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

- 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
- 7.1.10Business, Office and Retail Buildings
- 7.1.11Conservation 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

Table of Contents

- 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

- 1.2.5 Dual Occupancy Dwellings
- 1.2.6 Secondary Dwellings
- 1.2.7 Materials and Colours
- 1.2.8 Land in the Vicinity of Proposed Second Sydney Airport
- 1.3. Farm Buildings
- 1.3.1 Siting and Orientation
- 1.3.2 Floor Space, Height and Design
- 1.3.3 Materials and Colours
- 1.4 Agricultural Development
- 1.4.1. Extensive Agriculture
- 1.4.2. Intensive Livestock Agriculture
- 1.4.3. Poultry Farms, Piggeries, Feedlots and Dairies
- 1.4.4. Animal Boarding or Training Establishments
- 1.4.5. Aquaculture
- 1.4.6. Horticulture
- 1.5. Non-Agricultural Development
- 1.5.1. Rural Amenity and Design
- 1.5.2. Home Businesses and Home Industries
- 1.5.3. Tourist and Visitor Accommodation
- 1.5.4. Rural Industries
- 1.5.5. Retail Premises
- 1.5.6. Truck Parking Areas

D2 Residential Development

- 2.1 Single Dwellings
- 2.1.1. Residential Character
- 2.1.2. Setbacks and Building Envelope
- 2.1.3. Development on Sloping Land
- 2.1.4. Landscaped Area
- 2.1.5. Building Design/Site Works
- 2.1.6. Solar Planning
- 2.1.7. Garden Design and Fences
- 2.1.8. Significant Landscapes
- 2.1.9. Significant Townscapes
- 2.2. Dual Occupancies
- 2.2.1. Residential Character
- 2.2.2. Preferred Configuration for Dual Occupancy Development
- 2.2.3. Alternative Configuration for Dual Occupancy Development
- 2.2.4. Urban Form
- 2.2.5. Front and Rear Setbacks
- 2.2.6. Building Envelope and Side Setbacks
- 2.2.7. Driveways and Parking Areas
- 2.2.8. Landscaped Area
- 2.2.9. Solar Planning
- 2.2.10 Significant Landscapes & Townscapes
- 2.2.11 Corner Sites and Park Frontages

- 2.2.12 Building Design
- 2.2.13 Energy Efficiency
- 2.2.14 Design of Dwellings And Private Courtyards
- 2.2.15 Garage Design
- 2.2.16 Garden Design
- 2.2.17 Paving Design
- 2.2.18 Fences and Retaining Walls
- 2.2.19 Visual and Acoustic Privacy and Outlook
- 2.2.20 Safety and Security
- 2.2.21 Accessibility and Adaptability
- 2.2.22 Storage and Services
- 2.3 Secondary Dwellings
- 2.3.1 General
- 2.3.2 Site Coverage
- 2.3.3 Siting and Design
- 2.3.4 Private Open Space
- 2.3.5 Design and Materials
- 2.3.6 Facilities
- 2.4 Multi Dwelling Housing
- 2.4.1 Residential Character
- 2.4.2 Preferred Configuration for New Dwellings
- 2.4.3 Development Site
- 2.4.4 Urban Form
- 2.4.5 Front and Rear Setbacks
- 2.4.6 Building Envelope and Side Setbacks
- 2.4.7 Driveways and Parking Areas
- 2.4.8 Landscaped Area
- 2.4.9 Solar Planning
- 2.4.10 Significant Townscapes and Landscapes
- 2.4.11 Corner Sites and Park Frontages
- 2.4.12 Building Design
- 2.4.13 Energy Efficiency
- 2.4.14 Design of Dwellings and Private Courtyards
- 2.4.15 Garage Design
- 2.4.16 Garden Design
- 2.4.17 Paving Design
- 2.4.18 Fences and Retaining Walls
- 2.4.19 Visual and Acoustic Privacy and Outlook
- 2.4.20 Safety and Security
- 2.4.21 Accessibility and Adaptability
- 2.4.22 Storage and Services
- 2.5 Residential Flat Buildings
- 2.5.1 Residential Character
- 2.5.2 Preferred Configuration for Residential Flat Buildings
- 2.5.3. The Development Site
- 2.5.4. Urban Form
- 2.5.5. Landscaped Area
- 2.5.6. Front and Rear Setbacks
- 2.5.7. Side Setbacks

- 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
- 1.3.10Contamination 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

- 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

- 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)

6

- 7.2.10 Site Topography
- 7.2.11 Other Controls

7.4.4.3.2 Garages and Parking 7.2.11.1 Town Square 7.2.11.2 Community Centre Building 7.4.4.3.3 Building Footprints 7.3 Glenmore Park Major Land Use 7.4.4.4 Solar Planning 7.3.1 Land to Which This Section Applies 7.4.4.5 **Dwelling Design** 7.4.4.6 Visual and Acoustic Privacy 7.3.2 Purpose of the Section 7.4.4.7 Defining Boundaries 7.4.4.8 Site Facilities Part B - Glenmore Park Stage 2 7.4.5 Typical Development Forms 7.4.1 **Preliminary** 7.4.5.1 Apartments 7.4.1.1 Land to Which This Part Applies 7.4.5.2 Terrace Dwellings And Live – Works 7.4.1.2 Relationship to Other Plans and Documents 7.4.5.3 Semi Detached Dwellings 7.4.1.3 Supporting Studies 7.4.5.4 Studios 7.4.1.4 How to Use This Section 7.4.5.5 Built To Boundary Dwellings 7.4.1.5 Concept Plans 7.4.5.6 Detached Dwellings 7.4.2 Structure Plan 7.4.5.6.1 Surveyors Creek Catchment 7.4.2.1 Introduction 7.4.5.6.2 Mulgoa Creek Catchment 7.4.2.2 Urban Structure 7.4.5.7 Non-Residential Development 7.4.2.3 Dwelling Yield 7.4.2.4 Dwelling Diversity E8 Kingswood 7.4.3 Public Domain Part A Design and Siting of Non-Residential 7.4.3.1 Responding to The Site's Natural Features **Development on Land Fronting Morley** 7.4.3.1.1 Corridors Avenue and the Great Western Highway, 7.4.3.1.2 Bushfire Hazard Management Kingswood 7.4.3.1.3 Water Management 8.1 Preliminary 7.4.3.1.4 Flood Management 8.1.1 Land to Which This Section Applies 7.4.3.1.5 Trees 8.1.2 Aims and Objectives 7.4.3.1.6 The Northern Road View Shed **Development Controls** 7.4.3.2 Access and Movement 8.2.1 Building Setbacks 7.4.3.2.1 Urban Structure 8.2.2 Signage 7.4.3.2.2 Vehicular Movement 8.2.3 Car Parking 7.4.3.2.3 Public Transport 8.2.4 Vehicular Access 7.4.3.2.4 Pedestrians and Bicycles 8.2.5 Loading Areas 7.4.3.3 Streetscapes 8.2.6 Storage Area 7.4.3.3.1 Landscape Character 8.2.7 Building Design and Layout 7.4.3.3.2 Street Furniture and Public Art 8.2.8 Western Rail Line 7.4.3.3.3 Road Sections 8.2.9 Landscaping Along the Great Western 7.4.3.4 Open Spaces Highway 7.4.3.4.1 Active Open Space Part B The Knoll 7.4.3.4.2 Neighbourhood Parks 8.3 **Preliminary** 7.4.3.4.3 Riparian Corridor Edge Parks 8.3.1 Land to Which This Part Applies 7.4.3.5 Neighbourhood Precinct 8.3.1.1 Relationship to Other Plans and Documents 7.4.3.5.1 Urban Structure 8.3.1.2 Supporting Studies 7.4.3.5.2 Urban Character 8.3.2 Structure Plan 7.4.3.5.3 Retail Built Forms 8.3.2.1 Vision for The Knoll 7.4.3.5.4 Primary School 8.3.3 The Public Domain 7.4.4 **Private Domain** 8.3.3.1 Street Network 7.4.4.1 Subdivision 8.3.3.2 Pedestrian and Cycle Network **Shared Driveways** 7.4.4.2 8.3.3.3 Open Space Network

7.4.4.3.1 Principal Private Open Space

7.4.4.3 Site Planning

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
- 10.1.1Siting 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
- 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 Residnetial Amenity

11.5.1 Visual Privacy and Acoustic Amenity

11.5.2 View Corridors

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

12.9.3.5 Public Domain 12.8.1.2 Land to Which This Section Applies 12.8.1.3 Aims and General Objectives of This 12.9.4 Sustainability Section 12.9.4.1 Social and Economic 12.8.1.4 Supporting Studies 12.9.4.2 Biodiversity: Flora and Fauna 12.8.1.5 Concept Plans 12.9.4.3 Water Cycle 12.8.2 Structure Plan 12.9.4.4 Air Quality 12.8.2.1 Vision 12.9.5 Site Features 12.8.2.2 Urban Structure 12.9.5 Public Transport 12.8.2.3 Desired Future Character 12.9.6 Site Features 12.8.2.4 Dwelling Yields 12.9.6.1 Topography and Soils 12.8.3 Public Domain 12.9.7 Infrastructure Services 12.8.3.1 Responding to The Site's Natural Features 12.9.7.1 Street Networks 12.8.3.2 Transport and Accessibility 12.9.7.2 Principal and Secondary Site Roads 12.8.3.3 Streetscapes 12.9.7.3 Pedestrian and Cycle Access 12.8.3.4 Passive Open Space and Environmental 12.9.7.4 Energy Supplies **Conservation Areas** 12.9.7.5 Community Services and Recreation 12.8.3.5 Public Facilities 12.9.7.6 Landscape Design 12.8.4 Private Domain 12.9.8 Residential Development 12.8.4.1 Subdivision 12.9.8.1 Residential Density 12.8.4.2 Site Planning 12.9.8.2 Residential Amenity 12.8.4.4 Dwelling Design 12.9.8.3 Crime Prevention and Community Safety 12.8.4.5 Visual and Acoustic Privacy 12.9.8.4 Population and Housing 12.8.4.6 Fencing 12.9.8.5 Home-Based Business Activities 12.8.4.7 Site Facilities 12.9.8.6 Retail and Business Services 12.8.5 Residential Development Forms 12.9.8.7 Parking 12.8.5.1 All Housing Types 12.8.5.2 Integrated Housing 12.8.5.3 Apartments E13 Riverlink Precinct 12.8.5.4 Attached Dwellings Part A Riverlink Excluding Panthers Penrith Site 12.8.5.5 Semi Detached Dwellings 13.1 Urban Framework 12.8.5.6 Studios 13.1.1 Landscape Structure 12.8.5.7 Detached Dwellings 13.2 Connectivity 12.8.5.8 Built To Boundary Dwellings 13.2.1 Permeability 12.8.6 Development for Employment Purposes 13.2.2 Pedestrian and Cycle Network Part D - Werrington Mixed-Use Area 13.3 Built Form 12.9.1 Preliminary 13.3.1 Street Alignment and Setbacks 12.9.1.1 Land to Which This Section Applies 13.3.2 Active Street Frontages 12.9.1.2 Aims of This Section 13.4 Future Character Strategy for Sub Precincts 12.9.2 Concept Plans 13.4.1 River Gateway 12.9.2.1 Requirements for a Concept Plan 13.4.2 Tourism and Recreation Precinct 12.9.2.2 Concept Plan Strategies 13.4.2.1 2 Tench Avenue, Jamisontown 12.9.2.3 Adoption of a Concept Plan **Part B Panthers Penrith Precinct** 12.9.2.4 Form of a Concept Plan 13.5 Panthers Penrith Site 12.9.3 Urban Design 13.5.1 Background 12.9.3.1 Land Use and Activities 13.5.2 Riverlink Precinct Plan 12.9.3.2 Pattern of Streets, Open Spaces and

Areas

Community Facilities

12.9.3.3 Pattern of Street-Blocks and Subdivision

12.9.3.4 Pattern of Built Form and Landscaped

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
- 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

F. Other relevant information

Appendix F1: Definitions

Appendix F2: Development Process

Appendix F3: DA Submission

Requirements

Appendix F4: Technical Information