Edmondson Park South

Development Control Plan 2012

November 2012

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1.0 Introduction

1.1 Name of the Plan and Commencement

This plan is called the Edmondson Park South Development Control Plan 2012 (DCP). It has been prepared pursuant to the provisions of Section 74C of the *Environmental Planning and Assessment Act 1979* (the Act).

This DCP as adopted by the Director-General of the Department of Planning & Infrastructure on *21 November 2012* and came into force on *12 December 2012*.

It is noted that this DCP will be amended at a later date to provide more detailed controls relating to the Edmondson Park South Town Centre (see Section 8.0).

1.2 Purpose of the Plan

The purpose of this DCP is to support the objectives of Schedule 3 of State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP) relating to Edmondson Park South (Part 31) and to facilitate the development of residential, open space, recreation, retail and commercial uses within the site.

This DCP satisfies the requirements of Part 31 Clause 36 Development Control Plan of Schedule 3, requiring the preparation of a DCP for Edmondson Park South prior to development consent being granted for development on land within the site.

1.3 Land to Which this Plan Applies

This Plan applies to development on all land known as Edmondson Park South as shown at Figure 1.



Figure 1 – Land to which this Plan applies

1.4 Relationship with other Plans

This DCP will be read in conjunction with Schedule 3 of the Major Development SEPP, as it relates to Edmondson Park South. Schedule 3 of the Major Development SEPP is the principal environmental planning instrument applying to Edmondson Park South. Under Schedule 3, a Concept Plan has also been prepared for the site for a mixed use development comprising a town centre and surrounding residential areas with community and open space facilities.

If there is any inconsistency between the DCP and Schedule 3 of the Major Development SEPP or the Edmondson Park South Concept Plan, the SEPP and/or Concept Plan will prevail.

Other State Environmental Planning Policies (SEPPs) apply to Edmondson Park South. The statutory provisions of the SEPPs will prevail over this DCP, unless otherwise stated.

Relevant sections of the Liverpool Development Control Plan 2008 and Campbelltown (Sustainable) City Development Control Plan also apply to the relevant parts of Edmondson Park South. This DCP should be read in conjunction with the following parts of the Liverpool Development Control Plan 2008 and Campbelltown (Sustainable) City Development Control Plan:

Liverpool Development Control Plan 2008 (Liverpool LGA only)

- Part 1.1 General Controls for all Development
  - Section 1 Preliminary
  - Section 2 Tree Preservation
  - Section 3 Landscaping and Incorporation of Trees
  - Section 4 Bushland and Fauna Habitat Preservation
  - Section 5 Bush Fire Risk
  - Section 8 Erosion and Sediment Control
  - Section 11 Salinity Risk
  - Section 12 Acid Sulfate Soils Risk
  - Section 13 Weeds
  - Section 14 Demolition of Existing Developments
  - Section 16 Aboriginal Archaeology
  - Section 17 Heritage and Archaeological Sites
  - Section 18 Notification of Applications
  - Section 19 Used Clothing Bins
- Part 1.2 Additional General Controls for Development
  - Section 1 Preliminary
  - Section 3.7 Strata Subdivision
  - Section 5 Energy Conservation
  - Section 6 Landfill
  - Section 7 Waste Disposal and Re-use Facilities
- Part 3.8 Non Residential development in Residential zones

Campbelltown (Sustainable) City Development Control Plan (Campbelltown LGA only)

- Part 2 Requirements Applying to All Types of Development
  - Section 2.2 Site Analysis
  - Section 2.3 Views and Vistas
  - Section 2.4 Sustainable Building Design
  - Section 2.5 Landscaping
  - Section 2.7 Erosion and Sediment Control
  - Section 2.8 Cut, Fill and Floor Levels
  - Section 2.10 Water Cycle Management
  - Section 2.11 Heritage Conservation
  - Section 2.12 Fencing and Retaining WallsSection 2.13 Security

- Section 2.14 Risk Management
- Section 2.14.1 Contaminated Land
- Section 2.15 Waste Management

- Part 7 Child Care Centres

In the event of an inconsistency between this DCP and any other DCP, policy or code, this DCP shall prevail in relation to development in Edmondson Park South.

1.5 Repeal of Plans and Savings Clause

This DCP repeals Campbelltown (Sustainable) City DCP *Part 8 Bardia Sub-Precinct*. The provisions of Liverpool DCP 2008 *Part 2.11 Land Subdivision and Development in Edmondson Park* will no longer apply to the Edmondson Park South site.

1.6 Consent Authority

Campbelltown City Council and Liverpool City Council are the consent authorities for all development in Edmondson Park South, for the parts of the site within the Campbelltown and Liverpool LGAs, respectively. Figure 1 indicates the LGA boundary between the Liverpool and Campbelltown LGAs.

Campbelltown City Council and Liverpool City Council will consider each application on its merit, having regard to this plan and the relevant sections of the Liverpool DCP 2008 and Campbelltown (Sustainable) City DCP, environmental planning instruments, contributions plans and other Council policies. Compliance with the provisions of this DCP alone, does not guarantee that consent will be granted to an application.

1.7 Structure of the Plan

Section 1.0 Introduction

This Section contains the legal basis of how and why the document was prepared, identifies land to which the DCP applies and how the DCP relates to other planning documents.

Section 2.0 Vision for Edmondson Park South

This Section establishes the vision and outcomes for Edmondson Park South. The outcome is that these will be a full range of dwelling styles, values and sizes with higher density generally closer to the rail station and retail core. Character areas are defined in Figure 3 to assist in achieving this goal.

Section 3.0 Urban Structure and Public Domain

This Section includes the public domain controls for Edmondson Park South including controls relating to the street, public transport, pedestrian and cycle, and open space networks. This Section also specifies controls relating to streetscapes, safety and security, heritage, schools and childcare centres.

Section 4.0 Environmental Management

This Section includes controls regarding environmental management within Edmondson Park South, including controls relating to riparian corridors, water cycle management, remediation, bushfire management and noise and vibration.

Section 5.0 Detailed Residential Subdivision Design

This Section outlines development controls and urban design principles that apply to residential subdivision applications. It outlines key requirements for both the public and private domains.

Section 6.0 Small and Standard Lot Built Form Controls

This Section includes detailed objectives and controls which relate to residential development on land zoned R1 General Residential.

Section 7.0 Rural Residential (E4 Living) Controls

This Section includes detailed objectives and controls which relate to residential development on land zoned E4 Environmental Living.

Section 8.0 Edmondson Park Town Centre

This Section includes broad principles and outcomes for land zoned B4 Mixed Use. The detailed controls for the Town Centre will be further developed in the future, before any development application is lodged or determined.

1.8 Explanatory Notes

This DCP includes development controls and principles that apply across Edmondson Park South and detailed controls for development in the residential areas and public domain. The DCP also includes broad principles and development outcomes relating to the Edmondson Park Town Centre. The development objectives and controls relating to the Town Centre will be supplemented following detailed design analysis of the Town Centre. This process will allow for some early stages of residential development to progress while further work is undertaken to determine suitable development controls in the Town Centre.

Edmondson Park South will be developed in several stages in the future. The controls within the DCP will be reviewed and updated as the development of Edmondson Park South progresses, adapting to lessons learnt during the development process and changing market trends.

1.9 Terms and Acronyms

The following acronyms are used throughout the DCP:

BSEP	Building Siting and Envelope Plan
Concept Plan	The Edmondson Park South Concept Plan approved by the Department of Planning and Infrastructure on 18 August 2011
DCP	Development Control Plan
PDP	Public Doman Plan
SEPP	State Environmental Planning Policy
Small Lot Housing	Generally lots <450sqm in locations as shown on Figure 25, typically for attached, semi-detached, zero lot and studio dwellings.
Standard Lots	Generally lots>450sqm, typically for detached dwellings.
Town Centre	Generally the land adjacent the rail station that is zoned B4 Mixed Use

2.0 The Vision for Edmondson Park South

2.1 Desired Outcomes

Figure 2 and Table 1 below set out the broad level development outcomes for Edmondson Park South. It outlines the land uses, urban structure, major transport linkages, open space and riparian corridors, heritage areas, major infrastructure alignments and location of schools.

Edmondson Park South will be different from most parts of western Sydney. It will become a transit oriented community providing a diverse range of higher density housing and a vibrant, mixed use town centre within a well-connected and walkable urban environment.

Housing at Edmondson Park South will comprise a mix of housing types on predominantly smaller lots than those typically found in western Sydney. The density and character of the residential streets will be more akin to the older parts of Sydney.

Edmondson Park South will be characterised by urban streetscapes and environmentally responsible development. High quality pathways, direct connections, attractive and safe streets will encourage walking and cycling.

The high value natural habitat provides a visual backdrop and usable open space for the residents. New development will integrate with the existing characteristics, surrounding land uses and will take into consideration the heritage significance of the site. The historical and environmental context adds to the sense of place and character of Edmondson Park South.

The Town Centre will provide a traditional main street shopping experience with an enjoyable pedestrian environment. The Town Centre will provide an attractive environment for residents, business and visitors (with links to the surrounding parks and residential areas).

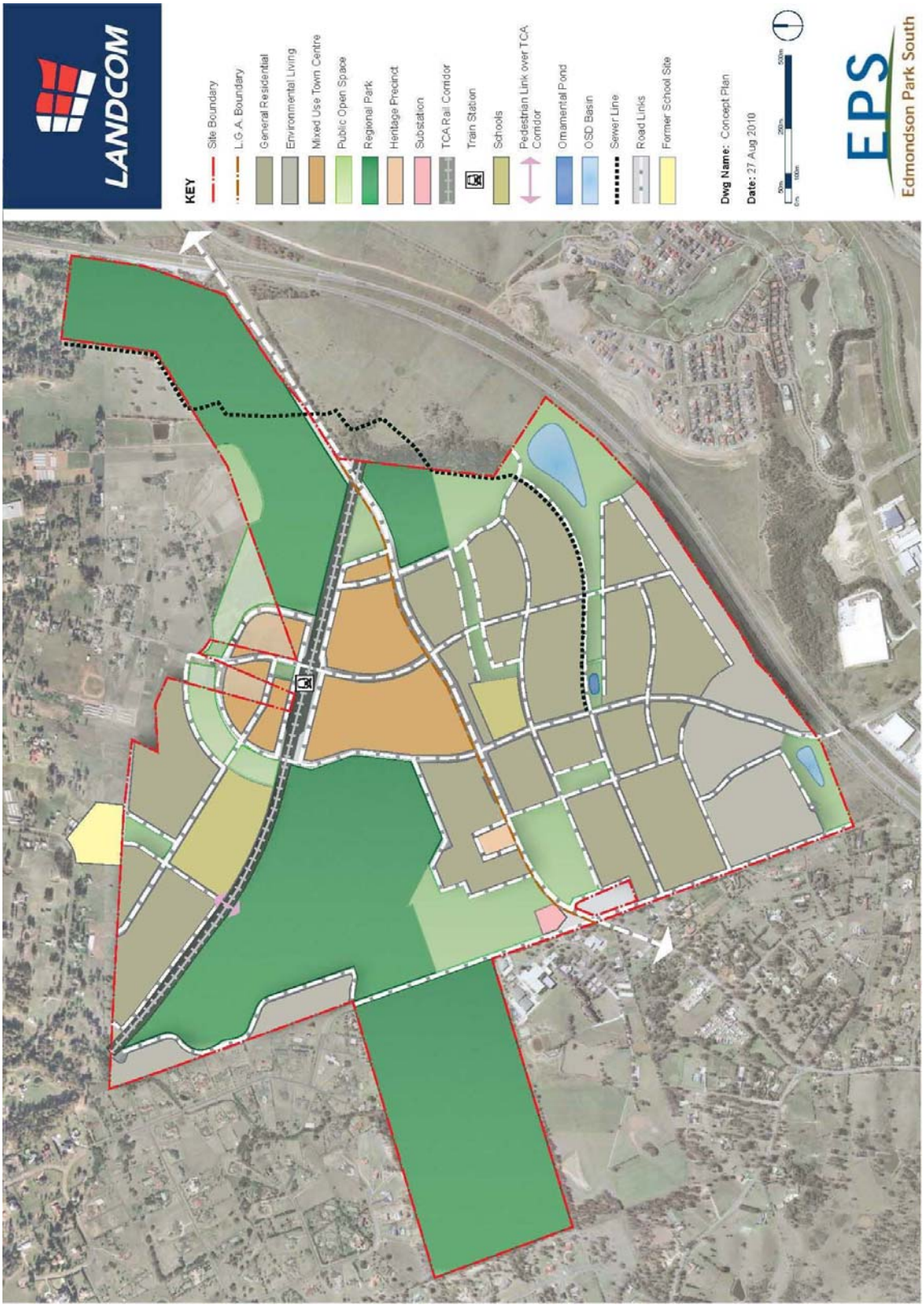


Figure 2 - Edmondson Park South Concept Plan

Table 1 - Edmondson Park South desired outcomes:

Element	Desired Outcomes
Town Centre	1. Business and community activities are focused in the Town Centre with a mix of retail, commercial and community uses adjacent to the rail/bus interchange. 2. Employment to meet the business services and retail needs of the community. 3. The Town Centre has a main street and is pedestrian friendly. 4. 25,000 – 45,000m^2 of commercial floor space for retail, office and business uses provided in the Town Centre.
Housing	5. A community of around 3,530 dwellings. 6. Higher density housing within walking distance of the Town Centre, rail station, bus/rail interchange and other local amenities. 7. A range of housing products and densities providing housing choice. 8. Promotion of innovative housing types/design.
Transport and Accessibility	9. Public transport and arterial roads connect Edmondson Park to other business centres, employment lands and community facilities in surrounding localities. 10. A hierarchy of roads and paths provide clear and convenient links throughout the precinct, particularly between key urban places. 11. A cycleway network links destination points and open spaces. 12. A safe walkable community.
Community	13. Community spaces with distinct identity. 14. Community and social infrastructure, including a multi-purpose community facility, schools, regional and local parks and public art. 15. Memorable and enduring 'community places' provided as the basis for local identity and community building. 16. Streets and public spaces designed for formal and informal engagement. 17. A safe and secure environment with high levels of passive surveillance of the public domain.
Social and Physical Connectivity	18. A diverse range of family units. 19. A culture that supports local entrepreneurship and encourages education and ideas. 20. Diverse precincts to cater for a range of lifestyles and amenity. 21. Open spaces that provide a range of facilities for various user groups, environmental diversity and off-street connectivity and green space connections.
Open Space	22. Provide a network of open spaces. 23. A 150ha Cumberland Plain Woodland Regional Park providing recreational activities.
Heritage	24. Where possible, heritage structures are adapted and used by the community to contribute to sense of identity and understanding of the place. 25. Important indigenous heritage is preserved in open spaces. 26. The military history of the site is communicated to future residents.
Sustainability	27. Core biodiversity areas are retained and observed. 28. Open spaces are well connected. 29. Water sensitive urban design measures, including the use of recycled water and integrated options for water supply, wastewater and stormwater servicing. 30. Lots are oriented to optimise solar access. 31. Public transport use, walking and cycling is encouraged.
Implementation	32. Maximise the simplicity of housing delivery through simple controls and integration with Housing Code process.

2.2 Character Areas

As Edmondson Park South will create a new Town Centre and large areas of surrounding residential neighbourhoods, it is important that there is variety and choice in living and recreational environments. It is important that the streetscape and public domain reinforce the desired character for each area, to give an identity and sense of place. The character areas are identified at Figure 3 and the qualities or characteristics are defined in Table 2 below.

Table 2 - Character area qualities

Area	Locality Characteristics
Area 1	1. Town Centre core with mixed uses, apartment buildings and the key activity area within Edmondson Park South. 2. Dwelling density generally achieved with attached small lot dwellings and terraces and low rise apartments surrounding the Town Centre core. 3. Refer to Section 5.0 of DCP for further detail.
Area 2	4. Urban, but predominately residential area surrounding the combined primary and high school and the Maxwells Creek North Riparian Corridor. Physical and visual links to the Town Centre. 5. A transition between the Town Centre and the medium to lower density residential areas to the north. Housing types reinforce the urban character and proximity to Town Centre, school and public transport. Products include small lot/attached housing. 6. Building setbacks will be used to reinforce the urban style and character of areas closer to the school and Town Centre. 7. The public realm becomes a learning experience, provides connectivity for the journey from the Regional Park west to east and a frame for the north edge of the Town Centre. Subtle lessons embedded in the landscape extend learning beyond school walls.
Area 3	8. This small and very low density residential area is located to the west of the Ingleburn Conservation Area. Buildings will be designed to integrate with the vegetation and topography. 9. The lot size is 4,000m^2 and housing features large setbacks on all sides. 10. Setbacks will contribute to the creation of a high quality streetscape edge to the conservation zone. Side setbacks will consider views from Culverstone Avenue through to the adjoining Conservation Zone. 11. Houses are to be located to avoid removal of existing vegetation. 12. Street tree planting on the new Zouch Road extension will be informal to respond to the low density character of the area.
Area 4	13. Small, vibrant and intimate precinct adjoining the Regional Park. 14. Landscaping is formal European with a transition to the indigenous species in the park. 15. The public streetscape is formal in arrangement and transitional in character, containing large trees in soft verges.
Area 5	16. Balancing traditional values with contemporary design and lifestyles this area is well connected, fresh and engaging. The urban character area is a dense, urban, but predominately residential zone that provides a transition between the Edmondson Park Town Centre and the medium to lower density residential areas. The character area helps define the main avenue, Macdonald Road that leads into the Edmondson Park Town Centre. 17. Housing types that reinforce the urban character and need for well located higher densities adjoining the Town Centre. Products will include small lot/attached housing. 18. Relatively shallow building setbacks will be used to reinforce the urban style and character of areas closer to the school and Town Centre. 19. The public streetscape is formal in arrangement consisting of wide footpaths, large canopied trees spaced evenly within the verge.
Area 6	20. A suburban neighbourhood with European style landscaping the area will feel safe and comfortable environment. It is a green, lush and introspective precinct focussing on the family unit. 21. Housing will typically be detached suburban style with areas of urban style on small lots in the north-east or fronting parks. 22. The public and private domain features informal native and non-native planting that requires little watering, and attracts native fauna. Verges in the public streetscape are soft landscaped, containing low level ground cover and multiple tree species.
Area 7	23. Suburban development in an Australian bush setting centred on the communal riparian corridor. This tranquil, relaxing precinct feels somewhat private. Set against a backdrop of native bushland, it is focussed on family comfort and safety in a wide range of lot sizes and dwelling styles. 24. Housing will typically be detached with pockets of urban dwelling forms generally as a frame for the

		open space areas.
	25.	The dwelling density will provide a transition from the higher density area to the north and rural residential character to the south.
Area 8	26.	Large blocks with large family homes and a sense of both exclusivity and privacy. The area will have an expansive, grand and prestigious feel associated with large mansion style housing and organic landscapes. The future urban structure and form will be dominated by open space and rural character.
	27.	Housing will be located to retain existing scattered trees where possible, and establish new tree canopy to assist in the screening of new housing.
	28.	Side, front and rear setbacks and landscaped area will consider the visual prominence of this area. Setbacks should be generous and regular to allow landscaping and incorporating significant and connected groups of canopy tree vegetation.
	29.	The south-western portion of the locality incorporates the Memorial Forest, a public open space vegetated with locally endemic trees in memory of all the army personnel that were based in the Ingleburn Military Camp.
	30.	No built structures are established within Memorial Forest (37 - 45m of the site boundary to the Freeway reservation) and existing vegetation will be retained within private backyards.. The landscape strip shall be vegetated with locally endemic species.
	31.	Streetscape treatments east of Macdonald Road are to respond to the rural character of the area, with informal, relaxed street tree planting with similar front setback landscaping.
	32.	The land in this locality can only be subdivided to a minimum size of 1ha. Housing is to feature large setbacks on all sides. Development in the large lot residential locality can only comprise a maximum of 10% impervious area on a lot.

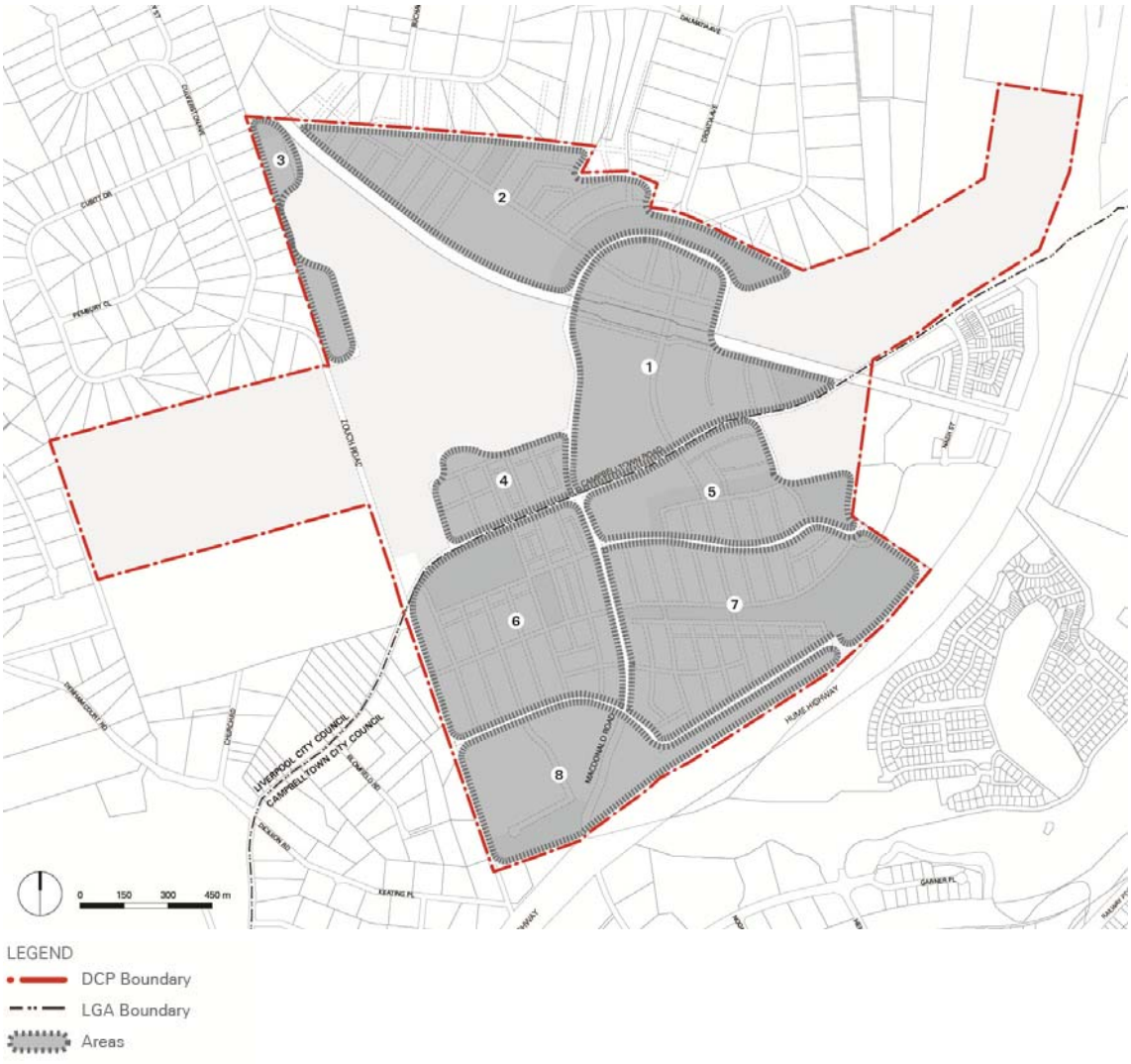


Figure 3 - Precinct / Character Areas

2.3 Residential Dwelling Target

Edmondson Park South will provide a large range of housing to satisfy all lifestyle and affordability options within close proximity to public transport, a new town centre and large areas of open space. The dwelling density will have regard for adjust to the relative accessibility of specific areas, particularly in relation to proximity to the Town Centre and train station. An Indicative Staging Plan is provided at Figure 5.

Objectives

1. Achieve the target minimum residential density.
2. Provide a range of housing styles to satisfy all lifestyle and affordability options with density generally increasing close to public transport nodes, retail and community facilities.
3. Provide sufficient flexibility to vary individual area dwelling targets to meet appropriate market and urban design outcomes.
4. Provide for higher residential densities within the areas closest to public transport and services in the Edmondson Park South Town Centre.

Controls

1. The minimum residential dwelling target for Edmondson Park South is 3,699 being 3,530 dwellings in the Landcom project and 169 dwellings in other landholdings. In order to ensure the minimum residential dwelling targets are achieved, as part of a subdivision application, an applicant is to demonstrate to Council that the area dwelling targets shown in Figure 4 and Table 3 can be achieved.
2. Subject to the agreement of the relevant Council and agreement with relevant landowners, dwelling yield may be 'traded' between areas as long as it meets the overall targets and objectives of the DCP. Where variation to the area dwelling targets is proposed, an applicant is to demonstrate that the overall dwelling target can still be achieved.

Table 3 - Dwelling targets by precinct

Area	Dwelling Target
1A	398
1B	912
2	439
3	13
4	250
5A & 6A	300
5B & 7B	489
6B	482
7A	347
8A	18
8B	51
Total Dwellings	**3699**

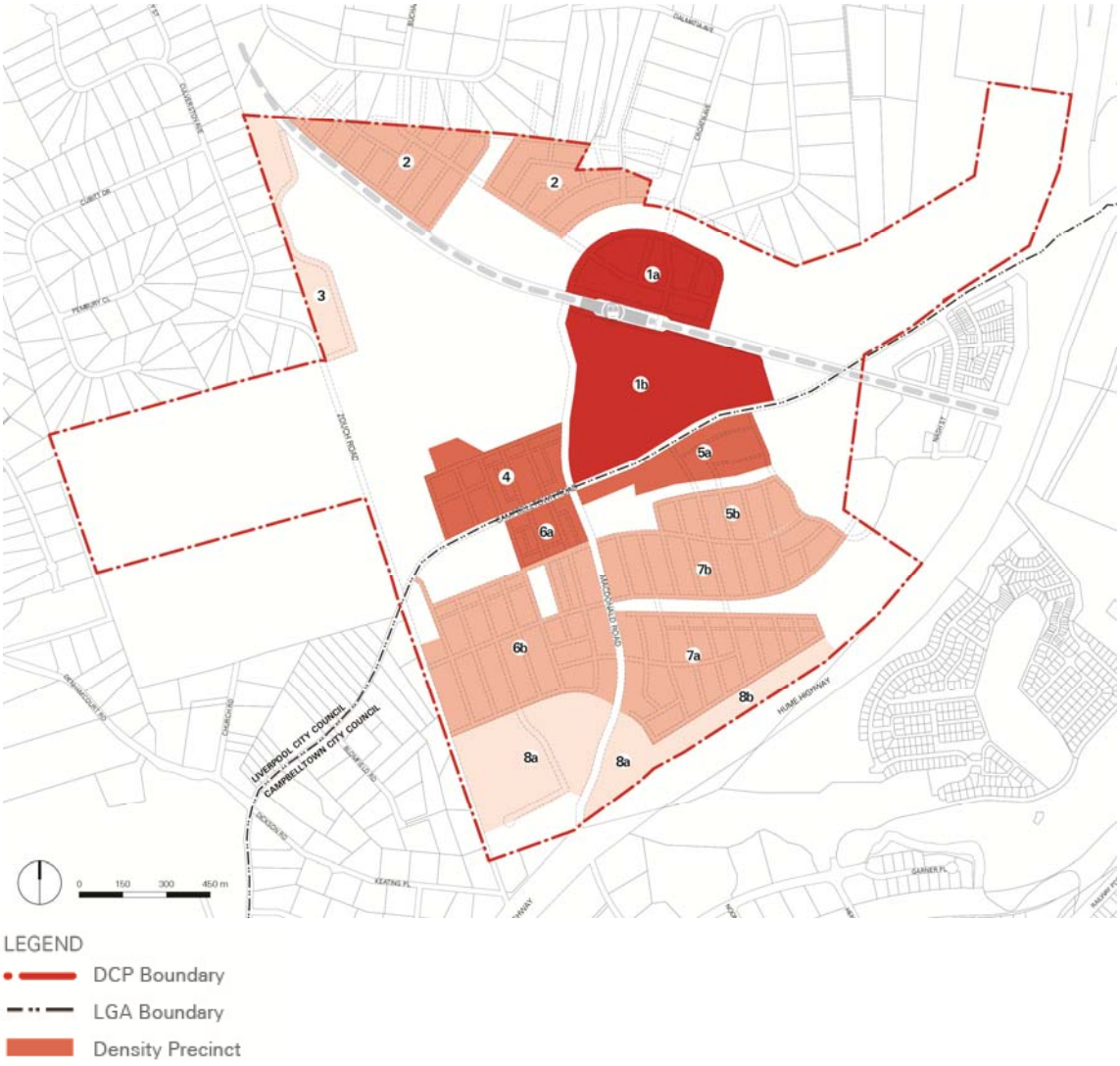


Figure 4 - Minimum Dwelling Yield

2.4 Indicative Staging and Delivery

Edmondson Park South will be developed over the next 10-15 years in a series of stages and precincts. An Indicative Staging Plan is provided at Figure 5. The indicative staging plan provides only an estimated order of release of the precincts to assist in the delivery of infrastructure and may change as more development occurs in Edmondson Park South. The various stages may be developed concurrently.

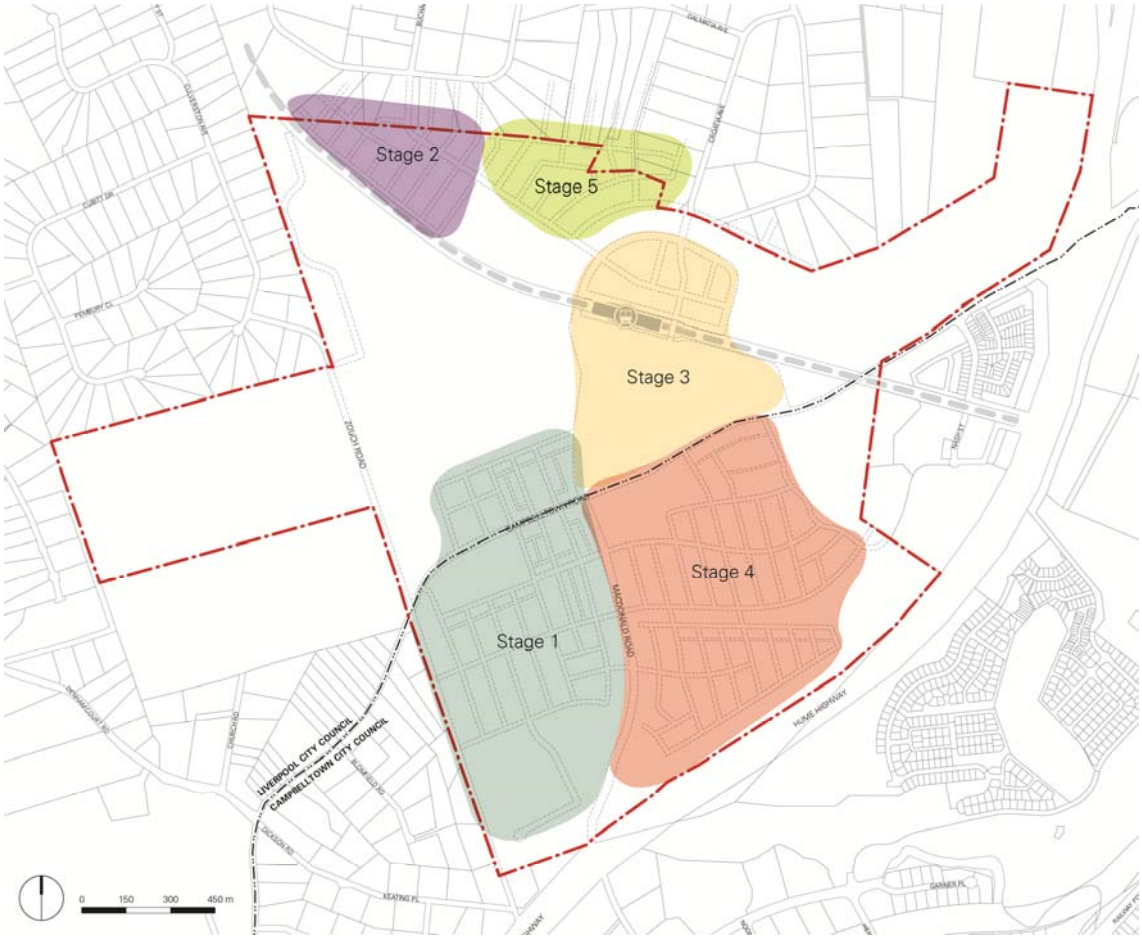


Figure 5 - Indicative Staging Plan

3.0 Urban Structure and Public Domain

The public domain is the part of Edmondson Park South which is not privately owned, and is accessible to the public. The design, management and safety of elements within the public domain such as public streets, parks and spaces, paving, street furniture, street trees, and gardens should be coordinated so that the character and image of the location and its environmental and cultural values are protected and enhanced.

3.1 Street Network

Objectives

1. To provide for the safe and efficient circulation of pedestrians, bicycles and motor traffic and on street parking requirements.
2. To provide an attractive and safe urban streetscape environment.
3. To provide a hierarchy of streets with good connectivity and minimal use of cul-de-sacs that utilises features and landmarks to enhance wayfinding for pedestrians, buses, private vehicles.
4. To encourage less motor vehicle use by enhancing pedestrian and cycle connections to the station, Town Centre, schools and parks.
5. To encourage cycling throughout Edmondson Park South.

Controls

1. The street network is to be provided generally in accordance with Figure 6 and Table 4 below. Where any variation to the residential street network is proposed, the alternative street network is to be designed to achieve the objectives.
2. Street design is to be in accordance with the indicative street cross sections at Figures 7 - 16. Alternative street designs may be permitted on a case by case basis if they preserve the functional objectives and requirements of the design standards.
3. All subdivision DAs are to specify the street hierarchy and indicate the various street types and intersection treatments.
4. No vehicular access to residential properties is permitted directly from Campbelltown Road or Macdonald Road. Access to these lots will be from a service road or laneway.
5. Cul-de-sacs or mews may be included only in limited and appropriate circumstances where the applicant can demonstrate that street network objectives are satisfied.
6. The design of the local street network is to:
    a) establish a grid-like street network pattern to facilitate walking and cycling and enable direct local vehicle trips,
    b) create a safe environment for walking and cycling with safe crossing points,
    c) encourage a low-speed traffic environment,
    d) optimise solar access opportunities for dwellings,
    e) take account of topography and view lines,
    f) provide frontage to and maximise surveillance of open space and riparian corridors,
    g) facilitate wayfinding and place making opportunities by taking into account streetscape features, adjacent built form controls, artwork and provision for small open spaces and pocket parks, and
    h) retain existing trees, where appropriate, within the road reserve.
7. Footpaths are to be provided consistent with the street sections (Figures 7 - 16) and on both sides of all streets within the Town Centre, urban residential streets and along key pedestrian routes in suburban streets. Elsewhere footpaths are to be provided on at least one side and on both sides where pedestrian or vehicular traffic is high.
8. On street parallel parking is to be provided consistent with the street sections (Figures 7 – 16). Subdivision Development Applications are to demonstrate that lots with frontages less than 10m have reasonable street parking.
9. On street bicycle facilities are to be provided in accordance with the street sections (Figures 7 – 16).

10. Streets adjacent to conservation areas and other open space / riparian corridors are to be designed to facilitate pedestrian and cycle movements whilst allowing for incidental surveillance along the bushland / open space fringe. Appropriate night lighting may be required in key locations to improve safety and security. APZ requirements to be accommodated as relevant.
11. Street layout and design is to consider opportunities for the retention of existing significant trees within the road reserve where possible. Trees may be incorporated with small, informal spaces that provide opportunities for 'greening the street' and passive recreation and meeting points. A Tree Management Plan will be prepared by a suitably qualified person with the relevant tree protection measures to minimise any potential impacts on the trees to be retained.

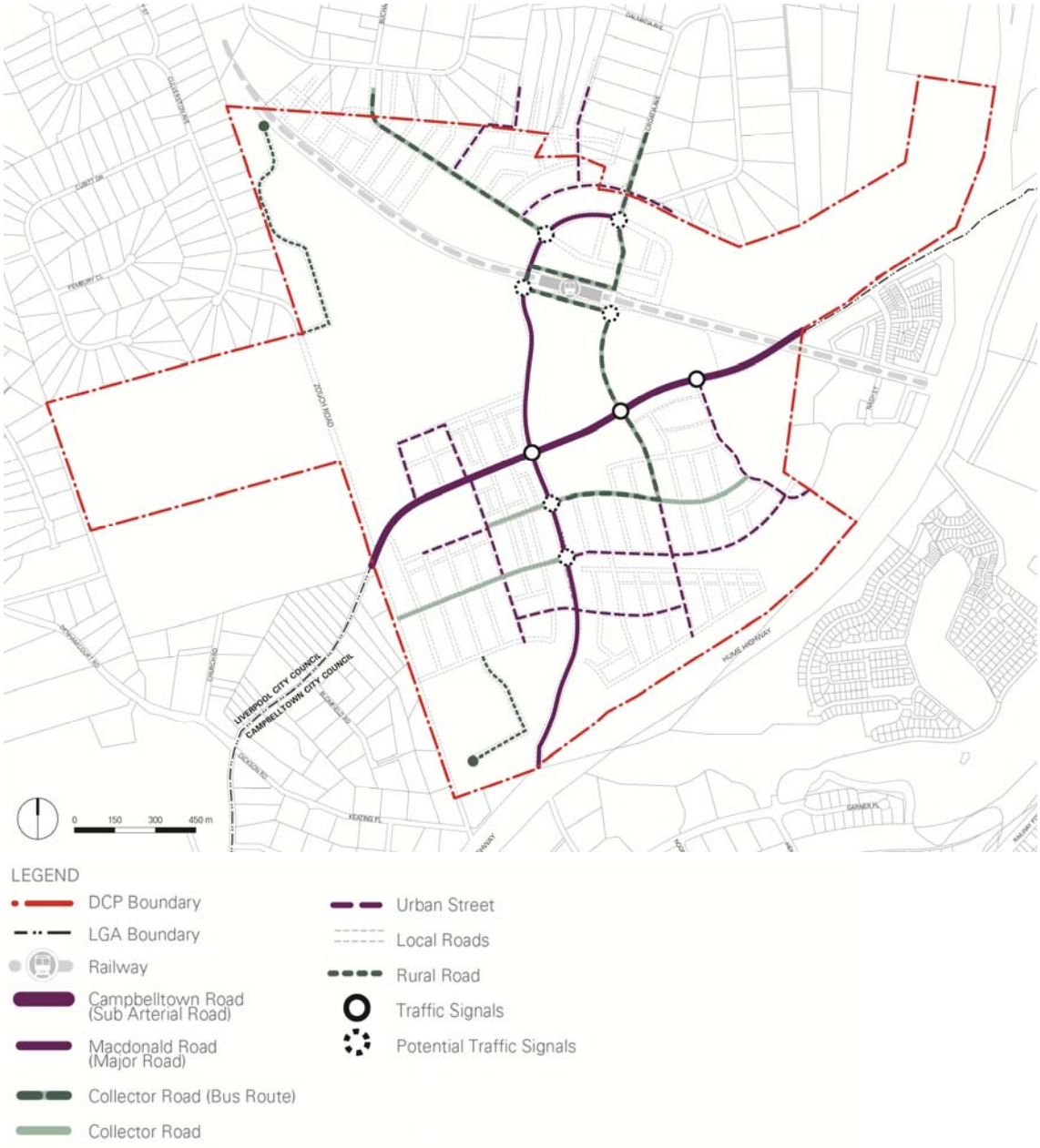


Figure 6 - Street Network

Table 4 - Road Type Characteristics

Road Type	Characteristics
Campbelltown Road (sub Arterial road)	1. 38.8m wide reserve (subject to further detail design by the RTA) 2. A high level of pedestrian and cycle priority 3. Acknowledges the presence of existing heritage items adjacent the road and facilitates pedestrian access and view lines between the Bardia Barracks and the Mont St Quentin Oval 4. Existing significant trees within the Campbelltown Road reservation and on the adjoining ridgeline to be retained where possible and new evergreen street tree planting provided 5. Public domain treatments along Campbelltown Road to provide variation between urban character adjoining the Town Centre and Regional Park
Macdonald Road (Major Road)	6. 27m wide reserve 7. The northern end of Macdonald Road is to be realigned to the west to meet the perimeter road along western boundary of the Town Centre 8. Provides the main north-south access road through Edmondson Park South to Campbelltown Road and the Town Centre and beyond to Camden Valley Way
Collector Roads	9. Collector 19m wide reserve 10. Collector (Bus Route) 20m wide reserve 11. Provide the main public transport access between Macdonald Road, Campbelltown Road and Edmondson Park Rail Station 12. Provide east-west connections across Macdonald Road connecting the southern residential areas to the Town Centre
Local Roads	13. Urban Street 17.0m wide reserve – suitable for streets generating high on-street parking demand. 14. Urban Street (with shared footpath/cycleway) 18.0m wide reserve 15. Minor Road 15m wide reserve – suitable for streets with low on-street parking demand and driveway spacing allows weaving between staggered parked cars. 16. Park edge and asset protection roads typically 12m reserve. *Note: the carriageway for the Minor Road in the Campbelltown LGA is 7.6m wide and 7.2m in the Liverpool LGA*
Laneway	17. 7m wide reserve 18. Splays needed to cater for vehicle manoeuvring needs 19. Laneways should be short in length serving less than 20 dwellings in total
Rural Road	20. 20m wide reserve 21. Accommodates unformed shoulder and open table drain on either side (without footpath)

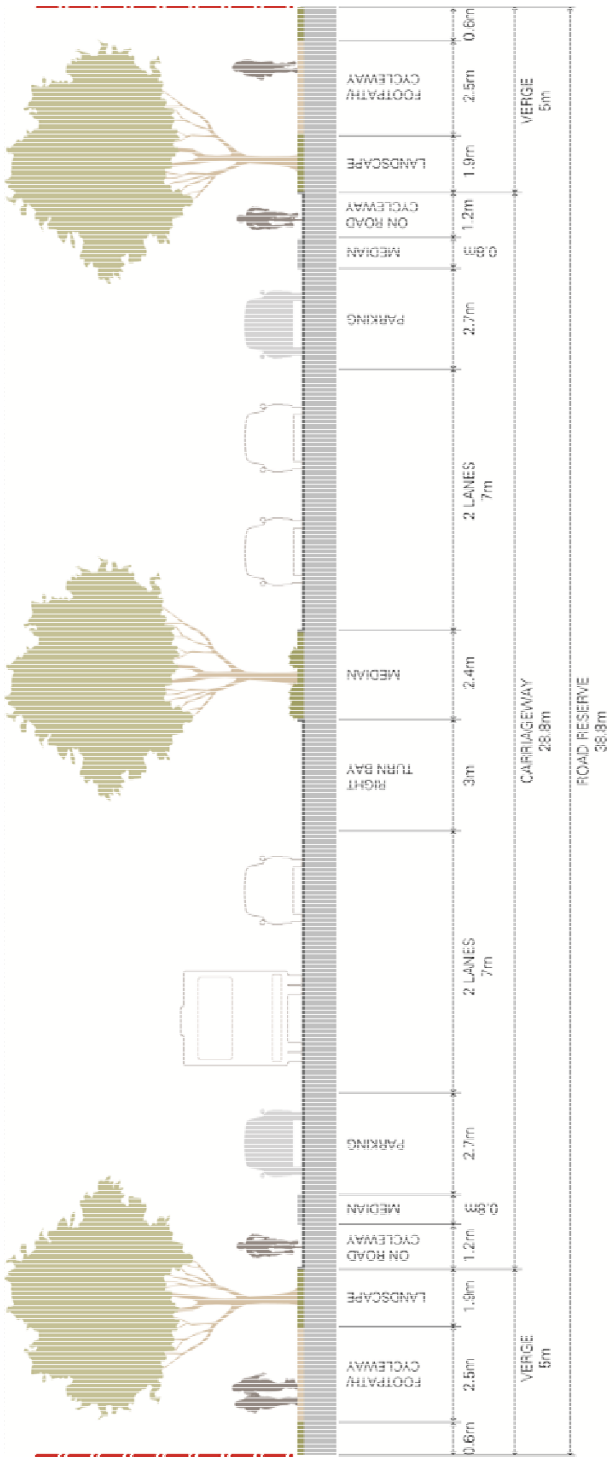


Figure 7- Typical Campbelltown Road section

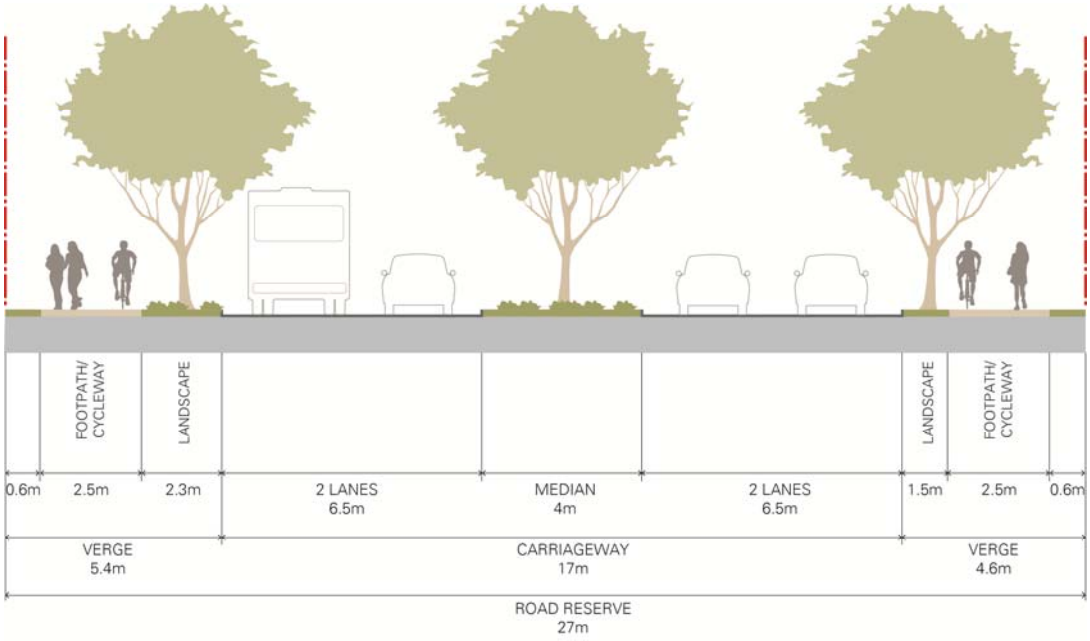


Figure 8 - Typical Croatia Avenue / Macdonald Road section

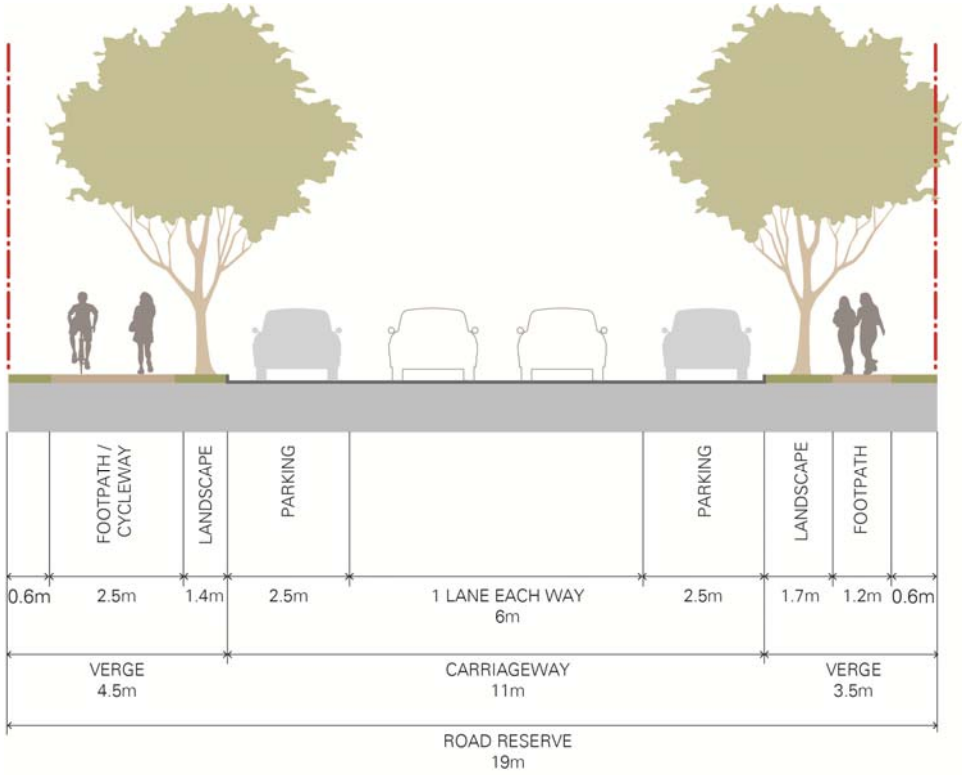


Figure 9 - Typical Collector Road section



Figure 10 - Typical Urban Street section

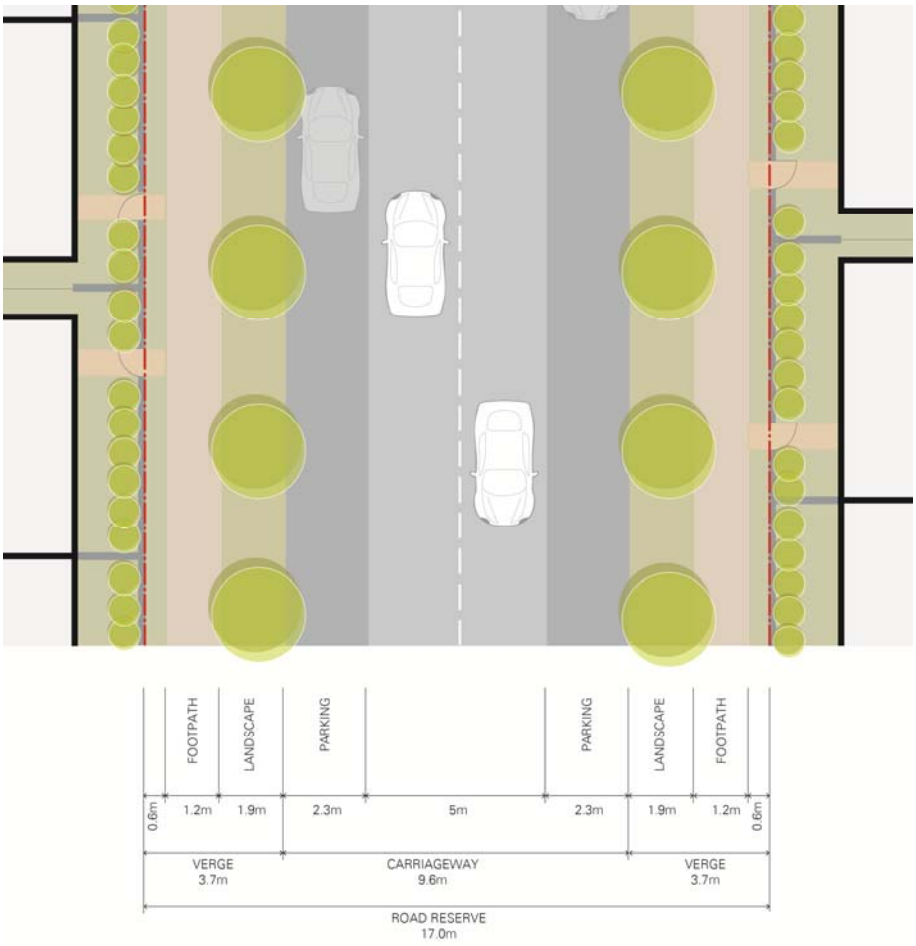


Figure 11 - Typical Urban Street (plan)

Note: For Urban Street requiring shared footpath/cycleway, add 1m to one verge reserve resulting in total road reserve 18.0m

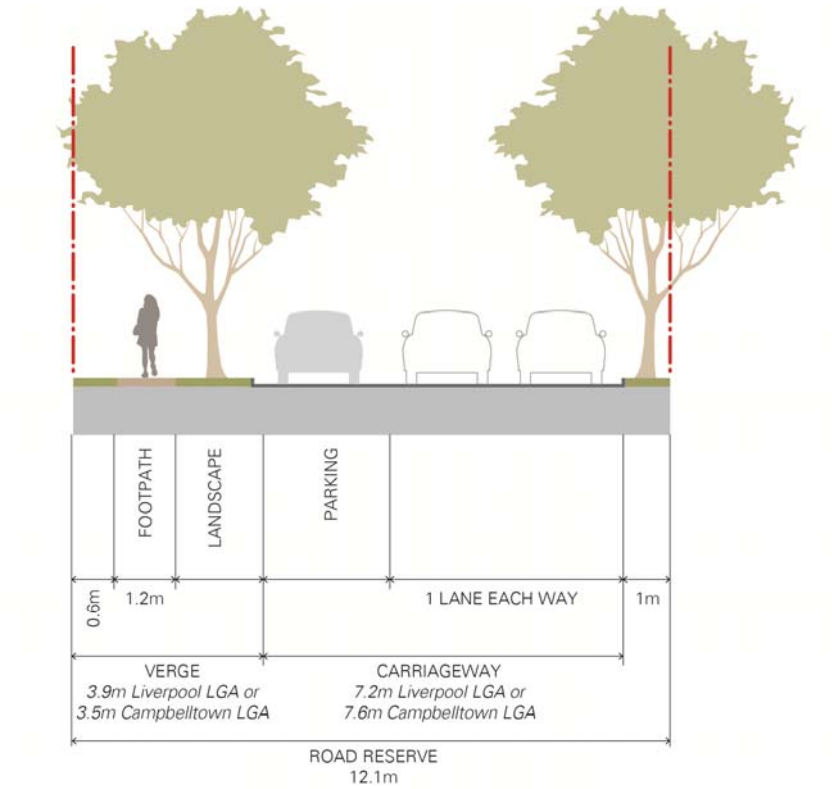


Figure 12 - Typical Minor Road Park Edge / Asset Protection Zone section

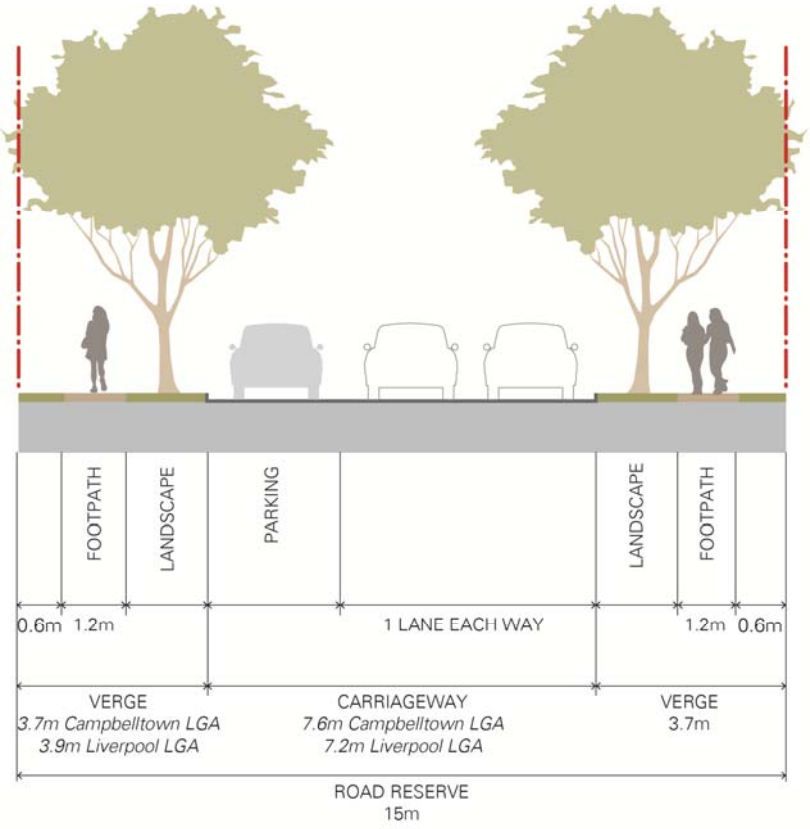


Figure 13 - Typical Minor Road section

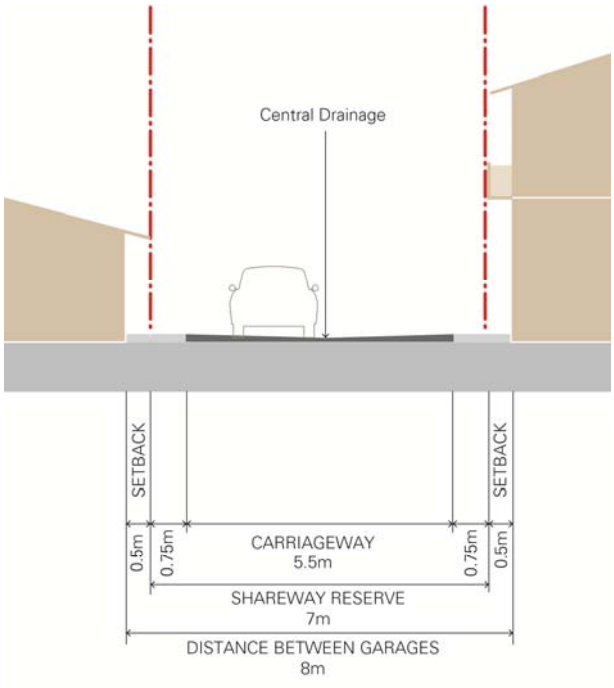


Figure 14 - Typical Laneway section

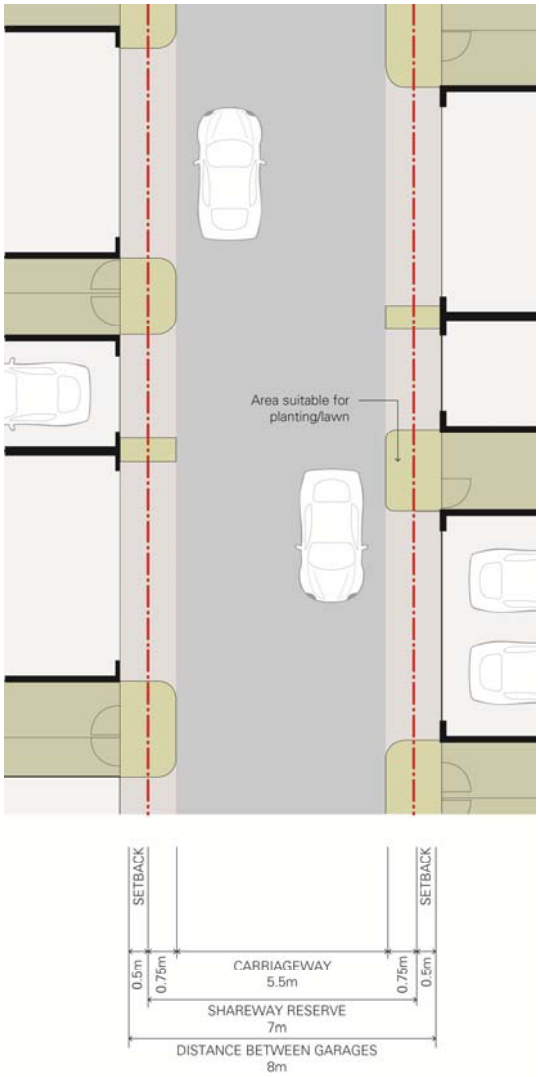


Figure 15 – Typical Laneway (plan)

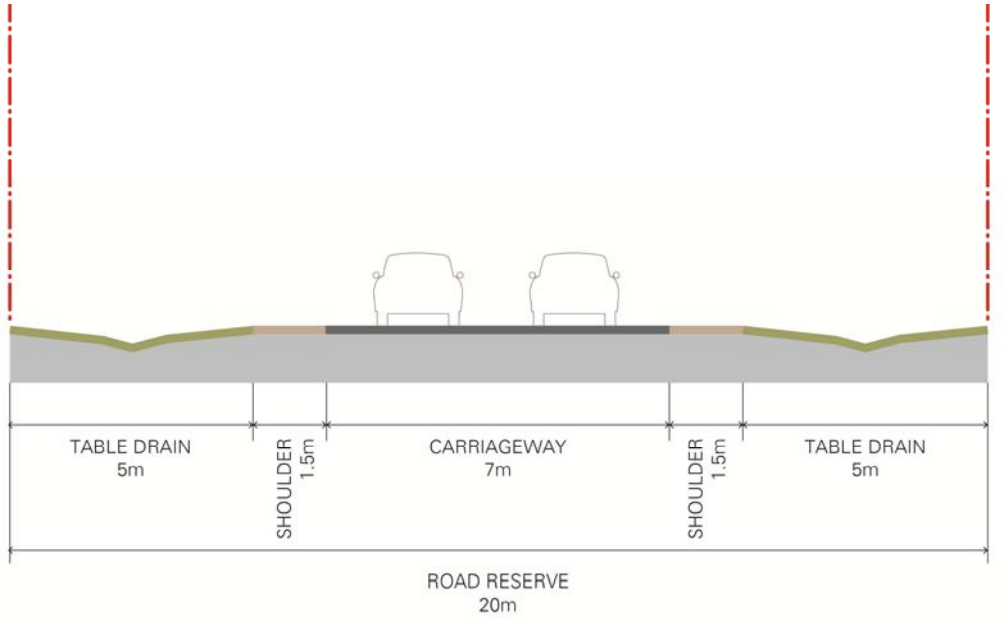


Figure 16 - Typical Rural Road section

3.2 Public Transport

The rail station provides opportunity for Edmondson Park residents to have the best transport services in the South West Growth Area. With the Town Centre close to the station, two commuter parking stations, and the integration of bus routes with the station, public transport usage into the larger Edmondson Park suburb and surrounding areas will be promoted.

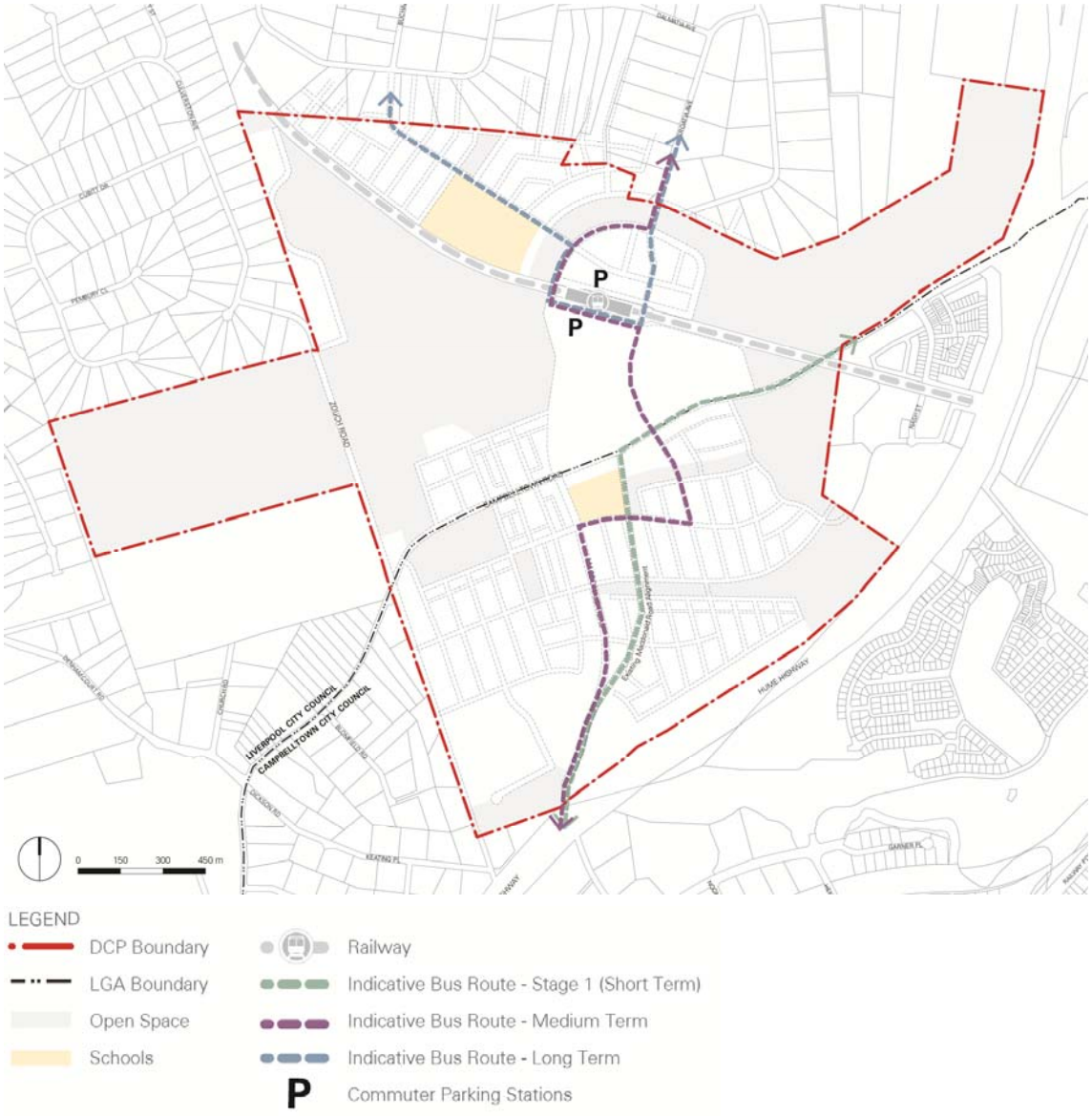
Placing bus stops and providing a frequent bus service where there is a concentration of retail, commercial activity, higher density residential development, schools and community centres will encourage people to use the public transport system.

Objectives

1. To provide accessible public transport to all Edmondson Park South residents and visitors.
2. To encourage public transport use.
3. To stage bus services in line with the development.
4. To locate public transport stops close to key nodes, community facilities, schools and medium density residential development.
5. To ensure clear, safe pedestrian and bicycle links to all public transport stops.

Controls

1. Integrate rail and bus services.
2. Provide dedicated cycle routes and facilities, and a highly permeable and safe pedestrian network.
3. Provide local bus routes (short, medium and long term) and a bus / rail interchange in accordance with Figure 17 or other routes as determined by Transport for NSW.
4. Bus stops are to be:
    a) easily accessible and located close to major trip attractors (i.e. parks, schools, Town Centre etc),
    b) generally at separation distances of approximately 200m within the Town Centre and 400m outside of the Town Centre. Optimal distances between bus stops will be determined by consulting the relevant bus service provider,
    c) well connected with cycling and walking paths and crossing points of major roads, and
    d) positioned to ensure a high level of personal safety and security.
5. Provide suitable locations for bus stops at appropriate intervals on the collector street in consultation with Transport for NSW and local bus operators to accommodate future services.
6. Bus shelters are to be located at every bus stop, except within the Town Centre where bus stops may be incorporated into the built form of the buildings, by elements such as covered walkways and awnings. Bus stop design will vary. The facilities provided at each bus stop will be determined by surrounding land uses, account for service frequency and potential patronage. Typical elements of shelters are to provide shelter, seating, information such as timetable and network map.



Note: bus routes are indicative only and to be determined in consultation with Transport for NSW

Figure 17 - Indicative Public Transport Network

3.3 Pedestrian and Cycle Network

The aim is to establish a non-vehicular (pedestrian and cycle) system, which connects major activities and open spaces in a direct, safe and legible manner. Pedestrian and cycle ways should provide links from residential areas to rail station, retail, social and cultural activities and educational facilities.

Objectives

1. To provide a clear pedestrian and cycle network that provides links between all key activities, community facilities, open space areas station and the Town Centre.
2. To create an interconnected pedestrian and cycle network comprising streets and paths that are safe, legible, and comfortable.
3. To ensure a high level of pedestrian and cycle accessibility and priority to and within the Town Centre.

Controls

1. The key pedestrian and cycle network is to be provided in generally in accordance with Figure 18. Alternate configurations can be provided subject to consistency with the objectives. The pedestrian and cycle network is to provide linkages between major activity areas and streets within and surrounding the site, such as schools, the Town Centre, and the open space network.
2. Locate pedestrian paths and cycle ways in open spaces close to the streets to take advantage of street lighting to allow casual surveillance by residents and motorists. Where this is not practical, paths must be well lit or visible from the street.
3. Provide pedestrian pathways with a minimum width of 1.2 m, or greater as indicated in relevant street sections, on both sides of all streets. Wider footpaths (1.5m) may be provided in the Small Lot Housing Areas.
4. Provide shared pedestrian paths and cycle ways to a minimum of 2.5m wide (refer to Figure 18).
5. Pedestrian and cycle paths are to be provided as part of the open space and recreation areas. Where practical, these should be provided outside the core riparian corridor areas.
6. Ensure designated cycle lanes are clearly identified on streets by line-markings / surface treatment on the street surface and / or by signs beside the street.
7. Design and locate vehicular access to all developments to minimise conflicts with pedestrians and cyclists.
8. Ensure pedestrian and cycle facilities in public spaces are safe, well lit, clearly defined, functional and accessible to all users.
9. Clearly and frequently signpost shared pedestrian / cycle ways, as well as cycle lanes on public streets to indicate their shared status.
10. Design pedestrian and cycle ways, as well as pedestrian refuge islands so that they are fully accessible by all users in terms of access points and gradients, in accordance with AS 1428 (Part 1 to 4 Design for access and mobility).
11. Pedestrian footpaths along school frontages are to be a minimum of 2.5m wide.
12. Provide safe and accessible public bicycle parking facilities in high pedestrian trafficked areas, particularly near schools, regional parks, commuter parking stations and the town centre.
13. Pedestrian and cycle crossing facilities on Campbelltown Road are to facilitate safe north-south pedestrian/cyclist access.
14. Pedestrian routes and crossing facilities are to connect the pedestrian network to public transport stops.

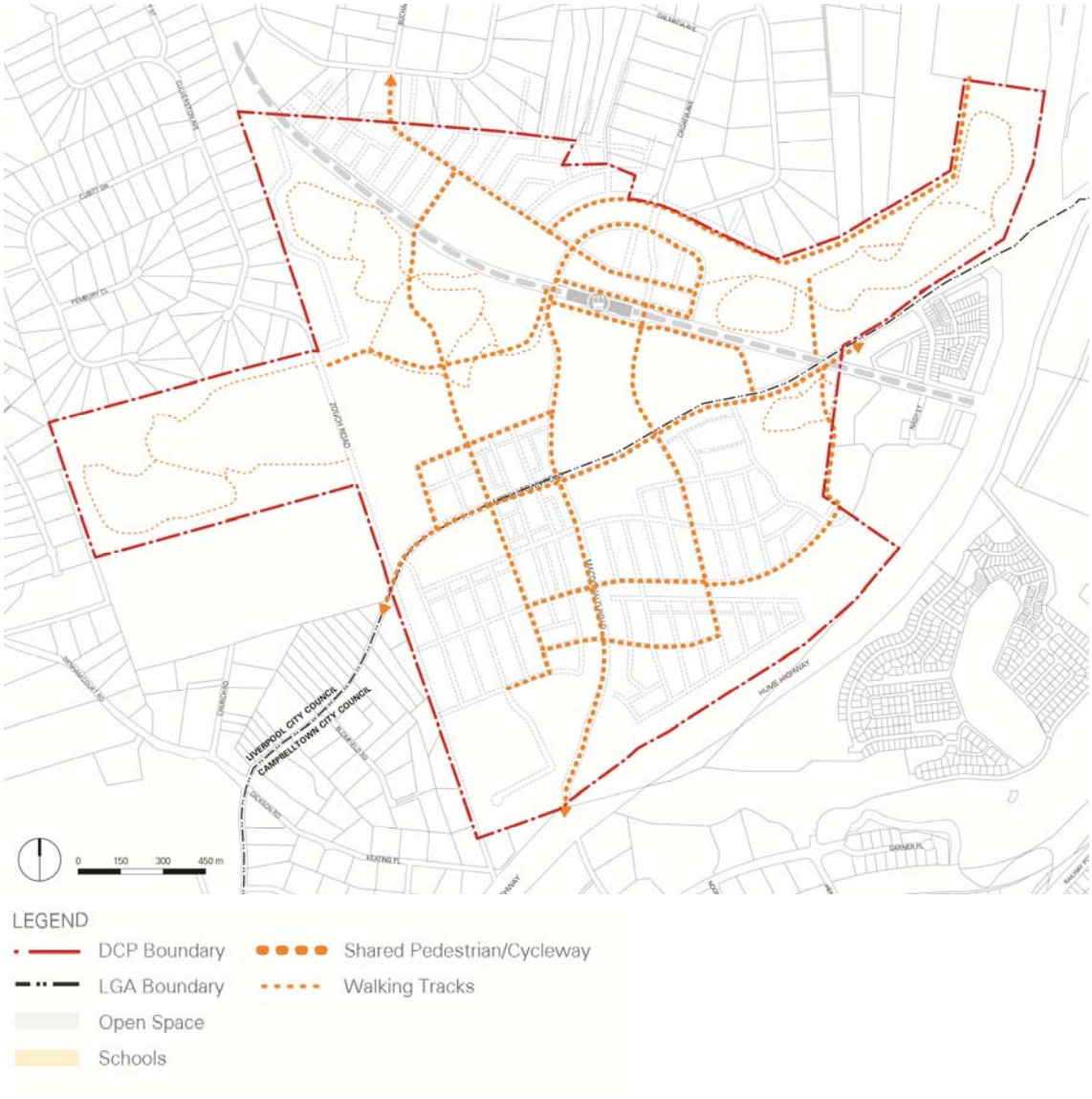


Figure 18 - Indicative Bicycle and Pedestrian Network

3.4 Open Space Network

The Edmondson Park South open space network comprises:

22. Regional Park / Conservation Areas;
23. District Parks;
24. Local / Neighbourhood Parks; and
25. Riparian Corridors.

Each level of open space provides various recreational facilities for the community. Additionally, the 150ha of significant Cumberland Plain Woodland vegetation provides Edmondson Park the opportunity to have a special natural landscape setting that will attract visitors from outside areas.

Objectives

1. To provide places and spaces that are acceptable to all, accommodates a range of activities for residents and visitors and capable of responding to changes in demand and future needs.
2. To establish open spaces that promote local character and identity as an interconnected network of open space comprising conservation areas, parks, squares and streets, rather than a series of unrelated, unconnected spaces.
3. To incorporate environmentally sensitive areas such as riparian land, bushland, and archeologically sensitive sites into the open space network and provide appropriate protection and management mechanisms.

Controls

1. The open space network for Edmondson Park South is to be provided in accordance with Figure 19.
2. Link the open spaces using streets, riparian corridors, pedestrian paths and cycle ways.
3. Orient development surrounding open space towards the park to offer casual surveillance.
4. Provided perimeter streets to all parks on at least three sides. Where a street frontage is not provided the development must front the park to provide surveillance.
5. Incorporate public art is open space areas where appropriate.



LEGEND

- DCP Boundary
- LGA Boundary
- Regional Park
- Public Open Space (Conservation)
- Public Open Space

Open Space Areas

1 Zouch Road
2 Ingleburn
3 Maxwells Creek North
4 Maxwells Creek South
5 Playing Fields
6 Mont St Quentin Park
7 Mont St Quentin Oval
8 Oval and Park
9 Park
10 Riparian Corridor and Drainage
11 Park
12 Park
13 Park
14 Reserve (Memorial Forest)
15 Maxwells Creek South Riparian Corridor
16 Maxwells Creek North Riparian Corridor

Figure 19 - Open Space Network

Regional Park

Objectives

1. To manage, protect and enhance ecosystems and their biodiversity, including water quality, soil stability, fauna habitat, and aquatic habitat.
2. To provide recreational opportunities within the Regional Park.
3. To recognise and conserve important archaeological sites within conservation areas.

Controls

1. Care, control and management of Regional Parks (Figure 19) will be undertaken in accordance with the Edmondson Park Conservation Agreement and Management Plan. Applicants should have regard to this document as appropriate.
2. Regenerate vegetation using local provenance.
3. Provide opportunities for the public to experience the remnant native bushland.
4. Avoid the removal of existing trees in the E1 National Parks and Nature or that are nominated as open space for conservation under the Edmondson Park Conservation Agreement.
5. All asset protection zones outside the E1 National Parks and Nature Reserves Zone with the exception of those required for Zouch Road Conservation Area.
6. Activities within the regional parks should not be inconsistent with the Conservation Agreement for Edmondson Park Regional Park.

District Open Space

Objectives

1. To provide accessible parks to serve the open space needs of the district.
2. To provide a mix of passive and active open space including playing fields, walking tracks and formal gardens.
3. To integrate the district park with the open space network.

Controls

1. The district parks are to be provided in accordance with Figure 19. The characteristics of the district parks are to be consistent with Table 5 below.
2. Retain, wherever possible and practical, existing endemic vegetation within landscaped areas.

Table 5 - District open space characteristics

District Open Space	Characteristics
Playing Fields	1. Soccer fields, cricket pitch and associated club room
Mont St Quentin Park	2. Passive and unprogrammed traditional park
Mont St Quentin Oval	3. Local council sporting destination designed for AFL use
Maxwell Creek Oval and Park	4. Rugby field, cricket pitch, reserve and picnic facilities

Local / Neighbourhood Parks

Objectives

1. To provide open space areas for the enjoyment of the local population and promote local character.
2. To retain existing significant endemic vegetation within the urban landscape where a park is managed for conservation.
3. To provide open space which can be used by a range of users, linked with other activities and services.

Controls

1. Local / neighbourhood parks are to be provided in accordance with Figure 19. The characteristics of the local / neighbourhood parks are to be consistent with Table 6 below.
2. Retain, wherever possible and practical, existing endemic vegetation within landscaped areas.

Table 6 - Local / neighbourhood park characteristics

Local / Neighbourhood Park (refer to Figure 19)	Characteristics
Park (Item 9)	1. Children's play and family gatherings 2. Mix of European and indigenous planting
Maxwells North Park (Riparian Corridor) (Item 16)	3. Children's playground and recreation space shared between the school and adjacent higher density residential areas 4. Predominantly indigenous planting
Park (Item 11)	5. An engaging, native play space 6. Predominantly indigenous planting
Park (Item 12)	7. Active play, informal park that accommodates multiple users 8. Mix of European and indigenous planting
Bardia Park (Item 13)	9. A quiet tranquil, passive picnic and gathering space 10. Mix of European and indigenous planting
Reserve (Memorial Forest) (Item 14)	11. A free, open and organic space for local residents with dogs to explore 12. Predominantly indigenous planting

3.5 Safety and Security

For Edmondson Park South to be a desirable place to live, work and visit, it will need to be perceived as a safe place. A safe and secure environment encourages activity, and therefore vitality. A secure environment provides casual surveillance of public space and avoids physical threats to safety.

Objectives

1. To enhance perceptions of community safety.
2. To provide pedestrians with safe, clear and direct routes of travel.
3. Provide a high level of passive surveillance.

Controls

1. Landscape planting should consider pedestrian visibility.
2. Appropriate evening and night-time lighting is to be provided in all streets, public spaces and parks, particularly along pedestrian and cyclist routes.
3. In parks, provide pedestrian pathways that are direct with clear sightlines. This will be particularly important to join the residential areas across Maxwell's Creek North Riparian Park to the Town Centre.
4. Provide adequate signage describing pathways and facilities.
5. The design of streets and location of street furniture is to allow adequate sight lines for motorists.
6. The design and maintenance of paving and other ground plane treatments is to avoid trip hazards.
7. Driveway entry-exits are to provide adequate sight lines to adjacent footpaths, streets and cycle ways.
8. All public spaces including streets, parks, squares and plazas must be directly overlooked by adjacent development.
9. Active uses must be orientated to streets in commercial or mixed-use areas. In residential areas, living rooms, verandahs and / or kitchens are encouraged to be orientated to the street.

3.6 Heritage Conservation and Interpretation

The Edmondson Park South Part 3A Concept Plan Statement of Heritage Impact (Tanner Architects, August 2010) includes the detailed assessment of heritage impact of future development within Edmondson Park South and recommendations for heritage interpretation. Development is to consider the recommendations of the Statement of Heritage Impact and the assessment of future development applications is to consider the issues resolved as part of the Concept Plan process.

Objectives

1. To retain and manage the heritage values of Edmondson Park South.
2. To undertake new development in a manner that respects and enhances the significance of heritage items and their settings.
3. To ensure appropriate management of Aboriginal heritage.

Controls

1. Development on or in close proximity of the heritage areas shown at Figure 20 is to be consistent with the requirements set out in Table 7 below.
2. Any future development is to be in accordance with the heritage related provisions of the Edmondson Park South Part 3A Concept Plan Conditions of Approval.
3. Archival recording to be undertaken for all heritage buildings and structures that are to be demolished or relocated.
4. Upgrade works to Campbelltown Road are to acknowledge the presence of existing heritage items adjacent the road and facilitates pedestrian access and view lines between the Bardia Barracks and the Mont St Quentin Oval. Significant trees along Campbelltown Road are to be retained where possible. New trees will be planted in this general location after road widening has been undertaken.
5. Prior to the issue of a construction certificate for any works in proximity of to an archaeological artefacts (Figure 20), the relevant recommendations and procedures outlined in the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd dated November 2010 are to be satisfied.
6. Should any European historical archaeology be discovered during any site excavation works, the required steps under the relics provisions of the NSW Heritage Act and contacts will be followed. Should any European relics be exposed during the Project construction process, work will halt at that location. The nominated excavation director will be called in to assess and determine the appropriate management strategy for the relics. Care will be taken in the establishment and post work rehabilitation of stockpile areas to avoid disturbing potential relics. Archaeological supervision will be established at the time that work on the site commences.

Table 7 - Heritage area requirements

Area	Requirements
Mont St Quentin Oval	1. Development is to be consistent with the Heritage Interpretation Strategy prepared by Graham Brookes Associates. 2. The detailed design of any buildings associated with recreational use at the Mont St Quentin Oval will acknowledge the design of former military buildings in this part of the site. 3. Ensure that any development within the road reserve of Campbelltown Road does not affect the sight lines between the Mont St Quentin Oval and the Bardia Barracks Precinct. 4. Landscape design is to respond to the existing heritage values and their relationship to the surrounding area. 5. Development is to be consistent with the Heritage Interpretation Strategy prepared by Graham Brookes Associates.
Bardia Barracks (Military Heritage Precinct)	6. Development is to be consistent with the Heritage Interpretation Strategy prepared by Graham Brookes Associates 7. Appropriate adaptive reuse of heritage buildings is to be investigated to ensure ongoing maintenance and conservation. The future use of the buildings will not involve residential use due to the compromises that would need to be made to the buildings to bring them up to acceptable contemporary standards. 8. Landscape design is to respond to the existing heritage values and their relationship to the surrounding area
Bardia Village Cottages	9. Adaptive reuse of cottages in an open space location within Edmondson Park to be investigated.

	10. If adaptive reuse is feasible then consideration shall be given to their placement being organised so that their original relationships to each other can be interpreted.
Reserve (Memorial Forest)	11. Provide appropriate interpretive signage and / or memorial plaque within the Memorial Forest.

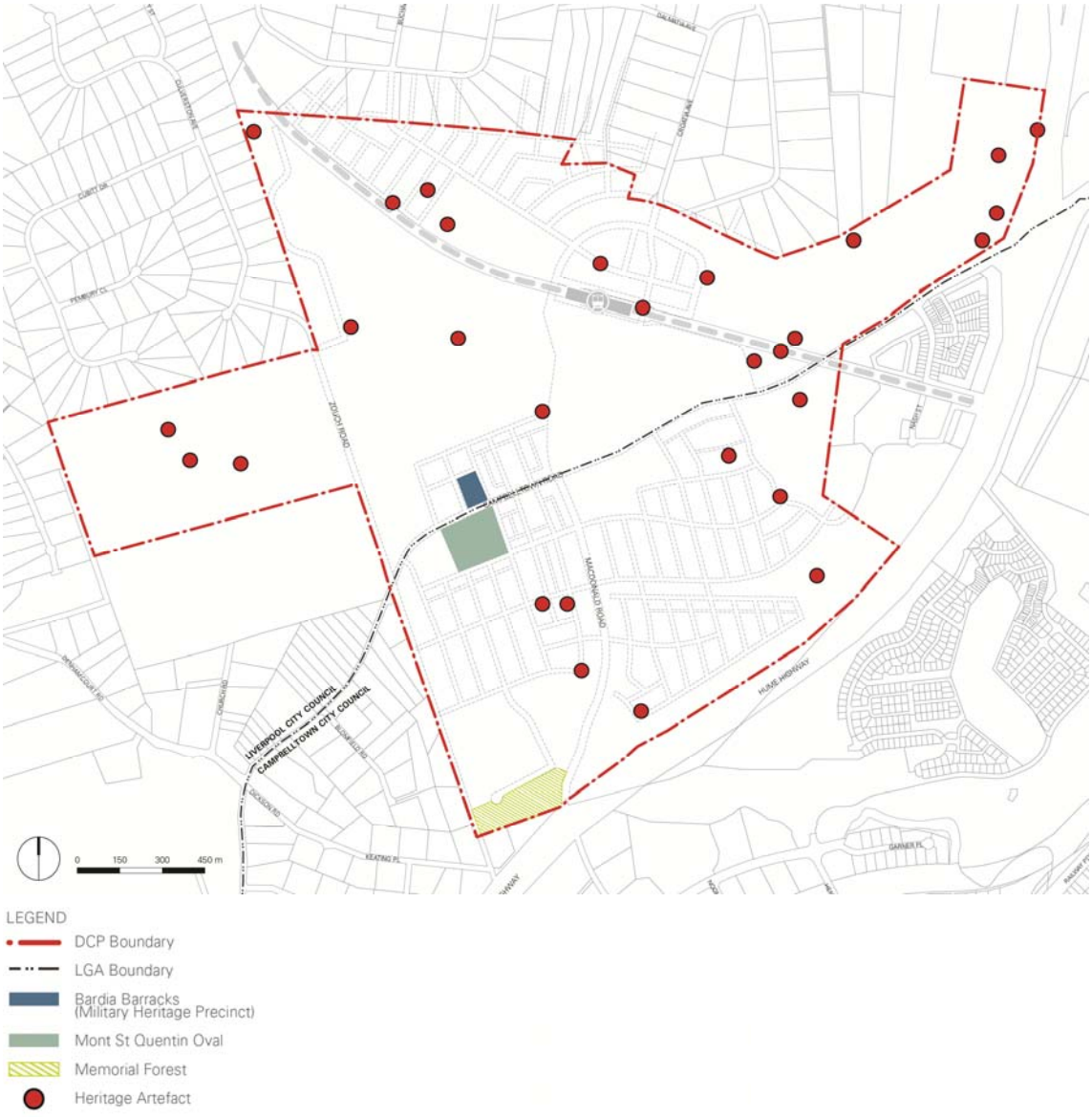


Figure 20 - Heritage Areas

3.7 Schools, Childcare Centres and Community Facilities

Schools and child care centres contribute to the social fabric of a neighbourhood. These community facilities encourage social interaction between local residents and add to the sense of place and attachment to Edmondson Park South. The location of schools and child care centres should encourage walking and cycling by parents and children, and they should be connected or associated to other community and services infrastructure (public transport facilities, open space and Town Centre).

Objectives

1. To site school buildings to minimise impacts on adjacent residential and open space areas.
2. To locate and design childcare centres so that they do not unreasonably impact upon the amenity of residential areas.
3. To encourage the co-location of community and civic facilities.
4. To locate and design community and civic facilities so as to enhance way-finding.

Controls

1. The siting of school buildings is to:
    a) address the street frontage,
    b) be setback a minimum of 35m from the boundary of a conservation area,
    c) accommodate any relevant APZ requirements,
    d) meet the acoustic requirements relevant to rail and road noise,
    e) retain neighbouring residential amenity.,
    f) provide appropriate provision of set down and pick up areas.
2. Landscaping on school sites is to respect and retain major natural site vegetation or the theme of the nearest local park and streetscapes where possible.
3. All school developments are to include bicycle parking for students.
4. School set down / pick up zones are to be designed to allow the school to maintain a safe street frontage for the entry and exit of pedestrians and bicycle users.
5. Childcare centres within residential zones:
    a) will be assessed on their merits,
    b) have minimum site area of 700m^2 with a minimum frontage width of 22.5m, and
    c) address the specific child care centre provisions of the respective Council (i.e. Part 7 of Campbelltown (Sustainable) City DCP and Part 3.8 of Liverpool Development Control Plan 2008).
6. Places of worship should be located within centres or co-located with other community facilities so as to create a community focal point, to share facilities such as parking, and to minimise impacts on residential areas.
7. Education, community buildings and places of worship are encouraged to enhance community identity and way-finding through iconic and landmark building design.

4.0 Environmental Management

4.1 Riparian Corridors and Water Cycle Management

Stormwater quantity and quality management seeks to reduce the impact of rapid stormwater conveyance on streams and wetlands, remove pollutants to improve water quality, retain habitats, conserve water, integrate landscape and recreational opportunities and protect downstream development from inundation. Water quality detention / bio-retention basins will be an integral part of stormwater management.

Objectives

1. To provide for sustainable urban stormwater management with flood detention basins and water quality treatment as part of the landscape and water systems.
2. To manage, protect and enhance ecosystems and their biodiversity, soil stability, fauna and aquatic habitats in natural streams and corridors.
3. To promote development, compatible with stormwater risk and public safety that encourage active and passive recreation, social, cultural and interpretation opportunities with the corridors.
4. To develop a maintenance strategy that aligns with Council's existing maintenance regime.

Controls

1. Riparian Corridors are to be provided in accordance with Figures 21 - 22, Table 8 below and the relevant parts of the *Edmondson Park South Water Cycle Management Plan*, September 2010, prepared by J. Wyndam Prince.
2. All remnant vegetation along the CRZ must be protected and enhanced unless required to be removed as part of the re-engineering works to improve the system.
3. Any bank stabilisation measures are to use soft engineering techniques that promote sustainability and naturalness, except for the Maxwell's Creek Urban Park / corridor.
4. Development, other than low impact recreational facilities and detention basins, is to be excluded from the CRZ. Recreational facilities include pathways, picnic shelters, seating, educational and interpretative features. Special attention is to be given to the location and type of facility in the core riparian corridor to minimise impact on existing vegetation and the ecological integrity.
5. The riparian corridors are to be designed so as to:
    a) retain aquatic connectivity through use of crossing structures consistent with the NSW Department of Primary Industries – Fisheries guidelines,
    b) provide access to the water course at locations where the ecological integrity of the existing riparian vegetation and stream bed and bank stability will not be significantly compromised,
    c) provide educational and interpretative features and information in riparian corridors at key locations,
    d) be bounded by perimeter streets, and
    e) accommodate service utilities only if no other practical or feasible opportunity exists to cross the corridor at designated crossing points, such as streets and pedestrian crossings.
6. All development is to implement and be consistent with the water cycle strategies outlined in the E*dmondson Park South Water Cycle Management Plan*, September 2010, prepared by J. Wyndam Prince. This includes:
    a) on lot treatments (i.e. water wise landscaping, reticulated recycled water etc),
    b) street level treatments (i.e. gross pollutant traps), and
    c) precinct treatments (i.e. rain gardens, detention basins as shown as Figure 22).
7. Habitable floor levels are to be located above the 100 year ARI floor level plus 500mm freeboard and that appropriate flood evacuation can be provided for dwellings located below the probable maximum flood level.

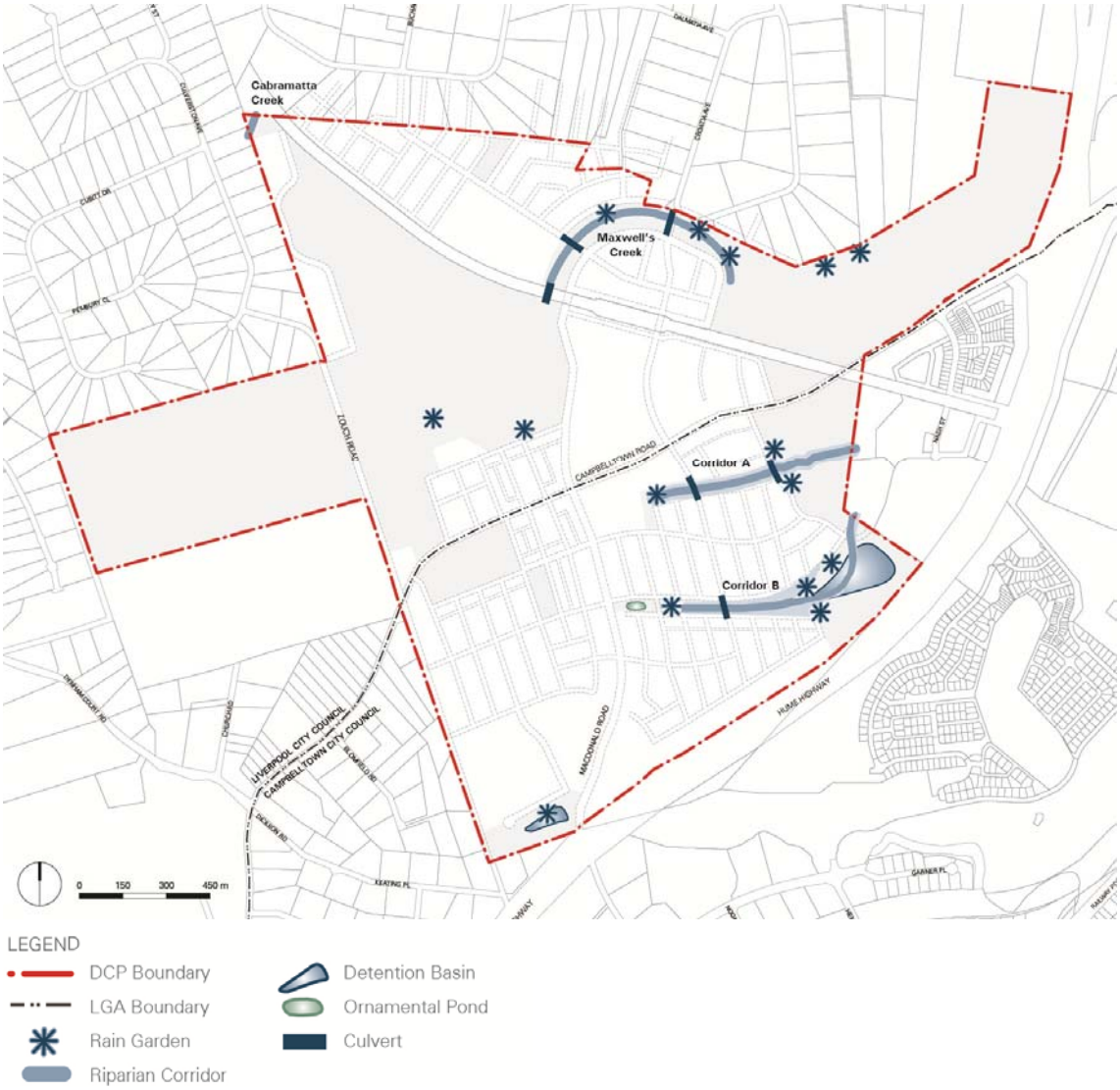


Figure 21 - Riparian and Water Cycle Management Plan

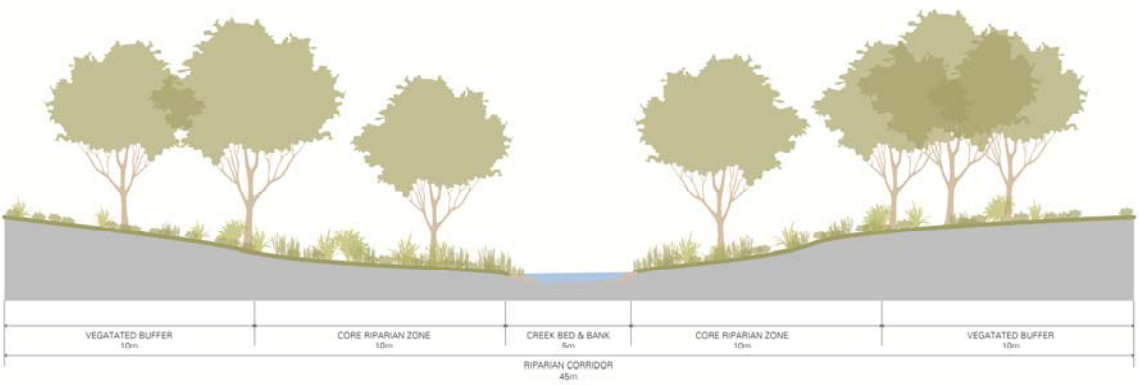


Figure 22 - Typical cross section of Riparian Corridor (Corridor A and B)

Table 8 - Riparian corridor characteristics

Corridor	Characteristics
Corridor A (Central Riparian Corridor)	1. Creek bed and bank width of approximately 5m 2. Core Riparian Zone (CRZ) 10m on either side (measured from top of bank) 3. Vegetated buffer of 10m of either side
Corridor B (Southern Riparian Corridor or Maxwells Creek South Riparian Corridor)	4. Approximately 900m long 5. Creek bed and bank width of approximately 5m 6. CRZ 10m on either side (measured from top of bank) 7. Vegetated buffer of 10m of either side
Maxwell's Creek (Urban Park)	8. CRZ 20m wide on either side (measured from top of bank) 9. Vegetated buffer of 10m of either side 10. Design as a formal urban park open space for passive and active recreational use by the adjacent residents and workers from the Town Centre 11. Drainage channel to be re-engineered. Soft engineering solutions are preferred 12. Stream bed and bank stabilisation to be utilised as appropriate 13. Permanent water bodies to be 'off stream' where possible
Cabramatta Creek	14. Small component of larger riparian corridor within the north-west of the site, extending to the north-east outside Edmondson Park South

4.2 Bushfire Management

The Edmondson Park South Part 3A Concept Plan Bushfire Risk Assessment (McKinlay Morgan and Associates Pty Ltd, August 2010) includes the detailed assessment of bushfire risk of future development within Edmondson Park South and recommendations for bushfire management. Development is to consider the recommendations of the Bushfire Risk Assessment and the assessment of future development applications is to consider the issues resolved as part of the Concept Plan process.

Objectives

1. To prevent loss of life and property due to bushfires by providing for development compatible with bushfire hazard.
2. To encourage sound management of bushfire-prone areas.

Controls

1. Future subdivision applications must demonstrate compliance with the bushfire management measures outlined in the Edmondson Park South Part 3A Concept Plan, and be in accordance with *Planning for Bushfire Protection 2006*.
2. Future subdivision applications are to demonstrate that the APZs are located outside any area of public open space, unless agreed to by the relevant council, and outside the regional park, unless agreed to by Office of Environment and Heritage. Indicative APZs are identified at Figure 23.

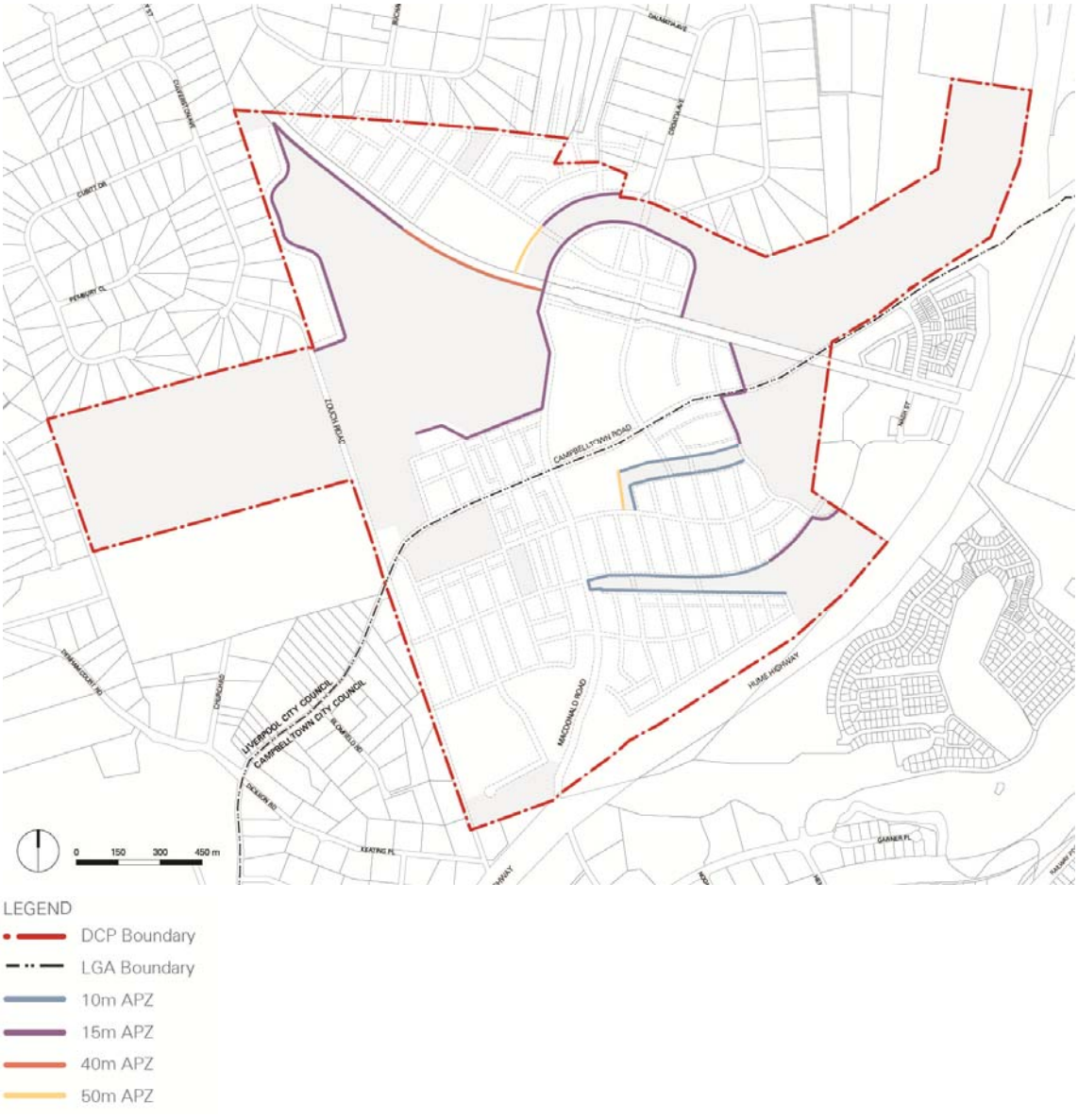


Figure 23 - Indicative Asset Protection Zones

4.3 Noise and Vibration

As parts of Edmondson Park South adjoin noise generators (i.e. rail corridors and motorway) it is important that new development considers the impact of this noise on the residential amenity for existing and future residents.

Objectives

1. To achieve an acceptable residential noise environment whilst maintaining well designed and attractive residential streetscapes.

Controls

1. Development in proximity to the rail corridor is to demonstrate consistency with the Infrastructure SEPP 2007 and *'Development Near Rail Corridors and Busy Roads - Interim Guideline'*.
2. Development in close proximity to Campbelltown and Macdonald Roads is to demonstrate consistency with the *NSW Road Noise Policy (DECCW 2011)*.
3. Noise walls are not permitted on Campbelltown and MacDonald Roads. A combination of the following measures is to be used to mitigate the impacts of traffic noise on these busy roads:
    a) setbacks and service roads,
    b) internal dwelling layouts that are designed to minimise noise in living and sleeping areas,
    c) changes in topography,
    d) using attached dwellings,
    e) using higher than standard fencing between separate buildings constructed with a suitably solid mass, and / or
    f) site layouts that locate principal private open space areas away from the noise source.
4. Development immediately adjoining the South Western Freeway (M5) is to demonstrate consistency with the *Environmental Criteria for Road Traffic Noise* (EPA 1999). A combination of the following measures may be used to meet the criteria:
    a) acoustic glazing,
    b) a barrier / acoustics fence (typically 4-5m high) with reduced glazing,
    c) the adoption of the 'Quiet House' design, and /or
    d) a combination of roadside barriers and perimeter buildings.
5. Where development is proposed that is affected by 1-4 above, an acoustic report is required to be submitted as part of a subdivision application demonstrating that the proposed subdivision design and any required acoustic attenuation can comply with the relevant criteria. An acoustic report is also required for any non-residential use to be undertaken within a residential area.

5.0 Detailed Residential Subdivision Design

In areas of higher residential density, the quality of the streetscapes and general public domain is highly important. Tree planting has a major impact on the visual quality of a residential environment and contributes to the character and identity of the streets and local areas. Street furniture should maximise pedestrian comfort, convenience and amenity, create visual harmony and be used to define spaces, streets, paths and gateways. This section applies to land zoned R1 General Residential.

5.1 Streetscapes

Objectives

1. To coordinate the location and design of landscape elements and infrastructure services at subdivision stage so as to minimise conflict and visual clutter in the streetscape.
2. To ensure a particular high standard of public domain treatment standard is incorporated within the higher density residential areas.

Controls

1. A Public Domain Plan (PDP) is to be submitted as part of the subdivision application. The Plan is to be consistent with the streetscape and public domain principles set out in Table 9.

Table 9 - Streetscape and public domain principles

Element	Design Principles and Controls	Requirements for PDP
Street trees and landscaping	1. Street trees are required on all streets. Street tree planting is to: - contribute to the place making and way finding within Edmondson Park South, - be durable and suited to the street environment and include a mix of endemic and exotic species, - be used consistently to distinguish between public and private spaces and between different classes of street within the street hierarchy, - generally be of a uniform species on individual streets, - provide a continuous tree canopy (on maturity), - reach at least 4m at mature height, - be planted prior to the release of the subdivision certificate or building occupation certificate, - be provided with protection to ensure their survival during establishment period of for 3 years after planting, - maintain adequate lines of sight for vehicles and pedestrians, especially around driveways and street corners, - create continuous canopies in maturity and generous shade. 2. Street tree planting within the road reserve (i.e. carriageway and footpath) are encouraged. 3. Landscaped kerb extensions are encouraged to provide visual relief and to slow traffic. 4. Street tree species selection shall be undertaken in conjunction with the relevant local Council. Species will determine spacing required to create a mature continuous canopy and generous shade.	▪ Nominate street tree locations, sizes and planting specifications ▪ Street trees in road reserve to include appropriate detailed design that addresses access and manoeuvrability of heavy vehicles, street sweepers and cars, the impact of the root system on the carriageway, ongoing maintenance of the tree and carriageway, and the relationship with future driveway access points. It must also address any adverse impact on available on-street parking, especially in higher density / urban areas
Street furniture	5. The location and design of all street furniture is to: - be incorporated into the design of all public spaces and at key nodes, - minimise visual clutter, - implement and contribute to the place making for Edmondson Park South, - incorporate public art where appropriate, and - be generally in accordance with AS 1428:1-4. 6. All streets are to be legibly signposted with streets names and property numbers.	▪ The location and design of all street furniture to be included
Kerbs	7. Barrier kerbs are to be used: - on all streets within the Town Centre, - on any street frontage to formal open space, - along and adjacent to schools and community facilities, and - at all intersections (between the potential driveway location	▪ Detail the proposed kerb type

	on one frontage to the potential driveway location on the alternative street frontage). Driveways are not to be located within 6m of the tangent point of any intersection. 8. Roll kerbs may be used in all other locations. 9. Pram ramps are to be provided at all street corners.	
Driveways	10. Driveway locations on Urban Streets are to consider the impact on street trees and on street parking opportunities. 11. The driveway crossing the verge between the property boundary and the kerb is to have a maximum width of 2.7m. 12. Driveways are not to be within 0.5m of any drainage facilities on the kerb and gutter. 13. Driveway locations close to roundabouts and corners are to consider distance requirements.	▪ Nominate locations of driveway crossovers and garages
On-street car parking	14. Ensure a reasonable level of on-street parking is provided within a street block.	▪ Identify potential on-street car parking spaces
Laneways	15. Garbage collection is to be via a laneway or secondary streets where applicable. 16. Ensure adequate access to garages fronting laneways.	▪ N/a
Utility services	17. The location of infrastructure services are to be coordinated: - to minimise visual clutter, and - maximise space for street tree planting. 18. Locate electricity substations to minimise visual on the street and consider impact on pedestrian pathways and adjacent residential properties.	▪ Identify all utility infrastructure and services and any utility easements
Frontage works and damage to Council infrastructure	19. Where a footpath, road shoulder or new or enlarged access driveway is required to be provided this shall be provided at no cost to Council. 20. Council must be notified of any works that may threaten Council assets. Council must give approval for any works involving Council infrastructure. 21. Where there are no existing street trees in front of the site and contributions have not been collected for street tree planting it may be a condition of consent that street trees be provided in the footpath area immediately in front of the site.	▪ N/a

5.2 Subdivision Application Requirements

Objectives

1. To ensure that development on smaller lots is undertaken in a coordinated manner.
2. To encourage a walkable urban street network.
3. To ensure that all residential lots achieve an appropriate level of amenity.
4. To ensure the blocks can be subdivided to achieve the minimum dwelling target required across Edmondson Park South.

Controls

1. Applications for land subdivision for residential lots are to be consistent with the design principles and controls set out in Table 10.
2. Subdivision of land creating residential lots less than 200m^2 shall include a dwelling design as part of the subdivision development application. The dwelling design is to be included on the S88B instrument attached to the lot.
3. Subdivision of land (other than large superlot subdivision) that creates lots less than 300m^2 and greater than or equal to 200m^2 must be accompanied by a Building Siting and Envelope Plan (BSEP). The BSEP is to illustrate how the design principles and controls have been incorporated in to the proposed subdivision (Figure 24)

Table 10 - Subdivision Design Principles and Controls

Element	Design Principles and Controls	Requirements for BSEP
Character Areas	1. Subdivision design is to be consistent with desired Character Areas at Section 3.	▪ N/a
Density	2. Subdivision design is to facilitate achievement of overall dwelling target for Edmondson Park South (Section 2.3). The onus is on the applicant to monitor the dwelling yield per stage.	▪ Nominate the minimum yield required of any 'super-lots'.
Street Block & Orientation	3. Subdivision design is to: - promote a legible and permeable street hierarchy, - encourage walking and cycling to and from the Town Centre - respond to the natural site topography to minimise cut and fill, - seek to retain of significant existing trees wherever possible, - maximise the number of lots in areas with the greatest amenity, and - orientates streets to link to public open spaces. 4. Subdivision design and lot configuration for lots fronting Campbelltown Road and McDonald Road is to demonstrate: - suitable orientation to provide street address, activation and surveillance, - suitable access arrangements, - adequate setback arrangements, and - appropriate acoustic amenity. 5. Street blocks in Small Lot Housing Areas (Figure 25) are to be finer grain than Standard Lot Areas with greater use of laneways and secondary streets. Street block lengths should be around 120m to 180m or less (max. 250m for Standard Lot Areas). 6. Street block / subdivision design is optimise solar orientation, taking into account other factors such as open space location, views, topography. Optimise the number of east west oriented lots in small lot housing areas 7. Optimise the number of lots addressing open space and riparian areas. 8. Avoid, where possible, lots with back faces to open space and / or main roads. 9. Use laneways to provide rear loaded access to for the majority of small lot housing. Laneways designed as shareways. Design, dimensions and materials promote a slow speed driving environment distinctively different from a street (i.e no footpaths, no pole signage). 10. Parking signage only located at entry or exit of laneways. 11. Garbage collection is to be via a laneway or secondary streets.	▪ N/a
Lot Configuration	12. Lot configuration is to: - be generally regular in geometry, and	▪ N/a

	- minimise the use of battle-axe lots unless required to lots with access denied frontages (e.g. "4 packs"). 13. Lot depths for mid block lots are to generally be between 20m and 35m depending on orientation and garage location. 14. Lot depths for Compact Housing on corners and / or facing laneways, secondary streets are typically 15 - 20m. 15. The minimum lot width is: - 4.5m for attached dwellings, and - 6m for semi-attached dwellings, and - 8m for dwelling houses. 16. In small lot housing areas, continuous long runs of front loaded, narrow (i.e. less than 10m) lots are to be avoided.	
Driveways	17. For lots less than 8m in width (as measured at the front building line), vehicular access is to be provided from a rear laneway or secondary street. 18. Planting and walls adjacent to driveways must not block lines of sight for pedestrians, cyclists and vehicles.	▪ Nominate locations of driveway crossovers
Garages	19. In small lot housing areas, avoid long, continuous runs of garages fronting laneways (i.e. break up through pairing etc).	▪ Nominate garage locations
Corner Lots	20. Corner lots to be configured to allow dwelling to address both streets.	▪ Identify corners where lots less than 200m^2 are proposed ▪ Identify corners where any special built form and or fencing requirements are preferred
Built Form	21. Subdivision design in small lot housing areas to reinforce urban characteristics.	▪ Nominate any specific street setbacks and zero lot line locations ▪ Nominate any specific building heights conditions such as required 2 storey sites and the preferred location for 3 storey built form
Fencing	22. Fencing should not detract from the streetscape or adversely impact on residential amenity.	▪ Nominate extent of high (1.8m) fencing on corner lots ▪ Nominate any lots that require special fencing conditions for the purposes of streetscape, amenity, privacy, solar access etc
Residential Amenity	23. Principal private open space to be located to take advantage of solar access.	▪ Nominate the location of Principal Private Open Space (PPOS) ▪ Shadow diagrams / 3D block model may be required to illustrate solar access to PPOS
Slope	24. Subdivision design is to minimise cut and fill generally.	▪ Nominate finished levels, land form and benching
Building on the Boundary	25. Retaining walls to generally be undertaken as part of subdivision works.	▪ Identify and detail all floor slab retaining walls or drop edge beams within 1metre of boundary ▪ Nominate maintenance easements
Utility Services	26. Minimise impact of services on building envelope.	▪ Nominate location of services and any utility easements
Secondary dwellings and studios apartments	27. Laneways are to be provided with suitable level of passive surveillance.	▪ Nominate minimum locations of secondary dwellings and /or studios

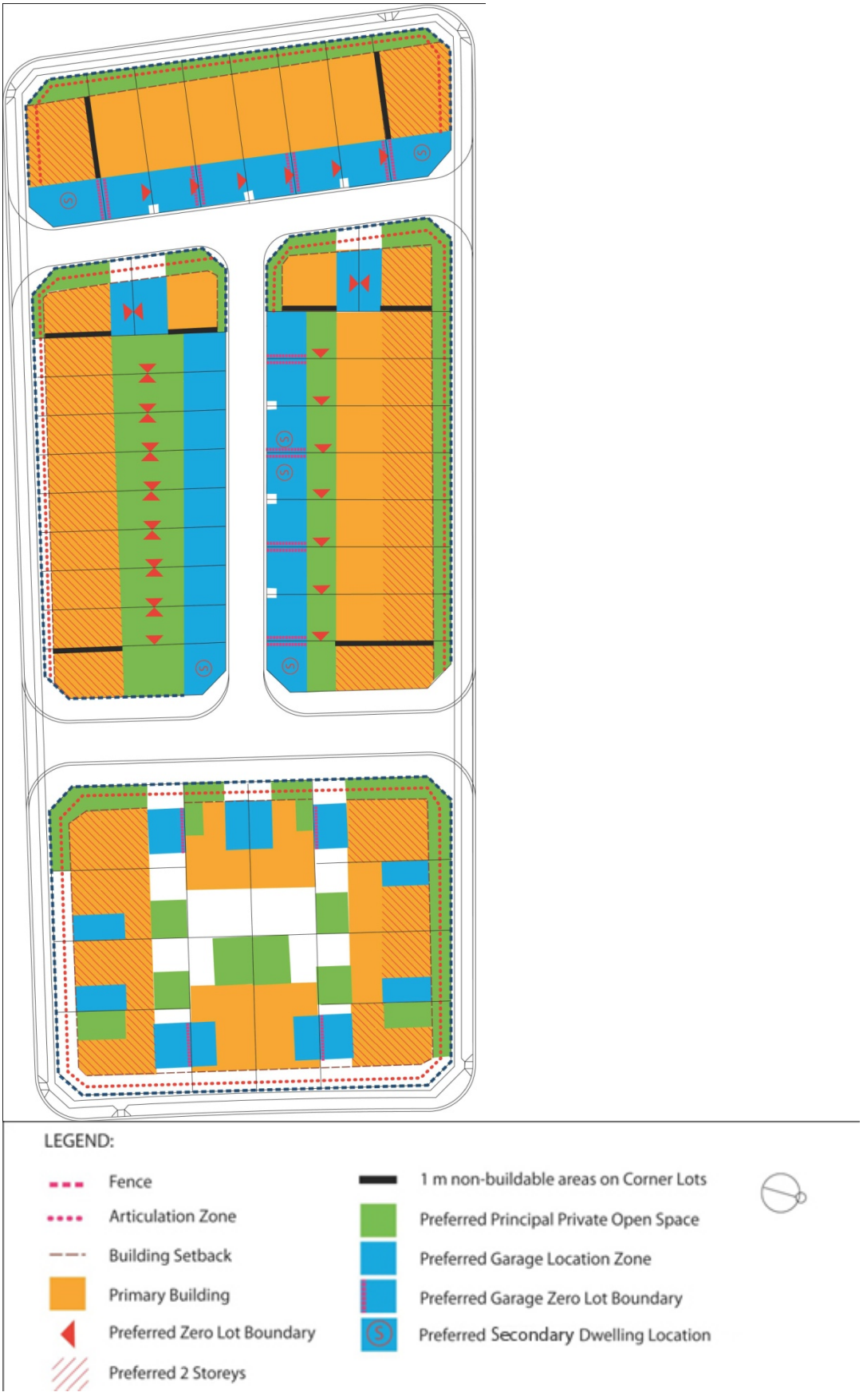


Figure 24 - Typical Example of a Building Envelope and Siting Plan (BESP)

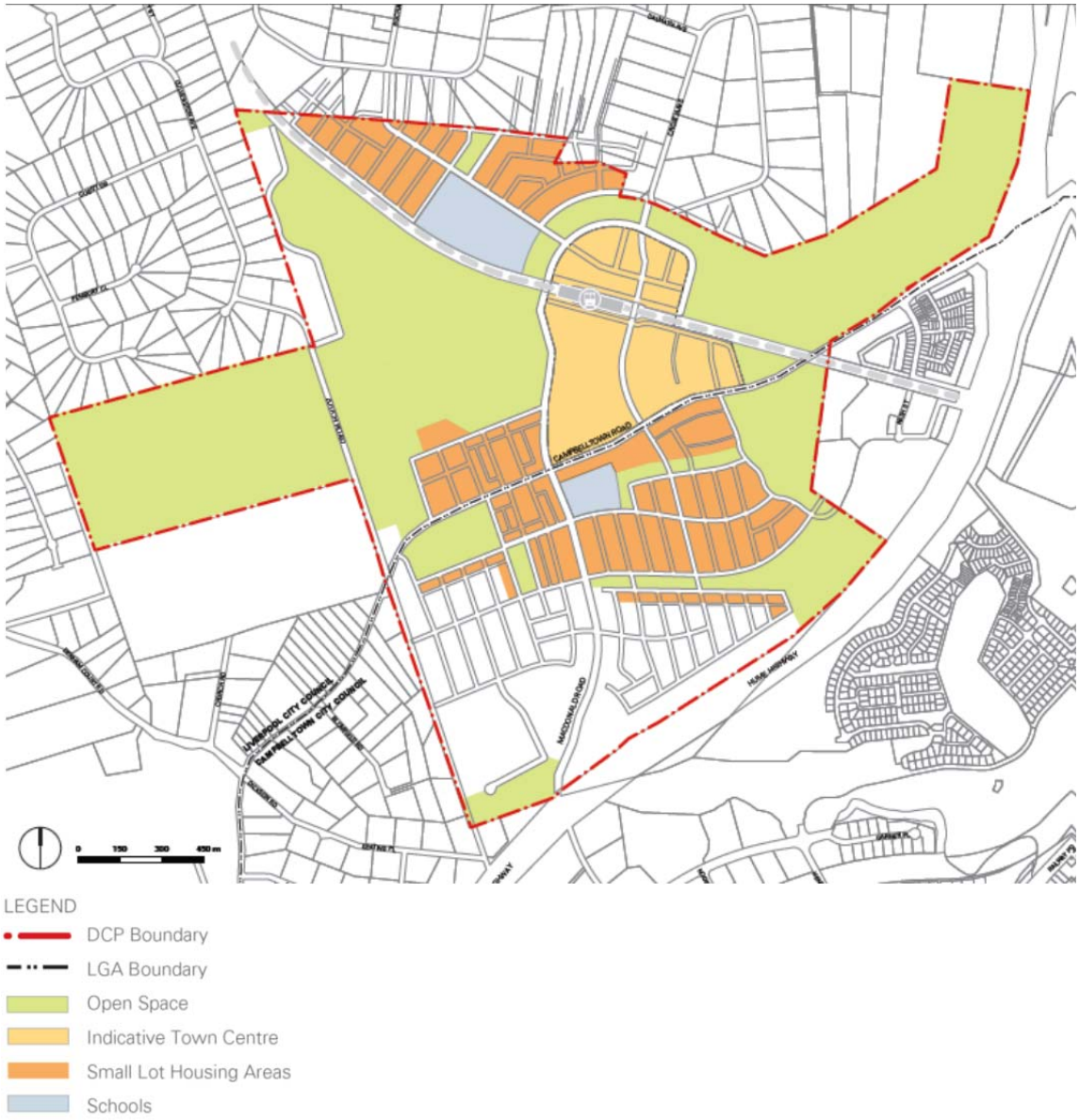


Figure 25 - Small Lot Housing Areas

6.0 Small Lot and Standard Lot Housing Controls

This section of the DCP applies to land zoned R1 General Residential and development for the purposes of dwelling houses, semi detached and attached dwellings, multi unit housing and studio dwellings. It includes detailed development controls including site coverage, dwelling height, setbacks, zero lot lines, landscaped areas and private open space, garages, access and parking, fencing and cut and fill.

Small Lot Housing Areas are illustrated at Figure 25 and typically comprise lots between 200m^2 and 450m^2. Standard Lot Areas comprise the remainder of the R1 General Residential area.

6.1 Maximum Site Coverage

Objectives

1) To provide reasonable space for landscaping, private open space, visual and acoustic privacy.
2) To ensure that development minimises the impact on neighbouring properties in terms of building bulk, overshadowing and privacy.

Controls

1) The total area of the lot to be covered by a dwelling house and all ancillary development (e.g. carport, garage, shed) must not exceed the area shown in the table below:

Maximum Site Coverage			
200-250m^2	250-300m^2	300-450m^2	450m^2+
65%	60%	55%	50%

The calculation of site coverage does not include access ramps, awnings, eaves, unenclosed balconies, decks, pergolas, terraces, verandahs, driveways, farm buildings, fences and screens, rainwater tanks attached to the house, swimming pools, spas or development under the General Exempt Development Code.

6.2 Maximum Floor Area

Objectives

1) To ensure development is appropriately scaled to suit the dwellings context and its scale.
2) To achieve built form outcomes that reinforce quality urban and building design.
3) To protect residential amenity.

Controls

1) The total floor area of a dwelling house must not exceed the areas shown in the table below:

Maximum Floor Area			
200-250m^2	250-300m^2	300-450m^2	450m^2+
90%	85%	270m^2	330m^2

2) The total floor area of an outbuilding must not exceed the areas shown in the table below:

Maximum Outbuilding Floor Area by Lot Area		
<300m^2	300-450m^2	450m^2+
36m^2	45m^2	60m^2

3) The maximum floor area for balconies, decks, patios, pergolas, terraces and verandahs attached to a dwelling house with a floor level more than 3m above the existing ground level must not be more than 12m^2.

Notes: The Exempt and Complying Code identifies inclusions and exclusions for calculating different floor areas.

6.3 Maximum Building Height

Objectives

1) To ensure the efficient use of land and a compact urban environment.
2) To manage impacts of development on neighbouring properties in regard to privacy and overshadowing.

Controls

1) Dwellings are to be generally 2 storeys (+ attic) in height. Minor '3rd storey' elements are permitted to provide modulation to the streetscape. Attics do not constitute a storey if they are included in a roof space and have a roof slope not greater than 36 degrees pitched from the ceiling level of the uppermost floor.
2) A third storey is only possible where:
   a) is has been approved on the relevant Building Siting and Envelope Plan (BSEP),
   b) it can be demonstrated that the third storey provides modulation to the streetscape,
   c) the impact on neighbouring properties in terms of building bulk, overshadowing and privacy are acceptable, and
   d) the floor area of the third storey is to be no more than 50% of the second storey.
3) The maximum building height of an outbuilding is 1 storey (4.8m above existing ground level).Buildings directly adjacent laneways are to be no more than 2 storeys in height.



Examples of 3rd storey element providing good streetscape articulation

6.4 Building Setbacks

Objectives

1) To create attractive and cohesive streetscapes.
2) To manage impacts of development on neighbouring properties in regard to privacy, and overshadowing.

Controls

Front Setbacks

1) Building setbacks and articulation principles are illustrated at Figures 26-28.
2) Front setbacks, to the Front Building Line and excluding the articulation zone, (Figure 29) are:
   a) 3m in Small Lot Housing Areas, and
   b) 4.5m elsewhere
   except where the BSEP nominates an alternate front setback.
3) A reduced front setback (between 1-3m) may be provided on shallow lots, park frontage lots, or dwellings fronting secondary streets or laneways. These will need to be agreed with Council as part of the BSEP approval.
4) Lots on the southern side of a street, where the private open space is proposed at the front of the dwelling, are to comply with the specifically prescribed front setbacks identified in the BSEP so as to ensure adequate private open space is accommodated.
5) Where there are existing neighbouring dwellings within 40m of a proposed dwelling house or ancillary development, the setback should be an average of the front setbacks of the two nearest neighbouring dwellings houses with the same primary road frontage.

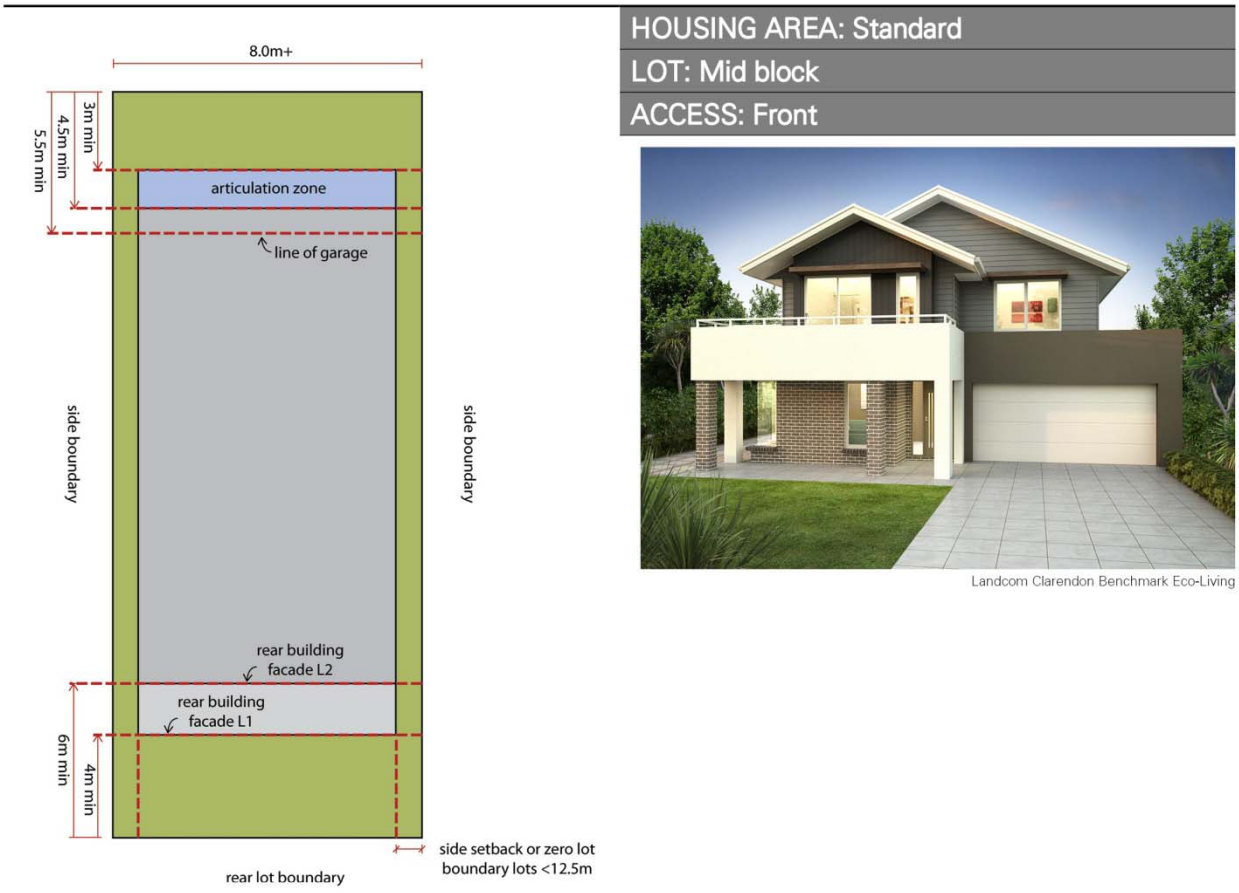
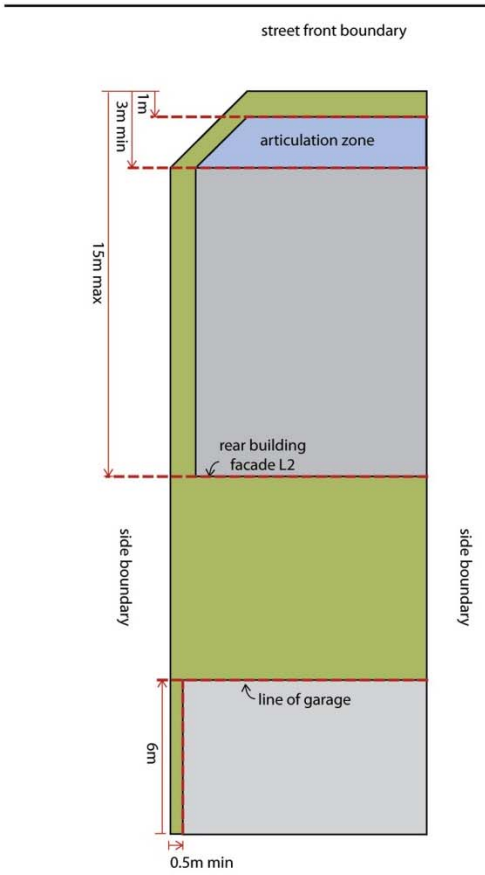


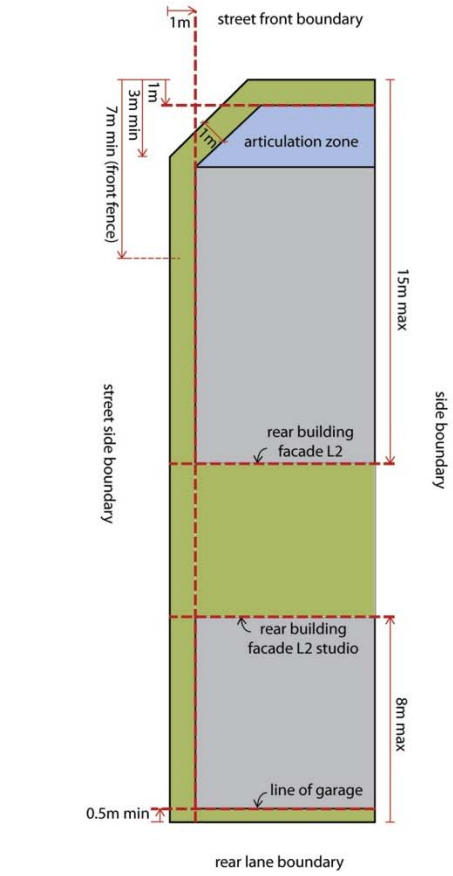
Figure 26 - Setback and Articulation Principles (Standard Lots)



HOUSING AREA: Small Lot
LOT: Corner
ACCESS: Side Street



Thornton

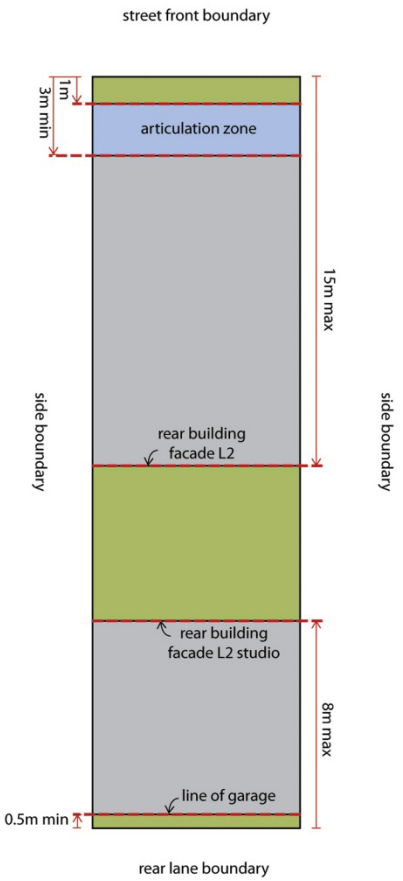


HOUSING AREA: Small Lot
LOT: Corner
ACCESS: Rear



Thornton

Figure 27 - Setback and Articulation Principles (Small Lots)

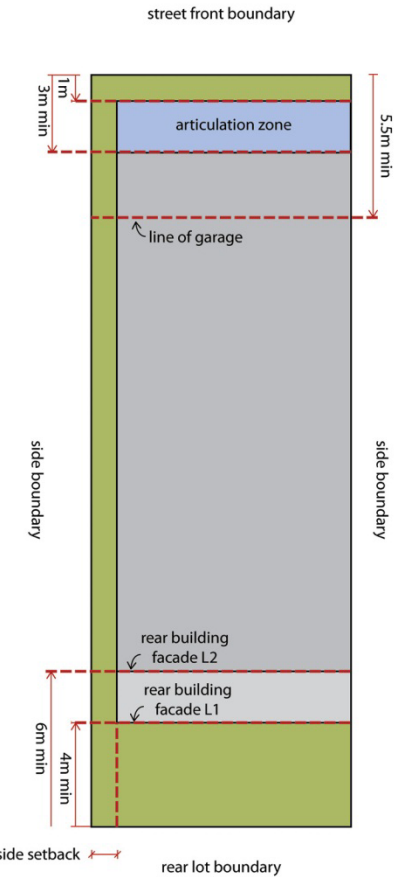


HOUSING AREA: Small Lot
LOT: Mid Block
ACCESS: Rear





Thornton



HOUSING AREA: Small Lot
LOT: Mid Block
ACCESS: Front



Eden Brae Chiffley



Landcom Clarendon Net Zero

Figure 28 - Setback and Articulation Principles (Small Lots, Mid block)

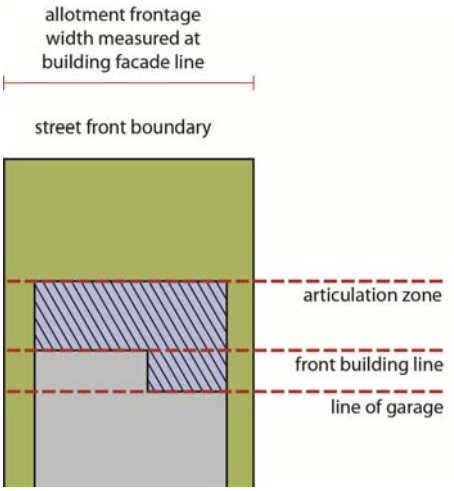


Figure 29 - Front Setbacks and Articulation Zone

Side Setbacks

6) A dwelling house, all ancillary development attached to a dwelling house (carport, garage, balcony, deck, patio, pergola, terrace, or verandah), outbuildings and additions to outbuildings must achieve the minimum side setbacks shown in the table below and Figure 30.
7) An encroachment of 500mm for a total length of 4m is permitted.
8) Building on the boundary (i.e. zero lot line) is to:
   a) be nominated on the BSEP (for Small Lot Housing Areas),
   b) apply to lots with a width of 12.5m or less, on compact corner lots or shallow lots,
   c) be designed in a coordinated manner so as to ensure compliance with the relevant controls within this DCP, and in particular, the privacy, solar access and open space provisions of adjoining dwellings are not adversely impacted upon,
   d) apply consistency for at least one complete block/street frontage and demonstrate that a consistent streetscape can be achieved,
   e) be accompanied by an easement for maintenance of the zero lot line wall (and any services along the side of the dwelling) is to be provided within the adjoining property side setback. No overhanging eaves or services will be permitted within the easement. The S88B instrument supporting the maintenance easement is to be worded so that Council is removed from any dispute resolution process, and
   f) comply with the relevant aspects of the Building Code of Australia is achieved.
9) In Small Lot Housing Areas, the zero setback may extend over 2 storeys. There is no limit on the length of single storey wall built to a zero lot boundary. However dwelling bulk must take into account impact on solar access to neighbouring properties (Section 1.6) and setbacks (Figure 30).
10) In Standard Housing Areas, the zero setback is limited to the ground floor only and on one side of the lot. The maximum length of the zero lot line is 11m (excluding any rear loaded garage).
11) Boundary walls / roofs are to be designed so as to ensure that all services and water runoff are wholly contained within the site boundary.
12) No windows are permitted in a zero lot line wall.

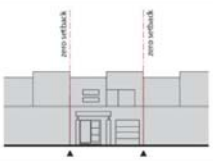
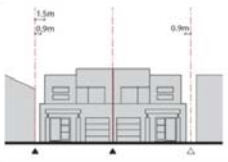
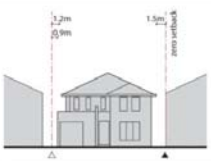
FORM	attached	semi-attached or zero lot detached	detached
			
zero lot boundary	0m	0m	
side boundary to neighbours' zero lot building		0.9m (ground level) 1.5m (upper levels)	0.9m (ground level) 1.5m (upper levels)
detached boundary		0.9m	0.9m (ground level) 1.2m (upper levels)

Figure 30 - Side Setbacks

Rear Setbacks

13) For front loaded (front garage) lots rear setbacks (Figures 26-28) to the dwelling are:
    a) 4m for single storey component, and
    b) 6m for second storey component.
14) For rear loaded (rear garage) lots the maximum depth of the two storey component of a dwelling from the front boundary is 15m.
15) Pergolas and other landscape features/structures are permitted to encroach into the rear setback.
16) The rear setback may be reduced for compact corner lots subject to acceptable impacts and provision of private open space. This will need to be agreed with Council as part of the BSEP approval.
17) Rear access laneway garages should be setback a minimum of 0.5m. A larger setback or wider garage openings may be required to accommodate sweep paths in certain lane geometries. A first storey studio and / or balcony may be built to the rear boundary.

Corner Lots

18) Figure 31 illustrates an example of a compact corner lot. A reduced front setback (between 1-3m) may be provided on compact corner lots. These will need to be agreed with Council as part of the BSEP approval.
19) A dwelling house and all ancillary development on a corner lot must achieve a minimum 2m setback (1m in Small Lot Housing Areas) from a secondary street and front splay boundary.





Corner lot articulation



Figure 31 - Indicative Compact Corner Lot Principles

6.5 Articulation Zone and Building Design

Objectives

1) To create an attractive and cohesive streetscape through the provision of simple and articulated building and roof forms.
2) To ensure that buildings are designed to enhance the existing and future desired built form character of the neighbourhood.
3) To help define the public and private domain, aid in passive solar control and provide opportunities for enjoying the street outlook.

Controls

1) An articulation zone may extend a maximum of 1.5m beyond the front building line (2m in Small Lot Housing Areas). The articulation zone:
   a) may extend over 2 storeys,
   b) should include at least 1 primary element or 2 secondary elements from the list below,
   c) where a primary element is included, it should have a minimum depth of 1.5m . The minimum depth for a secondary element is 500mm.
   d) should not include any building floor area.

Primary Elements	Secondary Elements
Verandah / porch	Entry feature or porticos
Balcony (incl upper level balcony over garage door)	Awnings or other features over windows
Pergola	Eaves and sun shading
	Window box treatment
	Recessed or projecting architectural elements
	Bay windows

2) For corner lots in Standard Lot and Small Lot Areas, articulation elements are also required to the secondary street (for a minimum of 7m from the front boundary). These articulation elements must be setback 1m from the side and front splay boundaries (eg Figures 27 - 30).
3) Articulation zones of dwellings on Standard Lots must be more than 25 per cent of the area of the articulation zone, measured through the horizontal plane of the elements.
4) For lots located on the southern side of a street, the articulation zone may be designed to incorporate private open space, including principal private open space.
5) Front loaded dwelling frontages are to contain a window to a habitable room and a front door/entry portico visible from the street, in addition to the garage. Balconies built above garages are encouraged.
6) For two storey buildings, the side walls shall be articulated if the wall has a continuous length of over 12m, except on corner lots, where the maximum continuous length shall not exceed 10m.
7) Eaves are to provide sun shading, to protect windows and doors and provide aesthetic interest. Eaves should have a minimum of 450mm overhang (measured to the fascia board). Council will consider alternative solutions to eaves so long as they provide appropriate sun shading to windows and display a high level of architectural merit.
8) Dwelling on corner sites must address both street frontages through the use of verandahs, balconies, windows or similar modulating elements.
9) All dwellings shall have habitable rooms located to the front of the dwelling for security and surveillance to the street.
10) Design of dwellings to incorporate a variety in materials, colours and finishes to external elevations.

6.6 Residential Amenity, Solar Access and Privacy

Objectives

1) To provide a high level of residential amenity with opportunities for outdoor recreation and relaxation within the property.
2) To enhance the spatial quality, outlook, and usability of private open space, including outdoor clothes drying.
3) To facilitate solar access to the living areas and private open spaces.
4) To minimise overshadowing of neighbouring dwellings and their private open space.
5) To minimise the direct overlooking of internal and external living areas through site layout and building layout, location of windows and balconies, design of windows and use of screening devices.
6) To ensure that buildings are sited and designed so as to provide for solar access and both visual and acoustic privacy.

Controls

Solar Access and Cooling

1) Dwelling design should:
   a) include a living room or the like with a northern aspect,
   b) ensure daylight access to habitable rooms and private open space, particularly in winter - use skylights, clerestory windows and fanlights to supplement daylight access,
   c) incorporate cross ventilation,
   d) incorporate shading and glare control, particularly in summer i.e.:
      - using shading devices, such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting,
      - providing external horizontal shading to north-facing windows,
      - providing vertical shading to east or west windows.
2) In Standard Lot Areas, properties, including adjoining properties, should receive a minimum of 3 hours of sunlight between 9am and 3pm on 21 June to 50% of the principal private open space.
3) In Small Lot Housing Areas, properties, including adjoining properties, should receive a minimum of 2 hours of sunlight between 9am and 3pm on 21 June to at leasta) One living room or the like; or50% of the principal private open space.
4) Provide an area with good solar access for outdoor clothes drying.

Privacy

5) The siting of windows of habitable rooms on the first floor shall minimise overlooking to the private open space of neighbouring properties.
6) Direct overlooking of main habitable areas and private open spaces of adjacent dwellings is to be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscape treatments.
7) Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 3m of the property boundary are to:
   a) be obscured by fencing, screens or appropriate landscaping,
   b) be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window; or
   c) have fixed obscure glazing in any part of the window below 1.5m above floor level.
8) A new balcony, deck, patio, pergola, terrace or verandah and any alterations to an existing balcony, deck, patio, pergola, terrace or verandah must have a privacy screen if it:
   a) has a setback of less than 3m from a side or rear boundary,
   b) has a floor area more than $3m^2$, and
   c) has a floor level more than 1m above ground existing ground level.
9) A detached deck, patio, pergola, terrace or additions or alterations to an existing deck, patio, pergola, or terrace must not have a floor level that is more than 600mm above existing ground level.

Acoustic

10) Noise attenuation measures and double-glazed windows must be incorporated into all development along Campbelltown Road and Macdonald Road. A noise impact assessment may be required as part of the development application submission.
11) Acoustic protection may be required for dwellings adjacent to Hume Highway (M5 Motorway), unless other ameliorative measures are undertaken at subdivision stage.
12) The design of dwellings must minimise the opportunity for sound transmission through the building structure, with particular attention to protecting bedrooms and living areas.

13) In attached dwellings, bedrooms of one dwelling are not to share walls with living spaces or garages of adjoining dwellings, unless it is demonstrated that the shared walls and floors meet the noise transmission and insulation requirements of the Building Code of Australia.

6.7 Landscaped Area

Objectives

1) To encourage high quality planting and landscape treatments which minimise water usage and minimise the use of potable water for landscaping.

Controls

1) New dwellings must provide a landscaped area in accordance with the table below.
2) The location and design of landscaped area should:
   a) provide a high level of residential amenity with opportunities for outdoor recreation and relaxation,
   b) enhance the spatial quality, outlook, and usability of private open space,
   c) include the first 1m of a site, measured from the front boundary, (excluding driveways, footpaths etc) as soft landscaping,
   d) include a minimum 500mm setback (in the form of a landscape strip/garden bed) between the driveway and side boundary. It is required that this area be planted with suitable native plant species,
   e) use plant materials and pavements that integrate the development with the adjoining area,
   f) promote landscape health by supporting for a rich variety of vegetation type and size, and
   g) be irrigated with recycled water, where possible.

Minimum Landscaped Area by Lot Area			
200-300m^2	300-450m^2	450-600m^2	600m^2+
10%	15%	20%	30%

'Landscaped area' means a part of site used for growing plants, grasses and trees, but does not include any areas that contains a building, structure, hard paved area or swimming pool.

6.8 Principal Private Open Space

Objectives

1) To provide a high level of residential amenity with opportunities for outdoor recreation and relaxation within the property.
2) To enhance the spatial quality, outlook, and usability of private open space.
3) To facilitate solar access to the living areas and private open spaces.

Controls

1) A dwelling must achieve the minimum Principal Private Open Space (PPOS) shown in the table below:
2) The location and design of PPOS should:
   a) provide a high level of residential amenity with opportunities for outdoor recreation and relaxation within the property,
   b) be determined having regard to allotment orientation, dwelling layout, adjoining dwellings, landscape features,
   c) enhance the spatial quality, outlook, and usability of private open space, and
   d) ensure that dwellings are designed to minimise overshadowing of adjacent properties and to protect minimum standards sunlight access to private outdoor living space of adjacent dwellings.
3) In Small Lot Housing Areas, where a lot is located on the southern, eastern and western side of a street, the PPOS may be located at the front of the dwelling in the form of a front garden court, verandah or balcony. PPOS located in the front of a dwelling must be useable and adjacent to a living space.

PPOS for New Dwellings by Lot Area		
	<300m^2	>300m^2
Minimum Area	16m^2	24m^2
Minimum Width	3m	4m

'Principal private open space' is a recreation area such as a deck, patio or paved area which is directly accessible from a living area and with a gradient of less than 1:50

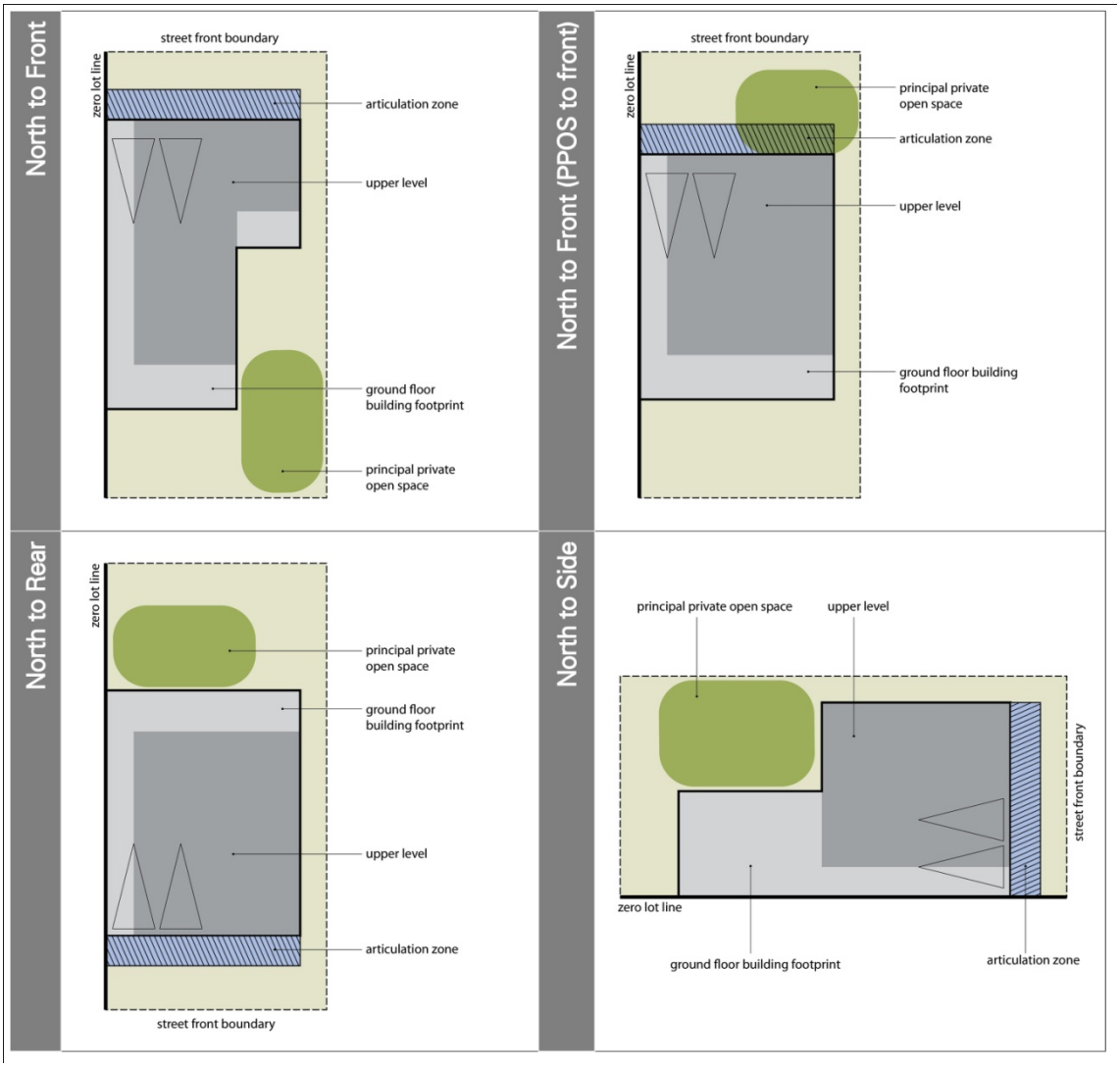


Figure 32 - Principal Private Open Space Siting principles





6.9 Car Parking and Vehicular Access

Objectives

1) To reduce the visual impact of garages, carports and parking areas on the streetscape and improve dwelling presentation.
2) To minimise the impact of vehicle access points and driveway crossovers on the quality and safety of the public domain.

Controls

1) Each dwelling may provide a maximum of two on-site car parking spaces. At least one car parking space must be provided behind the front building line.
2) A single front access garage is only permitted on lots 8m wide or greater and a double front access garage is only permitted on lots 12.0m wide or greater.
3) For lots less than 8m in width (as measured at the front building line), vehicular access is to be provided from a rear laneway or secondary street. However, lots down to 7.5m may have vehicular access from the primary street frontage if the dwelling is attached and
   a) is approved in principle in the BSEP, and
   b) is two storey at the front facade, and
   c) has a habitable room on the ground floor, and
   d) the proposed design, form and detailing reduces the visual dominance of the garages in the streetscape.

Front Garage Door Width by Lot Width			
	4.5-8m	8-12m	12m+
Maximum Width	0m	3.2m	6m

4) On single garages in rear lanes, the minimum width of the opening is 3.3m to allow for sweep paths.
5) Garages are required to be setback at least 5.5m from the street boundary and at least 1m behind the building line of the dwelling house. On a corner lot in Small Lot Housing Areas, a detached rear garage that fronts a secondary street is to be setback a minimum of 0.5m from the street boundary. The garage setback to a rear laneway is also to be a minimum of 0.5m.
6) The design of garages is to be consistent with the following principles:
   a) be a minor element of the facade and should be articulated with features such overhanging verandahs and pergolas etc, and
   b) be compatible with the building design in terms of height, roof form, detail, materials and colours.
7) The conversion of garages to living space may only be permitted if:
   a) At least one car parking space is provided behind the front setback.
   b) The additional living area does not result in the building exceeding the maximum permitted floor space ratio.
8) All parking spaces must comply with AS 2890.1—2004, Parking Facilities—Off-street car parking.
9) An open hard stand car parking space must measure at least 2.6m wide and 5.4m long when unobstructed on both sides. 0.3m shall be added to the width where one side is obstructed and 0.6m added to the width where both sides are obstructed.
10) A driveway on a lot and its access must be constructed in accordance with AS 2890.1—2004, Parking Facilities—Off-street car parking.
11) A lot on which an off-street car parking space is provided or retained must have a driveway to a public road.
12) Planting and walls adjacent to driveways must not block lines of sight for pedestrians, cyclists and vehicles. For corner lots, off street car parking should be located on the secondary frontage wherever possible.
13) The location of driveways is to be determined with regard to dwelling design and orientation, street gully pits and tree bays and is to maximise the availability of on-street parking.
14) The driveway crossing the verge between the property boundary and the kerb is to have a maximum width of 5.5m.
15) Driveways are not to be within 0.5m of any drainage facilities on the kerb and gutter.
16) Driveways are to have soft landscaped areas on either side, suitable for infiltration.
17) In Small Lot Housing Areas, access to corner lot is preferred from the lesser order street or rear lane.
18) Driveways are not to be within 6m of the tangent to the kerb return, except on laneways.
19) Access to allotments in the vicinity of roundabouts and associated splinter islands shall not be provided within 10m of the roundabout.

6.10 Studios (Secondary Dwellings)

Objectives

1) To encourage a diversity of affordable housing product.
2) To provide passive surveillance of rear lanes and shared driveways.
3) To encourage the use of studios over garages to provide surveillance, work from home or residential accommodation opportunities.
4) To promote innovative housing solutions that are compatible with the surrounding residential environment.

Controls

1) A studio is a maximum of 2 storeys, including any ground level garage.
2) A studio has a laneway or secondary street frontage.
3) A studio has a maximum depth of 8m measured from the lane or secondary street boundary.
4) A studio has 0m side setbacks.
5) The location and design of studios are to take into consideration overshadowing of adjoining properties.
6) Windows and private open spaces must not overlook the principal private open space of any adjacent dwellings. Highlight windows, obscure glass and/or privacy screens may be required to minimise overlooking,
7) Secondary dwellingsshould incorporate similar or complementary design and construction features, finishes, materials and colours to the principal dwelling.

6.11 Fencing

Objectives

1) To enhance the quality of the streetscape through consistent and co-ordinated front fencing.
2) To define the public and private domain and provide a sense of enclosure to the front yard.
3) To ensure boundary fencing is of a high quality and compliments the streetscape.

Controls

1) Front fencing is required for all residential allotments. Front fencing is to:
   a) be generally between 700m and 1.2m high,
   b) be generally open in design,
   c) extend along the secondary street for at least 7m from the front boundary.
2) Fences and ancillary retaining walls behind the setback area from a primary road or any side or rear boundary fence must not be more than 1.8m above existing ground level.
3) If the land on which a fence is to be erected is bush fire prone land, the fence must be constructed from non-combustible materials.
4) Metal used in the construction of a fence must be low reflective and factory pre-coloured.
5) A fence must not be constructed so as to redirect the overland flow of surface water onto adjoining properties.
6) Where a dwelling is located adjacent to open space, boundary fencing is to be of a high quality material and finish. Articulated post and paling fences (with exposed posts) are preferred in these locations. The design of the fencing is to permit casual surveillance of the open space and provide the dwelling with outlook towards the open space.
7) Where a dwelling is on the south side of the street and has Principal Private Open Space at ground level forward of the front building line requiring more privacy, the front fence may contain screening elements up to 1.5m in height from the footpath level.
8) Timber paling or lapped / capped fencing only can be used internally between allotments. No sheet metal fencing is permitted.
9) Garbage, mail box structures, service meters and the like are to be integrated with the overall design of the buildings and/or landscaping.
10) Letterboxes shall to be provided for each dwelling on site, easily accessible from the street, able to be securely locked and provided in accordance with Australia Post's requirements.
11) Freestanding letterbox structures should be designed and constructed of materials that relate to the main building.
12) Residential numbering should be attached to the letterbox so that it is clearly visible from the street frontage.

6.12 Cut and Fill

Objectives

1) To reduce the incidence of change in natural ground levels.
2) To encourage the designs of dwellings which suit the contours of the land.
3) To provide controls for cut and fill of land designed to minimise the incidence of soil erosion and subsequent sedimentation of waterways.
4) To ensure that development on adjoining properties is not threatened or prejudiced by proposed cut and fill practices.

Controls

1) The maximum cut on a site must not exceed 600mm.
2) All retaining wall structures shall be masonry construction and designed by a suitably qualified person, or constructed as specified by the manufacturer of the product. The retaining wall shall be constructed wholly inside (within) the boundary of the site.
3) All slab constructions for dwellings that are above natural ground level are to be constructed using dropped edge beams to retain fill. The maximum fill within the confines of the slab must not exceed 1m. All fill must be contained within the dwelling footprint.
4) Where an applicant considering that an allotment has characteristics warrant exemption from this policy, an application for exemption may be made to Council. In addition to normal requirements the submission should include:
    a) A plan showing existing contours (at 0.5m intervals) of the subject site and all adjoining sites;
    b) A plan showing future contours (after proposed cut and fill) of the subject site and all adjoining sites; and
    c) Full details of any proposed retaining wall(s).

    Note: In the event of approval being granted to the erection of retaining wall(s) to contain proposed cut and fill, Council will require the completion of such retaining wall(s) prior to the commencement of any building works.

6.13 Miscellaneous

Garbage Bins

13) Provide an on-site garbage/recycling bin storage area which is not visible from the street located for a short and convenient route between the dwelling and the collection point. In Small Lot Housing Areas, garbage collection will generally occur of laneways.

Run-off and Erosion

14) Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:
    a) diverting uncontaminated run-off around cleared or disturbed areas, and
    b) erecting a silt fence to prevent debris escaping into drainage systems and waterways, and
    c) preventing tracking of sediment by vehicles onto roads, and
    d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Drainage

15) All stormwater drainage collecting as a result of the erection of, or alterations or additions to, a dwelling house or ancillary development must be generally consistent with the approved Edmondson Park Water Cycle Management Strategy and be conveyed by appropriate means to:
    a) a public drainage system, or
    b) an inter-allotment drainage system, or
    c) an on-site disposal system.

    All stormwater drainage systems within a lot and the connection to a public or an inter-allotment drainage system must be approved under section 68 of the Local Government Act 1993.

Removal or Pruning of Trees

16) The removal or pruning of a tree or other vegetation that is:
    a) within 3 metres of the proposed development, and
    b) less than 6 metres high, and
    c) not listed on a significant tree register or register of significant trees kept by the council, can be undertaken as complying development.
17) Retain, where possible, all habitat trees, particularly, large hollow bearing trees, nest trees, and trees important for multiple ecological objectives.
18) Where earthworks necessitate the removal of existing trees, compliance with this DCP must be achieved.

Protecting Adjoining Walls

19) If the development involves the erection of a wall to a boundary and on the adjoining property there is a wall that is within 0.9m of the boundary, the new wall must be built in accordance with the method of support proposed by a professional engineer's report provided with the application for the CDC.

7.0 Rural Residential (E4 Environmental Living)

This section applies to land zoned E4 Environmental Living. The character statements of the rural residential development areas (Areas 3 and 8) are included at Section 2.2.

Objectives

1. To ensure that development minimises the impact on neighbouring properties in terms of building bulk, overshadowing and privacy.
2. To maintain a scale of development that is compatible with the existing or likely future character of the locality.

Controls

1. The building envelope of a dwelling house is to be in accordance with the following:
   a) Maximum of two storeys plus an attic,
   b) Front and secondary street setbacks a minimum of 12m,
   c) Minimum side setback a minimum of 6m, and
   d) Rear setback a minimum of 12m.
2. Side setbacks in Area 3 are to consider views from Culverstone Avenue through to the adjoining Conservation Zone.
3. No built structures are to be established within Memorial Forest (37 - 45m) of boundary of Area 8 with the Freeway.
4. Setbacks are to be generous to allow for landscaping, avoid the removal of existing vegetation and incorporate significant and connected groups of canopy tree vegetation.
5. Building siting is to maximise the retention of existing trees.
6. The building footprint is not to occupy more 25% of the site area.
7. The minimum landscaped area of a site is 75% of the site area. *Note: landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area*
8. For sloping sites the height of a dwelling house must follow the slope of the land.
9. Attics do not constitute a storey if they are included in a roof space and having a roof slope not greater than 36 degrees pitched from the ceiling level of the uppermost floor; provided that:
   a) All windows face the street.
   b) Access to the attic must be via permanent stairs.
10. Attics are to be provided with skylights, or a dormer window. A dormer window shall be a maximum of 1.5m wide and must maintain the privacy of the adjoining residents.
11. No built structures are established within Memorial Forest (37 - 45m of the site boundary to the Freeway reservation) and existing vegetation will be retained within private backyards where possible. The landscape strip shall be vegetated with native species.

8.0 Edmondson Park Town Centre

An indicative layout of the Edmondson Park Town Centre is shown at Figure 33. The Town Centre is the major activity centre within the Edmondson Park release area. This section outlines the objectives and design principles relating to the Edmondson Park Town Centre. Before most types of development can be undertaken within this centre, more detailed planning and design controls will be required to be implemented in the form of an amendment to this section of this Plan.

8.1 Design Principles

Objectives

1. To create a compact, vibrant, safe and prosperous town centre.
2. To ensure an appropriate supply, distribution and mix of land uses within the town centre.
3. To encourage higher density living around transport, open space and service nodes.
4. To ensure development within the town centre is compatible with an integrated access network that encourages walking, cycling and public transport use.
5. To ensure that the detailed design of the town centre is coordinated, achieve a high quality urban design outcome and the delivery of amenity.

Controls

1. The future design for the Edmondson Park Town Centre is to incorporate the design principles and key requirements in Table 11.

Table 11 - Design principles and key requirements for the Edmondson Park Town Centre

Element	Design Guidelines and Key Requirements
Function and Land Use Mix	1. Incorporate a range of retail, commercial, entertainment, recreation and community uses. 2. Create a compact retail core located on the southern side of the rail corridor. 3. Incorporate a minimum of 1,140 dwellings in a variety of housing forms including higher density housing and mixed use development. 4. Concentrate small retail uses along and fronting key streets/plazas. 5. Co-locate uses and facilities to maximise the efficient use of space. 6. Active uses at ground floor are required, in the core of the Town Centre, in particular, fronting the main street, open space and in close proximity to the train station. 7. Consider the needs of health and aged care providers, facilities for young people, civic and emergency services within the Town Centre. 8. Provide uses that promote an active, 18 hours/7 days a week Town Centre.
Design and Layout	9. Encourage accessibility and connectivity between the northern and southern portions of the Town Centre. 10. Optimal length of the main street is 350m. 11. The street layout is to emphasise sight lines to local landscape features, parks, places of key cultural significance, civic buildings and public open space. 12. The street layout is to effectively incorporate and integrate with the design of the rail/bus interchange. Main Street must be physically linked with the crossing point of the railway station.
Built Form	13. A range of building heights (up to 6 storeys, 24m) with a transition to surrounding residential areas. 14. A range of higher density housing, including apartments, terraces, multi-unit housing and small lot housing. 15. High density residential development on the northern side of the rail corridor. 16. Where appropriate consider and incorporate a 'landmark development' site within the Town Centre that is within 300m from the railway station and that has the potential to be built to 30m height. 17. All large format retail premises and decked parking areas, visible from prominent public areas, are to be sleaved with active uses. Blank walls visible from the public domain are to be limited.
Pedestrian Amenity and Public Domain	18. High amenity pedestrian streetscapes are to be provided through the Town Centre (Figures 34-36). 19. Create a main street characterised by pedestrian-friendly local traffic. 20. Ensure effective pedestrian and cycle connection between the transit station and the main street is maximising visibility/transparency of the station and minimising walking distances.
Parking and Access	21. Reinforce the importance of ease of access and directness of major roadways to the Town Centre from surrounding residential areas. 22. Bus traffic is to be routed along secondary streets to ensure high amenity levels on Main Street. 23. Any future application within the Town Centre must be supported by a detailed traffic and transport study,

	including a micro-simulation model. The study should identify appropriate bus priority measures along the main street and ensure integration with the transport interchange. 24. Bicycle parking shall be provided in appropriate numbers in the Town Centre, sporting facilities, parks, community facilities, schools and the bus / rail interchange and are encouraged as part of the development of employment and other commercial uses.

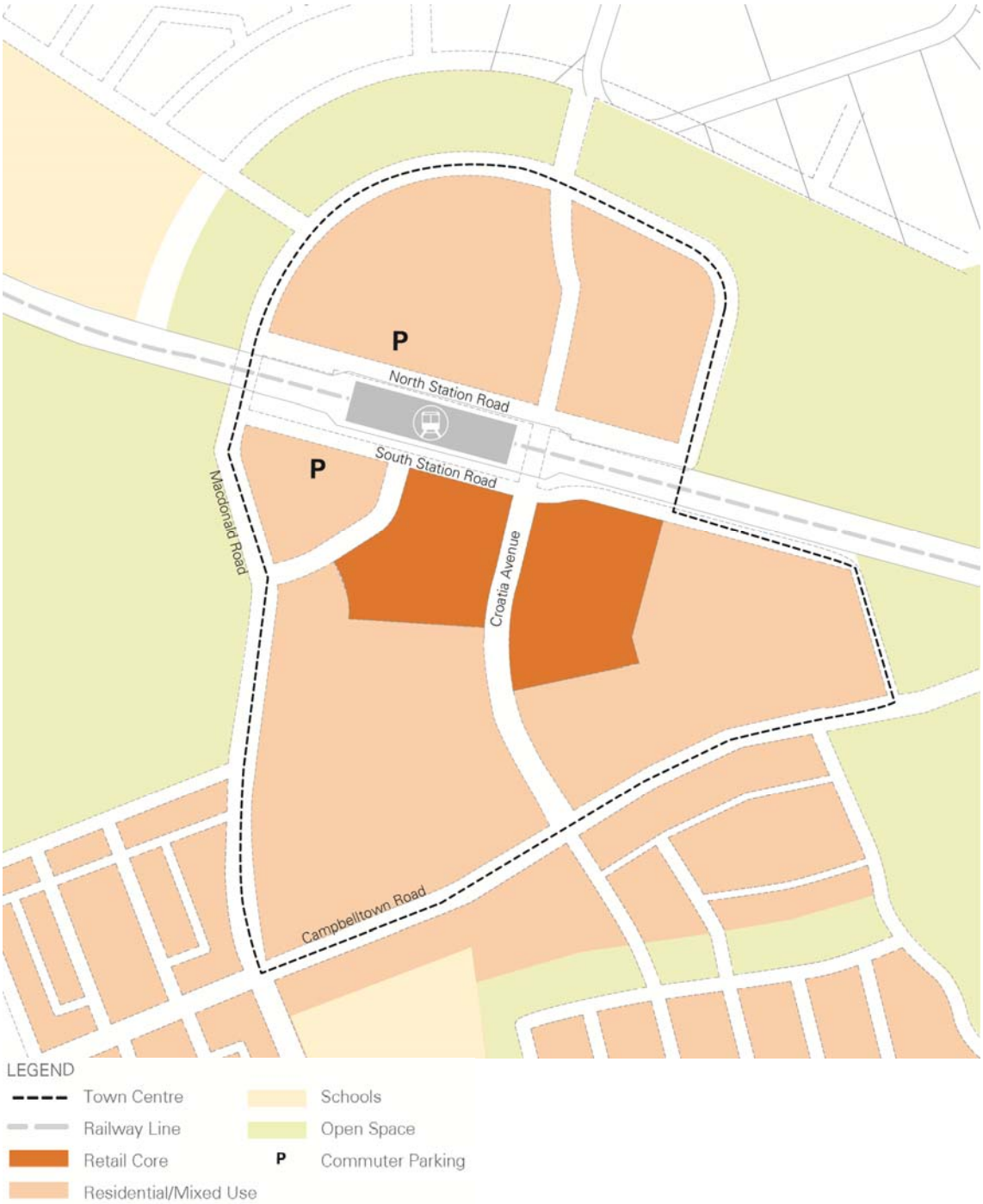


Figure 33 - Indicative layout of Edmondson Park Town Centre

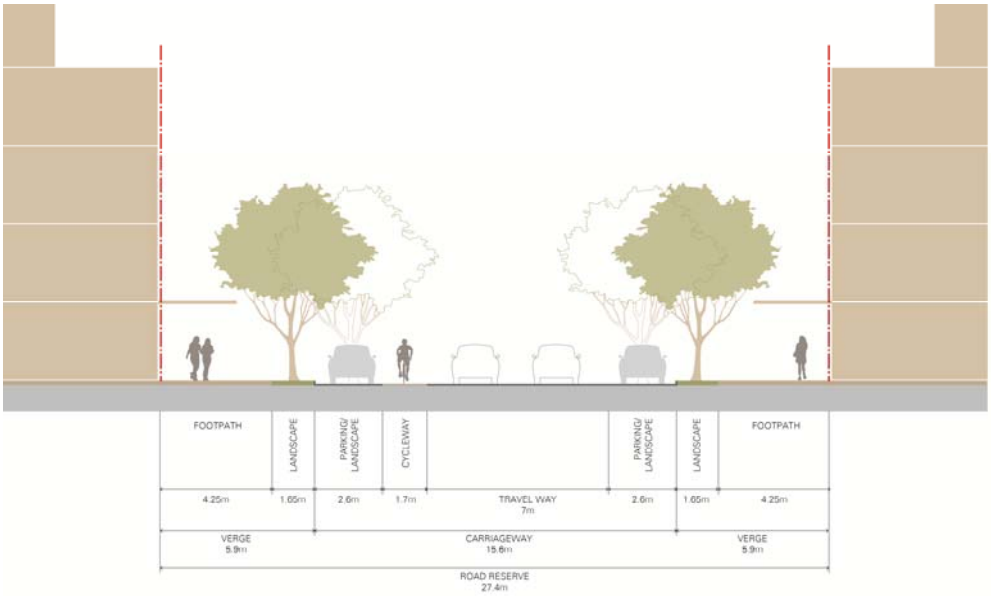


Figure 34 - Edmondson Park Town Centre (Indicative Main Street Section)

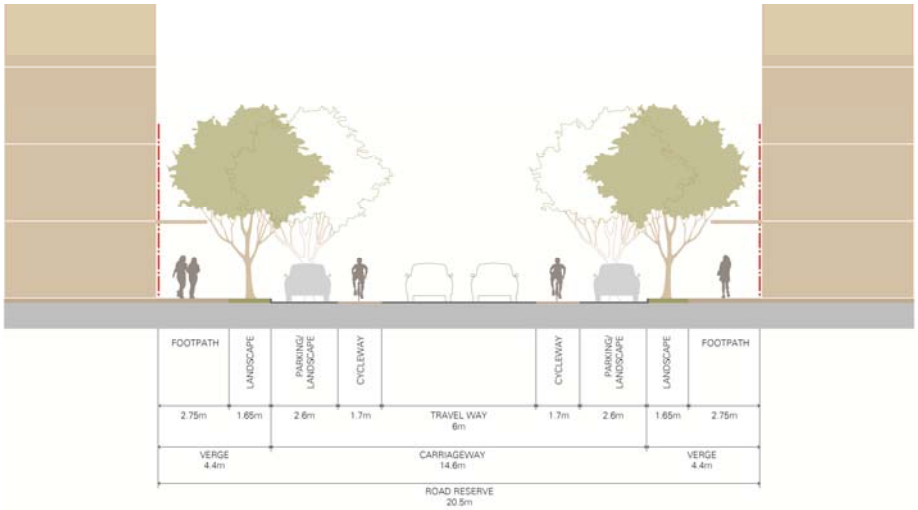


Figure 35 - Edmondson Park Town Centre (Indicative Secondary Street Section N-S)

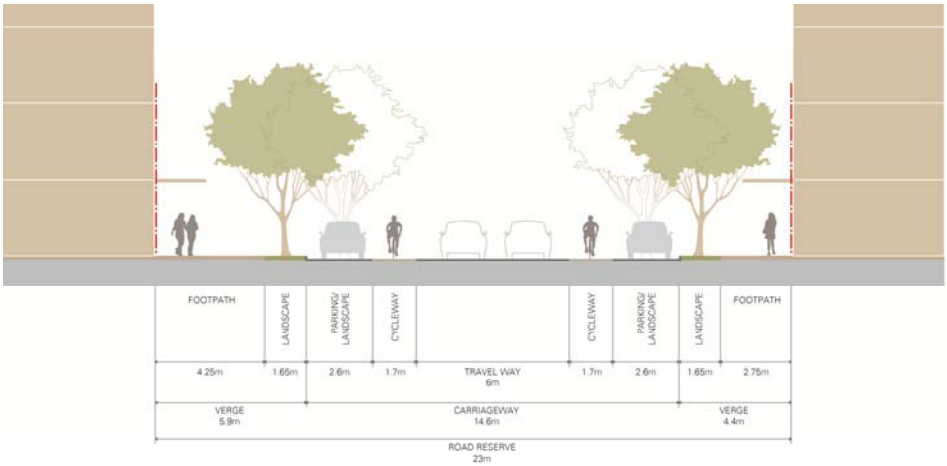


Figure 36- Edmondson Park Town Centre Indicative Secondary Street Section (E-W)

Note: The above cross sections are indicative only and are to be reviewed and updated as part of the Town Centre amendment.

8.2 More Detailed Provisions (DCP Amendment)

Objectives

1. To require more detailed planning and urban design provisions prior to significant development being undertaken.
2. To ensure that the detailed design of the Town Centre is undertaken in a coordinated manner in order to achieve a high quality urban design outcome.
3. To create a connected main street mixed use Town Centre that includes high density residential close to the station surrounded by medium density attached dwellings and terraces in an urban landscape.
4. To allow for staging of roads and infrastructure, including subdivision into lots suitable for future subdivision

Control

1. Council shall not grant consent for any development, other than development for the purposes of remediation, site preparation, infrastructure and road works, superlot subdivision (as a result of road and infrastructure applications), and environmental landscape works within the Edmondson Town Centre unless it is satisfied that more detailed development controls are in force in the form of a DCP amendment that have regard and incorporate the design principles outlined in subsection (2) below. Matters to be addressed by this amendment to this Plan are to include the following:
    a) Block layout illustrating built form and land use structure
    b) Building form, envelope and siting guidelines,
    c) Vehicular access, parking areas and design treatment,
    d) Illustrative design treatment of civic spaces and open space, pedestrian and cycle routes and facilities,
    e) Details relating to mandatory and preferred active frontages, building articulation, corner treatments, roof scapes and architectural expression,
    f) Preferred palette of material, finishes and colours,
    g) Signage and advertising controls
    h) Landscaping guidelines (ie. species),
    i) Town Centre streetscape and public domain guidelines (ie. cross sections, planting, street furniture, paving materials, lighting), and
    j) Water cycle management.