

Table of Contents

Table of Contents

A. Introduction

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

B. DCP Principles

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

C1 Site Planning and Design Principles

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

C2 Vegetation Management

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

C3 Water Management

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

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

C4 Land Management

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

C5 Waste Management

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

C6 Landscape Design

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

C7 Culture and Heritage

- 7.1 European Heritage

Table of Contents

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

C8 Public Domain

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

C9 Advertising and Signage

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

C10 Transport, Access and Parking

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

C11 Subdivision

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

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

C12 Noise and Vibration

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

C13 Infrastructure and Services

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

C14 Urban Heat Management

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

D1 Rural Land Uses

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

Table of Contents

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

Table of Contents

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

D3 Commercial and Retail Development

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

D4 Industrial Development

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

D5 Other Land Uses

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

E Key Precincts

E1 Caddens

- 1.1 About This Section

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

E2 Claremont Meadows Stage 2

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

Table of Contents

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

E3 Cranebrook

Part A Waterside

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

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

Part B Cranebrook Neighbourhood Centre

- 3.3 Community Land / Group Neighbourhood Centre Cranebrook

Part C Cranebrook Rural Residential Development

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

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

Part A – Preliminary

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

Part B – Controls

Table of Contents

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

E5 Emu Plains

Part A Commercial Area

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

E6 Erskine Business Park

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

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

E7 Glenmore Park

Part A – Glenmore Park Stage 1

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

Table of Contents

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

Part B – Glenmore Park Stage 2

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

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

Part C – Glenmore Park Stage 3

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

Table of Contents

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

E8 Kingswood

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

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

- 8.2.9 Landscaping Along the Great Western Highway

Part B The Knoll

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

E9 Mulgoa Valley

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

E10 Orchard Hills

- 10.1 Siting and built form controls
 - 10.1.1 Siting and orientation of dwellings and outbuildings
 - 10.1.2 Building form, materials and colours

Table of Contents

- 10.1.3 Vegetation and plantings
- 10.1.4 Access, parking and services
- 10.1.5 Fences and entrances
- 10.1.6 Signage
- 10.2 Other relevant information

E11 Penrith

Part A Penrith City Centre

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

Part B North Penrith

- 11.8.1 Preliminary
 - 11.8.1.1 Purpose of This Section
 - 11.8.1.2 Land to Which This Section Applies
 - 11.8.1.3 Relationship with Other Planning Documents

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

Part C 164 Station Street, Penrith

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

Table of Contents

- 11.4.6 Housing Diversity
- 11.5 Environmental and Residential Amenity
 - 11.5.1 Visual Privacy and Acoustic Amenity
 - 11.5.2 View Corridors
- 11.6 Access, Parking and Servicing
 - 11.6.1 Vehicle Access
 - 11.6.2 Pedestrian Access and Mobility
 - 11.6.3 On-Street Parking Options
 - 11.6.4 Parking Requirements for Residential Apartments
 - 11.6.5 Service Roads and Emergency Vehicles

E12 Penrith Health and Education Precinct

Part A – Hospital Precinct

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

Part B – Business Park Precinct

- 12.6 Introduction
 - 12.6.1 Area Included In the Business Park Precinct
 - 12.6.2 General Objectives
 - 12.6.3 Requirements for a Concept Plan
 - 12.6.4 Preparation of a Concept Plan
- 12.7 Built Form Controls

- 12.7.1 Street Alignment and Setbacks
- 12.7.2 Side and Rear Setbacks
- 12.7.3 Building Bulk
- 12.7.4 Building Separation
- 12.7.5 Site Coverage and Deep Soil Zones
- 12.7.6 Architectural Excellence
- 12.7.7 Active Street Frontages
- 12.7.8 Pedestrian Permeability
- 12.7.9 Awnings
- 12.7.10 Landscaping and Fencing
- 12.7.11 Water and Energy Efficient Design
- 12.7.12 Traffic, Parking and Site Access

Part C – South Werrington Urban Village Precinct

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

Table of Contents

12.8.6 Development for Employment Purposes

Part D - Werrington Mixed-Use Area

12.9.1 Preliminary

12.9.1.1 Land to Which This Section Applies

12.9.1.2 Aims of This Section

12.9.2 Concept Plans

12.9.2.1 Requirements for a Concept Plan

12.9.2.2 Concept Plan Strategies

12.9.2.3 Adoption of a Concept Plan

12.9.2.4 Form of a Concept Plan

12.9.3 Urban Design

12.9.3.1 Land Use and Activities

12.9.3.2 Pattern of Streets, Open Spaces and
Community Facilities

12.9.3.3 Pattern of Street-Blocks and Subdivision

12.9.3.4 Pattern of Built Form and Landscaped
Areas

12.9.3.5 Public Domain

12.9.4 Sustainability

12.9.4.1 Social and Economic

12.9.4.2 Biodiversity: Flora and Fauna

12.9.4.3 Water Cycle

12.9.4.4 Air Quality

12.9.5 Public Transport

12.9.6 Site Features

12.9.6.1 Topography and Soils

12.9.7 Infrastructure Services

12.9.7.1 Street Networks

12.9.7.2 Principal and Secondary Site Roads

12.9.7.3 Pedestrian and Cycle Access

12.9.7.4 Energy Supplies

12.9.7.5 Community Services and Recreation

12.9.7.6 Landscape Design

12.9.8 Residential Development

12.9.8.1 Residential Density

12.9.8.2 Residential Amenity

12.9.8.3 Crime Prevention and Community Safety

12.9.8.4 Population and Housing

12.9.8.5 Home-Based Business Activities

12.9.8.6 Retail and Business Services

12.9.8.7 Parking

E13 Riverlink Precinct

Part A Riverlink Excluding Panthers Penrith Site

13.1 Urban Framework

13.1.1 Landscape Structure

13.2 Connectivity

13.2.1 Permeability

13.2.2 Pedestrian and Cycle Network

13.3 Built Form

13.3.1 Street Alignment and Setbacks

13.3.2 Active Street Frontages

13.4 Future Character Strategy for Sub Precincts

13.4.1 River Gateway

13.4.2 Tourism and Recreation Precinct

13.4.2.1 2 Tench Avenue, Jamisontown

Part B Panthers Penrith Precinct

13.5 Panthers Penrith Site

13.5.1 Background

13.5.2 Riverlink Precinct Plan

13.6 Panthers Penrith Precinct Vision

13.6.1 Panthers Penrith Precinct Vision

13.6.2 Precinct Objectives

13.7 Urban Framework

13.7.1 Structure Plan

13.7.2 Landscape Structure

13.7.3 Sub Precincts

13.7.4 Views

13.7.5 Public Art Strategy

13.8 Connectivity

13.8.1 Street Design and Character

13.8.2 Pedestrian and Cycle Network

13.8.3 Public Transport

13.8.4 Traffic, Parking and Site Access

13.9 Built Form

13.9.1 Street Alignment and Setbacks

13.9.2 Active Street Frontages

13.9.3 Awnings

13.9.4 Building Depth and Bulk

13.9.5 Building Articulation

13.9.6 Architectural Excellence

13.10 Delivery

13.10.1 Flooding and Drainage

13.10.2 Utilities

13.10.3 Staging

E14 St Clair

14.1 Land at Banks Drive and Mamre Road

14.1.1 Land to which this section applies

14.1.2 Aims of this Section

14.1.3 Development Standards

14.1.3.1 Setbacks

14.1.3.2 Access

14.2 Land at Cook Parade

14.2.1 Land to which this section applies

14.2.2 Aims of this Section

Table of Contents

E15 St Marys

Part A St Marys Town Centre

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

E16 Sydney Science Park

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

- 16.3.1.8 Interim and Temporary Uses
- 16.3.2 Residential Uses
 - 16.3.2.1 Housing Types
- 16.3.3 Water and Energy Efficient Design

E17 Orchard Hills North

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

Table of Contents

5.6	Shop top housing
5.7	Dwellings located in Precinct 6
5.8	Secondary dwellings
5.9	Dual occupancy
5.10	Multi dwelling housing
5.11	Private open space
5.12	Fencing
5.13	Garages, driveways, parking and access
5.14	Shared driveways
5.15	Residential amenity
5.16	Safety and surveillance
5.17	Road Traffic Noise
6	VILLAGE CENTRE
6.1	Urban Layout Context
6.2	Land use and built form
7	OTHER
7.1	Urban heat island
7.2	Water cycle management, basins and flooding
7.3	Contaminated land management
7.4	Development staging
8	REFERENCES

18.3.1	STRATEGIC CONSERVATION AREAS AND AVOIDED LANDS
18.3.2	NOISE POLLUTION
18.3.3	AIR POLLUTION
18.3.4	TRADING/OPERATING HOURS OF PREMISES
18.3.5	STORAGE, TRANSPORTATION AND/OR PROCESSING OF CHEMICAL SUBSTANCES
18.4	ROAD NETWORK AND SITE ACCESS
18.5	ACCESS AND PARKING
18.6	INTEGRATED WATER CYCLE MANAGEMENT
18.7	FLOOD PRONE LAND
	APPENDIX A WATERWAY HEALTH OBJECTIVES

F. Other relevant information

Appendix F1: Definitions

Appendix F2: Development Process

Appendix F3: DA Submission Requirements

Appendix F4: Technical Information

E18 Luddenham Road Industrial Business Park

18.1	INTRODUCTION
18.1.1	AREA INCLUDED IN THE LUDDENHAM ROAD INDUSTRIAL BUSINESS PARK
18.2	SITE DEVELOPMENT AND URBAN DESIGN
18.2.1	BUILDING SETBACKS
18.2.2	LANDSCAPING
18.2.3	BUILDING AND URBAN DESIGN
18.2.4	SIGNAGE AND ESTATE ENTRANCE WALLS
18.2.5	LIGHTING
18.2.6	SERVICES
18.2.7	INTERFACE WITH THE TRANSMISSION LINE EASEMENT
18.2.8	INTERFACE WITH THE OUTER SYDNEY ORBITAL
18.3	ENVIRONMENTAL QUALITY