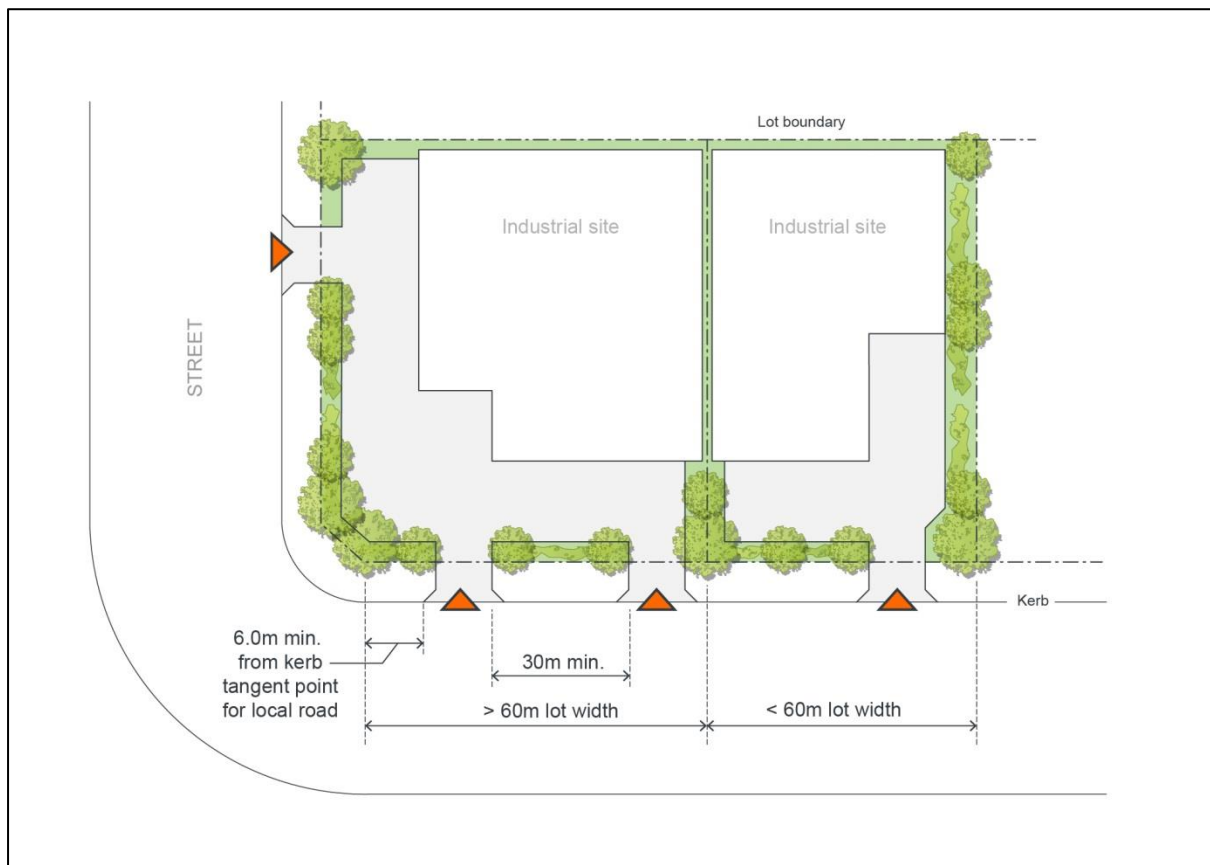


Figure 5-10: Driveways in Industrial Developments

5. All loading and unloading must take place within the loading docks for each building. Where practical, loading facilities or vehicular entries to buildings must not be provided on any street elevation. Where such facilities can only be provided to street frontages, they must be screened by suitable landscaping.
6. Car parking on individual sites must be located to integrate with proposed landscaping.

7. Access driveways must be constructed as a kerb return not as a splay and must otherwise be designed generally in accordance with Australian Standard 2890.2.

The following Table 5-4 gives Council's requirements for the minimum size of service vehicle that must be provided for industrial/warehousing developments.

Table 5-4: Minimum Size of Service Vehicle

Development GFA	Minimum Service Vehicle Size
< 300m ²	Medium Rigid Vehicle
> 300m ²	Large Rigid Vehicle

8. Consideration should also be given to providing parking, access and manoeuvring for B-double size service vehicles. Council encourages provision for these types of service vehicles, particularly on larger development sites.

5.5.12 Opposite, Adjacent or in the Vicinity of a Residential Area

Objectives

- a. To ensure that the use and development of the industrial land does not have an unacceptable impact on the amenity of the surrounding residential uses; and
- b. To ensure that land use conflicts are appropriately managed.

Controls

1. Details of the proposed operation including mechanical operations, deliveries, vehicle movements, acoustic impacts and hours of operation must be provided for all development.
2. Noise emitting activities, such as loading docks should be located away from residential areas to reduce the impact of the development.
3. Loading and unloading times must not impact on the amenity of nearby residential areas. Details of vehicle movements and their routes are to be provided in the development application.
4. The storage of plant, equipment, goods and other materials must be suitably screened from residential development.
5. Lighting must not create a nuisance to adjoining residential development. Council may require a lighting mitigation strategy to be submitted with a development application.

Vehicle body repair workshops and vehicle repair station

6. Council must not grant consent to development for the purpose of a vehicle body repair workshop or a vehicle repair station, if the land is opposite or adjacent to a dwelling, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:
 - within a building, or
 - within a suitably screened area.

Note: All proposed developments must comply with Councils Acoustic Amenity controls within this DCP. Applications must comply with the NSW EPA *Noise Policy for Industry (2017)*, or any other applicable policies.

5.5.13 Retailing in Industrial Areas

Controls

Permissibility

1. Retailing is not permissible except as outlined below. Showrooms may be permitted where they are ancillary to the principal use of the site, and are used only for the display of goods manufactured, produced or stored on-site.

Neighbourhood Shops

2. Neighbourhood Shops are permitted in Industrial Zones. Council must be satisfied that the neighbourhood shop will meet the day to day needs of people who live or work in the local area. The maximum gross floor area of a neighbourhood shop is 100m² (Clause 5.4 CLEP 2010).

Industrial Retail Outlets

3. Industrial Retail Outlets are permissible in all Industrial zones within the Camden LGA. The maximum gross floor area of an industrial retail outlet is 67% of the combined floor area of the industrial retail outlet and the building or place where the relevant industry is carried out, or 400m², whichever is the lesser (Clause 5.4 CLEP 2010).

Showrooms in Industrial Areas

4. In considering applications for ancillary showrooms on industrial premises, Council must take into account:
 - a. the proportion of the total floor space devoted to the showroom activity;
 - b. the nature of the goods to be displayed;
 - c. the traffic generating potential of the proposed ancillary showroom; and
 - d. the possible need for increased on-site car parking.

Note: Retailing from a showroom that is ancillary to the principal use of a premises is not permissible.

5.6 Site Specific Industrial Controls

5.6.1 Narellan E3 Land

Background

The Narellan E3 land is located to the north-west of the established Narellan industrial precinct and is known as often referred to as the Narellan Industrial Extension. The land is shown in Figure 6-3.

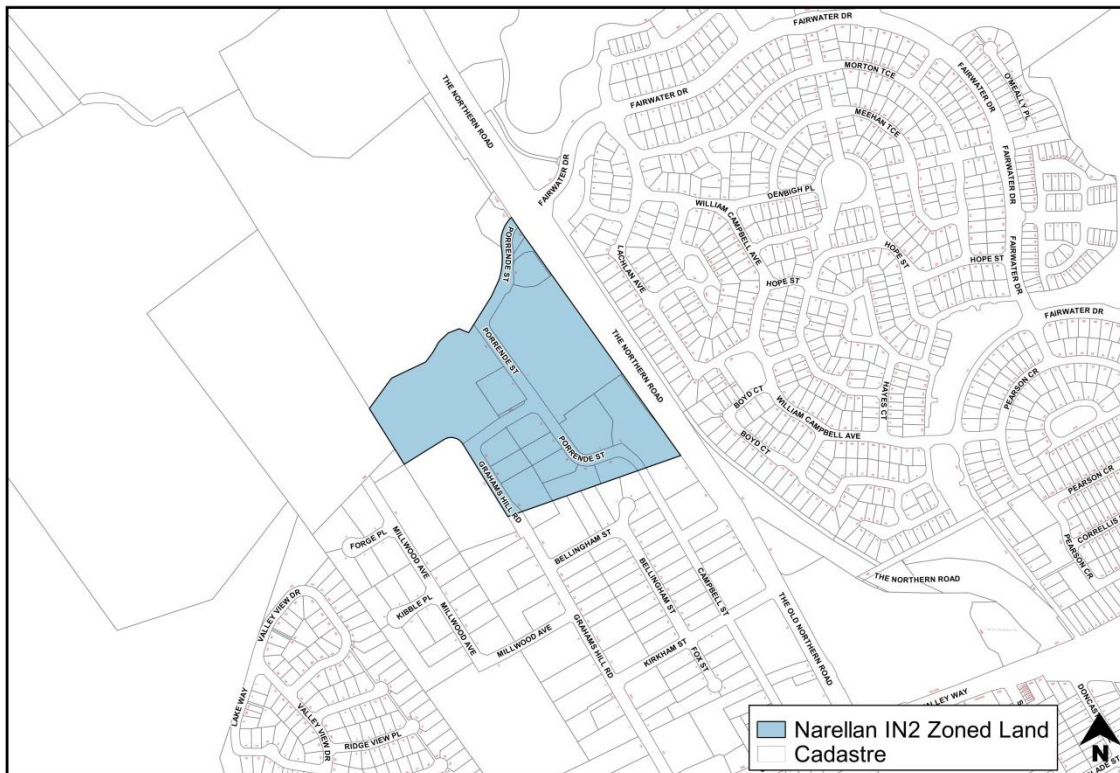


Figure 5-11: Narellan E3 Zoned Land

Controls

Landscaping

1. A minimum 3 metre wide landscape buffer must be provided along all boundaries of the site that have an interface with any road or street and the proposed pedestrian/bike path.

Built Form and Appearance

2. Regardless of the approved traffic servicing arrangements, a 10 metre landscape buffer is to be provided along the Northern Road between the Eastern boundary (Pioneer Homes) and the Western boundary (Bunnings Hardware Store) which denies access to vehicles and pedestrians, other than that provided at the nominated entry and exit locations.

3. Individual advertising signs for each tenancy/land use within an industrial unit complex will not be permitted on the Northern Road frontage of any lots. All advertising must be located on or behind the approved building line within this precinct except where an integrated advertising structure has been approved as part of the original development application for the complex.
4. All service vehicles will be required to access the sites from the estates internal roads, i.e. Campbell Street extension.

5.6.2 Smeaton Grange

Desired Future Character Statement

The Smeaton Grange precinct as shown on Figure 6-4 will be the principal area for employment generation in Camden, providing a mix of lot sizes suitable for a broad range of industrial uses. Development within the precinct will strive for the highest standards of design, landscaping and environmental sustainability.

A consistently high standard of landscaping, which incorporates an ongoing maintenance program integrating useable areas of open space within developments, will work to unify development within the locality, particularly along major spine roads and sensitive interface areas such as Turner Road. Development will sensitively integrate with adjoining residential areas and business precincts.

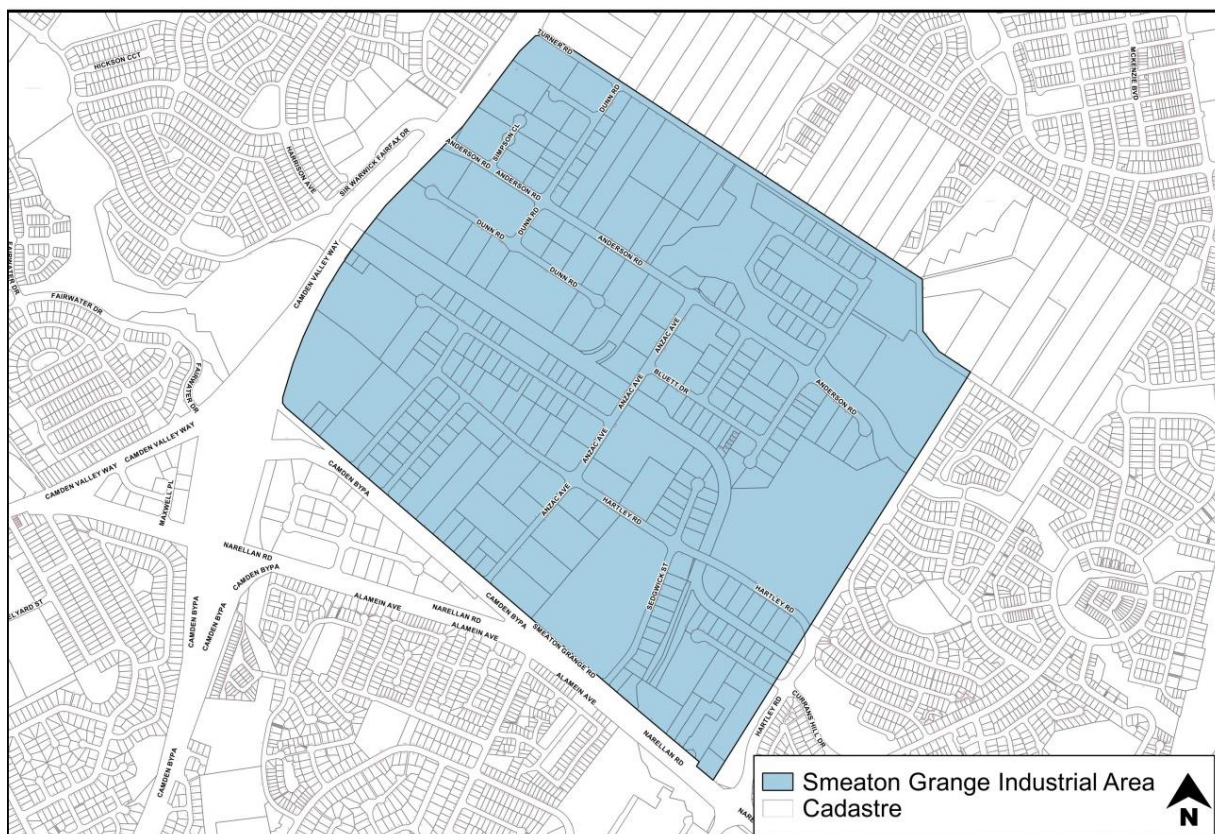


Figure 5-12: Smeaton Grange Industrial Area

Controls

Site Landscaping

1. The road verge (i.e. footpath area) in front of each development site, must be turfed and planted with selected trees at the rate of 1 tree per 7 metres.

Visual Impact

2. A landscaped visual buffer is required for land adjacent to Camden Valley Way and Turner Road in accordance with the Landscape Master Plan.



Figure 5-13: Drainage and Riparian Map

Individual site development

3. Development must provide minimum building setbacks and landscaping as outlined below:
 - a. 15 metre setback from any spine road, of which 10 metres must be utilised for landscaping;
 - b. 10 metre setback from any minor road, of which 5 metres must be utilised for landscaping;
 - c. 30 metre setback from Camden Valley Way, of which 15 metres must be utilised for landscaping;
 - d. 10 metres to existing alignment of Turner Road, of which 10 metres must be utilised for landscaping;
 - e. For land adjacent to the eastern boundary of the Smeaton Grange Industrial Precinct a 10 metre setback is required, of which 10 metres must be utilised for landscaping;
4. For corner lots, the building setback to the secondary frontage must be:
 - a. 10 metres to a spine road;
 - b. 5 metres to any other road, other than Camden Valley Way or Turner Road;
 - c. 10 metres to main drainage channel marked (A)-(B) in Figure 6-5, of which 5 metres must be utilised for landscaping.
 - d. For the main drainage channel other than (A)-(B) the building setback is to be 5 metres of which 3 metres must be utilised for landscaping.
 - e. 10 metres to Smeaton Grange Road between Narellan Road and Anzac Avenue of which 7.5 metres must be utilised for landscaping.
5. In assessing any application, Council will consider the visual impact of the height, bulk and scale of a proposed building to ensure that a high quality appearance is achieved, particularly as viewed from Turner Road, Camden Valley Way and Smeaton Grange Road. In this regard, buildings should not dominate the skyline and should include roof lines and facades which provide visual interest and an appropriate sense of scale. Roof mounted equipment such as air conditioning units, stacks, distilling towers, silos, communication towers and the like which protrude above the general roof line of the building must not be permitted except where they are appropriately integrated with the design of the building.

Location of Certain Developments

6. Industries whose principal function is the storage and/or processing of goods and materials not enclosed within a building, must not be located on land which fronts a spine road or land adjoining Camden Valley Way, Turner Road or Smeaton Grange Road.

Upgrade of Turner Road

7. Any redevelopment of properties that have frontage to southern side of Turner Road, being:
- a. Lot 6 DP 657664 (556 Camden Valley Way)
 - b. Lot 40 DP 28024 (36 Turner Road)
 - c. Lot 41 DP 28024 (42 Turner Road)
 - d. Lot 1 DP 603134 (52 Turner Road)
 - e. Lot 200 DP 746842 (62 Turner Road)
 - f. Lot 202 DP 746842 (66 Turner Road)
 - g. Lot 435 DP 1129749 (67 Anderson Road)

will be required, to upgrade half the road reserve to an industrial standard extending the width of the subject property. This is to be undertaken at either subdivision or building stage, whichever occurs first.

Stormwater Drainage (Properties fronting Turner Road)

8. Any redevelopment of properties that have frontage to the southern side of Turner Road, being:
- a. Lot 40 DP 28024 (36 Turner Road)
 - b. Lot 41 DP 28024 (42 Turner Road)
 - c. Lot 1 DP 603134 (52 Turner Road)
 - d. Lot 200 DP 746842 (62 Turner Road)
 - e. Lot 202 DP 746842 (66 Turner Road)
 - f. Lot 435 DP 1129749 (67 Anderson Road),

will acquire an easement to convey stormwater drainage from that property, through the adjoining properties fronting Anderson Road, to the south in the event drainage is required. Documentary evidence of the acquisition of this easement must be submitted with any Development Application for further development of these properties fronting Turner Road.

5.6.3 Ironbark Avenue, Camden South

Background

The Ironbark Avenue Precinct comprises land zoned E3 Productivity Support, as shown with a red line in **Figure 6-5** below.



Figure 5-14: Location of Ironbark Avenue Precinct

Tree Planting

Background

The Ironbark Avenue Precinct contains scattered native vegetation. Opportunities do, however, exist to create an attractive streetscape for the precinct as depicted in **Figure 6-6** below.

Objectives

- a. To promote the landscape treatment of the Precinct by providing opportunities to increase landscaping within and external to sites.
- b. To create a soft, informal separation and ascetically pleasing green interface between the residential and light industrial areas.

- c. To provide a higher level of public amenity by creating a safe, functional and professionally landscaped road verge open space area.

Controls

1. A Landscape Plan prepared for any development site within the Ironbark Avenue E3 zone is to compliment and to be generally in accordance with the concept landscape plan shown in Figure 6-6.

Acoustic Amenity

Background

Noise is a characteristic of the operation of certain industrial landuses and the accessing of such areas by industrial traffic. It must be managed so as to achieve established environmental objectives. It should be noted, however, that precise management measures for road related noise in particular will be dependent upon the type of industrial landuse.

In deriving acoustic strategies it will be important to avoid compromising proposed and existing industrial landuses and not unduly compromising the lifestyle of existing and future residential development.

Objectives

- a) To establish design criteria for noise emissions from industrial or other employment-generating development within the Ironbark Avenue Precinct;
- b) To establish acoustic environmental goals for existing and future developments adjacent to residential areas;
- c) To minimise the adverse impact of noise emissions on surrounding residential enjoyment;
- d) To ensure visual impacts are minimised in the development and implementation of acoustic strategies;
- e) To ensure that development does not cause adverse environmental impacts from noise and vibration; and
- f) To discourage the use of local streets by heavy vehicles.

Controls/Requirements

2. Where it is considered likely that a development may cause an adverse impact on nearby residential areas, noise impact must be assessed in accordance with Council's Environmental Noise Policy to determine if any acoustic assessment is required. Any required acoustic assessment must be submitted with the development application.

Site Development and Urban Design**Public Domain****Background**

The proposed redevelopment of this area has incorporated a streetscape that has open parkland like atmosphere to enrich the local area. The landscape retains existing large significant Iron Bark trees, which are culturally significant to the name Ironbark Avenue. Increased public amenity has been provided with additional planting of evergreen and deciduous street trees and low maintenance ground cover grasses. The deciduous trees provide seasonality and fit in with the landscape style of Camden.

Objectives

- g) To provide a clear, functional and safe accessibility network.
- h) To provide and enhance amenity for the general community by retaining significant existing landscaping elements and trees and planting new trees and other landscaping within the open space areas.
- i) To provide a pleasant, informal and green interface between the residential and light industrial sections.

Controls

3. Any Landscape Plan prepared for the site is to be generally in accordance with the concept landscape plan shown in Figure 6-6.

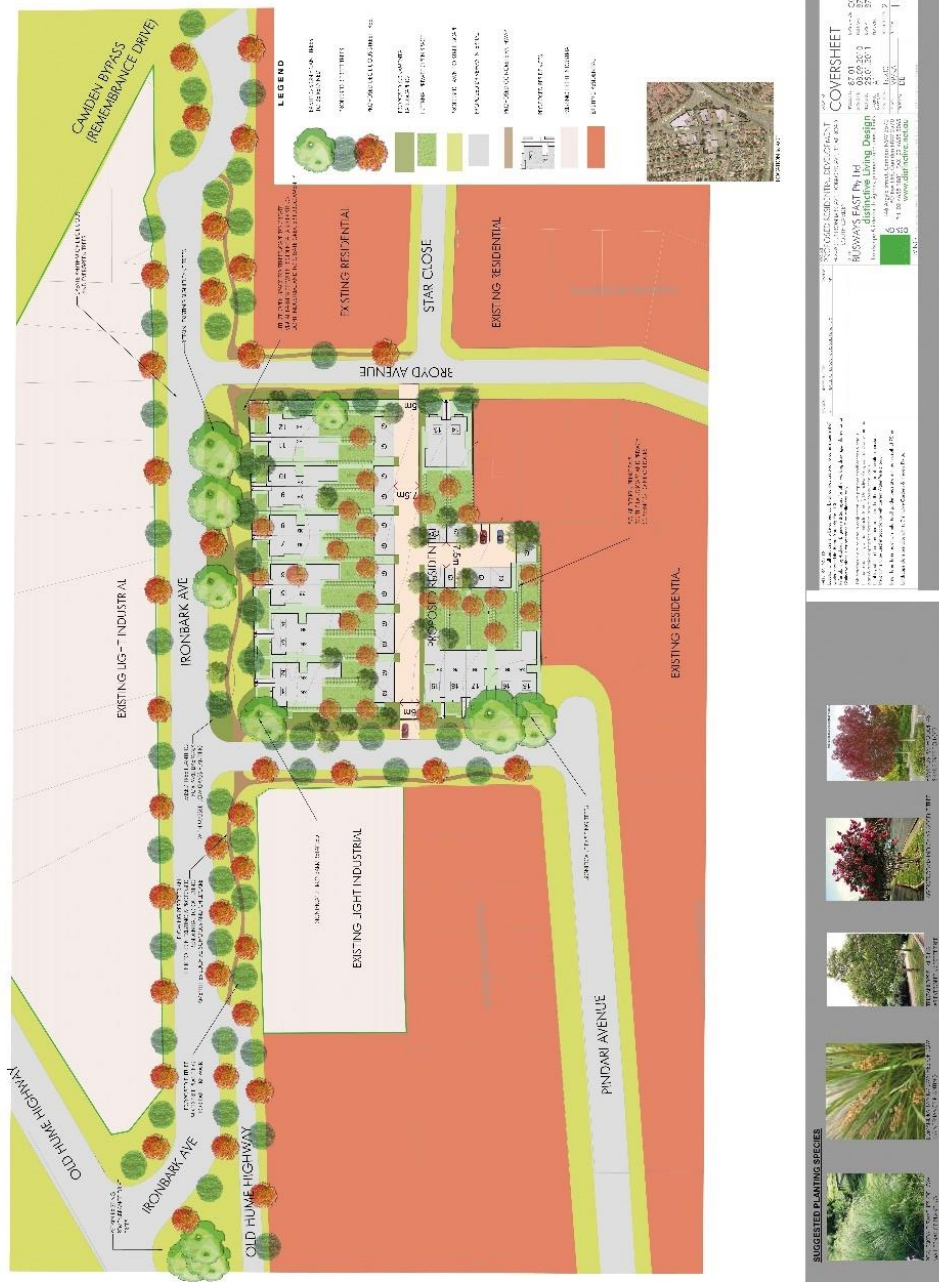


Figure 5-15: Ironbark Avenue Precinct Landscape Concept (Streetscape)

5.6.4 Little Street Camden Zone E3 Productivity Support Land

Background

The Little Street industrial area is zoned light industrial under the Camden Local Environmental Plan 2010 and is made up of some residential uses, industrial uses and community type uses. This section applies to land zoned E3 Productivity Support on Little Street, Camden as shown in Figure 6-7. The land zoned light industrial is adjacent to the Camden Heritage Conservation Area. The broader precinct is also unique with an array of uses, such as mixed uses, detached dwellings, multi-dwelling housing, medical services, a NSW Ambulance station, rural uses and the Camden Hospital.

The below controls were developed with the aim of reducing the impact of new industrial developments on existing residential properties within Little Street and the surrounding area.

This section must be read in conjunction with Part 5.5 General Industrial Controls. In the event of any inconsistency between Part 5.5 and this section, the below controls prevail.

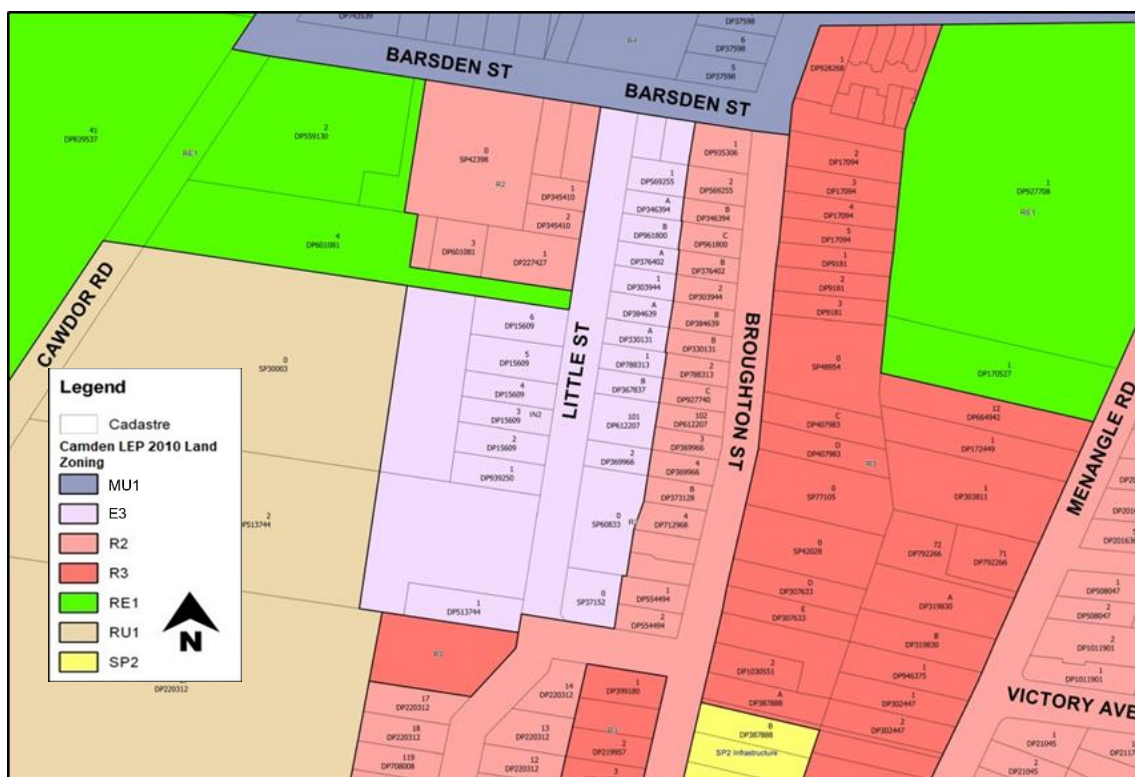


Figure 5-16: Little Street Camden E3 Productivity Support Land

Objectives

To ensure that the use and development of the industrial land does not have an unacceptable detrimental impact on the amenity of the surrounding residential uses.

- The bulk and scale of development must be in keeping with the mixed use character of the locality.
- To recognise the significance of light industry in this location and minimise any adverse impacts of industry on other land uses.
- To ensure that land use conflicts are appropriately managed.

Controls

Operations

1. Details of the proposed operation including, mechanical operations, deliveries, vehicle movements, acoustic impacts and hours of operation must be provided for all development.
2. The maximum length of vehicles accessing properties from Little Street must not be longer than 12.5m.
3. The maximum permitted hours of operation (including deliveries) for development opposite or adjacent to residential development are between the hours of 7:30 am to 5:30 pm Monday to Saturday with no operation permitted on Sundays.
4. Where development is opposite or adjacent to a dwelling:
 - a. There must be no operations on public holidays.
 - b. Proposals to operate outside these hours will be required to demonstrate there will be no adverse impacts on adjoining dwellings.
 - c. Loading and unloading time is not to impact on the amenity of a dwelling. Schedules of vehicle movements and their routes are to be provided in the development application.

Building design

5. A minimum 2 metre side setback is required for industrial development adjacent to an existing dwelling. Landscaping is to be used to soften the impact of the development to neighbouring lots.
6. For industrial development which shares a common boundary with an existing dwelling, a minimum rear setback of 6 metres is required for any part of a building above 4.5 metres in height. It must be demonstrated that there will be no adverse impacts on adjoining dwellings from the operation of the use within the rear setback and the following Amenity controls are complied with.

Amenity

7. Direct sunlight must reach at least 50% of the PPOS of any adjoining dwelling, for not less than 3 hours between 9:00am and 3:00pm on 21 June.
8. At least one window to a living area of a dwelling on a neighbouring property must receive a minimum 3 hours of sunlight between 9:00am and 3:00pm on 21 June.
9. There may be circumstances where existing solar access on neighbouring properties will not be able to be retained due to:

- a. Existing living areas of neighbouring properties being inappropriately located with regard to solar access;
- b. Existing site topography;
- c. Existing shadowing from other buildings, dwellings, structures and trees; and
- d. Orientation of existing lots

NOTE: All proposed developments must comply with Councils Acoustic Amenity controls within this DCP. Applications must comply with the NSW EPA *Noise Policy for Industry (2017)*, or any other applicable policies. Council may require the submission of an Acoustic Report to support the development application.

Vehicle body repair workshops and vehicle repair station

- 10. Council must not grant consent to development for the purpose of a vehicle body repair workshop or a vehicle repair station, if the land adjoins a dwelling, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:
 - a. Within a building, or,
 - b. Within a suitably screened area.

5.6.5 Glenlee Industrial Precinct

Introduction and Application of this Section

The Glenlee Precinct is an Urban Release Area located to the south east of Spring Farm and is bound by Menangle Park to the east and Camden Park to the west. The Glenlee Precinct is partly within the Camden Local Government Area (LGA) and partly within the Campbelltown LGA.

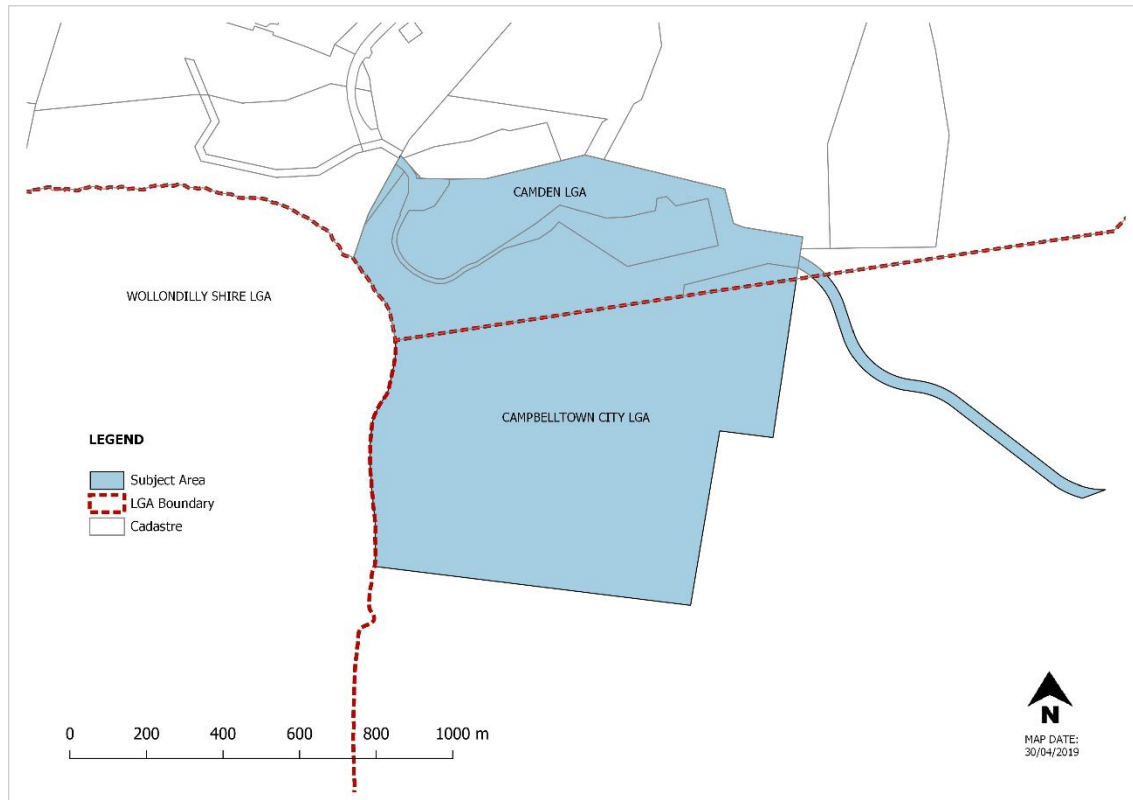


Figure 5-17: Glenlee - Where this Section Applies

The site comprises a raised coal emplacement platform with steep embankments on three sides (western, southern and eastern). A rail siding connects the northern part of the site with the Main Southern Railway line, and the western boundary adjoins the Nepean River. A riparian / environmental protection corridor runs along the western and southern perimeter of the site.

The controls in this subsection relate to the land contained within the Camden LGA only.

Where a development site falls within both LGAs the relevant control in each of the respective DCPs must be considered. A separate Development Application will need to be submitted concurrently to each Council with works proposed in each LGA clearly identified. It is recommended that a pre-DA be submitted for development that falls within both Councils.

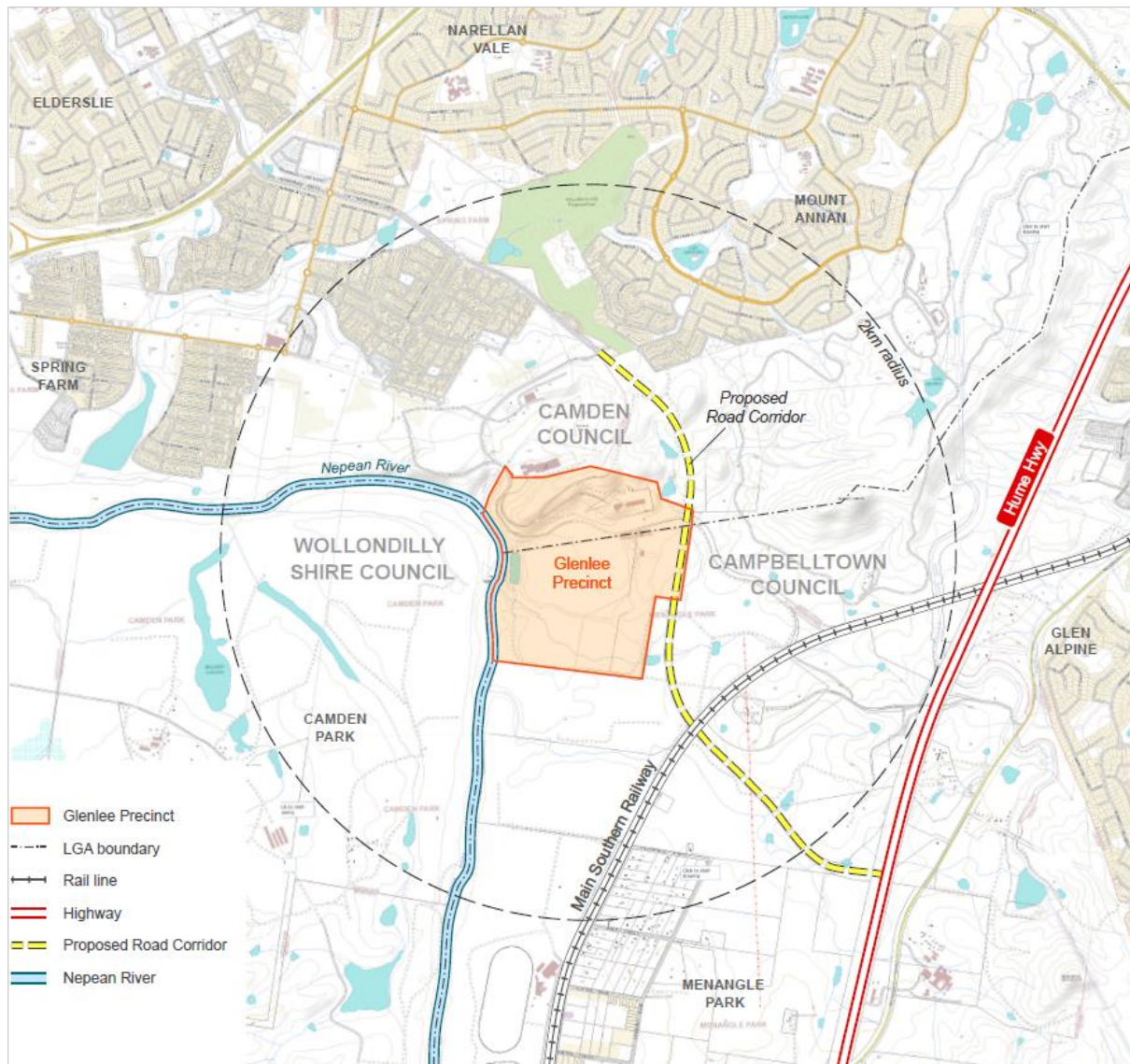


Figure 5-18: Site and Surrounds

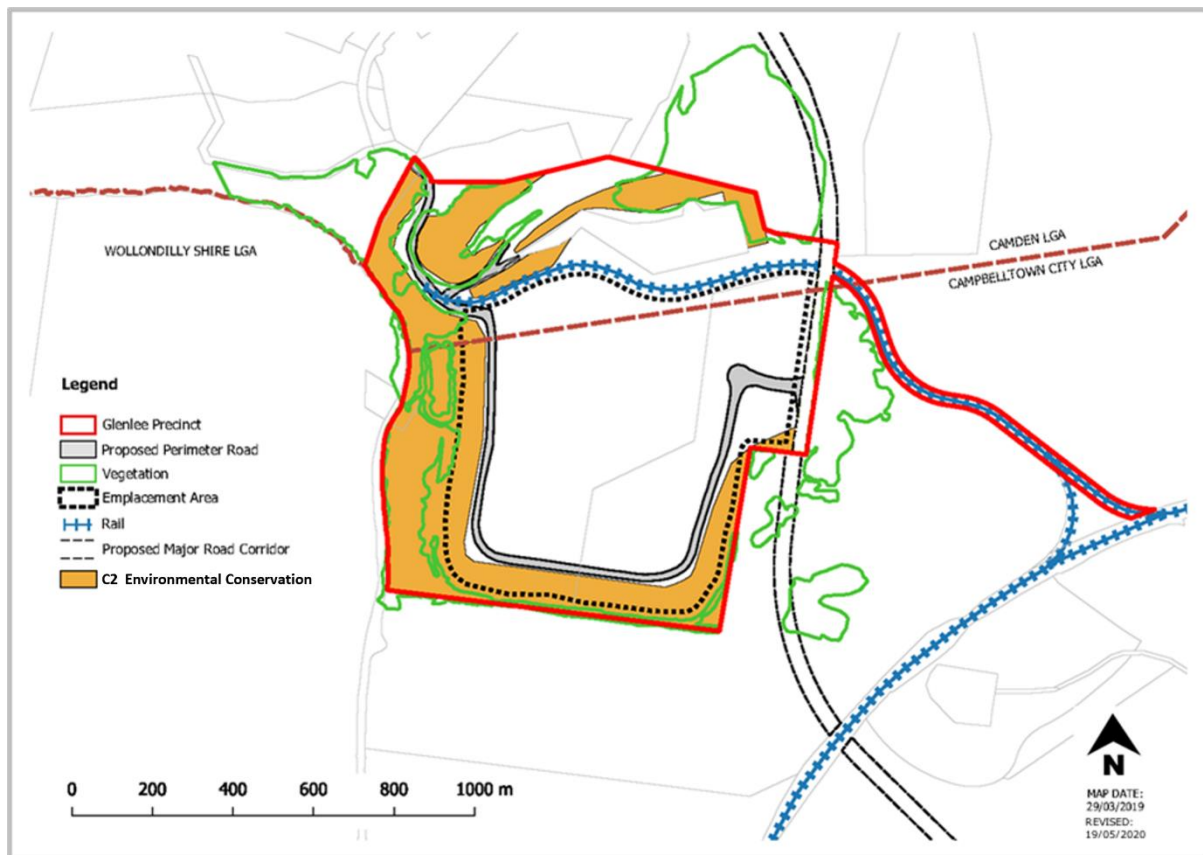


Figure 5-19: Location of Important Precinct Features

Desired Future Character Statement

Objectives

- a. The Glenlee Precinct (the Precinct) will be an employment area with a mix of sustainable land uses within the landscape context of its elevated position, the Nepean River and the Australian Botanic Garden Mount Annan. These land uses will complement new residential areas currently being released, residential areas proposed to be released, existing rail infrastructure and proposed road infrastructure including the Spring Farm Parkway connection to the M31 Hume Motorway.
- b. The Precinct will consist of a variety of industrial, warehouse and logistic development in a vegetated landscaped setting.
- c. Landscaping will be incorporated throughout the Precinct to respond to sensitive cultural landscapes and form a distant backdrop when viewed from the M31 Hume Motorway, surrounding residential areas and the Australian Botanic Garden Mount Annan.

Development Objectives

Objectives

- a. Facilitate new development and industries such as industrial, warehousing, logistic activities and the like, that meet the environmental management objectives contained in Part 2 of this DCP.
- b. Provide a framework that will lead to a high standard of development in the Glenlee Precinct, encouraging local employment and creating an area which is pleasant, safe and efficient to work in.
- c. Ensure that development takes account of the physical nature of the local environment, particularly the Nepean River, ridgelines and the natural landscape.
- d. Ensure that development does not result in pollution of waterways, particularly the Nepean River, and protects, restores and enhances riparian corridors.
- e. Promote the development of a visually attractive physical environment where the form, scale, colour, shape and texture of urban elements are managed in a way that will achieve an aesthetically pleasing place.
- f. Developments must not further detract from views to and from surrounding areas, particularly Menangle Park, Glenlee Estate, Australian Botanic Garden Mount Annan and Camden Park Estate.
- g. Ensure the stability of the Emplacement Area (see Figure 6-10) and stabilisation of embankments through revegetation.
- h. Establish environmental criteria and controls for development within the area to ensure that the environmental qualities of adjoining areas are not compromised.
- i. Promote the conservation of existing bushland and establish a vegetated corridor to allow for the movement of fauna from the Nepean River through to the Australian Botanic Garden Mount Annan.
- j. Minimise the impact of development on areas of native vegetation including areas of high biodiversity, archaeological and heritage significance.
- k. Encourage private ownership and maintenance of vegetated / landscaped areas throughout the Precinct.
- l. Ensure a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct.
- m. Allow suitable vehicular, pedestrian and cycle connectivity to and from the site including the Macarthur Regional Recreational Trail (see below Note).

Note

A copy of The Macarthur Regional Recreational Trail Concept Report prepared by Clouston Associates dated November 2008 can be obtained by contacting Council.

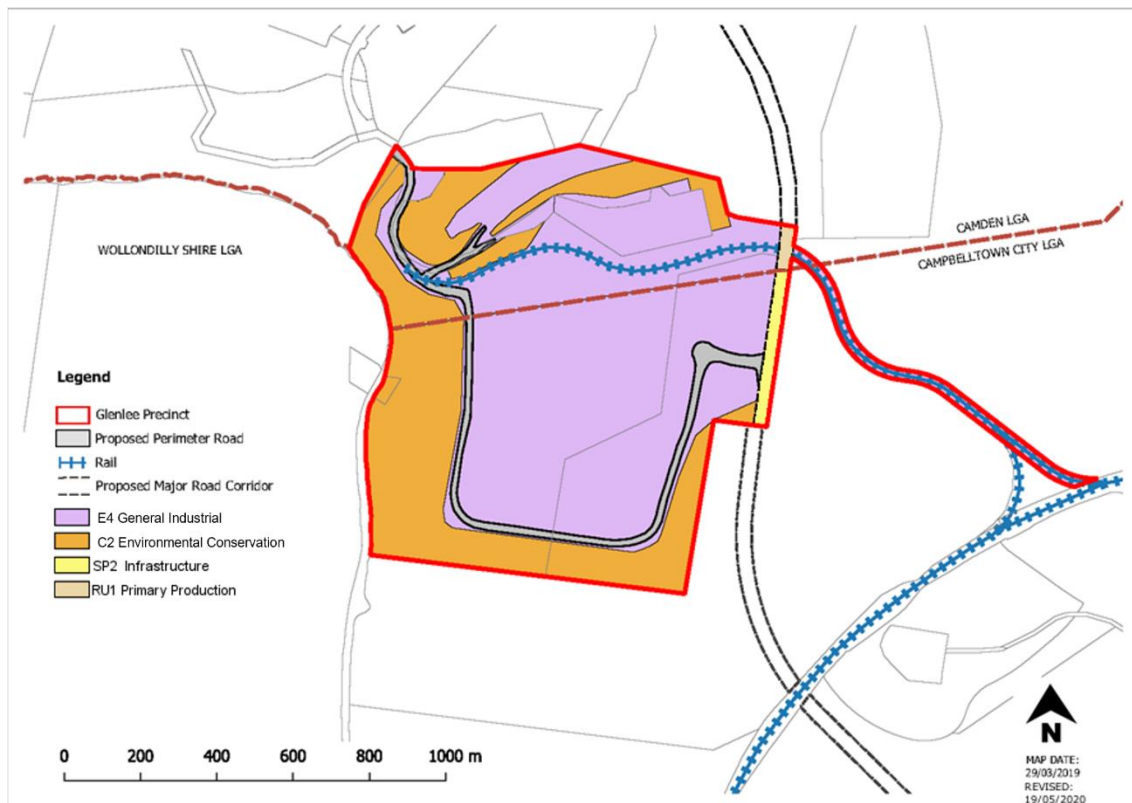


Figure 5-20: Glenlee Indicative Concept Plan

Related Studies

This section must be read in conjunction with the following supporting documents. These must be considered when preparing a development application:

1. Visual and Landscape Assessment prepared by Musecape dated October 2016
2. Riparian Corridor Study prepared by AECOM dated 16 May 2016
3. Water Cycle Management Strategy prepared by AECOM dated 13 May 2015
4. Ecological Assessment prepared by Ecological Australia dated 29 April 2016
5. Bushfire Assessment prepared by Ecological Australia dated 29 April 2016 and Addendum 9 November 2016
6. Land Capability Statement - Geotechnical Report prepared by AECOM dated 20 May 2016
7. Traffic Impact Assessment prepared by AECOM dated 20 May 2016 and Addendum September 2016

8. Aboriginal Heritage Due Diligence Assessment prepared by Cultural Heritage Connections dated July 2014
9. Non-Indigenous Heritage Assessment prepared by Musecape dated 24 July 2014
10. Air Quality Assessment prepared by AECOM dated 13 May 2016
11. Civil Infrastructure Report prepared by AECOM dated 13 May 2016
12. Remediation Strategy prepared by AECOM dated 13 May 2016
13. Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016
14. Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016
15. Noise and Vibration Impact Assessment prepared by AECOM dated 6 May 2015

Planning and Design

Subdivision, Lot Design and Development

Objectives

- a. Ensure the creation of lots does not impact adversely on natural and cultural features, existing biodiversity and views and vistas of heritage items.
- b. Ensure that development occurs in a logical and staged manner.
- c. Ensure that any development that may take place prior to any subdivision does not compromise the intended urban design outcome.
- d. Ensure provision of a perimeter road that provides a bushfire asset protection zone, a legible road spine and the opportunity for buildings to address the E2 Environmental Conservation Zone.
- e. Minimise the number of access points to major roads, whilst facilitating appropriate connectivity and permeability for all transport modes including pedestrians.

Controls

1. Development must be consistent with the Indicative Concept Plan (Figure 6-11) and any Council approved Indicative Layout Plan for the site.
2. The first Development Application must include an Indicative Layout Plan (ILP) for the approval of both Camden and Campbelltown Councils. The ILP will form the basis for urban development in the Precinct, including how the Precinct will be developed over time.
3. Development applications for the site must show the vegetation Management Zones described in Environmental Protection Works.
4. Development must ensure:
 - (a) proposed roads and driveways are connected to the perimeter road.

- (b) that development of roads facilitates the development of adjoining lots.
 - (c) an attractive frontage to adjoining vegetation Management Zones or open space land.
 - (d) opportunities for passive surveillance to the public domain.
5. Perimeter public roads must be subject to significant landscape treatment in accordance with an approved Vegetation Management Plan and be compatible with any bushfire management requirements.
 6. Battle-axe allotments must be avoided, where possible.
 7. Where a Strata or Community Title subdivision is proposed, parking, landscaping, access areas and directory board signs must be included as common property.

Stormwater Management

Objectives

- a. To manage the quantity and quality of surface stormwater run-off.
- b. To manage flooding and stormwater run-off.
- c. To require the implementation of Water Sensitive Urban Design (WSUD) strategies.
- d. To ensure the geotechnical stability of future developments and Council infrastructure within the site.

Controls

8. Development applications must comply with Camden Council's Engineering Design and Construction Specifications for controls relating to detention, drainage and Water Sensitive Urban Design, unless an alternative holistic and sustainable strategy is prepared and approved by Council.
9. On contaminated land, on-ground WSUD elements such as bio-retention facilities are not suitable unless the land is remediated and validated.
10. A comprehensive drainage system must be installed within the Precinct, particularly in the Emplacement Area and shallow fill areas to manage potential risk. The drainage system must:
 - (a) efficiently manage the perched water table and any recharge.
 - (b) be designed and constructed to limit embankment erosion, run off and loss of debris from the site.
 - (c) form part of the integrated water cycle management strategy.

Related Studies

Refer to the Water Cycle Management Strategy prepared by AECOM dated 13 May 2015 when considering site specific methods to manage stormwater and pollution control.

Environmental Protection Works

Objectives

- a. To protect, restore and enhance the environmental qualities of water courses, in particular the Nepean River.
- b. To promote the conservation of urban bushland and establish vegetated corridors to allow for the movement of fauna.
- c. To protect and preserve native vegetation and biological diversity in the Glenlee Precinct in accordance with the principles of ecologically sustainable development including the removal of weed infestations.
- d. To maintain and enhance the ecological values within the Precinct and corridors for fauna and flora through revegetation and restoration work.
- e. To ensure that all embankments are stabilised with vegetation and bush regeneration.
- f. To ensure that adequate soil is provided or available to support landscaping required by this DCP.

Controls

11. A Vegetation Management Plan (VMP) must be submitted to Council for approval with the first Development Application for Management Zones A, B and C.
12. Environmental protection works must be carried out in accordance with the VMP.
13. The VMP must be registered on the title of all lots identified as “Glenlee” on the Urban Release Area Maps (Camden Local Environmental Plan 2010) requiring compliance with the VMP.
14. The VMP must:
 - (a) Include details on each management zone (A, B and C).
 - (b) specify what soil works are to be undertaken to support landscaping required to stabilise embankments and screen the site from views from surrounding areas.
 - (c) specify a vegetation landscape buffer along the boundaries of the Precinct in accordance with Control 2 under Visual Impact.
 - (d) show areas of vegetation that are to be fenced off and protected when earthworks and civil works are to be undertaken in close proximity.
 - (e) provide details on an ongoing weed control program for the precinct.
15. All roads that traverse vegetation Management Zones must consider fauna crossings.
16. The management of flora, fauna and the riparian corridors must be in accordance with the requirements below. The relevant locations of the Management Zones are contained in Figure 6-12:
 - (a) Management Zone A – Nepean River
 - (i) Bushfire asset protection zones must not be located within this Management Zone including vegetation retained for conservation in this zone.

- (ii) An ongoing weed control program in perpetuity and revegetation measures are to be implemented to improve the ecological value of this corridor.
 - (iii) Planting mix is to comprise both upper storey (tree) and lower storey (shrubs and grasses) vegetation using local endemic species.
 - (iv) Undertake soil erosion control during construction, and maintain as required, to prevent sediment flow into this zone.
 - (v) Use of spray grass, hydro seeding geo fabrics or jute weed matting to minimise the loss of top soil while plant establishment takes place must be considered during construction. These management measures must be detailed in the Construction Certificate plans.
 - (vi) Water storage dams and related pumping infrastructure is to be located outside the conservation area.
- (b) Management Zone B – East West Terrestrial Link
- (i) Bushfire asset protection zones must not be located within this Management Zone including vegetation retained for conservation in this zone.
 - (ii) An ongoing weed control program in perpetuity and revegetation measures are to be implemented to improve the ecological value of this corridor, including existing African Olive weeds are to be removed and replaced by native shrub and ground layer species representative of Cumberland Plain Woodland.
- (c) Management Zone C – Caley's Creek Corridor
- (i) A riparian corridor must be applied from the Caley's Creek watercourse to the top of the Emplacement Area, where the Creek is present or on the boundary of the Precinct (see Figure 6-10, Figure 6-12 and Figure 6-13).
 - (ii) Soil remediation is to be undertaken in this area to encourage growth of Cumberland Plain or River-Flat Eucalypt Forest community.
 - (iii) Restoration planting adjacent to the watercourse should comprise of plants in of the River-Flat Eucalypt Forest community.
 - (iv) Embankments must planted with a vegetation community reflective of the locality and be able to adapt to soil conditions and slope.
 - (v) The vegetation on the top of the Emplacement Area must comply with Bushfire Asset Protection Zone requirements.
 - (vi) An ongoing weed control program in perpetuity and revegetation measures are to be implemented to improve the ecological value of this corridor.

Related Studies

The recommendations contained in the following documents are to be used to inform the preparation of the Vegetation Management Plan:

Ecological Assessment prepared by Ecological Australia dated 29 April 2016;

Riparian Corridor Study prepared by AECOM and dated 16 May 2016;

Remediation Strategy prepared by AECOM dated 13 May 2016;

Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016; and

Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016.

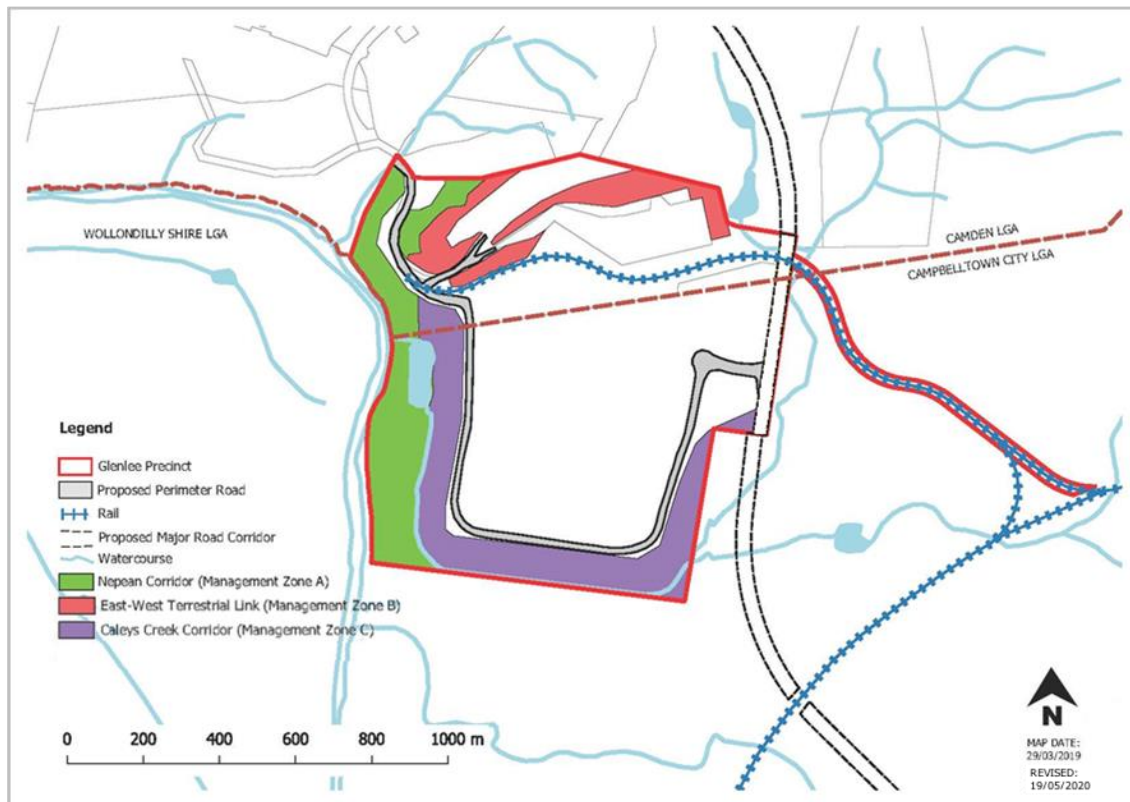


Figure 5-21: Location of Vegetation Management Zones in Glenlee

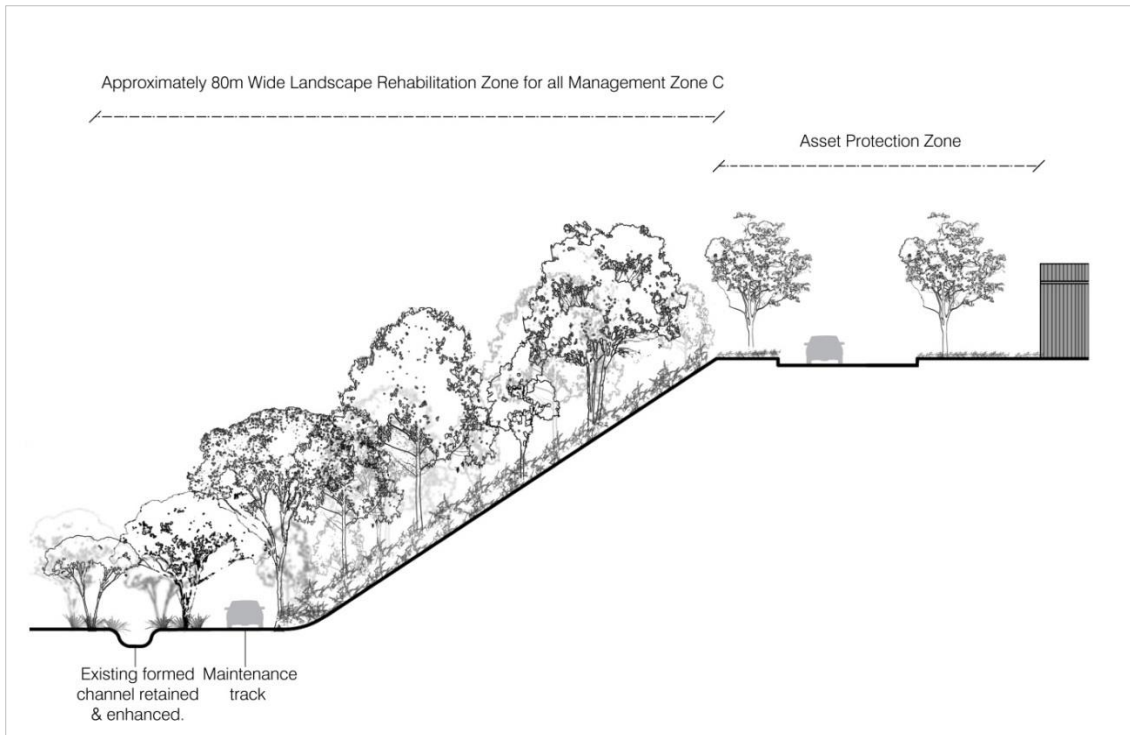


Figure 5-22: Indicative Structure of the Riparian Corridor for Management Zone C

Contamination

Objectives

- a. To protect the environment by ensuring that Potentially Contaminated Areas (PCAs) within the Glenlee Precinct are remediated.

Controls

17. Development Applications outside of Potentially Contaminated Areas (PCAs) identified at Figure 6-14, must be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with *State Environmental Planning Policy 55 – Remediation of Land* and Council's contamination policy – *Management of Contaminated Lands*.
18. Development Applications within Potentially Contaminated Areas (PCAs) identified at Figure 6-14, must be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with *State Environmental Planning Policy 55 – Remediation of Land* and Council's contamination policy – *Management of Contaminated Lands*.
19. Where remediation is required a Remediation Action Plan (RAP), prepared by a certified consultant, must be submitted with the development application.

Note

Developments relating to coal seam gas infrastructure are to be undertaken with consideration to the exclusion zones contained in *State Environmental Planning Policy (Resources and Energy) 2021*.

Related Studies

The following reports contain site specific recommendations which may help inform your RAP:

Remediation Strategy prepared by AECOM dated 13 May 2016;

Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016; and

Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016.

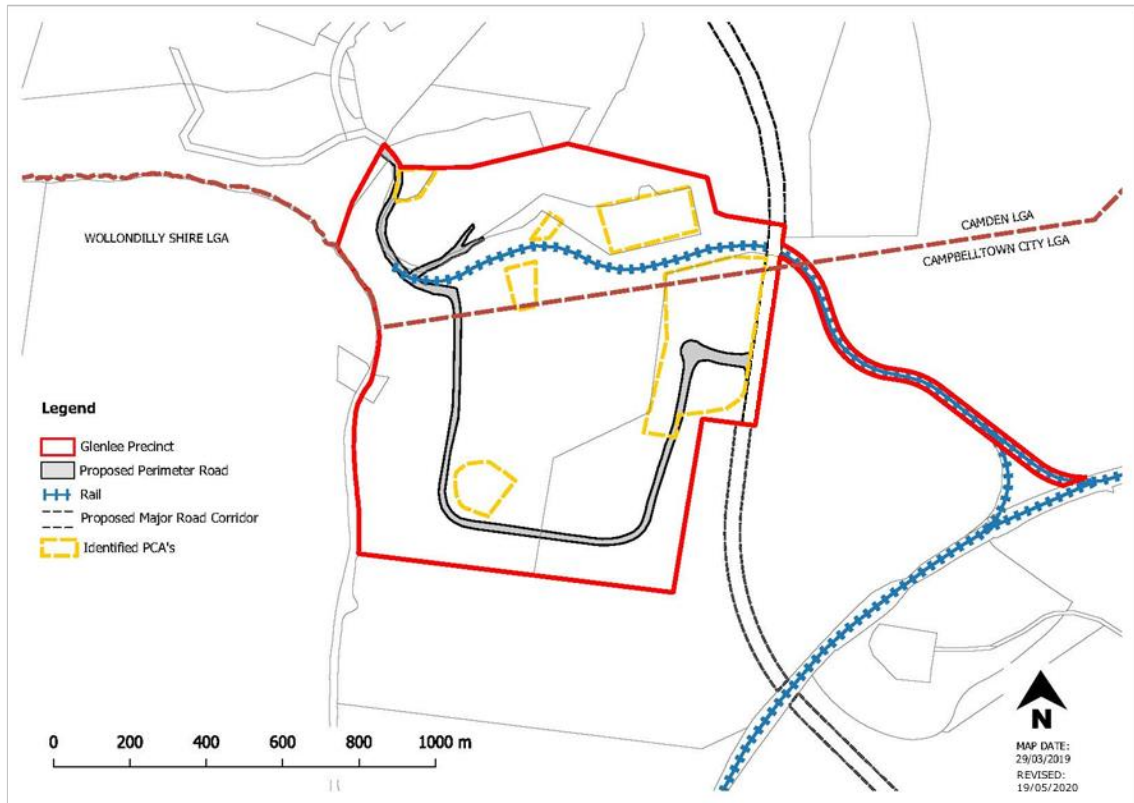


Figure 5-23: Potentially Contaminated Areas in Glenlee

Geotechnical Works

Objectives

- a. To ensure the geotechnical stability of existing and future developments and Council infrastructure within the site.
- b. To mitigate impacts associated with erosion and instability of subsoils.
- c. To ensure that landscaping and vegetation are used to stabilise the Precinct.

Controls

20. Development applications that involve the construction of new buildings, structures, roads or footpaths are to be accompanied by a geotechnical report, prepared by a suitably qualified consultant.
21. A capping layer of granular fill at a minimum depth of 2m, or otherwise specified by a

geotechnical engineer, must be provided over the entire Emplacement Area.

22. Embankments must be suitably stabilised to prevent erosion and addressed in the geotechnical report.
23. Loose surface material must be suitably treated.
24. Developments on the Emplacement Area must support the continued growth of vegetation.
25. The new ground level resulting from ground level changes must be detailed as part of any development application.

Note

Developments relating to coal seam gas infrastructure are to be undertaken with consideration to the exclusion zones contained in State Environmental Planning Policy (Resources and Energy) 2021.

Transport Network

Objectives

- a. Ensure the transport network accommodates all transport modes.
- b. To optimise access without compromising the safety and efficiency of the surrounding network.
- c. To develop a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct including the Macarthur Regional Recreational Trail.
- d. To provide safe, efficient access and manoeuvring.

Controls

26. The first Development Application must include a Transport Management Plan (TMP) for the approval of both Camden and Campbelltown Councils in conjunction with an Indicative Layout Plan as required in Control 2 in Subdivision, Lot Design and Development. The TMP must consider the location of public transport routes, pedestrian walkways and cycleways.
27. A clear road hierarchy must be reinforced through landscape treatment including street trees.
28. Road design must address all modes of transport.
29. All roads must have a minimum carriageway width of 13m.
30. Pedestrian and transport routes must have consideration to connections with the Macarthur Regional Recreational Trail (refer to Note).
31. Roads that will connect to the future Spring Farm Parkway must be constructed to the boundary of the Spring Farm Parkway corridor (identified as "Area 1" on the Clause 7.10(1) Application Map in Camden Local Environmental Plan 2010).

Related Studies

Consideration should be given to the Traffic Impact Assessment prepared by AECOM dated 20 May 2016 and Addendum September 2016 when preparing a Transport Management Plan.

Note

Infrastructure such as roads, drainage and cycleways are to be designed in accordance with Camden Council's Engineering Design and Construction Specification and Engineering Design Specification.

The Macarthur Regional Recreational Trail Concept Report prepared by Clouston Associates dated November 2008 can be obtained by contacting Council.

Site Specific Industrial Controls

Visual Impact

Objectives

- a. To ensure that view corridors are sensitively managed and identified between Glenlee and surrounding significant rural and historic sites.
- b. To mitigate visual impacts with vegetative screening.
- c. To require well-designed development in visually prominent locations.
- d. To ensure that light spill and glare from external lighting does not impact adversely upon the use and enjoyment of adjoining premises and surrounding areas, particularly residential and rural areas or compromise road safety.

Controls

32. A Visual Analysis Report must be submitted with any development application for the construction of a new building or change in ground level. The report is to be prepared by a suitably qualified consultant and must identify visually prominent areas, potential view corridors and potential view impacts to and from Menangle Park, Glenlee Estate, the Australian Botanic Garden Mount Annan and Camden Park Estate as a result of new buildings or finished landforms.
33. Vegetative screening must be provided along the southern and western perimeter of the Precinct and should incorporate upper, middle and lower canopy plantings. Details of the vegetative screening are to be included in the Vegetation Management Plan.
34. Services and utilities must be placed underground, where feasible. If provided overhead, infrastructure must be designed to minimise visual impact, particularly in respect to significant sites surrounding the Precinct.
35. Council may request an external lighting strategy be submitted with development applications. The strategy must detail the location and design of lighting and the proposed hours of operation with reference to AS 4282-1997 Control of the obtrusive effects of outdoor lighting.

Note

Remedial measures to reduce light spillage may include shielded street lighting, reduced height of light poles, directional lighting to avoid light spillage upwards or towards heritage items, box lighting and earth bunding.

Related Studies

Consideration should be given to the Visual and Landscape Assessment prepared by Musecape dated October 2016 when preparing a Visual Analysis Report.

Setbacks

Objective

- a. To provide setbacks to facilitate appropriate landscaping and to allow buildings to sit appropriately within the landscape.

Control

- 36. Front setbacks from the street must be a minimum of 10m. Secondary frontage setbacks, for corner allotments must be a minimum of 3m.

Building Design and Siting**Objectives**

- a. To optimise integration of buildings with the natural topography, landscape and relative positioning of other buildings in the street and the surrounding context.
- b. To require a high standard of architectural design, utilising quality materials and finishes.
- c. To establish varied and articulated building frontages that address the existing or future public domain.
- d. To require the design of attractive and appropriate amenities for staff.
- e. To ensure fencing has been designed with regard to the desired future character of the Precinct.

Controls

- 37. Architectural Design:

- (a) Buildings are to be articulated to reduce the apparent height and scale of external walls.
- (b) Plant and mechanical equipment, including exhausts, are to be screened or located appropriately so that they are not prominent features from the existing and future public domain.
- (c) Materials and colours of buildings, utility and ancillary structures must adopt recessive toned colours such as earth tones (stone, browns, muted greens, sand, dark red / plums) or cool tones (soft greys, grey / blues). All materials must be constructed of non-reflective materials.
- (d) Building facades to the street must be predominately constructed of face brick, decorative masonry blocks (non-standard concrete blocks), precast panels (coloured and / or textured to a high-quality finish), glass, natural timber or other building materials that present attractively to the public domain.

- 38. Siting / Building Orientation:

- (a) Buildings must be integrated with the natural landscape and the existing and future streetscape with an articulated and landscaped appearance when viewed from the Vegetation Management Zones.
- (b) Building elevations oriented towards residential areas must be minimised. Where this is unavoidable, the building is to be designed to ameliorate negative impacts.
- (c) Buildings must be designed to maximise solar efficiency, landscape design at the frontage and passive surveillance.
- (d) Buildings and structures must be consistent with any future public roads on or adjacent to the Precinct.
- (e) On lots with multiple street frontages, such as corner lots, buildings must be designed to address both streets.

39. Fencing:

- (a) Fencing is to be constructed of non-reflective materials, consistent with the colour pallet prescribed in Control 1 of Architectural Design (above).
- (b) Fencing must be of an open form so as not impede sight lines for drivers.
- (c) Fencing is to be contained wholly within the site.
- (d) Fencing must be located behind required landscaped areas.

Landscaping**Objectives**

- a. To create a landscape character and amenity that is appropriate to the scale and nature of the development.
- b. Encourage development which provides attractive staff amenities through landscaping.
- c. To minimise the visual impact of any development from the surrounding area.
- d. To create habitat creation and encourage fauna movement.

Controls

- 40. A detailed landscape plan, prepared by a suitably qualified consultant, must be submitted with all development applications for the subdivision of land and or erection of buildings. The landscape plan must detail landscaping and the location, height and type of fencing proposed within the site.
- 41. Landscaping should provide sufficient vegetative screening of buildings, outdoor activities and structures when viewed from surrounding areas including Menangle Park, Glenlee Estate, the Australian Botanic Garden Mount Annan and Camden Park Estate.
- 42. Details must be submitted demonstrating what soil works are required to support landscaping and street tree planting.
- 43. Street setbacks are to comprise a minimum 50% of soft landscaping.
- 44. Staff amenities and open spaces, such as break-out spaces must be incorporated into landscaped areas to provide attractive working environments.
- 45. Fencing must be softened with landscaping and planting.
- 46. Automatic irrigation systems must be installed for all landscaped areas.
- 47. Local Cumberland Plain Woodland tree species are to be planted in clusters of 5 to 7 trees consisting of at least two varieties, planted at 5m centres (from tree trunk centre to tree trunk centre) in two informal staggered rows (see Figure 6-15). The clusters are to be positioned within the first 3m of the primary street setback. A 75mm layer of leaf mulch shall be applied evenly over the entire planting area after planting. At the time of planting, the trees must have a minimum planted height of 2m with suitable hardwood stakes and ties. Tree stock to be sourced in minimum 75L container. Trees are to reach a mature height of at least 8m. Trees are to be located 0.5m from the back of kerb and a minimum of 1m from any other concrete surface. Positioning of the tree planting must ensure the following can be achieved:
 - (a) space for future driveways and waste storage collections points;

- (b) street lighting, utilities, bus stops and pedestrian crossings; and
- (c) appropriate sight distances in accordance with relevant standards.

The plantings are subject to a 12 months establishment and maintenance period at the end of which plantings must have signs of healthy and vigorous growth.

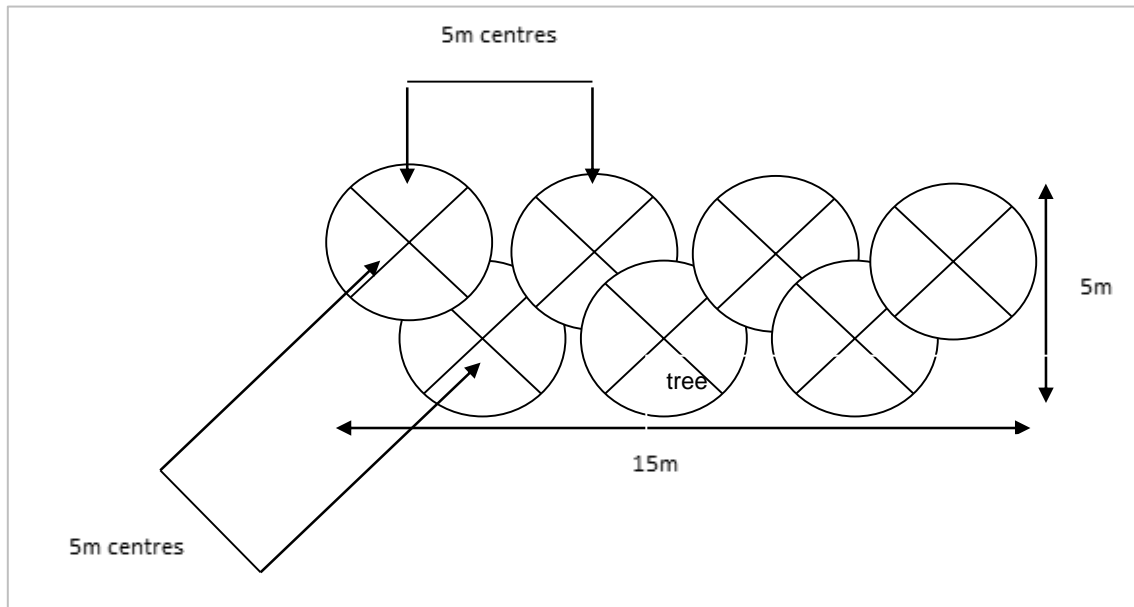


Figure 5-24: Tree Cluster Guide

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