



**DRAFT Bankstown
Development Control
Plan 2015**

**Part A3 – Key Infill
Development Sites**

Section **xx – Western
Sydney University
Milperra Former Campus**



WSU Milperra Site Specific Development Control Plan (DCP)

Contents

1.	Introduction	4
1.1	Name of this Plan and Commencement	4
1.2	Purpose of this Chapter	4
1.3	Land to which this DCP Applies.....	5
1.4	Relationship to other planning instruments and development control plans	5
2.	Vision and Character	6
2.1	Locality Statement	6
2.2	Key Principles	7
3.	Subdivision and site layout	8
3.1	Street and block layout	8
3.2	Residential Lots	15
3.2.1	Additional Controls for Certain Dwelling Types – Studio Dwellings	16
3.3	Dwelling Yield.....	19
3.4	Canopy Cover	20
3.5	Public Open Space and Public Domain	22
3.6	Crime Prevention Through Environmental Design	24
3.7	Stormwater	25
3.8	Acoustics	26
3.9	Heritage.....	27
4.	Residential.....	28
4.1	Height in storeys	28
4.2	Dwelling Design.....	28
4.3	Landscaping and Private Open Space	35
4.4	Solar Access.....	36
4.5	Parking	37
4.6	Energy	37
4.7	Sustainability.....	38
5.	B1 Neighbourhood Centre	39
6.	Bush Fire Hazard Management.....	40
7.	Waste	41
7.1	B1 Neighbourhood Centre Waste Management	44

8. Appendix A: Matters to be addressed in Cumberland Plain Woodland Management (C2 Environmental Conservation zoned land).....	47
9. Appendix B - Glossary of Terms	49

1. Introduction

1.1 Name of this Plan and Commencement

This Plan is known as the WSU Milperra Development Control Plan 2023 (DCP 2023). It has been prepared pursuant to the provisions of Section 3.43 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

This DCP applies to all development on the land shown at Figure 1: The site context, with the subject site outlined in red **Figure 1**.

1.2 Purpose of this Chapter

This Chapter has been made in accordance with Section 3.43 of the *Environmental Planning and Assessment Act 1979* (the 'Act') and complements the provisions the *Consolidated Canterbury Bankstown LEP 2023* (the "LEP"). It should be read in conjunction with the *WSU Bankstown Campus Voluntary Planning Agreement* adopted in XX by Canterbury Bankstown Council.

This Chapter provides more detailed provisions than those within the LEP for development within the land to which this DCP applies that will:

- 1) Communicate the planning, design, environmental objectives and controls against which Canterbury Bankstown Council (Council) will assess future Development Applications (DAs);
- 2) Consolidate and simplify the planning controls to ensure the orderly, economic and environmentally sensitive development of the key precincts as envisaged in the Structure Plan adopted for 2 and 2A Bullecourt Avenue Milperra (Figure 2);
- 3) Provide high-quality housing and urban design outcomes that are commensurate with the surrounding land uses and is sensitive to site constraints;
- 4) Maintain high street view amenity through an appropriate mix of dwelling lot configurations and dwelling types;
- 5) Ensure the development will not detrimentally affect the environment and ensure that satisfactory measures are incorporated to mitigate any impacts arising from the proposed development;
- 6) Provide safe and high-quality environments for the residents, workers and visitors of 2 and 2A Bullecourt Avenue Milperra; and
- 7) Improve liveability, sustainability and resilience to urban heat for future residents and the broader community

Compliance with the controls of this DCP does not necessarily guarantee that consent to a Development Application (DA) will be granted. Each DA will be assessed having regard to the LEP, this DCP, other matters contained with Section 4.15 of the Act and any other policies adopted by the Consent Authority.

1.3 Land to which this DCP Applies

This section of the Development Control Plan (DCP) applies to the Subject Site being the properties at 2 and 2A Bullecourt Avenue Milperra, formerly known as the Western Sydney University (WSU) campus at Milperra. Refer **Table 1**.

This section of the DCP also applies to the C2 Woodland Conservation Zone as shown in Figure 2: Concept Plan (Source: Mirvac, 2022)**Figure 2**.

Table 1: Description of Subject Site

Address	Lot and DP	Site Area (approximately)
2 Bullecourt Avenue, Milperra	Lot 105 DP 1268911	202m ²
2A Bullecourt Avenue, Milperra	Lot 1 DP 101147	19,640m ²



Figure 1: The site context, with the subject site outlined in red

1.4 Relationship to other planning instruments and development control plans

This DCP provides the framework for future development on the Subject Site. It contains objectives and controls that will deliver the desired outcome for future development. Any application for future development is to demonstrate how it meets the objectives and controls as set out in this DCP. The

controls contained in this DCP provide clear and measurable benchmarks for how the objectives can be practically achieved.

Where there are any inconsistencies between the DCP and the LEP, the LEP prevails. The provisions in this DCP provide specific guidance for development on land covered by this DCP and complement any other applicable DCPs. In the event of any inconsistency between the controls of this DCP and any other DCP, the provisions in this DCP prevail to the extent of any inconsistency.

In this DCP, 'Consent Authority' means Canterbury Bankstown Council in its capacity under the *Environmental Planning and Assessment Act 1979*, or the Canterbury Bankstown Local Planning Panel (CBLPP), and 'Council' means Canterbury Bankstown Council in its capacities outside the *Environmental Planning and Assessment Act 1979*, such as a landowner or authority under the *Local Government Act 1993*, or similar.

2. Vision and Character

This section of the DCP describes the vision and objectives relating to the overall layout and character of the future development of the Subject Site.

2.1 Locality Statement

The planning for the Subject Site promotes the development of a vibrant residential urban area that responds to the precinct's natural environment and inherent characteristics by providing a balanced mix of recreation and residential uses. A safe and connected street network promotes accessibility, connectivity and social interaction.

The Subject Site will accommodate a new low-rise medium density residential precinct that will provide 430 dwellings, offering a diverse housing product that will help to meet existing and future local housing demand.

The proposed development must aim provide a positive contribution to the existing and future residential context, while conserving any significant remnant vegetation. New tree planting will be provided in the public domain, including within the streets and public parks, and within private development to ensure an increased canopy cover across the site and a leafy neighbourhood character.

The redevelopment of the precinct will create new destinations for public interaction by integrating the new residential neighbourhood with the existing community through the creation of new proposed open spaces and connected streets, pedestrian paths and cycleways that increase connectivity across the precinct.

Additionally, a neighbourhood centre will cater for small scale retail opportunities and businesses whilst supporting the precinct's existing childcare services, providing a high-quality community

meeting point. The remnant Cumberland Plain woodland (identified as C2 Conservation Zone in **Figure 2**) in the north-eastern corner of the site will be retained and maintained.

2.2 Key Principles

The relocation of the Western Sydney University Milperra Campus to the purpose-built Bankstown City Campus provides an opportunity for the site to be transformed into a master planned residential neighbourhood, providing a variety of high-quality and diverse housing opportunities, public open space, enhanced environmental outcomes and improved connectivity.

The redevelopment of the site is to be in accordance with the following principles:

- **Diversity of housing types:** The proposal will provide a diversity of housing types that respond to changing family structures and increased inter-generational housing needs of the community. A mix of low-rise housing types will include Attached Dwellings, Semi-Detached Dwellings, and Dwelling houses. Buildings will be designed to activate streets and provide natural surveillance of the public domain. All dwellings will achieve high amenity in terms of adequate private open space, landscape, and solar access mid-winter.
- **Community gathering spaces:** Proposed open spaces will importantly cater for social and communal needs of residents attached to the residential complexion established through new high-quality housing developments. The existing childcare centre will be integrated into a neighbourhood centre which will include small scale employment generating space. Proposed communal spaces will provide thermal comfort and refuge from urban heat to encourage community use of gathering spaces, enhancing health and wellbeing and social cohesion.
- **A connected network of open spaces:** There will be a network of new tree-lined pedestrian-friendly streets that connect shared facilities and open spaces to encourage residents to engage with each other and the broader Milperra community. New and upgraded parks are positioned across the site, co-located with mature trees. The existing vegetated woodland area at the corner of Bullecourt Avenue and Horsley Road (noted as the C2 Conservation Zone in **Figure 2**) will be retained and will contribute significantly to the existing street character. These landscape and public realm components will anchor the neighbourhood and contribute to a sense of community.
- **Sensitive interfaces:** The proposal will use landscaped, green streets and verges to sensitively integrate with the surrounding neighbourhood. The proposed housing along Ashford Avenue will be limited to a maximum of two storeys and comprise freestanding housing. Attached and semi-detached housing will visually and acoustically screen the neighbourhood from adjoining industrial/employment uses and the adjoining school.
- **Tree Canopy and Sustainability:** Contemporary sustainability features will be integrated into buildings and the public domain, including a 35% tree canopy target and management of water in the landscaping areas to mitigate against the effects of climate change and urban heat. Mature high-value trees across the site will be retained where possible.



Figure 2: Concept Plan (Source: Mirvac, 2022)

3. Subdivision and site layout

3.1 Street and block layout

Objectives

- 01** To provide a hierarchy of interconnected streets that provides safe, convenient and clear access within and beyond the precinct.
- 02** To establish a place framework that ensures that the hierarchy of streets is clearly discernible through variations in the carriageway width, on street parking, street tree planting and pedestrian amenities
- 03** To encourage the use of streets by pedestrians and cyclists and encourage sustainable travel behaviour.
- 04** To ensure garage provision is managed across the site and does not dominate the streetscape.
- 05** To provide safe access and manoeuvrability for service vehicles.
- 06** To provide block that can accommodate a range of densities and lot sizes with appropriate solar orientation
- 07** To ensure development minimises impacts by conserving any significant remnant vegetation

Controls

- C1** Road network to be provided is consistent with the Concept Masterplan (Refer to **Figure 2**).
- C2** Local roads are to measure a minimum of 18m in road reservation width and incorporate the following:

- a. 11m wide road carriageway
 - b. 3.5m verge width on each side (including a 1.2m wide footpath on one side of the road & a 2m shared path on either side of the road).
 - c. Provision is to be made for Vehicular Footway Crossing where required.
 - d. The remainder of the verge is to be landscaped and include street trees in accordance with **Figure 3**
- C3** Minor Local roads are to measure a minimum of 17.2m in width and incorporate the following:
- a. 10.2m wide road carriageway.
 - b. 3.5m verge width on each side (including 1.2m wide footpath on both sides of road).
 - c. Provision is to be made for Vehicular Footway Crossing where required.
 - d. The remainder of the verge is to be landscaped and include street trees in accordance with **Figure 4**
- C4** Laneways are to measure 8.5m in width and incorporate the following:
- a. 6m wide road carriageway
 - b. 1.25m verges with suitable provision of 1.25m x 1.25m Garbage Bin hard stand areas on each side for each dwelling (to allow for bin placement for council collection).
 - c. The remainder of the verge on each side of the lane is to be landscaped in accordance with **Figure 5**.
- C5** Based on traffic volumes, cross intersections of roads must be treated with roundabouts to modulate traffic flows where required.
- C6** Straight road sections longer than 200m must provide speed calming devices such as raised thresholds or chicanes to self-enforce speed limits.
- C7** Pedestrian crossings must be installed at least 5m away from stop/give way lines to allow one car space.
- C8** Street layouts should prioritise connectivity and avoid dead-ends. Where dead-ends are proposed, provisions must allow vehicles to enter and exit in a forward direction.
- C9** Where lots are proposed to be serviced by Council service vehicles provision should be made to allow for vehicles to enter and exit in a forward direction.
- C10** Where the above cannot be provided to Council's satisfaction, these roads and laneways shall remain in private ownership (e.g. shared carriageway, community title).
- C11** Lots with Laneway access shall be subject to vehicular access denied from primary road.
- C12** Laneways are to be provided to facilitate waste collection from the rear of properties and to minimise driveway crossings and impediments to pedestrian and vehicle traffic flow along all roads.
- C13** Where laneways are provided, vehicle access to sites is to be provided only via the laneway.
- C14** The entrance from Bullecourt Avenue is to have a median for at least the first 50m into the site, measured from the Bullecourt boundary. The median is to be a minimum of 2.5m wide and must provide street tree plantings.
- C15** A pedestrian crossing point with a pedestrian island is to be located near the existing vehicle entry point along Ashford Avenue.

Note: Due to the high level of traffic generation and peak nature of traffic volumes accessing these forms of land uses, assessment of traffic impacts and pedestrian requirements is required by Council and Council may reasonably enforce the provision of mitigation measures that need to be incorporated into the design. Such measures may include, but are not limited to:

- a. Raised pedestrian thresholds (Wombat crossings);
 - b. Speed control devices;
 - c. Pedestrian refuges on streets, especially along streets which the development fronts; and
 - d. Provision of bus and drop off bays
- C16** Any subdivision layout must not allow the provision of fences that directly adjoin or present to open space and other public areas (excluding laneways).
- C17** All street parking spaces must be provided in accordance with **Figure 2**
- C18** Access to individual lots must consider and maximise opportunity for street parking and tree planting. Where a run of attached dwellings is proposed and there is insufficient space for street parking between driveways, a large canopy tree should be provided in the parking lane (refer to **Figure 4** 'landscape blisters').
- C19** A Vegetation Management Plan is prepared and implemented by a suitably qualified bush regenerator for the rehabilitation, management and long-term maintenance of any retained Cumberland Plain Woodland. Prior to felling trees, a nest box management plan must be prepared which includes details on:
- a. the number, size, type and location of tree hollows to be removed
- C20** The size, type, number and location of where the replacement nest boxes and/or compensatory artificial hollows using a HollowHog tool (<https://www.hollowhog.com.au/>) are to be installed based on the results of the pre-clearing survey. Prior to felling the trees, a suitably qualified ecologist must endeavour to individually remove sections of a tree containing a hollow or other habitat features for relocation and reuse by the project
- a. trees with hollows should be lopped in such a way that the risk of injury or mortality to fauna is minimised, such as top-down lopping, with lopped sections gently lowered to the ground, or by lowering whole trees to the ground with the "grab" attachment of a machine
 - b. where it is not possible to remove a tree hollow/habitat feature prior to felling the tree, native fauna should first be removed before tree felling and the hollow bearing trees may then be slowly pushed over to avoid damage to hollows.
- C21** Street tree planting and landscaping should be provided on both sides of the street at the site. The street setbacks shall be wide enough to:
- a. retain existing trees and allow for new planted street trees to grow to maturity without the need for lopping and trimming.
 - b. accommodate any proposed footpaths plus allow for the street trees to grow to maturity.
- C22** Lots and Vehicular Footway Crossings fronting Ashford Ave should be designed to retain existing street trees.
- C23** A maximum block length of 180m applies, before providing a pedestrian through site link connection. These connections should line up with adjacent streets to allow for long views through the site.
- C24** Pedestrian through site links are to be:
- a. 9m wide, including a 5m shared path and a 2m wide vegetated verge either side of the shared path.
 - b. Open to the sky.

- c. Be accessible to pedestrians 24 hours a day and designed to be accessible for people of all abilities.
- d. Provide a safe environment, including appropriate lighting and clear straight sightlines.
- e. Be designed to ensure pedestrian safety through the limiting of vehicular access (other than temporary maintenance or emergency vehicles).

C25 Through site links are to be provided as an easement on title for public right of way.

C26 Consideration must be given for the inclusion of a future pedestrian link along the southern boundary (north of the M5) to Horsley Road as part of any subdivision layout submitted to ensure this link is futureproofed as part of any subdivision DAs issued.

Note: *Pedestrian through site links are to be constructed as part of the infrastructure works for each residential stage with detailed designs to be submitted as part of any construction certificate application. Authorisation of concepts for pedestrian through site links must occur as part of the DA stage.*

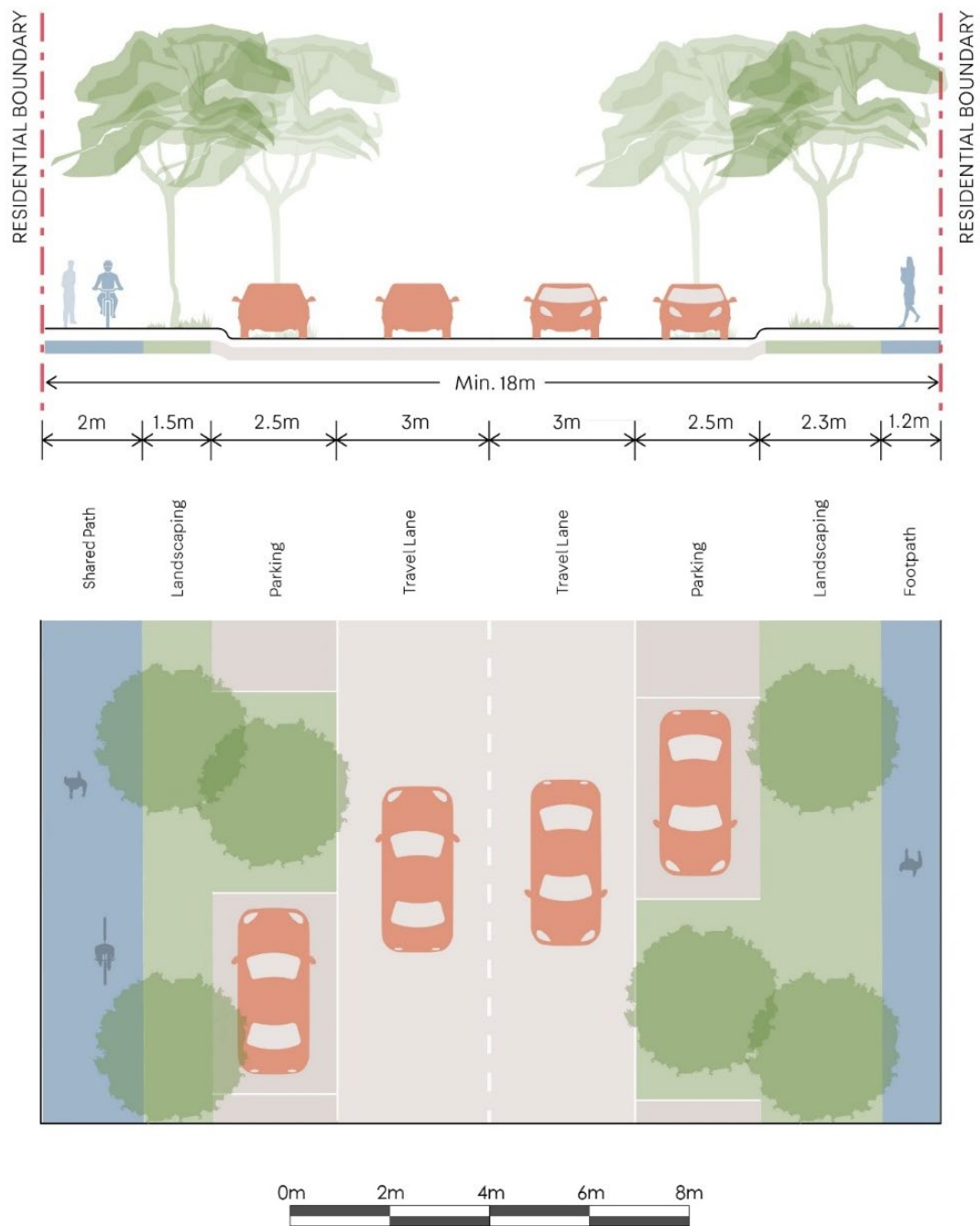


Figure 3: Local Road cross-section.

Note: landscaped 'blisters' may be supported by Council as areas to provide street tree planting, subject to Development Application approval.

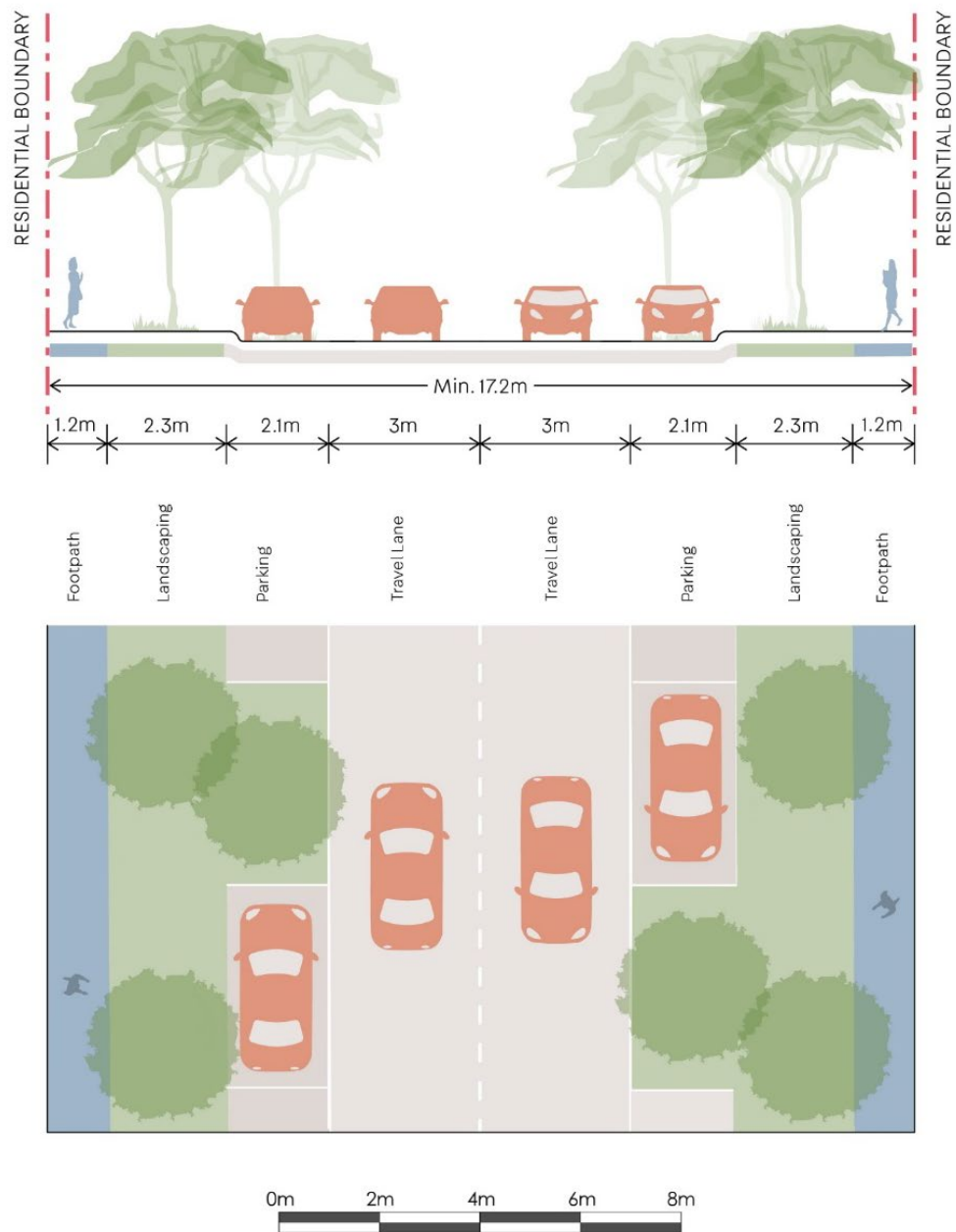


Figure 4: Minor local road cross-section.

Note: landscaped 'blisters' may be supported by Council as areas to provide street tree planting, subject to Development Application approval.

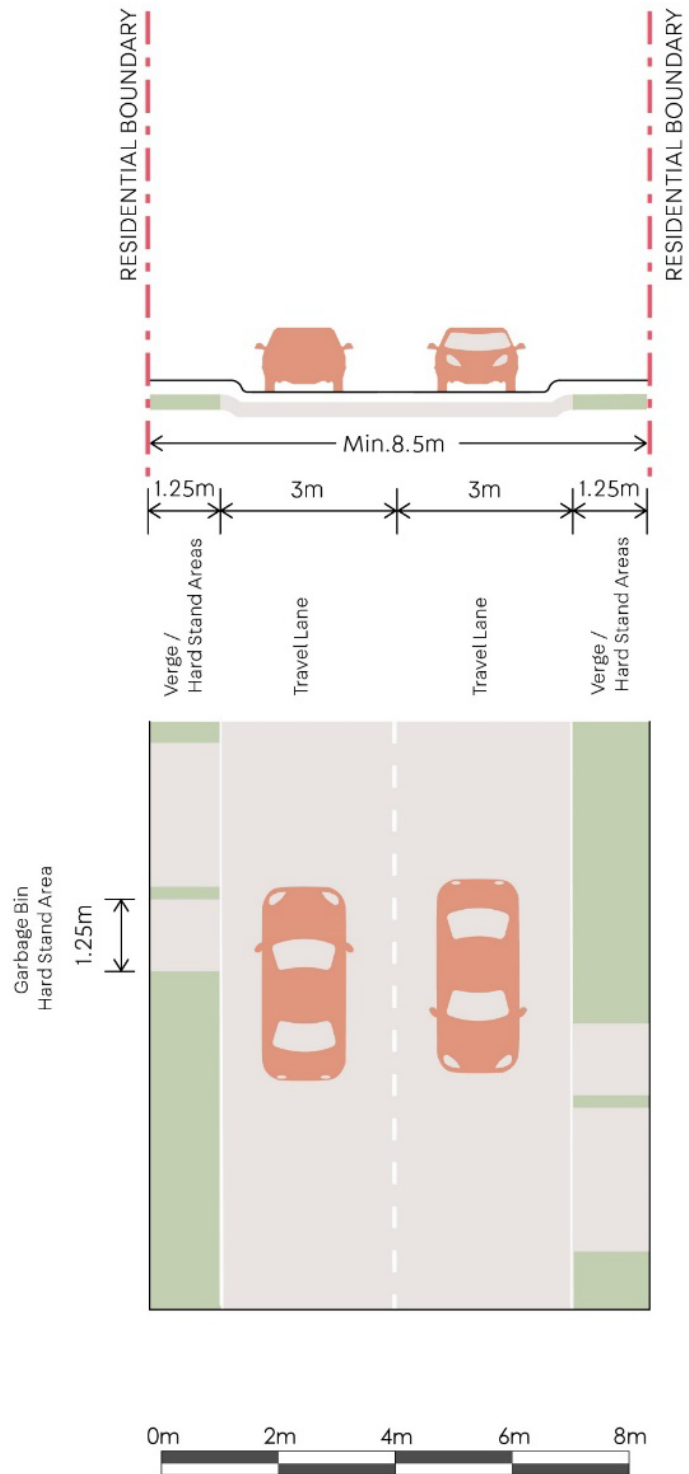


Figure 5: Laneway cross-section

3.2 Residential Lots

Objectives

- O1** To provide an appropriate range and mix of housing typologies throughout the area
- O2** To provide an appropriate interface with the existing residential neighbourhood and Ashford Avenue.
- O3** To ensure that the proposed density as conditional to the Planning Proposal and Instrument Change (PP-2021-5837) is applied in a manner that does not adversely impact the amenity of future residents.
- O4** To create attractive streetscapes with distinctive characters and enhance walkability

Controls

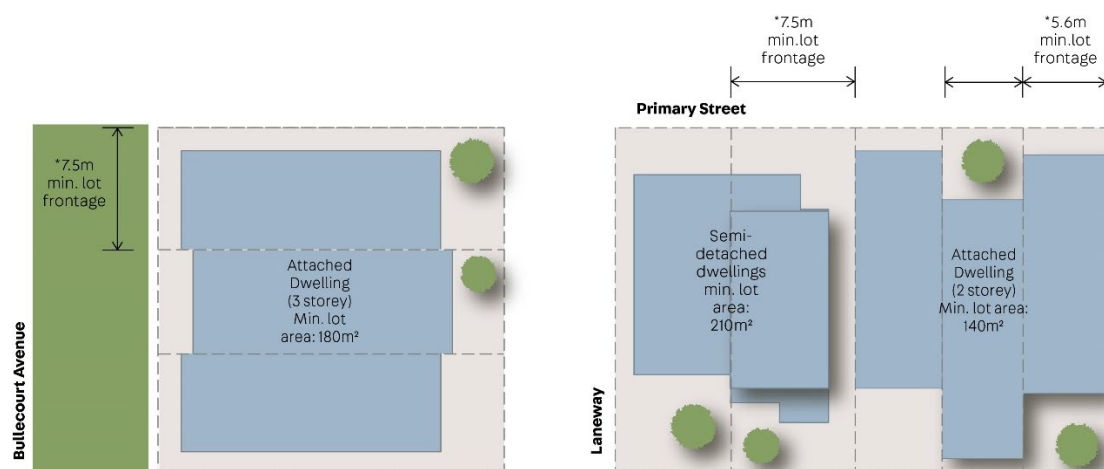
- C1** Lots are to comply with the following minimum areas and dimensions for the specified dwelling type as listed in **Table 2**.

Type	Min. Lot Area (m ²)	Min. Parent Lot Area (m ²)	Min. Lot Frontage (m)
Attached Dwelling (3 Storey)	180m ²	540m ²	7.5m
Attached Dwelling (2 Storey)	140m ²	420m ²	5.6m
Semi-detached Dwelling	210m ²	420m ²	7.5m
Dwelling House	245m ²	245m ²	9m
Dwelling House (including double garage fronting Ashford Avenue)	300 m ²	300 m ²	≥12m
Dwelling House (including single garage fronting Ashford Avenue)	300m ²	300m ²	≥10m

Table 2: Lot areas and frontages. See Figure 6 for representation of each dwelling type.

- C2** Lot sizes are to be generally consistent with the minimum lot sizes shown on Table 2 and be reflective of the intended dwelling type as shown in Figure 6.
- C3** The width of the parent lot must not be less than the following when measured from the building line:
 - a. 15m when front loaded
 - b. 11.2m where the car parking is provided at the rear of the lot and accessed only from a secondary road, parallel road or lane.
- C4** A maximum of six (6) attached dwellings (2 storey) (or a street wall length of 45 are permitted to be attached in a row before a break in the built form is required and a 0.9m side setback is applied.
- C5** For attached dwellings, lots with a width less than 6m must be located opposite open space.
- C6** The maximum width of all garage door openings facing a primary, secondary, or parallel road is to be in accordance with the following:

- a. For lot widths at the building line ranging from 8m to 12m, the maximum permissible width for garage door(s) is 3.2m.
 - b. For lot widths at the building line that are equal to or greater than 12m, the maximum permissible width for garage door(s) is 6m.
- C7** On all lots where a zero-lot line is permitted, the side of the allotment that may have a zero-lot alignment must be shown on the proposed —subdivision plan.
- C8** Where a zero-lot line is nominated on an allotment on the subdivision plan, the adjoining (burdened) allotment is to include a 900mm easement for zero lot walls to enable servicing, construction and maintenance of the adjoining dwelling. No overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefited lot will be permitted within the easement. Any services and projections permitted under Clause 4.4 (6) within the easement to the burdened lot dwelling should not impede the ability for maintenance to be undertaken to the benefitted lot.
- C9** Subdivision of land creating residential lots equal to or less than 245m² or lots equal to or less than 9m wide shall include an indicative dwelling design as part of the subdivision development application. The dwelling design is to be included on the S88B instrument attached to the lot. The indicative dwelling design is to include:
- a. Proposed site plan
 - b. Proposed floor plans
 - c. Proposed roof plan



**Note: Double Garage (fronting Ashford Avenue) requires a 12m minimum lot frontage*

Figure 6: Minimum Residential lot area and lot frontage for Attached Dwellings (3 Storey), Semi-detached Dwellings and Dwelling Houses

3.2.1 Additional Controls for Certain Dwelling Types – Studio Dwellings

Objectives

- O1** To enable the development of a diversity of dwelling types across the subject site.

- O2** To contribute to the availability of affordable housing options across the subject site.
- O3** To promote the implementation of innovative housing solutions that are compatible with the prevailing residential context.
- O4** To provide passive surveillance to rear lanes

General Controls – Studio Dwelling

- C1** Studio Dwellings are to comply with the controls in **Chapter 3**, except where the controls within this clause differ, in which case the controls within this clause take precedence
- C2** Studio Dwellings are to comply with the key controls in Table 4.
- C3** The maximum gross floor area of a studio dwelling is 75m²
- C4** The finishes, materials and colours of the Studio Dwelling are to complement the principal dwelling to ensure Studio Dwellings visually integrate with the adjoining development
- C5** Windows and private open spaces must not overlook the private open space of any adjacent dwellings including the Principal Dwelling. Where windows may potentially overlook adjacent lots or the Principal Dwelling, windows and private open spaces must be obscured by glazing or screening or have a minimum sill height of 1.5m above floor level.
- C6** Studio Dwellings and associated garages may have a zero-lot setback to one side boundary and may be attached to another garage.
- C7** Studio Dwellings are to be located at the rear of a lot only where the lot has access from a rear lane or secondary street on a corner lot.
- C8** Studio Dwellings must not be attached to another Studio lot where the second Studio Dwelling is associated with a Dual Occupancy or Multi Dwelling House
- C9** Where a Studio Dwelling is built to a zero-lot line on a side boundary, the Studio Dwelling must not provide windows that are located along the zero-lot wall unless the wall adjoins a laneway, public open space or SP2 Drainage land
- C10** Rear garages with Studio Dwellings may have first level balconies facing the lane provided the Balcony remains within the lot boundary. Where balconies are 2m deep and balconies overhang the lot line of the Studio Dwelling, the application must demonstrate how the garage setbacks underneath the Studio Dwelling will avoid creating opportunities for illegally parked cars and trailers
- C11** In the case of a Studio Dwelling constructed above a rear garage of a Principal Dwelling, it is mandatory to maintain a minimum separation distance of 5 meters between the upper floor rear façade of the principal dwelling and the Studio Dwelling
- C12** Studio Dwellings are required to adhere to the separation controls specified in the latest edition of the National Construction Code.

Element	Studio Dwelling (strata)
On-site Car Parking	• One additional dedicated on-site car parking space. • Car parking space to be located behind building façade line of principal dwelling. Alternatively,

	parking can present to a laneway or secondary street. Car parking space not to be in a stacked configuration.
Habitable Rooms	- Habitable room depths are to be limited to a limited maximum of 2.5 x the ceiling height - Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms - In open plan layouts (where the living, dining and kitchens are combined), the maximum habitable room depth is 8m from a window
Bedrooms	- Master Bedrooms must have a minimum area of 10m² (excluding wardrobe space) - All bedrooms are to have a minimum dimension of 3m
Living Rooms/Dining Rooms	Living Rooms or combined living/dining rooms are to have a minimum width of 3.6m
Principal Private Open Space	Balcony accessed directly off living space having minimum size of 8.0m² with a minimum dimension of 2m.
Subdivision	Strata title subdivision only from the principal dwelling on the land
Pedestrian Access	Access to be separate from the principal dwelling and is to front a secondary street, lane or shared private access way and be clearly identifiable as a building entry and visually separated from the associated garage.
Services and Facilities	Provision for separate services, such as mail delivery and waste collection, and an on-site garbage storage area so that bins are not visible from public street or laneway. To be located on a street address that can be accessed by garbage collection and mail delivery services. May be serviced from the front residential street via the principal dwelling lot.
Storage	In addition to storage in kitchens, bathrooms and bedrooms, a minimum of 4m³ of storage must be provided for each Studio Dwelling

	At least 50% of the 4m3 of storage to be provided for Studio Dwellings (excluding storage for kitchens, bathrooms, and bedrooms) must be located within the apartment
Passive Surveillance	Balconies and living areas must be located to overlook laneways to enable passive surveillance.

Table 3: Additional Controls for Studio Dwellings

Controls - Multi Dwelling Housing containing one (1) Studio Dwelling

- C1** All Studio Dwellings contained within the same lot as a Multi Dwelling configuration must be designed in accordance with the controls provided in **Table 3**.
- C2** The parent lot size must be equal to or greater than 450m2

Controls - Dual Occupancy containing a Studio dwelling

Studio dwellings can be delivered as a dual occupancy comprising of one dwelling and a 'subdividable studio'. A studio dwelling consists of a dwelling constructed above a garage that is associated with the principal dwelling or are free standing. The studio lot must be located to address a road or laneway. A subdividable (via Strata) studio shall comply with the following:

- C1** All Studio Dwellings contained within the same lot as a Dual Occupancy must be designed in accordance with the controls provided in **Table 3**.
- C2** The parent lot size must be equal to or greater than 350m2

3.3 Dwelling Yield

Objective

- O1** To monitor the dwelling density of subsequent applications to ensure the maximum number of dwellings is distributed across the site.

Control

- C1** The Subject Site has a total maximum dwelling cap of 430 dwellings. Refer to Clause *[insert LEP clause number when confirmed]* in the Canterbury Bankstown Local Environmental Plan 2023.
- C2** A summary of the running total of dwellings proposed and constructed must be included in the Statement of Environmental Effects submitted with each Development Application that proposes the construction of residential accommodation.
- C3** The minimum site area for a Secondary Dwelling shall not be less than the minimum prescribed in Section 53 of the *State Environmental Planning Policy (Housing) 2021*.

3.4 Canopy Cover

Objectives

- O1** To achieve tree canopy targets by maximising new tree canopy and retaining existing valuable trees.
- O2** To preserve the existing C2 Environmental Conservation Zone Cumberland Plain Woodland species within the site and establish new planting which is consistent with the Cumberland Plain Woodland Community.

Controls

- C1** Where there is no impedance on any newly proposed structures or dwellings, existing trees must be retained, particularly where they are adjacent to the public domain.
- C2** Any trees removed must be replaced at a 3:1 ratio (three trees planted for every tree removed) with a mix of local provenance large trees that conform with the Cumberland Plain Woodland Community within the development site.
- C3** Any development/subdivision is to provide trees to enable a tree canopy cover of 35% of the site. This should be achieved across site through retention of existing trees, street tree planting and required planting on individual lots. For the purpose of canopy cover, the site area excludes the C2 Environmental Conservation Zoned Land.

Note: Canopy cover is measured as the proportion of the site area covered by the tree canopy, where the tree canopy is represented as a circle that is 85% of the maximum mature spread.

- C4** Street trees must be provided along all local roads and minor local roads. Species must be of local provenance and be consistent with **Table 4** below;

C5 Species	Common Name	Mature Height (m)	Spread (m)
<i>Eucalyptus moluccana</i>	Grey Box	30m	10-20m
<i>Eucalyptus tereticornis</i>	Forest Red Gum	20-50m	10-25m
<i>Eucalyptus crebra</i>	Narrow-leaved Iron Bark	35m	10-20m
<i>Eucalyptus eugenioides</i>	Thin-leaved Stringy Bark	25-30m	10-20m
<i>Eucalyptus maculata</i> (<i>Corymbia Maculata</i>)	Spotted Gum	45-60m	10-15m
<i>Eucalyptus fibrosa</i>	Red Ironbark	35m	10-20m

Table 4: Council Street Tree Selection

- C6** Where street tree planting is proposed along Primary and Secondary streets, at least three different species must be used across each Primary or Secondary Street. Refer to **Table 4** above for species selection.
- C7** To ensure continuous canopy coverage street trees should be provided at least 10-15m intervals either on the landscaped verge or in the parking lane.
- C8** Trees in the public domain (streets and parks) are to be installed with a minimum pot size of 75L.

- C9** The selection of tree species for planting should consider species diversity and site suitability, including soil conditions, heat tolerance, water requirements and thermal comfort
- C10** Development must be designed to retain existing high value canopy trees on the site where possible.
- C11** Development must conserve, rehabilitate and enhance terrestrial connectivity between Cumberland Plain Woodland vegetation on site by planting local provenance species consistent with the Cumberland Plain Woodland community to enhance habitat for flora and fauna species
- C12** Prior to clearing of any trees on the site, a tree survey report must be prepared to provide details on:
- The total number of trees approved to be removed and retained
 - The tree species and whether the trees are native to the site, non-local natives or exotic
 - The type and size of tree.
- C13** Street trees should be positioned so that they do not unduly interrupt the sight lines to oncoming traffic and impact on public safety in accordance with the *Australian Standards AS2980*.
- C14** Prior to clearing of native vegetation from the site, native seed from the plants approved for removal is collected and propagated and used in revegetating the site including the rehabilitation of terrestrial linkages, RE1 open space areas, street planting. The seed collection programme should commence as early as possible so that local native provenance plant species are available to be planted, and the trees are advanced and established in size to improve the urban tree canopy and local biodiversity.
- C15** Any planting on the site shall use a diversity of Cumberland Plain Woodland provenance native trees, shrubs and groundcover species (rather than exotic species or non-local native species).
- C16** Any juvenile native plants to be removed shall be salvaged and transplanted to areas that are to be conserved. The juvenile plants must be translocated prior to any earthworks and clearing of native vegetation commencing. The plants should be relocated when plant growth conditions are ideal to give the native plants the best possible opportunity to survive and should be maintained until established.
- C17** A Landscape Plan by a qualified landscape architect is required for public domain works and parks. The Landscape Plan should be prepared with regard to the following urban greening guidelines:
- WSROC Cool Suburbs: User Guide and Science Rationale (2022) Home Page | Cool Suburbs* by WSROC
 - Department of Planning, Industry and Environment (DPIE) (2021) *Greener Neighbourhoods Guide*. NSW Government. Greener neighbourhoods guide (nsw.gov.au)
 - Gallagher Studio & Studio Zanardo (2021) *Urban Tree Canopy Targets & Development Controls Report*. Prepared for DPIE. Urban Tree Canopy Targets and Development Controls Report (nsw.gov.au)
 - Low Carbon Living CRC (2017) *Guide to Urban Cooling Strategies* [rp2024_guide_to_urban_cooling_strategies_2017_web.pdf](https://lowcarbonlivingcrc.com.au/wp2024_guide_to_urban_cooling_strategies_2017_web.pdf) (lowcarbonlivingcrc.com.au)
 - Office of Environment & Heritage (2015) *Urban Green Cover in NSW*. NSW Government. Urban Green Cover Technical Guidelines.pdf (nsw.gov.au)
 - DPIE (2021) *Street Tree Planting Design Manual, Rosemeadow Demonstration Project*, NSW Government in collaboration with Campbelltown City Council

<https://www.dpie.nsw.gov.au/premiers-priorities/greening-our-city/greening-our-city-grant/rosemeadow>

C18 For all land within the C2 Environmental Conservation Zone, a Vegetation Management Plan is to be prepared and implemented by an appropriately qualified bush regenerator for remnant Cumberland Plain Woodland that is to be conserved on the site. The Vegetation Management Plan is to include details on:

- a. seed collection – the location of all native seed sources should be within 1 km of the site and should be identified
- b. the type, species, size, quantity and location of replacement trees
- c. the plan demonstrates the plant species are of local native provenance
- d. the species, quantity and location of shrubs and groundcover plantings
- e. the pot size of the trees to be planted
- f. the area/space required to allow the planted trees to grow to maturity.
- g. maintenance requirements - planted vegetation should be regularly maintained and watered for 12 months following planting. Should any plant loss occur during the maintenance period the plants should be replaced by the same plant species.
- h. Address all matters in Appendix A: Matters to be addressed in Cumberland Plain Woodland Management (C2 Environmental Conservation zoned land) to this section of the DCP.

3.5 Public Open Space and Public Domain

Objectives

- O1** To ensure that adequate open space is provided to cater for the needs of the new residential community.
- O2** The design of publicly accessible open space and public domain is of a high quality, is adaptive and capable of accommodating a broad range of passive and active uses and can evolve over time to respond to community needs.
- O3** Establish a diverse and sustainable range of public spaces and parks throughout the site that encourages social interaction and use by the neighbouring and existing communities
- O4** To ensure that open space considers retention of existing trees and provides opportunity for the planting of additional canopy trees.
- O5** To create quality streetscapes that are visually attractive and encourage walking and cycling.
- O6** Enable the provision of appropriate facilities within the public domain to enhance the usability of open spaces
- O7** To ensure a consistent palette for paving materials, street furniture, signage, wayfinding and other elements that are compliant with CBC standards and that are used create a coherent public domain image.
- O8** Integrate ecologically sustainable and inclusive public art that creates visual interest within the public domain

Controls

- C1** Provide the following public open space parks zoned as RE1 Public Recreation consistent with **Figure 2** and the following sizes and locations:
 - a. 4,600m² (approx.) open space on the northern boundary fronting Bullecourt Avenue

- b. 5,380m² (approx.) central park in the centre of the site. This park is to be co-located with existing mature trees as well as providing a playground.
 - c. 4,860m² (approx.) open space bordering the site's southern boundary to the M5 Motorway.
- C2** Development in the public domain is to be consistent with any adopted Plan of Management or policy of Council. Design of parks must be undertaken in accordance with the agreed contribution stipulated in the Planning Agreement for this site in connection with the Planning Proposal (PP-2021-5837).
- C3** Any building/installation constructed within the public domain must consider impacts on the amenity of surrounding buildings and the public domain including:
 - a. Solar amenity
 - b. Impacts on the function of a place
 - c. Obstacles to pedestrian movements and visual connections
 - d. Noise on adjoining residential sites
- C4** All utilities services located along Ashford Avenue are to be located underground, subject to service provider approval.
- C5** All utilities services within the proposed internal roads and laneways should be located underground, subject to service provider approval.
- C6** The design of the public domain is to integrate stormwater and floodwater management and may provide well integrated interpretive water elements that do not detract from the amenity of the public domain.
- C7** Detention basing/drainage swale(s) located on the south-western corner of the site are to be vegetated with local indigenous vegetation to control and filter stormwater runoff within a coastal wetland proximity area.
- C8** Details of information signage that explains to the public how the bioretention facilities function in the northern and southern parks is to be included as part of the Development Application that proposes the construction of the parks.
- C9** The design of the northern and southern parks must consider maintenance requirements and provide a detailed maintenance management plan in consultation with Council's Asset Maintenance Team that includes information such as:
 - a. Maintenance schedule.
 - b. The type of equipment and number of personnel required to maintain the parks.
 - c. Recommended maintenance to the bioretention facilities in the north and south parks.
 - d. Locations for vehicle access to load and unload maintenance equipment such as ride on lawn mowers.
 - e. Managing the public open spaces post-flood or heavy rainfall events.
 - f. Plant species information and information on replacement replanting.
- C10** A landscape plan by a qualified landscape architect must be provided for public domain works. This includes parks and all open space and stormwater detention areas
- C11** landscaping of public open space is to use a diversity of Cumberland Plain Woodland plant species of local provenance (including tree, shrub and groundcover species) rather than non-local native species and exotics

- C12** The design of open spaces is to incorporate features such as informal seating areas, public amenities, shade structures, indigenous tree species, well integrated public art and appropriately varied hard surface treatments.
- C13** BBQ facilities are not to be provided in any park on the site.
- C14** Play elements should be integrated within the public domain design to visually and physically address primary open space areas.
- C15** Vehicle access to lots is to be designed and located to minimise conflicts with pedestrians and cyclists on footpaths.
- C16** Shared pedestrian/cycle links are to be clearly and frequently signposted to indicate their shared status.

3.6 Crime Prevention Through Environmental Design

Objectives

- O1** To create clear, coherent and visible sight lines that promote a feeling of safety within the physical environment
- O2** To design buildings and communal areas to encourage a sense of ownership by the occupants and users.
- O3** To ensure that new development is designed to reduce crime risk and minimise opportunities for crime.

Controls

- C1** Dwelling entrance(s) should be oriented towards the street or should be located in a position that addresses both streets if located on a corner. Front doors must be visible from the public domain.
- C2** Windows overlooking the street must include windows to habitable rooms
- C3** Pathways from the street frontage and entrances to dwellings should be direct.
- C4** Front fences:
 - a. Must be visually permeable (no more than 50% of the allowable fence area will be solid masonry, timber or metal).
 - b. Must have a maximum height no greater than 1.2m.
 - c. Must have a consistent character with other front fences in the street.
 - d. Must not be constructed of solid metal panels or unfinished timber palings.
- C5** Public Open spaces should be clearly designated and located where they can be easily observed by people.
- C6** Where development adjoins parks, open space, bushland or is a corner site, the design must positively address the interface using any of the following design solutions:
 - a. Habitable rooms windows facing the public domain
 - b. street access, pedestrian paths and building entries
 - c. paths, low fences and planting that clearly delineate private and public land
 - d. walls that front public spaces are to have openings not less than 25% of the surface area of the wall
- C7** Planting of vegetation at the front of dwellings and along driveways must consider the need for passive surveillance. Appropriate plant types should be selected to ensure plantings do not negatively affect sight lines.

- C8** Provide external lighting provided to open spaces in accordance with *AS1158 - Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting — Performance and design requirements*.
- C9** Development adjacent to land zoned C2 Environmental Conservation should not compromise visibility or sight lines into the Conservation Zone from the surrounding streets. The design should promote active edges and the elimination of entrapment spots where practicable.

3.7 Stormwater

Objectives

- O1** To control stormwater runoff and minimise discharge impacts on adjoining properties and into natural drainage systems before, during and after construction.
- O2** To prevent flood damage to the built and natural environment, inundation of dwellings and stormwater damage to properties.
- O3** To ensure the design of buildings and structures does not create any unreasonable risks to life and assets.
- O4** To ensure that proposed development does not adversely affect the operational capacity of the downstream stormwater system.
- O5** To ensure an integrated water cycle management approach through water-sensitive urban design principles and does not adversely impact public recreation opportunities within the RE1 Public Recreation zoned land.

Controls

- C1** The following devices must be provided in accordance with Council's specifications and subject to Council approval:
 - a. Bio Basin in Southern Open Space (Basin 1), with an area of approximately 650 sqm
 - b. Bio Basin in Drainage Basin (Basin 2), with an area of approximately 210 sqm
 - c. Bio Basin in Northern Open Space, with an area of approximately 350 sqm,
- C2** All proposed dwellings must comply with *Section 3.1 Development Engineering Standards* of the Canterbury Bankstown Development Control Plan 2023.
- C3** Drainage systems should be sized to consider increases in rainfall intensity, frequency and duration under future climate change.
- C4** A local Stormwater Management Plan is to be provided with the first Development Application for proposing subdivision/construction of residential accommodation of the site that demonstrates how the intended development complies with BASIX requirements in relation to:
 - a. Size of the stormwater tank installed in litres, being the volume available for water storage in addition to (i.e., excluding any requirement for stormwater detention or retention for your site).
 - b. Area of the catchment (i.e., water collection area) to be connected to the stormwater tank.
 - c. Uses the water from stormwater tank will be allocated to, depending on whether it is treated or untreated.
- C5** The local Stormwater Management Plan must also demonstrate:
 - a. The hydrology of the locality and its relationship to the drainage system

- b. The distribution of soil types and the scope for on-site infiltration
 - c. Any anticipated rises in ground water due to development
- C6** Any major drainage system is to be designed to address any specific site conditions, and detail how it connects into downstream drainage system(s).
- C7** Major drainage systems are to be designed in manner that does not compromise personal safety of maintenance personnel
- C8** Stormwater management should include biofiltration, such as vegetated swales overlaid with soil-based filter medium, to improve discharge water quality.
- C9** Stormwater detention devices are to be designed to:
 - a. Ensure that the overflow and flow paths have enough capacity to reduce the effects of stormwater runoff during all rainfall events;
 - b. be collected and discharged by gravity fed or charged system;
 - c. Discharge stormwater generated by the site into the public stormwater system without affecting adjoining properties and downstream waterways; and
 - d. Be free of obstructions.
- C10** Where infiltration and bio-retention devices are proposed, they are to be designed for the temporary capture of stormwater only.
- C11** Drainage Basins must provide a max batter of 1:6 to ensure the requirement for ongoing maintenance does not create a burdening legacy.
- C12** Hard edging must be provided where raingardens are proposed to Council's specification and approval.
- C13** Any proposed drainage lines emanating from outside of the subject site to bio-basins contained within the subject site must be provided in accordance with Council's requirements and subject to Council's approval.
- C14** The provision of GPT instruments within a Council owned road reserve prior to the dedication of internal local and minor local roads must seek Council's written approval prior to the implementation of the instrument.
- C15** The use of GPT Instruments is to be determined in accordance with Council's requirements and subject to Council's approval.
- C16** "No parking" signage and access gates must be provided for all bioretention and drainage basins subject to Council's agreement and approval.

3.8 Acoustics

Objectives

- O1** To mitigate any acoustic impacts created by the development to and from sensitive interfaces in a way that does not negatively impact the amenity of future residents.

Controls

- C1** Any subdivision DA is to provide an acoustic report prepared by a suitably qualified person to identify requirements for residential dwellings to mitigate noise from traffic, open space, the Mount St Joseph Catholic College Milperra or the M5 Motorway. The report is to clearly identify any lots that will require noise mitigation

- C2** Lots subject to noise mitigation requirements should be subject to positive covenants requiring acoustic treatments for any vacant lot subdivisions.
- C3** High solid walls for the purposes of reducing acoustic disturbances:
 - a. Are permissible only where walls are being used to shield the dwelling from the noise of classified roads or other disturbances;
 - b. Are to be setback at least 1.5m from the property boundary;
 - c. Are to be buffered by a continuous landscape planting strip between the wall and the boundary, with a mature height of at least 1.5m; and
 - d. Are to provide plant selections that are appropriate for the local context and be commensurate with local provenance.
- C4** Development Applications for the construction of dwellings within the noise sensitive areas must include noise mitigation measures recommended by the acoustic report approved in the subdivision development application (Control C1 above)
- C5** Where party walls are provided, they must be carried to the underside of the roof and be constructed in accordance with *Part F5* of the Building Code of Australia.
- C6** The maximum height of any fence along the school boundary is to be 2.4m.
- C7** Electrical, mechanical, hydraulic and air conditioning equipment is to be housed so that it does not create an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997* either within or at the boundaries of any property at any time of the day.

Note: *The acoustic assessment submitted with the planning proposal indicated the internal living areas of the residential lots along the southern part of the site would exceed noise criteria. Mitigation measures including acoustic treatments will be required to achieve the relevant internal noise level criteria. Mechanical ventilation may also be required to meet the requirements of the Building Code of Australia in order to achieve compliance with the relevant noise criteria. Future development applications will need to demonstrate compliance with the requirements of the applicable noise criteria. This will ensure that any potential impacts of road noise are addressed and mitigated at design stage.*

3.9 Heritage

Objectives

- O1** To preserve the significant historical form of road corridors contributing to the character of the precinct, specifically along Bullecourt and Ashford Avenue.

Controls

- C1** A Heritage Interpretation Plan must be provided as part of any future Development Application or Subdivision that highlights the historical and cultural significance of the subject site.
- C2** For all residential subdivisions or developments on lands adjacent to or lands containing a C2 Environmental Conservation zone, an Aboriginal Cultural Heritage Assessment (ACHA) must be prepared prior to any ground disturbances in the area.
- C3** An Unexpected Finds Protocol is required to be issued prior to any remediation, earthworks or construction is undertaken on any lands identified in the Heritage Interpretation Map.

4. Residential

4.1 Height in storeys

Objectives

- O1** To ensure consistency in character with the surrounding residential areas and avoid poor amenity outcomes.

Controls

- C1** The maximum number of storeys is as follows:

- a. 9m LEP height – 2 storeys
- b. 11m LEP height – 3 storeys

4.2 Dwelling Design

Objectives

- O1** To encourage high quality design that enhances the built form and character of the neighbourhood.
- O2** To provide spaces between buildings and streets to maintain and reinforce streetscape character and provide for air flow, sunlight, landscaping and general amenity
- O3** To provide areas of high-quality landscaping that allow for the planting and growth of trees
- O4** Ensure garages to not dominate the streetscape.
- O5** To allow for flexibility in block configuration in terms of the final dwelling mix and arrangement of residential products.

Controls

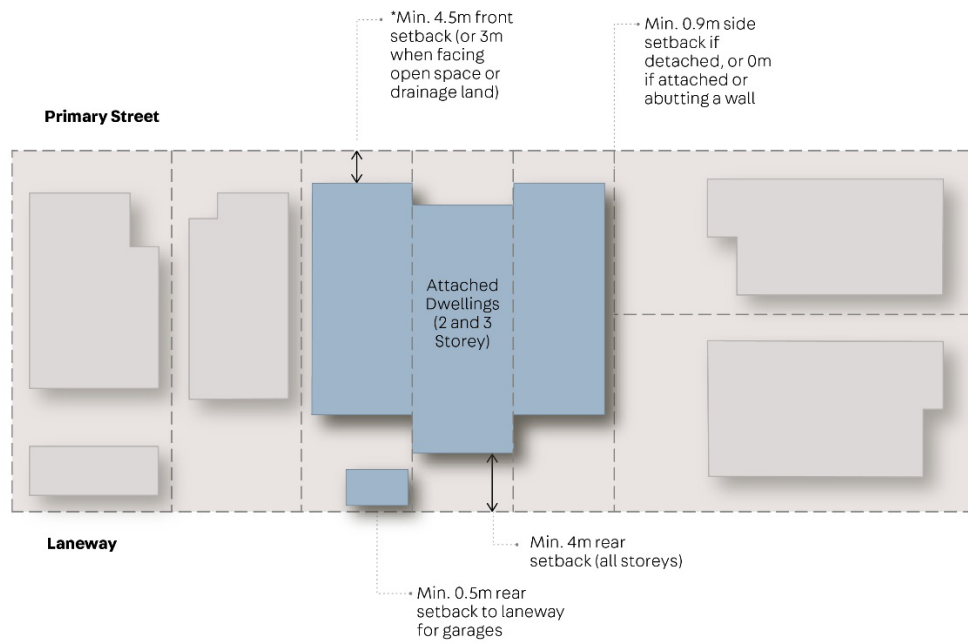
- C1** Dwellings must be designed to be consistent with the controls in the **Table 5**.
- C2** 0m side setback controls for attached dwellings are as follows:
- a. Permitted for a maximum length of 21 metres on the ground floor.
 - b. Permitted for a maximum length of 16 metres for the 2nd and 3rd storey.
 - c. All eaves and gutters will be contained within the lot boundary of the associated dwelling.
- C3** Dwellings are required to have their main orientation towards the primary street or open space. This control excludes Studio Dwellings. Front pedestrian entrances to all dwellings must be visible from the primary street.
- C4** Front building facades must be articulated. This articulation may include front porches, entries, wall indents, changes in finishes, balconies, and verandas.
- C5** For two and three storey developments, side walls (where not attached to another development) must be articulated if the wall has a continuous length greater than 10m.

Note: Articulation is taken to mean a change in the use of materiality or consistent change in building form along the continuous length of a wall.

Type	Min. Private Open Space	Min. Landscaped Area (% of lot)	Minimum Primary frontage setback	Minimum Secondary frontage setback	Minimum side setback	Minimum rear setback
Attached Dwelling (3 Storey)	15m ² (minimum dimension of 2.5m)	15%	4.5m, or 3m when facing open space or drainage land.	0.9m, or 0.5m if the secondary frontage is to a laneway.	0.9m or 0m if adjoining lot building is <900mm from boundary and building wall are of masonry construction with no window.	4m for all storeys. Garages along a laneway must be setback 500mm from the property boundary
Attached Dwelling (2 Storey)	15m ² (minimum dimension of 2.5m)	15-25%. See Section 4.3 C6below.	4.5m, or 3m when facing open space or drainage land.	0.9m, or 0.5m if the secondary frontage is to a laneway.	0.9m or 0m if adjoining lot building is <900mm from boundary and building wall is of masonry construction with no window.	4m for all storeys. Garages along a laneway must be setback 500mm from the property boundary
Semi-detached Dwelling (2 Storey)	24m ² (minimum dimension of 3m)	25%	4.5m, or 3m when facing open space or drainage land.	2m	0.9m or 0m if adjoining lot building is <900mm from boundary and building wall is of masonry construction with no window.	Garages along a laneway must be setback 500mm from the property boundary

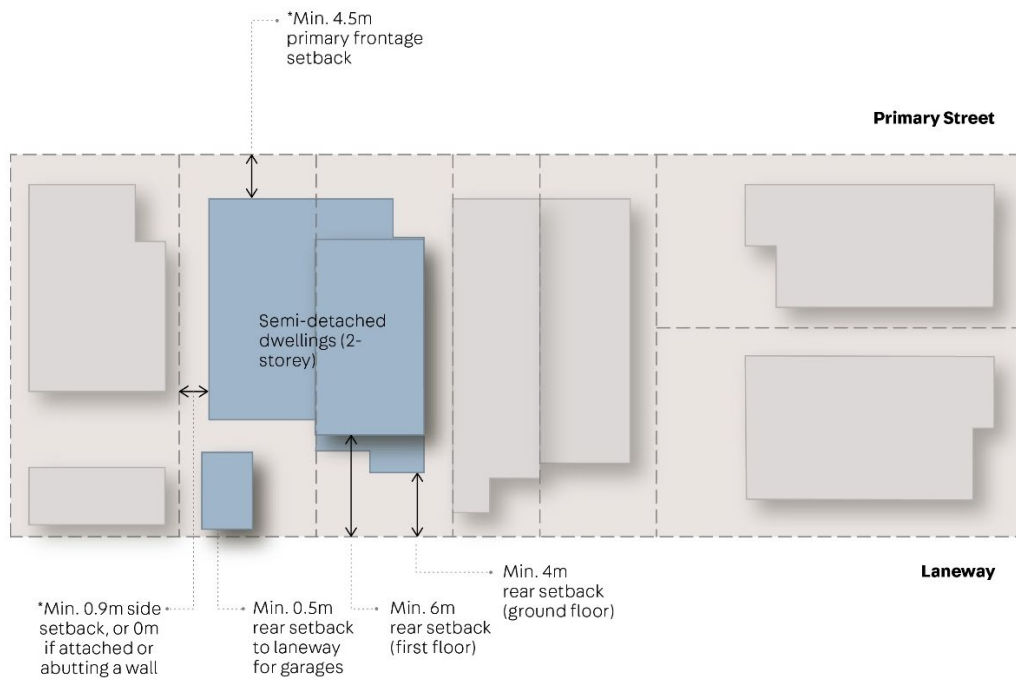
Dwelling House	24m ² (minimum dimension of 3m)	25%	4.5m	2m	0.9m or 0m for a maximum length of 14m	Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary
Dwelling House (fronting Ashford Avenue)	24m ² (minimum dimension of 3m)	25%	5.5m	2m	0.9m or 0m for a maximum length of 14m.	Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary
Dwelling House (including double garage) (fronting Ashford Avenue)	24m ² (minimum dimension of 3m)	25%	5.5m	2m	0.9m or 0m for a maximum length of 14m.	Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary
Dwelling House (including single garage) (fronting Ashford Avenue)	24m ² (minimum dimension of 3m)	25%	5.5m	2m	0.9m or 0m for a maximum length of 14m.	Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary

Table 5: Residential Development Controls (**Note: all controls stipulated apply to each single residential lot created by any subdivision and not the Parent Lot**)



*Note: Minimum Secondary Frontage Setback is 0.9m, or 0.5m if the secondary frontage is to a laneway.

Figure 7: Relevant setback development controls for Attached Dwellings (2 and 3 storeys)



*Note: Min. 2m setback to a secondary street frontage

Figure 8: Relevant setback development controls for Semi-detached Dwelling

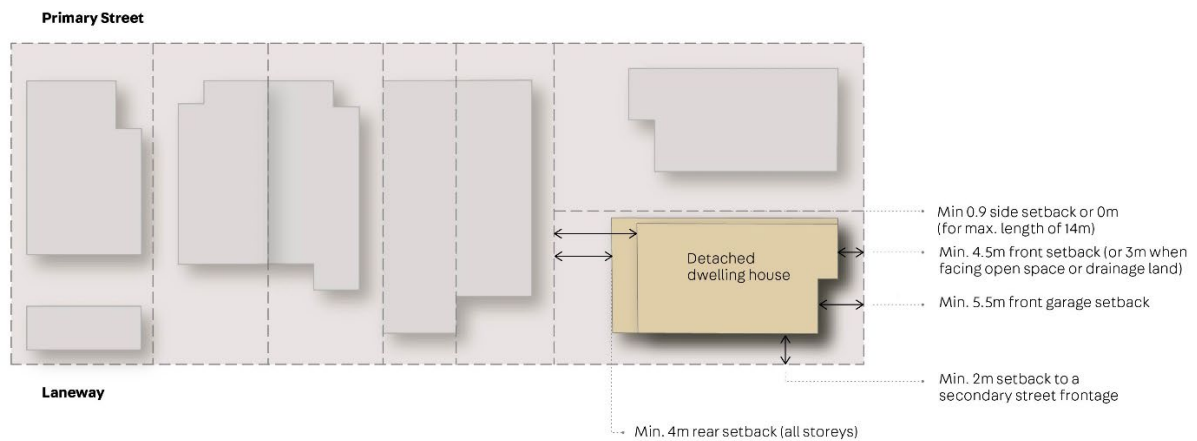
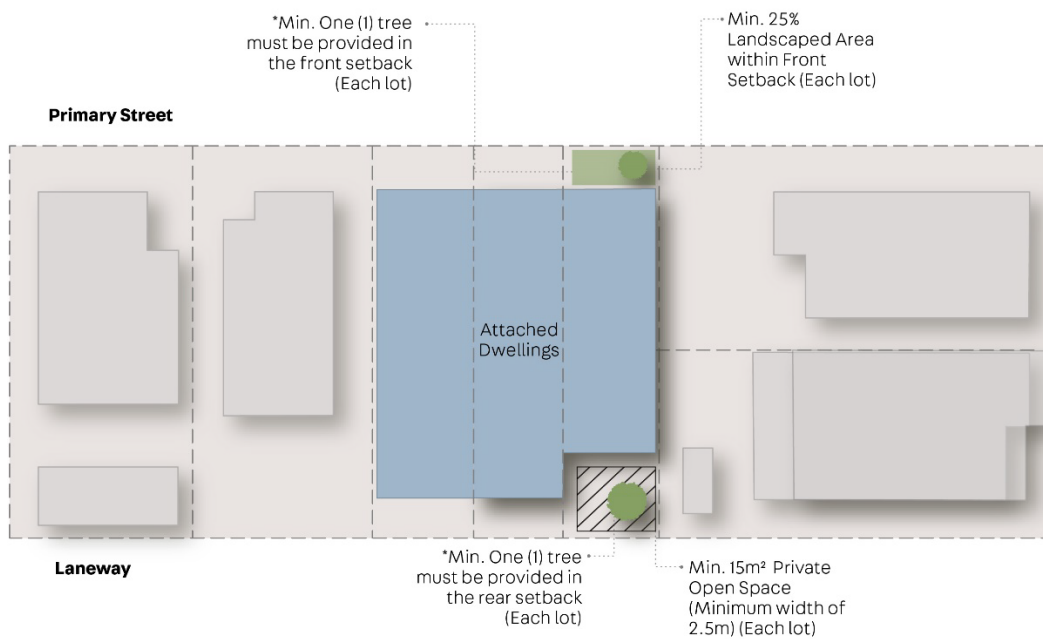
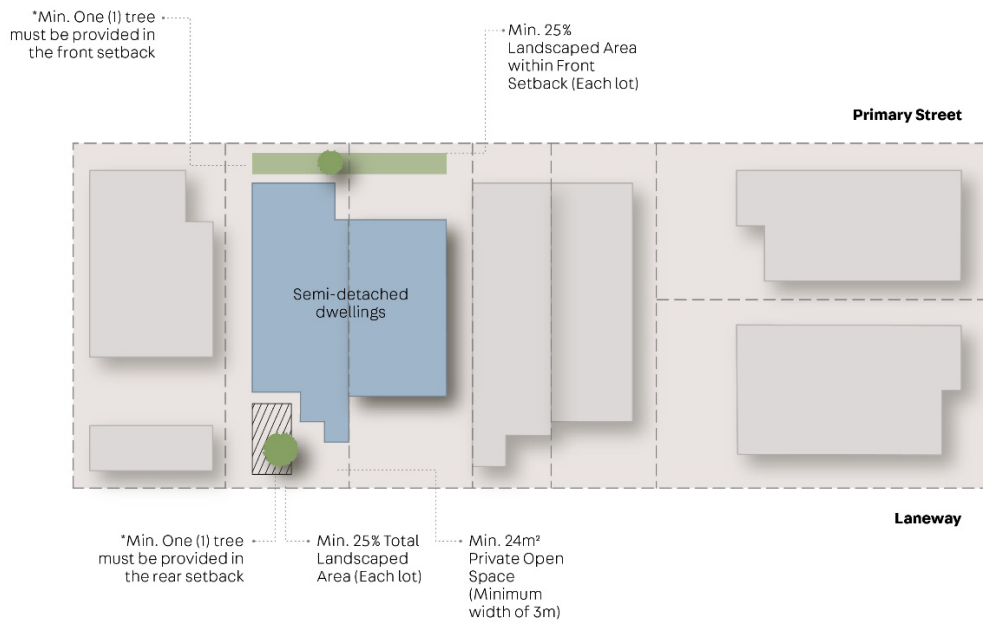


Figure 9: Relevant setback development controls for Dwelling House



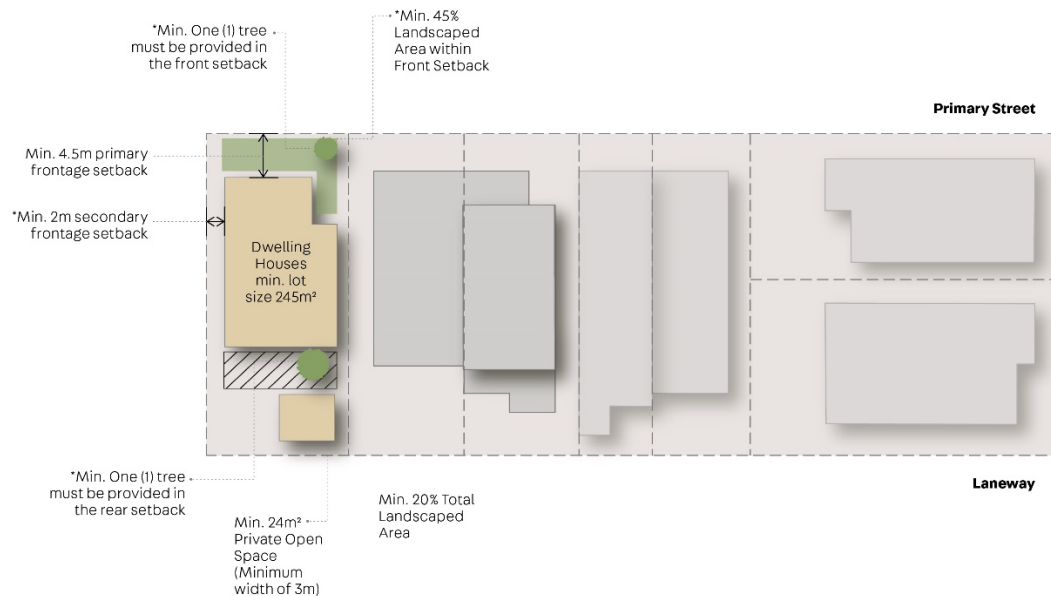
*Note: See 4.3 Landscaping and Private Open Space (C6 and C7) for controls applicable to Tree Planting Requirements and Attached Dwellings for Total Landscaped Area

Figure 10: Relevant development controls for Private Open Space and Landscaped Area - Attached Dwellings (2 and 3 storey)



**Note: See 4.3 Landscaping and Private Open Space (C6 and C7) for controls applicable to Tree Plantings Requirements and Attached Dwellings for Total Landscaped Area*

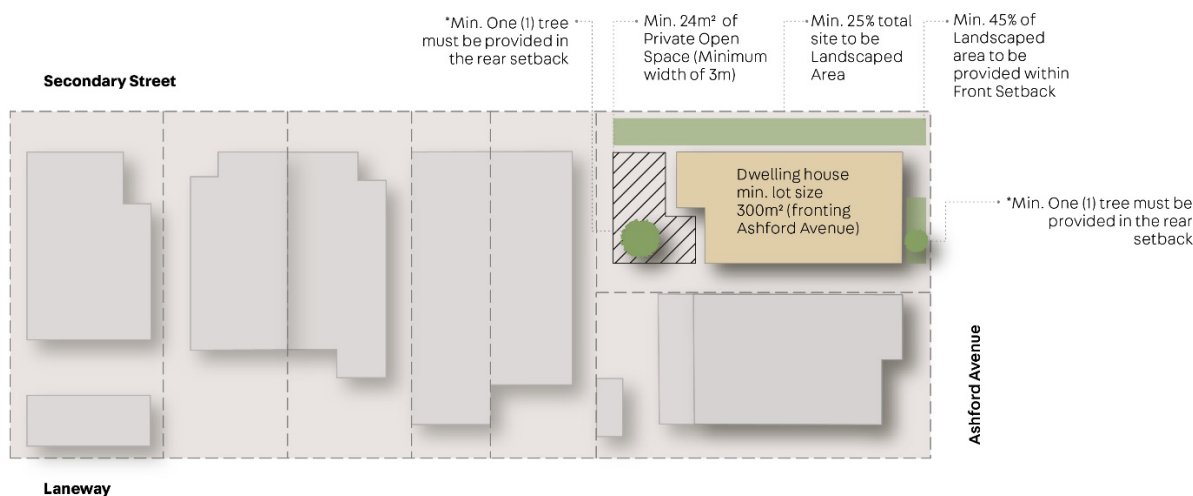
Figure 11: Relevant development controls for Private Open Space and Landscaped Area - Semi-detached Dwelling



**Note:*

- See 4.3 Landscaping and Private Open Space (C6 and C7) for controls applicable to Tree Plantings Requirements and Attached Dwellings for Total Landscaped area
- Min. 12m Lot Frontage required if implementing double garages
- Min. Min. 20% of total lot area must be landscaped
- Min. 0.9m side setback when detached, 0m side setback when attached or abutting a wall

Figure 12: Relevant development controls for Private Open Space and Landscaped Area - Dwelling House



**Note: See 4.3 Landscaping and Private Open Space (C6 and C7) for controls applicable to Tree Plantings Requirements and Attached Dwellings for Total Landscaped area*

Figure 13: Relevant development controls for Private Open Space and Landscaped Area - Dwelling House (fronting Ashford Avenue)

- C6** Dwellings that face two frontages or a street and a public space must address both frontages using verandas, windows, or other similar modulating elements.
 - C7** Garage doors must comply with **Chapter 3.2 Residential Lots, C6** to ensure garage doors do not detract from the amenity of the streetscape
 - C8** Driveways should have a maximum width of 3m at the front boundary. Where double garages are proposed, driveway must have maximum width of 4m at the street boundary.
 - C9** Within a DA proposing two(2) or more residential dwellings, it is accepted to provide less than the required quantum of landscaped area per dwelling if the average landscaped area across the residential dwellings is the minimum stipulated within **Table 5** for that type of residential dwelling, and:
 - a. 35% tree canopy coverage to the street is provided, including all lots with primary frontage to the street.
 - b. Landscaping should consist of a mix of high canopy trees, and low under-storey planting.
- Note:** The average applies to the lots that form part of a single DA that proposes construction for the dwellings.
- C10** A planted area of at least 1m x 0.5m is to be provided in the laneway setback for each lot with the remainder used for garage access, rear gates and temporary bin storage.
 - C11** Fences forward of the front building line have a maximum height of 1.1m.
 - C12** On corner lots 1.8m high fences to rear gardens should not exceed 50% of the lot boundary. The materials and design of fences is to be of high quality – such as battens or pickets.

- C13** Where a run of attached dwellings is proposed on narrow lots (less than 7.5m wide), driveways should be paired and limited to provide maximal opportunity for street parking and promote the retention of existing trees.
- C14** Where a run of attached dwellings is proposed, a large canopy tree should be provided in the parking lane.
- C15** All services should be concealed within the streetscape and should not detract from the visual amenity of streets. Bin enclosures should be set back from the front boundary, behind landscaping or letterboxes. Refer to **Figure 14** for an example of a well-designed bin enclosure forward of the front building line.
- C16** Where a double garage is proposed, the upper-level building line must extend forward over the line of the garage doors.



Figure 14: Example of bin enclosure well integrated with the dwelling design and streetscape

4.3 Landscaping and Private Open Space

Objectives

- O1** To ensure that the dwelling design increases the opportunity for landscaping.
- O2** To enhance the spatial quality, outlook and usability of Private Open Space To ensure suitable shade and tree canopy is provided to reduce the Urban Heat Island effect.
- O3** To retain established street trees along Ashford Avenue.

Controls

- C1** Provide landscaped area and private open space as required by **Table 5**.
- C2** Landscaped Area located behind the rear of the principal dwelling is to have a minimum width dimension of 1.5m. Private open spaces are to be provided behind the front building line and

directly accessible from the primary living area, unless the lots are subject to noise mitigation requirements or are rear loaded lots that have south-facing Private Open Space.

- C3** The principal private open space is to be provided behind the front building line.
- C4** A minimum of one (1) locally indigenous tree must be provided within the front setback and one (1) tree in the rear setback, capable of a height of at least 6m height and 4m canopy spread at maturity. Pot size at planting should be min 75L. Trees provided within front setbacks are to be exclusively from the species listed in **Table 4**.
- C5** Despite **C2** above, where attached dwellings and Attached Dwellings houses are provided with a lot width of less than 6m, a tree only needs to be provided in the front setback of every second dwelling.
- C6** Landscaping for attached dwellings is as follows:
- a. For lots <200m², minimum allocation of site area for landscaping is 15% of the total site area.
 - b. For lots >200m²-250m², minimum 20% of total site area.
 - c. For lots >250m², minimum 25% of total site area.
- C7** To ensure that each dwelling has a positive interface with the streetscape, each lot must have the following:
- a. 40% of the area forward of the front building line must contain landscaped area. This percentage excludes the provision of a pedestrian path to connect to the street footpath.
- C8** Exceptions to landscaped area in front setback:
- a. 3 storey attached dwellings are required to have a minimum of 20% of the area forward of the front building line that contains landscaped area.
 - b. Landscaping should consist of a mix of high canopy trees, and low under-storey planting.
- C9** Any residential subdivision or development directly adjacent to land identified as C2 Environmental Conservation Zone land, must be supported by a Vegetation Management Plan (VMP). The aim of the VMP is to ensure conditions imposed within **Appendix A: Matters to be addressed in Cumberland Plain Woodland Management (C2 Environmental Conservation zoned land)** are imposed as conditions of any consent that may be issued.

Note: See **Appendix B - Glossary of Terms** for definition of "Landscaped Area" and "Private Open space"

4.4 Solar Access

Objectives

- O1** To provide amenity to the residential dwellings.

Controls

- C1** Provide at least 3 hours' solar access to a window of the primary living areas and 50% of the required principal private open space between 8.00am and 4.00pm on 21 June.
- C2** Maintain at least 3 hours solar access to windows of primary living areas and 50% of the required principal private open space between 8.00am and 4.00pm on 21 June to adjacent dwellings.
- C3** Where the lot width is 6m or less, the minimum period of solar access on the 21st of June between 8am and 4pm is required to be 2 hours.

Exception: Where dwellings have a north - south alignment with private open space to the south and the street to the north, solar access is not required to the principal private open space. A veranda, porch or balcony should be provided to the northern street facing side to enable a person to sit in the sun.

4.5 Parking

Objectives

- O1** To ensure an appropriate amount of car parking is provided to cater for the needs of the future residents and visitors to the site.
- O2** To ensure parking is managed across the site and driveway crossovers do not dominate the streetscape.
- O3** To ensure parking does not detract from the built form of the development or natural elements

Controls

- C1** Vehicle circulation across the subject site is to comply with **AS2890.1**.
- C2** All dwellings are to provide at least one covered off-street car parking space.
- C3** Garage doors are to have the following minimum setbacks as stipulated in **Table 6**.

C4 Street type	Setback from street boundary
Primary Road boundary	5.5m
Secondary Road boundary	1m
Laneway	0.5m

Table 6: Garage Setbacks

- C5** Where garage doors present to a primary road, Garage doors are also to be setback at least 1m behind from primary front building line.
- C6** Detached garages should be complimentary to the colour scheme of the dwelling.
- C7** On allotments with two (2) street frontages, car parking can be located on either frontage but not on both. Where possible locate car parking to rear laneways.
- C8** Vehicle Footway Crossings to all new residential lots must be designed to reduce the impact of new driveways on existing street trees along Ashford Avenue.
- C9** Any vehicular crossing should have a maximum width of 3.5m at the street boundary

4.6 Energy

Objectives

- O1** Encourage sustainable environmental performance through the voluntary use of industry recognised building rating tools.
- O2** Encourage energy efficiency in non-BASIX affected development.

Controls

- C1** Development Applications for redevelopment within the B1 Zone are to be submitted with documentation confirming that the building(s) will be capable of supporting a *Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement* of 5.5 stars with the NSW Office of Environment and Heritage.
- C2** This NABERS Energy Commitment Agreement must be formalised prior to the issue of any construction certificate being issued for the approved development.
- C3** The use, location and placement of photovoltaic solar panels is to consider the potential permissible buildings on adjacent properties.
- C4** Proposals for new buildings, alterations and additions and major tree plantings should aim to maintain the solar access of existing photovoltaic solar panels having regard to the performance of, efficiency, economic viability and reasonableness of their location.

4.7 Sustainability

Objectives:

- O1** Increase the efficiency of energy use across the site.
- O2** To reduce the reliance on potable water sources.
- O3** To be climatically responsive and maximise opportunities for Water Sensitive Design and Passive Cooling.
- O4** To improve the resilience of development to the effects of Urban Heat.

Controls:

- C1** The provision of EV charging infrastructure within the public domain is encouraged where practicable.
- C2** In the event the provision of EV charging infrastructure cannot be provided, adequate space and electricity connections for battery storage and electric vehicle charging services should be provided to futureproof for future implementation of EV charging stations. This provision must include utility infrastructure capable of at least 480 volts and 100 amps to facilitate future EV charging infrastructure.
- C3** All new developments must incorporate cool pavement solutions with a three-year Solar Reflectance Index (SRI) >50 across at least 75% of street carriageways and footpaths.
- C4** All new development must incorporate porous pavement solutions across at least 75% of street carriageways and footpaths.
- C5** In addition to meeting relevant minimum legislated building requirements (BASIX), individual home designs are to incorporate at least two of the following passive cooling approaches:
 - a. Envelope design (including thermal zoning)
 - b. Natural cooling sources, or
 - c. Hybrid cooling systems.
- C6** Each dwelling must install (or be designed to facilitate the installation of) a solar PV array, inverter and battery system sufficiently large to provide enough renewable energy to balance its predicted energy use over a year.

- C7** All residential developments are to have roofing materials installed with compliant three-year Solar Reflectance Index (SRI):
 - a. Roofs pitched <15°: three-year SRI > 64
 - b. Roofs pitched >15°: three-year SRI > 34
 - c. The incorporation of solar PV panels into the design is an acceptable deviation from the specifications.
- C8** All public domain lighting should be powered by a PV and battery system
- C9** All new residential developments must be designed to accommodate future capability to be completely offset by renewable energy i.e. reach net zero carbon emissions.

5. B1 Neighbourhood Centre

Objectives:

- O1** Enable the development of a small local scale commercial hub and/or expansion of the existing childcare centre to service the needs of the local community.
- O2** Consider interfaces with the C2 Environmental Conservation Zoned land and the residential neighbourhood.
- O3** Carparking is designed to minimise its visual impact.

Controls:

- C1** Development must be designed to provide active frontages to the adjacent streets to the south and west.
- C2** The frontage to the Local Road (western boundary) must have a setback of 8m to allow for street tree planting, a shareway path, and outdoor space for footpath dining.
- C3** Any development is to be no more than 3 storeys high.
- C4** No more than one vehicle access point is permitted to the southern and western site boundaries.
- C5** A landscape plan must be submitted as part of any future redevelopment proposed on the B1 Zoned land and include:
 - a. a landscape buffer along the northern and eastern boundaries of the B1 Zoned land informed by an ecologist report.
 - b. include landscaping species reflective of the Cumberland Plain Woodland, and
 - c. Incorporate the recommendations of the ecologist report and Vegetation Management Plan for the C2 Zoned land.
- C6** The creation of a new lot that includes the existing childcare centre is to comply with the requirements of *Planning for Bush Fire Protection – 2019 Guidelines* including 6.4 *Development of existing Special Fire Protection Purpose facilities*.
- C7** The creation of a new lot that includes the existing childcare centre is to ensure that any development consent conditions associated with the operation of this use are in place to allow for its continued operation.
- C8** If the childcare centre is intended to continue operations during the construction phase, appropriate safety measures are put in place to minimise impacts of construction including from traffic, noise, dust and the like.

6. Bush Fire Hazard Management

Objectives:

- O1** To prevent development that may result in a loss of life and property due to bushfires
- O2** To ensure adequate fuel management of asset protection zones in accordance with the Rural Fire Service (RFS) fuel management standards
- O3** To define controls that apply to lots within and adjacent to the C2 Environmental Conservation Zone

Controls

- C1** Development applications for land adjacent to the C2 Conservation Zone must be prepared in accordance with *Planning for Bushfire Protection 2006* (NSW Rural Fire Service 2006). The Bushfire assessment must include the following:
 - a. Review the capability of the site to provide a safe development in accordance with *Planning for Bushfire Protection 2006*;
 - b. Review the potential to carry out hazard management over the landscape;
 - c. review the evacuation capacity of the area;
 - d. provide advice on the adequacy of the design/construction to meet the requirement of *Planning for Bushfire Protection 2006*; and
 - e. Provide an emergency evacuation plan
- C2** Any emergency evacuation plan must include the following:
 - a. Identify the ability for areas to be evacuated within acceptable time frames;
 - b. Define an integrated procedure for the evacuation of residents from premises in the event of a bushfire or flood event;
 - c. Identify appropriate evacuation assembly points and protected safe havens; and
 - d. Provide for the evacuation and care of infirm or elderly residents
- C3** Any required APZs should be registered as positive covenant on the title as a subdivision DA may be lodged and determined prior to the updated bushfire mapping being certified by the RFS.
- C4** Subject to detailed design at Development Application stage, the indicative location and widths of Asset Protection Zones (APZs) are to be provided generally in accordance with the following:
 - a. Are to be maintained in accordance with *Planning for Bushfire Protection 2006* (NSW Rural Fire Service); and Are not to burden public land.
- C5** Landscaping and property maintenance for lots within and adjacent to the C2 Conservation Zoned land are to be in accordance with measures described in *Appendix 5 of Planning for Bushfire Protection 2006*.
- C6** Reticulated water is to meet the standards contained within *Planning for Bushfire Protection 2006*. Water supply is to be via a ring main system, engineered to the requirements of *Australian Standard AS 2419.1 – Fire Hydrant Installations*.
- C7** Buildings adjacent to APZs (refer Figure 55) are to be constructed in accordance with the requirements of *Appendix 3 of Planning for Bushfire Protection 2006* and *Australian Standard 3959-2009 - Construction of Buildings in Bushfire Prone Areas*.

- C8** Where an allotment fronts and partially incorporates an APZ (refer Figure 55) it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88b instrument.
- C9** Temporary APZs, identified through a Section 88b instrument, will be required where development is proposed on allotments next to undeveloped land. Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and shall cease.
- C10** Roads directly adjoining the C2 Conservation Zone land are to be designed in accordance with acceptable solutions as defined within Planning for Bushfire Protection 2006.

7. Waste

The Canterbury-Bankstown Development Control Plan 2023 supports the LEP by providing additional objectives and development controls to ensure the design and operation of waste management systems are consistent with Council's commitment to building and creating a sustainable city. This section of the DCP must be read in conjunction with:

- Work, Health and Safety legislation and standards.
- Waste Design for New Developments Guides: these Guides support this DCP by ensuring development implements optimal waste management systems that are fully integrated with Council's standard waste servicing system. The Guides are based on development types:
 - Guide A—Single Dwellings
 - Guide B—Multi Dwelling Housing
 - Guide C—Residential Flat Buildings
 - Guide D—Boarding Houses
 - Guide E—Mixed Use Development
 - Guide F—Commercial and Industrial

Objectives

- O1** To maximise resource recovery and encourage source separation of waste, reuse and recycling by ensuring development provides adequate and appropriate bin storage and collection areas.
- O2** To ensure development incorporates well-designed and adaptable bin storage areas and collection facilities that are convenient, accessible to occupants and avoid adverse visual impacts on the streetscape.
- O3** To maximise residential amenity and minimise adverse environmental and health related impacts associated with waste management such as odour and noise from bin storage and collection areas.
- O4** To ensure bin storage and collection areas are designed to integrate with and meet the requirements for Council's domestic waste services.
- O5** To ensure development facilitates all waste streams being handled, stored and collected in a manner to reduce risk to health and safety of all users including maintenance (such as caretakers), collection staff and contractors (and required vehicles and equipment).
- O6** To assist in achieving Federal and State Government waste minimisation and diversion targets as set by relevant legislation, regulations and strategies.

Controls

- C1** The weekly generation rates per dwelling are:
- a. 140L general waste;
 - b. 120L recycling; and
 - c. 120L FOGO for each dwelling
- C2** Council's standard service for single dwellings is kerbside collection by a side-loading vehicle, with residents presenting 140L bins to the street kerb.
- C3** All roads and laneways must allow HRV access, as per *Australia Standard (AS) 2890.2* To allow for HRV access, local roads should be 18m minimum, laneways 9m wide (including footpath).
- C4** Where a rear lane has provision for waste collection trucks use by Council, the collection point is to be from the rear lane.
- C5** Each dwelling is to have a waste storage cupboard in the kitchen capable of holding 30L of waste and recycling and be sufficient to enable separation of recyclable materials.
- C6** Each dwelling is to have suitable space within the kitchen for a caddy to collect organic waste.
- C7** Each dwelling is to have suitable space storage space for other recyclable items, such as light globes and batteries.
- C8** Each dwelling is to be provided with a bin storage area and adequate storage within the dwelling or an enclosed garage to store bulky waste waiting collection. The location and design of the bin storage area must:
- a. Be a sufficient size to accommodate the allocated bins per dwelling, including one FOGO Bin (Food Organics and Garden Organics Bin);
 - b. Be Located behind the front building line of the dwelling where possible, or where it is screened or cannot be viewed from public areas;
 - c. Despite (ii), if the storage area is provided within the front setback, it should be setback from the front boundary behind landscaping and integrated with fencing or letterboxes where possible.
 - d. Be Located away from habitable windows and doors of adjoining dwellings to reduce noise and odour;
 - e. Allow residents to conveniently carry their waste to the correct bin from their dwelling;
 - f. Provide a maximum carting route from the bin storage area to the kerbside collection point of 30m (in the case of battle-axe properties);
 - g. Allow bins to be moved safely to the nominated collection point; and
 - h. Ensure the bin-carting route from the bin storage area to the collection point does not pass through any internal rooms of the dwelling.
- C9** All allocated bins for each dwelling are to be presented to the kerbside for collection. Kerbside collection points are to be located so they:
- a. Present all allocated bins in single file with a 30cm gap between bins;
 - b. Allow a minimum of 2m (l) x 1m (w) per dwelling for bins to be presented to the kerb;
 - c. Ensure all allocated bins are placed within the site's allocated frontage, not in the driveway and not in front of neighbouring lots;
 - d. Have a separation distance of 2m from driveways, tree branches, bus stops, street furniture and road infrastructure such as round-a-bouts and speed humps; and

- e. Have a height clearance of 4.5m from overhanging tree branches, powerlines and other obstructions.
- C10** Space for composting and worm farming is to be available for each dwelling within a lot, located within the backyard, private courtyard or open space. Composting facilities are to be sited on an unpaved area, with a minimum size of 1m².
- C11** Each dwelling is to be provided with one FOGO bin for the collection of food and garden organic waste.
- C12** All developments that are to be serviced on-site, will be required to provide safe vehicle access and designed to enable the HRV collection vehicles to manoeuvre and load all allocated bins. The development will be required to nominate a loading area, which is within 5m of the bin storage area/s.
- C13** Where waste storage is provided in a communal area, access to this waste area is to be provided for all residents without crossing a private lot.
- C14** Any communal waste areas are to provide:
 - a. Water supply for cleaning;
 - b. Have a solid floor grated to a floor waste (connected to a sewer); and
 - c. Be designed to meet the requirements of Council's waste policy
- C15** Bin storage areas must provide:
 - a. a bin storage area of sufficient size to accommodate all allocated bins side-by-side with fronts facing out;
 - b. adequate room for manoeuvring, cleaning and maintaining all bins (15cm around each bin and 1.5m aisle space between bins);
 - c. Sufficient space for any required equipment to manage waste and bins (including washing and cleaning); and
- C16** Bin storage areas must be located:
 - a. within the appropriate bin carting route for the allocated collection service;
 - b. no more than 30m for all dwellings;
 - c. where its use and operation will not adversely impact the amenity of occupants and adjoining residential properties in terms of noise, odour and bin carting route.
- C17** Bin storage areas must be designed to include:
 - a. A designated room or enclosure, with a roof;
 - b. the same as the overall design of the development; and
 - c. Screening from public view.
- C18** The layout of bin storage areas must:
 - a. Be free from obstructions so as not to restrict the movement and servicing of the bins;
 - b. Provide an aisle space of 1.5m minimum is required to access and manoeuvre the bins; and
 - c. Allow enough space to ensure all bins are placed side-by-side (front facing) with equal access to all bins.
- C19** Access to bin storage areas must ensure:
 - a. Access for all intended users is safe and convenient and in accordance with AS 1428 (Set) - 2003: Design for access and mobility;

- b. Any doorways are at least 2m wide with doors unobstructed by any locks and security devices and are to open outwards.; and
- c. Collection staff can easily access the area in a safe and efficient manner in accordance with Work, Health and Safety legislation.

7.1 B1 Neighbourhood Centre Waste Management

Controls

- C1** Waste management facilities are to be designed so that access to is limited to the coinciding residential development types Waste management facilities for commercial tenants must also be designed and managed so that they minimise the noise and odour impact on residential dwellings within the development
- C2** All developments need to consider tenant, public amenity and safety at all stages of the waste management process, including storage, transport and collection.
- C3** All developments must:
 - a. accommodate on-site waste collection and allow a HRV to enter/exit in a forward direction, manoeuvre within the site and access the nominated collection point in a safe and efficient manner.
 - b. Ensure the amenity and safety of all users (tenants, caretakers, cleaners and waste collection staff) at all stages of the waste management process.
 - c. Provide adequate waste storage area(s) within the development to store all required waste bins, bulky waste and recyclable items (e.g., Pallets)
- C4** On site waste collection and permanent storage facilities must:
 - a. Be screened from view from the public domain;
 - b. Have a height of 1.3m if forward of the building line;
 - c. Be less than 10m from the street boundary;
 - d. Be located on a surface with a gradient less than 1:20;
 - e. Not require access through a security door or gate; and
 - f. have a path that connects the collection area to the street boundary with a gradient less than 1:8 and free of steps to all for the transfer of bins to the collection vehicle.
- C5** All commercial and industrial development must provide bin storage and separation facilities.
- C6** Waste generation rates for each tenancy are to be calculated in accordance with the commercial waste generation rates provided in *NSW EPA Better Practice guide for resource recovery in residential developments 2019- Appendix F, Table F3*.
- C7** Development must provide an appropriate and efficient waste storage system that considers:
 - a. the volume of waste generated on-site
 - b. the number of bins required for the development and their size
 - c. waste and recycling collection frequencies.
- C8** Waste collection frequency is to be a minimum of once per week. Higher collection frequency may be required for development with larger waste generation rates and to ensure bin storage areas are kept clean, hygienic and free from odours.

- C9** Collection frequency for commercial tenancies producing more than 50 litres of meat, seafood or poultry waste must have daily waste collection or be designed to be provided with a dedicated refrigerated room for waste storage between collections.
- C10** For any building comprising three or more storeys and not containing dwellings (i.e., commercial only), a suitable system for the interim storage and transportation of waste and recyclables from each storey to the waste storage/collection area is to be integrated within the building's design.
- C11** Each business is to have a waste storage cupboard in the kitchen capable of holding two days waste and to enable recyclable waste to be stored in a separate container (not in plastic bags).
- C12** When designing developments, it is recommended consideration of the intended and future uses should be undertaken to reduce any costly retrofitting that may be required at the operational stage of the development.
- C13** Where the development involves multiple tenancies, individual bins for each tenancy is to be provided. Bin storage areas are to be designed so they can be constructed to the following requirements:
- a. The size of the bin storage area must be sufficient to cater for all likely waste generation and the required bins for all waste streams. Waste generation is to be determined in accordance with the NSW EPA Better Practice guide for resource recovery in residential developments 2019- Appendix F.
 - b. Equal and convenient access for all tenants is to be provided, with each tenant to have their own allocated area for bin storage;
 - c. Sited behind the development building line and incorporated within the development footprint;
 - d. In areas that will not reduce the amenity for tenants and existing users adjoining the development.
 - e. Located within 10m of the nominated collection point, to minimise bin-carting routes.
 - f. As a minimum, the design should allow for the separate collection of general waste, recycling, paper and cardboard, food waste and pallets;
 - g. Bin storage areas can be a stand-alone structure for smaller commercial and industrial developments. Where a stand-alone structure is to be provided it is to be designed and integrated into the overall look of the development in regard to materials and finishes;
 - h. For larger developments (particularly with a high number of individual tenancies) a bin storage area should be provided within the development footprint;
 - i. The layout of the bin area must prevent obstructions that impact on bin movement, maintenance and cleaning as well as any servicing requirements;
 - j. Floors must be constructed of concrete at least 75mm thick and graded and drained to a Sydney Water approved drainage fitting;
 - k. Floors must be finished so that it is non-slip and has a smooth and even surface.
 - l. Walls must be constructed of solid impervious material;
 - m. Ceilings must be finished with a smooth faced, non-absorbent material capable of being cleaned;
 - n. Walls, ceilings and floors must be finished in a light colour.

- o. If a room or is integrated within the building, a minimum 2.1m unobstructed room height is required in accordance with the Building Code of Australia;
- p. The area must be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock;
- q. Doors must at least 2m wide and be close fitting and self-closing and able to be opened from within the area;
- r. The area must be constructed to prevent the entry of vermin and birds;
- s. The area must have adequate light and ventilation; and
- t. Lighting must be controlled using switches located both inside and outside the area.

C14 The bin-carting route from the bin storage area to collection point is to be:

- a. direct and less than 10m;
- b. solid and a minimum 2 metres wide;
- c. non-slip, free from obstacles and steps;
- d. Does not pass through any internal walkways, doors or rooms;
- e. not within a driveway or carpark, this is considered a conflict point for residents, vehicles and collection staff;
- f. a maximum grade of 1:30 (3%);
- g. Without crossing a private lot; and
- h. Compliant with Work, Health and Safety legislation.

8. Appendix A: Matters to be addressed in Cumberland Plain Woodland Management (C2 Environmental Conservation zoned land)

Conservation of Cumberland Plain Woodland

A permanent fence must be placed at the outside edge of the Cumberland Plain Woodland extent that is to be retained to delineate and prevent inadvertent damage to the Cumberland Plain Woodland and prevent vehicles access. This fence must be designed to allow for the safe movement of arboreal fauna outside of the southern boundary of the C2 Environmental Conservation zoned land.

Tree hollows

- G1** Prior to removing any hollow-bearing trees, compensatory nest boxes and/or artificial hollows using a HollowHog tool (<https://www.hollowhog.com.au/>) are to be installed within the C2 zoned areas on the site. The size of the nesting box/ artificial hollow is to reflect the size and dimension of the hollow removed.
- a. nest boxes should be monitored for any repair /maintenance /replacement requirements for a minimum of 5 years. At the end of the 5 years the applicant needs to provide the results of the nest box monitoring and their use or lack thereof to the consent authority and provide recommendations as to the ongoing use of the nest boxes and any future maintenance requirements.

Removal of vegetation

- G1** Avoid clearing works in late winter/spring during breeding/nesting period of birds
- G2** A suitably qualified ecologist/licensed wildlife handler must be present on-site during tree removal
- G3** Any native fauna found during tree removal must be captured and relocated to appropriate nearby habitat.
- G4** The Proponent must identify where it is practicable to reuse any of the native trees that are approved for removal from the site, including tree hollows and tree trunks (greater than 25-30 centimetres in diameter and three metres in length), and root balls to enhance habitat.
- a. If the removed native trees are not able to be entirely re-used on the site, the proponent must consult with local community restoration/rehabilitation groups, Landcare groups, Local Land Services and Councils prior to removing any native trees to determine if the removed trees can be reused in habitat enhancement and rehabilitation work. This detail including consultation with the community groups and their responses must be documented

Site Landscaping/Tree Planting

- G1** Trees are to be planted in locations to improve terrestrial connectivity (as noted above the fragmented patches of Cumberland Plain Woodland should be actively managed and linked to improve the prospects of long-term survival of the remnants and habitats on site).
- G2** Tree planting shall use advanced and established trees for tree species which are commercially available. Other tree species which are not commercially available may be sourced as juvenile sized trees or pregrown from provenance seed.
- G3** Tree planting/s and landscaping is to be provided at the front and rear of dwellings.
- G4** Enough space must be provided to accommodate the growth of existing trees that are to be retained and any replacement trees to maturity to increase urban tree canopy cover.

9. Appendix B - Glossary of Terms

Note: Definitions for terms are also included in Part 6 Additional Local Provision, 6.XX or otherwise defined as standard terms within the Canterbury Bankstown LEP 2023

"Gross Floor Area" encompasses the cumulative floor area of each level within a building, measured from the internal face of external walls or walls separating the building from other structures. This measurement is taken at a height of 1.4 meters above the floor and includes the following:

- a) The area of a mezzanine within the respective storey.
- b) Habitable rooms located in a basement.
- c) Facilities such as shops, auditoriums, cinemas, and similar spaces situated in a basement or attic.

However, it excludes:

- a) Common vertical circulation areas, including lifts and stairs.
- b) Basements utilized for storage, vehicular access, loading areas, garbage and services.
- c) Areas exclusively designated for mechanical services or ducting, such as plant rooms and lift towers.
- d) Car parking spaces required by the consent authority (including associated access).
- e) Space allocated for the loading or unloading of goods, including access to such areas.
- f) Terraces and balconies with outer walls measuring less than 1.4 meters in height.
- g) Voids situated above a floor at the level of a storey or above.

"Detached Dwelling" means a standalone building consisting of a single dwelling, situated on a singular plot of land, and not connected to any other dwelling structures.

"Landscaped Area" means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

"Primary Dwelling" means the largest dwelling house on a lot, measured by gross floor area

"Principal Private Open Space" means a segment of private open space that is conveniently accessible from a living area of the dwelling

"Private Open Space" is defined as the section of privately owned land that functions as an extension of the dwelling, offering an area for relaxation, dining, entertainment, and recreation. This space may encompass an outdoor room as well.

"Studio Dwelling" means a dwelling that:

- a. Is established in conjunction with another dwelling (the principal dwelling), and
 - b. Is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or separate from, the principle dwelling.
- but does not include a semi-detached dwelling.