

# Schedule 4

## Catherine Fields (Part) Precinct

January 2017



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# 1 Introduction

## 1.1 Name and application of this Schedule

This Schedule forms part of the Camden Growth Centre Precincts Development Control Plan (also referred to as “the DCP”).

This Schedule applies to all development on the land shown in **Figure 1-1: Land Application Map**. This Schedule and related amendments to the DCP give effect to the provisions of the DCP for land within the Catherine Fields (Part) Precinct (“the Precinct”) as shown on the Land Application Map.

## 1.2 Structure of this Schedule

This Schedule should be read in conjunction with the main body of the DCP and is in addition to the main body of the DCP. In the event of an inconsistency between this Schedule and the main body of this DCP, this Schedule takes precedence. **Table 1-1** summarises the structure of this Schedule.

**Table 1-1:** Structure of this Schedule.

Part	Summary
1 – Introduction	Identifies the land to which the Schedule applies.
2 – Subdivision Planning and Design	Establishes an overall vision and Indicative Layout Plan (ILP) for the future development of the Precinct. Provides Precinct specific figures that support the controls in <b>Part 2</b> and <b>Part 3</b> of the DCP in relation to the Precinct.
3 – Centres Development Controls	Provides specific objectives and controls that apply to land within the Neighbourhood Centre, identified on the ILP for the Precinct. These controls are in addition to those in <b>Part 5</b> of the DCP.
4 – Site Specific Controls	Specific objectives and controls for development in certain parts of the Precinct, including areas around Oran Park House, land affected by electricity easements and the Environmental Living zone, as well as the protection of Australasian Bittern habitat.

Additional notes to readers are provided throughout this document. These notes are not part of the formal provisions of the DCP, but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact Council for advice.



**Figure 1-1:** Land Application Map



## **2 Subdivision planning and design**

*Note: This section supports the objectives and controls in **Part 2** of the DCP.*

### **2.1 Catherine Fields (Part) Precinct Planning Vision**

The vision for the Catherine Fields (Part) Precinct is that a range of housing types will develop to meet the needs of a well-connected and diverse residential community, supported by local services, amenities, parks and infrastructure, in a manner that responds to the unique characteristics of the Precinct, including the historically significant Oran Park House and the waterways and landform associated with South Creek.

The landscape setting of Oran Park House and Garden, its associated outbuildings, the Silo and Coach House, and historic driveways, will be respected and interpreted within the development layout. The 'Coach House' Neighbourhood Centre will reinforce this quarter as the main community focus, offering opportunities for small-scale retail, commercial and social infrastructure to meet local needs.

South Creek will be an important green corridor that integrates biodiversity, flooding, water management, and passive recreational values and will present a considerable amenity resource for the incoming community.

The Precinct will be an integral component of the local area, linking the surrounding suburbs and housing estates, and providing public transport connections to Oran Park Town Centre and the future Leppington Major Centre.

## 2.2 Referenced Figures

**Note:** The figures included in this section are those referenced in **Part 2 Precinct Planning Outcomes**, and **Part 3 Neighbourhood and Subdivision Design**, of the DCP as indicated in **Table 2-1**.

**Table 2-1:** Referenced figures

<b>Referenced figure</b>	<b>Section in main body of the DCP</b>
<b>Figure 2-1:</b> Indicative Layout Plan	<i>2.2 The Indicative Layout Plan</i>
<b>Figure 2-2:</b> Flood prone land	<i>2.3.1 Flooding</i>
<b>Figure 2-3:</b> Key elements of the water cycle management and ecology strategy	<i>2.3.2 Water Cycle Management 2.3.5. Native Vegetation and Ecology 3.2.3 Street Network and Design</i>
<b>Figure 2-4:</b> Areas of potential salinity risk	<i>2.3.3 Salinity and Soil Management</i>
<b>Figure 2-5:</b> Indigenous cultural heritage	<i>2.3.4 Aboriginal and European heritage</i>
<b>Figure 2-6:</b> European cultural heritage	<i>2.3.4 Aboriginal and European heritage</i>
<b>Figure 2-7:</b> Bushfire risk and Asset Protection Zone requirements	<i>2.3.6 Bushfire hazard management</i>
<b>Figure 2-8:</b> Potential contamination risk ranking	<i>2.3.7 Site Contamination</i>
<b>Figure 2-9:</b> Location of easements	<i>2.3.8 Development on and adjacent to electricity easements</i>
<b>Figure 2-10:</b> Residential structure	<i>3.2.2 Residential Character</i>
<b>Figure 2-11:</b> Precinct road hierarchy	<i>3.2.3 Street Network and Design 3.2.6 Access to arterial roads, sub-arterial road and transit boulevards</i>
<b>Figure 2-12:</b> Pedestrian and cycle network	<i>3.2.4 Pedestrian and Cycle Network</i>

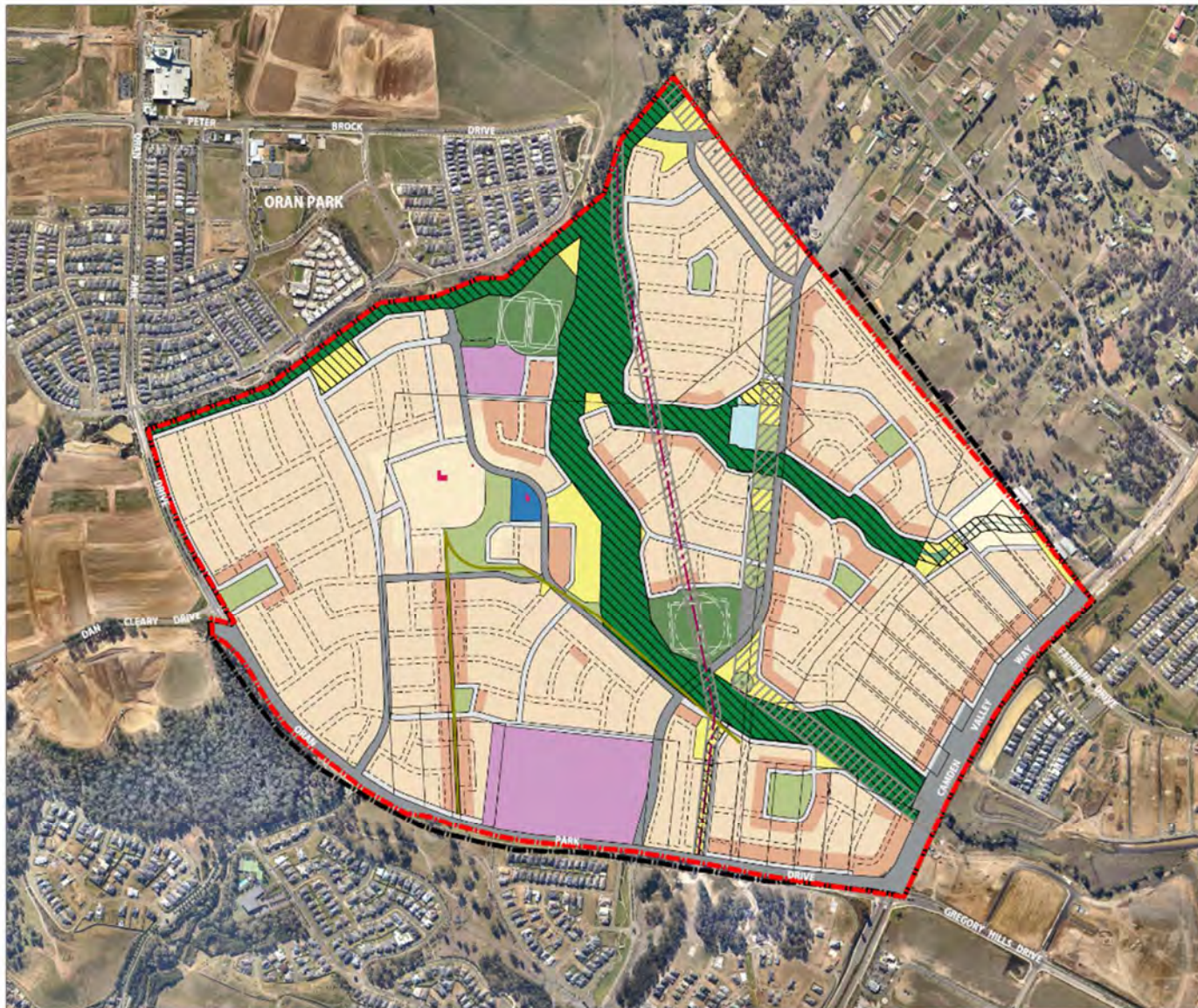
**CATHERINE FIELDS (PART) PRECINCT**

**INDICATIVE LAYOUT PLAN**

17/01/2017

-  Part Precinct Boundary
-  Land to which Precinct Plan applies
-  Low to Medium Density Residential
-  Low Density Residential
-  Very Low Density Residential
-  Environmental Living
-  Indicative School Location
-  Neighbourhood Centre
-  Parks
-  Sporting Fields
-  Environmental Conservation
-  Electricity Substation
-  Drainage
-  Riparian Corridor
-  Major Road
-  Key Local Road
-  Potential Local Road Network
-  Historic Driveway
-  Transmission Easement
-  Transmission Line to be Undergrounded
-  Oran Park House, Silo & Coach House
-  Creek (Existing Top of Bank)

0 100m 250m 500m



**Figure 2-1:** Indicative Layout Plan

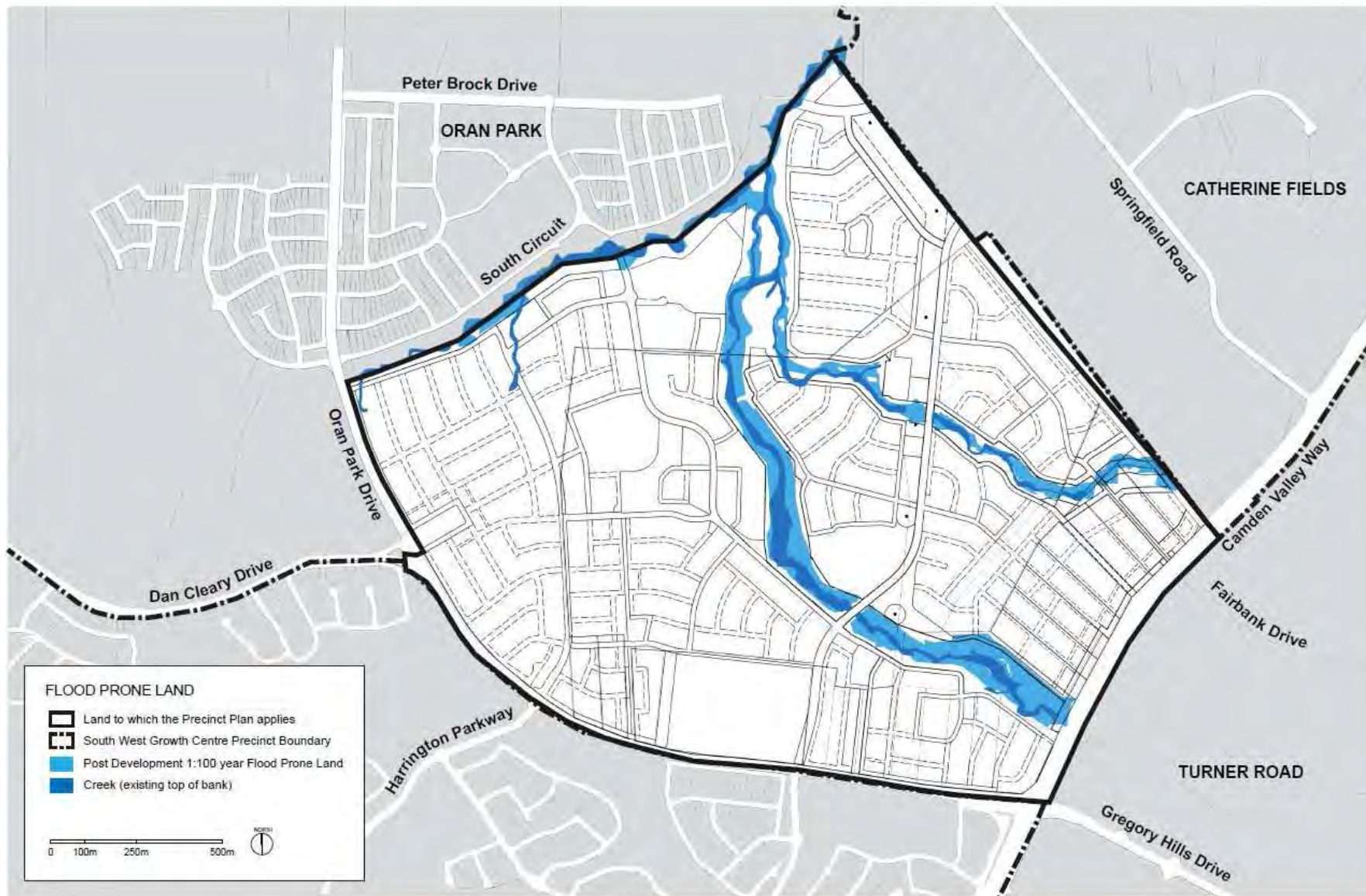
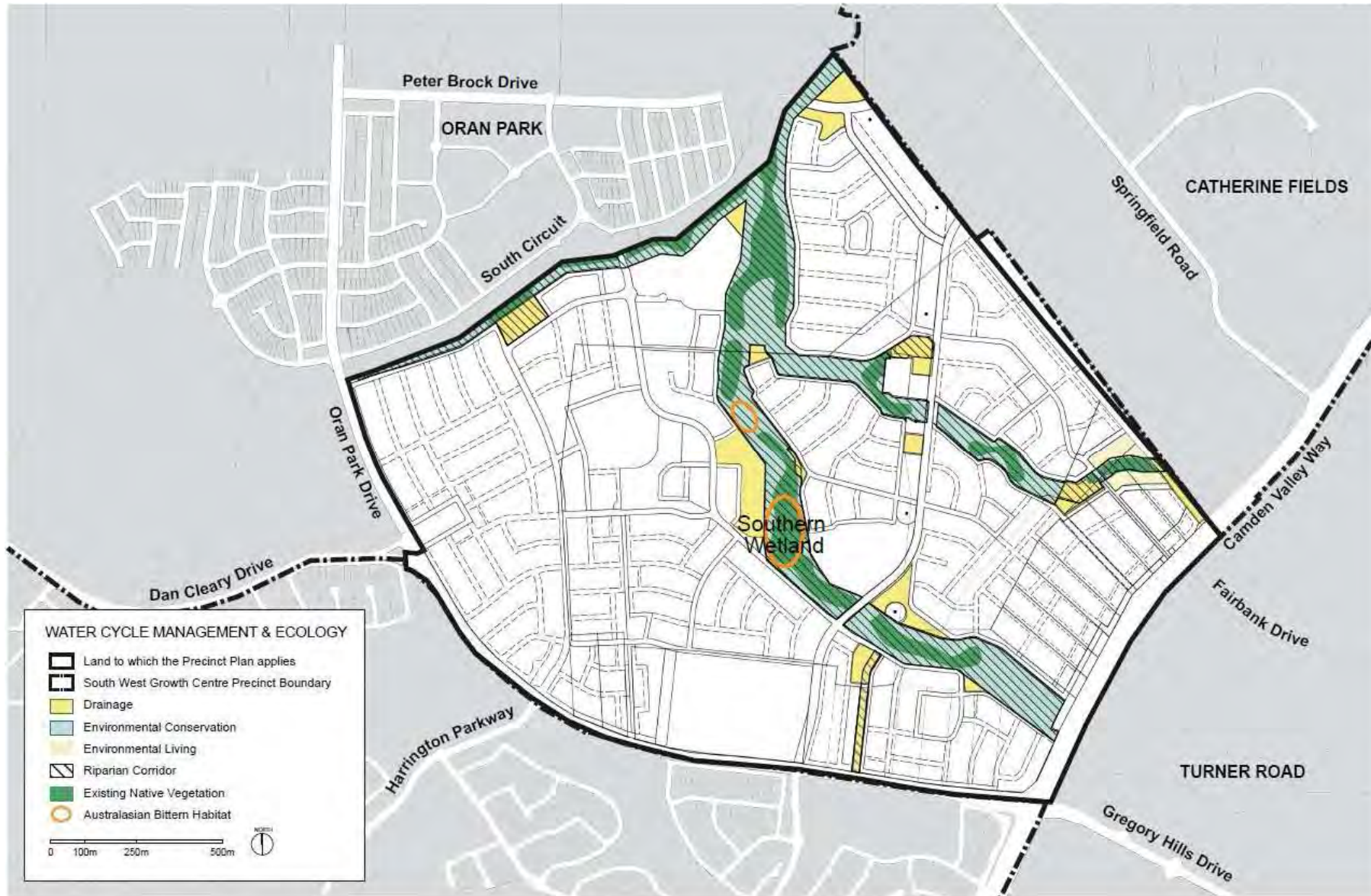
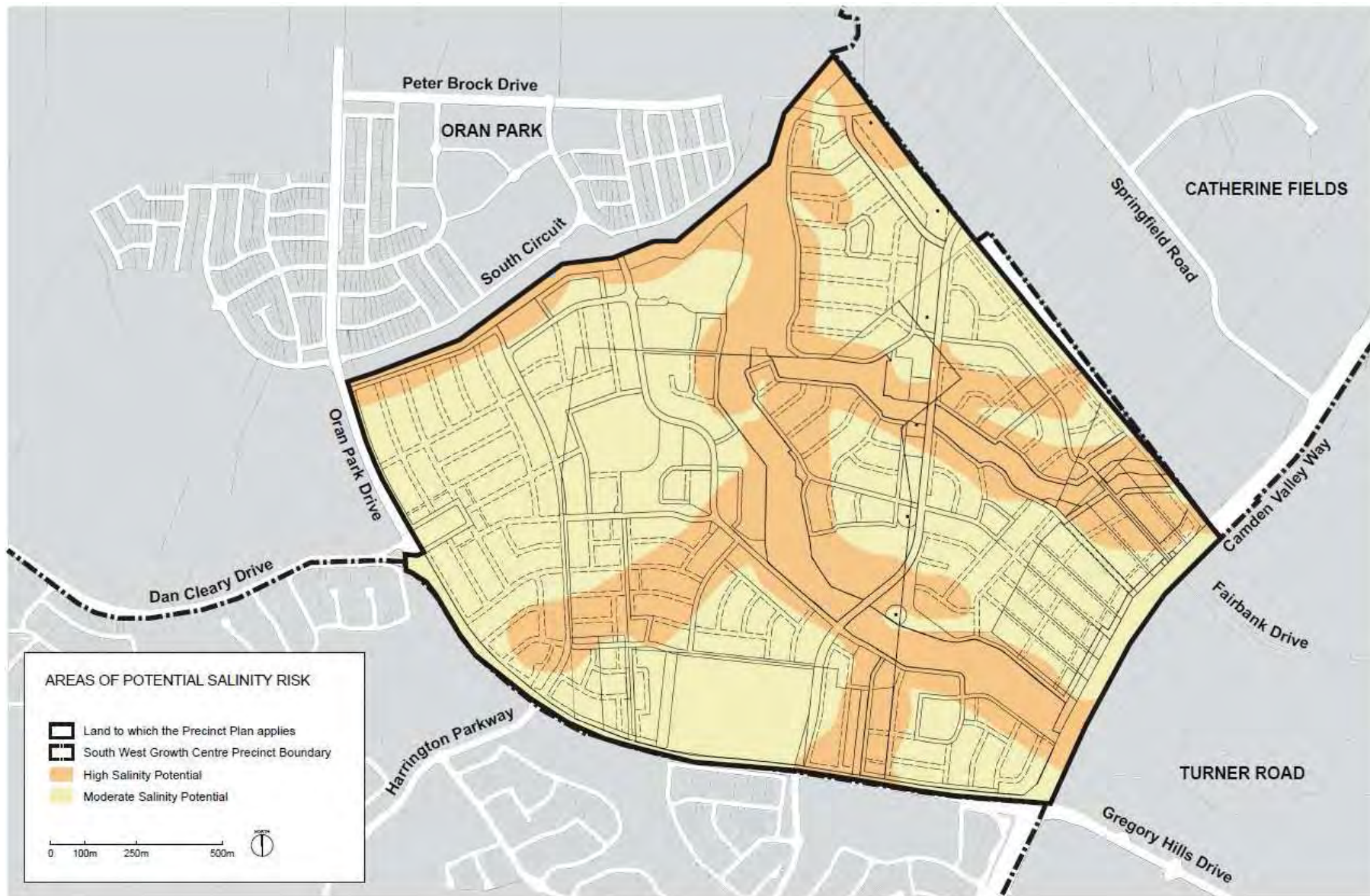


Figure 2-2: Flood prone land



**Figure 2-3:** Key elements of the water cycle management and ecology strategy



**Figure 2-4:** Areas of potential salinity risk

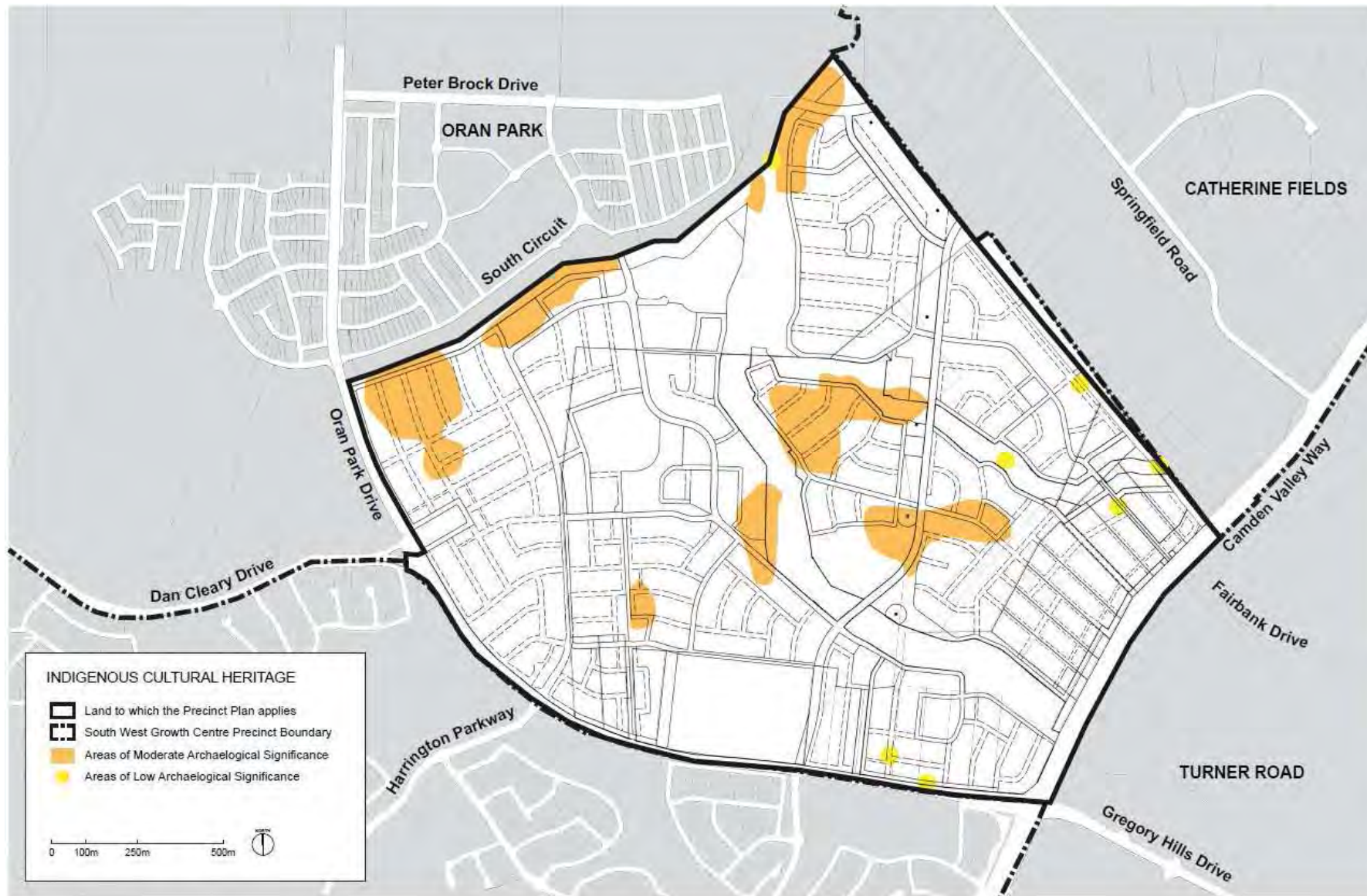


Figure 2-5: Indigenous cultural heritage

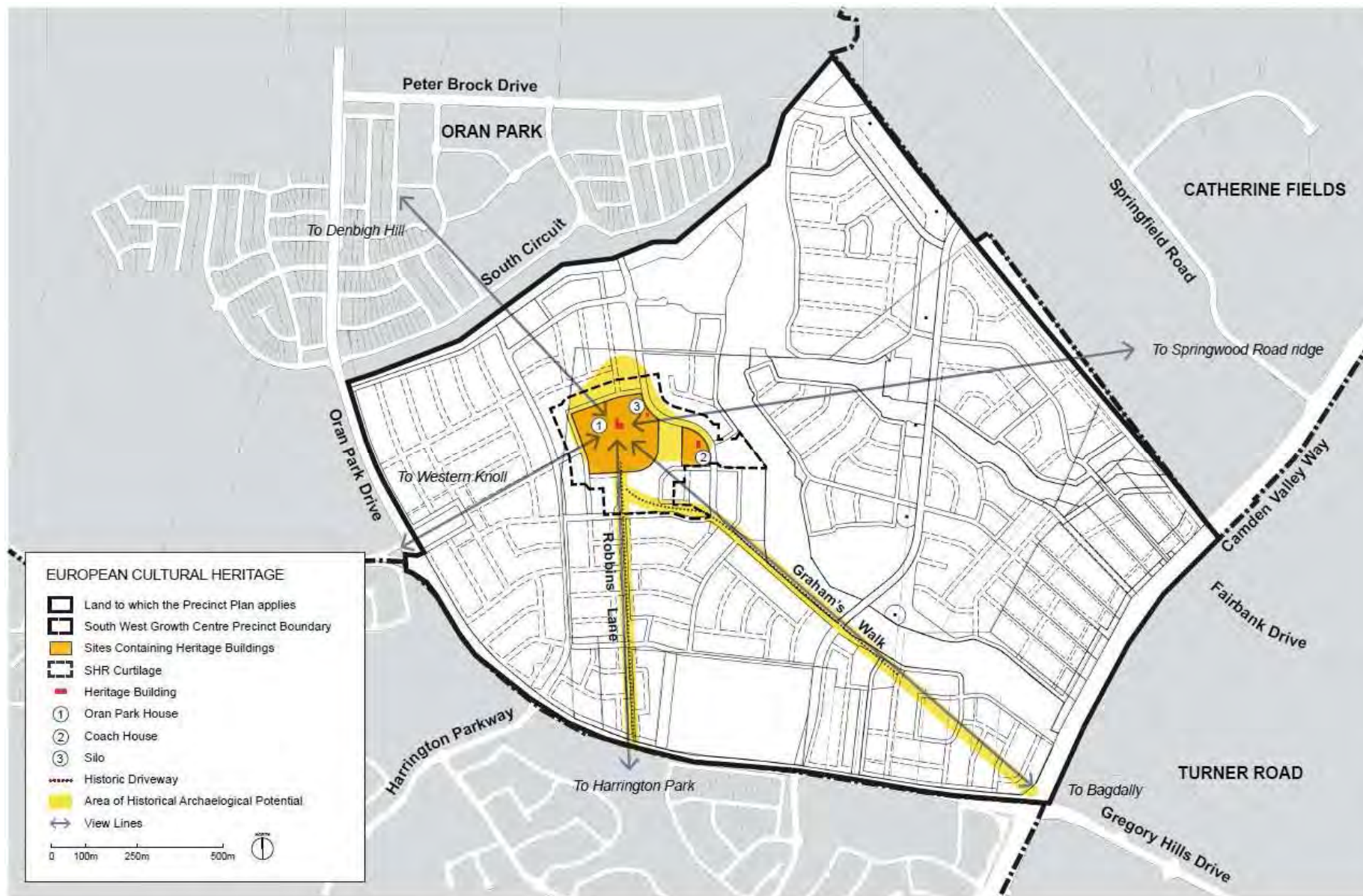
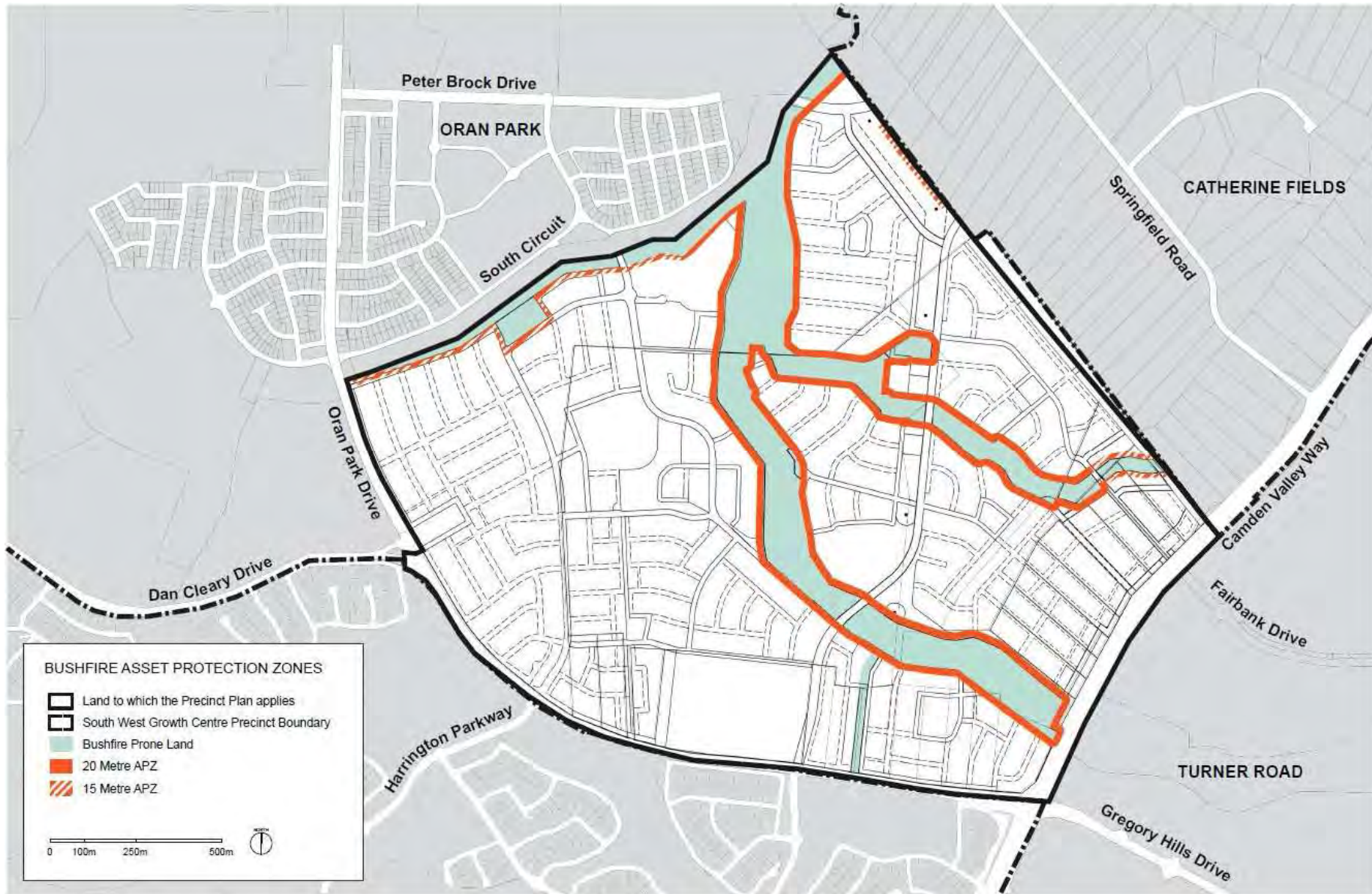
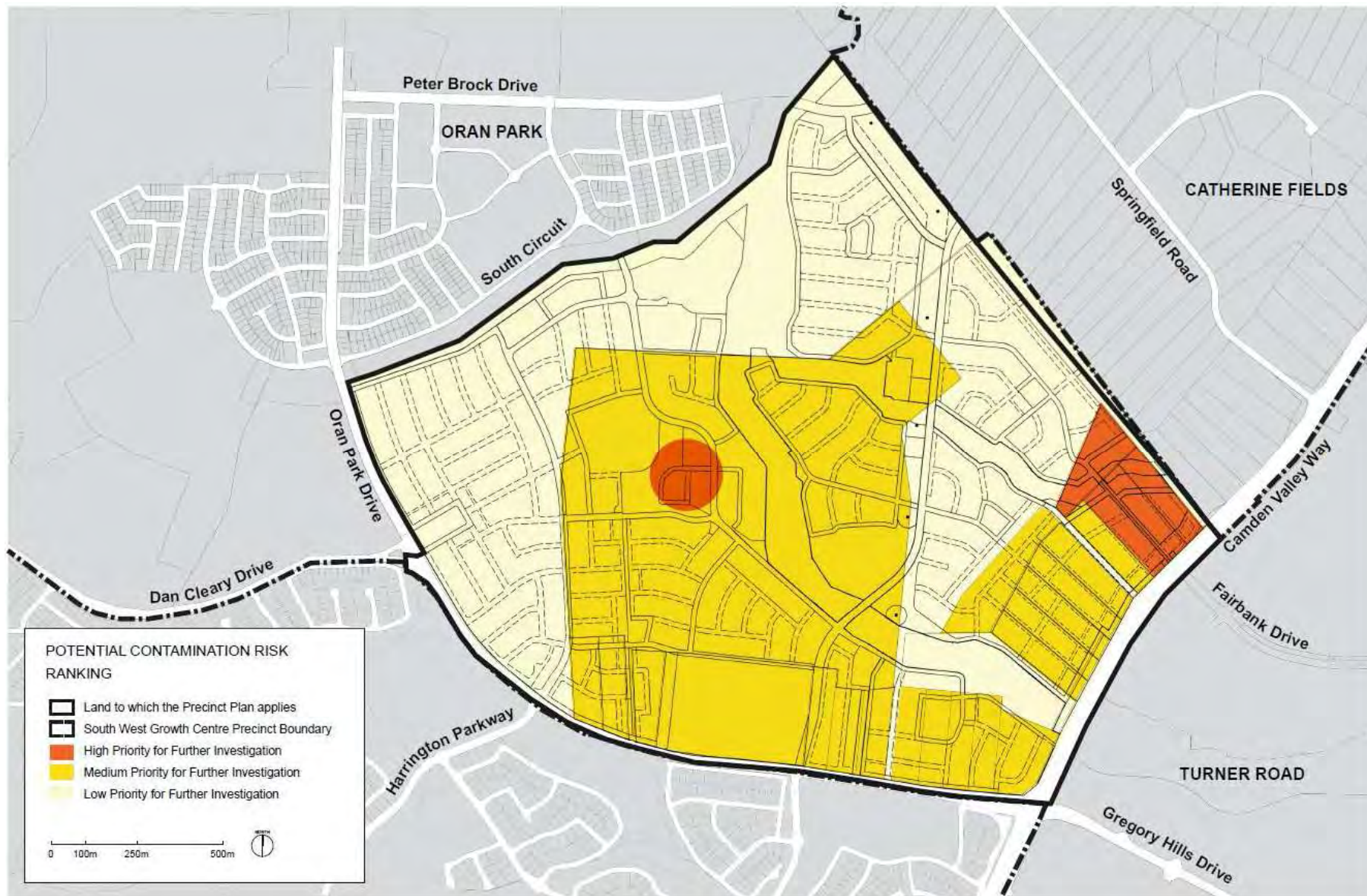


Figure 2-6: European cultural heritage

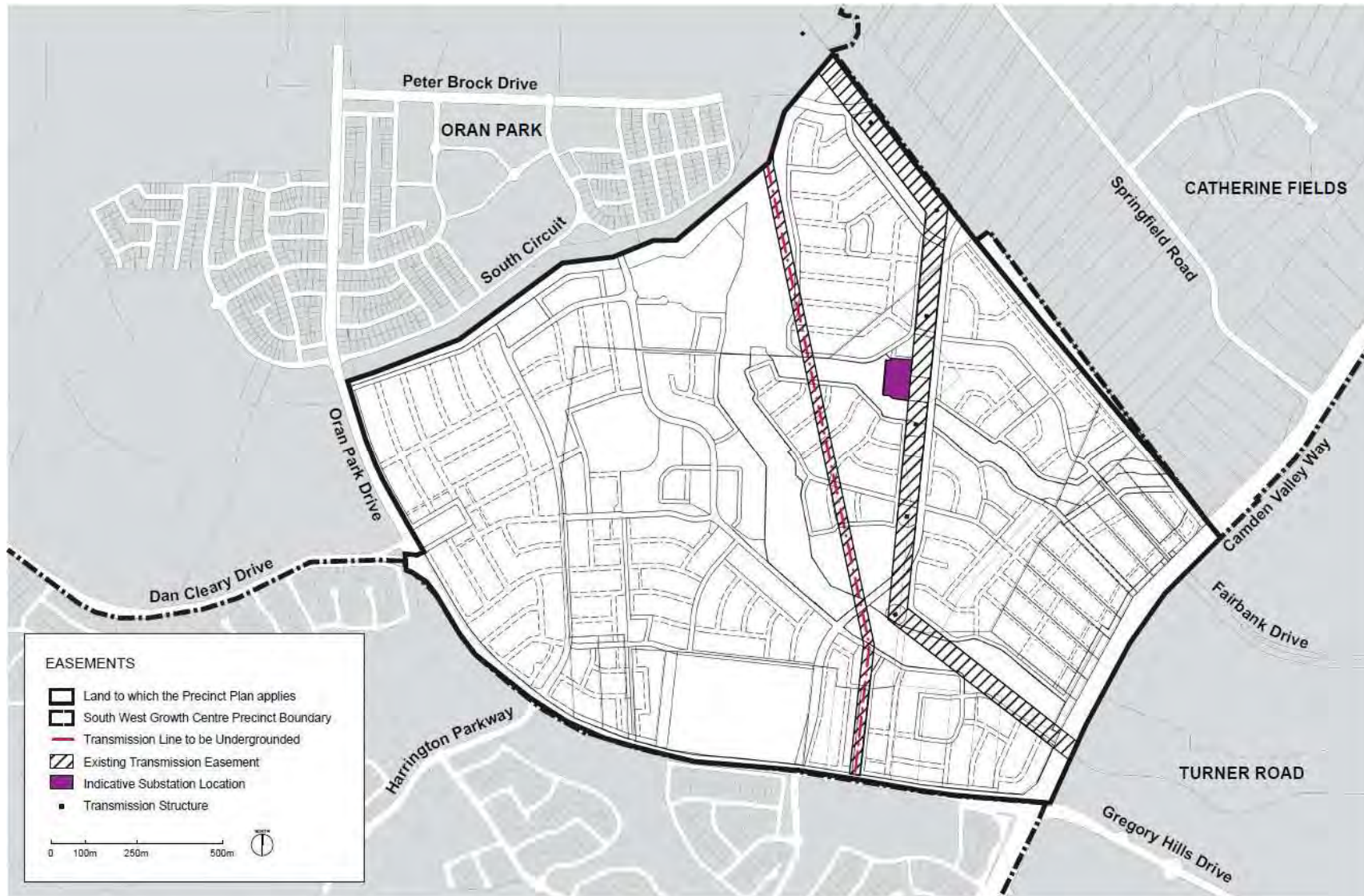




**Figure 2-7:** Bushfire risk and Asset Protection Zone requirements



**Figure 2-8:** Potential contamination risk ranking



**Figure 2-9:** Location of easements



Figure 2-10: Residential structure

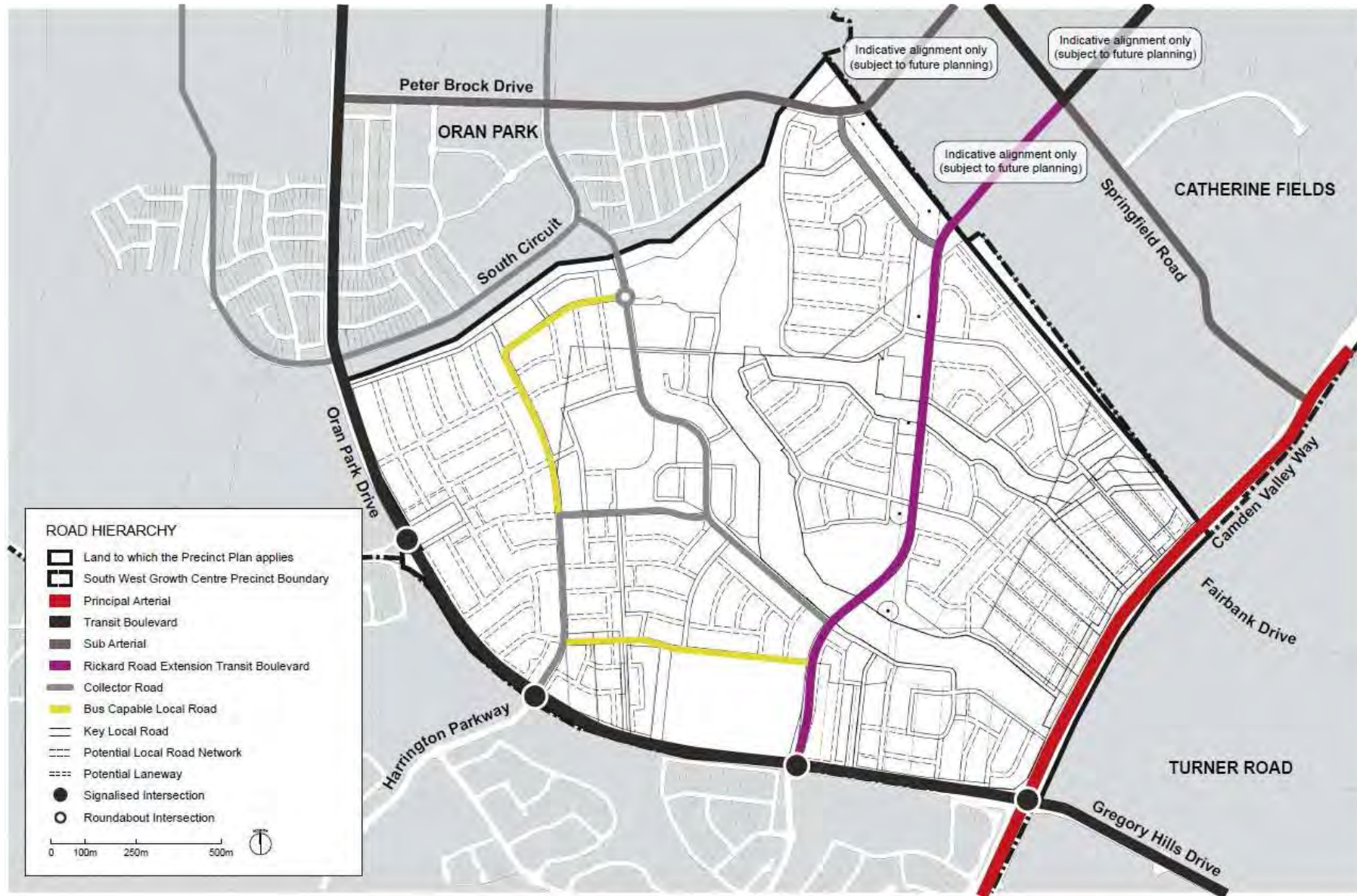


Figure 2-11: Precinct road hierarchy



Figure 2-12: Pedestrian and cycle network



Figure 2-13: Public transport network

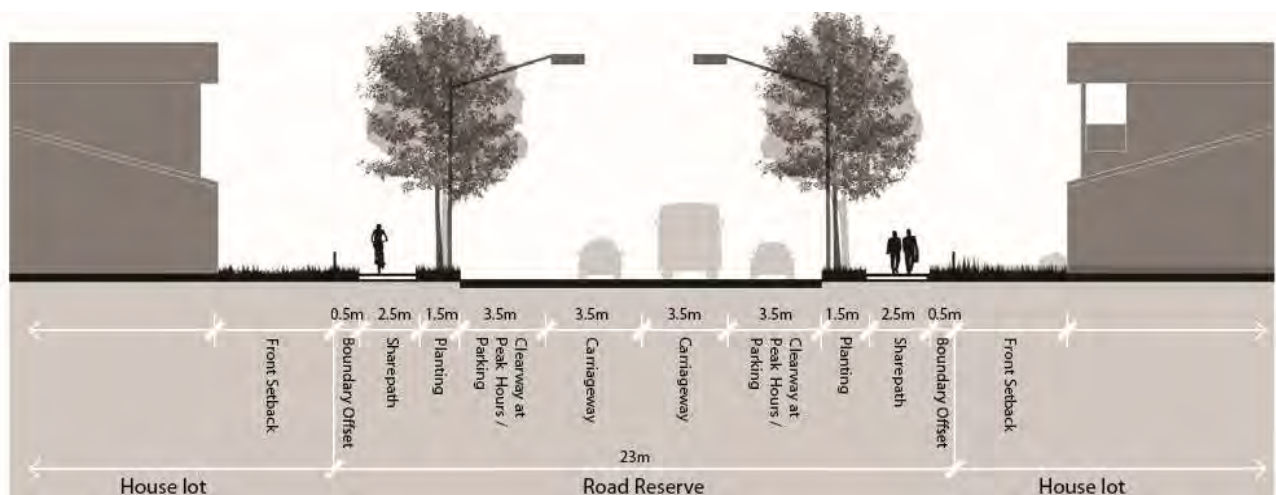
## 2.3 Rickard Road extension Transit Boulevard

### Objectives

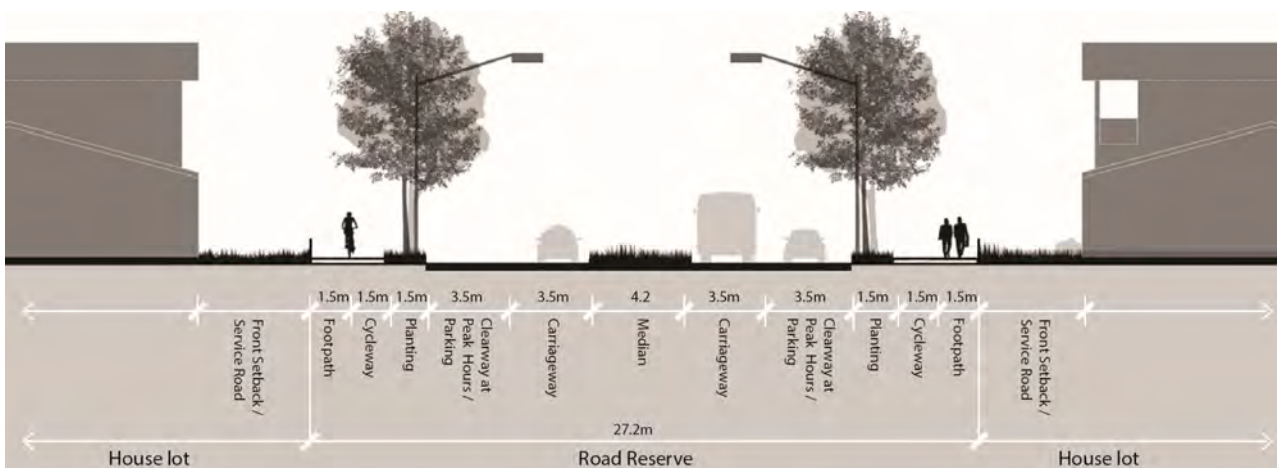
- a. To provide a safe and convenient public transport route that incorporates a shared pedestrian / cycleway and promotes a future public transport connection to the Leppington Major Centre.

### Controls

1. Rickard Road extension Transit Boulevard, within the Precinct, is to be designed in accordance with **Figure 2-14**.
2. The road shall be designed for and sign-posted at a maximum of 60 kph in consultation with Transport for NSW and NSW Roads and Maritime Services. Intersections are to be designed to accommodate bus manoeuvrability.
3. The design of the road shall consider the electricity easement height clearance and minimum working distance requirement from electricity stanchions.



**Figure 2-14:** Indicative Rickard Road Transit Boulevard section



**Figure 2-15:** Indicative Rickard Road Transit Boulevard section (with Optional Median)



## 2.4 Public Transport

### Objectives

- a. Encourage the use of public transport through the provision of integrated bus, pedestrian and cycle routes within the Precinct.

### Controls

1. The design of roads with Bus Routes and Bus Capable Roads in **Figure 2-13** within the Precinct is to accommodate bus movements.
2. Bus stops are to be provided on-street and not within indented bays. Bus shelters are to be provided at key stops and installed at the subdivision construction stage.
3. Applications for subdivision and development shall demonstrate how bus routes and bus movements are to be accommodated within the Precinct for each stage of development.

## 2.5 Open Space and Recreation Network

### Objectives

- a. To provide open space to local residents for social interaction and passive recreation activities.
- b. To establish a sense of place and orientation within the neighbourhood by locating open space to take advantage of significant or prominent landscape features, such as views, high points and areas of natural and cultural heritage significance.
- c. To provide equitable distribution of public open space and recreation opportunities.
- d. To ensure high quality design and embellishment of all public open space.
- e. To encourage the use of the major creek corridors for passive recreation purposes consistent with environmental objectives.

### Controls

1. Local sporting fields, neighbourhood parks, recreation activity nodes and other passive open space areas (i.e. environmental conservation and riparian corridors) are to be provided generally in accordance with **Figure 2-16** and **Table 2-2**.
2. The minimum provision of open space and facilities including embellishment is to be consistent with the *Catherine Fields (Part) Precinct Section 94 Contributions Plan*.
3. Neighbourhood parks are to have a minimum area of 3,000m<sup>2</sup>. The following principles are to be taken into consideration in the location of neighbourhood parks:
  - i. where possible, parks are to be located in accordance with the Indicative Layout Plan (refer to **Figure 2-1**);
  - ii. parks are to be located as focal points within residential neighbourhoods. All dwellings should be located no further than 400m from a neighbourhood park;
  - iii. where possible, parks shall be co-located with community and education facilities, be highly accessible and linked by pedestrian and/or cycle routes;
  - iv. parks shall be located and designed to accommodate remnant vegetation and areas of cultural heritage significance where appropriate, and should be linked to and integrated with riparian corridors;
  - v. parks shall be generally bordered by streets on all sides with houses oriented towards them for surveillance;
  - vi. a large neighbourhood park is to be located immediately to the south and east of Oran Park House, which interprets its cultural landscape and protects key view lines and its visual prominence; and

- vii. a neighbourhood park is to be located in the high point to the east of South Creek which interprets the views from Oran Park House. This park should visually connect to Oran Park House via the street layout.
4. The detailed design of local sporting fields, neighbourhood parks, recreation activity nodes and other passive open space areas is to be generally in accordance with the *Catherine Fields (Part) Precinct Public Domain and Landscape Strategy* (AECOM, October 2013) and *Catherine Fields (Part) Precinct Cultural Heritage Interpretation Strategy* (GML, October 2013) and shall consider:
  - i. the need for a range of play spaces and opportunities and cater for the range of ages;
  - ii. the provision of adequate parking, lighting and waste management facilities;
  - iii. the inclusion of interpretative signage detailing local history, Aboriginal cultural values, environmental education themes and the like; and
  - iv. the provision of amenities such as seating and shade structures, drinking fountains, street lighting, street and information signs, planter boxes, feature fencing and the like.
5. Where riparian corridors are proposed to be in public ownership, they are to provide opportunities for pedestrian paths and cycleways, fitness trails and additional open space in a manner that maintains the environmental significance of these areas. A range of themed elements such as boardwalks, eco-pathways, and educational tracks shall be incorporated at appropriate locations.
6. A Public Domain and Landscape Plan is to be submitted for each local sporting field, neighbourhood park, recreation activity node and other passive open space area at the time of subdivision of the adjoining residential area. The Plan shall be generally consistent with the *Catherine Fields (Part) Precinct Public Domain and Landscape Strategy* (AECOM, October 2013) and *Catherine Fields (Part) Precinct Cultural Heritage Interpretation Strategy* (GML, October 2013). The selection of landscape species for public open space areas is to consider bush fire risk. The Plan is to provide details on these elements:
  - i. Earthworks;
  - ii. street furniture;
  - iii. plant species and sizes;
  - iv. play equipment;
  - v. utilities and services;
  - vi. public art;
  - vii. hard and soft landscaping treatments;
  - viii. signage and lighting;
  - ix. any entry statements;
  - x. waste facilities; and
  - xi. interpretative material.

**Table 2-2** Summary of open space and recreation requirements

Open Space Type	Minimum size/number	Facilities
<b>Local Sporting Fields 1 (LS1)</b>	<ul style="list-style-type: none"> <li>• 46,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Multipurpose playing fields</li> <li>• Playground</li> <li>• Formal courts</li> <li>• Amenities building</li> <li>• Local sports furniture</li> <li>• Picnic facilities</li> <li>• Exercise equipment</li> </ul>
<b>Local Sporting Fields 2 (LS2)</b>	<ul style="list-style-type: none"> <li>• 46,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Same as LS1</li> </ul>
<b>Neighbourhood Park 1 (LP1A)</b>	<ul style="list-style-type: none"> <li>• 9,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playarea</li> </ul>
<b>Neighbourhood Park 1 (LP1B)</b>	<ul style="list-style-type: none"> <li>• 3,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playground</li> </ul>
<b>Neighbourhood Park 2 (LP2)</b>	<ul style="list-style-type: none"> <li>• 27,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playground</li> </ul>
<b>Neighbourhood Park 3 (LP3)</b>	<ul style="list-style-type: none"> <li>• 3,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> </ul>
<b>Neighbourhood Park 4 (LP4)</b>	<ul style="list-style-type: none"> <li>• 5,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playground</li> </ul>
<b>Neighbourhood Park 5 (LP5)</b>	<ul style="list-style-type: none"> <li>• 4,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playground</li> </ul>
<b>Neighbourhood Park 6 (LP6)</b>	<ul style="list-style-type: none"> <li>• 12,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playground</li> </ul>
<b>Neighbourhood Park 7 (LP7)</b>	<ul style="list-style-type: none"> <li>• 4,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Neighbourhood park furniture</li> <li>• Playground</li> </ul>
<b>Recreation Activity Nodes</b>	<ul style="list-style-type: none"> <li>• Area to be provided shall be usable and capable of providing a quality recreation setting.</li> <li>• Minimum 4.</li> </ul>	<p>A range of facilities shall be made available across the Precinct, such as:</p> <ul style="list-style-type: none"> <li>• seating and furniture;</li> <li>• barbecue and picnic facilities;</li> <li>• exercise equipment;</li> <li>• children's play equipment;</li> <li>• skateboard and BMX facilities;</li> <li>• public art; and</li> <li>• community gardens.</li> </ul>



Figure 2-16: Open Space Network

### 3 Centre Development Controls

*Note: This part supports the development controls for Centres in Part 5 of the DCP.*

#### 3.1 The 'Coach House' Neighbourhood Centre

##### Objectives

- f. To integrate the centre with the historic Coach House and promote its adaptive reuse for retail uses.
- g. To ensure that the centre develops as a distinctive and vibrant centre that provides a range of local retail, commercial and community related uses that serve the population of the Precinct.
- b. To create a sense of place through the relationship to Oran Park House and the surrounding natural environment, parklands and water management areas.
- c. To ensure that the detailed design of the centre is coordinated to achieve a high quality urban design outcome and that the centre is accessible and well connected.
- d. To promote the principles of ecologically sustainable development for the design of the centre.

##### Controls

###### General

- 1. Applications for subdivision and development within the centre should address the requirements of the *NSW Heritage Act 1977*.

*Note: This requirement is triggered due to the centre being within the State Heritage Register curtilage for Oran Park House (as proposed).*

- 2. The centre is to be located in accordance with **Figure 3-1**.
- 3. The design of the centre is to generally be in accordance with the indicative layout shown in **Figure 3-2**.
- 4. The centre is to contain a mix of local convenience retail, commercial and community uses to a maximum gross leasable floor area of 1,000m<sup>2</sup>.
- 5. Active street frontages are to be provided in accordance with **Figure 3-2**.
- 6. New development in the centre is to be set back a minimum of 10m from the Coach House.

#### Parking and access

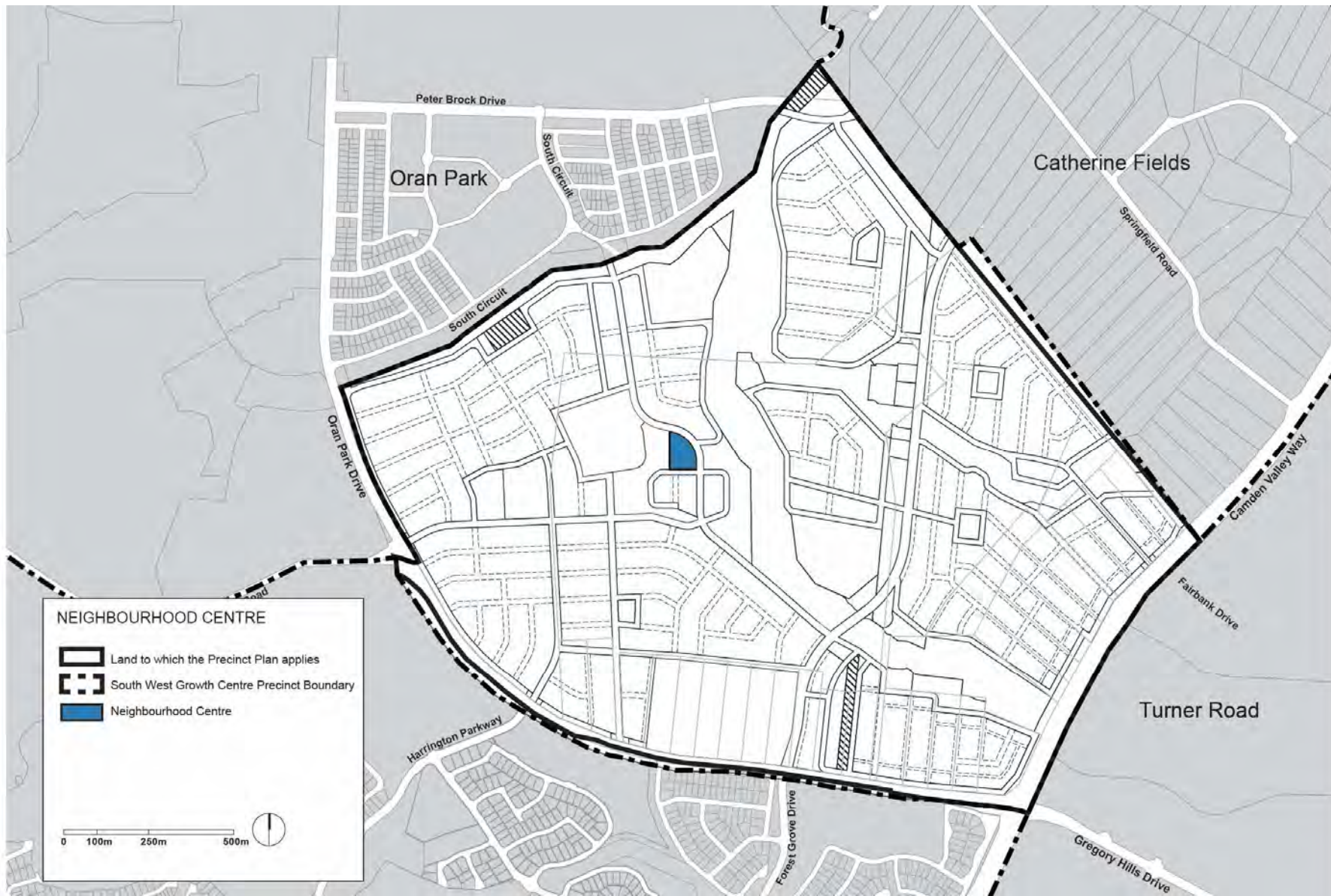
7. Access to parking, loading docks and waste collection areas is to be provided in accordance with **Figure 3-2**.
8. At grade parking areas are to be located behind building lines, consistent with **Figure 3-2**.
9. Opportunities for shared parking provision for complementary uses should be considered.
10. Provision for pedestrians, public transport and parking is to be generally in accordance with **Figure 3-2**.

#### Public domain

11. A Public Domain, Landscape and Interpretation Plan shall be prepared for the centre, which includes the co-ordination of street furniture and lighting. The Plan shall be generally consistent with the *Catherine Fields (Part) Precinct Public Domain and Landscape Strategy* (AECOM, October 2013) and *Catherine Fields (Part) Precinct Cultural Heritage Interpretation Strategy* (GML, October 2013).
12. Weather protection for pedestrians is to be provided along active frontages indicated in **Figure 3-2**.
13. The placement of street trees and open space planting should minimise visual impacts on the cultural landscape character of the Precinct and on key view corridors to and from Oran Park House.

#### Ecologically Sustainable Development

14. Development Applications are required to incorporate measures consistent with ecologically sustainable development principles, including waste reduction, water and energy conservation, and the utilisation of recycled and renewable construction materials.







**Figure 3-2:** Indicative Layout of Coach House Neighbourhood Centre

## 4 Site Specific Controls

### 4.1 Development surrounding Oran Park House

#### Objectives

- a. To conserve and enhance the heritage significance of the Oran Park House and Garden, including the Silo, existing historic driveways, Dawson-Damer and Moore's Prospect, and the Coach House.
- b. To establish a public domain and urban character that respects and interprets the cultural heritage of the farmland and historic context and linkages of the Precinct and Oran Park House.
- c. To retain and enhance the visual prominence of Oran Park House as a 'house located on the crest of a prominent knoll' ('summit model') and retain its landscape setting and associated views.
- d. To encourage ongoing use of Oran Park House and associated outbuildings, including adaptive reuse where this will contribute to their conservation.
- e. To ensure that adjacent and surrounding development respects the heritage value of the house and that the architectural design of buildings is sympathetic and contemporary.
- f. To facilitate a long-term planting framework for the garden of Oran Park House that more closely reflects the historic 'summit model' design intent, whilst retaining an appropriate level of privacy.

#### Controls

##### General

1. Applications for subdivision and development within the Oran Park House State Heritage Register curtilage (as proposed) shown in Error! Reference source not found. will require consent from the Heritage Council of NSW and shall address the requirements of the NSW Heritage Act 1977.  
  
Note: Exemptions from this requirement may be granted by the Heritage Council for certain land within the curtilage (excluding the Oran Park House lot and Neighbourhood Centre) where applications for subdivision and development are consistent with the requirements of this DCP.
2. Applications for subdivision and development within the broader Special Heritage and Landscape Area (refer to **Figure 4-1**) shall be generally consistent with the specific controls contained in this section (see below) and demonstrate no significant adverse impacts upon the prominent nature of Oran Park House and Garden.
3. Development within the proposed State Heritage Curtilage identified in **Figure 4-1** shall be generally consistent with the indicative Oran Park House Quarter Concept (refer to **Figure 4-2**).
4. Applications for subdivision and development within Areas of Historical Archaeological Potential shown in **Figure 2-6** shall be accompanied by a report prepared by a suitably qualified heritage consultant detailing the results of archaeological investigations undertaken to confirm the presence of archaeological material relating to Oran Park House and Garden. Where archaeological material is identified, the proposal is to address the requirements of the *NSW Heritage Act 1977*.

5. Development surrounding Oran Park House shall not detract from its visual prominence and its cultural landscape setting.
6. The first application for subdivision within the Special Heritage and Landscape Area (including the Oran Park House State Heritage Register curtilage (as proposed)) (refer to **Figure 4-1**) shall be accompanied by a detailed Public Domain, Landscape and Interpretation Plan for the area prepared by a suitably qualified urban designer and/or landscape architect in collaboration with a qualified heritage consultant. The Plan shall be generally consistent with the *Catherine Fields (Part) Precinct Public Domain and Landscape Strategy* (AECOM, October 2013) and *Catherine Fields (Part) Precinct Cultural Heritage Interpretation Strategy* (GML, October 2013). The Plan shall respond to and interpret the key views and landscape features of Oran Park House (as shown in **Figure 4-1**). Subsequent development applications within this area shall be consistent with this Plan. The Plan shall provide detail on the following matters:
  - i. A planting program that respects the existing and historic plantings and strengthens the visual character of the Precinct, and facilitates key view corridors (refer to **Figure 4-1**);
  - ii. Interpretation and management of the historic driveways;
  - iii. Pedestrian pathways;
  - iv. Interpretive signage and play equipment;
  - v. Historic place naming;
  - vi. Public art;
  - vii. Residential fencing guidelines; and
  - viii. Acknowledgement of environmental and Indigenous cultural heritage values.
7. The long-term planting framework for the Oran Park House garden shall be prepared by a specialist heritage garden designer to restructure the garden to more closely reflect the historic 'summit model' design intent for Oran Park House, facilitate privacy screening from nearby urban development, and open up views to the broader landscape.

*Very low density residential development adjacent Oran Park House*

**Note:** an indicative subdivision concept sketch for the very low density residential area is shown **Figure 4-3**.

8. Residential development in the very low density residential area adjacent to Oran Park House (denoted '6' in **Figure 4-1**) is to be:
  - i. lower density and designed so as not to detract from the visual prominence of Oran Park House and its cultural landscape setting;
  - ii. consistent with the built form controls in **Table 4-1**; and
  - iii. generally in accordance with the indicative subdivision concept sketch as shown in **Figure 4-3**.
9. Building design shall promote a contemporary architectural response that is sensitive to the presence of Oran Park House and does not mimic historic styles or designs.

10. Materials and colours of new buildings, roof and wall colours should be neutral and non-reflective to ensure minimal visual impact on the cultural landscape and streetscape.
11. A minimum of three trees are to be provided within the front setback for each dwelling. Trees within the front setback shall be small trees up to 5m in height and 4m in width at maturity. Species found within the Oran Park House garden are to be avoided.

**Table 4-1** Summary of key controls for the very low density area surrounding Oran Park House

Element	Control
<b>Front setback (minimum)</b>	<ul style="list-style-type: none"> <li>• 5m to building façade line</li> <li>• Façade articulation cannot exceed the front setback line</li> <li>• Garage setback is to be 2m behind the building façade line</li> <li>• Fencing to front garden areas shall be designed to be of a contemporary, visually open nature (maximum of 50% solid) and up to 1m high.</li> </ul>
<b>Lot width (minimum)</b>	<ul style="list-style-type: none"> <li>• 25m</li> </ul>
<b>Side setback (minimum)</b>	<ul style="list-style-type: none"> <li>• 4m</li> </ul>
<b>Rear setback (minimum)</b>	<ul style="list-style-type: none"> <li>• 10m</li> </ul>
<b>Corner lots secondary street setback (minimum)</b>	<ul style="list-style-type: none"> <li>• 5m</li> </ul>
<b>Height (maximum)</b>	<ul style="list-style-type: none"> <li>• 1 storey</li> </ul>
<b>Site Coverage (maximum)</b>	<ul style="list-style-type: none"> <li>• 280m<sup>2</sup></li> </ul>
<b>Landscape area (minimum)</b>	<ul style="list-style-type: none"> <li>• 40% of the allotment area</li> <li>• 3 trees in front setback</li> </ul>
<b>Principal Private Open Space (PPOS)</b>	<ul style="list-style-type: none"> <li>• Minimum 24m<sup>2</sup> with minimum dimension 4m</li> </ul>
<b>Garage and car parking</b>	<ul style="list-style-type: none"> <li>• Front or rear loaded double and tandem garages permitted</li> <li>• Maximum garage door width 3m (Single) and 6m (Double)</li> <li>• Triple garages are not permitted</li> </ul>

Oran Park House perimeter road

12. The perimeter road adjoining the proposed Oran Park House lot shall incorporate a shared pedestrian / cycleway and swale in accordance with **Figure 4-5**.
13. Street tree plantings are to be limited to the residential side of the road only, comprising trees up to 5m in height at maturity and using different species to those associated with Oran Park House.
14. Street trees between Oran Park House and the Coach House, and between the Oran Park House and the riparian corridor, shall be located to retain the view lines as shown in **Figure 4-1** and do not exceed 5m in height at maturity.

#### Dawson-Damer driveway

15. The historic Dawson-Damer driveway shall be retained as a pedestrian/cycleway within the road reserve of the proposed Dawson-Damer Drive and consistent with one of the three options illustrated in **Figure 4-6**. The existing trees along the heritage driveway are to be retained as far as practicable.
16. Corner lots adjoining Dawson-Damer Drive shall be accessed from adjacent side streets.
17. New street trees are to be provided in accordance with **Figure 4-6**. The trees shall be up to 6m in height and 5m in width at maturity and contrast with the existing line of eucalypts along the eastern side of the historic driveway.
18. Low shrub plantings of up to 1m in height are to be provided on the western side of retained Dawson-Damer driveway.
19. The ground formation of the historic Dawson-Damer driveway is to be retained intact as far as practicable to maintain its proportions, scale, character and archaeological integrity. This includes the ground formation of the centre crown and adjoining drains either side. This does not exclude resurfacing of the driveway. Any resurfacing materials should reflect the historic rural setting, for example, gravel or decomposed granite.
20. The existing entry gates on Oran Park Drive are to be retained within the Oran Park Drive road reserve.

#### Residential development adjoining the historic Dawson-Damer driveway

21. Residential development is to be set back in accordance with **Figure 4-6**.
22. Individual or shared driveways are to be no wider than 3m and at least 17m apart as shown in **Figure 4-4**.
23. Tree planting within the front setbacks of lots on the eastern side of the Dawson-Damer Drive shall be limited to trees up to 6m in height and 5m in width at maturity. These trees should allow the line of eucalypts along the historic Dawson-Damer driveway to reach maturity with minimal root competition from other trees and canopies. Species that are visible within the Oran Park House garden shall be avoided.
24. Fencing to front garden areas shall be designed to be of a contemporary, visually open nature (maximum of 50% solid) and up to 1m high.

#### Historic Moore's Prospect driveway

25. The historic Moore's Prospect driveway and adjoining line of trees shall be partially retained and interpreted within the development layout as a shared pedestrian / cycleway, generally consistent with **Figure 4-7**.
26. The existing planting of alternating Outeniqua Yellowwood (*Podocarpus falcatus*) and White Cypress Pine (*Callitris glaucophylla*) shall be conserved and supplemented. Should the existing specimens of Willow Myrtle, Monterey Cypress and Peppercorn Tree deteriorate or die, they should be replaced with specimens of a suitable age and quality of Outeniqua Yellowwood and White Cypress Pine following the existing alternating order.
27. Dwellings adjacent to the historic Moore's Prospect driveway are to be designed to allow dwellings to positively address both the historic driveway and side street, including pedestrian entrances and the

location and orientation of habitable rooms and their windows. In particular, the preferred location of garages and other car accommodation is on the opposite side of the dwelling to Moore's Prospect driveway.

28. Fencing to front garden areas shall be designed to be of a contemporary, visually open nature (maximum of 50% solid) and up to 1m high.
29. The ground formation of the historic Moore's Prospect driveway is to be retained intact as far as practicable to maintain its proportions, scale, character and archaeological integrity. This includes the ground formation of the centre crown and adjoining drains either side. This does not exclude resurfacing of the driveway. Any resurfacing materials should reflect the historic rural setting, for example, gravel or decomposed granite, or timber boardwalk within flood prone land.

Tree plantings within parks and along view lines

30. Tree plantings in public parks within the Special Heritage Landscape Area shall comprise endemic tree species common to the Precinct, such as Forest Red Gum (*Eucalyptus tereticornis*) and Broad-leaved Apple (*Angophora subvelutina*). These trees shall be positioned to retain views to and from Oran Park House.
31. Street tree plantings along the view lines identified in **Figure 4-1** are to be limited to trees up to 5m in height at maturity and that contrast with plantings associated with Oran Park House.

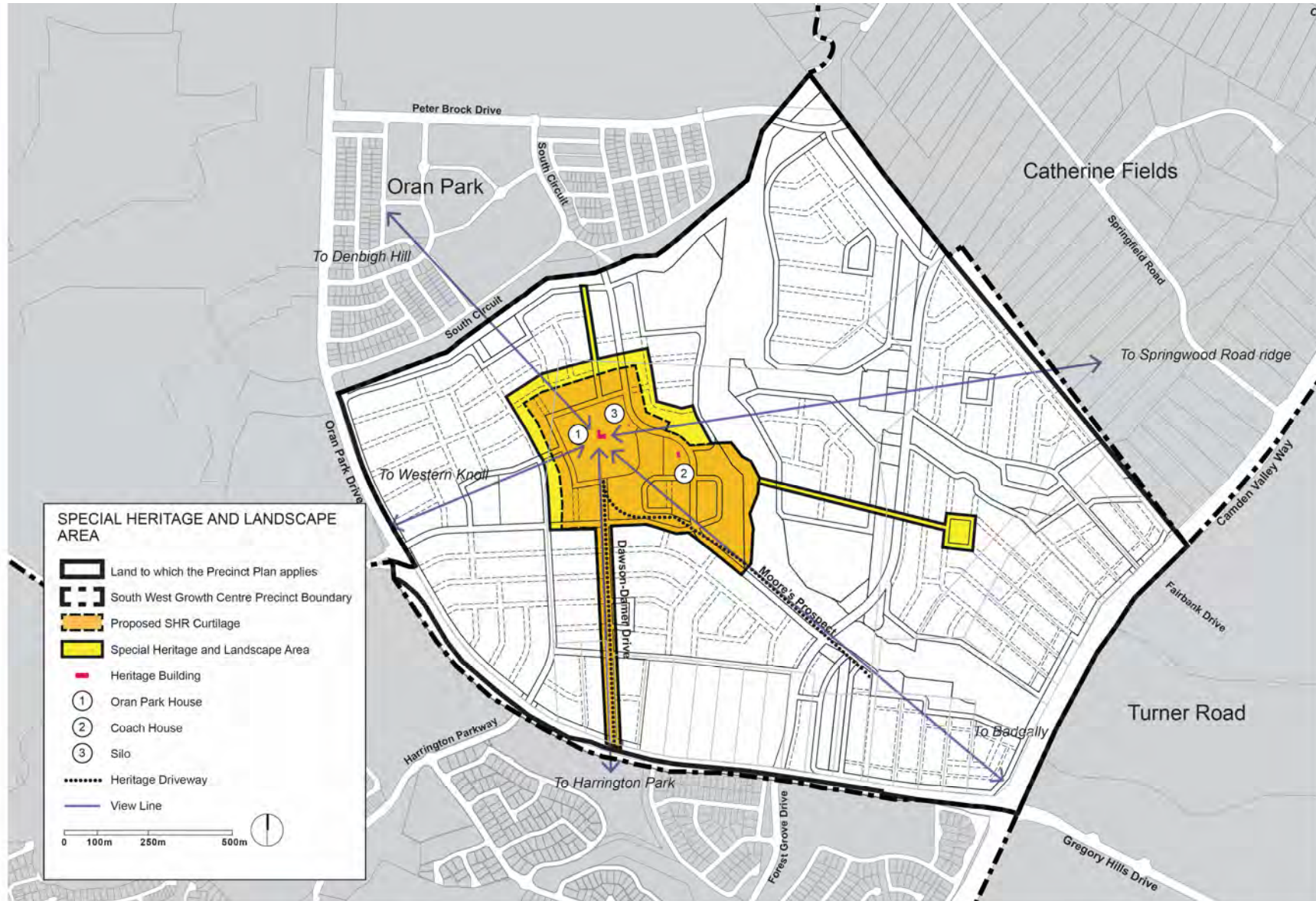


Figure 4-1: Special Heritage and Landscape Area

**Key**

**EXISTING**

- ① Oran Park House (OPH)
- ② Silo
- ③ Coach house

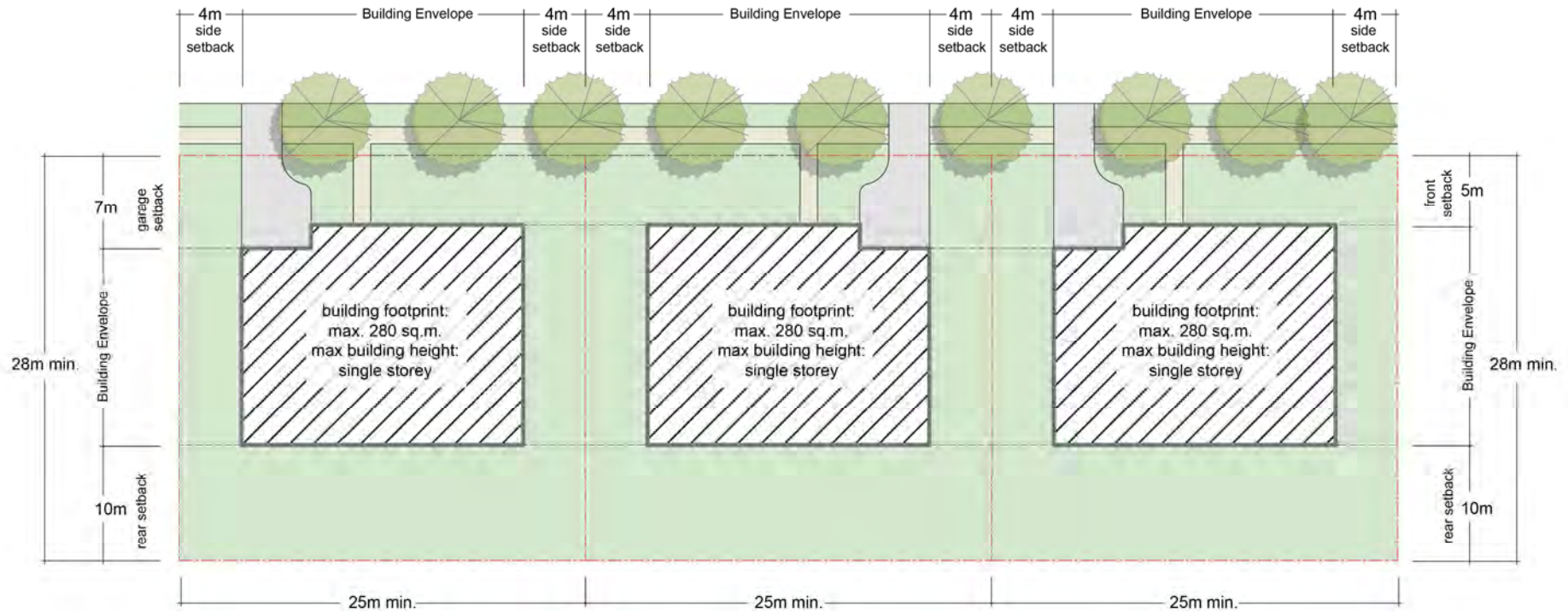
**PROPOSED**

- ④ Neighbourhood centre
- ⑤ Car park
- ⑥ Very low density residential (single storey)
  - minimum 700sqm lot size
  - maximum site coverage 280sqm
- ⑦ Low density residential (single storey)
  - A - minimum 500sqm lot size
- ⑦ Low density residential (double storey)
  - B - minimum 500sqm lot size
- ⑧ Low to Medium density residential
- ⑨ Wetland park
- ⑩ Neighbourhood park
- ⑪ Playground
- ⑫ Open space south of OPH
- ⑬ Existing driveway alignment
- Proposed SHR Curtilage



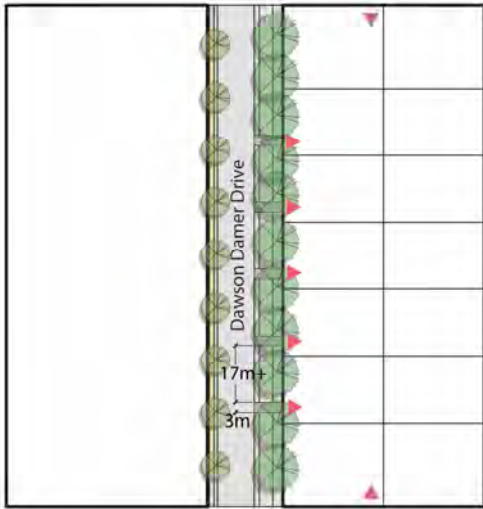
**Figure 4-2: Oran Park House Quarter Concept**





**Figure 4-3:** Indicative subdivision layout in the very low density area surrounding Oran Park House

To Oran Park House

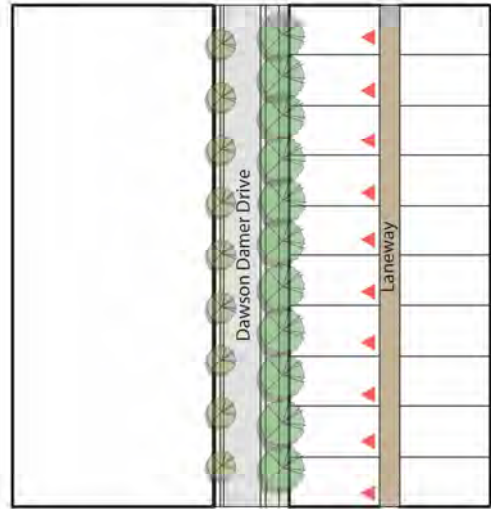


**OPTION 1 - Lot width above 20m**

**Front accessed with wider lots**

- ▲ Car access
- minimum 17m driveways separation
- maximum 3m driveway width

To Oran Park House

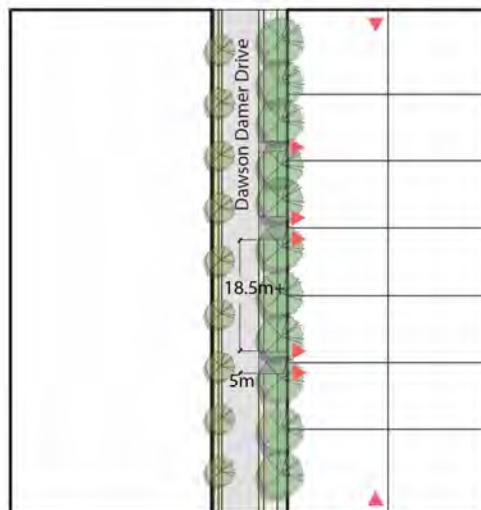


**OPTION 2 - Lot width below 20m**

**Rear lane access**

- ▲ Car access

To Oran Park House

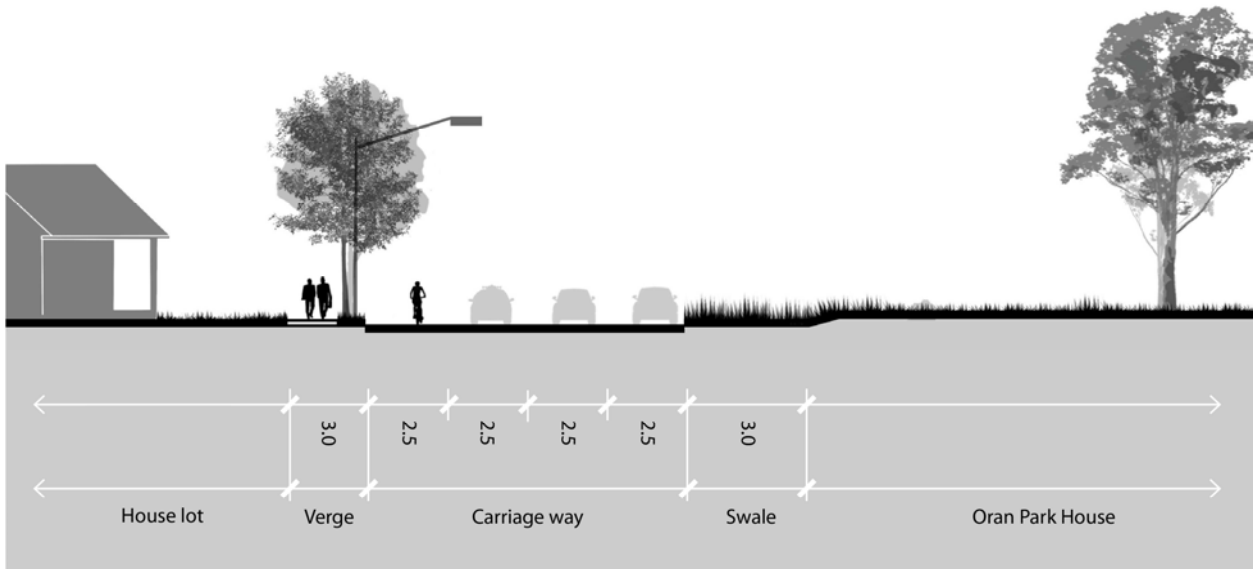


**OPTION 3 - Lot width above 20m**

**Front accessed with wider lots**  
**Adjacent driveways**

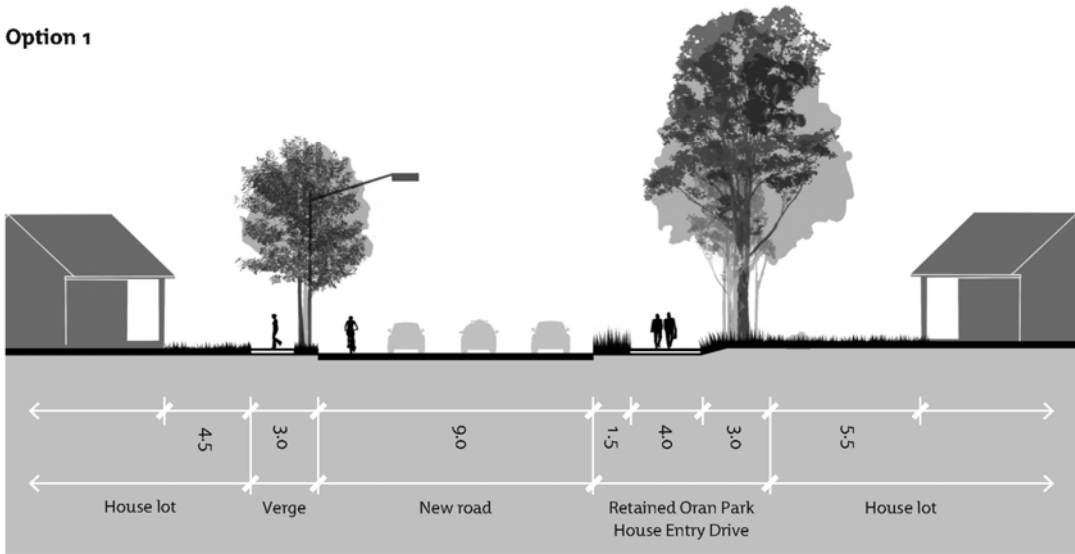
- ▲ Car access
- minimum 18.5m driveways separation
- maximum 5m combined driveway width

**Figure 4-4:** Preferred development layout along the historic Dawson-Damer driveway

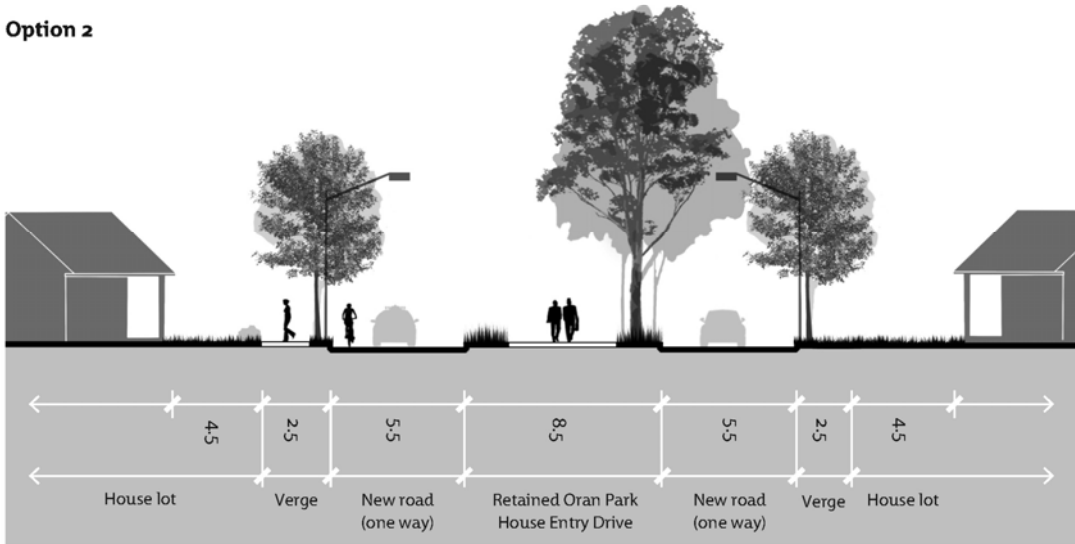


**Figure 4-5:** Indicative Oran Park House perimeter road section

**Option 1**



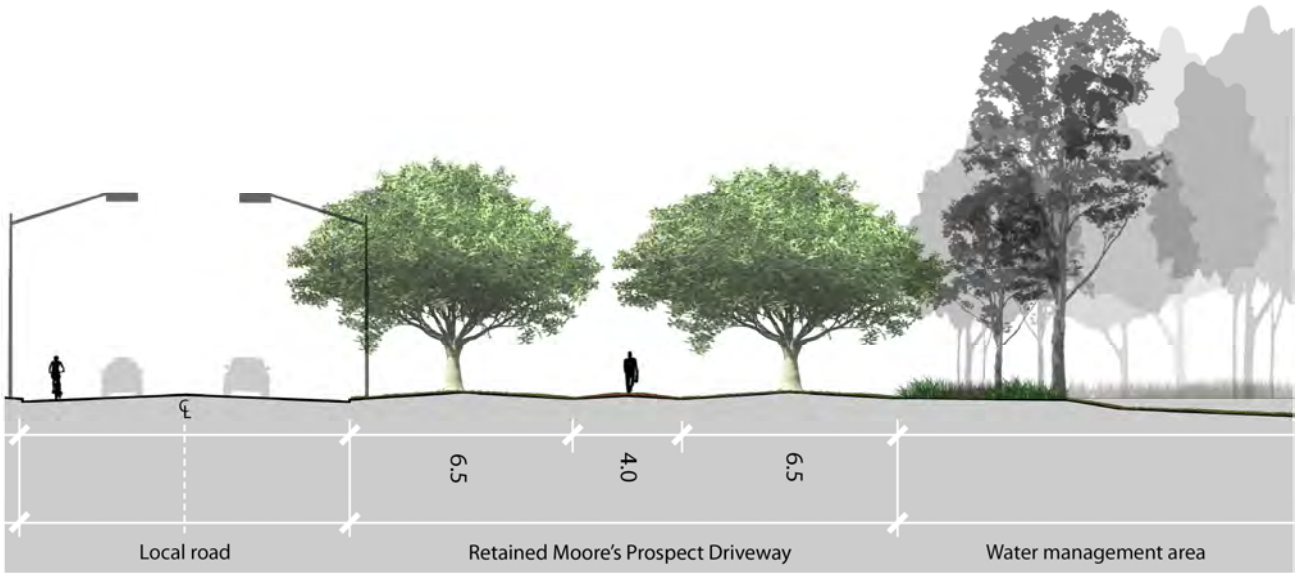
**Option 2**



**Option 3**



**Figure 4-6:** Indicative Dawson-Damer Drive sections (incorporating the historic driveway)



**Figure 4-7:** Indicative Moore's Prospect Driveway section

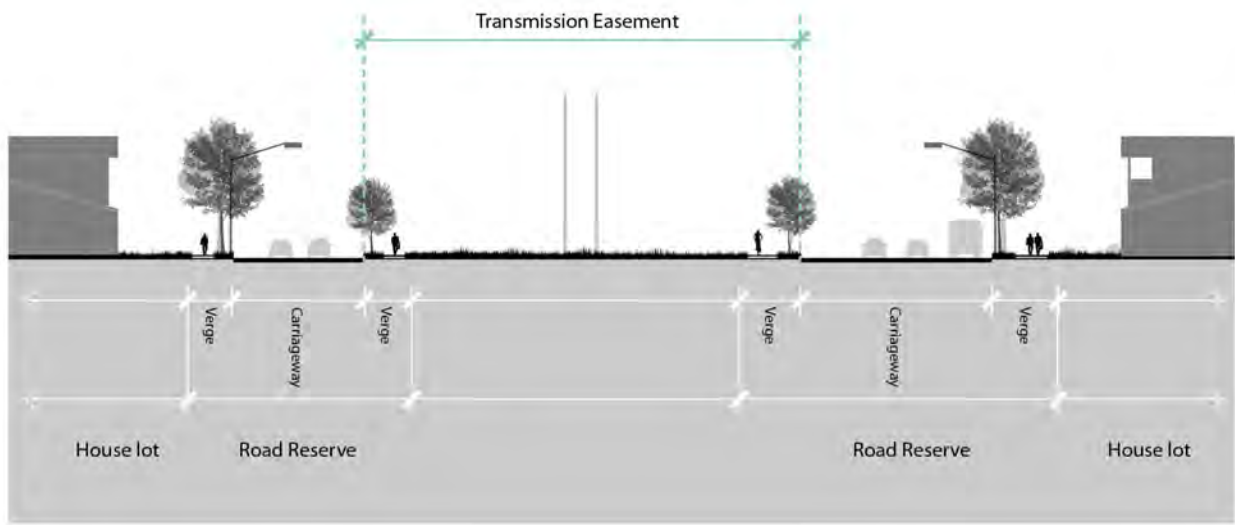
## 4.2 Development near or on electricity easements

### Objectives

- a. To ensure that development on or near electricity easements does not impact on the integrity and safety of electricity infrastructure.
- b. To ensure reasonable standards of amenity for residential development within the vicinity of electricity easements.
- c. To encourage passive surveillance of electricity easements.

### Controls

1. Public roads within residential areas are to be generally located adjacent to electricity easements to allow easy access to transmission towers.
2. The road verge may encroach into the easement; however, the carriageway shall be located outside the easement except where roads cross the easement.
3. The layout of residential development adjacent to electricity easements is to be consistent with **Figure 4-8** as applicable to the proposed development.
4. A public road is not required adjacent the western side of the electricity easement near Oran Park Drive (between Oran Park Drive and South Creek), as shown in the Indicative layout Plan (refer to **Figure 2-1**). The design of development on the western side of the electricity easement shall emphasise casual surveillance of the easement land and rear fences shall be up to 1.2m high.
5. The location of road crossing electricity easements should be in accordance with the Indicative Layout Plan (refer to **Figure 2-1**).
6. All proposed activities within electricity easements require approval from the relevant electricity infrastructure agency (TransGrid or Endeavour Energy). Applicants should consult with the agency and obtain the relevant approvals prior to submitting a development application to Council. Evidence of approval is to be submitted with the development application.



**Figure 4-8:** Preferred layout of development on land affected by Transmission easement

## 4.3 Development in the Environmental Living zone

### Objectives

- a. To protect the significant environmental values of creek lines, flood prone land, and areas of high visual amenity.

### Controls

1. Applications for subdivision and development in the Environmental Living zone are to demonstrate consistency with the preferred subdivision layout shown in **Figure 4-9**. Dwellings are to be located outside the extent of the 1 in 100 year flood line (refer to **Figure 2-2**).
2. The floor level of all dwellings is to be at least 500mm above the level of the 1 in 100 year flood.
3. Fencing within areas affected by the 1 in 100 year flood is to be minimised, and the design of fencing is to ensure that flood waters are not affected and that debris will not become trapped in fences.
4. The design of subdivision and the location of dwellings are to ensure that all residents are able to safely evacuate in the event of a flood. Evacuation routes are to be submitted with the development application.
5. Dwellings and other buildings are not to be located within land affected by the Riparian Corridor, shown on the Indicative Layout Plan (refer to **Figure 2-1**).
6. Applications for new residential development or subdivision within the Environmental Living zone are to include landscaping plans and a vegetation management plan demonstrating how native vegetation is to be protected, rehabilitated and/or restored as part of the development. Landscaping is to consist of predominantly native (preferably native to the local area) species.
7. Applicants are to demonstrate compliance with the requirements of *Planning for Bushfire Protection 2006* where new development is proposed within the Environmental Living zone. The application is to consider protection from bushfire hazards relating to remnant vegetation and to vegetation that is proposed to be planted on the property or on adjoining properties.





**Figure 4-9:** Preferred layout of development in the Environmental Living zone in the Precinct

## 4.4 Australasian Bittern habitat protection

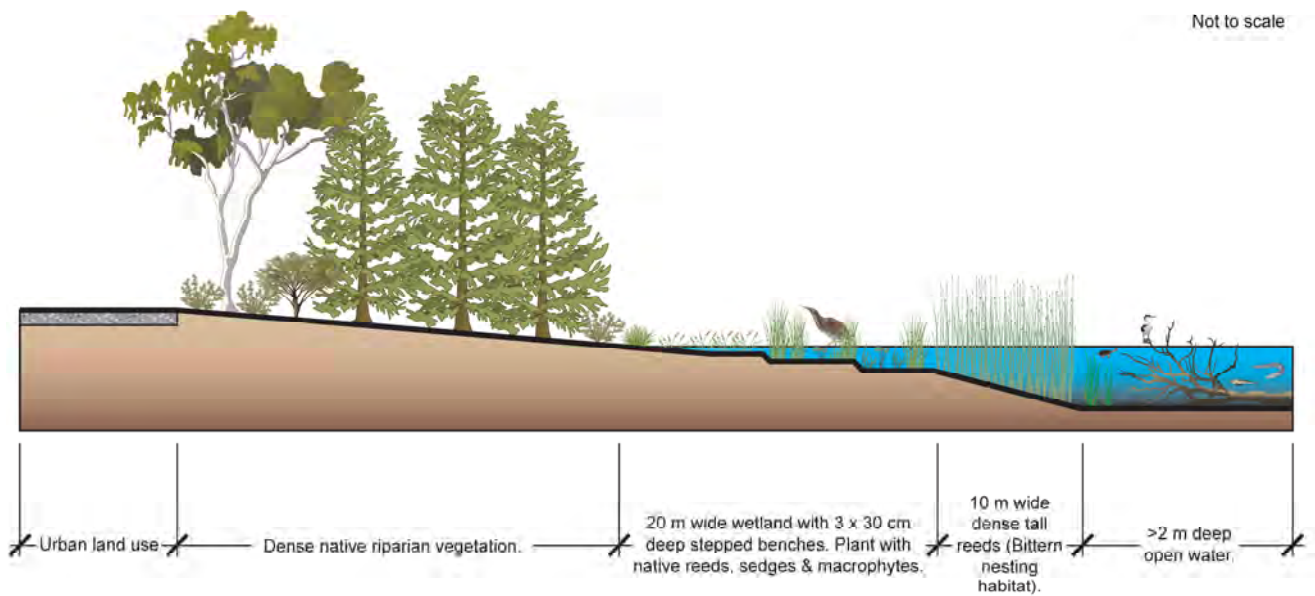
### Objectives

- a. To protect, enhance and create suitable habitat for the Australasian Bittern within the Precinct.
- b. To ensure that drainage and other works within South Creek are designed and undertaken in a way that protects and enhances the existing habitat of the Australasian Bittern and creates opportunities for additional habitat.
- c. To ensure that drainage and other works within and/or adjacent South Creek do not have a significant impact on the Australasian Bittern or its habitat.

### Controls

1. The design and construction of development, including drainage, sewerage and flood mitigation works, on land zoned E2 Environmental Conservation along South Creek is to be generally consistent with the *Catherine Fields (Part) Precinct: Australasian Bittern Habitat* paper (EcoLogical Australia, October 2013).
2. Applications for subdivision and development within and/or adjacent land zoned E2 Environmental Conservation along South Creek, as shown on the Indicative Layout Plan (refer to **Figure 2-1**), shall be accompanied by a Flora and Fauna Assessment prepared by suitably qualified ecologist addressing potential impacts on the Australasian Bittern and its habitat, including a 7-Part Test of Significance under the *Threatened Species Conservation Act 1995* and Assessment of Significance under the *Environmental Protection and Biodiversity Conservation Act 1999*. This assessment must include a survey meeting the requirements of the SEWPaC SPRAT Database (Species Profiles and Threats Database) and the *Catherine Fields (Part) Precinct: Australasian Bittern Habitat* paper (EcoLogical Australia, October 2013), including being conducted during the Summer/Spring breeding season.
3. The first application for subdivision within and/or adjacent to land zoned E2 Environmental Conservation shall be accompanied by a Vegetation Management Plan prepared by a suitably qualified ecologist. The Plan shall address all works proposed within and adjacent the E2 Environmental Conservation land and specifically, the protection, enhancement and creation of Australasian Bittern habitat.
4. The design of the Riparian Corridor and E2 Environmental Conservation land is to identify and assess opportunities for protection, enhancement and creation of Australasian Bittern habitat (i.e. existing in-stream (on-line) dams and wetlands). A minimum of two habitat areas shall be identified, including the existing "Southern Wetland" habitat area identified in **Figure 2-3**.
5. The design of habitat areas, including the "Southern Wetland" habitat area identified in **Figure 2-3**, shall be generally consistent with the indicative cross-section for in-stream Australasian Bittern habitat (refer to **Figure 4-10**) and shall consider fish passage.
6. Works undertaken within habitat areas shall be sympathetic to the Australasian Bittern and be limited to purposes of public safety, flood mitigation, revegetation and environmental protection, in accordance with the Vegetation Management Plan.

7. Works within or adjacent to potential habitat areas, including those identified in **Figure 2-3**, are to be undertaken outside of the Spring/Summer breeding season.



**Figure 4-10:** Indicative cross-section through Riparian Corridor and Australasian Bittern habitat

## 4.5 Specific Controls “Town Home” Attached Dwellings

### Objectives

- a. To promote housing diversity and affordability.
- b. To provide specific dwelling design controls for small lot housing that exhibit higher standards of architectural design and innovation.
- c. To encourage innovative building designs in small lot housing on the end of street blocks and other appropriate locations that present higher levels of amenity.
- d. To take advantage of additional access opportunities afforded by the end of street blocks with 3 street frontages, including front and side vehicle access to dwellings.
- e. To prevent the dominance of garages in streetscapes.

### Controls

1. Development controls for the subdivision and built form of ‘attached dwellings’ are to comply with Section 3.0 and 4.0 of this Development Control Plan except where provided in this section which applies specific controls for attached dwellings on the end of street blocks.
2. The maximum number of “Town Home” attached dwellings permissible in a set is seven.
3. Minimum width of lots with front accessed dwellings to primary street (garages to front street) is 8 metres.
4. Minimum width of lots with side accessed dwellings (rear garages to side street) is 4.5 metres.
5. The maximum number of dwellings in a set of attached dwellings with garages to the primary street frontage is three.
6. Front-loaded double garages are permitted provided the combined width of the garage doors does not exceed 35 percent of the total front facade of the attached dwelling to the primary street frontage.
7. The minimum setback of front accessed garages is 5.5 metres.
8. Dwellings with rear driveway access and/or garages to a side street are to have a minimum setback of 3 metres.
9. The minimum setback to rear boundary is 4m, excluding garages.

**Table 4-2 Summary of key controls for “Town Home” attached dwellings**

Element	Control	
Front setback (min)	4.5m to building facade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space 5.5m to garage line	
Side setback (min)	Zero Lot, Attached or Abutting Boundary Ground floor: 0m Upper floor: 0m	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
Maximum length of zero lot line on boundary	15m	
Rear setback (min)	4m excluding garage (ground level) and 6m (upper levels)	
Corner lots secondary street setback (min)	3m	
Building height, massing and siting	In density areas _20dw/Ha: 2 storeys maximum (3rd storey subject to clause 4.2.5 (1))	In density areas _25dw/Ha: 3 storeys maximum
Site Coverage	Upper level no more than 50% of lot area	
Soft landscaped area	Minimum 15% lot area. The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.	
Principal Private Open Space (PPOS)	In density areas _20dw/Ha: Min 16m <sup>2</sup> with minimum dimension of 3m.	In density areas _25dw/Ha: Min 16m <sup>2</sup> with minimum dimension of 3m. 10m <sup>2</sup> per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.
Solar access	In density areas ≤ 20dw/Ha: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to 50% of the required PPOS of both the proposed development and the neighbouring properties.	In density areas ≥ 25dw/Ha: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: • All affected neighbouring properties and, at least 70% of the proposed dwellings.
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	
Garages and car parking	Double width garage or car space to front and side boundary permitted. Maximum of 3 dwellings with garages to primary street. Maximum garage door width 2.5m single and 4.9m double. Combined garage width on primary street facade must be less than 35% of the total width of attached dwelling. 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.	
Layout	In density bands ≤ 25 dw/Ha, attached dwellings with this lot type only permitted on ends of street blocks with minimum width of 60 metres.	

## **4.6 Specific Controls for rear-accessed dwellings directly fronting open space**

### **Objectives**

- a. To provide an appropriate built form interface to open space.
- b. To maximise passive surveillance to opens space and the local street to the rear of the dwelling.
- c. To provide larger building setbacks to Robbins Lane (where relevant).
- d. To position private open space within the allotment adjacent to Robbins Lane to maximise amenity.
- e. To ensure built form addresses the local street interface.
- f. To maximise off-street parking to offset no front street address.

### **Controls**

1. Development controls for the subdivision and built form of 'attached dwellings' are to comply with Section 3.0 and 4.0 of this Development Control Plan except where provided in this section which applies specific controls for rear accessed dwellings abutting Robbins Lane.
2. The maximum number of attached dwellings permissible is a set is seven.
3. Minimum width of lots is 7.5 metres.
4. Double rear garages are permitted.
5. Minimum setback to Robbins Lane is 6 metres.
6. Minimum setback to building from rear accessed street is 4.5 metres.
7. Minimum setback to garage is 5.5 metres.
8. Maximum length of zero lot line boundary wall is 19 metres.
9. Maximum site coverage for upper storey is 60 percent.
10. Principle private open space is to be adjacent to Robbins Lane.

**Table 4-3 Summary of key controls for rear accessed dwellings directly fronting open space**

Element	Control	
Front setback (min)	4.5m to building facade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space.	In density bands 25dw/Ha 3m to building facade line, 1.5m to articulation zone.
Side setback (min)	Zero Lot, Attached or Abutting Boundary Ground floor: 0m Upper floor: 0m	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
Maximum length of zero lot line on boundary	19m (including garage)	
Rear setback (min)	4.5m to building 5.5m to garage (rear loaded)	
Corner lots secondary street setback (min)	1.0m	
Building height, massing and siting	In density areas <math>_{20dw/Ha}</math>: 2 storeys maximum (3rd storey subject to clause 4.2.5 (1))	In density areas <math>_{25dw/Ha}</math>: 3 storeys maximum
Site Coverage	Upper level no more than 60% of lot area	
Soft landscaped area	Minimum 15% lot area.	
Principal Private Open Space (PPOS)	In density areas <math>_{20dw/Ha}</math>: Min 16m <sup>2</sup> with minimum dimension of 3m.	In density areas <math>_{25dw/Ha}</math>: Min 16m <sup>2</sup> with minimum dimension of 3m. 10m <sup>2</sup> per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.
Solar access	In density areas $\leq 20dw/Ha$ : At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to 50% of the required PPOS of both the proposed development and the neighbouring properties.	In density areas $\geq 25dw/Ha$ : At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: <ul style="list-style-type: none"> <li>• All affected neighbouring properties and,</li> <li>• at least 70% of the proposed dwellings.</li> </ul>
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	
Garages and car parking	Rear loaded double garage or car space only for lots of this type. Minimum garage width 2.4m (single) and 4.8m (double). 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.	