

Draft Camden Housing Diversity Guide

for the South West Growth Area

Camden Council acknowledges that Camden Local Government Area (LGA) is situated on the sacred Traditional Lands and Waterways of the Dharawal Peoples. We also recognise surrounding Dharug and Gundungurra people that may have connections to these lands. We pay our respects to Elders from the past, present, and emerging, and to all Aboriginal and Torres Strait Islander Peoples on these lands and celebrate the continuing contribution of the Aboriginal community to the life of Camden LGA.



Draft Camden Housing Diversity Guide for the South West Growth Area

Published 2026

Acknowledgements

Council acknowledges the contributions of Ethos Urban in developing the *Camden Housing Diversity Guide for the South West Growth Area*.

We also extend appreciation to all contributors that participated in our preliminary stakeholder engagement.

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Executive Summary

Significant residential growth is projected for the Camden Local Government Area (LGA) over the next 20 years.

Like many other areas across Sydney, Camden's population is not only growing, it is also becoming more diverse and changing in its housing needs.

Most of the new housing for Camden's growing and changing population will be delivered in the South West Growth Area. Future greenfield precincts provide a unique opportunity to plan for a greater diversity of homes from the outset. That is why this Guide focuses on encouraging a greater mix of low and mid-rise housing types in our greenfield precincts in the short-term.

Currently, 93% of Camden LGA's housing supply is detached housing³. While townhomes, terraces and apartments are increasingly being delivered, dominance of detached housing and a lack of diversity can make it more difficult for people to access housing that suits their needs, budget and enable households to remain living in the same neighborhood despite changes to their circumstances.

Increasing housing choice to address this is a key priority of the *Camden Local Housing Strategy (LHS)* and *The Sydney Plan*. A greater mix of dwelling types placed in the right locations will cater for different demographics, family units, income ranges and lifestyles; and ensure denser housing is strategically located in areas of amenity to activate town centres.



This Guide has been developed to assist Council, developers and builders to plan and deliver future greenfield neighbourhoods that offer greater housing diversity, at the precinct, subdivision and individual lot scale.

Housing diversity is about more than building different types of houses. While lot sizes, dwelling types, bedroom numbers and yard sizes all contribute to diversity, successful neighbourhoods also rely on good access to open space, tree canopy, infrastructure and walkable environments. The Guide also includes planning principles to help create healthy, connected and resilient communities.

-
- 1 Camden Profile ID
 - 2 Camden Local Housing Strategy, 2021
 - 3 Sydney Plan, 2026



1. Setting the Scene

1.1 Purpose of the Guide

The Camden Housing Diversity Guide for the South West Growth Area (the Guide) has been prepared to assist Council, developers and builders to plan and deliver future greenfield neighbourhoods that offer greater housing diversity. The Guide responds directly to actions in the Camden Local Housing Strategy 2021.

The Guide encourages consideration of housing diversity at the precinct, subdivision and individual lot scales through a series of planning principles and clear expectations for future development.

The Guide describes planning framework approaches to facilitate a range of low and medium density residential development types.

It provides technical guidance on:

1. Locational requirements for different levels of density (i.e. access to social infrastructure and open space, walkable catchments, access to retail and employment and transport networks).
2. Implementation of residential density ranges, including guidance on lot sizes and dwelling diversity, built form and housing types.
3. Principles for precinct planning and actions to assist the delivery of medium density development.

1.2 Where does the Guide apply?

The Guide applies to Camden's South West Growth Area (SWGGA) as shown in **Figure 1**. This area includes the Oran Park, Turner Road and Camden Growth Centre Precincts.

Some of these precincts have already been rezoned and construction of housing is well-underway. Others will be master planned in the future.

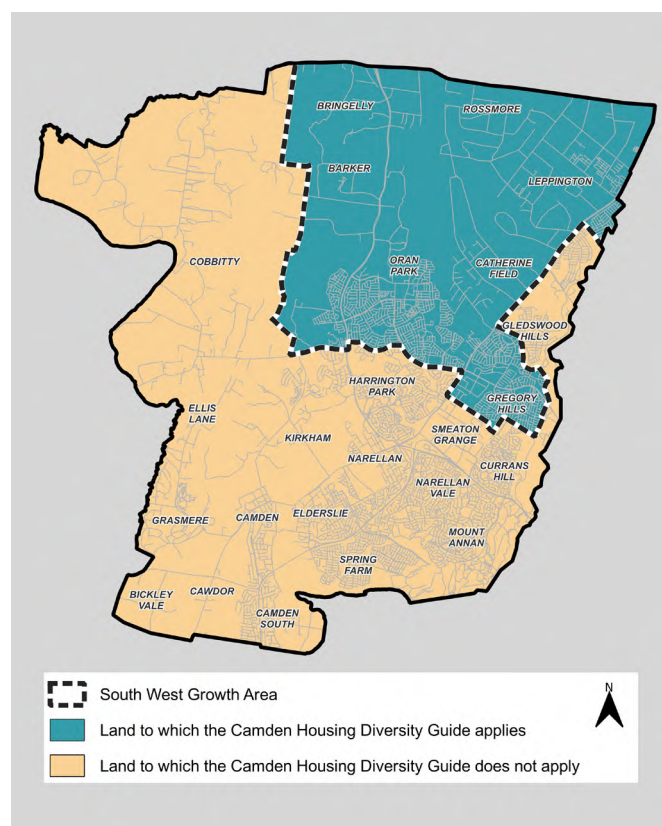


Figure 1. Land to which the Camden Housing Diversity Guide applies

Relationship with the NSW Government's Low and Mid-Rise Housing Policy and The Sydney Plan

The NSW Government is encouraging councils, developers and builders to increase housing choice for communities across the Sydney region. Filling the gap between detached housing and mid to higher density housing is a key focus. The NSW Government's housing diversity objective is supported by the *NSW Pattern Book* and Low and Mid-Rise (LMR) Diversity Code.

The Stage 2 of the *NSW Government's Low and Mid-Rise Housing Policy* came into effect on 28 February 2025. The LMR Policy introduces non-discretionary development standards to encourage more dual occupancies, terraces, townhouses, apartments and shop top housing to be built within nominated locations across NSW. In the Camden LGA, these non-discretionary standards apply to certain land in the Camden and Narellan town centres only. More information about the LMR reforms is available on the NSW Government website, or in Chapter 6 of the *State Environmental Planning Policy (Housing) 2021*.

The Sydney Plan, released by the NSW Government in August 2026, also encourages councils to provide a greater mix of diverse housing for their communities at LMR sites and within the growth area. *The Sydney Plan* suggests that "Council should help facilitate greater greenfield diversity by encouraging different low-rise housing types and smaller lot sizes for terraces, town houses and semi-detached housing."

1.3 How to use the Camden Housing Diversity Guide?

This Guide specifically focuses on low-rise housing types, as shown in **Figure 2**. Low rise housing is between 1-2 storeys, whereas mid-rise housing is generally 3-6 storey apartment buildings.

It has been prepared for:

Developers: A tool and resource for developers and landowners to use during the early stages of preparing precinct and subdivision plans – we want housing diversity outcomes to be a key consideration early in the development process.

Community: Establishes Council’s expectations for a diverse mix of lot sizes to be provided within future neighbourhoods to allow for different types and scales of housing to be built for our community.

Planners: Assist planners to assess a proposal’s consistency against Camden’s Local Strategic Planning Statement (LSPS) – Priority L1: Provide housing choice and affordability for Camden’s growing and changing community and Local Housing Strategy (LHS) – Priority 4: Increasing Housing choice and diversity.

Have an innovative solution to deliver greater housing diversity?

We acknowledge that developers and builders have feasibility and financial considerations that inform their decision-making when preparing precinct plans and development applications. Different parcels of land can also have unique constraints and challenges that may influence development opportunities.

While the guide provides a framework and examples of preferred approaches, Council recognises that alternative solutions may be more appropriate where they achieve equal or better housing diversity outcomes and align with the principles of the Guide.

To support innovative approaches and provide greater certainty early in the planning process, applicants should utilise Council’s planning proposal pre-lodgement service to obtain advice when considering alternative approaches.



Figure 2. Housing types included within the Camden Housing Diversity Guide.

Source: Maitland City Council and NSW Department of Planning, Housing and Infrastructure, modified by Camden Council

Figure 3 outlines how this Guide should be used by developers, landowners and builders to inform future precinct and subdivision plans.

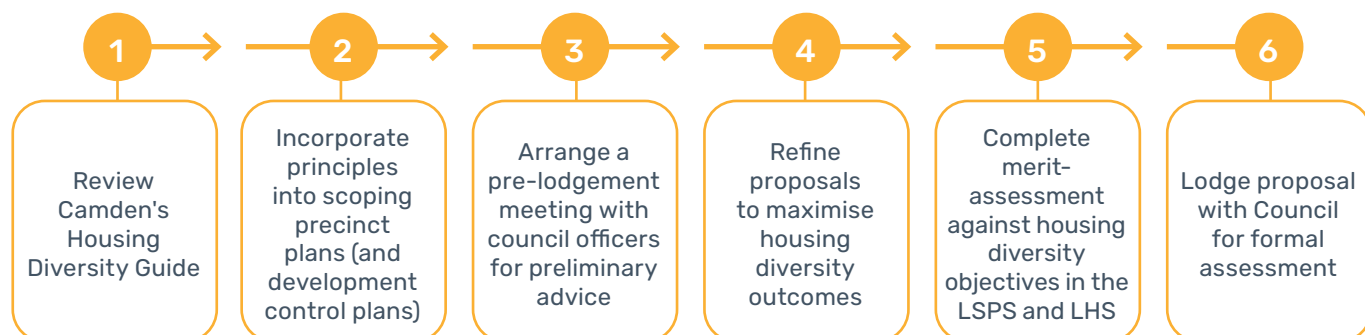


Figure 3. How to consider the guide in preparing a Planning Proposal.

1.4 Strategic and demographic context

The Camden LGA covers a total land area of 206 square kilometers and is bounded by Liverpool City Council in the north, Campbelltown City Council in the east, and Wollondilly Shire Council in the south and west.

Growing and changing population

The Camden LGA is a rapidly growing area. The population is forecast to grow to 257,000 people by 2046¹, with an estimated demand of 49,625 additional dwellings between 2015/16 and 2035/36 (20 years)².

Like many other areas across Sydney, Camden's population is not only growing, it's changing. Camden is experiencing an increase in families with young children with 1 in 3 residents now aged under 18. Our population is also ageing with more older people aged over 65. We also have more culturally diverse residents living in the community who have moved to Camden LGA from overseas rather than a neighbouring LGA³.

The Australian Bureau of Statistics identifies that between 2020 and 2024 average earnings in NSW rose by 17%, while the average sale price of houses and the median rental prices in the Camden area increased by 46% and 40% respectively. This affordability crisis has disproportionately impacted different parts of the community, with culturally and linguistically diverse communities, First Nations people, people living with disability, young people and women greatly impacted.

Compared to other Western Sydney councils, Camden is forecast to experience the largest proportionate increase in the number of households needing rental assistance by 2041⁴. Housing diversity can help to address housing affordability issues and ensure neighbourhoods provide for changing demographics, lifestyles, income ranges and life stages.

Housing diversity demand drivers

Cost of living pressures and increases in rates of rent and mortgage stress are contributing to the increased demand for more diverse housing locally. Access to housing and liveable and well-designed built environments can have positive health and wellbeing impacts⁵.

Housing demand will be increasingly shaped by new and existing residents, some of which prefer smaller more compact forms of housing in areas of high amenity.

The LHS identifies that the demand for smaller housing will be driven by a range of factors:

- An ageing population and households seeking opportunities to downsize.
- An increase in households comprised of young workers without children.
- Changing family household structures.
- Increased amenity and connectivity.
- Affordability pressures.

Whilst there is a demand for smaller compact housing, it is acknowledged, other households may desire larger lots that can accommodate housing for multi-generational living.

Why focus on Camden's growth area precincts?

The NSW Department of Planning, Housing and Infrastructure (DPHI) has identified the SWGA, which occupies a significant portion of the Camden LGA, for urban development. The SWGA is divided into precincts, which are at different stages of development.

Residential neighbourhoods within the growth area have predominantly featured detached houses, contributing to a lack of diversity. Approximately 7% of housing in Camden LGA is an attached product such as townhomes, terraces and apartments.

Precincts yet to be rezoned in the SWGA will collectively provide most of the pipeline of new housing supply in the Camden area to accommodate the projected population growth over the coming decades. As the SWGA continues to develop, new centres and infrastructure (particularly transport and green infrastructure like parks, stormwater and conservation areas) will be delivered to provide a diversity of job and housing opportunities to support future residents.

What do we mean by 'high amenity' areas?

High amenity areas are typically characterised as being within walking distance of shops, cafes and dining, jobs, public transport, social and health services, schools, open spaces, and recreation and leisure opportunities. Well located homes around supporting amenity is important to meet people's everyday needs and reduce car dependency.

As Camden's population increases, and more smaller forms of housing (e.g. apartments, terraces and townhomes) are built, increased investment in the public domain becomes more important. It is crucial that population and density growth is matched by high amenity areas from the time people move in⁶.

1 Camden Profile Id
2 Camden Local Housing Strategy, 2021
3 Camden Profile, Id
4 SGS Economics & Planning, Evidence base for Western Sydney RARHCS, 2023
5 NSW Health, Higher Density Living for Families with Children, 2024
6 NSW Committee for Sydney, 2024

1.5 Who benefits from diverse housing?

Diverse housing options are needed by many people. Increased housing choice benefits households wanting to live near work, public transport, schools, town centres and open spaces, as well as specific demographic groups.

Assumptions about the housing needs of different demographic groups within, and moving into, the Camden community are illustrated in **Table 1**.



“A society is made of different people, with different needs, different means, and different dreams”

(Sim, D., 2019)





KEY WORKER

I am a shift worker. I would like to live in a house that is small, affordable, low-maintenance and close to where I work to reduce my commute times.



STUDENT/APPRENTICE

I don't have a lot of money while I am studying full-time. Neither do a lot of my friends who are on apprentice wages. I want to move somewhere small and affordable that is conveniently located to jobs, public transport and places to meet up with friends and family.



FIRST HOME BUYER

I would like a house which I can use as a steppingstone into the property market. I need something that is small and affordable, but can easily be renovated or changed so we do not have to move if we decide to grow our family, and our needs change.



COUPLE WITH NO CHILDREN

I would like a smaller house, maybe with 1-2 spare bedrooms for when family and friends visit. We rely upon public transport to get to work and enjoy eating out. I want to live in an area close to a town centre, public transport and with lots of leisure and recreation activities.



FAMILIES WITH CHILDREN

My partner and I are looking for a family home to raise our young children. We want a house that is close to good schools, parks and services such as sporting facilities and libraries. We are impacted by cost-of-living pressures and would like a home that is affordable, has a backyard or communal areas for our kids to play, and is big enough in case we decide to extend our family in the future.



SINGLE INCOME FAMILIES

I recently separated from my partner. It is important to me that I stay living in the same community to be close to my kids. I need something that has enough space for me and my kids with opportunities for them to play inside and outdoors but it is still affordable as I am now a single-income household.



EMPTY NESTER/RETIREE

I have lived in Camden for a long time. I have lots of family and friends nearby. I no longer need a big house or a large garden. I would like to sell my family home, and purchase something smaller. I need something easy to maintain, no stairs, well-connected to public transport and services, and close to recreational areas so I can keep healthy, connected, and live independently for as long as I am able.



MIGRANT FAMILIES

I have just arrived in Australia. I want an affordable house in a location that allows me to feel settled and part of the community. I have migrated to Australia with my family, parents and my siblings' family. I need something that has lots of bedrooms that allows us to live together.



MULTI-GENERATIONAL HOUSEHOLDS

My parents are ageing, and I would like them to move in with me so that I can care for them. My children and grandchildren also live with me. I need a large house with lots of bedrooms and a granny flat so that we can all live together.

Table 1. Assumptions about different demographic group housing needs

HOUSEHOLD OCCUPIERS	NO. BEDS	SINGLE DWELLING	SINGLE DWELLING + SECONDARY DWELLING	STUDIO	SECONDARY DWELLING	DUAL OCCUPANCY	TERRACE	TOWN-HOUSE	APARTMENT UNIT	MANOR HOUSE UNIT
KEY WORKER	1-4 BED	✓		✓	✓	✓	✓	✓	✓	
STUDENT/ APPRENTICE	1-2 BED			✓	✓				✓	✓
FIRST HOME BUYER	2-3 BED	✓				✓	✓	✓	✓	
COUPLES WITH NO CHILDREN	2-3 BED	✓			✓	✓	✓	✓	✓	
FAMILIES WITH CHILDREN	3-5+ BED	✓	✓			✓	✓	✓	✓	
SINGLE INCOME FAMILIES	2-3 BED	✓			✓	✓	✓	✓	✓	✓
MIGRANT FAMILIES	3-5 BED	✓	✓			✓	✓	✓	✓	✓
MULTI GENERATIONAL FAMILIES	5+ BED	✓	✓			✓				✓
EMPTY NESTERS/ RETIREEES	1-2 BED				✓				✓	✓

2. Informing the Guide

2.1 Camden Housing Density and Diversity Analysis Report

The *Camden Housing Density and Diversity Analysis* Report (the Analysis) provides the evidence base for this Guide.

The Analysis reviewed the delivery of medium and high-density housing under the current planning framework and the uptake of planned housing capacity in areas of high amenity and accessibility.

Table 2 outlines the success of the current planning framework in achieved housing diversity outcomes. A snapshot of the key findings is presented in the infographics on the next page.

Table 2. Current planning provisions impact on housing diversity

What has worked	What has not
Residential density ranges and sub-precinct dwelling targets have been effective at delivering the intended number of houses in a specific area.	Flexible residential land use zones such as Zone R1 General Residential coupled with applied density ranges has not always regulated housing being placed in the right location, with detached housing built within walking distances to town centres and areas with high amenity and attached multi-dwelling housing placed in locations without supporting infrastructure.
Lot diversity within a development block is being achieved, however, varying degrees of success at a precinct-scale.	Existing planning provisions that allow attached multi-dwelling housing in Zone R2 Low Density Residential based on demonstrated compliance with locational criteria have not been taken up by developers and builders with single detached dwellings being built instead.
More terraces, townhomes and apartments have been constructed locally, particularly in Oran Park Precinct. This is likely to reflect the Oran Park Precinct being in the later stages of development.	General trend towards building detached housing on small lots originally envisioned for terraces and townhomes.

THE HOUSING DENSITY AND DIVERSITY ANALYSIS REPORT

SUMMARY OF KEY FINDINGS

CURRENT TRENDS

Detached/attached housing split
Detached dwellings make up **93%** of all dwelling stock.



Location of denser housing

Some denser forms of housing are being built close to:

- Services
- Open space

Note: Oran Park was an outlier, with more density and diversity delivered close to the centre and local schools.

Number of dwellings in an area (density range)



Density range and targets are achieving their intended purpose for controlling the number of dwellings in an area

Note: Density is aligned to density bands and targets

Lot and dwelling mix trends



In recent years, the proportion of attached and multi-dwelling housing is increasing.



More small lot dwelling houses.



Less larger lot dwellings.



Lot diversity being achieved within development blocks.



Varying mix of lot sizes being delivered across the precincts.

CHANGING THE DIAL TARGETS

80% detached housing/20% attached housing across Camden

Opportunities to increase density and diversity in areas close to centres and schools



Offer a mix of lot sizes and housing in the appropriate location within each density range

No more than 30% of the same lot type within a street block and more larger lots that can be multi-generational living. While lot diversity is being achieved, provide increased diversity of types being delivered



3. Defining Housing Diversity and Density

3.1 Housing diversity

Housing diversity refers to the range of housing types and sizes in a development or neighbourhood. A diverse neighbourhood comprises different dwelling types and sizes, which is achieved by offering a wide range of lot sizes, permitting a variety of dwelling types (and tenures) and promoting an array of building forms.

The types addressed in this Guide are:

Low-rise housing (up to 2 storey)

- Dwelling houses including detached, zero lot line and abutting;
- Secondary dwellings and studios;
- Dual occupancies;
- Multi-dwelling housing including:
 - Terraces;
 - Landscape terraces;
 - Manor houses; and
 - Low-rise residential flat buildings.

Mid-rise housing (3-6 storey)

- Shop-top housing; and
- Mid-rise residential flat buildings.

3.2 Housing density

Housing density refers to the concentration or the number of dwellings to the land area they occupy. The same density to land ratio can be achieved in different ways. Higher densities don't always equal taller buildings. While density can be an indicator of built form intensity, there are a range of other factors that also contribute to this such as the width of lot frontages, site coverage, setbacks, street design, trees, landscaping and topography¹

The *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP)* typically prescribes dwelling density ranges in specific locations that respond to its accessibility to centres, services and amenity – more intensity around centres or fronting green spaces (e.g. parks and drainage channels) to activate these spaces and create a hub of activities, and less intensity in quieter areas and streets that are located further away. A mix of lot sizes and housing types mix can be achieved when varied density range targets are applied within a precinct.

Calculating net residential density

The **Net Developable Area (NDA)** refers to the land occupied by the development including internal streets and half the width of any adjoining access roads that provide vehicular access but excluding land that is not zoned for residential purposes.

Net residential density is calculated by dividing the NDA in hectares by the proposed number of dwellings. An example of how this is applied is provided in **Figure 4**.

Figure 4. Example for calculating net residential density of a subdivision application

Source: Ethos Urban



4. Housing Diversity Planning Principles

4.1 Principles For Precinct Planning



Principle 1

Support the creation of healthy and connected communities that are better placed



Principle 2

Coordinate housing growth with infrastructure delivery



Principle 3

Increase housing choice to match the community's changing needs and preferences



Principle 4

Strategically locate density to activate centres, promote walkability and encourage diversity



Principle 5

Design neighbourhoods to enhance amenity and promote diversity of lot sizes and housing types



Principle 6

Prioritise high quality open space



Principle 7

Increase urban tree canopy to contribute to Camden's 40% canopy target

The principles outlined below have been developed in response to the findings of the Analysis and the need to increase housing diversity locally. These Principles are to be used as an assessment tool by planners during the pre-lodgement and formal planning proposal assessment stages. They will assist planners to determine a proposal's consistency with the LSPS and LHS

Principle 1

Support the creation of healthy and connected communities that are better placed

Indicator: Density is located close to key local attractors and neighbourhoods are designed to be walkable and supported by public and active transport networks.

Planning new precincts should prioritise connections to key local amenities and services, including public open space, shops, public transport and community infrastructure. This will ensure residents can access these opportunities within a walking distance or 30 minutes on public transport from their homes. The proximity of new homes to these local amenities and services is to be consistent with the benchmarks for distance to open space contained within the Guide to the *South West Growth Area and Updated Structure Plan*¹, specifically:

Table 3. Benchmarks distance to open space

Density	Accessibility
High-density areas	<ul style="list-style-type: none"> 100% of residents are within 200m walking distance to a local park Proximity to centres: <ul style="list-style-type: none"> Within 400m of a local or town centre Within 600m of a retail centre
Medium density areas	<ul style="list-style-type: none"> Within 1,200m of a centre; and 400m walking distance to a local park; or Fronting or adjacent to riparian and corridors and community infrastructure
Low density areas	<ul style="list-style-type: none"> 80% of residents are within 400m walking distance to a local park 100% of residents are within 500m walking distance to a local park

Neighbourhood Design

In line with the *Greater Sydney Future Transport Strategy*² and the *NSW Movement and Place Framework*³, as shown in **Figure 5**. The planning of new precincts should embed the concept of thriving 15-minute neighbourhoods.

Thriving 15-minute neighbourhoods feature:

- local shops
- public and active transport
- facilities and infrastructure easily accessible by walking or cycling
- tree canopy cover and shade
- quality public spaces
- well-designed roads and pathways with safe speeds
- concentration of activities and uses that bring people onto streets and to key activity nodes

People should be able to walk and cycle everywhere in a precinct with active transport infrastructure on the priority walking and cycling corridors that form the main street network.

The 15-minute neighbourhoods concept seeks to support local communities and healthy lifestyles by prioritising place making, walking, cycling, micro mobility and last mile freight to enable 15-minute access to connected local transport networks, precincts and local destinations. More dense and diverse housing, located close to key local attractors, is a key part of implementing local neighbourhoods that are accessible, resilient and socially and economically sustainable. More diverse communities living in a range of housing types and sizes will encourage better social interaction and cohesion, make better use of infrastructure, and contribute to the viability of businesses. Closer local services and facilities, and availability of alternative transport will also reduce car use for local trips.

Figure 5. Principle 5 of Movement and Place Framework - Enable connected, direct and comfortable walking and cycling movements



Source: Movement and Place Framework, Transport for NSW. [Digital link here](#).

¹ Department of Planning and Environment 2022. Guide to the South West Growth Area and Updated Structure Plan. [Digital link here](#)

² Transport for NSW, Future Transport Strategy 2022. [Digital link here](#)

³ Transport for NSW, Movement and Place Framework. [Digital link here](#)

Principle 2

Coordinate housing growth with infrastructure delivery

Indicator: Supporting infrastructure including social infrastructure is available when residents move into new homes.

The funding and delivery of infrastructure is an essential part of planning for new communities. Providing the correct infrastructure in the right locations and at the right time is crucial to support new housing, enabling infrastructure, public open space, roads, cycleways and shared paths. When planning new greenfield developments, the delivery of infrastructure should be coordinated and sequenced in a manner that is aligned with housing delivery and incremental growth. The early delivery of enabling infrastructure will assist in the delivery of diverse housing in precincts.

Several mechanisms can be used to fund and deliver local infrastructure, such as Council's section 7.11 & 7.12 Contributions Plans, Planning Agreements, and Work in Kind Agreements. The delivery of infrastructure with or ahead of approval of new housing is a determinant of housing density and diversity outcomes. In precincts where parks, shops and other amenities are delivered later, planned housing diversity often is not realised, with dwelling houses on small lots continuing to dominate.

Principle 3

Increase housing choice to match the community's changing needs and preferences

Indicator: Each precinct provides a range of housing types and sizes to support diverse communities

Housing needs to be planned in a way that meets the varied and changing needs of people throughout their lives, in areas where residents can access public transport, public open space and services such as established local and neighbourhood centres.

The framework for housing and lot size diversity will be subject to changes in demand and market acceptance. It is crucial the precinct planning process does not lock in or limit the capability of housing at this early stage.

New precincts design principles should:

1. Set lot sizes to encourage smaller and more compact dwellings fronting or near public open space, local and neighbourhood centres, schools and community infrastructure.
2. Apply a minimum percentage of lots being a larger lot type (>450sqm) in lower dwelling density areas (10-15 dw/Ha areas)
3. Disperse different lot sizes to create streetscape variety and avoid large concentrations of similar housing types in any one area.
4. Allow repetition of lot sizes and types within superlots for terrace style housing, for example adjacent to open space.
5. Encourage higher density range for well-located areas.

In addition to encouraging a variety of dwelling types within a precinct, planning frameworks for future precincts should also seek to include a mix of dwelling sizes. A mix of dwelling sizes is an important component of housing diversity outcomes, as different sizes can cater to diverse needs and space requirements. Providing both small and large dwelling sizes allows people the opportunity to relocate within their local area and stay connected to community services, friends and family. This is particularly the case for older people who may be looking to downsize but have the preference to stay within the area close to family; a smaller sized dwelling would cater for this need.

To further increase diversity of dwelling sizes, the size of dwellings should correlate with the lot size.

There are two mechanisms that can be used to control the size of dwelling. The first is through specifying the maximum site coverage a new dwelling can occupy on the lot, and the second is to specify the maximum number of bedrooms a new dwelling can propose on specified size lots.

Using either of these mechanisms will ensure there is more diversity in the size of dwellings, and provide certainty that dwelling size corresponds with the size of lots.



Principle 4

Strategically locate density to activate centres, promote walkability and encourage diversity

Indicator: New precincts locate density to encourage people to visit centres.

When planning new precincts, a general principle that should be implemented to ensure good density outcomes is locating the highest densities close to where residents can access public transport, open space and services, with density decreasing as the distance increases.

It is important to note dwelling density has an interdependent relationship with dwelling diversity. Therefore, density targets and bands should not be applied as blanket controls across whole precincts, it results in the delivery of a homogenous dwelling type and size rather than variety. Additionally, subdivisions should seek to efficiently utilise land to achieve dwelling targets, whilst ensuring a mix of lot sizes and dwelling types are dispersed across the precinct.

It is recommended that minimum numbers (or percentage) of dwelling types and lot sizes are applied for each dwelling target band to ensure a mix of lot sizes and dwelling types. Density should also be planned to strategically activate centres. Page 24 illustrates the expectation for dwelling types close to activity, local and neighbourhood centres.

To assist in the application of dwelling density targets and ranges for a new precinct, **Table 4** below outlines the dwelling density ranges that should be applied and the typical characteristics. Example ground diagrams of the dwelling types and density are also shown in **Figures 6 to Figure 8**.

Figure 6. Example figure ground diagram – 10-20 dwellings per hectare

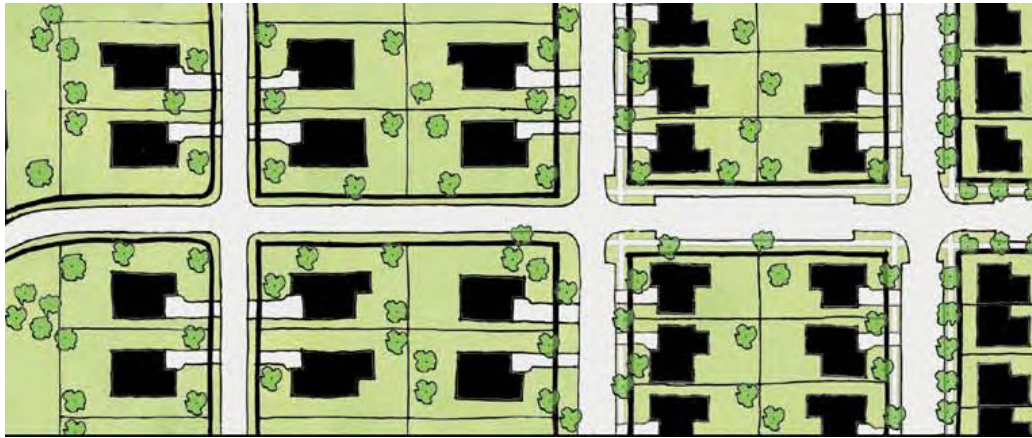


Figure 7. Example figure ground diagram – 20-25 dwellings per hectare

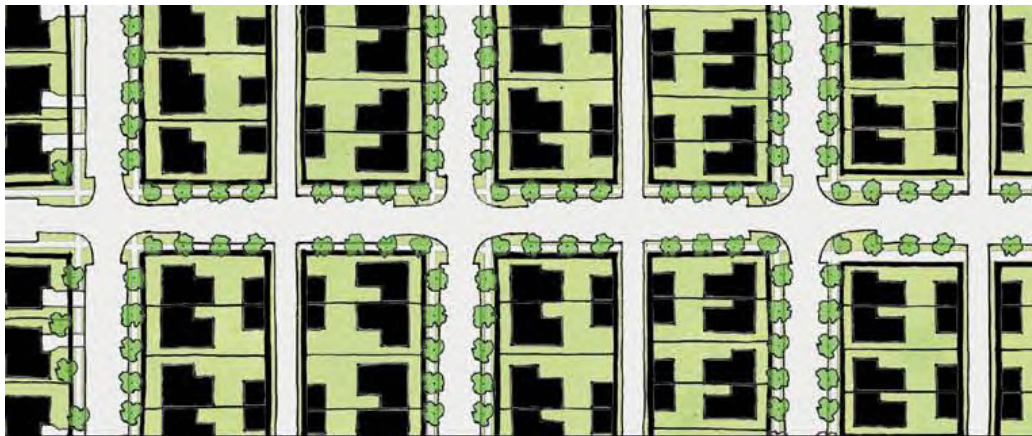
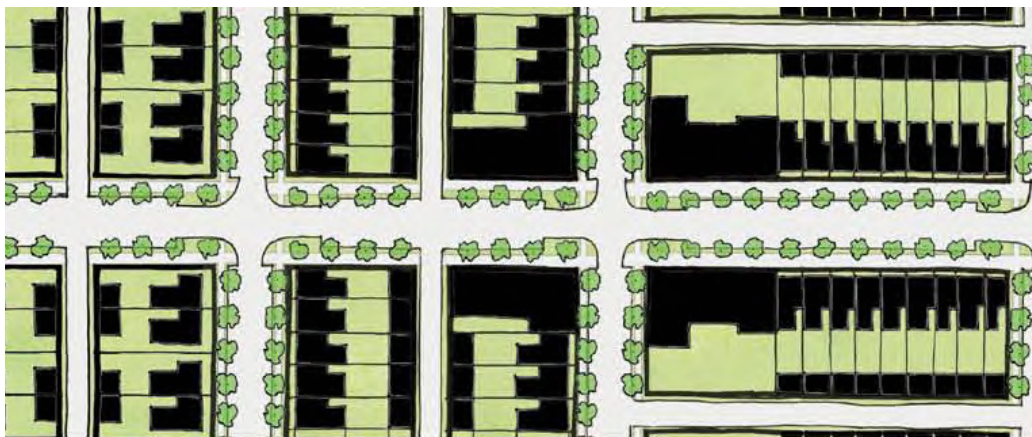


Figure 8. Example figure ground diagram – 25-30 dwellings per hectare



Source (all) : Dwelling Density Guide (2013), Department of Planning, Housing Choice and Affordability in Growth Areas

Table 4. Residential density ranges and typical characteristics and anticipated dwelling types

DENSITY RANGE (DW/HA)	DWELLING TYPES	TYPICAL LOCATION CHARACTERISTICS
10-20	<ul style="list-style-type: none"> Predominantly detached dwellings on larger lots with some abutting and smaller lot housing and dual occupancies. Appropriate designed and sited secondary dwellings. A minimum of 10% of total lots are larger lot types (>450m² lot size). The compact forms of housing within this area will generally comprise of 2-4 bedrooms small lot housing and are limited to fronting or around public open space, drainage or conservation land. 	<ul style="list-style-type: none"> Low broadscale area, located the furthest away from local and neighbourhood centres and public transport. Mainly garden suburban and suburban streetscapes.
20-25	<ul style="list-style-type: none"> Predominantly a mix of detached dwelling houses, semi-detached dwellings, dual occupancies and some secondary dwellings or studios. At 20 dw/ha the occasional manor house on corner lots. There are focused areas of small lot dwellings including attached, abutting and semi-detached dwellings, multi-dwelling houses with secondary or studios on lots fronting public open space or on land with good access to public transport. A minimum of 10% of total lots are larger lot types (>450m² lot size). 	<ul style="list-style-type: none"> Generally located outside of the walking catchment (2km/ 25 minute walk) of centres, community infrastructure and/or rail based public transport. Access is provided to an efficient road network that caters for multiple vehicle modes including bicycles, micro-mobility, and buses. Mainly suburban streetscapes, the occasional urban streetscape.
25-35	<ul style="list-style-type: none"> The predominant dwelling types include small lot housing (2-4 bedrooms), multi-dwelling housing, attached dwellings, terraces, manor houses and low rise residential flat buildings located close to the local centres and public transport. To achieve residential densities up to 25 or 30 dw/ha the lot mix will consist of a high percentage of narrow or small-sized lots which are suitable for more compact forms of housing such as 2-bedroom detached dwellings, attached dwellings, multi-dwellings and studios accessed from rear laneways. Contains generally single or double storey dwellings, with some 3 storey multi-dwelling housing (e.g. terraces and townhomes), and residential flat buildings. 	<ul style="list-style-type: none"> Located within the walking catchment of centres, community infrastructure and/or rail based public transport. A mix of urban and suburban streetscapes.
35-60	<ul style="list-style-type: none"> Consists predominantly of residential flat buildings, shop top housing, manor house, attached or abutting dwellings and terraces/multi-dwelling housing. Generally double and multi-storey buildings. 	<ul style="list-style-type: none"> Generally located immediately adjacent or within immediate walking distance to centres and / or rail-based public transport. Urban and Town Centre streetscapes.

Greater density ranges and housing types may be appropriate in certain centres where there is high amenity including access to public transport. We heard from developers that rigidly applying density ranges, which are set at precinct planning stage, can hinder housing and diversity outcomes at later subdivision and development application stages. Opportunities for a flexible approach to density ranges could be explored with Council at pre-lodgement stage for proposals that demonstrate the desired density and diversity outcomes can be achieved across the precinct.

Anticipated dwelling density in proximity to centres

200-400m

- 35-60 dw/ha density range
- 15-minute neighbourhood with civic hubs, open space, commercial and business centres and public transport
- Housing immediately adjacent or within immediate walking distance to the retail centre
- Town centre streetscape

600m-800m

- 25-35 dw/ha density range
- Walking catchment to retail centre and rail-based public transport
- Terraces and townhomes, some rear loaded with studios above garages
- Urban streetscape



2km+

- 20-25 dw/ha density range
- Detached dwellings, some with secondary dwellings
- Some larger lots for multi-generational living
- 30min neighbourhood
- Urban streetscape transitioning into suburban streetscape

200-400m

- 25 - 35 dw/ha density band
- Low rise RFBs and manor houses, and a high percentage of narrow or small-sized lots which are suitable for more compact forms of housing. This includes 2-bedroom detached dwellings, attached dwellings, multi-dwellings and studios accessed from rear laneways.
- Urban streetscape



600m-800m

- 20-25 dw/ha density range
- Mostly detached dwellings, some with secondary dwellings, townhomes and terraces, occasional manor houses on corner lots
- Suburban streetscape

Outside of walking catchment

- 10-20 dw/ha density range
- Mostly detached dwellings (some with secondary dwellings), townhomes and terraces, and occasional manor houses and low-rise RFBs
- Garden/Suburban streetscape

200-400m

- 20-25 dw/ha density range
- Low rise RFBs and manor houses, attached dwellings, multi-dwellings, dual occupancies around neighbourhood shops and open spaces
- Urban/suburban streetscape



600m+

- 10-20 dw/ha density range
- Mostly detached dwellings, some with secondary dwellings
- Minimum 10% of lot sizes are $\geq$ 450sqm
- Garden and Suburban streetscape

Principle 5

Design neighbourhoods to enhance amenity and promote diversity of lot sizes and housing types

Indicator: Subdivisions are designed to allow for a mix of lot and dwelling types needed by the local market

Precincts should be designed with a clear urban structure that promotes a 'sense of neighbourhood' and creates a legible and permeable street hierarchy. They should allow subdivisions that create blocks designed to a size, shape and dimension, that when arranged facilitate:

- An efficient neighbourhood pattern, scale and street layout by adopting a block length that is equal to two block depths plus a street reserve width.
- Safe and direct pedestrian, cycle and vehicular access to destinations such as local and neighbourhood centres, public transport stops or station, open space and community facilities.
- Choice in type of housing by using lots with different depths backing onto each other.
- Rear lanes that maintain standard lot types and dimensions.

It is recommended that blocks be designed and arranged to form a rectilinear or modified grid pattern as this will help achieve residential densities of 20-25 dw/ha and establish the minimum lot depth dimensions for different dwelling types.

Street design

The design of street networks is a critical stage of the precinct planning process, as they can determine how connected a precinct is and how accessible services and amenity will be for future residents. Streets should be designed as a key part of the public domain for new communities. The street network needs to provide a diversity of street functions and experiences, and the order of priority for these functions will change depending on the type of street and its function within the neighbourhood. Local streets should prioritise pedestrians and people over vehicles, while higher order roads will need to prioritise more regional connectivity and vehicles while ensuring that active transport is attractive.

Some of the key functions of streets include:

- Provision of routes for vehicles and public transport
- Accommodation of utility services and drainage systems
- Provision of pedestrian and cyclist movement
- Street tree planting and water sensitive features

Streets should be designed as 'spaces for people' with paths and public spaces separated from traffic, clear wayfinding, shade and landscaping and continuous

footpaths on both sides of the road to enable people to move easily throughout neighbourhoods and precincts, and to choose active transport as opposed to driving.

In low to medium density residential scale developments, streets and the broader movement network should be designed to encourage walking and cycling by ensuring the street network is highly interconnected and provides good linkages and access to neighbourhood and local centres, public open space and community infrastructure

Block design

The design of new blocks should generally adopt typical lot depth dimensions, which suit proven dwelling designs. The size of dwellings should correlate with the lot sizes created at subdivision stage. Standardised lot dimensions lead to efficiency in lot layout, contributing to cost savings in civil engineering, building construction and in turn housing affordability.

The design of new lots should also seek to deliver street patterns that are rectilinear to further maximise delivery of rectangular lots and efficiencies in lot layout. The use of 25m or 32m standardised and typical lot depth dimensions allows scope for flexibility of lot layouts to be redesigned to respond to market demand.

A summary of the standard lot types and typical dimensions new precincts should adopt are illustrated in **Figure 9** to **Figure 11**.

The design and arrangement of lots can contribute to dwelling density and dwelling diversity outcomes. This can be achieved through the following lot design principles.

Block design principles

1. The use of 25m or 32m standardised and typical lot dimensions are adopted. A 40m lot depth dimension for townhomes may be considered.
2. Blocks should be arranged so that the highest densities are located fronting or in proximity to open space.
3. There are between 4 and 8 adjoining terrace or row housing lots in a group (to enable group housing construction and an integrated streetscape solution).
4. There are no more than 4 lots, with a width of 7.5m or less, in a row unless serviced by a rear lane.
5. There are no more than 8 narrow frontage lots in a row.
6. Different lot types are encouraged to be grouped within blocks to achieve diversity while still contributing to an attractive streetscape. This requires balancing the 'clustering' of lots with similar frontages and accompanying setbacks, while avoiding an area being dominated by a particular lot type (refer to **Figure 11**).
7. Lots should be designed to reflect sizes appropriate for housing suited to the local market. The resulting mix across the neighbourhood will also need to comply with residential density requirements of the land zoning.
8. Residential subdivisions to achieve no more than 30% of each lot width category in low density areas.

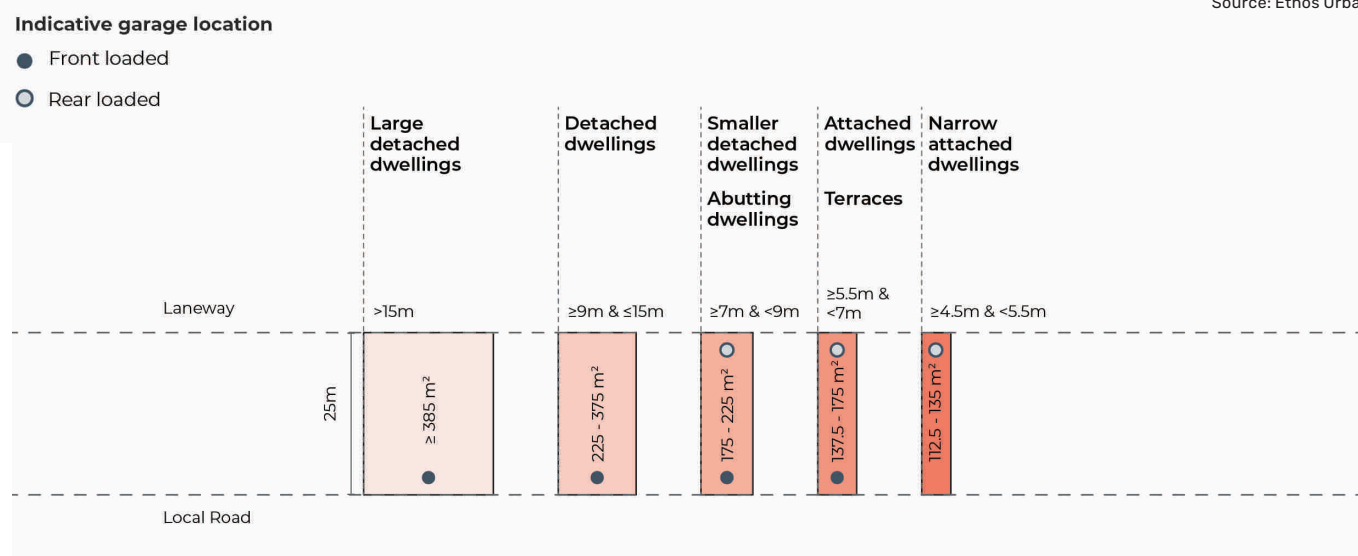
Table 5. Standard lot types and typical dimensions*Dual occupancies minimum lot size 500m²**Manor house typical lot size ≥600m²

*** Front loaded housing on smaller lot widths must be able to demonstrate reasonable streetscape presentation and activation at ground level

DWELLING TYPE	TYPICAL WIDTH	TYPICAL SIZE 25M DEPTH	TYPICAL SIZE 32M DEPTH	FRONT OR REAR LOADED
<ul style="list-style-type: none"> Large detached dwellings Dual occupancies* Manor houses** 	>15m	Greater than or equal to 385m ²	Greater than or equal to 495m ²	Front loaded
<ul style="list-style-type: none"> Detached dwellings 	≥9m & ≤15m	225-375m ²	285-480m ²	Front loaded, or corner lots, except where part of a block that contains lots 7m wide or less
<ul style="list-style-type: none"> Smaller detached dwellings with one side with a zero lot line or built to boundary Abutting/Attached dwellings 	≥7m & <9m*	175-225m ²	225-285m ²	Front or rear loaded
<ul style="list-style-type: none"> Attached dwellings Multi-dwelling (terraces) Small detached dwellings (one/two bed) 	≥5.5m & <7m	137.5-175m ²	175-225m ²	Front or rear loaded***
<ul style="list-style-type: none"> Narrow attached dwellings Narrow terraces Small dwelling (zero lot, abutting, attached) (one/two bed) 	≥4.5m & <5.5m	125-135m ²	140-175m ²	Rear loaded

Figure 9. Standard lot types and typical dimensions - 25m depth

Source: Ethos Urban

**Figure 10.** Standard lot types and typical dimensions - 32m depth

Source: Ethos Urban

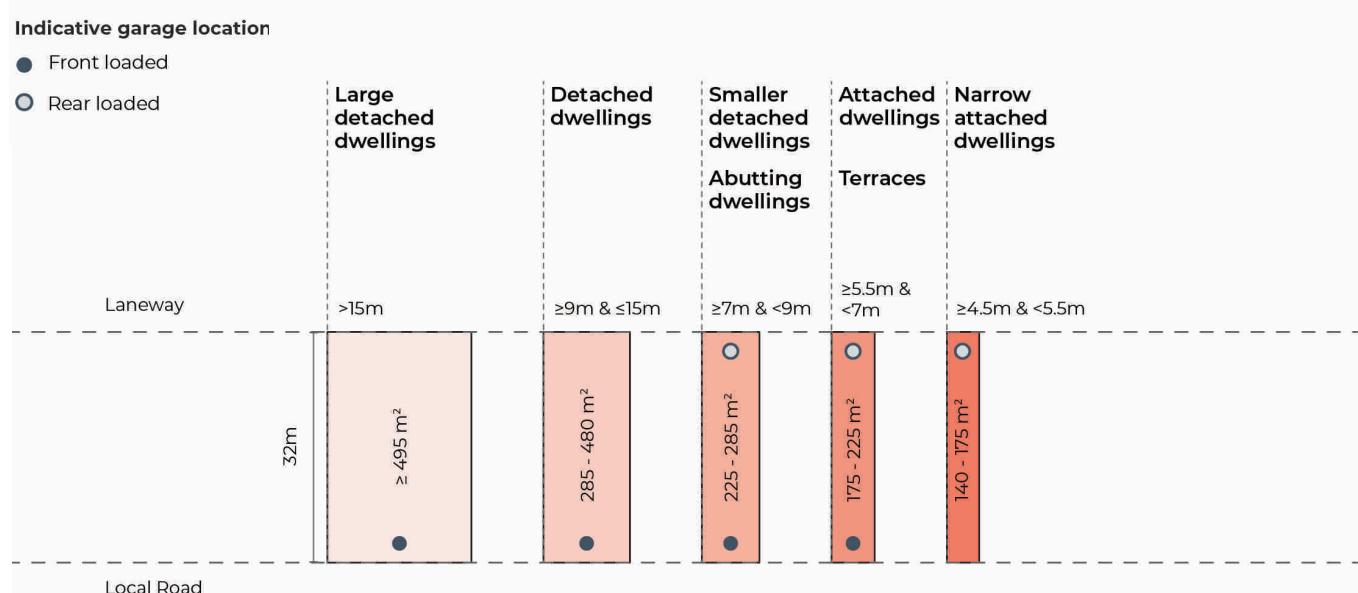
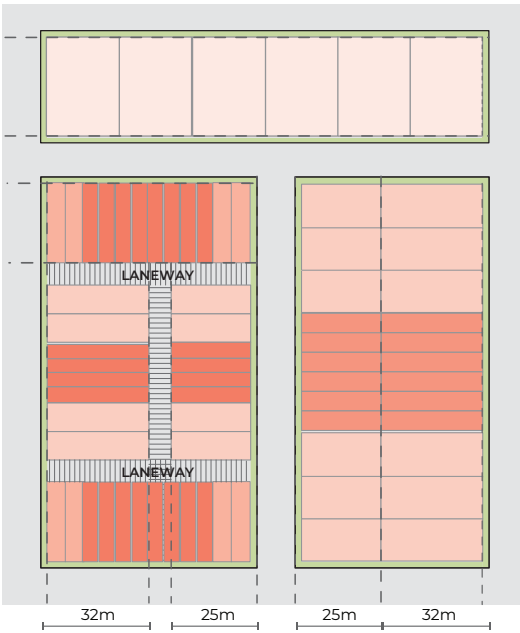


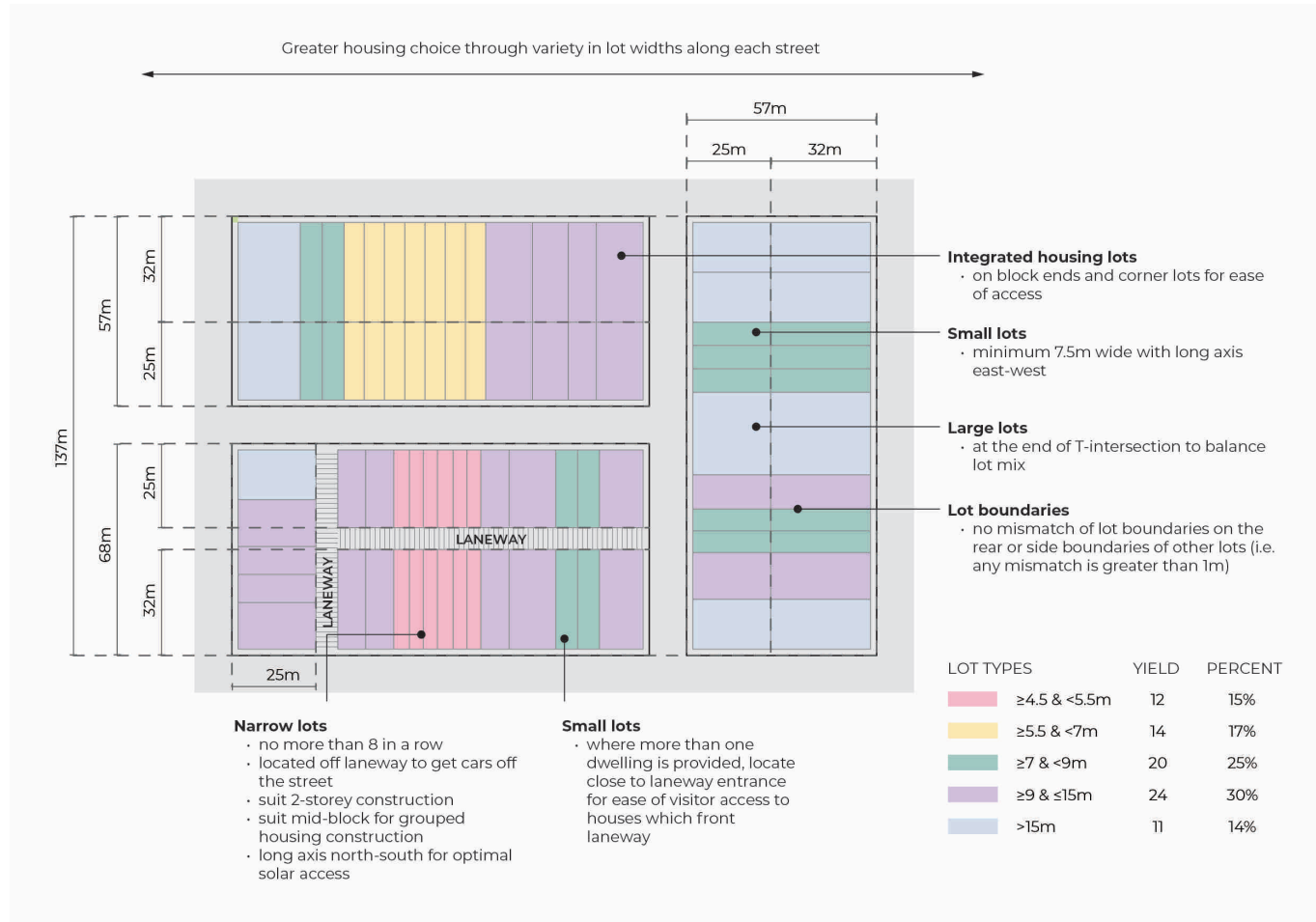
Figure 11. Arrangement of different lot types in urban blocks

Example A



Example B

Source: Ethos Urban



Principle 6

Prioritise high quality open space

Indicator: Residents can easily walk or cycle to high quality open space near their home

To ensure the delivery of quality open space in new precincts, the following criteria should be considered:

- **Well-connected and accessible:** Open space should be part of a network, and accessible by residents. This network of open spaces will promote active lifestyles and transport choices and social interactions across the broader community.
- **Provide diversity and flexibility:** Open spaces should be adaptable, flexible and diverse to meet a wide range of community needs, while reflecting their context and function to establish an individual character.
- **Retain the natural character:** Typically in greenfield development settings there may be existing areas of remnant native vegetation, high points, watercourses and overland flow paths. These natural features should be integrated with the design of the open space network as part of the precinct planning process so that the design responds to landscape and Country.
- **Promote health and wellbeing:** Research has demonstrated a direct relationship between people's quality of life and their access to open space and nature. Public open space allows everyone to interact, connect and participate in physical and recreational activities which strengthen health and wellbeing. New open spaces should be designed and delivered to support future residents' health and wellbeing.
- **Meaningful to place and community:** Successful open spaces are ones that celebrate environmental values and tell the story of place. When designing and delivering open space as part of a precinct plan, an open space strategy should be adopted that embeds Connecting to Country principles and First Nations knowledge and uses existing natural features as the framework for activity, destinations, art and heritage interpretation and reflection.
- **Aligned to growth:** Delivery of open space should be aligned to population growth. This can be achieved through development and infrastructure delivery plans that integrate open space delivery processes (from acquisition through to design and construction) with the delivery of new housing.
- **Size and shape:** Open space should be sized appropriately for its intended purposes and to reflect the urban character. In higher density areas, it is important to ensure there is sufficient area of open space to accommodate demand and recreational needs. Designing and planning the size and shape of open space should refer to the recommendations in Camden Council's Spaces and Places Strategy 2020. The size requirements that should be considered include
- **Regional Open Space** is typically greater than 10 hectares and serves the Camden LGA and an extended catchment of surrounding LGAs.

- **Local Open Space** typically ranges between 1.5–10 hectares and serves the Camden LGA.
- **Neighbourhood Open Space** typically ranges between 0.5–1.5 hectares and serves a single suburb or small local area within the Camden LGA.

Principle 7

Increase urban tree canopy to contribute to Camden's 40% canopy target

Indicator: More trees are provided in neighbourhood streets, open spaces and within the private domain.

The tree canopy for new precincts should contribute to the 40% tree canopy target set for Camden under the *Urban Forest Strategy 2023*⁴. To encourage increased tree canopy in the public domain, canopy cover should be calculated in accordance with the minimum tree canopy targets set under the NSW Government's *Greener Neighbourhoods Guide*⁵. Specifically:

Precinct targets

Setting tree canopy targets for a precinct should be undertaken using a site-specific basis. However, the *Greener Neighbourhood Guide* canopy targets for different land use zones should be considered as base.

- Residential zoned land (R1, R2, R3, R4) including streets – minimum 40%
- Employment zoned land (E1, E2, E3, SP4) including streets – minimum 35%
- Open space (RE1) (excluding sportsfields) – minimum 45%

Unlisted land uses e.g. mixed-use zones (MU1) – minimum use a site-specific analysis to determine the target.

Open space canopy cover targets

- Open spaces (<5 ha) – minimum 45% canopy cover (excluding area covered by sports courts or fields)

Street canopy targets

- New residential streets with a 12-20m reserve with underground powerlines – minimum 70% canopy cover.
- It is to be noted targets exclude intersections and arterial roads, and new residential streets are highly variable and subject to specific design standards, therefore canopy targets should be developed on a site-specific basis.

⁴ Camden Council, Urban Forest Strategy 2023. [Digital link here.](#)
⁵ Department of Planning and Environment, Greener Neighbourhoods Guide 2021. [Digital link here.](#)

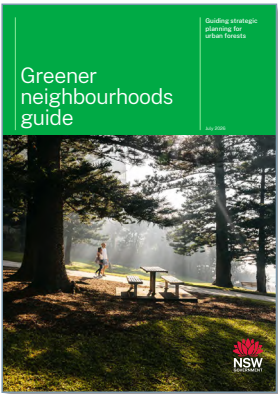
Tree size and canopy width

It is important adequate canopy is planned, designed and provided within the public domain and on private lots within neighbourhoods. The metrics for different sized trees is prescribed in *Camden Council's Tree and Landscape Species List*, and outlined in **Table 6**. The tree species list also contains information about recommended tree species.

Table 6. Mature Tree Size Metric Guide

Mature tree size	Height	Spread
Category A (extra small to small tree)	<6m	<6m
Category B (small to medium tree)	≥6 to <10m	≥6 to <10m
Category C (medium to large tree)	≥10 to <15m	≥10 to <15m
Category D (larger to extra large tree)	≥15m	≥15

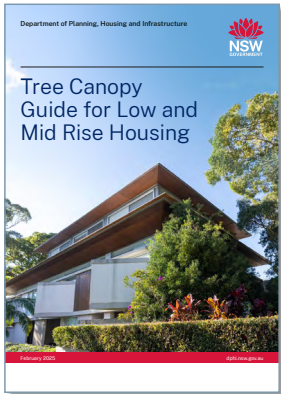
More information about urban tree canopy



NSW Department of Planning, Housing and Infrastructure

[Greener neighbourhoods guide](#) | Guiding strategic planning for urban forests

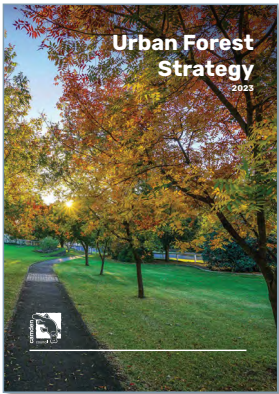
[Digital link here](#)



NSW Department of Planning, Housing and Infrastructure

[Tree Canopy Guide for Low and Mid-Rise Housing](#)

[Digital link here](#)



Camden Council

[Urban Forest Strategy](#)

[Digital link here](#)





5. Achieving housing diversity outcomes – Guidance for preparing planning controls and increasing housing choice

Guiding Principles for Planning Controls

An important element of implementing the principles of this Guide is the creation of planning controls that will shape housing diversity development outcomes within Camden's SWGA Precincts and the broader LGA

This section of the guide assists in the development of planning controls and objectives under the *Precincts SEPP*, *Oran Park DCP*, *Turner Road DCP* and *Camden Growth Centre Precincts DCP*. Principles to apply to planning controls are outlined in **Table 7**.

Table 7. Principles to applying planning controls

PLANNING CONTROL	PRINCIPLES TO APPLICATION
Environmental planning instrument (SEPP)	
Land use zoning	<ul style="list-style-type: none"> • Apply a range of residential land use zones to shape where certain dwelling types are sought to be delivered, including: <ul style="list-style-type: none"> • R4 High Density Residential and/or R3 Medium Density Residential zones – applied to well-located areas that are in proximity to major transport nodes or routes, local or neighbourhood centres and major areas of public open space (major watercourses, higher order public recreation areas). • R2 Low Density Residential – applied to areas that are outside of walkable distances to transport nodes, services and public open space. • Consider C4 Environmental Living or R5 Large Lot Residential in very low density or environmentally constrained areas.
Height of buildings	<ul style="list-style-type: none"> • Apply maximum building heights that align with the desired dwelling type and character of the area. • Provide some flexibility in R3 and R4 zones to ensure Floor Space Ratio (FSR)/dwelling densities can be accommodated and appropriate design outcomes and amenity achieved – consider performance-based matters for consideration that allow exceptions to height controls where appropriate amenity and urban form outcomes are demonstrated.
Floor space ratios	<ul style="list-style-type: none"> • Apply maximum FSR that align with the desired dwelling type and density/dwelling yield outcomes for the area. Generally, not applied to R2 zones, but can be used in R3 and R4 zones to provide certainty of Gross Floor Area (GFA)/yield.
Minimum lot size for residential development	<ul style="list-style-type: none"> • As per Appendix 5 Clause 4.1AB of the Western Parkland City SEPP.
Residential density	<ul style="list-style-type: none"> • Apply residential density targets within the following ranges that align with the proposed zoning pattern. <ul style="list-style-type: none"> • 10–20 Dwellings Per Hectare: located in less accessible locations – R2 Low Density Residential zones. • 20–25 Dwellings Per Hectare: located in less accessible locations – R2 Low Density Residential zones. • 25–35 Dwellings Per Hectare: located adjacent or fronting public open space and education facilities – R3 Medium Density Residential zones. • 35–60 Dwellings Per Hectare: located in proximity to transport nodes, services and open space – R4 High Density Residential zones. • 60+ dwellings may be considered in appropriate locations with high amenity.
Development control plans	
Sub-precinct dwelling targets	<ul style="list-style-type: none"> • May be appropriate in certain circumstances to provide certainty regarding the types expected, however generally can be addressed through zoning and residential density development standards in the SEPP.
Lot mix	<ul style="list-style-type: none"> • In lower density areas (equivalent to 10–25 Dwellings Per Hectare), no more than 30% of total residential lots proposed in a residential subdivision are to be provided within each of the following lot width categories: <ul style="list-style-type: none"> • ≥4.5 to <5.5m • ≥5.5m to <7.5m • ≥7.5m to <9m • ≥9m to <15m. <p>Refer to Figure 11.</p>

Guidance for increasing housing choice

Households live differently and people have unique housing needs. Therefore to increase housing choice for our local community, neighbourhoods need to be composed of different types, sizes and configurations of housing. The appropriate type of housing for each lot is determined by the land-use zone and density range applied at precinct-planning stage, the lot frontage width and size carved out at subdivision stage, and the land itself – its proximity to supporting services and open space, land topography, and constraints such as utility services, flooding or bush fire.

This section of the Guide outlines the recommended provisions for a range of low and mid-rise housing types that should be considered and delivered in Camden's SWGA Precincts.

Low rise (up to 2 storeys) types included are:

- Detached, zero lot and abutting housing
- Two-dwelling configurations such as dual occupancies, detached housing with a studio or secondary dwelling
- Terraces
- Townhomes
- Manor houses
- Low-rise residential flat buildings

Mid rise types (3-6 storeys) included are:

- Shop-top housing
- Mid-rise residential flat buildings

It is acknowledged that this Guide does not include all types of diverse housing such as 6+ storey residential flat buildings, co-living, seniors housing, or boarding houses. Planning provisions for these diverse housing types are outlined in the SEPP (Housing) 2021.

Development applications for housing lodged with Council are assessed and determined based on their individual merit. While this Guide includes examples of how certain housing types can be planned in different ways to meet the needs and wants of future occupiers, innovative housing proposals that can deliver housing diversity outcomes may be considered. These proposals would be explored with applicants on a case-by-case basis.



Low-rise housing types

Detached dwellings

A detached dwelling is a building containing one dwelling, on a single block of land. Within the Camden SWGA precincts, there are different forms of detached dwellings being delivered to ensure a diverse range of lifestyles and household needs are met. This includes small and large detached, abutting (built to boundary with a wall abutting another dwelling) and zero lot line (built to boundary with easement for maintenance) dwellings. These dwelling types are typically determined by the lot width frontage.



Example of a large detached housing type

SUMMARY OF EXPECTATIONS	
Typical land use zone	R2 and R3
Density range	10-20 dw/ha
Lot frontage	> 5.5m (small 1-2 bed) > 7m (zero lot boundary) > 9m (single detached) > 15m (large lot single detached)
Lot size	> 225sqm (less for abutting or zero lot line dwellings) Minimum 10% of a subdivision to be > 450sqm
Garage location	Front loaded, or rear loaded in some circumstances
Access to amenity	400m to a local bus stop and open space. Located furthest away from local and neighbourhood retail centres.

Figure 12. Example of zero lot boundary dwelling house

Source: Middlebrook Rise. Glenmore Park, Eden Brae



Secondary and studio dwellings

Secondary dwellings are self-contained dwellings located within, attached to, or separate from another dwelling on the same site.

Studio dwellings are to be above garages at the rear of the lot.

Figure 13. Example of studio dwelling

Source: Darlinghurst, Retallack Thompson



Figure 14. View of Secondary dwelling in relation to principal dwelling

Source: Edmondson Park, Platinum Property Group



SUMMARY OF EXPECTATIONS	
Typical land use zone	R2 and R3
Density range	10-20dw/ha, and 20-25 dw/ha
Lot frontage	N/A
Lot size	N/A
Garage location	N/A
Storeys	Studios are located above rear-loaded garages.
Access to amenity	400m to a local bus stop and open space.

Dual occupancies

Dual occupancies comprise two dwellings on the same lot. They can be either attached or detached.

Example building footprints for dual occupancies on corner lots are provided as **Figure 16** and **Figure 17**.

Detached dual occupancies are usually characterised by two dwellings located on a corner lot arranged in a linear order, with one dwelling facing the primary road and the second dwelling facing the secondary road.

Attached dual occupancies are characterised by two dwellings sharing a common wall in a semi-detached configuration. Both dwellings are arranged to face the primary street frontage.

SUMMARY OF EXPECTATIONS	
Typical land use zone	R2 and R3
Density range	10-20 dw/ha and 20-25 dw/ha
Lot frontage	> 15m
Lot size	≥ 500sqm
Garage location	Front loaded
Storeys	2 storeys (subject to building height controls)
Access to amenity	400m to a local bus stop and open space. Generally located outside of the walking catchment (2km/25 minute walk) of a town centre, rail-based public transport and community infrastructure.

Figure 15. Example of Dual Occupancy

Source: Matraville dual occupancy by Arkhaus and Truebuild Homes



Figure 16. Indicative building footprint of proposed built form controls for dual occupancies (corner lot A) on lots with a 32m depth

Source: Camden Council

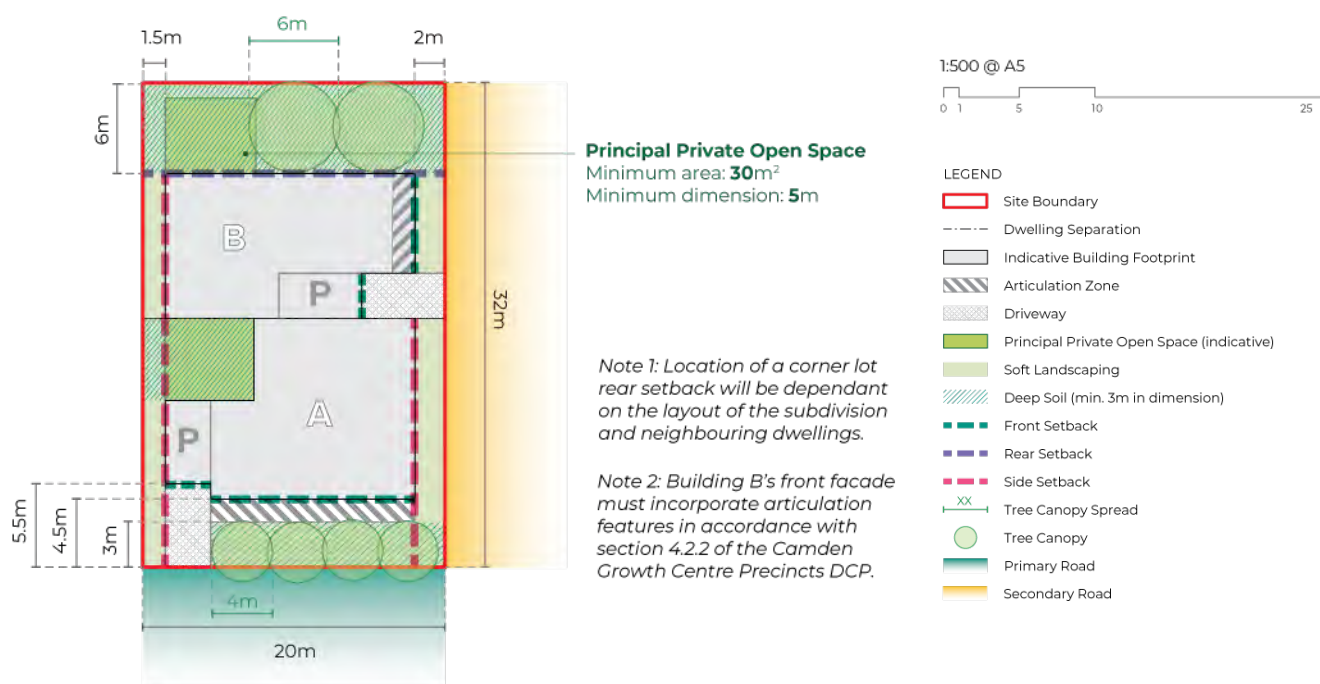
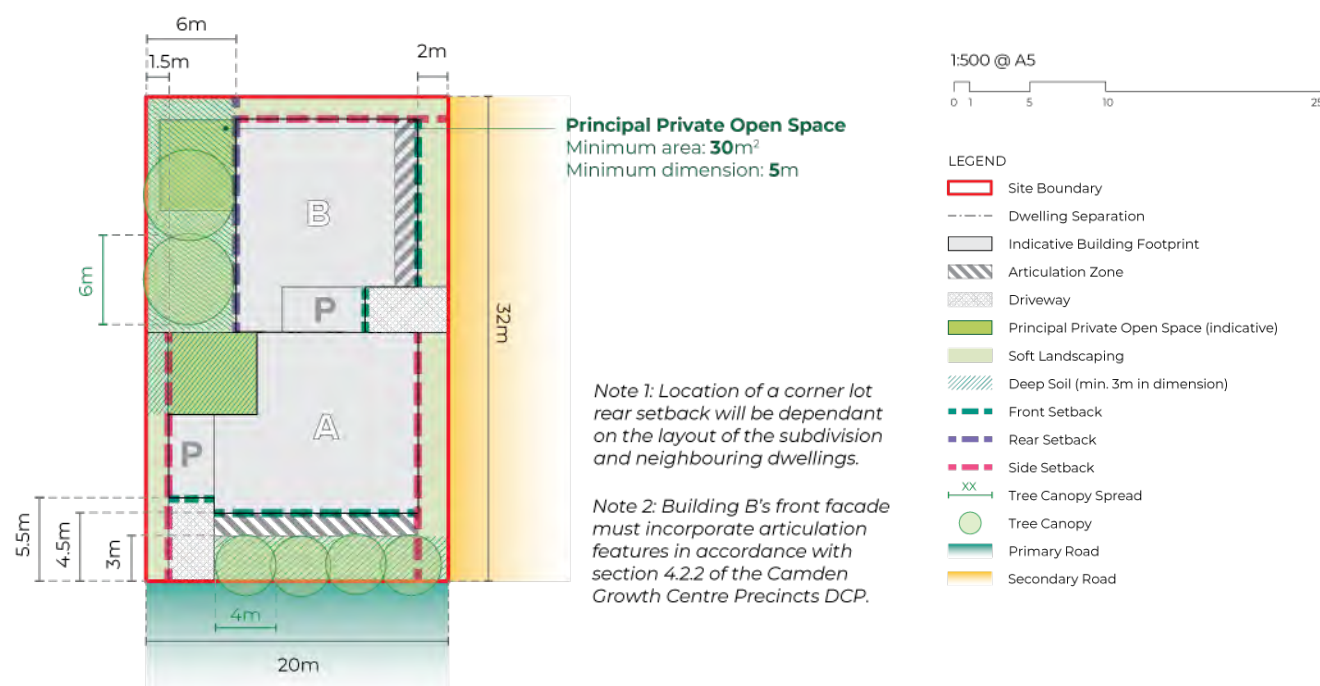


Figure 17. Indicative building footprint of proposed built form controls for dual occupancies (corner lot B) on lots with a 32m depth

Source: Camden Council



Multi dwelling homes

Similar to dwelling houses, there are different forms of multi-dwelling housing which include terraces, townhomes and landscape terraces. Multi-dwelling housing generally comprises 3 or more dwellings that are typically two storey (three storeys may be possible with a flat roof design). Multi-dwelling types offer a more compact form of housing that is suited for smaller households.

Terrace

Terraces means 3 or more dwellings on lot of land where each dwelling has access at ground level, no part of a dwelling is above any part of any other dwelling, and dwellings face and generally follow the alignment of one or more public roads. Terraces can either be rear or front loaded. Front loaded terraces typically consist of two or three storey dwellings orientated front to back, with private open space arranged at the rear of the property and car parking accessed from the primary road frontage. Rear loaded terraces typically consist of two or three storey dwellings orientated front to back, with private open space arranged at the rear of the property and car parking accessed from a rear lane. By removing carparking from the front streetscape a more aesthetically pleasing repetitive pattern of terrace houses with front gardens and entry paths form the streetscape.

Figure 18. Example of rear loaded terraces

Source: 'Alight' Cameron Park, Roche Group, Ethos Urban



Source: The Hermitage, Gledswood Hills – Turner Road Precinct, Ethos Urban



Figure 19. Example of front loaded terraces

Source: Camden Council



SUMMARY OF EXPECTATIONS	
Typical land use zone	R3 (R2 subject to consistency with Section 6.7 or Appendix 5 of the SEPP (Precincts – Western Parkland City) 2021).
Density range	20-25 dw/ha and 25-35 dw/ha
Lot frontage	<p>≥5.5m - <7m (standard terrace) <i>Note: no more than 4 terraces in a row unless rear lane provided.</i></p> <p>≥4.5m - <5.5m (narrow terrace)</p>
Lot size	<p>175-225sqm (terraces)</p> <p>125-175sqm (narrow terraces)</p>
Garage location	Front or rear loaded
Storeys	<p>2 storeys (subject to building height controls)</p> <p>Studios on top of rear loaded garages permitted.</p>
Access to amenity	<p>Typically, within 400m of town centres, community infrastructure and/or rail based public transport, local parks, or adjacent to riparian corridors.</p> <p>Some located outside of the walking catchment (2km/ 25minute).</p>

Landscape terraces

Landscape terraces are a more compact and affordable dwelling type that could offer spacious landscaped rear yards. Like traditional home styles, landscape terraces have one street frontage, vehicular and pedestrian entries both provided from the front, with driveways being joined wherever possible to maximise landscaping opportunities.

Landscaping opportunities can be further increased by articulation and exceeding minimum setbacks. A landscape terrace is an example of a terrace that offers front gardens and a variety of private open spaces including courtyards, gardens, and balcony settings. Rear gardens are provided with deep soil and tree planting. Landscape terraces can be separately titled (torrens title) as there is no need for management of communal area.



Townhome

The townhome is a form of multi-dwelling housing that comprises 3 or more dwellings where all dwellings face and generally follow the alignment of one or more public roads. A key characteristic of this type is a consolidated communal parking area located at-grade in the central portion of the block, with private open space in the form of courtyards and terraces located directly above the parking.

This type is typically located in areas fronting open space and delivered as an entire urban block, with access to the communal parking from the secondary street.

The type contains limited areas for private landscaping, therefore, to offset, a residential way (or shared access lane) containing landscaping and visitor parking is typically delivered between two rows of townhomes as shown in Figure 21. This type is generally delivered as strata or community title scheme as there are common areas including parking and some internal circulation spaces.

Figure 20. Example of townhome

Source: Edmondson Park, Frasers Property, Mitula Property



Figure 21. Example of townhome residential way

Source: Edmondson Park, Frasers Property (top) and Transport for New South Wales (bottom)



SUMMARY OF EXPECTATIONS	
Typical land use zone	R3 (R2 subject to consistency with Section 6.7 or Appendix 5 of the <i>SEPP (Precincts – Western Parkland City) 2021</i>).
Density range	20-25 dw/ha 25-35 dw/ha 35-60 dw/ha
Lot frontage	≥5.5m - <7m (standard townhome) <i>Note: no more than 4 lots in a row unless rear lane provided.</i> ≥4.5 and <5.5m (narrow townhome)
Lot size	175-225sqm (townhome) 125-175sqm (narrow townhome)
Garage location	Front or rear loaded
Storeys	2 storeys (3 storeys subject to building height controls and roof design) Studios on rear garages.
Access to amenity	Typically, within 400m of town centres, community infrastructure and/or rail based public transport, local parks, or adjacent to riparian corridors. Some located outside of the walking catchment (2km/25 minute).



Figure 22. Indicative building footprint of proposed built form controls for townhomes - section

Source: Ethos Urban

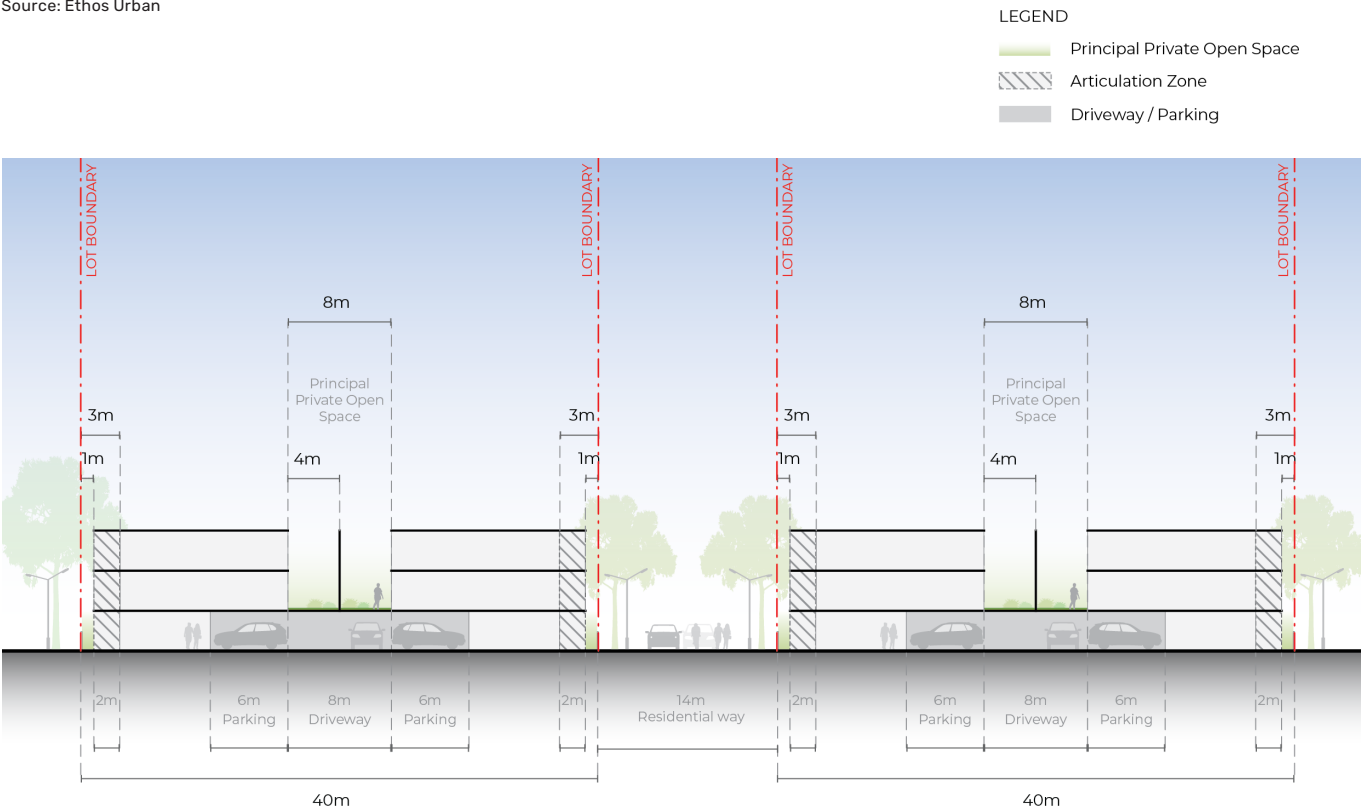
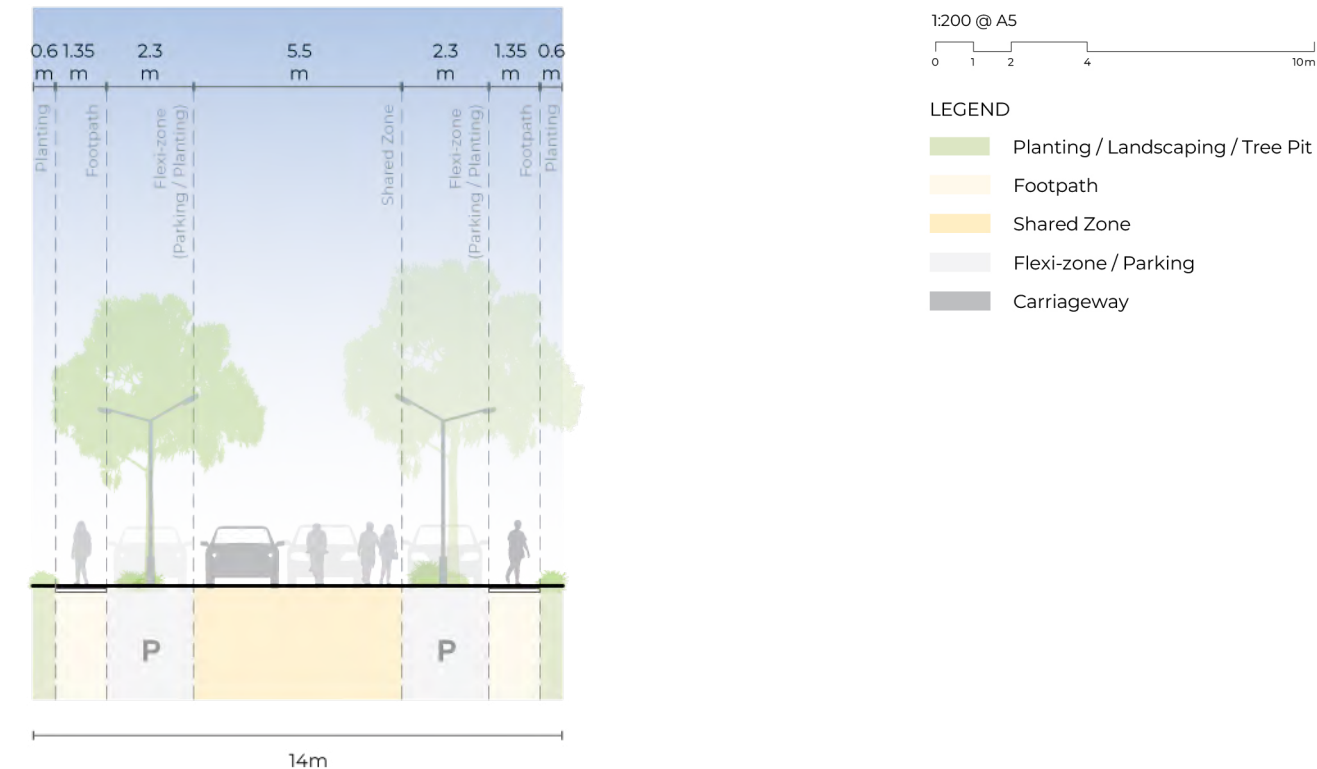


Figure 23. Example of 14m residential way (shared zone) between townhomes to provide landscaping opportunities - section

Source: Ethos Urban



Manor house and low-rise residential flat buildings

Manor houses

Manor houses are a type of Residential Flat Building (RFB) that contains 3 or 4 dwellings in a 2 storey building. Typically, manor houses contain two dwellings on the ground floor and two dwellings located directly above. Manor houses often have a common entry, however the entry to the ground floor and upper-level apartments may also be separate. To reduce the impact on the streetscape and surrounds, the scale of manor houses is designed to appear like an oversized two-storey dwelling.

This type assists to bridge the gap between detached dwellings and apartments. Manor houses can be sold and rented by different households. They can also be built as a form of multi-generational housing with each family occupying one of the individual units.

Relationship to the NSW Government's Apartment Design Guide (ADG)

The ADG applies to apartment buildings that are 3 or more storeys and have 4 or more dwellings.

Manor houses and low-rise RFBs described in this Guide are of a lower scale to this threshold.

Figure 24. Example of manor house

Source: White Gum Valley, Western Australia, 'Gen Y Step House' - David Barr Architects



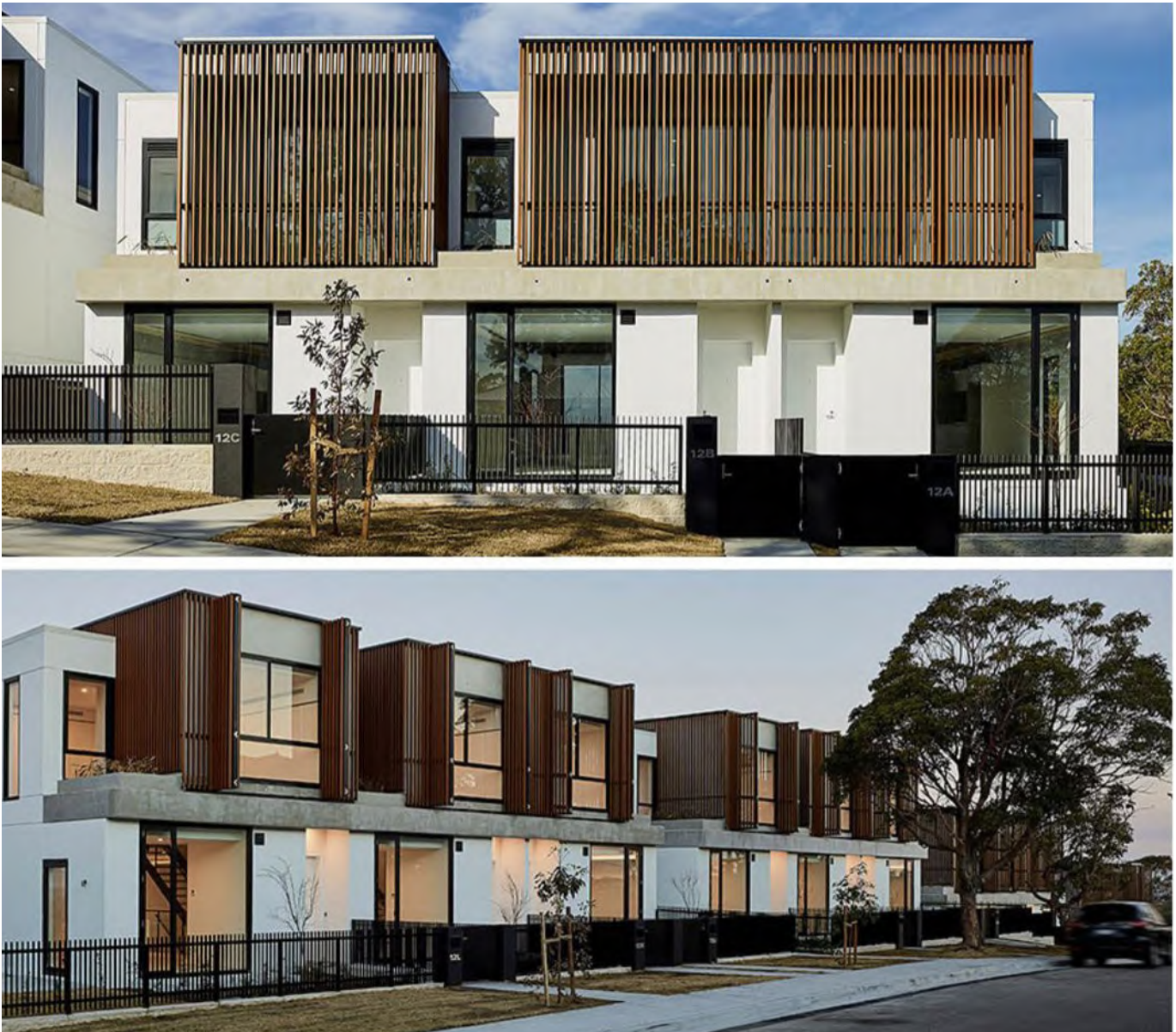
Low-rise Residential Flat Building (RFB) (up to 2 storeys)

Low-rise Residential Flat Buildings contain three or more dwellings and have rear or basement parking. They have communal areas and are therefore typically strata titled. This housing type is likely to provide a suitable transition between low and medium residential areas and be appropriate around small neighbourhood retail centres (less than 3,000sqm).

SUMMARY OF EXPECTATIONS	
Typical land use zone	R3
Density range	25-35 dw/ha 35-60 dw/ha
Lot frontage	>15m
Lot size	≥600sqm
Garage location	Front or rear loaded
Storeys	2 storeys
Access to amenity	Located immediately adjacent or within 200m of local centres, community infrastructure and or/rail based public transport. May be appropriate around small (less than 3,000sqm) neighbourhood retail centres.

Figure 25. Example of low-rise residential flat building

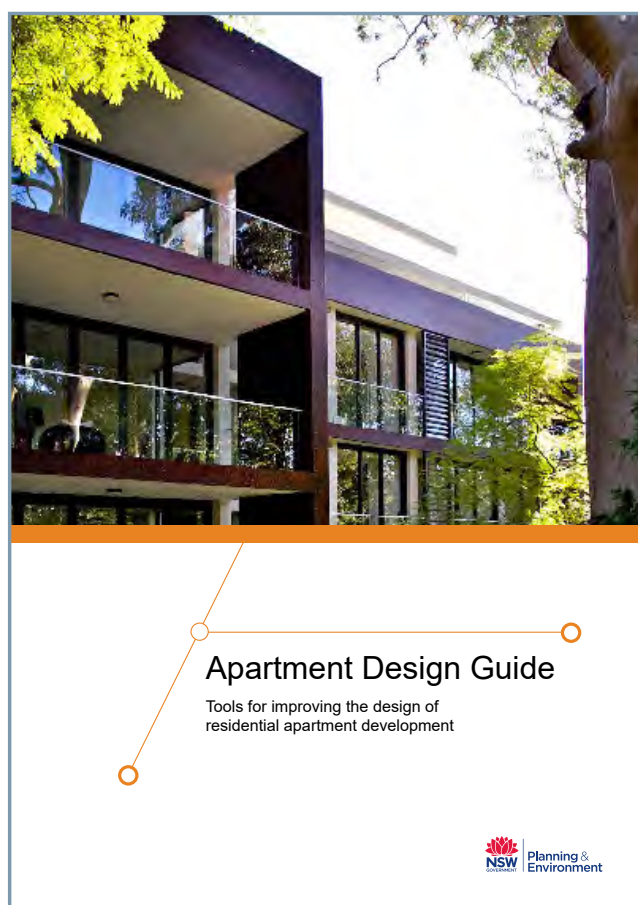
Source: East Maitland, Land and Housing Corporation (LAHC)



Mid-rise housing types

Mid-rise Residential Flat Building (RFB) and shop-top housing (3-6 storeys)

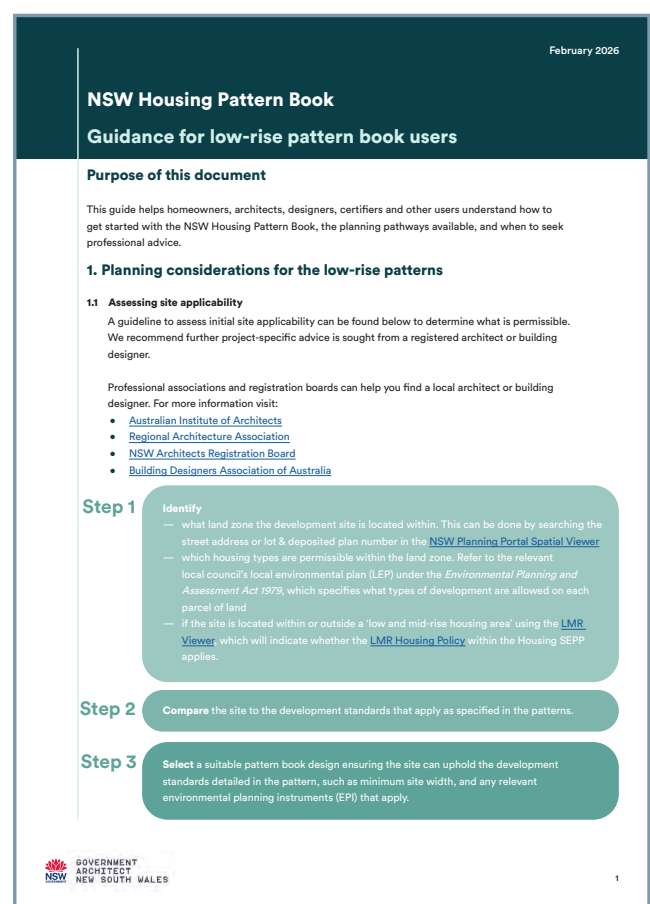
While this Guide focuses on low-rise housing types, there are opportunities to provide mid-rise (3-6 storey) housing near retail centres, offering a transition in bulk and scale between low-rise housing and high-rise apartments (7+ storeys). More information about mid-rise housing types is provided in the NSW's Government's Apartment Design Guide and Pattern Book.



NSW Department of Planning, Housing and Infrastructure

The Apartment Design Guide.
Tools for improving the design of residential apartment development

[Digital link here](#)



Government Architect NSW

[NSW Housing Pattern Book | Planning](#)

[Digital link here](#)

Conclusion

The five key takeaways



One

Camden is growing and changing and demand for different types of housing is increasing



Two

Greater lot mix enables different types of houses to be built for a community with diverse needs and budgets



Three

Everyone benefits from greater housing choice - people can live where they choose and afford, and age in place



Four

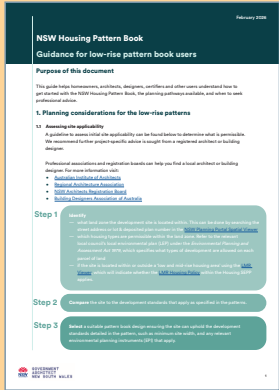
The location of housing types should result in more more intensity around centres and fronting green spaces and less intensity in quieter areas and streets located further away



Five

Denser forms of housing should be supported by high amenity available from the time people move-in

Need more information and guidance?



Government Architect NSW

NSW Housing Pattern Book | Planning

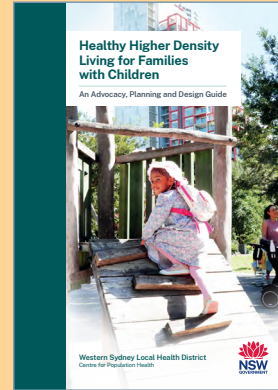
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NSW Department of Planning, Housing and Infrastructure

The Apartment Design Guide. Tools for improving the design of residential apartment development

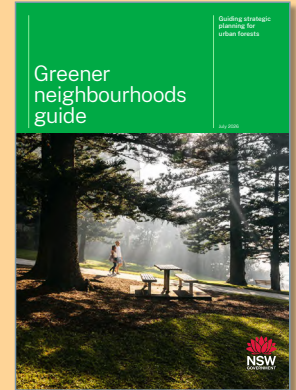
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NSW Health

Healthy Higher Density Living for Families with Children: An Advocacy, Planning and Design Guide

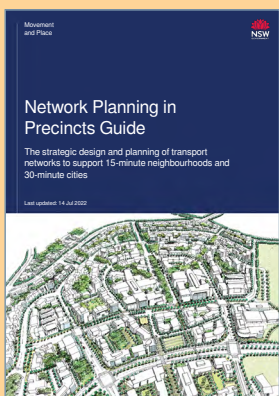
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NSW Department of Planning, Housing and Infrastructure

Greener neighbourhoods guide | Guiding strategic planning for urban forests

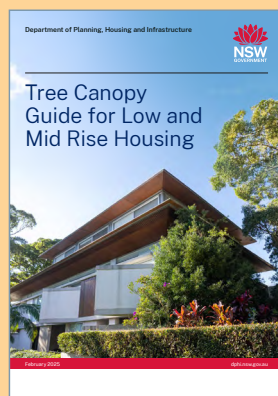
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Transport for NSW

Network Planning in Precincts Guide

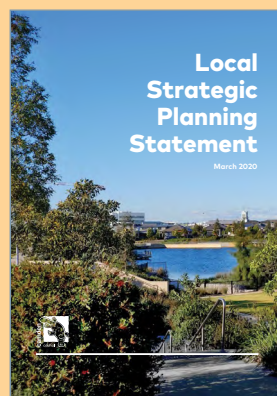
[Digital link here](#)



NSW Department of Planning, Housing and Infrastructure

Tree Canopy Guide for Low and Mid-Rise Housing

[Digital link here](#)



Camden Council

Local Strategic Planning Statement

[Digital link here](#)



Camden Council

Local Housing Strategy

[Digital link here](#)



Appendix 1 – Glossary

Abutting dwelling is a building containing one dwelling, on a single block of land, that is designed and constructed on a zero lot line immediately adjacent to another dwelling on another lot that is also built to the zero lot line (shared boundary) and is structurally independent of any other dwelling.

Access streets provide local residential access to a small number of dwellings and serve a shared vehicular-pedestrian-cyclist use. They are intended to encourage a safe, low, vehicle speed environment in which the residential function is dominant. They generally have development on one side and are located along drainage or open space reserves or along access-denied roads,

Amenity is the built features, design and quality of a place that provide 'liveability' for individuals and the community. While expectations for amenities and comfort can change over time, the presence of amenities such as open space, public transport, libraries, shops, the ability to walk to places, and housing affordability contribute to people's enjoyment, wellbeing, health, safety and prosperity.

Arterial roads are major roads that carry the majority of inter-regional traffic. Vehicular access from adjacent land is denied to ensure both the efficiency of the road and the safety of road users.

Articulation zone includes verandahs, porches, awnings, shading devices, bay windows, pergolas and the like. A carport is not considered part of the articulation zone.

Attached dwelling is defined in the Standard Instrument – Principal LEP 2006, is a building containing 3 or more dwellings, where –

- Each dwelling is attached to another dwelling by a common wall, and
- Each of the dwellings is on its own lot of land; and
- None of the dwellings is located above any part of another dwelling.

Building footprint is the area of land measured at finished ground level that is enclosed by the external walls of a building.

Collector roads are the main internal roads that carry local traffic through the residential neighbourhoods to the sub-arterial and arterial roads, and provide access to major attractors within the precinct such as retail, commercial and educational facilities.

Communal open space is outdoor space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only, or to the public.

Deep soil zones is a landscaped area connected horizontally to the soil system and local ground water system beyond and is unimpeded by any building or structure above or below ground with the exception of minor structures.

Minor structures are defined as:

- a. path, access ramp or area of paving with a maximum width up to 1.2m
- b. essential services infrastructure (such as stormwater pipes) with a maximum diameter up to 300mm
- c. landscape structures (such as lightweight fences, light poles or seating) requiring a footing with a maximum size of up to 300mm x 300mm in cross section.

Detached dwelling is a building containing one dwelling, on a single block of land, that is not attached to any other dwelling.

Dual occupancy comprises two dwellings on a single allotment (which may or may not be strata subdivided). The dwellings may be attached to each other or separate.

Dwelling house is a building containing one dwelling, on a single block of land.

Habitable room is any room or area used for normal domestic activities, including living, dining, family, lounge, bedrooms, study, kitchen, sun room, home entertainment room, alfresco room and play room.

Landscaped area is any part of a site, at ground level, that is permeable and consists of soft landscaping, turf or planted areas and the like. It does not include driveways, parking areas, hard paved drying yards or other service areas, swimming pools, tennis courts, undercroft areas, roofed areas (excluding eaves <450mm to fascia board), outdoor rooms, balconies, rooftop gardens, terraces, decks, verandahs and the like.

Local roads are the function of the subdivisional roads, which may include minor loop roads and cul-de-sacs. The primary function of local roads are to provide access to residential properties.

Manor house is a residential flat building containing 3 or 4 dwellings, where –

- Each dwelling is attached to another dwelling by a common wall or floor; and
- At least 1 dwelling is partially or wholly located above another dwelling; and
- The building contains no more than 2 storeys (excluding any basement)

Multi dwelling housing comprises of 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Multi-dwelling housing (terraces) comprises of 3 or more dwelling one lot of land where each dwelling has access at ground level, no part of a dwelling is above any part of any other dwelling, and dwellings face and generally follow the alignment of one or more public roads.

Multi-dwelling housing (townhome) comprises of 3 or more dwellings where all dwellings face and generally follow the alignment of one or more public roads and have a common driveway accessed at the rear of dwellings.

Non-habitable space is a space of a specialised nature not occupied frequently or for extended periods, including a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom or clothes-drying room.

Principal dwelling is the largest dwelling house on a lot, measured by gross floor area.

Private open space is the portion of private land which serves as an extension of the dwelling to provide space for relaxation, dining, entertainment and recreation. It includes an outdoor room or 'alfresco' area.

Principal private open space is the portion of private open space which is conveniently accessible from a living zone of the dwelling, is uncovered and receives the required amount of solar access.

Residential flat building is a building containing 3 or more dwellings, but does not include an attached dwelling or multi-dwelling housing.

Secondary dwelling is a self-contained dwelling that

- Is established in conjunction with another dwelling (the principal dwelling), and
- Is on the same lot of land as the principal dwelling, and
- Is located within, or is attached to, or is separate from the principal dwelling.

Semi-detached dwelling is a dwelling that is on its own lot of land and is attached to only one other dwelling. Semi-detached dwellings comprise two dwellings that share a common wall. The external appearance should have continuance of material and style so the two dwelling combine to appear as one large house.

Studio dwelling is a dwelling that:

- Is established in conjunction with another dwelling (the principal dwelling), and
- Is on its own lot of land (strata title), and
- Is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or separate from, the principal dwelling.

Sub-arterial roads link regional and local traffic routes. Access from private properties is generally denied to these roads (except in special circumstances) for reasons of traffic safety and to maintain the capacity and efficiency of the road network.

Town Centre Streets are specially designed to create a pleasant and comfortable pedestrian environment. Amenity and safety is to be maintained through wide shared footpaths, traffic calming measures and pedestrian crossings.

Zero Lot Line Dwelling is a building containing one dwelling, on a single block of land, that is constructed with an exterior wall on one of its side boundaries but is not attached or abutting to any other dwelling.



