

WOLLONDILLY DEVELOPMENT CONTROL PLAN 2011

Volume 7 – Site Specific Controls –
Bingara Gorge Estate, Wilton Park

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WOLLONDILLY SHIRE COUNCIL

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Part 1 – Preliminary

1.1 Introduction

This Volume provides controls for development for the purposes of development within the Bingara Gorge Estate, Wilton Park and forms part of the *Wollondilly Development Control Plan 2011*. Bingara Gorge Estate at Wilton is the land identified as such on the Urban Release Area Map to the Local Environmental Plan.

1.2 Relationship to other Volumes

This Volume provides specific detail relevant to a range of land uses which are permitted in Wilton Park, specifically residential uses and uses associated with the golf course. Any development application in Wilton Park must be in accordance with this Volume as it will be used by Council to determine your development application.

This Volume must also be read in conjunction with **Volume 1 - General**, which applies to all forms and types of development and therefore all development applications. **Volume 1** also provides detailed guidelines as to how to use this Development Control Plan and how to determine which Volumes you will need to refer to in the preparation of your development application. Applicants are strongly advised to check with Council to find out what other Volumes or Council policies need to be considered prior to submitting a development application.

In addition to the provisions of this Volume, the provisions of **Volume 4 – Commercial and Community uses** and **Volume 5 – Industrial and Infrastructure uses** also apply to land within Wilton Park where specific land uses are proposed. This Volume will override Volumes 4 and 5 in the event of any inconsistency.

1.3 General Objectives

The objectives of this Development Control Plan are to:

1.3.1 Land Capability

- (a) Identify land suitable for development by determining land capabilities prior to subdivision;
- (b) Remediate any contaminated land prior to development;
- (c) Subdivision and building works to be responsive to, and minimise impacts on environmentally significant land, topography, riparian areas and drainage patterns, vegetation and other pre-development site features;
- (d) Subdivision and development to be compatible with the constraints imposed by existing and potential nearby land uses including rural residential use, Hume Highway, Maldon Dombarton railway land, and environmentally significant land and the natural gas and ethane pipelines.

1.3.2 Urban Design

- (a) Integration with the existing Wilton township through an urban layout respectful of existing Wilton township and existing features of the locality;
- (b) Enhance the streetscape and minimise the impact on the character and amenity of adjoining properties;
- (c) Promote a mix of lot sizes which respond to the features of the site and minimise the impacts on the scenic qualities of the rural landscape;

- (d) Facilitate provision of land required for open space, business, community and special uses;
- (e) A safe environment for all members of the community with opportunities for surveillance, obvious ownership and use of space and a well maintained environment;
- (f) Maximise potential for ecologically sustainable development and promote energy efficient and energy saving design; and
- (g) Optimise stormwater and wastewater re-use.

1.3.3 Water Cycle Management

- (a) Ensure development protects and enhances and does not have a negative effect on rivers, creeks and riparian areas and drainage patterns;
- (b) Maintain post development water quality at pre-development standards or better;
- (c) Limit the quantity and frequency of post-development discharges to pre-development levels;
- (d) Minimise stormwater impacts on downstream properties and the wider catchment; and
- (e) Encourage best practice waste water management, stormwater re-use and water sensitive urban design.

1.3.4 Residential Development

- (a) A wide choice of residential development which is environmentally sensitive and complements the natural environment;
- (b) Encourage the principles of ecologically sustainable development and innovation in good housing design;
- (c) Optimise opportunities for design and construction to incorporate passive solar principles and efficient use of energy and resources.

1.3.5 Employment & Services

- (a) A range of land uses to meet the needs of the residents of the locality;
- (b) Land uses compatible with the character and amenity of adjoining and nearby land uses;
- (c) A positive, self-help, community-based approach to economic development;
- (e) Environmentally, socially and economically sustainable;
- (f) Supported by high quality infrastructure and facilities;
- (g) Provide diversity of employment generation;
- (h) Energy and resource efficient development and land use activities.

1.3.6 Conservation of Flora, Fauna and Habitats

- (a) Protect and manage environmentally significant lands;
- (b) Support biodiversity and environmental quality by preserving and protecting existing native vegetation and local indigenous wildlife and their habitats and creating opportunities to enhance and add to native vegetation;
- (c) Manage the remnant vegetation and optimise the preservation, creation and integrity of reserves and linkages.
- (d) Implement and maintain plans for the management of weeds and pest animals.

1.3.7 Conservation of Aboriginal Heritage

- (a) Conserve items and places of Aboriginal heritage and protect significant Aboriginal archaeology including the Wilton Art Cluster;
- (b) Avoid inadvertent impacts on Aboriginal heritage;

- (c) Consider Aboriginal heritage at all stages of development;
- (d) Preserve the context and setting of items of Aboriginal heritage through a Conservation Management Plan.

1.3.8 Transport & Accessibility

- (a) Promote a hierarchy and network of publicly accessible roads, shared pathways and trails within the site and linking the site with existing Wilton village;
- (b) Provide an access network for public transport;
- (c) Provide safe and efficient movement of vehicles, pedestrians and other transport modes within, to and from the area including access for waste servicing vehicles and vehicles servicing non-residential land uses;
- (d) Promote permeability and connectivity and create opportunities for movement other than by private motor vehicles.
- (e) All road crossings of watercourses are to be bridges.

1.3.9 Scenic Quality

- (a) Minimise the impact of development on the scenic qualities of the rural landscape;
- (b) Open space areas with high quality visual, recreational and ecological values;
- (c) Optimise the successful retention of existing mature trees; and
- (d) Identify and protect special features of the site with appropriate landscaping, tree planting and control of building works.

1.3.10 Facilities and Infrastructure

- (a) Appropriate street tree planting and landscaping of open space and parklands; and
- (b) Where site constraints allow all publicly accessible facilities are to be accessible for people with a disability and accessible to all members of the public in terms of costs, physical barriers, hours and days of access at least consistent with public facilities under the care, control and ownership of Council;
- (c) Maximise opportunities for installation of energy and resource efficient facilities and infrastructure.

1.3.11 Bushfire

- (a) Minimise the risk to life and property from the threat of bushfire;
- (b) Encourage sound management of bushfire-prone areas in a manner compatible with the provisions for environmentally significant land.

1.3.12 Mining and Mine Subsidence

- (a) Provide the opportunity to complete mine exploration work prior to residential development;
- (b) Minimise the risk to life, property and amenity as the result of potential installation and operation of gas extraction wells with wells being located, designed and operated in accordance with relevant Australian Standards and industry best practice guidelines and planning guidelines where these exist;
- (c) Rehabilitation of land upon completion of mining-related works.

1.3.13 Noise

- (a) Mitigate the impacts of noise from the Hume Highway and Picton Road and other significant noise sources in accordance with current standards.

Part 2 – Concept Plan

2.1 Introduction

The Concept Plan in this DCP (refer to **Figure 1 – Concept Plan** in **Part 6** of this Volume) is a layout of the likely future development within the site taking into consideration the constraints to development, potential different land use types and their relationship to each other and to adjoining and nearby land. The Concept Plan is founded on sound and innovative principles of good urban design. The concept plan has capacity to indicate the preferred order (or staging) of development.

The boundaries of precincts and the location of other features in the Concept Plan are to be refined as more detailed studies and analyses are undertaken as part of the determination of development applications and where it is demonstrated that changes will result in improved outcomes consistent with the objectives of this DCP.

Reference must also be made to **clause 5.3 Development near zone boundaries** of the LEP which gives flexibility to zoning boundaries and must be referred to in the consideration of any proposed development near a zoning boundary.

2.2 Objectives of the Concept Plan

The objectives to be achieved in the layout of likely future development and the creation of all precincts are:

- (a) Identification of constraints to development
- (b) Compatibility of land use types
- (c) Efficient use of space and infrastructure
- (d) Equitable access to services and facilities
- (e) Efficient movement within the site by a variety of transport modes
- (f) Environmental, social and economic sustainability
- (g) Intergenerational equity.

2.3 Important features of the Concept Plan

The Concept Plan includes the following important features:

- (a) A site for a school;
- (b) A sewage treatment plant;
- (c) An electricity substation;
- (d) Future investigation area – railway line;
- (e) Golf course;
- (f) Future investigation area – gas pipeline easement;
- (g) Coal mining infrastructure.

The final site selection for the school and electricity substation are to be determined in consultation between the owner of the land and the Department of Education and Integral Energy respectively.

2.4 Precincts

The Concept Plan identifies 'Precincts' within the site. Each precinct has a defined character created by land use types, density of development, building setbacks, road hierarchy, streetscape and other paths of movement, open space and facilities.

The boundaries of these precincts may be amended slightly, given the complexities of the development of the site.

2.5 Controls for other important sites

Applications for the subdivision and development of the land affecting or within 100 metres of the sites nominated in the concept plan for a school, sewage treatment plant and electricity substation must demonstrate compliance with the following controls so that development does not unreasonably compromise the achievement of these features which are considered by Council to be essential to the function and development of Wilton Park.

The **school site** shall:

1. Be serviced by all available utilities;
2. Have at least one frontage to a public road which is within the nominated public transport route;
3. Have a shared pathway along at least one boundary which has a continuous link to the shared pathways in Figure 3 of this Volume.
4. Be clear of the investigation area for the gas pipeline easement.
5. Have provision for an off carriageway bus bay and a separate off carriageway pick up / drop off area for cars.

The site for the **sewage treatment plant** shall:

1. Be adequate in size, dimensions and siting to accommodate the necessary buffer distances for odour and areas for landscaping to achieve visual screening of the plant and associated structures as viewed from the Hume Highway and any nearby residential and rural residential allotments;
2. Be serviced by all available utilities;
3. Have a frontage to a public road constructed at least to the minimum standards of Council's Development Control Plan to cater for the typical vehicles required to access the site;
4. Not be located within environmentally significant land;
5. Be suitable to achieve discharge flows of better quality than receiving waters; and
6. Have sufficient area for a stormwater storage capacity for a 1:50 event (or greater if required by current best management practice) to protect the quality of receiving waters.

The site for an **electricity substation** shall:

1. Be adequate to accommodate landscaping screening suitable to obscure the substation from view from the Hume Highway and nearby residential and rural residential allotments;
2. Have a frontage to a public road constructed at least to the minimum standards of Council's Design Code to cater for the typical vehicles required to access the site.

The **future investigation area for the railway line** is land which may be restricted in its development potential by the possible construction and operation of a heavy freight rail line. In assessing any development application for land within the future investigation area Council shall consult Australian Rail Track Corporation.

The site for a **golf course** shall be located outside environmentally significant lands wherever possible. An overlap between environmentally significant land and the golf course may be considered where it is demonstrated to Council's satisfaction that the proposed works satisfy the objectives for environmentally significant land in *Clause 7.9 of Wollondilly Local Environmental Plan (WLEP) 2011*.

The **Investigation area for Gas Pipeline Easement** relates to land within 750 metres of the ethane and natural gas pipeline easement. Any development application for a dwelling or a sensitive land use (such as schools, aged care facilities, health care facilities, child care centres and the like) on the land within this area shall be consistent with a relevant Risk Assessment Report prepared by a suitably qualified and experienced engineer. See Clause 6.4 for the requirements for preparation of a Risk Assessment.

Coal Mining Infrastructure will be located throughout the subject land. The infrastructure includes gas drainage bore holes and a pipeline network as indicated in the Coal Mining Infrastructure Map (Figure 2) in Part 6.

Part 3 – Subdivision

3.1 Introduction

This part applies to any application for the purposes of subdivision within the Wilton Park area.

3.2 Subdivision - General

3.2.1 Minimum allotment sizes

Objectives

- (a) Lot layout, size and dimensions that are responsive to the constraints and opportunities of the site;
- (b) Lot sizes and dimensions consistent with the Precinct character
- (c) Lot size, dimensions and layout consistent with current best practice in good urban design, energy efficiency and resource efficiency

Controls for standard lots, corner lots and battleaxe lots

1. Residential Lots

Minimum general lot size (m ²)	4,000	2,000	700	450	250
Minimum lot width* (metres)	30	20	15	12	6
Minimum width at chord of cul-de-sac	10	10	6	5	5

* Minimum lot width is measured at the front setback of a standard and corner lot. For battleaxe lots the minimum width is the minimum dimension excluding the access handle.

2. Non-residential Lots

Lot size demonstrated as suitable for the nominated intended use at the time of subdivision.

3.2.2 Roads

All roads and shared pathways are to be designed and constructed in accordance with **Figure 4 - Characteristics of Roads** included in **Part 6** to this Volume.

3.2.3 Splay corners

A four (4) metre x four (4) metre splay shall be provided for all corner allotments.

3.2.4 Access handles

Minimum shall be:

- (a) 5.0 metres where serving one allotment
- (b) 6.0 metres where serving two or three allotments.

One access handle must not serve more than three allotments.

3.2.5 Works Excluded from Some Areas

Infrastructure, including sewerage shall be located (wherever possible) outside sensitive land (as identified on the Natural resources - Biodiversity Map and the Natural Resources – Water Map and in accordance with **Clauses 7.3 and 7.4 to the Local Environmental Plan**).

Where infrastructure (being pipes, conduits, cables and other linear features) is required to cross sensitive land it is to be incorporated in a road or shared pathway structure. The road/pathway structure shall be designed in accordance with Clauses 7.3 and 7.4 to the LEP and with “*Why do fish need to cross the road? Fish Passage Requirements for Waterway Crossings*” (NSW Fisheries 2003). The removal of snags (rocks, branches etc.) from watercourses is a Key Threatening Process and requires the prior notification of Industry and Investment NSW Fisheries.

3.2.6 Lots adjoining parklands and sensitive land

Where a lot adjoins parklands it shall be developed in one of the following ways:

- (i) no rear boundaries shared with parklands; or
- (ii) a public road or fire trail between the parklands and the allotment

Where a lot adjoins sensitive land (as identified on the Natural Resources - Biodiversity Map and the Natural Resources – Water Map and in accordance with **Clauses 7.3 and 7.4 to the Local Environmental Plan**) it shall be developed in one of the following ways:

- (i) dwellings which have living areas and private open space oriented towards the sensitive land; or
- (ii) a public road or fire trail between the sensitive land and the allotment; or
- (iii) as part of the Bingara Gorge golf course.

3.2.7 Establishment of Golf Course

Works are to progress on the golf course at the same time as works for the subdivision of the land. In this regard prior to the release of the subdivision certificate for more than 200 lots at least 9 holes of the golf course shall be constructed (but not necessarily suitable for public use). Prior to the release of the subdivision certificate for more than 585 residential lots all 18 holes of the golf course shall be completed and suitable for use by the public including the provision of car parking, clubhouse and amenities for staff and visitors.

3.3 Landform and topography

3.3.1 Objectives

- (a) Identify land suitable for development by accommodating for constraints and retaining nominated existing features;
- (b) Subdivision and building works that are responsive to prevailing topography and minimise earth works and disturbance to land with significant constraints
- (c) Protect and retain existing views of bushland

3.3.2 Retention of Significant Landform Features

Significant landform features shall be retained and protected for their aesthetic and/or habitat contribution to the landscape and character of the site where possible.

3.3.3 Views

Views from elevated positions both within the site and from the existing Wilton village are to be retained and protected.

Views to bushland and stands of vegetation are to be created and enhanced as a result of the layout of roads, allotments, recreation areas and parkland.

3.4 Sensitive Land – Biodiversity and Water

3.4.1 Explanation

Sensitive land is land identified on the Natural Resources - Biodiversity Map and the Natural Resources – Water Map and in accordance with **Clause 7.3 and 7.4 to the Local Environmental Plan** .

3.4.2 Objectives

- (a) Development that is compatible with the ecological functions of sensitive land
- (b) Maximise the ecological integrity of the land through appropriate use and management
- (c) Minimise detrimental impacts from development and uses within and beyond the sensitive land

3.4.3 Management of Sensitive Land

The sensitive land must be managed in accordance with the following plans:

- Bushland Management Plan
- Salinity Management Plan
- Weed Eradication and Management Plan(s)
- Pest Animal Eradication and Management Plan(s)
- Koala and Koala Habitat Management Plan, and
- Conservation Management Plan.

3.5 Flora Fauna and Habitats

3.5.1 Objectives

- (a) Development that takes opportunities for preserving, maintaining and enhancing native flora and fauna and habitat within the site and the locality
- (b) Development to minimise adverse effects on existing native flora and fauna and habitats.
- (c) Opportunities are to be provided for domestic pets to use private and public land without detriment to the ecological integrity of sensitive land and minimising impacts on the amenity of the community

3.5.2 Retain Vegetation

Development and land uses should retain existing native vegetation and trees where it is demonstrated that such retention and protection shall be accommodated with the future development and use of the land.

3.5.3 New Landscaping

New landscaping works within:

- road reserves
- parklands
- Precincts 8, 9 and 10; and
- within the golf course

shall include a selection of locally endemic species. At least 50% of plants used in landscaping works shall be locally endemic with the exception of parkland and road reserves which are to feature 100% locally endemic trees and shrubs.

Species selected for street tree planting must be subject to a detailed Landscape and Maintenance Plan approved by Council. (Refer also to **Figure 5 – Street tree planting in Part 6** of this Volume).

3.5.4 Domestic Pet Controls

Domestic pets shall not have access to sensitive land and this is to be enforced by community education, signage, a Community Management Statement and appropriate physical barriers including fencing. Information submitted with a development application for subdivision and / or residential development shall demonstrate the controls to be implemented to prevent domestic pets from accessing sensitive land.

Domestic pets shall have reasonable access under controlled conditions to nominated shared pathways, public roads, nominated areas of parklands and publicly accessible areas within Precincts 8 and 9. Information submitted with a development application for subdivision shall demonstrate the measures to be implemented to achieve this control.

3.5.5 Riparian Areas

All works within riparian areas should be sensitive to protecting or restoring habitat integrity and connectivity as well as the existing form and function for drainage.

Works within riparian areas are to be limited to:

- road and shared pathway structures which cross riparian areas;
- stormwater outlets;
- two pedestrian/buggy crossings only where demonstrated to be critical to the function of the golf course..

Any crossing of a water course shall be designed to comply with “Why do fish need to cross the road? Fish passage requirements for Waterway Crossings” (NSW Fisheries 2003).

The removal of snags (rocks, vegetation etc) from a watercourse is a Key Threatening Process and requires the prior notification of Industry and Investment NSW Fisheries.

3.6 Ecologically sustainable development

3.6.1 Explanation

The Local Environmental Studies prepared for Wilton Park acknowledged a commitment to examining innovative ecologically sustainable development principles and incorporation of these into future development of exceptional performance standards.

3.6.2 Objectives

- (a) To incorporate innovative pollution minimisation regimes that minimise air and water pollution;
- (b) Optimise the inclusion of principles of energy efficiency and sustainability in all development and land uses
- (c) Maximise the potential for solar access to all allotments in subdivision design
- (d) Provide opportunities for the use of sustainable materials

3.6.3 Solar Access

The layout of any proposed subdivision is to demonstrate measures to maximise the opportunities for solar access to allotments taking account of slope and aspect, maximum building height, separation of buildings, setback requirements and likely future orientation of dwellings and open space areas

3.6.4 Alternatives to Private Motor Vehicles

The layout of any proposed subdivision shall maximise the opportunity to use modes of transport other than the private motor vehicle. This includes (but is not limited to) easy access to, and useful design of, the network of shared pathways and fire trails, the provision of public transport routes and public transport services and facilities.

3.6.5 Water Consumption and Use

A reticulation system of water supply, waste water disposal, waste water treatment and re-use is to be installed to service every allotment where there is to be water use and / or wastewater disposal on that lot.

Re-use water is to be made available for:

- Toilet flushing;
- Irrigation of landscaping;
- Any other purpose consistent with an approved Water Management Plan.

3.6.6 Natural Ventilation

To reduce reliance on mechanical ventilation and cooling a subdivision layout must demonstrate that all dwellings can be sited and designed to provide opportunities for cross ventilation.

3.6.7 Sustainable Materials

Sustainable materials are to be incorporated in all development where appropriate. See Section 9 Waste Minimisation and Management Plans for more details.

3.6.8 Infrastructure

Street lighting and lighting of publicly accessible places is to be selected and installed for energy efficient design and operation.

Other infrastructure shall be designed to incorporate materials and operational features which are energy efficient and sustainable. For example stormwater devices from recycled plastics and demolition materials.

3.7 Aboriginal heritage

3.7.1 Explanation

The Local Environmental Studies for Wilton Park identified the presence of sites and places of aboriginal heritage significance within the site.

3.7.2 Objectives

- (a) Conservation and protection of items of aboriginal heritage
- (b) Compliance with the requirements of the National Parks and Wildlife Act, 1974 are met with regard to items and places of Aboriginal heritage
- (c) To ensure that inadvertent impacts on Aboriginal heritage are avoided
- (d) Aboriginal heritage values be considered at the earliest practicable stage in the planning process.

3.7.3 Conservation and Protection

Items and places of aboriginal heritage are to be conserved and protected in accordance with a Conservation Management Plan. Destruction, removal or relocation of an item or place should be considered only where there are no alternatives for management and subject to approval in accordance with Section 90 to the National Parks and Wildlife Act, 1974.

3.7.4 Discovery of Additional Items and Places

Should any relics, items or places of aboriginal heritage significance not already identified be uncovered during land clearance or earthworks then all work should cease immediately and the National Parks & Wildlife Service and the relevant Local Aboriginal Land Council notified. All incidents are to be dealt with in accordance with the National Parks and Wildlife Service Act, 1974

3.8 Landscape character and scenic quality

3.8.1 Objectives

- (a) Development compatible with the landscape character and scenic qualities of the locality being primarily rural lands and vegetated riparian areas
- (b) Protect the visual catchment from the Hume Highway and from other adjoining and nearby land
- (c) Promote opportunities to view parkland and areas visible from publicly accessible places which are aesthetically attractive

3.8.2 Visually Prominent Locations

Subdivision of land within a visually prominent area must demonstrate that all reasonable and practical measures have been implemented to minimise the visual impact on the landscape character of that area.

3.8.3 Compatible with the Landscape Features of the Site

Existing landscape features of the site are to be retained, restored and incorporated into the layout and development of the site where appropriate. Existing features include:

- dams, watercourses, riparian areas and existing drainage systems
- trees and groups of vegetation
- rock outcrops and overhangs
- vantage points for achieving distant views
- environmentally significant land.

3.9 Acoustic quality

3.9.1 Objectives

- (a) Amenity of future residents suitably protected from significant noise sources being:
- the Hume Highway
 - Picton Road
 - the sewerage treatment plant
 - the Maldon Dombarton Railway line
- (b) Amenity of future residents suitably protected from incidental noise sources being:
- adjoining and nearby non-residential land uses
 - neighbouring residential land uses

3.9.2 Noise Standards

Noise mitigation for all development is to be achieved in accordance with the relevant standards set by the Department of Environment and Conservation.

3.9.3 Noise control measures

Noise control is to be achieved by buffer zones, separation distances, earth mounds and landscape treatments or a combination of these.

Building design and building materials for noise attenuation in accordance with relevant Australian Standards are acceptable in achieving noise mitigation provided that these do not compromise compliance with other relevant objectives and controls of this DCP.

Acoustic barriers in the form of walls are not acceptable for mitigation of noise from the Hume Highway and Picton Road.

Walls may be integrated into an acoustic mitigation treatment for noise from the Hume Highway and Picton Road only in exceptional circumstances where it is clearly demonstrated that alternative solutions are not achievable due to physical site constraints. Any wall incorporated into an acoustic mitigation treatment must be of high quality design and visibly obscured such that it is not readily visible in the landscape as viewed from any public place and shall meet all the following criteria:

- be backfilled to the maximum depth possible as certified by a suitably qualified and experienced structural engineer with earth or other medium suitable for supporting long term plant growth
- demonstrated to be 80% screened by established landscaping within two years of construction
- the portion of wall above backfilling shall feature a change of articulation, materials, textures and finishes for at least every 15 metres of length
- be of materials which are non-reflective and varied in texture and colour with all external finishes matching the features of the natural environment (earth, rock and vegetation)
- where landscaping is incorporated in the acoustic mitigation treatment a detailed plan is required which demonstrates the short and long term management requirements to sustain the landscaping in a healthy condition and to a standard which continues to provide the screening required in accordance with this control.

- Comply with all relevant requirements of:
 - Environmental Noise Management Manual (RTA)
 - Beyond the Pavement Design Guide 2004 (RTA)
 - Environmental Criteria for Road Traffic Noise (EPA June 1999)
- All noise mitigation works are to be confined within privately owned land and shall not occur on land owned by Council nor on land owned by the Roads and Traffic Authority.
- Any landscaping associated with acoustic treatments shall be demonstrated to be compatible with bushfire asset protection zones.

3.10 Mining

3.10.1 Explanation

The land within Wilton Park is subject to authorised underground coal mining operations being underground coal mining operations carried out under mining leases or exploration licenses. Activities associated with authorised underground coal mining operations include:

- underground coal mining which can result in subsidence
- coal bed methane gas extraction requiring surface vents, subsurface drilling and pipes for collection and reticulation of gas
- air vent shaft to circulate air for underground mining.

3.10.2 Objectives

- (a) Provide for authorised underground coal mining operations
- (b) Development that is compatible with the short term and long term undertaking of authorised underground coal mining operations

3.10.3 Mining Infrastructure

All development for the subdivision of land must be compatible with **Figure 2 – Coal Mining Infrastructure Map** as shown in **Part 6** of this Volume. Compatibility is to be achieved by:

- gas extraction wells to be contained within allotments for parkland, the golf course and environmentally significant land;
- infrastructure (pipelines) connecting gas extraction wells to be located within public road reserves and other publicly accessible land wherever practical;
- the creation of rights of way, easements, building envelopes and appropriate notations in Section 88B Instruments for private allotments to accommodate for gas extraction wells, infrastructure between gas wells and for typical activities associated with access for construction, testing, operation, inspection and decommissioning where appropriate.

3.10.4 Terms of Restrictions as to User

A Section 88B Instrument for private allotments shall provide typical details of the restrictions on the use of land where it is affected by gas extraction wells, infrastructure between gas wells and associated activities including construction, testing, operation and decommissioning so that potential purchasers of an allotment have a basic awareness of the possible future implications for property ownership and use in proximity to mining infrastructure.

The mining leaseholder shall be an interested party to the Restriction as to User on the title of affected allotments.

3.10.5 Lease requirements for Gas Extraction Wells

Should a lease be granted for gas extraction under the Mining Act, 1992 then the layout of residential allotments must comply with the requirements of any guidelines adopted by the consent authority for the location of dwellings in proximity to gas drainage boreholes (being guidelines prepared by the consent authority after consultation with the Department of Primary Industries, the Department of Planning and the Department of Environment and Conservation).

Should a lease be granted for gas extraction under the Petroleum (Onshore) Act, 1991 then the layout of residential allotments must provide a minimum separation of 20 metres from any gas extraction well (as shown on **Figure 2 – Coal Mining Infrastructure Map** in **Part 6** of this Volume) to any potential dwelling.

3.11 Transport access and movement

3.11.1 Objectives

- (a) Safe and efficient movement to, from and throughout the subject land
- (b) Maximise opportunities for the use of a variety of modes of movement
- (c) Facilities for a variety of movement patterns and modes of transport
- (e) Facilities that are accessible
- (f) A movement network which is aesthetically attractive, practical and convenient for use
- (g) Movement links with existing Wilton village

3.11.2 Shared pathways

Shared pathways (including kerb ramps) shall be a minimum of 2.0 metres wide with surface finish and grades that comply with Australian Standard AS 1428-1 – 2001 for accessibility wherever possible.

Rest areas (paved lay-bys with seating and shade) shall be constructed at regular intervals and at convenient locations such as parkland areas and within the publicly accessible space of Precincts 8, 9 and 10.

Design, construction and signposting of shared pathways shall generally be consistent with the requirements of Austroads Guide to Traffic and Engineering Practice.

Shared pathways are to be provided with shade trees compatible with the spatial restrictions of the footpath reserve and pavement type and with a canopy structure that does not obscure the line of sight for pedestrians, cyclists and motorists.

3.11.3 Links to Residential Lots

All residential lots shall be within 300 metres of a shared pathway which has a continuous link to the school site, Precincts 6, 7, 8, 9 and 10 and to the existing Wilton village to maximise convenience and opportunities for use of shared pathways.

3.11.4 Links to Non-residential Lots

All non-residential lots are to be within 50 metres of a shared pathway which has a continuous link to the shared pathways in this Volume.

3.11.5 Bus stops

Bus stops including the pavement surrounding the bus stop and the pathway between the bus stop and the road edge shall be designed to be fully accessible.

Bus stops shall be provided with seating, shelter, lighting and public transport service information.

Safe crossing points shall be provided within the public road reserve at each bus stop in the form of pedestrian thresholds and refuges

3.12 Parkland

3.12.1 Objectives

- (a) Parkland with a variety of qualities, shapes, sizes and functions to accommodate for a range of uses for recreation and enjoyment
- (b) Accessible, convenient, useful, equitably distributed and aesthetically attractive for users
- (c) Where facilities are provided they are low maintenance, safe and accessible
- (d) Landscaping featuring locally endemic species and safe, low maintenance design
- (e) Parkland which provides opportunities for the protection and enhancement of existing site features such as watercourses, drainage patterns, steeply sloping land, vantage points and the like.

3.12.2 Minimum Provision

There shall be a minimum of 2.83 hectares of publicly accessible Parkland per 1000 persons population within Wilton Park. The occupancy rate shall be assumed to be an average of 3 persons per household for the purposes of calculating minimum area.

3.12.3 Accessible

All parkland lots shall have:

- a frontage to a public road
- a shared pathway linked to the shared pathways as identified in **Figure 3 – Pedestrian and Cycle Paths Network** in **Part 6** of this Volume.
- where facilities such as playground equipment, barbeques, picnic facilities, shelters, seating and the like are provided within the public open space these facilities shall be accessible by a pathway that complies with the requirements of Australian Standard AS1428-1 (2001) and designed for universal use.

3.12.4 Equitable Distribution

Parkland is to be distributed within Precincts such that the area of parkland is proportional to the density of residential development.

3.12.5 Facilities

Facilities in parkland areas shall be designed for universal use, that is, used by people of variable abilities.

All parkland shall be provided with bicycle parking facilities.

3.12.6 Landscaping

100% of trees and shrubs used in landscaping of parkland should be native species (locally endemic where possible).

Landscape design shall demonstrate low maintenance and safety.

Water for maintaining landscaping shall be drawn exclusively from the re-use water to be provided from the dual reticulation system to service the site and any stormwater collected within the allotment.

3.12.7 Parkland in Precinct 9 – Village

Parkland shall be provided within Precinct 9 suitable for uses typically associated with a village centre such as seating areas with suitable shade and shelter, civic space for functions and bicycle parking facilities.

3.13 Waste management

3.13.1 Objectives

- (a) To ensure that development provides for the safe access and manoeuvring for collection services.
- (b) To encourage source separation of recycling and to ensure appropriate storage of waste and recyclable materials.

3.13.2 Controls for Residential development

1. Environmental flows of the existing drainage system are to be maintained at all times during and after construction and development.
2. Each dwelling must be provided with an area capable of accommodating Council's standard garbage and recycling containers and a composting bin.
3. The storage of garbage bins must be provided for in a readily accessible location, for future occupants that are out of public view.
4. The area must have unobstructed access to the service contractor's usual collection point and where possible, be located within the rear yard. Where this is impractical and/or inaccessible, waste containers can be stored at the front behind suitable screening or within the garage.
5. Composting facilities must be provided for in a separate location to waste storage areas that will not impact on adjoining premises.
6. Waste storage areas within private yard areas must be provided for shared facilities on common property.
7. The applicant must demonstrate commitment to waste minimization, by providing for source separation and re-use of materials.
8. Waste management facilities must be readily accessible and must promote waste avoidance through source separation, reuse and recycling.

3.13.3 Controls for Non - Residential development

1. Non-residential use must be provided with an area capable of accommodating Council's standard garbage and recycling containers.
2. Development must be designed to facilitate the storage of garbage bins in a readily accessible location, screened from public view and secured from public access.

3. Waste storage areas must have unobstructed access to the service contractor's usual collection point with:
 - Driveways of adequate strength, width and design
 - Sufficient manoeuvring space for service vehicles to enter and leave the site in a forward direction
 - Entrance heights suitable for collection vehicles and
 - On-site manoeuvrability must not be impaired for all site users.
4. Where part of a multi dwelling or residential flat development, commercial or industrial development, waste storage areas must be designed to be incorporated within the building envelope and as part of the overall design of the building.
5. Each dwelling must be provided with an area capable of accommodating Council's standard garbage and recycling containers and a composting bin.

3.14 Water management

3.14.1 Objectives

- (a) The objectives for water management are to be consistent with those of the Statement of Joint Intent for the Hawkesbury Nepean River System (12 March, 2001) and the Integrated Catchment Management Plan for the Hawkesbury Lower Nepean Catchment 2002 (Hawkesbury Lower Nepean Catchment Blueprint) published by the NSW Department of land and Water Conservation in February, 2003.

3.14.2 Maintaining Environmental Flows

Environmental flows of the existing drainage system are to be maintained at all times during and after construction and development.

Part 4 – Residential

4.1 Maximum Number of Dwellings

Development consent must not be granted for a dwelling unless the total number of dwellings will not exceed 1,165 dwellings within the area identified as Bingara Gorge Estate, Wilton on the Urban Release Area Map to the LEP.

4.2 Housing type

4.2.2 Objectives

- (a) Housing types that are appropriate to the structure of the concept plan and precinct character
- (b) Housing types that are appropriate to the site constraints and proximity to other site features.

4.2.3 Housing types permissible depending on allotment size

The following table summarises housing types permissible in the Precincts. Restrictions on housing type in each precinct are required to maintain the integrity of the character of each precinct and to achieve density of development which is appropriate to the proximity to features such as open space, shops, services, recreation facilities and public transport. Note that there are to be no dwellings within Precincts 6, 7, 8 and 10.

Housing type	4,000 m ² lots	2,000 m ² lots	700m ² lots	450 m ² lots	250 m ² lots	Village lots
Dwelling house	✓	✓	✓	✓	✓	✓
Secondary dwellings	✓	✓	✓	✓	✓	✓
Dual Occupancy (attached)	✓	✓	✓	✓	✓	✓
Dual Occupancy (detached)			✓	✓	✓	✓
Attached dwellings			✓	✓	✓	✓
Multi dwelling housing			✓	✓	✓	✓
Semi-detached dwellings			✓	✓	✓	✓
Shop top housing			✓ *	✓ *	✓ *	✓

* Only in Conjunction with a Neighbourhood Shop

4.2.4 All dwellings

1. All dwellings shall be designed to address a public road with an entry readily visible from that public road.

2. All dwellings on corner allotments shall be designed to address both public road frontages.
3. No integrated housing or attached dwellings (row housing) is permitted on hatchet-shaped or battleaxe allotments or allotments having access to a public road by a right of carriageway.
4. All dwellings shall be designed to allow surveillance of the dwelling entry point and nearby publicly accessible space.
5. All dwellings are to be provided with individual open-air clothes drying areas.
6. All bedrooms to all dwellings shall have natural light and natural ventilation.
7. All dwellings are to have access to a suitable garbage and recycling storage area which is located in a secured place, screened from view from public space and provided with a practical path of access to the point of collection.
8. All dwellings shall be designed to be compatible with the character statements of the relevant Precinct and have due regard to built form, scale and proportions and maintaining streetscape
9. Unarticulated walls oriented to a street frontage shall not exceed 5 metres in length. Articulation is to be achieved through wall modulation, windows, awnings, verandas, balconies and the like.
10. Roof form is to be modulated or articulated to provide visual interest. The use of dormer windows and skylights is encouraged where this also enhances natural light and ventilation.

4.3 Setbacks

4.3.1 Objectives

Setbacks from street boundaries that:

- (a) Contribute to the character of the streetscape
- (b) Protect the amenity of dwellings from the public domain of the street
- (c) Allow landscaping between the building and the street
- (d) Provide space for car parking (subject to the relevant controls in this DCP for car parking)
- (e) Creates space for solar access and natural ventilation
- (f) Creates space for an entry to a building
- (g) Creates a sense of 'enclosure' for people in the street

Setbacks from side and rear boundaries that:

- (a) Contribute to the perception of density of development
- (b) Protect the amenity of dwellings from neighbours
- (c) Allow for landscaping, private open space and utility areas (such as clothes drying space and garbage storage)
- (d) Creates opportunities for solar access, and natural ventilation
- (e) Different controls for setbacks relating to dwelling facades, verandahs, porches and garages allows articulation of the building design which can enhance the overall aesthetic appearance and design performance of a dwelling

4.3.2 Building envelopes, easements and restrictions on the use of land

There may be restrictions on the use of any allotment which are registered on the title of that lot. Where these restrictions impose greater setbacks from any site boundary than listed in this DCP then the terms of that restriction take precedence.

4.3.3 Minimum front setback (metres)

	4000m ²	2000m ²	700m ²	450m ²	250m ²	Village
Dwelling	10	7	7	4.5 3.5*	4.5 3.5*	2.5
Verandahs, porches, pergolas and similar attached to the dwelling facade	8.5	5	5	2.5	2.5	1.5
Garages and carports with entry oriented to the street	10.5	7.5	7.5	5	5	**
Garages and carports with entry not oriented to the street	10	7	7	3.5	3.5	**

* Where on-site parking and vehicle access is at the rear of the site

** On-site parking and vehicle access not within the street frontage

4.3.4 Minimum secondary setbacks (metres)

	4000m ²	2000m ²	700m ²	450m ²	250m ²	Village
Dwelling	10	2.5m for up to 50% of the facade and 5m for the remainder	2.5	2.5	2.5	2.5
Verandahs, porches, pergolas and similar attached to the dwelling facade	8.5	2 m for up to 50% of the facade and 3 m for the remainder	2	2	2	1.5
Garages and carports with entry oriented to the street	10	5.5	2.5	2.5	2.5	2.5
Garages and carports with entry not oriented to the street	10	3	2.5	2.5	2.5	2.5

4.3.5 Minimum side setbacks (metres)

	4000m ²	2000m ²	700m ²	450m ²	250m ²	Village
Dwelling single storey	5	2.5	0.9	0.9*	0.9*	*
Dwelling two storey	6	3.5	1.5	0.9*	0.9*	*
Verandahs, porches, pergolas and similar attached to the dwelling façade	5	2.5	0.9	0.9*	0.9*	*
Garages	5	2.5	0.9	0.9*	0.9*	*
Sheds or similar	5	2.5	0.9	0.9*	0.9*	*

* See also below Requirements for Zero Lot Line Construction

4.3.6 Minimum rear setbacks (metres)

	4000m ²	2000m ²	700m ²	450m ²	250m ²	Village
Dwelling	8	8	6	4	0.9*	*
Verandahs, porches, pergolas and similar attached to the dwelling façade	7.5	7.5	5	3	0.9*	*
Garages	8	8	0.9	0.9	0.9*	*
Sheds or similar	8	8	0.9	0.9	0.9*	*

* See also below Requirements for Zero Lot Line Construction

4.3.7 Requirements for Zero Lot Line Construction

Zero lot line construction is permissible for allotments of 450m² or less provided all of the following criteria are met:

- on no more than two boundaries
- not on boundaries shared with public road reserves
- the wall shall comply with the requirements of the Building Code of Australia
- except in the case of party walls an easement for maintenance shall be created on the allotment adjoining the zero lot line in accordance with the Conveyancing Act, 1919
- except for party walls the maximum wall length shall be 50% of the total wall length facing that boundary for a single storey dwelling
- except for party walls the maximum wall length shall be 30% of the total wall length facing that boundary for a first floor level
- the allotment slope does not exceed 5%
- the zero lot line is on the downslope side(s) of the allotment

4.4 Building height

4.4.1 Objectives

- (a) Development that minimises impacts on neighbouring properties in terms of bulk, overshadowing, privacy and views
- (b) scale of development which is compatible with the character of the locality and Precinct

4.4.2 Controls

1. The building height of a dwelling shall not exceed 9 metres.
2. The ridge height of a detached building ancillary to a dwelling (such as a garage or shed) shall not exceed 5.0 metres.
3. The maximum external wall height at any point through the dwelling is to be 7.2 metres.
4. A dwelling house shall not exceed two storeys
5. Dwellings in Precinct 9 constructed as shop top housing shall be within buildings that area maximum of two storeys plus attic.
6. Attics with dormer windows may be considered for shop top housing where the roof pitch does not exceed 36 degrees. Attics must not contain habitable rooms. Attics must not create the appearance of an additional storey. A dormer window shall be a maximum of 1.5 metres wide and shall not impact upon the privacy of adjoining and nearby properties.

4.5 Private open space

4.5.1 Objectives

An outdoor area for:

- (a) Entertaining
- (b) Passive recreation
- (c) Landscaping compatible with function
- (d) Personal enjoyment of the residents of a dwelling and their guests
- (e) A secure outdoor area for children
- (f) Take advantage of the views, vistas and aspect of an allotment
- (g) Physical separation of buildings
- (h) Outdoor space compatible with the requirements of residents in terms of quantity, accessibility, solar access, privacy and accommodates for typical private outdoor activities ancillary to residential use

4.5.2 Minimum area of private open space per dwelling (square metres)

No of bedrooms per dwelling	4000m ²	2000m ²	700m ²	450m ²	250m ²	Village
One	36	36	36	36	36	36
Two	50	50	50	50	50	36
Three or more	80	80	80	50	50	36

4.5.3 Private Open Space Design Requirements

All dwellings except shop-top housing to be provided with private open space that complies with the following:

1. A minimum principle area of private open space is required and must be directly connected to a living room and with a gradient not exceeding 1 in 15 (on steeper slopes private open space may be terraced), in accordance with the following:
 - Lots 450m² or larger - minimum area of 4m x 6m
 - Lots less than 450m² - minimum area of 4m X 4m.
2. Land forward of the building setback to a public road, drying areas, garbage storage areas are not included in private open space.
3. Clearly defined for private use by appropriate screening with landscaping, fencing and the like.
4. Minimum solar access with 50% of the surface area of the principle area of open space to receive direct sunlight between 9am and 3pm on the equinox.
5. Private Open Space for Shop-top housing shall include:
 - A principle area 2 metres x 6 metres directly connected to a living room and screened and separated from common open space and bedrooms of neighbouring dwellings.
 - A screened area for clothes drying shall be provided in addition to the principle area.

4.5.4 Common Open Space

1. Where common open space areas are provided they are to be screened and separated from the bedrooms of nearby dwellings.
2. Common open space areas are to be provided with appropriate features such as seating and shade structures and shall be sited and designed for ease of surveillance and safety
3. Common open space shall be designed to be accessible for use by people with a disability and shall be clearly accessible by an all weather pathway linked to other areas of common property.

4.6 Parking and vehicle access and egress

4.6.1 Objectives

- (a) Sufficient, convenient and safe parking for residents, visitors and service vehicles
- (b) Features for parking and vehicle movement within a lot which are aesthetically attractive and integrated with the design of buildings and other features including landscaping
- (c) Safety for pedestrians, motorists and other modes of transport
- (d) Maintain the efficient and safe function of public roads and pathways
- (e) Car parking in close and convenient proximity to dwellings
- (f) Car parking capable of being subject to casual surveillance for safety and crime prevention

4.6.2 Design Requirements

All car parking spaces and vehicle access, egress and manoeuvring provisions shall have grades, dimensions and other design features which shall comply with the current guidelines issued by the NSW Roads and Traffic Authority and all relevant Australian Standards.

4.6.3 Minimum On-site Car Parking Spaces per Dwelling for Residents

Lot Size	4000m ²	2000m ²	700 ²	450m ²	250m ²	Village
Total no. of spaces	2	2	2	1	1	1

Car parking spaces in addition to the minimum requirement may be provided in stacked formation and forward of the building setback in Precincts 4, 5 and 9 where practical and compliant with all relevant objectives and controls.

4.6.4 Minimum On-site Visitor Car Parking Spaces

Visitor car parking is to be provided for any attached dwellings (row housing), integrated housing and shop top housing at a rate of 1 visitor car parking space per four (4) dwellings or part thereof.

Where the housing is located at the head of a cul-de-sac the rate of provision shall be 1 visitor car parking space per two dwellings or part thereof.

All visitor car parking spaces shall be independently accessible and provided with a clearly defined pedestrian path separated from any common driveway and manoeuvring areas within common open space areas linking to the dwellings.

4.6.5 Pedestrian Access

All car parking spaces within Precincts 4, 5 and 9 shall be linked to the main entry of a dwelling by a safe and well defined pedestrian pathway which is separated from any common driveway and manoeuvring area.

4.7 Accessibility

4.7.1 Objective

- (a) Housing which can easily be adapted to meet the specific needs of residents with special needs and disabilities
- (b) Housing suitable to meet the 'whole of life' needs of residents

4.7.2 Adaptable Dwellings

A minimum of one in every 5 (five) dwellings within attached dwellings (row housing), integrated housing and shop top housing developments shall be adaptable in accordance with Australian Standard AS4299 – Adaptable Housing.

The adaptable design shall also apply to:

- car parking
- main entry
- an access path linking the main entry and car parking and the street
- private open space
- outside utility spaces (clothes drying, garbage storage and the like).

4.8 Visual and acoustic privacy

4.8.1 Objective

- (a) Housing designed and sited for visual and acoustic (noise) privacy for residents and neighbours
- (b) Acoustic privacy achieved by the siting of dwellings and open space relative to each other, the placement of windows, the selection of appropriate materials and construction techniques
- (c) Visual privacy achieved by the layout and design features of a dwelling including windows and room layout as well as the arrangement of open space and opportunities for landscaping
- (d) Visual and acoustic privacy can be achieved through separation, screening and construction materials and techniques

4.8.2 Potential Sources of Noise

Every dwelling design shall identify potential noise sources and demonstrate how these are to be mitigated in the design and construction process.

Potential sources of noise may include:

- major roads (Hume Highway, Picton Road)
- Maldon Dombarton Railway line corridor
- sewerage treatment plant
- gas extraction wells
- non-residential land uses
- driveways, car parking areas, living rooms, laundries, swimming pool filters, air conditioning units and private open space areas within the site and on neighbouring properties.

4.8.3 Minimum standards for Noise Attenuation

All dwellings shall be designed and constructed to comply with the standards for noise attenuation in accordance with the Building Code of Australia and the Department of Environment and Conservation Environment Protection Authority's NSW Road Traffic Noise Criteria.

4.8.4 Potential Sources of Privacy Concerns

Every dwelling design shall identify potential sources of privacy concerns and demonstrate how these are to be mitigated in the design and future use of the dwelling.

Potential sources of privacy concerns are:

- non-residential land uses
- public roads, footpaths and shared pathways
- common open space
- parklands
- living rooms, private open space areas and elevated decks and balconies of neighbouring properties.

4.8.5 Minimum standards for Privacy

Where the separation between windows to habitable rooms of neighbouring dwellings is less than 9 metres the line of sight between those windows is to be obstructed by:

- offsetting vertically or horizontally to prevent a line of sight
- minimum sill height of 1.7 metres above internal floor level to at least one window
- fixed obscured glazing to a height of 1.7 metres above internal floor level to at least one window.

4.8.6 Balconies, Verandahs and the like

Balconies, verandahs and similar structures are to be designed to provide some privacy for residents as viewed from a public road and common property

Balconies, verandahs and similar structures are to be designed to minimise overlooking of neighbouring properties.

Part 5 – Non-Residential

5.1 Introduction

This part applies to any application for the purposes of subdivision within the Wilton Park area.

5.2 General Non-Residential

5.2.1 Objectives

- (a) Non-residential development consistent with the integrity of the character of each Precinct
- (b) Non-residential development compatible with adjoining and nearby land uses
- (c) Non-residential development compatible with the network of infrastructure
- (d) Non-residential development suitable for access and use by all members of the community

5.2.2 All non-residential development

- (i) External building appearance
All development shall be designed to address a public road with a publicly accessible entry visible from that public road.
All development on corner allotments shall be designed to address both public road frontages.
Walls and roof form are to be articulated and modulated to provide visual interest.
- (ii) Utilities and Services
All non-residential development is to be serviced by all available utilities and dual water reticulation service.
- (iii) Accessibility
All publicly accessible space within a site for non-residential development shall comply with the relevant Australian Standards for access for people with a disability. This standard applies to the space within buildings and external to buildings and all movement paths, aisle widths, customer counter heights and similar features.
- (iv) Site Facilities
All garbage storage areas shall be located in a secure place, screened from view from a public place and provided with an easy access path for service vehicles. All garbage storage areas are to be designed with suitable surfaces and tap facilities for regular cleaning and maintenance.
Loading and delivery bays (including access, egress and manoeuvring) are to be provided in accordance with the current NSW Roads and Traffic Authority Guidelines and all relevant Australian Standards. Loading and delivery bays and access thereto shall not interfere with the amenity of neighbouring and nearby properties nor the aesthetics of the streetscape.

- (v) Vehicle Parking, Access, Egress and Manoeuvring
Access, egress, on-site parking and vehicle manoeuvring for vehicles associated with the following, must all be provided within the site and shall be designed in accordance with all relevant requirements of the NSW Roads and Traffic Authority Guidelines and all relevant Australian Standards:
- staff
 - visitors and customers
 - deliveries, loading, unloading
 - servicing and maintenance (including garbage services)
- (vi) Advertising signs
No advertising signs shall be visible from the Hume Highway.
No advertising signs shall be visible from Picton Road.
- (vii) Ecologically Sustainable Development
Any development application for non-residential development shall demonstrate how water is to be used within the site to maximise the efficient use and re-use of water.
All non-residential development shall incorporate natural ventilation in the design of a building. Details of natural ventilation opportunities are to be demonstrated with any development application.
Internal and external lighting of non-residential development shall be selected and installed for energy efficient design and operation. Details of the lighting system shall be submitted with a development application to demonstrate compliance.
- (viii) Protecting Amenity
All applications for non-residential development shall identify the potential for activities to have impacts beyond the site such as noise, overlooking, overshadowing, traffic generation and the like. Information shall be submitted which demonstrates control and mitigation of any potential impacts.
- (ix) Gas Extraction Wells
Gas extraction wells are to be fenced to prevent unauthorised access.
Gas extraction wells are to be provided with landscaped screening compatible with any requirements for bushfire hazard management and any other provisions for landscaping as detailed in this DCP. The landscape screening shall be sufficient to obscure the fenced compound as viewed from a publicly accessible place and from a residential allotment.

5.3 Precinct 7 – Sensitive land

5.3.1 Objectives

- (a) Limited non-residential development and uses compatible with the ecological functions of sensitive land
- (b) Maximise the ecological integrity of the land through appropriate use and management
- (c) Minimise detrimental impacts from development and uses within and beyond the sensitive land

5.3.2 Bushland Management Plan

An application for non-residential development on or adjoining sensitive land shall demonstrate that the proposed development is compatible with an approved Bushland Management Plan. Sensitive land is land identified on the Natural Resources – Biodiversity Map and the Natural Resources – Water Map in the Local Environmental Plan.

5.3.3 Relationship to sensitive land

An application for non-residential development on or adjoining sensitive land shall demonstrate the relationship of the development to sensitive land in terms of:

- potential links
- potential buffers
- surface and ground water movements and stormwater flows
- nuisance and risks and mitigative measures (such as light spill, noise, traffic generation, bushfire hazard risk and the like)

5.4 Precinct 8 – Employment and Services land and Precinct 9 – Village

5.4.1 Objectives

- (a) A range of non-residential development on a small, local scale to meet the needs of residents in the Wilton locality
- (b) Employment opportunities provided by a range of non-residential uses
- (c) Non-residential development which does not compromise the viability of established retail and commercial activities
- (d) Improved traffic access and safety
- (e) Work areas that are safe and pleasant to work in and visit
- (f) Aesthetically appealing from the viewpoints of motorists, pedestrians, occupants of buildings and neighbours
- (g) Functional space for activities typical of a village centre such as social interaction, civic functions, shopping and the like.

5.4.2 Local Needs

Non-residential development shall meet the needs of residents of the Wilton community. Details shall be submitted with a development application indicating the function and services to be provided and demonstrating how the needs of the local Wilton community will be served.

5.4.3 Viability of Established Retail and Commercial Activities

Information submitted with a development application for a non-residential use must demonstrate how that use shall not compromise the viability of established commercial and retail activities.

5.4.4 Traffic Access and Safety

Information submitted with a development application for a non-residential use shall nominate the expected traffic to be generated by the use including:

- staff
- customers and visitors
- deliveries, services and maintenance

Details shall be provided which demonstrate that the traffic to be generated is compatible with, and shall not be detrimental to the safe and efficient operation of the local road network and standards of road construction.

5.4.5 Staff Facilities

In addition to the requirements of the Building Code of Australia staff shall have access to:

- indoor space with natural ventilation and natural light
- outdoor space suitable for meal breaks with seating, shade and shelter
- secure parking facilities for bicycles

Details of these facilities shall be submitted with a development application.

5.4.6 Visual Screening from Hume Highway and Picton Road

All development within Precinct 8 shall be screened from view from the Hume Highway and from Picton Road. Details as to how this screening is to be achieved shall be submitted with a development application.

5.4.7 Setbacks

Building setbacks in Precincts 8 and 9 shall be proportional to and compatible with:

- the character of the Precinct
- the width of the adjoining public road reserve
- the height, scale and bulk of the building
- the effectiveness of screening landscaping
- the viability of landscaping within the footpath reserve
- the maintenance of the space created between the property boundary and the building
- the achievement of solar access, natural ventilation and other controls of this DCP

5.4.8 Precinct 9 – Shop front presentation

The main public access frontage for non-residential development in Precinct 9 shall feature:

- a shop-front with a minimum 75% glazing for customers and visitors to readily identify the nature of the premises within
- a pedestrian entry which is universally accessible and visible from the nearest public street
- a cantilevered awning for protection from the weather (this awning may extend over the public footpath subject to the structural adequacy of the awning being

verified by a suitably qualified and experienced licensed builder or structural engineer).

5.4.9 Precinct 9 – Public Facilities

Precinct 9 is to include the following features within the public open space and public footpath to enhance the amenity of the area;

- footpath widths a minimum of 2.0 metres wide and appropriate for two-way movement of prams, shopping trolleys, wheelchairs and the like;
- public seating areas with shade and shelter;
- civic space suitable for uses such as public functions, displays and gatherings.
- Parking facilities for bicycles

5.5 Precinct 10 – Country club and surrounds

5.5.1 Objectives

- (a) A range of non-residential development to meet the needs of residents in the Wilton locality
- (b) Employment opportunities provided by a range of non-residential uses
- (c) Non-residential development which does not compromise the viability of established retail and commercial activities
- (d) Improved traffic access and safety
- (e) Work areas that are safe and pleasant to work in and visit
- (f) Aesthetically and functionally appealing from the viewpoints of motorists, pedestrians, occupants of buildings and neighbours
- (g) Functional space for a variety of recreational activities.

5.5.2 Local Needs

Non-residential development shall meet the needs of residents of the Wilton community. Details shall be submitted with a development application indicating the function and services to be provided and demonstrating how the needs of the local Wilton community will be served.

5.5.3 Viability of Established Retail and Commercial Activities

Information submitted with a development application for a non-residential use must demonstrate how that use shall not compromise the viability of established commercial and retail activities.

Non-residential land-uses are to be associated with recreational and leisure activities and/or support to those activities.

5.5.4 Traffic Access and Safety

Information submitted with a development application for a non-residential use shall nominate the expected traffic to be generated by the use including:

- staff
- customers and visitors
- deliveries, services and maintenance

Details shall be provided which demonstrate that the traffic to be generated is compatible with, and shall not be detrimental to the safe and efficient operation of the local road network and standards of road construction.

5.5.5 Staff Facilities

In addition to the requirements of the Building Code of Australia staff shall have access to:

- indoor space with natural ventilation and natural light
- outdoor space suitable for meal breaks with seating, shade and shelter
- secure parking for bicycles

Details of these facilities shall be submitted with a development application.

5.6 Precinct 11 – Golf course

5.6.1 Objectives

- (a) A golf course which is compatible with the pre-development features of the site and managed to current best practices for environmental protection.

5.6.2 Controls

1. All aspects of the golf course construction and operation shall comply with the requirements of “The Environmental Strategy for Australian Golf Courses” (1998) and “Improving the Environmental Management of New South Wales Golf Courses” guideline (2003) by the Australian Golf Course Superintendents Association and NSW EPA.
2. Any development application proposing any part of a golf course shall demonstrate compliance with these references.

Part 6 – Schedules

6.1 Definitions

Asset Protection Zone (APZ) as defined by “Planning for Bushfire Protection” (Rural Fire Service & Planning NSW 2001)

Battleaxe Allotment means a lot which does not have a street frontage (other than the access driveway) and is accessed via a single or shared driveway.

Conservation Management Plan means a document prepared to the satisfaction of the Council that establishes the heritage significance of an item or place and identifies conservation policies and management mechanisms that are appropriate to enable the significance to be retained.

Corner Allotment means an allotment with two or more frontages to a street.

Deep Soil Landscaping an area which is not paved or covered and which could accommodate mature trees.

External wall height is the maximum distance measured vertically from the top of the external wall of a building to the natural or finished ground level (whichever is lower).

Front Setback means the setback between the street and the primary frontage of the dwelling.

Habitable Room as defined by the Building Code of Australia.

Height see definitions for “external wall height” and “roof height”.

Inner Protection Zone (IPZ) as defined in “Planning for Bushfire Protection” (Rural Fire Service and Planning NSW 2001).

Landscape Concept Plan a plan of a site showing plantings (including species selection), lawn, paving, building siting and details of the proposed use of outdoor space.

Landscaping includes any areas used for gardens, lawns, shrubs or trees, but does not include any part of the site occupied by buildings, driveways, service accessways, parking areas, communal drying yards, garbage storage areas, swimming pools, balconies or decks.

Main Living Area or Living Room rooms with high use including a lounge room, living room, kitchen, dining room, television room, sunroom and the like, but not bedrooms, bathrooms, laundries and the like.

Natural Ground Level is the ground surface of a site as it was prior to any cutting, filling or grading of the site.

Outer Protection Zone (OPA) as defined in “Planning for Bushfire Protection” (Rural Fire Service and Planning NSW 2001).

Parklands means open space areas including public open space under the care, control and ownership of Council, and common open space under the care, control and ownership of the Community Association.

Private Open Space means an area of land or, of a building, suitable for the private outdoor living activities of the occupants of one dwelling and directly accessible from a living area of that dwelling and includes paved areas, balconies, decks and swimming pools.

Reticulated sewerage scheme means a system of sewers, trunks, mains and sewerage pumping systems used to transport sewerage from premises to treatment plants.

Roof Height is the maximum distance measured vertically from the highest point of the roof to the natural or finished ground level (whichever is lower).

Secondary Setback is the setback between a street and the secondary frontage of a dwelling on a corner allotment.

Site Area in relation to development, means the area of land to which an application for consent to carry out development relates but does not include any part of that land on which the development is not permitted by or under this plan or any environmental planning instrument.

Stacked Parking Space means a car parking space which relies on gaining access by passing through another car parking space.

Standard Residential Allotment an allotment which has a single frontage to a road or street. A standard allotment may also have a street frontage at the rear of the allotment.

Tree A living plant which is greater than 3 metres in height with a girth greater than 450mm measured at a height of 1 metre above the ground with a branch spread of 3 metres or more.

Visually Prominent Area means a ridgeline, hilltop or slope that, when viewed from a public space such as an arterial road, is a prominent feature of the natural landscape of the locality.

Waste Minimisation and Management is a plan which identifies demolition and construction waste Plan generated from the site and future waste (from ongoing use) and nomination of the future destination of all waste through reuse, recycling or landfill.

Zero Lot Line Construction means development within 675mm of a side or rear boundary and includes party walls.

6.2 Information for Submitting a Development Application

Where a development application is required under the WLEP 2011, it must be prepared in accordance with the requirements of Council's procedures document titled "Instructions for Lodging a Development Application" and must also be accompanied by the following:

- site plan
- site analysis
- floor plan
- elevations
- cross section
- subdivision plan (where relevant)
- shadow diagrams; for buildings with zero lot lines and/or two storeys in height and for integrated housing development; (shadow diagrams are to include shadows cast by fences)
- Statement of Environmental Effects; which must address the provisions of Section 79C of the Environmental Planning & Assessment Act, 1979 (an extract of which can be provided by Council) and the provisions of all relevant environmental planning instruments or development control plans;
- BASIX Certificate (where required by State Environmental Planning Policy (BASIX) 2004
- Approval from the Mine Subsidence Board
- Soil erosion and sedimentation control plan
- Landscape Plan
- Waste minimisation and management plan
- Construction Site Management Plan where required
- Pre-lodgement endorsement
- Written confirmation that the plans have been endorsed by the Pre-lodgement Process

Supporting information may also be necessary for proposals of a type or scale which require more detailed assessment of the potential impacts of the development. It is recommended that Council's planning staff be consulted as to the likelihood of such information being required. Supporting information may include:

- Flora And Fauna Assessment;
- Geotechnical Report;
- Heritage Assessment;
- Contamination Investigation / Site Validation / Remediation Report;
- Flood Report;
- Traffic Study;
- Archaeological Study;
- Noise Impact Assessment;
- Water Quality Assessment;
- Bushfire Hazard Assessment;
- Salinity Management Plan;
- Riparian area setbacks and riparian rehabilitation and management plan;
- Risk Assessment relative to the Ethane and Natural Gas pipelines for all development applications for dwellings or sensitive land uses (schools, aged care facilities, health care facilities, child care centres and the like), where these developments are within 750 metres of the ethane and natural gas pipelines;
- Weed and Pest Animal Management Plan.

Note: Some development may be classified as Integrated Development in accordance with Section 91 to the Environmental Planning and Assessment Act (EP&A Act) 1979. Council may require the lodgement of additional documentation and fees to enable the proposal to be forwarded to the relevant concurrence authorities.

6.3 Detailed requirements for submitting a development application for subdivision

Road and Traffic Network Modelling

An application for subdivision of land shall be submitted with a Road and Traffic Network Model which demonstrates traffic generation, flows, directions and trends over time (including daily patterns). The Model must demonstrate how traffic and roads are to be managed to integrate with the safe operating capacity of the State Road Network in the vicinity of Wilton Park.

Matters to be investigated

Plans and information submitted with a development application for subdivision shall demonstrate how the layout, orientation, aspect, size and dimensions of allotments:

- is responsive to the constraints and opportunities of the site; and
- consistent with current best practice in good urban design, energy efficiency and resource efficiency.

Plans and information submitted with a development application for subdivision shall demonstrate compliance with the controls and objectives of this DCP.

Building Envelopes

A Plan of Subdivision must nominate a building envelope for an allotment where that envelope is required to achieve the long term protection and retention of features such as nominated trees, watercourses, drainage areas and the like. The building envelope shall protect specific areas and shall nominate works which must be excluded from that area in order to achieve the intent of the restriction. A building envelope approved by Council must be indicated in the Linen Plan of Subdivision and Section 88B Instrument to be registered with the lot.

Asset Protection Zones

Asset protection zones for an allotment will be determined through the granting of concurrence from NSW Rural Fire Service. Asset protection zones are to be indicated in a Linen Plan of Subdivision and included in the Section 88B Instrument to be registered with affected lots. The NSW Rural Fire Service is to be noted as an interested party to the Section 88B instrument.

An application for subdivision shall demonstrate that Asset Protection Zones are compatible with a Bushland Management Plan, Koala and Koala Habitat Management Plan, Tree Survey and any Plans for Management and Rehabilitation of Riparian Areas.

Landform and Topography

Plans submitted with an application for subdivision shall indicate the topography and landform of the subject land at the time of submission of the application including (but not limited to):

- contours (to 2 metre intervals)
- surface water drainage patterns and dams

- significant landform features such as sandstone outcrops and overhangs, steep sided gullies, and the like
- visually prominent areas
- opportunities for view corridors to maintain views of bushland and environmentally significant land

Plans submitted with an application for subdivision shall indicate all proposed changes in ground surface levels to be indicated by spot heights and contours (to 2 metre intervals).

Geotechnical Information

A detailed geotechnical report will be required with development applications for subdivision of land where any part of that land exceeds 12% slope. The geotechnical report is to include a slope instability risk classification and specific requirements for any future works including (but not limited to) soil reactivity and potential for dispersion and erosion.

Existing Drainage

A Plan of Subdivision should utilise the existing topography and land form to provide a drainage system that:

- achieves stormwater treatment off-line from any watercourse (including dams along a watercourse);
- achieves stormwater treatment which is demonstrated to be compatible with the particular features of receiving waters and maintains the pre-development discharge rates; and
- Maintains bank and bed stability for all watercourses.

If the drainage system involves land outside the plan of subdivision then details shall be submitted with the application that demonstrates these features beyond the plan boundaries or is compatible with a pre-approved and operating system.

Solar Access

Plans submitted with an application shall demonstrate that road, infrastructure and allotment layout shall maximise opportunities for good solar access to all allotments

View corridors

View opportunities and corridors are to be identified in plans submitted with applications for subdivision.

Cut and Fill

Road, infrastructure and allotment layout shall minimise cut and fill and earthworks in general with details confirmed in plans submitted with an application.

Land unsuitable for Building Works

Parklands, drainage reserves and land outside nominated building envelopes can accommodate for land which is unsuitable for development due to constraints of topography and landform provided that the nominated intended future use of that land is compatible with the constraints.

Soil Analysis

Information submitted with an application for subdivision of land shall include a soil analysis conducted by a suitably qualified and experienced agronomist

Salinity Management Plan

Where the soil analysis indicates a potential salinity risk a detailed salinity investigation is to be undertaken and a Salinity Management Plan prepared in accordance with the current WSROC Western Sydney Salinity Code of Practice.

The Salinity Management Plan must identify all end uses for treated effluent and assess the long term impact of reuse and irrigation of treated effluent on soils, vegetation and ground and surface water.

Bushland Management Plan

An application for subdivision which creates an allotment for environmentally significant land shall include a Bushland Management Plan prepared by a suitably qualified and experienced ecologist / bush regeneration expert. The Bushland Management Plan shall include (but not be limited to):

- inventory of flora, fauna and ecological communities (based on previous studies and updated since these studies);
- inventory of habitats;
- management plans for protection and enhancement of native flora and fauna, ecological communities and habitats identified from inventories;
- identification of Vegetation as either “core” or “support for core”;
- regeneration;
- weed eradication and management;
- controls on access and use of the land;
- controls on potential sources of disturbance from neighbouring and nearby land uses (domestic pets, light spill, noise, pollution, contamination and the like);
- management responsibilities, resource requirements and commitment to achieving implementation of the Plan;
- arrangements for short and long term funding to achieve implementation of the Plan;
- identification of controlled recreation activities and the management requirements for those activities.

Relationship to sensitive land

Information submitted with an application for subdivision of land shall demonstrate the relationship of the subject land to sensitive land in terms of:

- spatial proximity
- potential links (pathways, roads, fire trails, habitat and dispersal corridors and the like)
- potential buffers (asset protection, mitigation of edge effects and the like)
- surface and ground water movements and stormwater flows

The information shall identify any potential risks to the integrity of sensitive land and nominate measures to be implemented to minimise risk and harm.

Tree Survey

Plans and information submitted with a development application for subdivision shall include a survey plan prepared by a registered surveyor showing the location of areas of native vegetation and identification of individual trees. Individual trees are to be identified by a suitably qualified and experienced arborist / horticulturalist as to:

- species and common name
- height, girth and canopy spread
- health and structural integrity

- techniques required to achieve long term protection and retention accommodating for future development potential or recommendations for removal of the tree and suitable replacement / compensatory planting.

There are two windrows running north-south along the eastern spur of the site which have striking visual impact and are a landmark landscape feature. These should be retained where supported by the tree survey.

Weed Management

Applications for subdivision of land shall include a Weed Eradication and Management Plan prepared in accordance Council's requirements.

Native fauna

The site is known to feature potential habitat for native fauna. An application for subdivision of land shall include an assessment of the impacts on native fauna habitat prepared by a suitably qualified and experienced ecologist.

Pest Management

Applications for subdivision of land shall include a Management Plan for the eradication and management of Pest Animals prepared in accordance with the guidelines in Section 9.

Koala and Koala Habitat

A Development Application for subdivision of land shall include a Management Plan for Koalas and Koala Habitat prepared by a suitably qualified and experienced ecologist.

Ecologically sustainable development

Plans submission with an application for subdivision shall indicate the layout and design details of all movement and transport routes to demonstrate compliance.

Details of street lighting shall be indicated on plans submitted with an application for a Subdivision Certificate.

Details of lighting of public open space areas are to be included in a Plan of Management submitted with an application for subdivision which creates parkland.

Aboriginal heritage

An application for subdivision shall include a Conservation Management Plan for items and places of aboriginal heritage where those items and places are within the land the subject of the application or within 250 metres of the land the subject of the application.

The plans and information submitted with an application for subdivision shall demonstrate how the subdivision of land and associated works shall be compatible with the Conservation Management Plan

The Conservation Management Plan shall include as a minimum, the following components:

- endorsement of the Plan by the relevant Local Aboriginal Land Council(s)
- planning the location of all subdivision and development works including roads, bridges, walking tracks, installation of infrastructure (including gas drainage wells) and recreational facilities so as to avoid direct or inadvertent negative impacts;

- provisions for works to be regularly supervised and reviewed by a suitably qualified and experienced heritage consultant / archaeologist
- nominating a selection of items that might be incorporated within the recreational and educational usage of the sensitive land
- planning the manner in which sites are to be protected in relation to both planned and inadvertent usage of the sensitive land
- the interpretation of the sites
- an ongoing monitoring program to identify any change to the item or place and responsibilities for monitoring
- provisions for planning and undertaking any works required in order to mediate, maintain or repair identified change including the need to consult with and gain approval from the relevant Local Aboriginal Land Council.

Landscape character and scenic quality

Existing character:

- dams, watercourses, riparian areas and existing drainage systems
- trees and groups of vegetation
- rock outcrops and overhangs
- vantage points for achieving distant views
- sensitive land.

Plans submitted with an application for subdivision of land shall indicate the location and proposed treatment of these features.

Site features shall be utilised for the creation of areas of special character within the development that will enhance the experience of visual diversity and the character of the Precincts

Visual Impact from Hume Highway

Plans submitted with an application for subdivision of land where that land is visible from the Hume Highway shall include information which demonstrates that the visual impact of any new development will be minimised. Measures for reducing visual impact can include earth mounding and landscaping and separation distances.

Visual Impact from Surrounding Lands

Plans submitted with an application for subdivision of land where that land is visible from adjoining land shall include information which demonstrates how the visual impact of new development shall be managed and treated to achieve an aesthetically appealing outlook from adjoining and nearby lands.

Opportunities for viewing aesthetically attractive features

The layout of roads, allotments and shared pathways shall create opportunities to view parkland, the golf course and other aesthetically attractive features (including natural and built features) both within and beyond the site. Plans submitted with an application for subdivision shall indicate the opportunities to be created for viewing these features.

Acoustic Noise

Information submitted with an application for subdivision within the zone of influence of a noise source shall include an Acoustic Report prepared by a suitably qualified and experienced acoustic engineer. The report is to include recommendations for noise mitigation and define limitations to development to ensure compliance with the relevant standards.

Roads and Footpath Reserves

Details of the standards of construction for all public roads, footpath reserves and shared pathways shall be nominated on plans submitted with an application for subdivision of land.

Within the road network specific roads shall be nominated for public transport routes and such details indicated on plans submitted with applications for subdivision.

Parkland - Plans of Management

Plans and information submitted with an application for subdivision shall nominate allotments to be created for public open space. Where an allotment is proposed to be created for public open space the application for subdivision shall include a draft of a Plan of Management prepared in accordance with the requirements of the Local Government Act, 1993, to the satisfaction of Council.

Water Management

A Water Management Plan is required to be submitted with any application for subdivision.

The Water Management is to be in accordance with a Water Management Plan to be prepared in accordance with the Stormwater Masterplan prepared by J Wyndham Prince and Associates Report Document Reference No.6955_SWLEP_rep1 dated 4 June, 2002 with the exception of Chapters 6* and 8* and with the amendment of the first dot point in Chapter 3.1 to state: "Flows will be collected by pits and treated by 'Enviropods' and conveyed by a 10 year ARI designed pipe system. These flows will discharge at non erosive velocities into the treatment system. Major flows greater than the 10 year ARI event and up to the 100 year event will discharge over the road embankment.

*In place of Chapters 6 and 8 Water Quality and Quantity measures are to be consistent with the Statement of Joint Intent for the Hawkesbury Nepean River System (12 March, 2001) and the Integrated Catchment Management Plan for the Hawkesbury Lower Nepean Catchment 2002 (Hawkesbury Lower Nepean Catchment Blueprint) published by the NSW Department of Land and Water conservation in February 2003.

Water Management - Maintaining Environmental Flows

The Water Management Plan shall include a pre-construction, during and post-construction and development water monitoring program for surface and ground water quality and quantity to ensure that environmental flows are sustained.

The Water Management Plan shall reflect the staging of development throughout the site and shall demonstrate that the objectives and standards for water quality and quantity can be achieved for each stage.

6.4 Risk assessment for gas pipeline

Explanation

Any development application for a dwelling or a sensitive land use (such as schools, aged care facilities, health care facilities, child care centres and the like on the land identified as an Investigation Area for Risk Assessment shall be consistent with a relevant Risk Assessment Report prepared in accordance with this Section 9.6.

- The Risk Assessment must be prepared by a suitably qualified and experienced pipeline engineer.
- The Risk Assessment must be prepared in accordance with the Australian Standards No.288S (revised 2005-2006) for pipeline design, construction and operation.
- The Risk Assessment must make recommendations on:
 - (a) Measures for the control of maximum discharge rate in the event of loss of containment shall be determined for the pipeline segment under review in the risk assessment. In this regard, the maximum allowable discharge rate shall not exceed 10GJ.s⁻¹ in residential areas or 1GJ.s⁻¹ in high-density areas, as calculated by an industry recognised method.
 - (b) Measures to reduce the risks arising from a rupture of the pipeline to ALARP (as low as reasonably practical) levels. The recommended measures should be based on an analysis of the following alternatives:
 - (i) Maximum Allowable Operating Pressure reduction to a level where rupture is non-credible;
 - (ii) Pipeline replacement with no rupture pipe;
 - (iii) Pipeline relocation to a location where the risk is eliminated;
 - (iv) Modification of land use to separate the people from the pipeline; and
 - (v) Implementing physical and procedural protection measures that are effective in controlling threats capable of causing rupture of the pipeline.

Council will refer a Development Application with a risk assessment to a suitably qualified and experienced third party for their review and comment prior to determination of the development application, at the cost of the applicant.

Following the receipt of comments on the risk assessment, Council will consider the appropriate recommendations to be implemented. These recommendations are to be implemented as conditions of consent.

6.5 Maps and diagrams

Figure 1 - Concept Plan



Figure 2 - Coal Mining Infrastructure Map

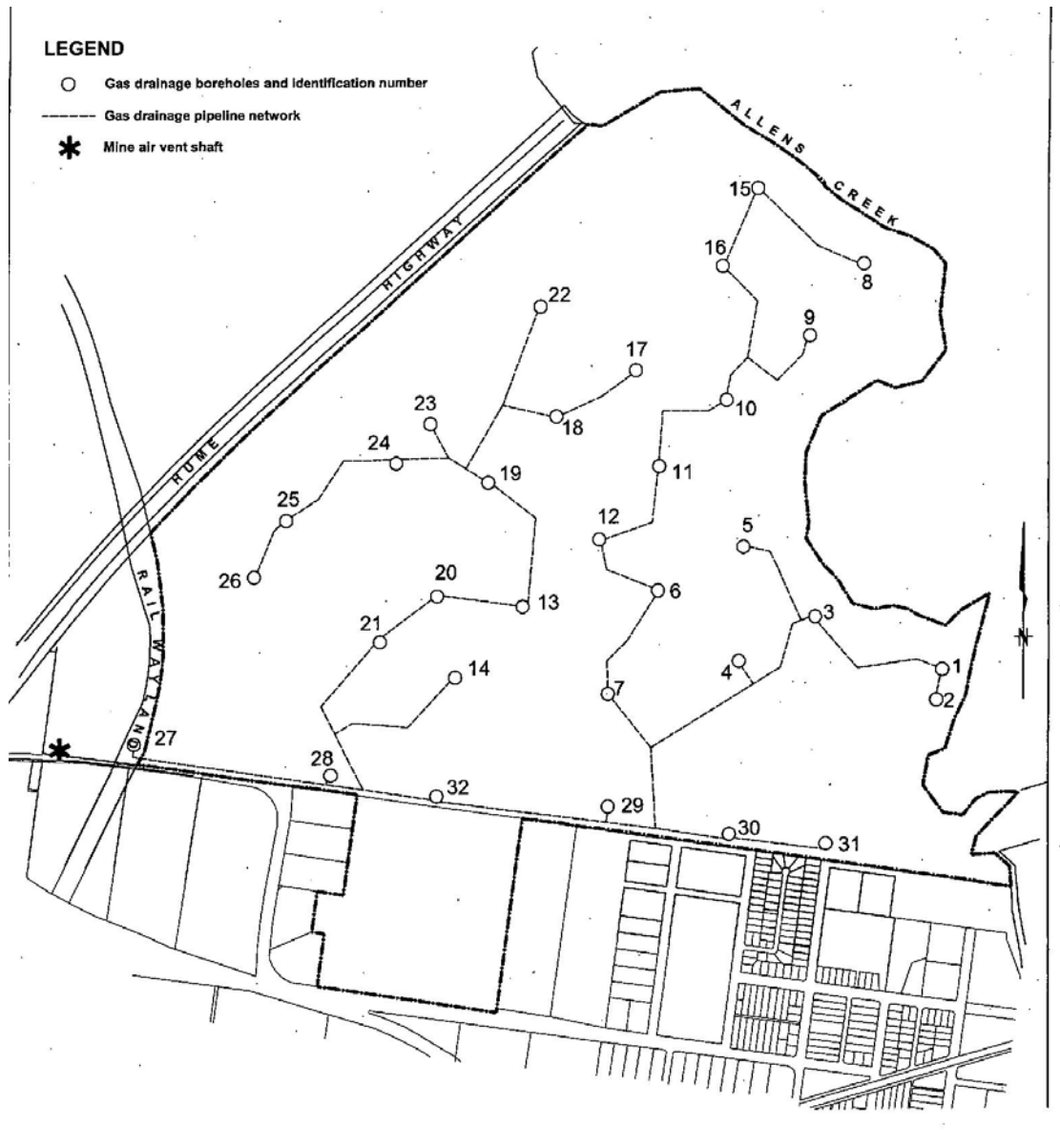


Figure 3 – Pedestrian and Cycle Paths Network

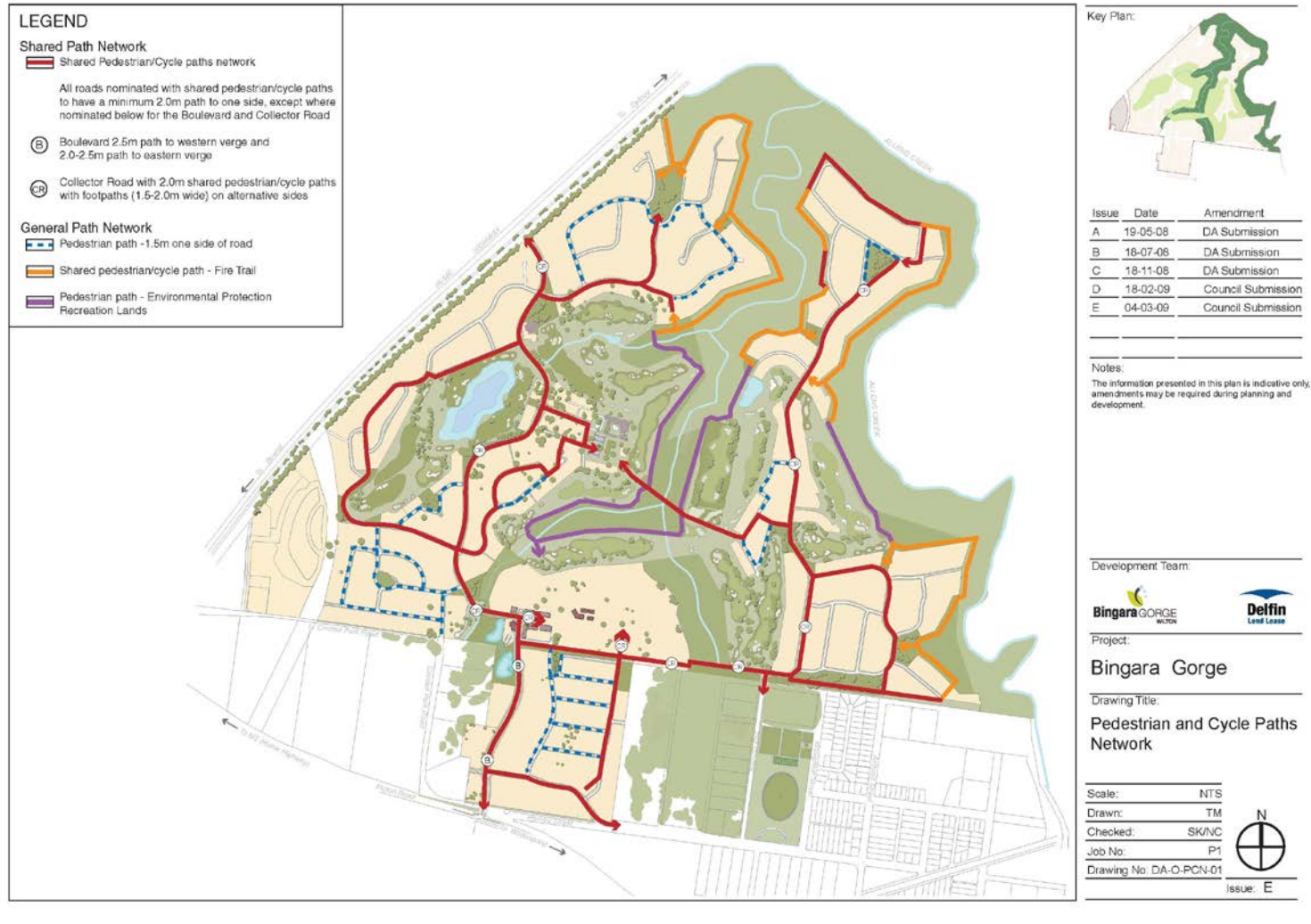


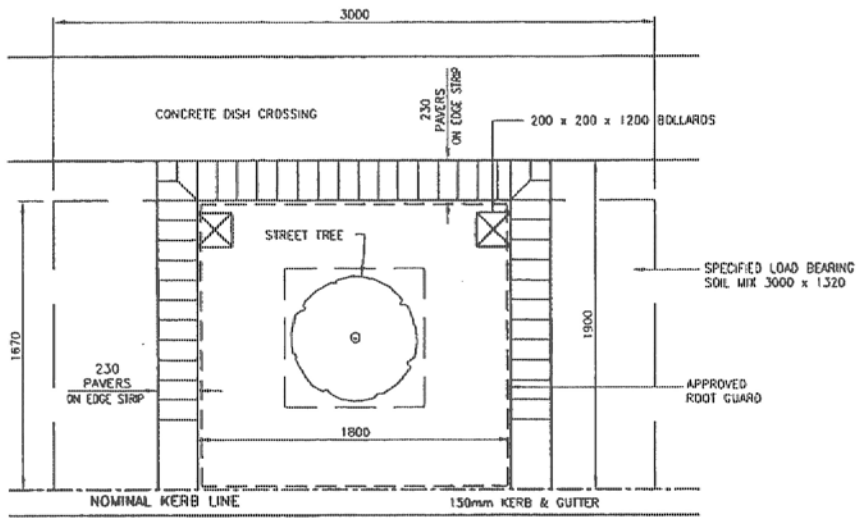
Figure 4 - Characteristics of Roads

ROAD CATEGORY	ROAD TYPE	DESIGN SPEED (km/hr)	MAX. DAILY FLOW (Veh/day)	RESERVATION WIDTH (M)	CARRIAGEWAY WIDTH (M)	ROAD PROFILE (M)	CONCRETE FOOTPATH	OTHER CRITERIA / GUIDELINES
A1	Main Entry Road	50	>6,000	32	2 x 6 (with a 7m median)	6.5-6-7-6-6.5	Yes	<ul style="list-style-type: none"> Road provides main access to Wilton Parklands Footpaths on both sides of street Cyclists to be provided off carriageway
A1(b)	Main Entry Road - Extension	50	>6,000	27.5	2 x 6 (with a 2.5m median)	6.5-6-2.5-6-6.5	Yes	<ul style="list-style-type: none"> Road provides main access to Wilton Parklands - with narrower median Footpaths on both sides of street Cyclists to be provided off carriageway
A2	Main Spine Road - Road from spine Road to Broughton Street (Collector Road)	50	6,000	22	11	5.5-11-5.5	Yes	<ul style="list-style-type: none"> Principle circulation road - geometry as per the State Deed Footpaths on both sides of street Cyclists to be provided off carriageway.
A3	Hornby Street Deviation (Minor Collector Road)	50	3,000	19	11	3.5-11-4.5	Yes	<ul style="list-style-type: none"> On street parking provided on both sides of the road Footpath on one side of street Cyclists to be provided off carriageway. Road geometry in excess of that of minor Collector Road as defined by AMCORD
B1	Minor Collector Road	50	3,000	16	8	4.0-8-4.0*	See criteria	<ul style="list-style-type: none"> Apply to standard residential streets serving more than 50 lots Footpath on one side of street Cyclists to be provided on street, or off carriageway as per network to be approved by council Road geometry in excess of that of minor Collector Road as defined by AMCORD
B2	Local Street	40	1,500	15	7	4.0-7-4.0*	See criteria	<ul style="list-style-type: none"> Apply to standard residential streets serving 50 lots or less Footpath on one side of street when

ROAD CATEGORY	ROAD TYPE	DESIGN SPEED (km/hr)	MAX. DAILY FLOW (Veh/day)	RESERVATION WIDTH (M)	CARRIAGEWAY WIDTH (M)	ROAD PROFILE (M)	CONCRETE FOOTPATH	OTHER CRITERIA / GUIDELINES
								catchment to bus route or main pathway/cycleway exceeds 50 lots <ul style="list-style-type: none"> Cyclists to be provided for on street, or off carriageway where shown on Plan No.PML7697 by Deffin Lend Lease, as per network to be approved by Council Road geometry in excess of that of minor Collector Road as defined by AMCORD
C1	Cul-de-sac	25	300	13	6	3.5-6-3.5	No	<ul style="list-style-type: none"> Apply to standard cul-de-sacs Cyclists to be provided for on street, as per network to be approved by Council
D1	Residential Accessway	15	300	11.5	5.5	3.5-5.5-2.5	No	<ul style="list-style-type: none"> Restrict to servicing a maximum of 10 lots Cyclists to be provided for on street, as per network to be approved by Council
D2	Shareway / laneway	15	100	10.5	4	4.0-4.0-2.5	No	<ul style="list-style-type: none"> Restrict to servicing 4 lots with 1 additional parking space per 2 dwellings Cyclists to be provided for on street, as per network to be approved by Council

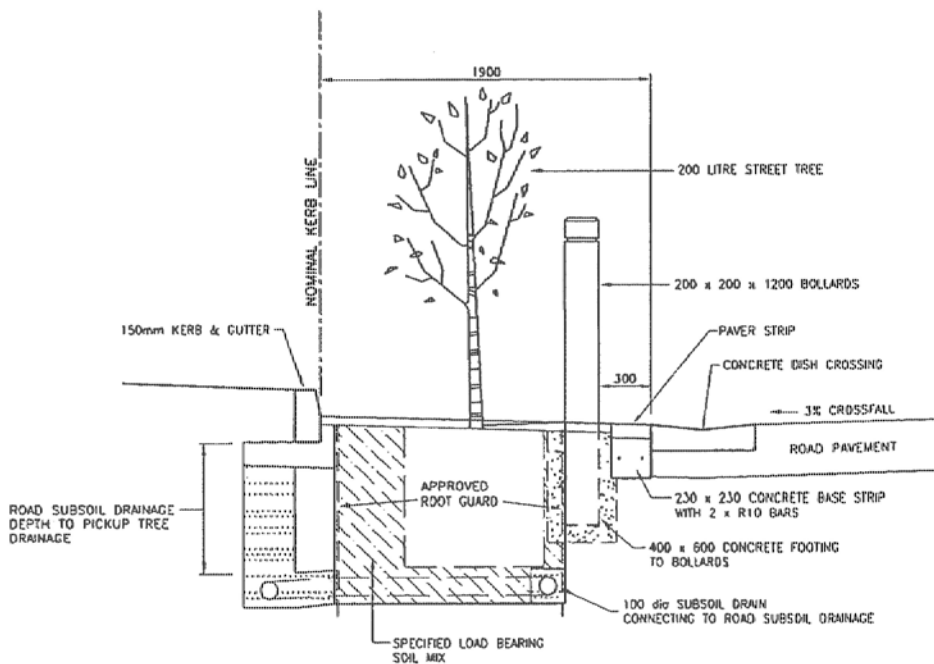
* Where a 2.0 metre wide shareway is located on a B1 or B2 street, the verge width can be varied to override a width of 3.5m one side and 4.5 metres the other side of the road carriageway.

Figure 5 - Street tree planting diagrams



PLAN

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* Species selected for Street Tree Planting must be subject to a detailed Landscape and Maintenance Plan approved by Council.