



**Planning &
Environment**

GROWTH CENTRES

Amending Development Control Plan (No 2) 2015

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Part A

Introduction

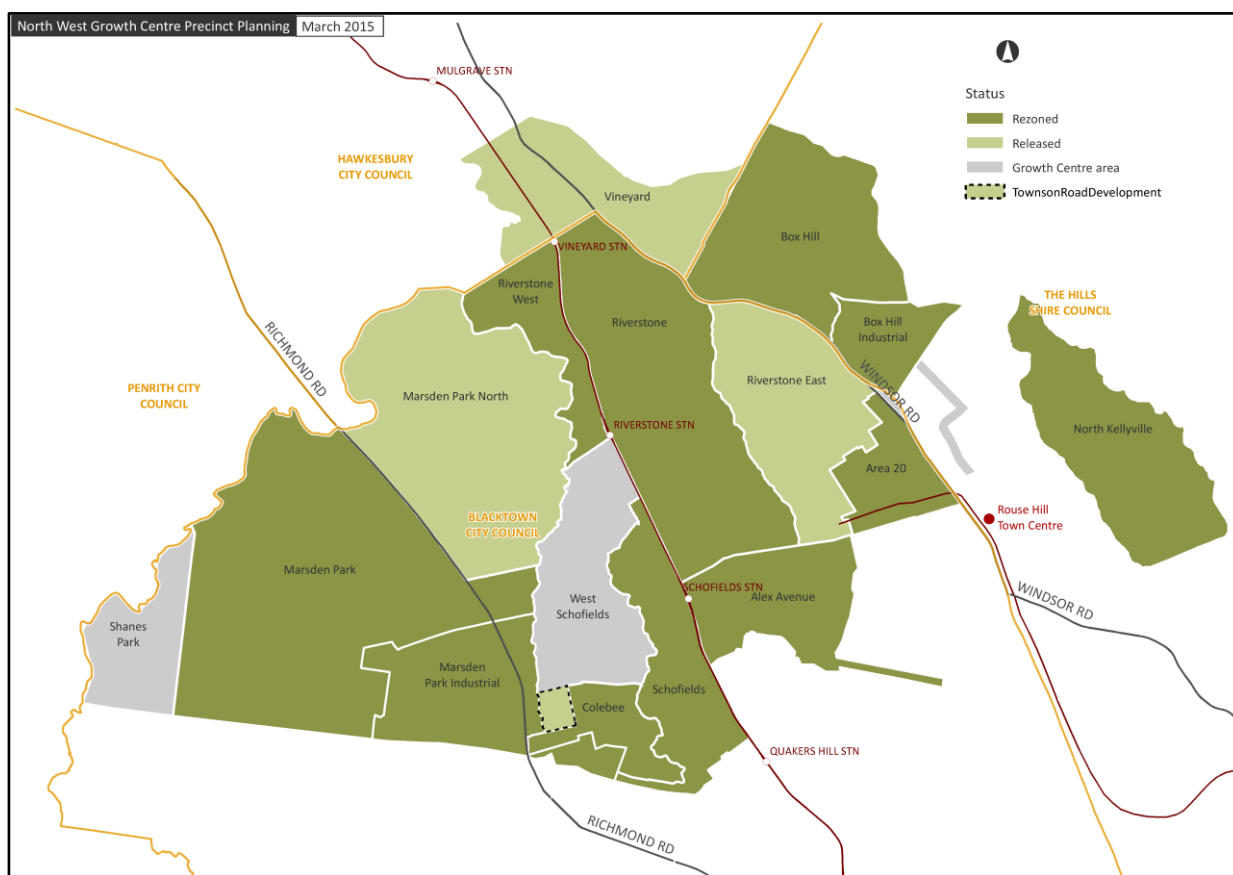
Name and application of this plan

This Development Control Plan (DCP) is the Growth Centre Development Control Plan (also referred to as the DCP). It has been prepared pursuant to the provisions of Section 74D of the *Environmental Planning and Assessment Act 1979*.

This DCP was adopted by the Deputy Secretary, Growth Design and Programs (under delegation from the Secretary) of the Department of Planning & Environment on [insert date when adopted] and came into force on [insert date of commencement].

This DCP applies to Precincts, or parts of Precincts, within the Local Government Areas where precinct planning has been completed, as shown in Figures 1 below.

North West



South West

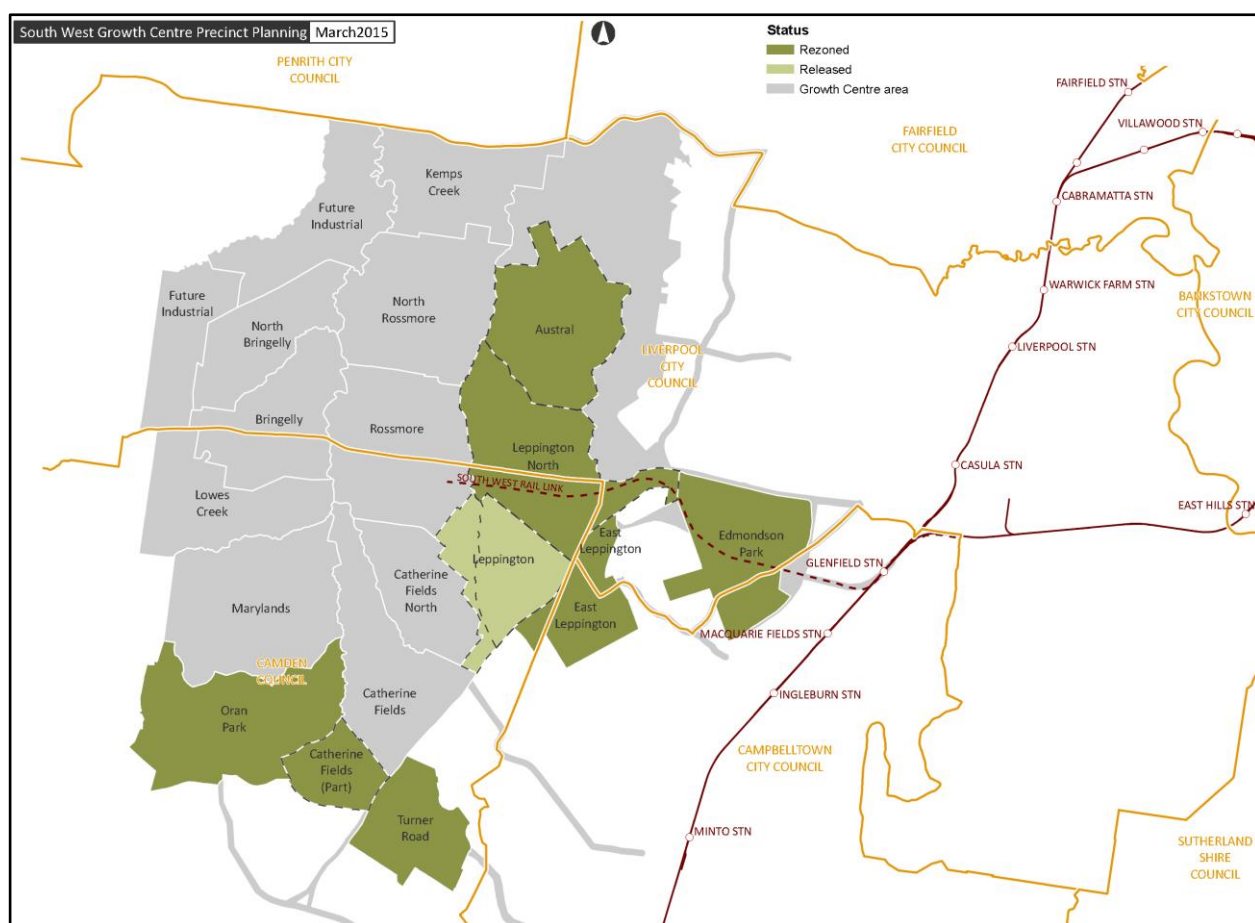


Figure 1: Map of Growth Centres Precinct Planning (May 2015)

This DCP amends the existing controls for Minimum lot sizes for semi-detached dwellings and the lot mix control in the following DCPs:

- North Kellyville DCP 2008
- Blacktown City Council Growth Centres DCP 2010
- Box Hill and Box Hill Industrial Precincts DCP 2013
- Camden Growth Centres DCP 2013
- Campbelltown Growth Centres DCP 2013
- Liverpool Growth Centres DCP 2013
- Oran Park DCP 2007
- Turner Road DCP 2007

Purpose of this plan

The purpose of this DCP is to amend the controls relating to the minimum lot sizes for semi-detached dwellings in the R1 General Residential Zone, R2 Low Density Residential Zone, R3 Medium Density Residential Zone, and R4 High Density Residential Zone, and lot mix control for subdivision of small lots in all residential areas of the Growth Centres.

If a development application has been made before the commencement of this DCP in relation to land to which this DCP applies and the application has not been finally determined before that commencement, the application must be determined as if this DCP had not commenced.

Part B

Neighbourhood and Subdivision Design

This Part of the DCP provides objectives and controls related to residential subdivision design including the residential character, road layout, access to arterial and sub-arterial roads, neighbourhood design and lot layout.

*The controls in this Part should be read in conjunction with the **Residential Development Controls**.*

Amend the following clauses:

Blacktown DCP – 3.1.2 Block and Lot Layout, Control 5
Box Hill and Box Hill Industrial DCP – 3.1.2 Block and Lot Layout, Control 5
Camden DCP – 3.1.2 Block and Lot Layout, Control 5
Campbelltown DCP – 3.2 Block and Lot Layout, Control 5
Liverpool DCP – 3.1.2 Block and Lot Layout, Control 5
Oran Park DCP – 7.3 Block and Lot Layout, Control 5
Turner Road DCP – 7.2 Block and Lot Layout, Control
In the North Kellyville DCP – 3.6.1 Block and Lot Layout, Control 15

1. Residential Density and Subdivision

1.1 Block and Lot Layout

Objectives

No change

Controls

Blocks

No change

Lots

1. Minimum lot sizes for each dwelling type will comply with the minimum lot size provisions permitted by the Sydney Region Growth Centres SEPP, summarised here as
- 2.
- 3.

Table 1, Table 2, Table 3 and Table 4. In certain density bands, variations to some lot sizes may be possible subject to clauses in the Sydney Region Growth Centres SEPP.

Table 1: Minimum lot size by density bands in R1 General Residential Zone

	R1 General Residential	
Minimum Net Residential Target (dwellings/ Ha)	Oran Park and Turner Road	12.5
Dwelling House (base control)	300	300
With Building Envelope Plan	250	240
As Integrated DA	250	240
Location Criteria* (Building Envelope Plan or Integrated)	225	N/A
Studio Dwelling	No minimum lot size as strata development not subject to minimum lot size controls	
Secondary Dwelling	450	450
Dual Occupancy	500	600
Semi Detached Dwelling	300 150	600 300
Attached Dwelling	125	1,500
Multi Dwelling Housing	1,500	1,500
Location criteria*	375	N/A
Manor Homes	Not permissible	Not permissible
Residential Flat Buildings	1,000	4,000
Applies to:	Oran Park Turner Road	North Kellyville

* On land zoned R1 General Residential, the minimum development lot size for the purposes of:

- i. a dwelling house can be varied to 225m²; and
 - ii. multi dwelling housing can be varied to 375m²,
- in places that satisfy one of the following locational criteria:

- a) adjoining land set aside for open space or recreation or is separated from that land only by a public road;
- b) adjoining land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use or land that is separated from land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or is separated from that land only by a public road;
- c) land is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and the lot and adjoining land that is set aside for drainage or educational purposes, or is separated from that land only by a public road.

Table 2: Minimum lot size by density bands in R2 Low Density Residential Zone

	R2 Low Density Residential							
Minimum Net Residential Target (dwellings/ Ha)	Marsden Park Industrial	10	11	12.5	15	20	25	30
Dwelling House (base control)	300	360	360	300	300	300	300	300
With Building Envelope Plan	250	360	360	300	250	225	225	225
As Integrated DA	250	360	360	300	250	200	125	125
Location Criteria (Building Envelope Plan or Integrated)	225	N/A	N/A	N/A	225	N/A	N/A	N/A
Studio Dwelling	No minimum lot size as strata development not subject to minimum lot size controls							
Secondary Dwelling	450	450	450	450	450	450	450	450
Dual Occupancy	500	600	600	600	500	500	400	300
Semi Detached Dwelling	300 200	600 300	600 300	600 300	300 200	300 150	250 125	250 125
Attached Dwelling	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	375	375	375
Location criteria*	1,500	N/A	N/A	N/A	1,500	N/A	N/A	N/A
Multi Dwelling Housing	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	1,500	375	375
Location criteria**	1,500	N/A	N/A	N/A	1,500	N/A	N/A	N/A
Manor Homes	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	600	600	600
Residential Flat Buildings	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible
DCP control applies to:	Blacktown (Marsden Park Industrial)	North Kellyville Liverpool	Blacktown (Marsden Park)	Alex Avenue and Riverstone	Alex Avenue and Riverstone Area 20 Liverpool Camden Campbelltown The Hills	Alex Avenue and Riverstone Area 20 Liverpool Camden	Schofields Liverpool	Schofields

* On land zoned R2 Low Density Residential, the minimum development lot size for the purposes of:

- i. a dwelling house can be varied to 225m²; and
- ii. multi dwelling housing can be varied to 375m², in places that satisfy one of the following locational criteria:

- a) adjoining land set aside for open space or recreation or is separated from that land only by a public road;
- b) adjoining land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use or land that is separated from land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or is separated from that land only by a public road;
- c) land is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and the lot and adjoining land that is set aside for drainage or educational purposes, or is separated from that land only by a public road.

** On land zoned R2 Low Density Residential with a dwelling density of 15 dwellings per hectare, attached dwellings and multi dwelling housing are permissible in places that satisfy one of the following locational criteria:

- a) adjoining land set aside for open space or recreation or is separated from that land only by a public road;
- b) adjoining land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use or land that is separated from land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or is separated from that land only by a public road;
- c) land is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and the lot and adjoining land that is set aside for drainage or educational purposes, or is separated from that land only by a public road.

Table 3: Minimum lot size by density bands in R3 Medium Density Residential Zone

R3 Medium Density Residential								
Minimum Net Residential Target (dwellings/Ha)	Oran Park and Turner Road	Marsden Park Industrial	18	20	25	35	40	45
Dwelling House (base control)	300	300	300	300	300	300	300	300
With Building Envelope Plan	225	225	225	225	225	225	225	225
As Integrated DA	125	125	225	200	125	125	125	125
Studio Dwelling	No minimum lot size as strata development not subject to minimum lot size controls							
Secondary Dwelling	In principle lot	In principle lot	450	In principle lot	In principle lot	In principle lot	In principle lot	In principle lot
Dual Occupancy	500	500	500	500	400	300	250	250
Semi Detached Dwelling	300 150	300 150	300 150	300 150	250 125	250 125	250 125	250 125
Attached Dwelling	125	1,500	1,500	375	375	375	375	375
Multi Dwelling Housing	375	1,500	1,500	1,500	375	375	375	375
Manor Homes	600	600	Not permissible	600	600	600	600	600
Residential Flat Buildings	1,000	2,000	Not permissible	2,000	2,000	1,000	1,000	1,000
Applies to:	Oran Park Turner Road	Marsden Park Industrial	Box Hill	North Kellyville	Alex Avenue and Riverstone Area 20 Liverpool Camden Campbelltown	Marsden Park	Alex Avenue and Riverstone Schofields	Alex Avenue and Riverstone Area 20

Table 4: Minimum lot size by density bands in R4 High Density Residential Zone

	R4 High Density Residential
Minimum Net Residential Target (dwellings/Ha)	30
Dwelling House (base control)	300
With Building Envelope Plan	225
As Integrated DA	125
Location Criteria (Building Envelope Plan or Integrated)	225
Studio Dwelling	No minimum lot size as strata development not subject to minimum lot size controls
Secondary Dwelling	In principle lot
Dual Occupancy	300
Semi Detached Dwelling	250 125
Attached Dwelling	375
Location criteria*	N/A
Multi Dwelling Housing	375
Manor Homes	600
Residential Flat Buildings	1,000
Applies to:	Box Hill

North Kellyville DCP – 3.6.1 Block and Lot Layout, Control 18
 Blacktown DCP – 3.1.2 Block and Lot Layout, Control 8
 Box Hill and Box Hill Industrial DCP – 3.1.2 Block and Lot Layout, Control 8
 Camden DCP – 3.1.2 Block and Lot Layout, Control 8
 Campbelltown DCP – 3.2 Block and Lot Layout, Control 8
 Liverpool DCP – 3.1.2 Block and Lot Layout, Control 8
 Oran Park DCP – 7.3 Block and Lot Layout, Control 8
 Turner Road DCP – 7.2 Block and Lot Layout, Control 4

In density bands $\leq 20dw/Ha$ no more than 40% of the total residential lots proposed in a subdivision development application in a street block may be of the same lot type have a frontage of less than 10m wide. For the purposes of this control, a lot type is primarily determined by lot frontage, but other variables that may be considered are access and configuration. Lot width categories are determined by a range of plus or minus 1.0m. For example, lots between 9.0m and 11.0m are classified as the one type of lot for the purposes of this control. Every DA for subdivision must be accompanied by a Lot Mix table showing the lot types, number and percentage of the overall total. Lots subdivided using Subdivision Approval Pathways B1 or B2 (Integrated Housing) for attached or abutting dwellings are exempt from this control.