

# Table of Contents

---

## Table of Contents

### **A. Introduction**

- 1.1 What is the name of this Plan?
- 1.2 What does the Plan seek to achieve?
- 1.3 Where does the Plan apply?
- 1.4 Relationship of this Plan to the LEP and other plans and policies
- 1.5 Repeal of plans
- 1.6 How is the Plan structured?
- 1.7 Where do I find the relevant controls?
- 1.8 What is the date of commencement for the Plan?

### **B. DCP Principles**

- 1.1. Background
  - 1.1.1. Council's Commitment to Sustainability
  - 1.1.2 Sustainability and Development Control
  - 1.1.3 Key Principles for this Plan
  - 1.1.4 How to Use these Principles
- 1.2. Principles

### **C1 Site Planning and Design Principles**

- 1.1 Site Planning
  - 1.1.1 Site Analysis
  - 1.1.2 Key Areas with Scenic and Landscape Values
- 1.2 Design Principles
  - 1.2.1 Application of Certification System
  - 1.2.2 Built Form - Energy Efficiency and Conservation
  - 1.2.3 Building Form - Height, Bulk and Scale
  - 1.2.4. Responding to the Site's Topography and Landform
  - 1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design)
  - 1.2.6 Maximising Access and Adaptability
  - 1.2.7 Adult Change Facilities

### **C2 Vegetation Management**

- 2.1 Preservation of Trees and Vegetation
- 2.2 Biodiversity Corridors and Areas of Remnant Indigenous Vegetation in Non-Urban Areas
- 2.3 Bushfire Management

### **C3 Water Management**

- 3.1 The Water Cycle/Water Conservation
- 3.2 Catchment Management and Water Quality
- 3.3 Watercourses, Wetlands and Riparian Corridors

- 3.4 Groundwater
- 3.5 Flood Planning
- 3.6 Stormwater Management and Drainage
- 3.7 Water Retention Basins / Dams
- 3.8 Rainwater / Storage Tanks

### **C4 Land Management**

- 4.1 Site Stability and Earthworks
- 4.2 Landfill
- 4.3 Erosion and Sedimentation
- 4.4 Contaminated Lands
  - 4.4.1 Preventing Contamination
  - 4.4.2 Triggers for Contamination Investigation
  - 4.4.3 Stages of Contamination Investigation
  - 4.4.4 Site Audit
  - 4.4.5 Remediation Procedures
  - 4.4.6 Clean Up Notices
  - 4.4.7 Council Records and Community Information
- 4.5 Salinity

### **C5 Waste Management**

- 5.1 Waste Management Plans
- 5.2 General Controls
  - 5.2.1 Site Management
  - 5.2.2 Selection of Building Materials
  - 5.2.3 Designing for Waste Minimisation
  - 5.2.4 Siting and Design of Waste Storage and Collection Areas
  - 5.2.5 Management of Waste Storage and Collection Areas
- 5.3 Development Specific Controls
  - 5.3.1 Residential Development Controls
  - 5.3.2 Mixed Use Development Controls
  - 5.3.3 Non-Residential Development Controls
- 5.4 Hazardous Waste Management
- 5.5 On-Site Sewage Management

### **C6 Landscape Design**

- 6.1 Controls
  - 6.1.1 Development Process
  - 6.1.2 Protection of the Environment
  - 6.1.3 Neighbourhood Amenity and Character
  - 6.1.4 Site Amenity
  - 6.1.5 Construction

### **C7 Culture and Heritage**

- 7.1 European Heritage

# Table of Contents

---

- 7.1.1 Determining the Impact on Heritage Significance
- 7.1.2 Heritage Items
- 7.1.3 Heritage Conservation Areas
- 7.1.4 Design Guidelines
- 7.1.5 Development in the Vicinity of a Heritage Item or Conservation Area
- 7.1.6 Archaeological Sites
- 7.1.7 Potential Heritage Items
- 7.1.8 Demolition
- 7.1.9 Archival Recording
- 7.1.10 Business, Office and Retail Buildings
- 7.1.11 Conservation Incentives and Fee Concessions
- 7.2 Aboriginal Culture and Heritage
- 7.3 Significant Trees and Gardens

## **C8 Public Domain**

- 8.1. Pedestrian Amenity
- 8.2. Street Furniture
- 8.3. Lighting
- 8.4. Outdoor Dining and Trading Areas
- 8.5. Public Art

## **C9 Advertising and Signage**

- Introduction
- 9.1. General Requirements for Signs
- 9.2. Signs in the Vicinity of Heritage Items
- 9.3. Residential, Rural and Environmental Zones (E3 and E4)
- 9.4. Commercial, Mixed Use and Industrial Zones
- 9.5. Open Space Zones (Public and Private Recreation)
- 9.6. Special Event Advertising

## **C10 Transport, Access and Parking**

- 10.1. Transport and Land Use
- 10.2. Traffic Management and Safety
- 10.3. Key Transport Corridors
- 10.4. Roads
- 10.5. Parking, Access and Driveways
  - 10.5.1. Parking
  - 10.5.2. Access and Driveways
- 10.6. Pedestrian Connections
- 10.7. Bicycle Facilities

## **C11 Subdivision**

- 11.1. General Subdivision Requirements
- 11.2. Rural Subdivision
- 11.3. Residential Subdivision

- 11.3.1. Allotment Orientation
- 11.3.2. Site Frontage
- 11.3.3. Allotment Dimensions
- 11.3.4. Road Network
- 11.3.5. Road Design and Construction
- 11.3.6. Landscaping and Site Design
- 11.3.7. Services
- 11.3.8. Drainage
- 11.3.9. Public Open Space
- 11.3.10. Environmental Site Management
- 11.4. Industrial Subdivision
  - 11.4.1. Subdivision – Lot Standards
  - 11.4.2. Subdivision – Access Roads
  - 11.4.3. Subdivision – Other Requirements

## **C12 Noise and Vibration**

- 12.1. Road Traffic Noise
- 12.2. Rail Traffic Noise and Vibration
- 12.3. Aircraft Noise
- 12.4. Industrial and Commercial Development
- 12.5. Rural Development
- 12.6. Open Air Entertainment
- 12.7. Vibration and Blasting

## **C13 Infrastructure and Services**

- 13.1. Location of Easements for Infrastructure
- 13.2. Utilities and Service Provision
- 13.3. On Site Sewage Management
- 13.4. Engineering Works and Construction Standards
- 13.5. Development adjacent to the Sydney catchment authority controlled areas – the warragamba pipelines

## **C14 Urban Heat Management**

- 14.1. Urban Heat Management
- 14.2. Cooling with Landscaping
- 14.3. Cool Colours and Materials
- 14.4. Cooling through Building Design
- 14.5. Optimising Mechanical Heating and Cooling

## **D1 Rural Land Uses**

- 1.1. Rural Character
- 1.2. Rural Dwellings and Outbuildings
  - 1.2.1. Siting and Orientation of Dwellings and Outbuildings
  - 1.2.2. Setbacks and Building Separations
  - 1.2.3. Site Coverage, Bulk and Massing
  - 1.2.4. Height, Scale and Design

# Table of Contents

---

1.2.5 Dual Occupancy Dwellings	2.2.12 Building Design
1.2.6 Secondary Dwellings	2.2.13 Energy Efficiency
1.2.7 Materials and Colours	2.2.14 Design of Dwellings And Private Courtyards
1.2.8 Land in the Vicinity of Proposed Second Sydney Airport	2.2.15 Garage Design
1.3. Farm Buildings	2.2.16 Garden Design
1.3.1 Siting and Orientation	2.2.17 Paving Design
1.3.2 Floor Space, Height and Design	2.2.18 Fences and Retaining Walls
1.3.3 Materials and Colours	2.2.19 Visual and Acoustic Privacy and Outlook
1.4 Agricultural Development	2.2.20 Safety and Security
1.4.1 Extensive Agriculture	2.2.21 Accessibility and Adaptability
1.4.2 Intensive Livestock Agriculture	2.2.22 Storage and Services
1.4.3 Poultry Farms, Piggeries, Feedlots and Dairies	2.3 Secondary Dwellings
1.4.4 Animal Boarding or Training Establishments	2.3.1 General
1.4.5 Aquaculture	2.3.2 Site Coverage
1.4.6 Horticulture	2.3.3 Siting and Design
1.5 Non-Agricultural Development	2.3.4 Private Open Space
1.5.1 Rural Amenity and Design	2.3.5 Design and Materials
1.5.2 Home Businesses and Home Industries	2.3.6 Facilities
1.5.3 Tourist and Visitor Accommodation	2.4 Multi Dwelling Housing
1.5.4 Rural Industries	2.4.1 Residential Character
1.5.5 Retail Premises	2.4.2 Preferred Configuration for New Dwellings
1.5.6 Truck Parking Areas	2.4.3 Development Site
<b>D2 Residential Development</b>	2.4.4 Urban Form
2.1 Single Dwellings	2.4.5 Front and Rear Setbacks
2.1.1 Residential Character	2.4.6 Building Envelope and Side Setbacks
2.1.2 Setbacks and Building Envelope	2.4.7 Driveways and Parking Areas
2.1.3 Development on Sloping Land	2.4.8 Landscaped Area
2.1.4 Landscaped Area	2.4.9 Solar Planning
2.1.5 Building Design/Site Works	2.4.10 Significant Townscapes and Landscapes
2.1.6 Solar Planning	2.4.11 Corner Sites and Park Frontages
2.1.7 Garden Design and Fences	2.4.12 Building Design
2.1.8 Significant Landscapes	2.4.13 Energy Efficiency
2.1.9 Significant Townscapes	2.4.14 Design of Dwellings and Private Courtyards
2.2 Dual Occupancies	2.4.15 Garage Design
2.2.1 Residential Character	2.4.16 Garden Design
2.2.2 Preferred Configuration for Dual Occupancy Development	2.4.17 Paving Design
2.2.3 Alternative Configuration for Dual Occupancy Development	2.4.18 Fences and Retaining Walls
2.2.4 Urban Form	2.4.19 Visual and Acoustic Privacy and Outlook
2.2.5 Front and Rear Setbacks	2.4.20 Safety and Security
2.2.6 Building Envelope and Side Setbacks	2.4.21 Accessibility and Adaptability
2.2.7 Driveways and Parking Areas	2.4.22 Storage and Services
2.2.8 Landscaped Area	2.5 Residential Flat Buildings
2.2.9 Solar Planning	2.5.1 Residential Character
2.2.10 Significant Landscapes & Townscapes	2.5.2 Preferred Configuration for Residential Flat Buildings
2.2.11 Corner Sites and Park Frontages	2.5.3 The Development Site

# Table of Contents

---

- 2.5.8. Visual and Acoustic Privacy and Outlook
- 2.5.9. Solar Planning
- 2.5.10 Significant Townscapes & Landscapes
- 2.5.11 Corner Sites and Park Frontages
- 2.5.12 Building Design
- 2.5.13 Energy Efficiency
- 2.5.14 Design of Dwellings And Private Courtyards
- 2.5.15 Garages
- 2.5.16 Garden Design
- 2.5.17 Paving Design
- 2.5.18 Fences and Retaining Walls
- 2.5.19 Safety and Security
- 2.5.20 Accessibility and Adaptability
- 2.5.21 Storage and Services
- 2.6 Non Residential Developments
- 2.7 Proposed Road Pattern Designs

## **D3 Commercial and Retail Development**

- 3.1. Bulky Good Retailing
- 3.2. Sex Services Premises
- 3.3. Restricted Premises

## **D4 Industrial Development**

- 4.1. Key Precincts
- 4.2. Building Height
- 4.3. Building Setbacks and Landscape
- 4.4. Building Design
- 4.5. Storage of Materials and Chemicals
- 4.6. Accessing and Servicing the Site
- 4.7. Fencing
- 4.8. Lighting

## **D5 Other Land Uses**

- 5.1. Application of Certification System
- 5.2. Child Care Centres
- 5.3. Health Consulting Rooms
- 5.4. Educational Establishments
- 5.5. Parent Friendly Amenities
- 5.6. Places of Public Worship
- 5.7. Vehicle Repair Stations
- 5.8. Cemeteries, Crematoria and Funeral Homes
- 5.9. Extractive Industries
- 5.10 Telecommunication Facilities
- 5.11 Boarding Houses

## **E Key Precincts**

### **E1 Caddens**

- 1.1 About This Section

- 1.1.1 Land to Which This Section Applies
- 1.1.2 Aims of This Section
- 1.1.3 General Objectives
- 1.1.4 Other Relevant Parts of This DCP
- 1.1.5 Other Relevant Sources of Information
- 1.1.6 Concept Plans
- 1.2 Structure Plan
  - 1.2.1 Urban Structure
  - 1.2.2 Character Area Design Principles
  - 1.2.3 Dwelling Yield and Diversity
- 1.3 The Public Domain
  - 1.3.1 Street Network and Design
  - 1.3.2 Street Furniture and Public Art
  - 1.3.3 Pedestrian and Cycle Network
  - 1.3.4 Public Transport
  - 1.3.5 Open Space, Environmental Conservation and Landscape Network
  - 1.3.6 Biodiversity
  - 1.3.7 Aboriginal and European Heritage
  - 1.3.8 Bushfire Hazard Management
  - 1.3.9 Water Cycle Management
  - 1.3.10 Contamination Management
  - 1.3.11 Salinity Management
- 1.4 Residential Development
  - 1.4.1 Subdivision and Neighbourhood Design
  - 1.4.2 Streetscape, Feature Elements and Roof Design
  - 1.4.3 Dwelling Height, Massing and Siting
  - 1.4.4 Building Setbacks
  - 1.4.5 Development Forms
  - 1.4.6 Private Open Space
  - 1.4.7 Site Cover and Landscaped Areas
  - 1.4.8 Fencing
  - 1.4.9 Garages and Access
- 1.5 Environmental and Residential Amenity
  - 1.5.1 Visual Privacy and Acoustic Amenity
  - 1.5.2 Safety and Surveillance
  - 1.5.3 Sustainable Building Design
- 1.6 The Precinct Centre

## **E2 Claremont Meadows Stage 2**

- 2.1. Introduction
  - 2.1.1. Area Covered By This Section
  - 2.1.2 Aims of This Section
- 2.2 Residential Development
  - 2.2.1 Multi Dwelling Housing
  - 2.2.2 Traditional Residential
  - 2.2.3 Large Lot Residential Adjacent To the M4 Motorway
  - 2.2.4 Gateway Site on The Great Western Highway

# Table of Contents

---

- 2.2.5 Home-Based Business Activities
- 2.3 Areas of Ecological Sensitivity
  - 2.3.1 Remnant Bushland
  - 2.3.2 Watercourse and Riparian Corridors
  - 2.3.3 Water Cycle
  - 2.3.4 Salinity
  - 2.3.5 Contaminated Land
  - 2.3.6 Bushfire Hazard
  - 2.3.7 Air Quality
- 2.4 Community Services and Recreation
  - 2.4.1 Neighbourhood Parks
- 2.5 Recognition of Surrounding Land Uses
  - 2.5.1 Major Roads (Werrington Arterial, Great Western Highway and the M4 Motorway)
  - 2.5.2 Integration with Claremont Meadows Stage 1
  - 2.5.3 South Creek Corridor
  - 2.5.4 Former Gipps Street Landfill Site
- 2.6 Public Domain
  - 2.6.1 Management of the Public Domain
  - 2.6.2 Landscape Design
- 2.7 Infrastructure
  - 2.7.1 Streets and Access
  - 2.7.2 Sewer and Water
  - 2.7.3 Energy Supplies
  - 2.7.4 Telecommunications

## **E3 Cranebrook**

### **Part A Waterside**

- 3.1 Waterside Corporate
  - 3.1.1.1 Purpose of This Section
  - 3.1.1.2 Land to Which This Section Applies
  - 3.1.2.3 General Objectives
  - 3.1.3.2 Catchment Water Quality
  - 3.1.3.3 Water Quantity
  - 3.1.3.4 Management of the Lakes System
    - 3.1.4.1 Site and Building Works
    - 3.1.4.2 Access and Parking
    - 3.1.4.3 Acoustic Requirements
    - 3.1.4.4 Streetscape
    - 3.1.4.5 Building Envelopes
    - 3.1.4.6 Built Form – Corner of Andrews and Castlereagh Roads
    - 3.1.4.7 Built Form – Lateral 1
    - 3.1.4.8 Built Form - Neighbourhood Facilities
    - 3.1.4.9 Landscaping and Open Space
  - 3.1.5.1 Management Principles
- 3.2 Waterside Residential
  - 3.2.1.1 Purpose of the Section
  - 3.2.1.2 Land to Which the Section Applies
  - 3.2.1.3 Vision for Waterside

- 3.2.1.4 Aims and Principles of This Section
- 3.2.1.5 Urban Structure and Staging
- 3.2.1.6 Approval Process
- 3.2.1.7 Specific Information Relating To the R1 General Residential and E2 Environmental Conservation Zones
- 3.2.1.8 Wetlands Protection
- 3.2.1.9 Ownership and Management Under The Community Scheme Legislation
- 3.2.2.1 Floodway, Drainage and Site Works
- 3.2.2.2 Urban Design
- 3.2.2.3 Acoustic Requirements
- 3.2.2.4 Landscape Planting and Open Space
- 3.2.2.5 Roads and Car Parking
- 3.2.2.6 Residential Development
  - 3.2.2.6.1 Dwelling Types
  - 3.2.2.6.2 Residential Development Controls

### **Part B Cranebrook Neighbourhood Centre**

- 3.3 Community Land / Group Neighbourhood Centre Cranebrook

### **Part C Cranebrook Rural Residential Development**

- 3.4 Cranebrook Rural Residential Development
  - 3.4.1 Introduction
    - 3.4.1.1 Land to Which This Part Applies
    - 3.4.1.2 General Objectives
  - 3.4.2 Specific Objectives and Policies
    - 3.4.2.1 Access and Roads
    - 3.4.2.2 Subdivision and Layout
    - 3.4.2.3 Built Structures
    - 3.4.2.4 Landscape
    - 3.4.2.5 Community Facilities
    - 3.4.2.6 Services
      - 3.4.2.6.1 Water Supply/Effluent Disposal
      - 3.4.2.6.2 Drainage
  - 3.4.3 Maps

## **E4 Emu Heights – Blue Mountains Escarpment Siting, Design and Management**

### **Part A – Preliminary**

- 4.1 Introduction
  - 4.1.1 Land to which this section applies
  - 4.1.2 Purpose of the Section
  - 4.1.3 Aims and Objectives of this Section
  - 4.1.4 Special Requirements

### **Part B – Controls**

# Table of Contents

---

- 4.2 Siting
- 4.3 Construction and Earthworks
- 4.4 Building Design
  - 4.4.1 Roof Form
  - 4.4.2 Building Height
  - 4.4.3 Doors and Windows
  - 4.4.4 Fences
- 4.5 Building Materials
- 4.6 Building Colours
- 4.7 Services
- 4.8 Access
- 4.9 Landscaping
- 4.10 Bushfire Hazard
- Appendix 1: Maps of Blue Mountains Escarpment Area

## **E5 Emu Plains**

### **Part A Commercial Area**

- 5.1 Introduction
  - 2.1.1 Land to which this Part Applies
  - 5.1.2 Aims of this Part
- 5.2 Controls
  - 5.2.1 Commercial Development
  - 5.2.2 Traffic Management
  - 5.2.3 Parking
  - 5.2.4 Residential Development
  - 5.2.5 Pedestrian Access

## **E6 Erskine Business Park**

- 6.1 Preliminary
  - 6.1.1 Aims And Objectives Of This Section
  - 6.1.2 Land To Which This Section Applies
- 6.2 Subdivision
- 6.3 Site Development And Urban Design
  - 6.3.1 Height
  - 6.3.2 Site Coverage
  - 6.3.3 Setbacks
  - 6.3.4 Urban Design
  - 6.3.5 Signage And Estate Entrance Walls
  - 6.3.6 Lighting
  - 6.3.7 Fencing
  - 6.3.8 Services
  - 6.3.9 Transmission Line Easement
- 6.4 Environmental Quality
  - 6.4.1 Noise Pollution
  - 6.4.2 Air Pollution
  - 6.4.3 Storage, Transportation And/Or Processing Of Chemical Substances
  - 6.4.4 Energy Conservation
  - 6.4.5 Trading/Operating Hours Of Premises

- 6.5 Drainage
  - 6.5.1 Introduction
  - 6.5.2 Western Catchment – South Creek
  - 6.5.3 Eastern Catchment – Ropes Creek
- 6.6 Transport Network
- 6.7 Biodiversity
  - 6.7.1 Biodiversity Conservation Area and Landscape Buffer
- 6.8 Landscaping
  - 6.8.1 Objectives
  - 6.8.2 Controls
- 6.9 Landscape Areas
  - 6.9.1 Objectives
  - 6.9.2 Controls
  - 6.9.3 Requirements
  - 6.9.4 Requirements
  - 6.9.5 Landscape Area Requirements – Oakdale South Industrial Estate

## **E7 Glenmore Park**

### **Part A – Glenmore Park Stage 1**

- 7.1 Preliminary
  - 7.1.1 Land to Which This Part Applies
- 7.2 Glenmore Park Town Centre
  - 7.2.1 Preliminary7.2.2 Character Of The Glenmore Park Local Centre
  - 7.2.3 Urban Context
  - 7.2.4 Land Use Controls
  - 7.2.5 Built Form Controls
    - 7.2.5.1 Background
    - 7.2.5.2 Objectives
    - 7.2.5.3 Street Setbacks and Building Alignment
    - 7.2.5.4 Building Height Controls
    - 7.2.5.5 Building Exteriors
    - 7.2.5.6 Interface with Residential Areas
    - 7.2.5.7 Landscape Design
    - 7.2.5.8 Public Domain
  - 7.2.6 Car Parking and Access
    - 7.2.6.1 Vehicle Footpath Crossings and Driveways
    - 7.2.6.3 On-Site Parking
    - 7.2.6.4 Site Facilities and Services
  - 7.2.7 Design Principles
    - 7.2.7.1 Energy Efficiency
    - 7.2.7.2 Water Management and Water Sensitive Urban Design
  - 7.2.8 Waste Management
  - 7.2.9 Safety And Security (Crime Prevention Through Environmental Design)
  - 7.2.10 Site Topography
  - 7.2.11 Other Controls

# Table of Contents

---

- 7.2.11.1 Town Square
- 7.2.11.2 Community Centre Building
- 7.3 Glenmore Park Major Land Use
- 7.3.1 Land to Which This Section Applies
- 7.3.2 Purpose of the Section

## **Part B – Glenmore Park Stage 2**

- 7.4.1 Preliminary
  - 7.4.1.1 Land to Which This Part Applies
  - 7.4.1.2 Relationship to Other Plans and Documents
  - 7.4.1.3 Supporting Studies
  - 7.4.1.4 How to Use This Section
  - 7.4.1.5 Concept Plans
- 7.4.2 Structure Plan
  - 7.4.2.1 Introduction
  - 7.4.2.2 Urban Structure
  - 7.4.2.3 Dwelling Yield
  - 7.4.2.4 Dwelling Diversity
- 7.4.3 Public Domain
  - 7.4.3.1 Responding to The Site's Natural Features
    - 7.4.3.1.1 Corridors
    - 7.4.3.1.2 Bushfire Hazard Management
    - 7.4.3.1.3 Water Management
    - 7.4.3.1.4 Flood Management
    - 7.4.3.1.5 Trees
    - 7.4.3.1.6 The Northern Road View Shed
  - 7.4.3.2 Access and Movement
    - 7.4.3.2.1 Urban Structure
    - 7.4.3.2.2 Vehicular Movement
    - 7.4.3.2.3 Public Transport
    - 7.4.3.2.4 Pedestrians and Bicycles
  - 7.4.3.3 Streetscapes
    - 7.4.3.3.1 Landscape Character
    - 7.4.3.3.2 Street Furniture and Public Art
    - 7.4.3.3.3 Road Sections
  - 7.4.3.4 Open Spaces
    - 7.4.3.4.1 Active Open Space
    - 7.4.3.4.2 Neighbourhood Parks
    - 7.4.3.4.3 Riparian Corridor Edge Parks
  - 7.4.3.5 Neighbourhood Precinct
    - 7.4.3.5.1 Urban Structure
    - 7.4.3.5.2 Urban Character
    - 7.4.3.5.3 Retail Built Forms
    - 7.4.3.5.4 Primary School
- 7.4.4 Private Domain
  - 7.4.4.1 Subdivision
  - 7.4.4.2 Shared Driveways
  - 7.4.4.3 Site Planning
    - 7.4.4.3.1 Principal Private Open Space

- 7.4.4.3.2 Garages and Parking
- 7.4.4.3.3 Building Footprints
- 7.4.4.4 Solar Planning
- 7.4.4.5 Dwelling Design
- 7.4.4.6 Visual and Acoustic Privacy
- 7.4.4.7 Defining Boundaries
- 7.4.4.8 Site Facilities
- 7.4.5 Typical Development Forms
  - 7.4.5.1 Apartments
  - 7.4.5.2 Terrace Dwellings And Live – Works
  - 7.4.5.3 Semi Detached Dwellings
  - 7.4.5.4 Studios
  - 7.4.5.5 Built To Boundary Dwellings
  - 7.4.5.6 Detached Dwellings
    - 7.4.5.6.1 Surveyors Creek Catchment
    - 7.4.5.6.2 Mulgoa Creek Catchment
  - 7.4.5.7 Non-Residential Development

## **Part C – Glenmore Park Stage 3**

- 7.5 Glenmore Park Stage 3
  - 7.5.1 Preliminary
    - 7.5.1.1 Land to Which This Part Applies
    - 7.5.1.2 Relationship to Other Plans and Documents
    - 7.5.1.3 Supporting Studies
    - 7.5.1.4 How to Use This Section
  - 7.5.2 Structure Plan
    - 7.5.2.1 Introduction
    - 7.5.2.2 Urban Structure
    - 7.5.2.3 Dwelling Yield
  - 7.5.3 Public Domain
    - 7.5.3.1 Responding to the Site's Natural Features
      - 7.5.3.1.1 Corridors
      - 7.5.3.1.2 Bushfire Hazard Management
      - 7.5.3.1.3 Water Management
      - 7.5.3.1.4 Flood Management
      - 7.5.3.1.5 Trees
    - 7.5.3.2 Access and Movement
      - 7.5.3.2.1 Urban Structure
      - 7.5.3.2.3 Public Transport
      - 7.5.3.2.4 Pedestrians and Cyclists
    - 7.5.3.3 Streetscapes
      - 7.5.3.3.1 Landscape Character
      - 7.5.3.3.2 Street Furniture and Public Art
      - 7.5.3.3.3 Road Sections
    - 7.5.3.4 Open Spaces
      - 7.5.3.4.1 Open Spaces – District Parks
      - 7.5.3.4.2 Open Spaces - Local (Neighbourhood) Parks
      - 7.5.3.4.3 Linear (Riparian Corridor Edge) Parks

# Table of Contents

---

- 7.5.3.5 Neighbourhood Precinct
  - 7.5.3.5.1 Urban Structure
  - 7.5.3.5.2 Urban Character
  - 7.5.3.5.3 Retail Built Forms
  - 7.5.3.5.4 Primary School
- 7.5.4 Private Domain
  - 7.5.4.1 Subdivision
  - 7.5.4.2 Dwelling Diversity
  - 7.5.4.3 Shared Driveways
  - 7.5.4.4 Site Planning
    - 7.5.4.4.1 Principal Private Open Space
    - 7.5.4.4.2 Garages and Parking
    - 7.5.4.4.3 Building Footprints
  - 7.5.4.5 Solar Planning
  - 7.5.4.6 Dwelling Design
  - 7.5.4.7 Visual and Acoustic Privacy
  - 7.5.4.8 Defining Boundaries
  - 7.5.4.9 Site Facilities
- 7.5.5 Typical Development Forms
  - 7.5.5.1 Dwellings on R2 Low Density Residential Lots
  - 7.5.5.2 Dwellings on R3 Medium Density Residential Lots
  - 7.5.5.3 Studios
  - 7.5.5.4 Dwellings on C4 Environmental Living Lots
  - 7.5.5.5 Non-Residential Development
- 7.5.6 Lot Development, Earthworks and Grading

## **E8 Kingswood**

### **Part A Design and Siting of Non-Residential Development on Land Fronting Morley Avenue and the Great Western Highway, Kingswood**

- 8.1 Preliminary
  - 8.1.1 Land to Which This Section Applies
  - 8.1.2 Aims and Objectives
- 8.2 Development Controls
  - 8.2.1 Building Setbacks
  - 8.2.2 Signage
  - 8.2.3 Car Parking
  - 8.2.4 Vehicular Access
  - 8.2.5 Loading Areas
  - 8.2.6 Storage Area
  - 8.2.7 Building Design and Layout
  - 8.2.8 Western Rail Line
  - 8.2.9 Landscaping Along the Great Western Highway

## **Part B The Knoll**

- 8.3 Preliminary
  - 8.3.1 Land to Which This Part Applies
    - 8.3.1.1 Relationship to Other Plans and Documents
    - 8.3.1.2 Supporting Studies
  - 8.3.2 Structure Plan
    - 8.3.2.1 Vision for The Knoll
  - 8.3.3 The Public Domain
    - 8.3.3.1 Street Network
    - 8.3.3.2 Pedestrian and Cycle Network
    - 8.3.3.3 Open Space Network
  - 8.3.4 Residential Development
    - 8.3.4.1 Subdivision Design
    - 8.3.4.2 Streetscape, Feature Elements and Roof Design
    - 8.3.4.3 Dwelling Height, Massing and Siting
    - 8.3.4.4 Building Setbacks
    - 8.3.4.5 Development on Sloping Land
    - 8.3.4.6 Studio or Secondary Dwellings
    - 8.3.4.7 Private Open Space
    - 8.3.4.8 Site Coverage and Landscaped Area
    - 8.3.4.9 Fencing
    - 8.3.4.10 Garages And Access
  - 8.3.5 Environmental and Residential Amenity
    - 8.3.5.1 Visual and Acoustic Privacy
    - 8.3.5.2 Safety and Surveillance
    - 8.3.5.3 Sustainable Building Design

## **E9 Mulgoa Valley**

- 9.1 Siting and Built Form controls
  - 9.1.1 Heritage Items and Vistas
  - 9.1.2 Siting
  - 9.1.3 Building Form, Materials and Colours
  - 9.1.4 Planting
  - 9.1.5 Access, Parking and Services
  - 9.1.6 Fences and Entrances
  - 9.1.7 Signage
- 9.2 Other Controls
  - 9.2.1 Mulgoa Road
- 9.3 Other Relevant Information

## **E10 Orchard Hills**

- 10.1 Siting and built form controls
  - 10.1.1 Siting and orientation of dwellings and outbuildings
  - 10.1.2 Building form, materials and colours
  - 10.1.3 Vegetation and plantings
  - 10.1.4 Access, parking and services
  - 10.1.5 Fences and entrances
  - 10.1.6 Signage



# Table of Contents

---

## 10.2 Other relevant information

### **E11 Penrith**

#### **Part A Penrith City Centre**

- 11.1 Preliminary
  - 11.1.1 Area Included Within the Penrith City Centre
  - 11.1.2 Aims and Objectives of This Section
  - 11.1.3 Penrith City Centre Precincts and Character Areas
- 11.2 Building Form
  - 11.2.1 Introduction
  - 11.2.2 Building to Street Alignment and Street Setbacks
  - 11.2.3 Street Frontage Heights
  - 11.2.4 Building Depth and Bulk
  - 11.2.5 Boundary Setbacks and Building Separation
  - 11.2.6 Mixed Use Buildings
  - 11.2.7 Site Cover and Deep Soil Zones
  - 11.2.8 Landscape Design
  - 11.2.9 Planting on Structures
- 11.3 Pedestrian Amenity
  - 11.3.1 Permeability
  - 11.3.2 Active Street Frontages and Address
  - 11.3.3 Awnings
  - 11.3.4 Vehicle Footpath Crossings
  - 11.3.5 Pedestrian Overpasses and Underpasses
  - 11.3.6 Building Exteriors
- 11.4 Access, Parking and Servicing
  - 11.4.1 Pedestrian Access and Mobility
  - 11.4.2 On-Site Parking Options
  - 11.4.3 Site Facilities and Services
- 11.5 Sustainable Development
  - 11.5.1 Reflectivity
  - 11.5.2 Maximising Liveability and Longevity
  - 11.5.3 Reduce Resource Consumption
- 11.6 Controls for Residential Development
  - 11.6.1 Housing Choice and Mix
- 11.7 Controls for Special Areas
  - 11.7.1 Precinct Controls

#### **Part B North Penrith**

- 11.8.1 Preliminary
  - 11.8.1.1 Purpose of This Section
  - 11.8.1.2 Land to Which This Section Applies
  - 11.8.1.3 Relationship with Other Planning Documents
- 11.8.2 Concept Plan
  - 11.8.2.1 Vision
  - 11.8.2.2 Outcomes
- 11.8.3 Residential Development

- 11.8.3.1 Housing Density and Diversity
- 11.8.3.2 Subdivision
- 11.8.3.3 Building Envelopes
- 11.8.3.4 Building Design and Articulation
- 11.8.3.5 Private Open Space and Landscaping
- 11.8.3.6 Fencing
- 11.8.3.7 Garages, Site Access and Parking
- 11.8.3.8 Visual and Acoustic Amenity
- 11.8.3.9 Specific Provisions - Key Sites
- 11.8.3.10 Specific Provisions - Residential Flat Buildings
- 11.8.3.11 Specific Provisions - Ancillary Dwellings
- 11.8.4 The Village Centre
  - 11.8.4.1 Built Form Controls
  - 11.8.4.2 Access, Parking and Servicing
- 11.8.5 Thornton Hall
  - 11.8.5.1 Built Form Controls
- 11.8.6 Industrial Development
  - 11.8.6.1 Built Form Controls
- Appendix A – Example Of Building Envelope Plan
- Appendix B – Residential Design Palette

#### **Part C 164 Station Street, Penrith**

- 11.1 Site analysis and local context
  - 11.1.1 Land and purpose which section applies
  - 11.1.2 Site Vision
  - 11.1.3 Site Objectives
  - 11.1.4 Local Context
- 11.2 Structure Plan
  - 11.2.1 Urban Structure
  - 11.2.2 Landscape Structure
  - 11.2.3 Character Areas and Urban Precincts
  - 11.2.4 Dwelling Density
  - 11.2.5 Indicative Development Staging
- 11.3 The Public Domain
  - 11.3.1 Street Network and Design
  - 11.3.2 Pedestrian and Cyclist Networks
  - 11.3.3 Public Open Space and Landscape Network
  - 11.3.4 Above Ground Basements
- 11.4 Residential Development
  - 11.4.1 Key Design Principles
  - 11.4.2 Building Height, Massing and Siting
  - 11.4.3 Building Setbacks
  - 11.4.4 Private Open Space
  - 11.4.5 Mixed Use Buildings
  - 11.4.6 Housing Diversity
- 11.5 Environmental and Residential Amenity
  - 11.5.1 Visual Privacy and Acoustic Amenity
  - 11.5.2 View Corridors

# Table of Contents

---

- 11.6 Access, Parking and Servicing
- 11.6.1 Vehicle Access
- 11.6.2 Pedestrian Access and Mobility
- 11.6.3 On-Street Parking Options
- 11.6.4 Parking Requirements for Residential Apartments
- 11.6.5 Service Roads and Emergency Vehicles

## **E12 Penrith Health and Education Precinct**

### **Part A – Hospital Precinct**

- 12.1 Background
- 12.1.1 Area Included Within the Hospital Precinct
- 12.1.2 Aims of the Controls for the Hospital Precinct
- 12.1.3 General Objectives
- 12.1.4 Character Areas
- 12.2. Land Use Controls
- 12.2.1 Mixed Use Development Controls
- 12.3. Built Form Controls
- 12.3.1. Street Alignment, Building Height and Setbacks
- 12.3.2. Building Depth and Bulk
- 12.3.3. Boundary Setbacks and Building Separation
- 12.3.5 Building Exteriors
- 12.3.6 Landscape Design
- 12.3.7 Planting on Structures
- 12.4. Other Controls
- 12.4.1 Public Domain
- 12.4.2 Pedestrian Amenity
- 12.4.2.1 Permeability
- 12.4.2.2 Active Street Frontages and Address
- 12.4.2.3 Safety and Security
- 12.4.2.4 Awnings
- 12.4.2.5 Vehicle Footpath Crossings
- 12.4.3 Car Parking
- 12.4.4 Site Facilities and Services
- 12.5. Other Information

### **Part B – Business Park Precinct**

- 12.6 Introduction
- 12.6.1 Area Included In the Business Park Precinct
- 12.6.2 General Objectives
- 12.6.3 Requirements for a Concept Plan
- 12.6.4 Preparation of a Concept Plan
- 12.7 Built Form Controls
- 12.7.1 Street Alignment and Setbacks
- 12.7.2 Side and Rear Setbacks
- 12.7.3 Building Bulk
- 12.7.4 Building Separation

- 12.7.5 Site Coverage and Deep Soil Zones
- 12.7.6 Architectural Excellence
- 12.7.7 Active Street Frontages
- 12.7.8 Pedestrian Permeability
- 12.7.9 Awnings
- 12.7.10 Landscaping and Fencing
- 12.7.11 Water and Energy Efficient Design
- 12.7.12 Traffic, Parking and Site Access

### **Part C – South Werrington Urban Village Precinct**

- 12.8 South Werrington Urban Village
- 12.8.1 Preliminary
- 12.8.1.1 Background
- 12.8.1.2 Land to Which This Section Applies
- 12.8.1.3 Aims and General Objectives of This Section
- 12.8.1.4 Supporting Studies
- 12.8.1.5 Concept Plans
- 12.8.2 Structure Plan
- 12.8.2.1 Vision
- 12.8.2.2 Urban Structure
- 12.8.2.3 Desired Future Character
- 12.8.2.4 Dwelling Yields
- 12.8.3 Public Domain
- 12.8.3.1 Responding to The Site's Natural Features
- 12.8.3.2 Transport and Accessibility
- 12.8.3.3 Streetscapes
- 12.8.3.4 Passive Open Space and Environmental Conservation Areas
- 12.8.3.5 Public Facilities
- 12.8.4 Private Domain
- 12.8.4.1 Subdivision
- 12.8.4.2 Site Planning
- 12.8.4.4 Dwelling Design
- 12.8.4.5 Visual and Acoustic Privacy
- 12.8.4.6 Fencing
- 12.8.4.7 Site Facilities
- 12.8.5 Residential Development Forms
- 12.8.5.1 All Housing Types
- 12.8.5.2 Integrated Housing
- 12.8.5.3 Apartments
- 12.8.5.4 Attached Dwellings
- 12.8.5.5 Semi Detached Dwellings
- 12.8.5.6 Studios
- 12.8.5.7 Detached Dwellings
- 12.8.5.8 Built To Boundary Dwellings
- 12.8.6 Development for Employment Purposes

### **Part D - Werrington Mixed-Use Area**

- 12.9.1 Preliminary

# Table of Contents

---

- 12.9.1.1 Land to Which This Section Applies
- 12.9.1.2 Aims of This Section
- 12.9.2 Concept Plans
  - 12.9.2.1 Requirements for a Concept Plan
  - 12.9.2.2 Concept Plan Strategies
  - 12.9.2.3 Adoption of a Concept Plan
  - 12.9.2.4 Form of a Concept Plan
- 12.9.3 Urban Design
  - 12.9.3.1 Land Use and Activities
  - 12.9.3.2 Pattern of Streets, Open Spaces and Community Facilities
  - 12.9.3.3 Pattern of Street-Blocks and Subdivision
  - 12.9.3.4 Pattern of Built Form and Landscaped Areas
  - 12.9.3.5 Public Domain
- 12.9.4 Sustainability
  - 12.9.4.1 Social and Economic
  - 12.9.4.2 Biodiversity: Flora and Fauna
  - 12.9.4.3 Water Cycle
  - 12.9.4.4 Air Quality
- 12.9.5 Public Transport
- 12.9.6 Site Features
  - 12.9.6.1 Topography and Soils
- 12.9.7 Infrastructure Services
  - 12.9.7.1 Street Networks
  - 12.9.7.2 Principal and Secondary Site Roads
  - 12.9.7.3 Pedestrian and Cycle Access
  - 12.9.7.4 Energy Supplies
  - 12.9.7.5 Community Services and Recreation
  - 12.9.7.6 Landscape Design
- 12.9.8 Residential Development
  - 12.9.8.1 Residential Density
  - 12.9.8.2 Residential Amenity
  - 12.9.8.3 Crime Prevention and Community Safety
  - 12.9.8.4 Population and Housing
  - 12.9.8.5 Home-Based Business Activities
  - 12.9.8.6 Retail and Business Services
  - 12.9.8.7 Parking

## **E13 Riverlink Precinct**

### **Part A Riverlink Excluding Panthers Penrith Site**

- 13.1 Urban Framework
  - 13.1.1 Landscape Structure
- 13.2 Connectivity
  - 13.2.1 Permeability
  - 13.2.2 Pedestrian and Cycle Network
- 13.3 Built Form
  - 13.3.1 Street Alignment and Setbacks
  - 13.3.2 Active Street Frontages

- 13.4 Future Character Strategy for Sub Precincts
  - 13.4.1 River Gateway
  - 13.4.2 Tourism and Recreation Precinct
    - 13.4.2.1 2 Tench Avenue, Jamisontown

### **Part B Panthers Penrith Precinct**

- 13.5 Panthers Penrith Site
  - 13.5.1 Background
  - 13.5.2 Riverlink Precinct Plan
- 13.6 Panthers Penrith Precinct Vision
  - 13.6.1 Panthers Penrith Precinct Vision
  - 13.6.2 Precinct Objectives
- 13.7 Urban Framework
  - 13.7.1 Structure Plan
  - 13.7.2 Landscape Structure
  - 13.7.3 Sub Precincts
  - 13.7.4 Views
  - 13.7.5 Public Art Strategy
- 13.8 Connectivity
  - 13.8.1 Street Design and Character
  - 13.8.2 Pedestrian and Cycle Network
  - 13.8.3 Public Transport
  - 13.8.4 Traffic, Parking and Site Access
- 13.9 Built Form
  - 13.9.1 Street Alignment and Setbacks
  - 13.9.2 Active Street Frontages
  - 13.9.3 Awnings
  - 13.9.4 Building Depth and Bulk
  - 13.9.5 Building Articulation
  - 13.9.6 Architectural Excellence
- 13.10 Delivery
  - 13.10.1 Flooding and Drainage
  - 13.10.2 Utilities
  - 13.10.3 Staging

## **E14 St Clair**

- 14.1 Land at Banks Drive and Mamre Road
  - 14.1.1 Land to which this section applies
  - 14.1.2 Aims of this Section
  - 14.1.3 Development Standards
    - 14.1.3.1 Setbacks
    - 14.1.3.2 Access
  - 14.2 Land at Cook Parade
    - 14.2.1 Land to which this section applies
    - 14.2.2 Aims of this Section

## **E15 St Marys**

### **Part A St Marys Town Centre**

- 15.1 Land Use Controls
  - 15.1.1 Residential Development Controls

# Table of Contents

---

- 15.1.2 Mixed Use Development Controls
- 15.2. Built Form Controls
  - 15.2.1 Building to Street Alignment and Street Setbacks
  - 15.2.2 Street Frontage Heights
  - 15.2.3 Maximum Building Heights and Lot Layout Requirements
  - 15.2.4 Building Depth and Bulk
  - 15.2.5 Boundary Setbacks and Building Separation
  - 15.2.6 Site Coverage and Deep Soil Zones
  - 15.2.7 Landscape Design
  - 15.2.8 Planting on Structures
- 15.3. Other Controls
  - 15.3.1 Pedestrian Amenity
  - 15.3.2 Access, Parking and Servicing
  - 15.3.3 Precinct Controls

## **E16 Sydney Science Park**

- 16 Sydney Science Park
  - 16.1 Sydney Science Park Vision
  - 16.2 Urban Structure
    - 16.2.1 Precinct Plan
      - 16.2.1.1 Overview
      - 16.2.1.2 Character Areas
      - 16.2.1.3 Requirement for a Precinct Plan
    - 16.2.2 Connectivity
      - 16.2.2.1 Street Network
      - 16.2.2.2 Public Transport
      - 16.2.2.3 Pedestrian and Cycle Network
    - 16.2.3 Public Domain and Landscape
    - 16.2.4 Public Art Strategy
    - 16.2.5 Stormwater Management and Water Sensitive Urban Design
    - 16.2.5 Amelioration of Natural Hazards
    - 16.2.6 Aboriginal Archaeological Sites
  - 16.3 Built Form
    - 16.3.1 Employment Uses
      - 16.3.1.1 Street A, Building Height and Setbacks
      - 16.3.1.2 Active Street Frontages
      - 16.3.1.3 Building Depth and Bulk
      - 16.3.1.4 Architectural Excellence
      - 16.3.1.5 Site Coverage and Deep Soil Zones
      - 16.3.1.6 Pedestrian Permeability
      - 16.3.1.7 Awnings
      - 16.3.1.8 Interim and Temporary Uses
    - 16.3.2 Residential Uses
      - 16.3.2.1 Housing Types
    - 16.3.3 Water and Energy Efficient Design

## **E17 Orchard Hills North**

- 1 INTRODUCTION
  - 1.1 Land to which this DCP applies
  - 1.2 Aims of this Section
  - 1.3 Relationship to other parts of Penrith DCP
- 2 STRUCTURE PLAN – ORCHARD HILLS NORTH
  - 2.1 Vision
  - 2.2 General objectives
  - 2.3 Character Areas
- 3 TRANSPORT, MOBILITY AND STREET NETWORK
  - 3.1 Street network
  - 3.2 Caddens Road
  - 3.3 North-South Road Corridor
  - 3.4 East-West Road Corridor
  - 3.5 Intersection Treatments
  - 3.6 Existing Roads – Castle Road, Ulm Road, Kingswood Road
  - 3.7 Pedestrian and cycle network
  - 3.8 Public transport
- 4 PUBLIC REALM
  - 4.1 Public realm
  - 4.2 Active local open space
  - 4.3 Passive local open space
  - 4.4 Bushland open space
  - 4.5 Riparian corridor open space
  - 4.6 Biodiversity
  - 4.7 Street Furniture and public art
  - 4.8 Street landscaping
  - 4.9 Rural Fire Service facility
  - 4.10 Canopy Cover
- 5 RESIDENTIAL DEVELOPMENT
  - 5.1 Subdivision and neighbourhood design
  - 5.2 Site grading, earthworks and retaining walls
  - 5.3 Developing on sloping land
  - 5.4 General residential built form design
  - 5.5 Residential typology and built form
  - 5.6 Shop top housing
  - 5.7 Dwellings located in Precinct 6
  - 5.8 Secondary dwellings
  - 5.9 Dual occupancy

# Table of Contents

---

- 5.10 Multi dwelling housing
- 5.11 Private open space
- 5.12 Fencing
- 5.13 Garages, driveways, parking and access
- 5.14 Shared driveways
- 5.15 Residential amenity
- 5.16 Safety and surveillance
- 6 VILLAGE CENTRE
- 6.1 Urban Layout Context
- 6.2 Land use and built form
- 7 OTHER
- 7.1 Urban heat island
- 7.2 Water cycle management, basins and flooding
- 7.3 Contaminated land management
- 7.4 Development staging
- 8 REFERENCES

## **F. Other relevant information**

### **Appendix F1: Definitions**

### **Appendix F2: Development Process**

### **Appendix F3: DA Submission Requirements**

### **Appendix F4: Technical Information**