
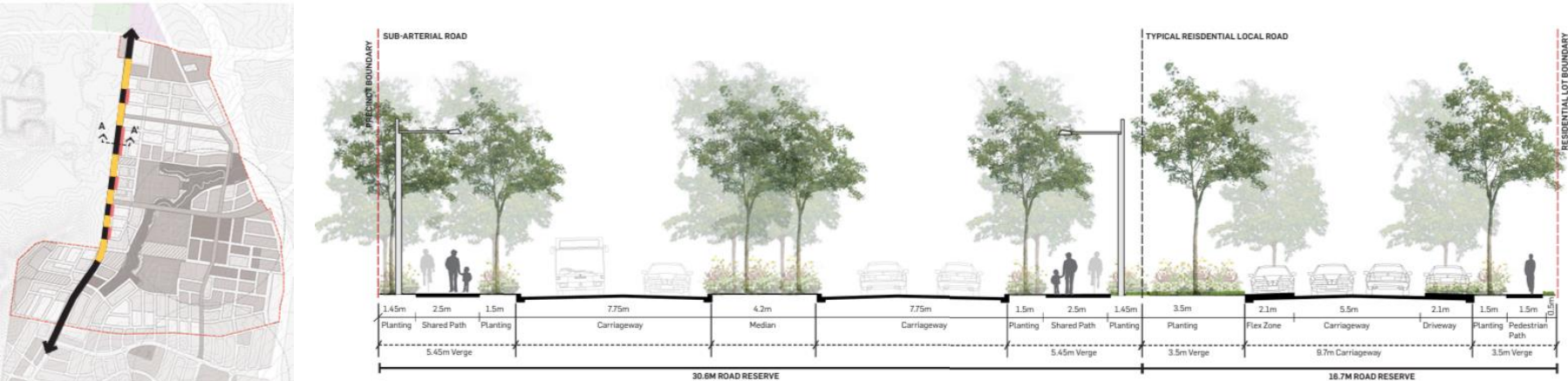








## BELMORE ROAD PRECINCT INITIAL NOTIFICATION – RESPONSE TO AGENCY SUBMISSIONS

Agency Comment	Response	Changes to ILP to respond to comments
<b>EHG (now Department of Climate Change, Energy, the Environment and Water or DCCEEW)</b>		
<u>Requirements of the Growth Centres Biodiversity Certification Order</u> EHG requested that a Biodiversity Certification Consistency Report be submitted which is a legal requirement of the Biodiversity Certification Order for precinct plans and has not been provided.	This has been discussed with Council and will be undertaken once the ridgeline park option/ILP is agreed to.	No changes required.
<u>Inconsistencies within and between submitted documentation and matters requiring clarification relating to the protection of ENV and AHCVV</u> EHG requests that detention basins, raingardens and other stormwater infrastructure be located outside the C2 zone and included within the development footprint.	<p>Detention basins remain within the C2 zoning and will operate as dry detention basins which are fully vegetated. Basins remain outside of the core riparian corridor and will be re-planted with wetland species that will be able to withstand regular inundation.</p> <p>This aligns with other precincts including Lowes Creek Maryland.</p> <p><i>Drainage; Environmental facilities; Environmental protection works; Flood mitigation works; and Recreation areas</i> are all permissible in the E2/C2 Environmental Conservation zone. As such, the zoning does not prevent the location of drainage basins in their current location.</p> <p>No excavation or tree removal is required in the channels to allow these basins to be developed. In</p>	<p>Overall, the ILP has been amended to protect 8.73ha of Cumberland Plain Woodland and 0.6ha of river-flat Eucalypt Forest within the riparian corridor. This calculation does not include areas identified for drainage.</p> <p>It is also noted in the Biodiversity Report prepared by EcoLogical as part of the October 2023 package that the majority of the Belmore Road Precinct is biodiversity certified. A small portion within the southwest of the site is non-certified however it does contain any vegetation identified for protection in the <i>Draft Growth Centres Conservation Plan 2007</i>. Therefore, the Belmore Road Precinct is not obligated to retain any areas of ENV.</p> <p>The ILP has been updated since notification to introduce a third open space category – ‘Open Space – Tree Retention’. This allows for additional</p>

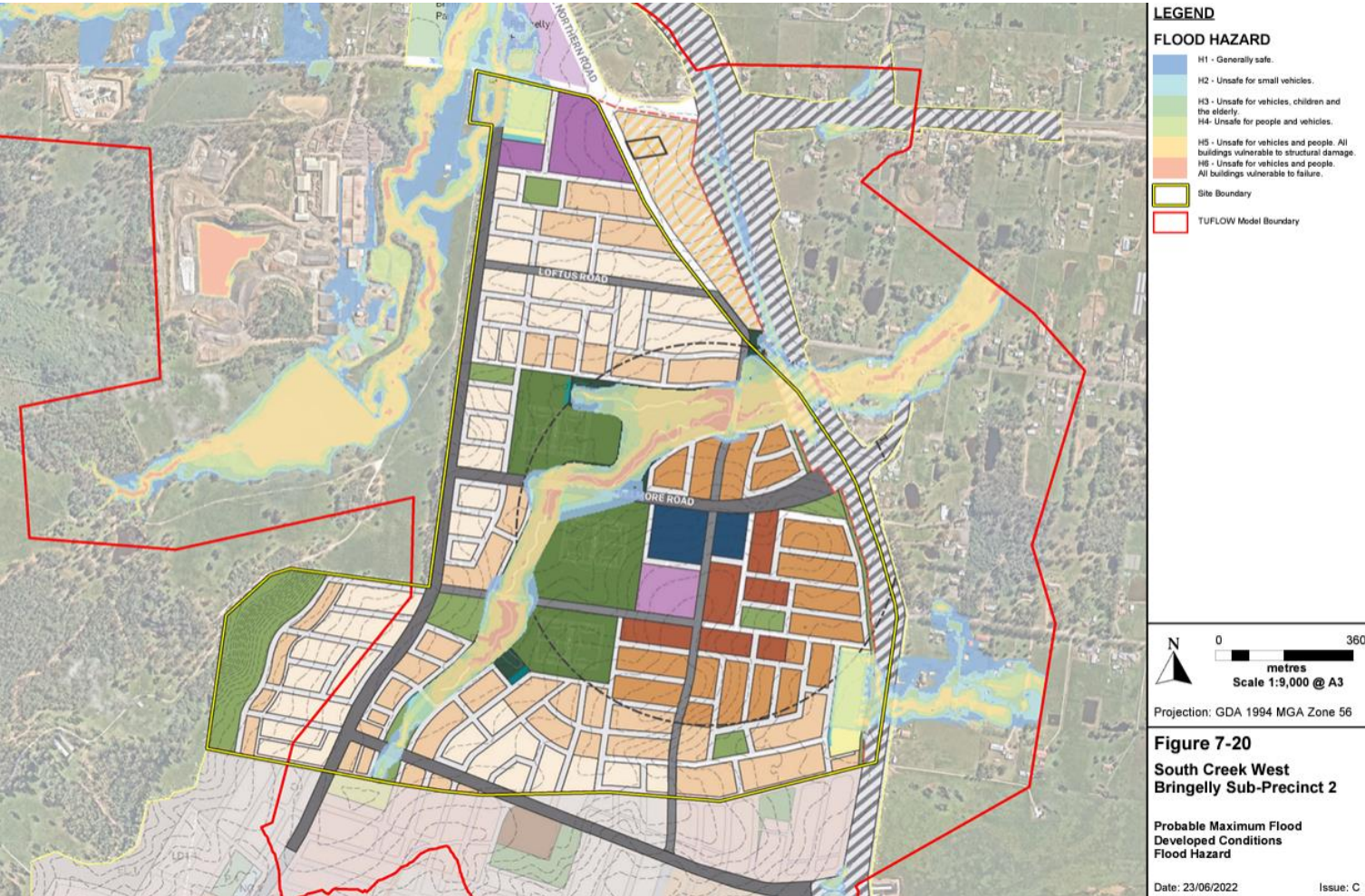
	<p>accordance with Table 2 of the Guidelines for Controlled Activities on Waterfront Land (DPE, 2022), an online basin on a second order watercourse is permissible if the NRAR guidelines are met. These are identified within the Riparian Assessment prepared by EcoLogical as part of the October 2023 package.</p>	<p>tree retention (approximately 8 hectares of the canopy layer of Cumberland Plain Woodland) across the site which is in addition to ENV and AHCVV calculations. This allows for useable open space accessible to the community and allows for tree retention throughout the precinct.</p>
<b>Environment Protection Authority (EPA)</b>		
<p><u>Development adjacent to Bringelly Brickworks</u></p>	<p>Ongoing discussions have occurred with the Bringelly Brickworks. Employment land and low density residential is considered to have an appropriate buffer to the brickworks.</p> <p>The low density residential area along the western edge of Belmore Road Precinct is separated from Bringelly Brickworks by a distance of 30.6m at the minimum and 47.3m at the maximum. This distance represents the total road reserve of the sub-arterial road and the typical residential local road that runs parallel to it. Both road reserves act as transitional buffers. The intermittent planting areas across road reserves create a visual screen that diminishes the potential negative impacts of Bringelly Brickworks on the low density area along the western edge of the Precinct. The width of the intermitting planting areas range between 10m and 18m. These planting areas will have sufficient width and depth to support street trees planting with larger canopies.</p>	<p>Additional local roads are introduced adjacent to the sub-arterial road running along the western site boundary increasing separation between residential dwellings and the Bringelly Brickworks.</p> <p>Lots located along the sub-arterial road will have an orientation towards local roads. The lots will be oriented to the local road with secondary frontage to the sub-arterial road. Lots with secondary frontage to the sub-arterial road will require acoustic fencing or hedges to minimise potential noise and visual impact. Design guidelines for these acoustic fencing can be incorporated in the detailed design stage.</p>  <p>Lot layout and orientation along Sub-Arterial Road (Built Example Precedent: Oran Park)</p>

 <p>Sub-Arterial Road - 30.6m Road Reserve</p> <p>Maximum total of 47.3m transitional buffer</p> <p>A minimum of 30.6m transitional buffer (Sub-Arterial Road - Road Reserve)</p> <p>An additional of 16.7m transitional buffer (Local Road Road Reserve)</p>	<p>Odour impacts including from the <u>clean and green composting facility</u></p> <p>Similar controls from the draft DCP for controlling noise from traffic on nearby arterial road should be employed to ensure existing and future noise from nearby industrial sources is considered in residential building design.</p>	<p>This can be addressed as part of the DCP updates.</p> <p>No further comments have been raised by Council on this matter in the January 2024 RFI.</p> <p>No changes required to the ILP.</p>
<p><b>Heritage NSW</b></p>		
<p><u>Preliminary Aboriginal Heritage Assessment</u></p> <p>Heritage NSW recommends that the full area is subject to Aboriginal</p>	<p>Only the CKDI landholdings were covered as part of the ACHA. Ongoing discussions have occurred between CKDI, Niche and Council to undertake further surveying on other land owners land.</p>	<p>Consultation with Registered Aboriginal Parties (RAPs) has emphasised the Precinct as a cultural landscape, and that every tree and stone is a cultural item as part of the wider landscape. This</p>

cultural heritage survey to appropriately inform the planning proposal.		ILP continues to recognise the non-perennial streams as thoroughfares through the country, and ridgelines as lookout points.  The updated ILP has moved a local park to the top of a ridge allowing for more views
		
<u>Draft Planning Proposal and Indicative Development Control Plan</u> Some proposed possible uses of riparian corridors may require additional detailed assessment to ensure these works do not harm Aboriginal cultural heritage values.	This will be addressed as part of the DCP/at DA stage.  No further comments have been raised by Council on this matter in the January 2024 RFI.	No changes required.
<u>Heritage NSW Aboriginal Cultural Heritage Advice</u> We recommend a more robust survey methodology is developed to better support the planning proposal. This needs to include the unsurveyed	An updated methodology was prepared by Niche as part of the October 2023 PP Package.  No further comments have been raised by Council on this matter in the January 2024 RFI.	No changes required.

land and consider a landscape-based approach.		
<b>Schools Infrastructure NSW</b>		
<u>Demand for Educational Facilities in Sub Precinct 2</u> SINW confirm that the number of students projected to be generated by the proposal will result in the need for an additional Primary School. It is recommended that proposed educational establishment shall be a single lot, or a consolidated group of lots.	Noted. The school is now located on the Proponent's landholdings.	The ILP was updated post-exhibition to relocate the future educational establishment onto CKDI's landholdings in response to SINSW's comments. The updated location maintains connections to the open space network including active playing fields as remains in close proximity to higher density development and the Belmore Road centre.
 <p>Previous School location in purple</p>	 <p>Proposed School location in purple (within Proponent landholdings)</p>	
<u>Notation and imagery in reporting and on plans</u> The potential school site be amended to refer to this site as: "Potential	Council have agreed with the current reference as it reflects the Community Needs Analysis for the precinct. No further comments have been raised by Council on this matter in the January 2024 RFI.	No changes required.

education facilities – subject to further investigation”		
<u>Delivery of the school site</u> Consider zoning and future school site as SP2 Infrastructure.	<p>It has been agreed with Council that the zoning will remain R3 Medium Density Residential to allow for flexibility for the future school (ie. changing policy on school sizes etc).</p> <p>No further comments have been raised by Council on this matter in the January 2024 RFI.</p> <p>Pursuant to Appendix 5 Camden Growth Centres of <i>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i> and <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>, educational establishments are permitted with consent within the R3 zone.</p>	No changes required.
<u>Review of Social Impact Assessment</u>	<p>Comments from SINSW have been addressed in October 2023 package. No further comments have been raised by Council on this matter in the January 2024 RFI.</p>	No changes required.
<b>Endeavour Energy</b>		
Standard conditions have been provided.	No further comments have been raised by Council on this matter in the January 2024 RFI.	No changes required.
<b>WaterNSW</b>		
<p>The subject site is not located near any WaterNSW land or assets, and the proposal is unlikely to impact on WaterNSW's infrastructure or operations.</p> <p>As such WaterNSW does not have comments or particular requirements for the proposal going forward.</p>	No further action required.	No changes required.

State Emergency Services		
Zoning should not enable development that will result in an increase in risk to life, health or property of people living on the floodplain	<p>In accordance with the Ministerial Section 9.1 Directions, including 4.1, no residential development is located in flood liable land.</p> <p>No further comments have been raised by Council on this matter in the January 2024 RFI.</p>	Minor amendments have been made to the ILP to ensure no residential development is located in flood liable land in a PMF Flood Hazard Event.
<p>Previous PMF Mapping (June 2022)</p>  <p><b>LEGEND</b></p> <p><b>FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li>H1 - Generally safe.</li> <li>H2 - Unsafe for small vehicles.</li> <li>H3 - Unsafe for vehicles, children and the elderly.</li> <li>H4 - Unsafe for people and vehicles.</li> <li>H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage.</li> <li>H6 - Unsafe for vehicles and people. All buildings vulnerable to failure.</li> </ul> <p>Site Boundary</p> <p>TUFLOW Model Boundary</p> <p>Scale 1:9,000 @ A3</p> <p>Projection: GDA 1994 MGA Zone 56</p> <p><b>Figure 7-20</b>  <b>South Creek West</b>  <b>Bringelly Sub-Precinct 2</b></p> <p>Probable Maximum Flood  Developed Conditions  Flood Hazard</p> <p>Date: 23/06/2022 Issue: C</p>		

Current PMF Mapping (October 2023)

