

## JOINT REGIONAL PLANNING PANEL (Sydney West Region)

JRPP No	2014SYW054
DA Number	228/2014
Local Government Area	Camden
Proposed Development	Staged subdivision to create 339 residential lots, 18 super lots, public open space and associated site works
Street Address	62, 70, 94, 102, 112, 116, 122 and 130 Oran Park Drive, Oran Park
Applicant / Owner	Design and Planning / Hixson Pty Ltd and The Trustees of the Roman Catholic Church for the Diocese of Wollongong
Number of Submissions	1 submission and 1 petition with 7 signatories (all objecting to the proposed development)
Regional Development Criteria (Schedule 4A of the Act)	Capital investment value >\$20 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No 64 – Advertising and Signage</li> <li>• Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River</li> <li>• Camden Growth Centre Precincts Development Control Plan</li> </ul>
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> <li>• Assessment report and conditions</li> <li>• Statement of environmental effects and technical reports</li> <li>• Subdivision plans</li> <li>• Engineering plans</li> <li>• Landscaping plans</li> <li>• Indicative billboard signage plan</li> <li>• Plans showing road width proposals and recommendations</li> <li>• Petition and submission</li> </ul>
Recommendation	Approve as deferred commencement
Report By	Annabelle Jones, Senior Town Planner and Ryan Pritchard, Team Leader Development Assessment (West)

## **PURPOSE OF REPORT**

The purpose of this report is to seek the Joint Regional Planning Panel's (the Panel) determination of a development application (DA) for a subdivision to create 339 residential lots, 18 super lots, public open space and associated site works at 62, 70, 94, 102, 112, 116, 122 and 130 Oran Park Drive, Oran Park.

The Panel is the determining authority for this DA as, pursuant to Part 4 of State Environmental Planning Policy (State and Regional Development) 2011 and Schedule 4A of the *Environmental Planning and Assessment Act 1979*, the capital investment value (CIV) of the proposed development is \$23,629,900 which exceeds the CIV threshold of \$20 million for Council to determine the DA.

## **SUMMARY OF RECOMMENDATION**

That the Panel determine DA 228/2014 for a subdivision to create 339 residential lots, 18 super lots, public open space and associated site works pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting deferred commencement consent subject to the conditions contained in this report.

## **EXECUTIVE SUMMARY**

Council is in receipt of a DA for a subdivision to create 339 residential lots, 18 super lots, public open space and associated site works at 62, 70, 94, 102, 112, 116, 122 and 130 Oran Park Drive, Oran Park.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, relevant Environmental Planning Instruments, Development Control Plans and policies. The outcome of this assessment is detailed further in this report.

The applicant proposes a number of variations to the road design controls of the Camden Growth Centre Precincts Development Control Plan (DCP). The principle variation is the provision of a mix of 5.5m and 7.2m wide local roads throughout the proposed development. The DCP requires the provision of 9m wide local roads.

The concept of such variations was discussed with the applicant during pre-DA meetings in 2013. At that time Council staff advised the applicant that if they wanted to pursue such variations they would be unlikely to be supported.

The DA was lodged on 24 March 2014 and these issues were raised with the applicant a number of times during the assessment of the DA. On 29 October 2014 amended plans were submitted increasing the widths of a number of roads. Whilst this has addressed some concerns, the widths of a number of roads are still too narrow.

Council staff are not supportive of 5.5m wide local roads as this will reduce on-street car parking availability, particularly in identified future medium density areas of the site which will especially require this availability. Car ownership rates are higher in the Camden LGA when compared to Greater Sydney so additional on-street car parking is warranted. The increased road widths will also facilitate a more safe and efficient waste collection service by Council's waste collection vehicles.

It is therefore recommended that the proposed 5.5m wide local roads are increased in width to be 7.4m wide, consistent with the Oran Park Development Control Plan

2007 for the adjacent Oran Park growth centre precinct. This represents a supported 1.6m variation to the DCP required carriageway width.

Attachments 1, 2 and 3 to this report identify the road widths originally proposed, amended and recommended throughout this report.

The DA was publicly exhibited for a period of 30 days in accordance with Camden Development Control Plan 2011. One petition (with 7 signatories) and one submission were received (both objecting to the proposed development).

Council staff contacted the petition and submission writers to discuss their concerns however were unsuccessful in resolving the issues raised.

The issues raised relate to the non-provision of a local road within the proposed development that would provide a connection to adjoining land to the east of the site, the provision of adequate stormwater infrastructure within the subdivision to accommodate stormwater from the St Justin's and St Benedict's schools site, the alignment of a future intersection between the schools site and proposed road 1 (which adjoins the northern boundary of the schools site) and whether or not road 1 has been determined by Council staff to be "bus capable."

There is no legal or planning requirement for the applicant to provide a local road connection from this site to the adjoining land. The proposed development does not require the construction of this road and it is envisaged that it will be provided as part of a future subdivision stage when it is required. It is also noted that no detailed design of future roads on adjoining land have been provided (exact locations, levels, drainage, etc.) so providing the local road connection at this time is premature.

The DCP provides an indicative layout plan to ensure that traffic flows are managed appropriately throughout the precinct and beyond, and any future development of the subject and adjoining land will be required to comply with the indicative layout plan for the area.

Council staff have reviewed the stormwater management plan submitted in support of this DA. The plan has considered drainage connections from the schools site and provided stormwater detention to cater for it.

The DCP does not identify any additional access infrastructure being required within road 1 to service or accommodate the schools' future access requirements. The provision of such infrastructure as part of the subject development would be premature as detailed designs for a new access into the schools site from road 1 have not been completed and such designs would be subject to the assessment of a separate DA or modification application being lodged by the schools.

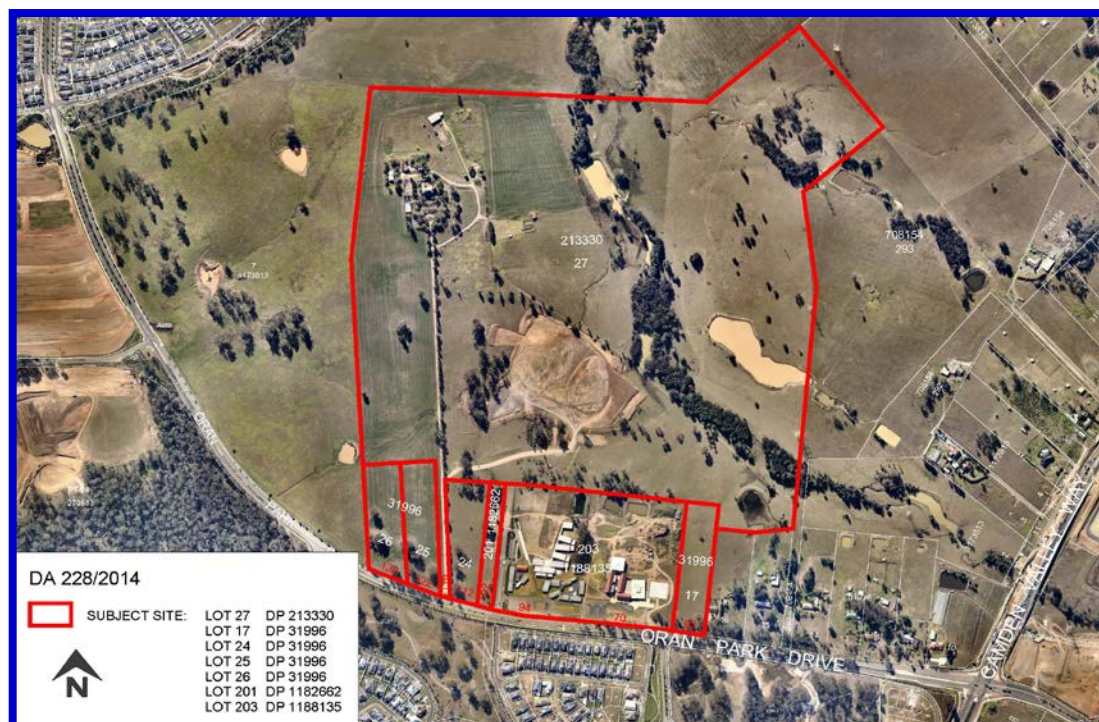
The DCP identifies road 1 as a "key local road" which is required to be bus capable and have minimum travel lane widths of 3.5m in each direction and a total carriageway width of 9m. The travel lane widths proposed are 3.6m in each direction which comply with this requirement.

The submission writer has advised Council staff that a separate DA or modification application will be lodged for the inclusion of an indented bus bay within the schools site. A future entry into the schools site from road 1 has also been envisaged. Given the likely demand for on-street parking around the schools, and to ensure unobstructed two way bus travel, a condition is recommended which requires this road to be widened. The widened road would have a carriageway width of 9.1m to

allow for a 3.5m bus capable travel lane in each direction, plus an extra 2.1m to be provided along the northern side of road 1 for on-street car parking.

Based on the assessment, it is recommended that the DA be approved as deferred commencement subject to the conditions contained in this report.

## AERIAL PHOTO



## THE SITE

The site comprises 7 properties that are commonly known as 62, 70, 94, 102, 112, 116, 122 and 130 Oran Park Drive, Oran Park and are legally described as lots 17, 24, 25 and 26, DP 31996, lot 203, DP 1188135, lot 27, DP 213330 and lot 201, DP 1182662. It is noted that 116 Oran Park Drive is located in both the Oran Park and Catherine Field suburbs with the boundary between them bisecting this property.

The site is irregular in shape and has a frontage of 755m to Oran Park Drive, a maximum depth of 1.3km and an overall area of 113.5ha. However the exact area of the proposed development is limited to only 46ha of this overall site area. The remaining 67.5ha of land will be developed subject to separate DAs.

The site slopes downwards from Oran Park Drive to the north east towards South Creek which bisects the site. The site also slopes upwards towards Oran Park House (a local heritage item) which is located near the north east corner of the site. It is noted that a State heritage curtilage for Oran Park House is expected to be gazetted by the end of 2014.

St Justin's and St Benedict's Catholic primary and secondary schools are located on 70 and 94 Oran Park Drive. The site is otherwise vacant aside from some scattered vegetation. The land on either side of South Creek is identified as being bush fire and flood prone. The site is located within the Catherine Fields (Part) Precinct of the South West Growth Centre.

The surrounding area is characterised by a mix of existing rural land uses combined with more recent urban development associated with the surrounding growth centre precincts of Turner Road to the east (on the opposite side of Camden Valley Way), Oran Park to the north west and the urban release area of Harrington Grove to the south and west. Existing rural residential properties are located to the east of the site.

## **HISTORY**

The relevant development history of the site is summarised in the following table:

<b>Date</b>	<b>Development</b>
30 May 2011	Approval of DA 878/2010 for a new 840 student primary school (St Justin's Catholic primary school)
29 September 2011	Approval of DA 722/2011 for a temporary primary and secondary school
11 May 2012	Approval of DA 1405/2011 for a new 1,020 student secondary school (St Benedict's Catholic high school)
25 November 2013	Approval of DA 939/2013 for the filling of an existing dam

## **THE PROPOSAL**

DA 228/2014 seeks approval for a subdivision to create 339 residential lots, 18 super lots, public open space and associated site works.

Specifically the proposed development involves:

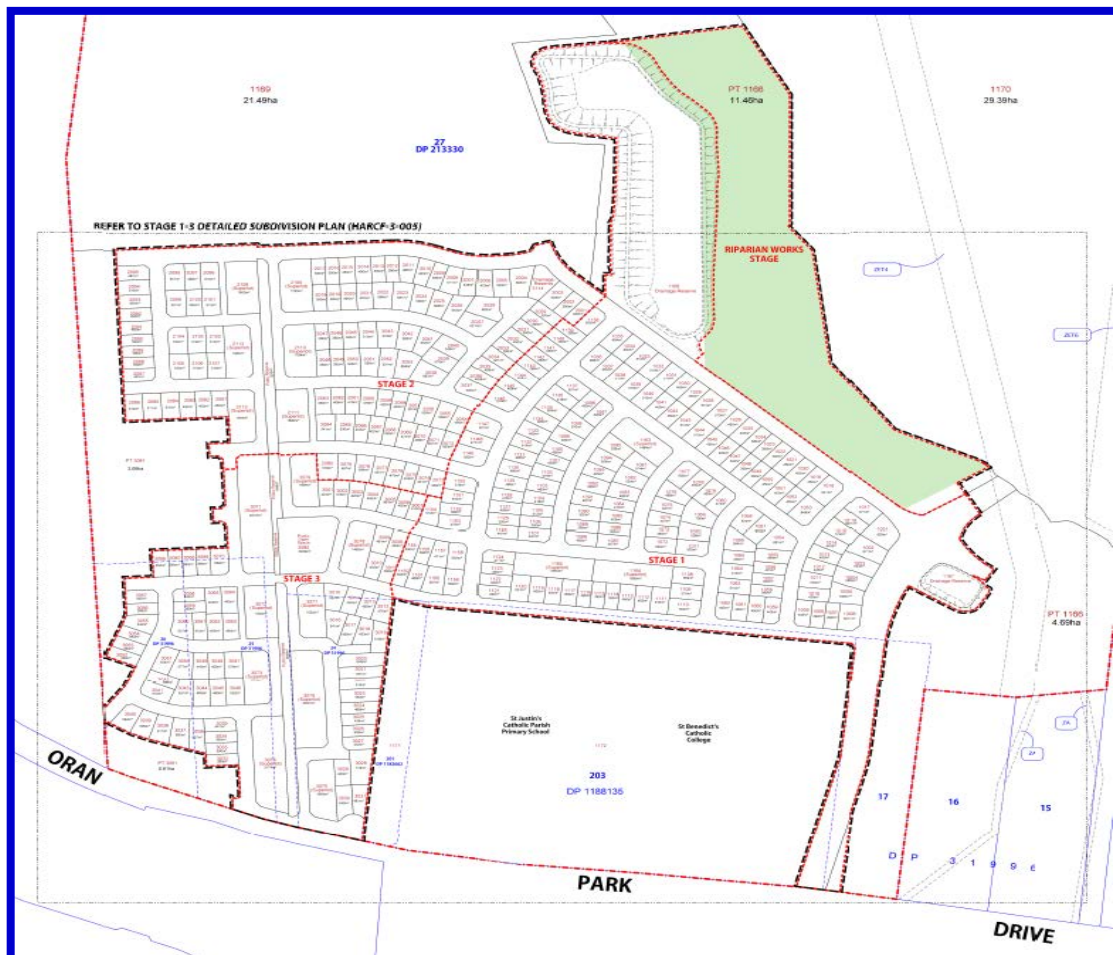
- stage 1 of subdivision to create 162 residential lots with areas ranging from 390m<sup>2</sup> to 826m<sup>2</sup>, 3 superlots for future integrated housing (with areas ranging from 1,484m<sup>2</sup> to 1,855m<sup>2</sup>), 1 combined residue/riparian corridor lot with an area of 16.15ha, 2 drainage reserve lots with areas of 2,335m<sup>2</sup> and 3.33ha, 2 residue lots with areas of 21.49ha and 29.39ha and 2 modified school lots with areas of 9,226m<sup>2</sup> and 11.1ha;
- stage 2 of subdivision to create 107 residential lots with areas ranging from 390m<sup>2</sup> to 667m<sup>2</sup>, 6 superlots for future integrated housing (with areas ranging from 1,484m<sup>2</sup> to 1,800m<sup>2</sup>) and 1 drainage reserve lot with an area of 700m<sup>2</sup>;
- stage 3 of subdivision to create 70 residential lots with areas ranging from 390m<sup>2</sup> to 774m<sup>2</sup>, 9 superlots for future integrated housing (with areas ranging from 1,482m<sup>2</sup> to 4,015m<sup>2</sup>) and 1 residue lot with an area of 3.09ha;
- creation of a local pocket park lot with an area of 3,224m<sup>2</sup> and an adjoining public pathway to be known as "Robbins Lane" with a total area of 5,920m<sup>2</sup>. Each of these will be landscaped and dedicated to Council;
- tree removal and bulk earthworks, including importation of approximately 105,000m<sup>3</sup> of fill material;
- construction of roads (including a roundabout), drainage infrastructure, services and a stacked sandstone retaining wall along proposed road 2 with a maximum height of 900mm above existing ground level;



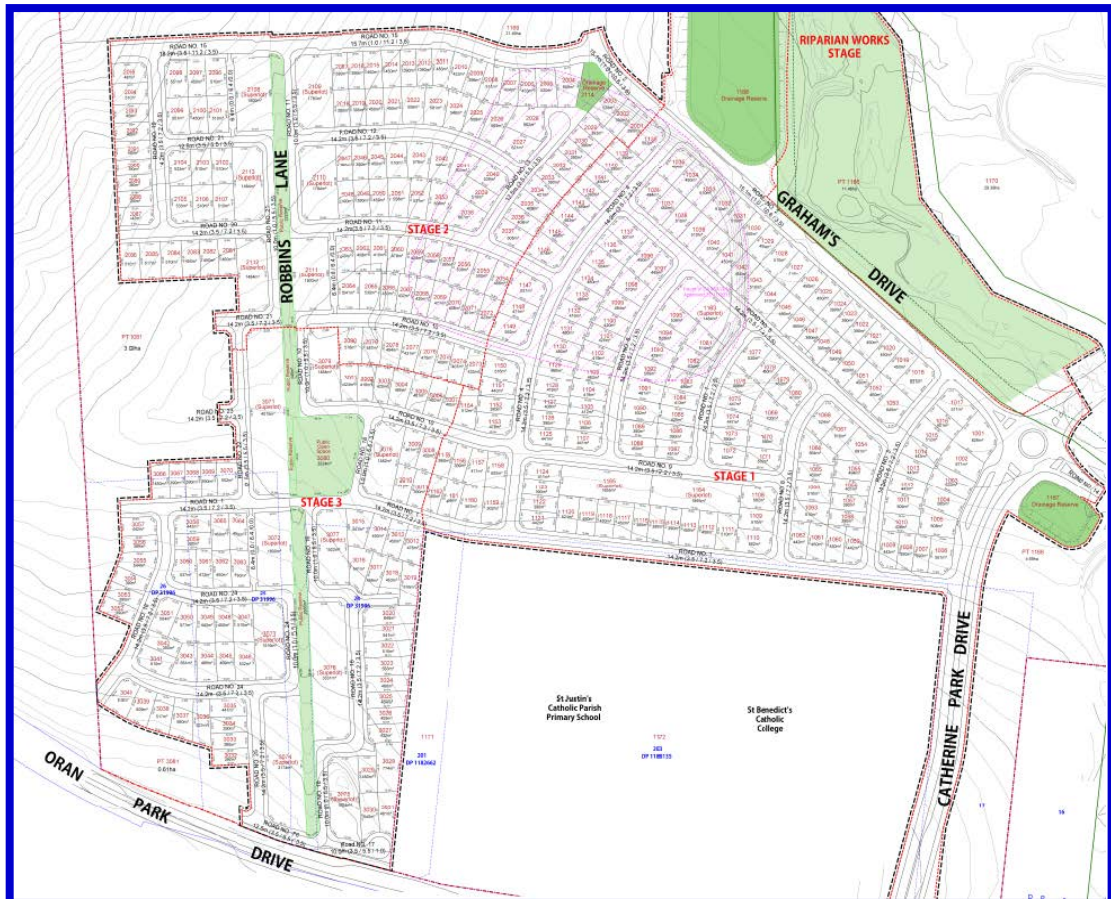
- installation of a 4 way signalised intersection at Catherine Park, Oran Park and Forest Grove Drives and upgrade of Oran Park Drive (east of the intersection) within Stage 1. Consent is also sought for the upgrade of Oran Park Drive west of the 4 way intersection;
- installation of street trees and revegetation and conservation works within South Creek;
- construction of two permanent entry feature walls and landscaping at the intersection of the proposed Catherine Park Drive and Oran Park Drive. These entry features will be constructed of decorative stone and timber and will display the developer estate name “Catherine Park;” and
- display of 3 temporary billboard signs (advertising land for sale), each with display areas of 32m<sup>2</sup> (8m x 4m) and overall heights of 6m from ground level.

The CIV of the works is \$23,629,900.

### **PROPOSED OVERALL SITE PLAN**



### **PROPOSED OVERALL SUBDIVISION AND STAGING PLAN**



## **ASSESSMENT**

### ***Environmental Planning and Assessment Act 1979 – Section 79(C)(1)***

In determining a DA, the consent authority is to take into consideration the following matters as are of relevance in the assessment of the DA on the subject property:

#### ***(a)(i) The Provisions of any Environmental Planning Instrument***

The Environmental Planning Instruments that relate to the proposed development are:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No 55 – Remediation of Land
- State Environmental Planning Policy No 64 – Advertising and Signage
- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River

An assessment of the proposed development against these Environmental Planning Instruments is detailed below.

#### **State Environmental Planning Policy (State and Regional Development) 2011 (SEPP)**

Pursuant to Clauses 20 and 21 of the SEPP, the proposed development is included in Schedule 4A of the *Environmental Planning and Assessment Act 1979* and has a

CIV of \$23,629,900. This exceeds the CIV threshold of \$20 million for Council to determine the DA and therefore it is referred to the Panel for determination.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

*Permissibility*

The site has multiple zonings however the proposed development works are located only within the R2 Low Density Residential, E2 Environmental Conservation and SP2 Infrastructure zones.

The proposed development is defined as “building identification signs,” “business identification signs,” “earthworks,” “drainage,” “roads,” “environmental protection works” and “community facilities” by the SEPP, which are all permissible land uses in the relevant zones. The subdivision of land is also permitted with consent.

The relevant objectives of the R2 Low Density Residential zone are to “provide for the housing needs of the community within a low density residential environment” and to “support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.” The proposed development includes a wide range of lot sizes to provide for the future housing needs of residents, as well as a public park and pathway which will enable suitable recreational activities for future residents within a low density residential environment.

The relevant objectives of the E2 Environmental Conservation zone are to “protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values” and to “prevent development that could destroy, damage or otherwise have an adverse effect on those values.” The proposed development includes the restoration of a large portion of South Creek, as well as long term management and maintenance procedures to ensure the riparian corridor will be protected into the future.

The objectives of the SP2 Infrastructure zone are to “provide for infrastructure and related uses” and to “prevent development that is not compatible with or that may detract from the provision of infrastructure.” The proposed development includes the construction of a new intersection as well as the upgrade of a portion of Oran Park Drive. These works are consistent with the type of development intended for this zone.

*Relevant Clauses*

The DA was assessed against the following relevant clauses of the SEPP.

<b>Clause</b>	<b>Requirement</b>	<b>Provided</b>	<b>Compliance</b>
19 Development on Flood Prone and Major Creeks Land - Additional Heads of Consideration	Consent authority to consider a number of matters relating to flood behavior, impacts on the floodplain (including erosion) and	The submitted stormwater and flood reports confirm that due to the proposed drainage infrastructure (including a detention basin within South Creek) the downstream flood impacts will be decreased due to flows being controlled. The filling of land near the riparian corridor will ensure	Yes



Clause	Requirement	Provided	Compliance
	whether earthworks will alter drainage patterns or impact the future use of the land	that all proposed residential lots and relevant infrastructure are above the 1 in 100 year flood planning level.  Council has separately developed a flood model to manage cumulative impacts of flooding from the entire precinct once fully developed. A condition is recommended that requires the applicant to provide additional flood modelling data to demonstrate that the proposed development is consistent with this model	
2.6 Subdivision – Consent Requirements	Development consent required for subdivision	The DA seeks consent for the proposed subdivision	Yes
4.1 Minimum Subdivision Lot Size	Minimum lot size of 45,000m <sup>2</sup> (4.5ha) required near the Oran Park Homestead	The area of the residue lot proposed within stage 1 near Oran Park House (lot 1169) is 21.49 ha which complies with the largest minimum lot size for that area, being 4.5ha	Yes
4.1AB Minimum Lot Sizes for Residential Development in R2 Low density and R3 Medium Density zones	Minimum lot size for a dwelling house is 300m <sup>2</sup>  Various other minimum lot sizes are prescribed for different forms of residential housing	The smallest residential lot proposed for detached dwelling houses is 390m <sup>2</sup> , which complies  18 superlots are proposed for future medium density housing options. The SEPP does not provide a definition of “medium density,” however 14 of the proposed superlots have areas of more than 1,500m <sup>2</sup> which could facilitate multi-dwelling housing. Any future housing will be subject to separate DAs	Yes  Yes
4.1B Minimum Residential Density	Minimum densities to comply with areas “O” – 15 dwellings/ha and “Q” – 20 dwellings/ha	The approximate densities for the proposed development are:  O = Approximately 13 dwellings/ha (including the area of the proposed superlots)	Yes

Clause	Requirement	Provided	Compliance
		<p>Q = Approximately 19.23 dwellings/ha</p> <p>It is noted that the proposed development provides a number of superlots which will likely further increase the density across the site subject to separate DAs. When considering the entirety of areas O and Q across the overall precinct, the minimum densities for each area will be achievable through separate DAs</p>	
5.9 Preservation of Trees and Vegetation	Development consent required prior to removal of trees or vegetation to which a development control plan applies	The proposed development requires the removal of scattered vegetation outside of the riparian corridor and consent for this has been sought as part of this DA	Yes
5.10 Heritage Conservation	<p>Development consent required for development on land containing a heritage item and/or an Aboriginal object</p> <p>Consent authority to consider the effect of the development on the significance of the heritage item</p>	<p>The applicant has sought consent for works proposed around Oran Park House, including Robbins Lane and roads 2 and 15, as well as for the drainage and revegetation works within the riparian corridor</p> <p>Stages 1-3 of the proposed subdivision are located outside of the draft Oran Park House (OPH) State heritage curtilage (expected to be gazetted by the end of 2014). Notwithstanding, proposed collector roads 2 and 15, as well as the Robbins Lane linear pathway, will maintain and reinforce the historical connections of OPH to the surrounding land. Conditions are recommended to ensure that the proposed levels and landscaping embellishments along these roads/path will preserve the existing view lines from/to OPH and existing trees</p>	<p>Yes</p> <p>Yes</p>

Clause	Requirement	Provided	Compliance
	Consent authority to consider the effect of the development on the significance of Aboriginal objects	1 item of Aboriginal significance is located within the proposed subdivision area (known as CFPP-07, being an “artefact scatter” near the proposed park). However, this item was deemed to have low significance and the Office of Environment and Heritage have granted an Aboriginal Heritage Impact Permit (AHIP) to remove the item (no salvage excavations required)	Yes
6.1 Public Utility Infrastructure	Essential public utility infrastructure to service the development to be available, or arrangements in place to ensure it will be provided	The site will be serviced by appropriate public utility infrastructure including water, electricity and sewer and a condition is recommended to ensure that this occurs	Yes
6.2 Native Vegetation Retention Areas	Development consent required for clearing native vegetation within South Creek riparian corridor (land zoned E2 Environmental Conservation) and Council to consider impacts	The applicant has submitted a vegetation management plan (VMP) and flora and fauna assessment (FFA) which confirm that the proposed creek restoration and stabilisation works (on non-certified land) will modify the existing Swamp Oak Floodplain Forest (SOFF) community, however no SOFF is proposed to be removed within the non-certified land (certified land allows vegetation removal to facilitate development). The progressive rehabilitation works will ensure a resilient ecosystem is established, including the provision of nesting and foraging habitats for the Australian Bittern, which is an endangered bird species that has been identified on the site. Conditions requiring compliance with the VMP and FFA are recommended	Yes

Clause	Requirement	Provided	Compliance
6.3 Existing Native Vegetation	Consent not to be granted for clearing native vegetation within South Creek riparian corridor (land zoned E2 Environmental Conservation) which is subject to Part 7 of the <i>Threatened Species Conservation Act 1995</i>	The submitted FFA includes a 7 Part Test of Significance (as required by the <i>Threatened Species Conservation Act 1995</i> ) which confirms that the proposed development will not have a significant impact on any threatened flora or fauna species (including the SOFF community which will not be cleared within the non-certified land and the Australian Bittern identified on the site), subject to the recommendations and management procedures contained within the FFA and VMP. Compliance with these documents is a recommended condition	Yes

State Environmental Planning Policy (Infrastructure) 2007 (SEPP)

Pursuant to Clause 45 of the SEPP, the development proposes works within easements for overhead electricity transmission lines and underground cables (located in the south eastern corner of the St Justin's and St Benedict's school land, near the proposed 4 way signalised intersection). The DA was referred to Transgrid and Endeavour Energy during the assessment of the DA. Neither of these authorities provided any response. A condition is recommended that requires the applicant to obtain the approval of the relevant utility authority prior to commencing any works within their easements.

Pursuant to Clause 104 and Schedule 3 of the SEPP, the DA is classed as traffic generating development in that it proposes more than 200 residential lots and the opening of a public road. The DA was referred to the Roads and Maritime Services (RMS) who raised no objection to the proposed development, subject to the design of the works complying with all relevant Australian Standards and the applicant obtaining a works authorisation deed from the RMS, prior to the issue of a Construction Certificate. A condition is recommended to ensure compliance with the RMS's requirements.

State Environmental Planning Policy No 55 – Remediation of Land (SEPP)

The SEPP requires Council to be satisfied that the site is suitable for its intended use (in terms of contamination) prior to granting consent.

This applicant has submitted a phase 2 contamination assessment (as well as validation reports confirming the remediation of previously contaminated areas of the site) in support of this DA. The submitted documents confirm that there are no remaining areas of environmental concern within the development area which require remediation and that the site is suitable for its intended residential and recreational uses.

Notwithstanding the above, a standard contingency condition is recommended that requires if any contamination is found during construction it must be managed in accordance with Council's Management of Contaminated Lands policy.

#### State Environmental Planning Policy No 64 – Advertising and Signage (SEPP)

The proposed development includes 3 freestanding billboard signs, each with display areas of 32m<sup>2</sup> (8m x 4m) and a maximum height of 6m from ground level.

Also proposed is the construction of two permanent entry feature walls and landscaping at the intersection of the proposed Catherine Park Drive and Oran Park Drive. These entry features will be constructed of decorative stone and timber and will display the developer estate name "Catherine Park."

Pursuant to Clause 4(1) of the SEPP, the proposed signs are considered to be "business identification signs" and "building identification signs" as opposed to "advertisements" in that they will simply identify the estate name and land developer but do not include the general advertising of products, goods or services.

The proposed signs are considered to be generally consistent with the aims, objectives and Schedule 1 assessment criteria of the SEPP. However concerns are raised regarding the size of the temporary billboard signs. It is considered that as proposed they will be incompatible with the character of a low density residential area due to their scale. Council has limited the areas of similar temporary billboard signs proposed in the surrounding area to 18m<sup>2</sup>, including signs in the Oran Park precinct, the Arcadian Hills developer estate and along Camden Valley Way near the East Leppington growth centre precinct.

A condition is recommended which limits the size of the proposed billboard signs to a maximum display area of 18m<sup>2</sup> which is more appropriate to the scale and character of the area. The condition also stipulates that the signs may only be displayed for 3 years from the date of the determination of this DA. Following this period they must be removed.

It is also a recommended condition that the permanent entry feature walls and signage be located on private property and that the proposed associated low ground cover landscaping within the road reserve be deleted and replaced with turf for maintenance purposes.

The condition also requires that the wording on the estate entry signs be modified to include the name of the suburb in which the site is located.

#### Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River (SEPP)

The proposed development is generally consistent with the aim of the SEPP (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls.

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. Conditions requiring appropriate stormwater detention, treatment and erosion and sediment control measures are recommended.

***(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that***



***has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).***

There is no draft Environmental Planning Instrument applicable to the proposed development.

***(a)(iii) The Provisions of any Development Control Plan***

Camden Growth Centre Precincts Development Control Plan (DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP. Discussion of any variations of the controls is provided after the compliance table.

<b>Control</b>	<b>Requirement</b>	<b>Provided</b>	<b>Compliance</b>
2.2 The Indicative Layout Plan (ILP)	Development to be generally in accordance with the ILP	<p>The proposal is generally consistent with the ILP, in that it provides for a grid network with a clear road hierarchy, although some of the local streets have been downgraded to "access streets" and the position of some local roads and intersections have been modified.</p> <p>The ILP also provides an opportunity for low to medium density housing along the proposed Catherine Park Drive (known as the "Rickard Road" extension). The lot sizes proposed in this area are not large enough to accommodate multi-dwelling housing, however are able to accommodate dual occupancies, attached or semi detached housing and potentially manor houses in accordance with State Environmental Planning Policy (Sydney Region Growth Centres) 2006.</p> <p>18 superlots are proposed elsewhere in the subdivision for future medium density developments. This would exceed the provisions of the ILP which specifies low density housing in these</p>	Yes

Control	Requirement	Provided	Compliance
		areas, however all forms of residential accommodation are permissible in accordance with the SEPP and will be subject to the DCP's controls and the assessment of future DAs	
2.3.1 Flooding	Subdivision layout to ensure 1% AEP flood extent is not exceeded and filling permitted where flood study demonstrates it is required	Approximately 105,000m <sup>3</sup> of fill material is proposed to be imported to raise surface levels near South Creek and ensure all lots and relevant infrastructure are located above the 1 in 100 year flood line	Yes
	Evacuation routes to be maintained and provided in accordance with Council's flood policy	Appropriate evacuation routes are proposed	Yes
2.3.2 Water Cycle Management	Management of flows to be in accordance with Councils' Engineering Specifications, via a network of gravity fed pipes and overland flows and in accordance with the Precinct Schedule	The proposed stormwater management strategy includes the provision of 2 main detention basins to collect and manage the flow of water in a controlled manner in accordance with Council's engineering specifications and the Precinct's schedule	Yes
	Roads on primary drainage lines on Key Elements figure within relevant precinct schedule to be constructed in locations shown	The proposed location of Catherine Park Drive and collector roads 2 and 15 correlate with the Key Elements figure of Schedule 4. The required detention basin located east of Catherine Park Drive is also proposed	Yes
	Water quality treatment to be provided in accordance with the targets in Table 2-1	The submitted stormwater report confirms that the stipulated water quality targets will be met	Yes

Control	Requirement	Provided	Compliance
	Development on land within a riparian protection area to be consistent with NSW Office of Water's (NOW) Guidelines for riparian corridors on waterfront land	The submitted stormwater report confirms that the development is consistent with NOW's guidelines	Yes
2.3.3 Salinity and Soil Management	DAs involving earthworks on salinity affected land to be accompanied with salinity assessment and management plan	A salinity assessment has been provided confirming the overall Precinct (including the area of the residue lots) contains a mixture of slightly, moderately and very saline conditions (particularly near South Creek). The report includes a general salinity management plan (SMP), however the applicant has not provided a site specific plan with lot boundaries overlaid to ensure that the 88B Instrument for each affected lot can be adequately conditioned. It is a recommended condition that a site specific SMP be provided prior to the issue of a Construction Certificate	Yes
	All development to incorporate soil conservation measures to minimise erosion and siltation. Details to be submitted with each DA	The submitted plans include soil conservation measures, including the construction of earth banks, geotextile filters and stabilised access points and shaker pads	Yes
2.3.4 Aboriginal and European Heritage	DAs to identify area of Aboriginal significance and impacts require consent from the NSW Office of Environment and Heritage (OEH)	1 item of Aboriginal significance is located within the proposed subdivision area (known as CFPP-07, being an "artefacts scatter", near the proposed pocket park). However, this item was deemed to have low significance and the Office of Environment and	Yes

Control	Requirement	Provided	Compliance
	<p>DAs on properties identified on the European cultural heritage sites figure to be accompanied with appropriate heritage studies and significant features to be conserved</p> <p>New work in the vicinity of the heritage item to be identifiable and sympathetic to the form, scale, massing, setback and overall character of the item and should not detract from it</p>	<p>Heritage have granted an Aboriginal Heritage Impact Permit (AHIP) to remove the item (no salvage excavations required)</p> <p>The submitted heritage reports confirm that the proposed development is located outside of the draft Oran Park House curtilage, and includes the retention of 2 linear heritage driveways (to be known as Robbins Lane and roads 2 and 15). Insufficient details have been provided to demonstrate that the existing heritage trees along Robbins Lane as well as a set of gates near Oran Park Drive will be retained. Conditions are recommended to enforce this as well as to control the width and levels of these roads to ensure existing view lines from/to Oran Park House are retained</p> <p>Council staff have concerns about the proposed development's inclusion of multiple superlots for potential future medium density housing along Robbins Lane. However development on these lots will be subject to separate DAs</p>	<p>Yes</p> <p>Yes</p>
2.3.5 Native Vegetation and Ecology	Trees and vegetation to be retained where possible, particularly for land in the Environmental Protection Overlay or in a Riparian Protection Area. Council to consider historic	<p>The proposed development includes the removal of all existing trees within the subdivision area, however these will be adequately offset with planting of native species within the riparian corridor as part of this DA and future DAs for the remainder of the Precinct</p> <p>A condition is recommended requiring the retention of</p>	Yes

Control	Requirement	Provided	Compliance
	and cultural significance of vegetation	heritage significant trees along Robbins Lane, where deemed safe by an arborist	
	Riparian protection areas are to be conserved and managed in accordance with NOW Guidelines	NOW has granted general terms of approval to the proposed development, compliance with which is a recommended condition	Yes
	Subdivisions to consider weed minimisation and dispersion	The submitted VMP identifies the applicable noxious weed species located on the site and includes appropriate weed management recommendations. Compliance with the VMP is a recommended condition	Yes
	Landscaping plans to be provided in accordance with Appendix C (preferred species list)	The proposed landscaping plans include species which are generally consistent with Appendix C; however some of the trees proposed along Catherine Park Drive and roads 2 and 15 are infrangible and do not comply with Austroads standards. A condition is recommended which requires these trees to be replaced with an alternative compliant frangible species	Yes
2.3.6 Bushfire Hazard Management	Development to be consistent with <i>Planning for Bush Fire Protection 2006</i>	The submitted bushfire report includes recommendations to ensure the development is consistent with <i>Planning for Bush Fire Protection 2006</i> , particularly with regard to asset protection zones, water supply, services and location of roads	Yes
	Asset protection zones (APZs) to be maintained as per the APZ figure in the precinct schedule and specified on	Figure 2-7 of Schedule 4 requires a minimum APZ of 20m to be provided to the lots along the edge of South Creek. The submitted bush fire report recommends a minimum APZ of 25m. The	Yes



Control	Requirement	Provided	Compliance
	88B Instruments	report also recommends a minimum APZ of 50m be provided to the western boundary of the subdivision as it adjoins undeveloped grasslands. The RFS has reviewed the submitted report and agree with the recommendations, however note that a 50m buffer is not required to the west and that a 10m APZ is sufficient. Compliance with the RFS's general terms of approval is a recommended condition	
2.3.7 Site Contamination	<p>DAs for sensitive uses including residential to be accompanied by detailed phase 1 and 2 contamination assessments and a remedial action plan if necessary</p> <p>Council to be satisfied that the site is suitable for the proposed use prior to granting consent and may require a Site Auditor to be involved at any stage of the investigation</p>	<p>The submitted phase 1 and 2 contamination assessments confirm that the site does not contain any remaining AECs which require remediation</p> <p>The submitted contamination assessment reports confirm that the site is suitable for its intended residential and recreational uses</p>	<p>Yes</p> <p>Yes</p>
2.3.9 Noise	Acoustic report required for locations shown on the potential noise attenuation measures figure in the precinct plan, such as adjacent to a railway line, arterial road, sub-arterial road, transit boulevard expected to exceed 6,000 vehicles per day;	Schedule 4 does not contain a noise attenuation measures figure. Notwithstanding, Council staff requested a site specific acoustic assessment due to the proximity of residential lots to Oran Park Drive (a transit boulevard), Catherine Park Drive (a transit boulevard) and roads 2 and 15. The submitted report identifies acoustic protection measures, including room positioning and construction	Yes

Control	Requirement	Provided	Compliance
	or potentially impacting upon sensitive receivers such as residences inside or outside of the Precinct	materials, for the lots adjacent to Oran Park Drive and Catherine Park Drive. Conditions are recommended to ensure appropriate 88B Instruments are imposed on these lots. A condition requiring a construction environmental noise management plan is also recommended	
2.3.11 Air Quality	Implement site controls to ensure air pollution control	Standard conditions are recommended to ensure that air pollution is appropriately controlled on site	Yes
2.5 Crime Prevention Through Environmental Design (CPTED)	Development to enhance surveillance of streets and public open space	The proposed subdivision layout generally provides good surveillance opportunities of the streets, footpaths, pocket park and riparian corridor	Yes
	Pedestrian and communal areas to have sufficient lighting to ensure safety and be designed to minimise areas of concealment	The proposed pedestrian areas (such as footpaths and landscaped verges) will be adequately lit with street lighting	Yes
	Detailed CPTED and Safer By Design assessment required for subdivisions and public open space	CPTED principles have been considered in the SEE and a separate CPTED report for the proposed Robbins Lane linear pathway has been provided. Council staff agree with the report findings, being that the proposed subdivision and open spaces will achieve adequate surveillance from the surrounding residential lots. The open spaces are well defined in terms of access points and do not include any landscaped features which will permit or encourage concealment.  The DA was referred to the	Yes

Control	Requirement	Provided	Compliance
		Camden Local Area Command (CLAC) for assessment. The CLAC identified the development to be a low crime risk and their recommended conditions will be satisfied through the proposed design and future maintenance of the parks	
2.6 Earthworks	Subdivision to respond to natural topography or site, minimising cut and fill	The proposed subdivision maintains a general slope from Oran Park Drive towards South Creek. Significant filling is only required in the area closest to the riparian corridor to ensure all residential lots are above the 1 in 100 year flood line	Yes
	All retaining walls to be identified in the DA. Walls to be designed by a structural engineer and be of masonry construction with anti-graffiti coating	Details of a retaining wall proposed adjacent to road 2 have been provided. Conditions requiring a structural engineer's certification and anti graffiti coating are recommended	Yes
	Validation report required prior to placement of imported fill	Conditions are recommended requiring validation reports for the proposed importation of 105,000m <sup>3</sup> of fill	Yes
3.2.1 Neighbourhood and Subdivision Design	Permeable, legible and connected street network	A permeable, legible and connected street network has been proposed	Yes
	Street blocks to generally be a maximum of 250m long and 70m deep although greater lengths may be considered	The longest residential block proposed is 280m (along road 2); however this block is well connected to numerous streets, particularly on its southern side. All remaining blocks are less than or equal to 250m in length and the maximum block depth proposed is 70m	Yes

Control	Requirement	Provided	Compliance
	Lots should have rectangular geometry	All proposed lots have generally rectangular geometry	Yes
	Landscape plans must be provided that show street trees	Appropriate street tree landscaping plans have been provided	Yes
3.2 Residential Character	Lot orientation to comply with Figures 3-1 and 3-2	The proposed lot orientations are generally consistent with these figures	Yes
	Residential development is to incorporate a mix of lot sizes, comply with density requirements and enable future dwellings to comply with BASIX	The proposed development is consistent with all of these principles	Yes
	Noise and air quality are to be considered	These issues have been considered and address by the submission of technical reports and/or the recommended conditions	Yes
3.2.3 Street Network and Design	The design of streets is to be consistent with Figures 3-3 to 3-7 (inclusive), noting that variations may be considered subject to certain criteria	There are a number of variations proposed to the DCP's road design controls	<b>No – DCP Variations 1 and 2</b>
	Roads are to be designed and constructed in accordance with Council's engineering specifications	A condition is recommended requiring compliance with Council's engineering specifications	Yes
	4 Way intersections are to be	Appropriate controls measures for the proposed 4 way intersections have	Yes

Control	Requirement	Provided	Compliance
	appropriately controlled  Street trees are required for all streets at a rate of 1 tree per lot or 1 every 10m, whichever is the greater	been proposed  A condition is recommended requiring street tree planting at a rate of 1 street tree per lot	Yes
3.2.4 Pedestrian and Cycle Network	Appropriately lit and designed cycleways are to be provided in accordance with the Pedestrian and Cycleway Network figure	The proposed development complies with the DCP's Pedestrian and Cycleway figure save for the provision of a cycleway along the northern side of road 15. This is however considered acceptable as there is no development proposed in that location at this time and any cyclepath there will ultimate link up with the graham's Drive shared path to the east. It is however a recommended condition that the northern verge of road 15 be widened to the DCP required 4.5m to ensure sufficient space to provide a future cyclepath and landscaping	<b>No, however variation supported</b>
3.2.5 Temporary vehicular access	Temporary turning heads may be required for development staging	Temporary turning heads have been proposed where necessary	Yes
3.2.6 Access to arterial roads, sub-arterial roads and transit boulevards	Temporary access to transit boulevards may be granted subject to traffic safety and volume criteria	A permanent access entry/exit arrangement from/to the proposed Catherine Park Drive is proposed to enable access for 5 lots. This is considered to be acceptable in terms of the DCP's criteria given the low number of lots proposed	<b>No, however variation supported</b>
3.2.7 Lot Dimensions for Residential Subdivision	A range of lot widths must be provided to enable a range of housing types and sizes  Lot frontage	A range of lot widths have been proposed to facilitate a range of future housing types and sizes  The proposed lot frontage	Yes  Yes



Control	Requirement	Provided	Compliance
	widths must be varied throughout the subdivision  Lots should be rectangular, and if not, be appropriate to enable future compliant dwellings	widths vary throughout the subdivision  The proposed lots are generally rectangular and capable of accommodating future compliant dwellings	Yes
3.2.9 Corner Lots	Corner lots must comply with Council's engineering specifications	It is a recommended condition that the entire development complies with Council's engineering specifications	Yes
3.3 Construction Environmental management	A construction environmental management plan (CEMP) is required prior to the issue of a Construction Certificate  Erosion and sediment controls must be implemented  Trees to be retained must be protected	A condition is recommended that requires the preparation of a CEMP prior to the issue of a Construction Certificate  Appropriate erosion and sediment controls measures have been proposed and are recommended as conditions  The existing vegetation to be retained inside the riparian corridor will be appropriately protected	Yes  Yes  Yes

Schedule 4: Catherine Fields (Part) Precinct Controls

Control	Requirement	Provided	Compliance
2.3 Rickard Road Extension Transit Boulevard	Catherine Park Drive (known as "Rickard Road Extension") to comply with cross section in Figure 2-14  Intersections to accommodate bus manoeuvrability	A minor variation is proposed to the transit boulevard cross section (Figure 2-14)  The intersections with roads 1, 2 and 14 all contain turning circles which are capable for buses and waste trucks	<b>No – DCP Variation 2</b>  Yes
2.4	Bus capable	Oran Park Drive, Catherine	<b>No – DCP</b>

Control	Requirement	Provided	Compliance
Public Transport	<p>roads and routes to be provided in accordance with Figure 2-13</p> <p>Bus stops to be provided on-street and not within indented bays and bus shelters to be provided at key stops and installed at subdivision construction stage</p>	<p>Park Drive and roads 1, 2 and 15 are required to be bus capable. Each of these roads meets the minimum requirements with the exception of road 2</p> <p>Figure 2-13 of the DCP does not identify any "potential bus stop" locations within the subject development area. The exact location of bus stops is not something which can be confirmed at DA stage, given the servicing requirements and demand are unknown</p>	<p><b>Variation 1</b></p> <p>Yes</p>
2.5 Open Space and Recreation Network	<p>Open space to be provided in accordance with Figure 2-16 and Table 2-2 which requires provision of "LP3" – a neighbourhood park with a minimum area of 3,000m<sup>2</sup></p> <p>Minimum provision of open space and facilities to be consistent with the Catherine Fields (Part) Precinct Section 94 Contributions Plan (S94 Plan)</p> <p>Local parks to be:</p> <ul style="list-style-type: none"> <li>- minimum area of 3,000m<sup>2</sup></li> <li>- located as per ILP where</li> </ul>	<p>The proposed pocket park (lot 3080) has an area of 3,224m<sup>2</sup> and is located generally in accordance with Figure 2-16, however is approximately 50m south (towards road 1). This is considered acceptable given that the park will be closer to the existing primary and secondary schools and well within reach of surrounding future residents</p> <p>The minimum requirements of the S94 Plan will be achieved by the proposed development. More open space than is required to be dedicated to Council will be provided overall and the applicant is aware that S94 credits will not be available for any open space provided over and above the S94 Plan's requirements</p> <p>Proposed pocket park area is 3,224m<sup>2</sup></p> <p>Park is proposed 50m south</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

Control	Requirement	Provided	Compliance
	possible	of ILP location, however this is supported as it is a closer location to the school site	
	- be a maximum of 400m from residential lots	Park will be within 400m from surrounding residential lots	Yes
	- be highly accessible and linked by pedestrian / cycle routes	Park will be highly accessible given it's central location and pedestrian/cycle paths within Robbins Lane and the surrounding local streets	Yes
	- retain remnant vegetation where possible	No known remnant vegetation is within the park location; however a condition is recommended the requiring retention of historic trees within Robbins Lane where possible	Yes
	- bordered by streets and houses on all sides for surveillance	The parks will be bordered by streets and houses on almost all sides	Yes
	Parks and open space to generally comply with Public Domain Landscape Strategy prepared by Aecom dated 2013 and Heritage Interpretation Strategy prepared by GML dated 2013 <u>and</u> :	The park and riparian areas, as well as the corresponding VMP and FFA are generally consistent with the Public Domain Landscape Strategy prepared by Aecom dated 2013 and Heritage Interpretation Strategy prepared by GML dated 2013	Yes
	Have a range of play spaces for different ages	The proposed park includes multiple open turfed areas, a soft fall play area and a covered shelter for wet weather conditions	Yes
	Provide adequate parking, lighting and waste management	On-street parking in the surrounding local streets will be sufficient to service the	Yes

Control	Requirement	Provided	Compliance
	facilities	local park (as long as the surrounding roads are widened to a minimum width of 7.4m, as recommended). Existing street lighting will adequately illuminate the open spaces. Additional internal lighting is not recommended due to security and vandalism risks. A condition requiring waste bins is recommended	
	Include interpretative signage detailing history, Aboriginal values and the like	A condition requiring interpretive signage within the park, Robbins Lane and the riparian corridor is recommended	Yes
	Provide amenities including seating, shade structures, feature fencing etc.	Suitable amenities are proposed, including a sheltered seating/play area, anti-skating entry fencing and removable perimeter bollards	Yes
	Riparian corridors to provide pedestrian paths and cycleways, fitness trails and the like	A landscaped pathway referred to as "Graham's Drive" will be provided to the north of Road 2 along the riparian corridor	Yes
	Detailed landscape plan required for park	Adequate landscape plans have been provided which detail tree species, major hard elements and pedestrian entry and connections. Conditions are recommended which specify more detailed requirements to be shown on the plans approved for a Construction Certificate	Yes
4.1 Development Surrounding Oran Park House (OPH)	Subdivision of land within draft state heritage curtilage area for OPH requires consent from the Heritage Council (HC)	The HC noted that the proposed subdivision is located outside of the draft heritage curtilage of Oran Park House (which has been amended since the DCP came into force and now excludes Robbins Lane and roads 2 and 15); and	Yes

Control	Requirement	Provided	Compliance
		<p>that the subdivision and road layout will reinforce the historical and visual connections of the house and landscape</p> <p>The HC also recommended that additional information be provided in relation to the treatment of Robbins Lane. Conditions are recommended to ensure compliance with these recommendations</p>	
	<p>Development in draft state heritage curtilage area to be consistent with Figure 4-2 (OPH Quarter Concept)</p>	<p>As noted above, the State Heritage curtilage has been modified. Notwithstanding, Figure 4-2 identified the two historic driveways of Robbins Lane (referred to as Dawson Damer Drive) and Graham's Drive (referred to as Moore's Prospect). These linear driveways will be retained and embellished by the proposed development</p>	<p>Yes</p>
	<p>Subdivision within areas of potential archaeological significance Figure 2-6 to be accompanied by a report confirming results of investigations</p>	<p>Robbins Lane and Graham's Drive (roads 2 and 15) are identified as areas of potential archaeological significance in the DCP; however the submitted heritage report confirms that there is little potential for European archaeology along Robbins Lane, as it was only used as an informal paddock track. Graham's Drive has low to moderate potential for remains as it was the main access driveway to OPH. It may contain evidence of earlier surfaces and edging features. The report recommends that should any archaeological remains be uncovered, appropriate standard management measures be implemented to investigate, monitor and</p>	<p>Yes</p>

Control	Requirement	Provided	Compliance
		record the remains. Compliance with the heritage report is a recommended condition	
	Development surrounding OPH not to detract from its visual prominence and cultural landscape setting	The proposed subdivision is in accordance with the indicative layout plan for the precinct. The proposed earthworks will still result in a gradual fall of land from Oran Park Drive towards South Creek, therefore maintain the existing views from OPH	Yes
	First DA in draft state heritage curtilage area to include landscaping and public domain plans detailing the following:	As noted, the draft curtilage of OPH has since been amended and the proposed subdivision is not located within the draft heritage area. Notwithstanding, the applicant has submitted concept landscaping plans for the treatment of Robbins Lane and Moore's Prospect	Yes
	- planting program that respects historic plantings and facilitates view corridors;	The submitted landscaping plans propose various deciduous and native species along Robbins Lane and Grahams Drive. There is no detail of retaining the existing eucalyptus trees, however conditions are recommended which requires the assessment of these trees by a qualified arborist for retention wherever possible. The location of plantings (and other conditions restricting mature heights and widths of canopies) will maintain the existing view corridors	Yes
	- Interpretation of historic driveways;	The main driveway alignments will be retained	Yes
	- Pedestrian pathways;	Shared pedestrian and cycle paths will be provided along both Robbins Lane and Grahams Drive	Yes

Control	Requirement	Provided	Compliance
	- Interpretive signage, play equipment and historic place naming and public art; and	Conditions requiring interpretive elements are recommended for along Robbins Lane, the Graham's Drive shared path and the local park. Play equipment will be provided within the pocket park	Yes
	- Acknowledge indigenous heritage values	1 item of indigenous heritage was identified near the location of the proposed pocket park, being an "artefacts scatter" however this was not found to be significant enough to warrant preservation and an AHIP has been issued for its removal	Yes
	Historic Dawson Damer driveway to be retained as pedestrian/cycleway as per 1 of the 3 options in Figure 4-6	Dawson Damer driveway known as "Robbins Lane" will include a 4m wide pedestrian/cycleway as required. The proposed cross section is different to that of the 3 suggested options in Figure 4-6 in that the laneway will adjoin local streets, rather than form part of a road reserve; however the intent of preserving the historic alignment will be achieved, whilst providing adequate pedestrian connectivity throughout the subdivision. The future residential development adjoining Robbins lane will be controlled by various setback, density and design controls to ensure an attractive interface is achieved	<b>No, however variation supported</b>
	Corner lots adjoining Dawson Damer driveway to be accessed from adjacent side streets	The proposed superlots adjoining Robbins Lane will be accessed from the side or via rear laneways. No driveways will have direct access to Robbins Lane	Yes
	New street trees	As noted above, Robbins	Yes

Control	Requirement	Provided	Compliance
	to be provided in accordance with Figure 4-6, have a maximum height of 6m and 5m in width at maturity and contrast with existing line of eucalypts along the eastern side of the driveway	Lane differs slightly to the 3 suggested options in Figure 4-6. Notwithstanding, the two rows of trees proposed on either side of the path will retain the significant view lines from/to OPH. A condition is recommended which requires the retention of the existing trees where confirmed safe by an arborist	
	Low shrub plantings (1m in height) to be located along western side of Dawson Damer driveway	Low privacy hedges will be provided beneath the trees on either side of Robbins Lane where adjoining residential lots which is considered to be acceptable	Yes
	Ground formation of Dawson Damer Drive to be retained, however resurfacing may occur to reflect the historical rural setting, e.g. gravel	A condition is recommended requiring further details of the proposed resurfacing material of Robbins Lane to be provided prior to the issue of a Construction Certificate	Yes
	Existing entry gates on Oran Park Drive to be retained within Oran Park Drive road reserve	A condition is recommended requiring the retention of these gates near Oran Park Drive	Yes
	Moore's Prospect driveway and adjoining trees to be retained as a shared pedestrian cycleway as per Figure 4-7	The submitted landscaping plans indicate the retention of Moore's Prospect Driveway and existing trees being retained adjacent and to the north of road 2 via a shared cycle path (known as "Graham's Drive", as per Figure 4-7	Yes
	Existing planting of alternating Outeniqua Yellowwood and White Cypress Pines to be	A condition is recommended which requires these species to be retained along Graham's Drive	Yes



Control	Requirement	Provided	Compliance
	<p>conserved and supplemented</p> <p>Ground formation of Moore's Prospect to be retained, however resurfacing may occur to reflect the historical rural setting, e.g. gravel</p> <p>Trees along Moore's Prospect to be maximum height of 5m to preserve view lines</p>	<p>A condition is recommended which requires details of the resurfacing of the Graham's Drive walkway to be consistent with the DCP and provided prior to the issue of a Construction Certificate</p> <p>A condition is recommended which limits the height of trees along the Graham's Drive walkway to a maximum height of 5m</p>	<p>Yes</p> <p>Yes</p>
4.2 Development Near or On Electricity Easements	All activities within electricity easements require approval from Transgrid or Endeavour Energy	Pursuant to Clause 45 of the SEPP, the development proposes works within easements for overhead electricity transmission lines and underground cables (located in the south eastern corner of the St Justin's and St Benedict's school land, near the proposed 4 way signalised intersection). The DA was referred to Transgrid and Endeavour Energy during the assessment of the DA. Neither of these authorities provided any response. A condition is recommended that requires the applicant to obtain the approval of the relevant utility authority prior to commencing any works within their easements.	Yes
4.4 Australasian Bittern Habitat Protection	<p>Works in E2 zoned land to be consistent with "Australian Bittern Habitat" paper prepared by Eco Logical Australia (ELA) dated October 2013</p> <p>First subdivision</p>	<p>The applicant has submitted a site specific FFA and VMP for this site (dated May 2014 and also prepared by ELA) which refer to and supersede the ELA paper prepared at the rezoning stage</p> <p>The submitted FFA and</p>	<p>Yes</p> <p>Yes</p>

Control	Requirement	Provided	Compliance
	<p>application for E2 zoned land to include FFA and VMP including 7 Part test and assess impacts on Australasian Bittern habitat</p> <p>2 habitat locations to be provided as per Figure 2-3</p> <p>Design of habitat areas to be consistent with Figure 4-10 and consider fish passage</p>	<p>VMP include a 7 Part test (confirming there will be no significant impacts to the threatened bird species) and which include recommendations for the management and rehabilitation of the corridor with respect to improving habitat for the Australasian Bittern. The recommendations include limiting works within the E2 zone to non-breeding season (to avoid disturbance), establishing a fox control program, creating new nesting habitats and establishing suitable aquatic plant densities around 2 existing online dams within the corridor</p> <p>Figure 2-3 identifies 1 habitat location within the subject development area, being the rehabilitation of 1 existing dam (located near proposed basin 3 on the engineering plans within lot 1168). Conditions are recommended which require this basin (and associated revegetation, weed management, etc.) to be carried out in accordance with the VMP and FFA</p> <p>The required construction management and rehabilitation procedures for the habitat location are outlined in Management zones 7 and 8 of the VMP. The VMP specifies that the rehabilitated dam must be designed in accordance with Figure 4-10 of the DCP and require the existing dam wall to be maintained to allow the flow of water and fish passage</p>	<p>Yes</p> <p>Yes</p>

## DCP Variation 1 – Carriageway Widths for Collector Roads, Local Streets and Access Streets

### *Background*

The applicant proposes a number of variations to the road control design controls of the DCP. The principle variation is the provision of a mix of 5.5m and 7.2m wide local roads throughout the proposed development. The DCP requires the provision of 9m wide local roads.

The concept of such variations was discussed with the applicant during pre-DA meetings in 2013. At that time Council staff advised the applicant that if they wanted to pursue such variations they would be unlikely to be supported.

The DA was lodged on 24 March 2014 and these issues were raised with the applicant a number of times during the assessment of the DA. On 29 October 2014 amended plans were submitted increasing the road width of a number of roads. Whilst this has addressed some concerns, the road widths of a number of roads are still too narrow.

Council staff are not supportive of all of the proposed variations and recommend that they be approved in part only and subject to deferred commencement conditions requiring amended plans to be provided.

Attachments 1, 2 and 3 identify the road widths originally proposed, amended and recommended through this report.

### *DCP Controls*

The table below outlines the DCP requirements and the proposed carriageways:

<b>Road</b>	<b>DCP Carriageway</b>	<b>Proposed Carriageway</b>	<b>Compliance</b>
<b>Transit Boulevard</b>	18.2m (including a 4.2m median)	18.2m (including a 4.2m median)	Yes
<b>Collector Roads 2 and 15</b>	11m	Varies from 6.6m–11.2m	<b>No</b>
<b>Bus Capable Local Road 1</b>	9m	7.2m	<b>No</b>
<b>Local Roads</b>	9m	5.5m and 7.2m	<b>No</b>
<b>Access Streets</b>	8m/6.5m	5.5m	<b>No</b>
<b>Laneways</b>	None	6.4m	Yes

### *Variation Request*

In summary, the applicant has requested that the Panel support a variation to these DCP controls on the basis that:

- the *Environmental Planning and Assessment Act 1979* and the DCP provides flexibility in applying DCP controls. The proposed development is consistent with the relevant objectives of the DCP;
- 3.2m wide bus capable travel lanes are proposed along collector road 2 instead of 3.5m lanes, as this road is only identified as a “bus capable route” rather than a “bus route”;
- a 7.2m wide pavement is wide enough for 2 vehicles to pass each other while passing a parked car. It is also wide enough for a moving car to pass between 2 parked cars, but is not wide enough for 2 moving vehicles to pass at once, with parked cars on both sides of the street;
- 5.5m roads will ensure that traffic is subservient to the residential environment and that traffic speeds and volumes are kept low. This is because a 5.5m wide pavement will allow one vehicle to pass another, however is too narrow to allow vehicles to park opposite each other without blocking the street, forcing vehicles to slowly weave past any parked vehicles;
- the reduced street widths will better balance the needs of vehicles, cyclists and pedestrians and become an extension of people’s homes and their residential living spaces by bringing the facades of dwellings, street trees and ultimately people, closer together. They will create a more “human scale” to the neighbourhood and create a safer feel than street widths with wider carriageways; and
- 88B Instrument restrictions could be placed on each lot stating that a double garage must be provided for any dwellings on lots which adjoin 5.5m wide roads.

#### *Council Staff Assessment*

Council staff have reviewed the above variation request and recommend that it be supported in part for the following reasons:

- the varied road cross sections for the collector roads is supported as the reduced carriageway width in certain locations will enable traffic calming on what are long roads. However it is recommended that these roads are widened to provide a 3.5m wide travel lane in each direction to ensure the roads are bus capable and allow the greatest flexibility for future bus routes through the precinct;
- it is recommended that bus capable road 1 have its carriageway increased to 9.1m. This will ensure two 3.5m bus capable travel lanes together with a 2.1m wide parking lane. This is necessary to ensure bus maneuverability, particularly in the context of the schools site to the south, as well as adequate on-street car parking;
- many of the local roads are proposed with 5.5m wide carriageways, effectively making them access streets. Furthermore the DCP states that access streets may only be reduced from 8m to 6.5m adjacent to open space, where they are not through traffic routes, where they serve a maximum of 10 dwellings and where they only intersect with local roads.

It is a recommended condition that all proposed local roads (including those that have been proposed as access streets instead of local roads) have their carriageways increased from 5.5m/7.2m to a minimum width of 7.4m. The above

represents a supported 1.6m variation to the DCP required carriageway width. 7.4m carriageways match the required minimum carriageways width for local roads in the adjacent Oran Park growth centre precinct and that of Turner Road further to the east.

The only exception to the above is proposed road 17 and shareway 1 near the roundabout on Catherine Park Drive which qualify as access streets in accordance with the DCP and are appropriate as such. The proposed 5.5m and 5m wide carriageways for these roads (respectively) are considered to be acceptable given the limited number of lots they both serve and their short lengths.

The key rationale for this increase is that the combination of higher densities with smaller carriageway widths is in conflict. The reduced carriageway widths are predominantly proposed adjacent to the Robbins Lane public open space corridor on one side of the street. This area is dominated by future medium density superlots. Therefore the demand for on-street parking is increased.

It is noted that vehicle ownership in the Camden LGA is higher than in greater Sydney. Data from the Australian Bureau of Statistics shows that in 2011, 23% of households in the Camden LGA had 3 or more vehicles compared with only 13% in greater Sydney.

Whilst the applicant has advised they are proposing lot widths to enable double garages and include 88B Instrument restrictions enforcing this as a requirement for each lot, this outcome is unrealistic due to the likely reality of many residents storing belongings in their garages. There is no realistic method of controlling this with the result being that future residents will choose and expect to be able to utilise on street car parking.

Further hazardous situations caused by the narrow carriageways are created for motorists overtaking the waste collection vehicle as it slows to collect waste bins. If motorists cannot overtake the waste collection vehicle, traffic will bank up behind the waste collection vehicle (particularly in peak am periods). This is a hazard, particularly if the waste collection vehicle is required to manoeuvre into the position where the truck-lifting arm can lift waste bins due to parked cars, street trees and other stationary obstructions. Narrower carriageways will also reduce pedestrian visibility and won't allow for driver error.

This DA represents the first DA in the recently rezoned and masterplanned growth centre precinct of Catherine Fields (Part) and acceptance of the full extent of proposed variations to the local roads would set an undesirable precedent for the remainder of the precinct and for other precincts.

The variations would also result in a development character which is inconsistent with the desired future character of the remaining and adjoining land within the subject precinct and in other existing growth centre and urban release areas; and

- the DCP does not provide any design requirements for laneways and the applicant has proposed a carriageway width of 6.4m. However recent amendments to the DCP (not to be formally considered in the assessment of this DA due to transitional provisions) specify overall laneway widths of 7m (5.5m carriageway with 0.75m verges on either side). To ensure consistency with future developments in this and surrounding precincts it is recommended that the proposed laneway widths be increased to 7m.

Consequently it is recommended that the Panel support the proposed variation in part as identified through this assessment and as summarised in the table below:

Road	DCP Carriageway	Proposed Carriageway	Recommended Carriageway
<b>Transit Boulevard</b>	18.2m (including a 4.2m median)	18.2m (including a 4.2m median)	18.2m (including a 4.2m median)
<b>Collector Roads 2 and 15</b>	11m	Varies from 6.6m-11.2m	As proposed with minimum travel lane width of 3.5m
<b>Bus Capable Local Road 1</b>	9m	7.2m	9.1m
<b>Local Roads</b>	9m	5.5m and 7.2m	7.4m
<b>Access Streets</b>	8m/6.5m	5.5m	5.5m
<b>Laneways</b>	None	6.4m	5.5m

Deferred commencement consent conditions are recommended that require the submission of amended plans complying with the above.

#### DCP Variation 2 – Verge Widths for Collector Roads, Local Roads and Access Streets

##### *DCP Controls*

The table below outlines the DCP requirements and the proposed verges:

Road	DCP Verges	Proposed Verges	Compliance
<b>Transit Boulevard</b>	4.5m	4.5m	Yes
<b>Collector Roads 2 and 15</b>	4.5m	3.5m	<b>No</b>
<b>Bus Capable Local Road 1</b>	3.5m	3.5m	Yes
<b>Local Roads</b>	3.5m	3.5m	Yes
<b>Access Streets</b>	3.5/1.6m	3.5m	Yes
<b>Laneways</b>	None	None	Yes

In addition to the above, a number of minor modifications to the detailed design components of many of the verges are proposed. These minor variations include:

1. footpath widths of 1.2m instead of 1.5m;
2. street tree planting widths of 1.4m instead of 1.5m;
3. increased boundary offset of 0.9m and reduced landscaping of 1.1m on the transit boulevard;
4. only one 2.5m wide shared path along the road 2 and none along road 15. The DCP requires a 2.5m wide shared path along both sides of these roads;
5. reduced verge width of 3m and 3.5m instead of 4.5m along the northern side of roads 2 and 15; and
6. reduced verge width of 3.5m instead of 4.5m along the southern side of roads 2 and 15.

#### *Council Staff Assessment*

Council staff have reviewed the above variation request and recommend that it be supported in part for the following reasons:

- 1.2m wide footpaths are consistent with Council's engineering specifications and many other urban release area throughout Camden;
- the minor 0.1m variation to the street tree planting width will still achieve appropriate landscaping;
- it is recommended that transit boulevard comply with the DCP to ensure that the amount of space provided for street tree landscaping is maximised, particularly on such an important and high order road;
- the Graham's Drive path will serve as a shared path along road 2, running through the riparian corridor and open space directly adjacent to this road. It is recommended that the verge width on the northern side of road 15 be widened to 4.5m to provide sufficient space for a future shared path to be constructed in accordance with the DCP. A shared path on only one side of these roads is considered acceptable;
- the reduced verge width on the southern side of roads 2 and 15 is considered to be acceptable as given there will not be a shared path provided along this side of the roads there is sufficient space for street tree planting and a footpath despite the proposed 1m reduction; and
- as aforementioned in DCP Variation 1, it is recommended that the proposed laneway widths are modified and that verges of 0.75m are provided which are consistent with recent amendments to all of Camden's growth centre development control plans.

Consequently it is recommended that the Panel support the proposed variation in part as identified through this assessment. Deferred commencement consent conditions are recommended that require the submission of amended plans complying with the above.

**(a)(iia) The Provision of any Planning Agreement that has been entered into under Section 94F, or any draft Planning Agreement that a developer has offered to enter into under Section 93F**

No relevant agreement exists or has been proposed between the applicant and Council as part of this DA.

The applicant has entered into a voluntary planning agreement (VPA) between the Minister for Planning and 5 other developers. Schedule 4 of the VPA requires the following infrastructure to be provided as part of this DA:

- Oran Park Drive/Catherine Park Drive (known as “Rickard Road Extension”)/Forest Grove Drive intersection required prior to the registration of the first urban lot;
- upgrade of Oran Park Drive east of the intersection prior to the registration of the first urban lot;
- contract to be exchanged for the site of a future electricity substation located to the north east of the Precinct but outside of the proposed subdivision area prior to the issue of a Subdivision Certificate of the 200<sup>th</sup> urban lot; and
- installation of water mains infrastructure prior to the registration of the first urban lot.

The applicant is seeking consent to construct each of these required infrastructure items. A condition is recommended which requires the development to be carried out in accordance with the VPA and details of completed infrastructure and services to be submitted to the PCA prior to the issue of the relevant Subdivision Certificate.

The applicant is also seeking consent for some additional VPA works, being the upgrade of Oran Park Drive west of the intersection. These works are not formally required until the registration of the 500<sup>th</sup> lot, however there is a possibility that the works may be able to be provided before this threshold (in conjunction with the adjoining developers), therefore consent for the works are being sought under this DA.

**(a)(iv) The Regulations**

The Regulations prescribe several matters that are addressed in the conditions contained in this report.

**(b) The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality**

As demonstrated by the above assessment, the proposed development is unlikely to have a significant impact on both the natural and built environments, and the social and economic conditions of the locality, subject to the recommended conditions.

**Traffic Safety Impacts for Intersection of Roads 4, 9 and 10**

The intersection of proposed roads 4, 9 and 10 does not full align with roads 9 and 10 being slightly staggered. It is recommended that the subdivision be modified such



that roads 9 and 10 fully and directly align with each other without staggering. This will ensure that the alignment of the intersection is more legible for motorists and provide a superior safety outcome.

**(c) *The suitability of the site***

As demonstrated by the above assessment, the site is considered to be suitable for the proposed development, subject to the recommended conditions.

**(d) *Any submissions made in accordance with this Act or the Regulations***

The DA was publicly exhibited for a period of 30 days in accordance with Camden Development Control Plan 2011. The exhibition period was from 19 June to 21 July 2014. One petition (with 7 signatories) and one submission were received (both objecting to the proposed development).

Council staff contacted the petition and submission writers to discuss their concerns however were unsuccessful in resolving the issues raised.

The following discussion addresses the issue raised in the petition and submission.

1. If the required local road within superlot 1166 is not provided, the development will “landlock” us without any access for future development of our own land unless an alternate access from Oran Park Drive is gained. If the local road connection is not provided, there will be severe effects on the management of traffic flows throughout the Precinct, particularly as the ILP includes a significant amount of R3 Medium Density zoned land.

**Officer comment:**

There is no legal or planning requirement for the applicant to provide a local road connection from this site to the adjoining land. The proposed development does not require the construction of this road and it is envisaged that it will be provided as part of a future subdivision stage when it is required. It is also noted that no detailed design of future roads on adjoining land have been provided (exact locations, levels, drainage, etc.) so providing the local road connection at this time is premature.

Camden Growth Centre Precincts Development Control Plan (DCP) provides an indicative layout plan to ensure that traffic flows are managed appropriately throughout the precinct and beyond, and any future development of the subject and adjoining land will be required to comply with the indicative layout plan for the area.

2. Council needs to consider the capacity of infrastructure in the new development to accommodate stormwater from the schools site. Pipes must be sized accordingly to allow for removal of temporary stormwater management ponds currently on the schools site and connection into the proposed downstream stormwater system.

**Officer comment:**

Council staff have reviewed the stormwater management plan submitted in support of this DA. The plan has considered drainage connections from the schools site and provided stormwater detention to cater for it.

3. The alignment of future intersections with road 1 need to optimally serve both the school campus site and adjoining future residential development. The design of the road must be able to accommodate a future entry point into the school which allows adequate egress and steady traffic flow for all road users during peak periods of school start and finish times.

Officer comment:

The DCP does not identify any additional access infrastructure being required within road 1 to service or accommodate the schools' future access requirements. The provision of such infrastructure as part of the subject development would be premature as detailed designs for a new access into the schools site from road 1 have not been completed and such designs would be subject to the assessment of a separate DA or modification application being lodged by the schools.

4. Council staff must confirm that a "bus capable" road will be provided to the north of the schools site.

Officer comment:

The DCP identifies road 1 as a "key local road" which is required to be bus capable and have minimum travel lane widths of 3.5m in each direction and a total carriageway width of 9m. The travel lane widths proposed are 3.6m in each direction which comply with this requirement.

The submission writer has advised Council staff that a separate DA or modification application will be lodged for the inclusion of an indented bus bay within the schools site. A future entry into the schools site from road 1 has also been envisaged. Given the likely demand for on-street parking around the schools, and to ensure unobstructed two way bus travel, a condition is recommended which requires this road to be widened. The widened road would have a carriageway width of 9.1m to allow for a 3.5m bus capable travel lane in each direction, plus an extra 2.1m to be provided along the northern side of road 1 for on-street parking.

**(e) The public interest**

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, Environmental Planning Instruments, Development Control Plans and policies. Based on the above assessment and subject to the recommended conditions, the proposed development is consistent with the public interest.

**EXTERNAL REFERRALS**

*NSW Office of Environment and Heritage (OEH)*

The DA was referred to OEH for assessment as the development proposes the excavation of land which contains Aboriginal relics and therefore requires an aboriginal heritage impact permit (AHIP) pursuant to Section 90 of the *National Parks and Wildlife Act 1974*. The proposed development is therefore classed as Integrated Development. OEH raised no objection to the proposed development and have granted an AHIP which grants consent to remove all items of significance within the subject development area.

### *Heritage Council of NSW (HC)*

Although Oran Park House is not yet formally listed as a State Heritage Item (expected by the end of 2014), the DA was referred to the HC to review the impacts of the proposed development on the European heritage significance of Oran Park House (including the interpretation of the two historic driveways in the locations of Robbins Lane and proposed roads 2 and 15).

The HC noted that the proposed subdivision is located outside of the draft heritage curtilage of Oran Park House and that the subdivision and road layout will reinforce the historical and visual connections of the house and landscape. However, the HC also advised that additional information should be provided in relation to the treatment of Robbins Lane. A condition is recommended to ensure compliance with these requirements.

### *NSW Rural Fire Service (RFS)*

The DA was referred to RFS for assessment as the development proposes the subdivision of residentially zoned bush fire prone land and therefore requires a bush fire safety authority pursuant to Section 100B of the *Rural Fires Act 1997*. The proposed development is therefore classed as Integrated Development.

The RFS raised no objection to the proposed development and issued a bush fire safety authority subject to conditions relating to maintaining asset protection zones, water supply and the location of utilities. Compliance with this bush fire safety authority is a recommended condition.

### *NSW Office of Water (NOW)*

The DA was referred to NOW for assessment as the development proposes works within 40m of a watercourse and therefore requires a controlled activity approval pursuant to Section 91 of the *Water Management Act 2000*. The proposed development is therefore also classed as Nominated Integrated Development for this reason.

NOW raised no objection to the proposed development subject to general terms of approval requiring additional information, including detailed construction and soil and water management plans) to be submitted prior to the issue of any controlled activity approval. Compliance with NOW's general terms of approval is a recommended condition.

### *Transgrid and Endeavour Energy*

Pursuant to Clause 45 of State Environmental Planning Policy (Infrastructure) 2007, the development proposes works within easements for overhead electricity transmission lines and underground cables (located in the south eastern corner of the St Justin's and St Benedict's school land, near the proposed 4 way signalised intersection). The DA was referred to Transgrid and Endeavour Energy during the assessment of the DA. Neither of these authorities provided any response. A condition is recommended that requires the applicant to obtain the approval of the relevant utility authority prior to commencing any works within their easements.

### *NSW Roads and Maritime Services (RMS)*

Pursuant to Clause 104 and Schedule 3 of the SEPP, the DA is classed as traffic generating development in that it proposes more than 200 residential lots and the opening of a public road. The DA was referred to the RMS who raised no objection to the proposed development, subject to the design of the works complying with all relevant Australian Standards and the applicant obtaining a works authorisation deed from the RMS, prior to the issue of a Construction Certificate. A condition is recommended to ensure compliance with the RMS's requirements.

#### *Sydney Water*

The DA was referred to Sydney Water pursuant to their request to review DAs proposing more than 200 residential lots.

Sydney Water raised no objection to the proposed development, subject to the use of specific water and sewer infrastructure which is compatible with the servicing provisions for the precinct. A condition is recommended to ensure compliance with this request.

#### *NSW Police – Camden Local Area Command (CLAC)*

The DA was referred to the CLAC for comment only as it proposes a significant amount of public open space, including a pocket park and linear public pathway. The CLAC identified the development to be a low crime risk and their recommended conditions will be satisfied through the proposed design and future maintenance of the park.

### **FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

### **CONCLUSION**

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, it is recommended that DA 228/2014 be approved as deferred commencement subject to the conditions contained in this report.

### **CONDITIONS**

This development consent shall not operate until the applicant satisfies the Council in accordance with the provisions of the Environmental Planning and Assessment Regulation 2000, in relation to the matters listed in Schedule A hereto. The applicant has been given a period of 6 months in which to provide evidence sufficient enough to enable it to be satisfied as to those matters. Upon submission of evidence to Council, and the applicant receiving written notification that Council is satisfied as to the relevant matters, the consent shall become operative, subject to compliance with the conditions specified in Schedule B hereto.

If the matters listed in Schedule A are not addressed within the specified time period, this deferred commencement consent will become permanently inoperative.

#### **Schedule A**

- (1) Amended plans must be provided that incorporate the following amendments to the development:

1. The transit boulevard identified on the proposed plans as “Catherine Park Drive” must be modified to have a 0.5m boundary offset between the 2.5m sharepath and the verge with an additional 0.4m provided for additional street tree landscaping. This must achieve an overall total of 1.5m for street tree landscaping in accordance with the Camden Growth Centre Precincts Development Control Plan.
2. Roads 2 and 15 must be provided with 3.5m wide travel lanes.
3. The northern verge of road 15 must be widened to be 4.5m wide in order to facilitate the construction of a future shared path in accordance with the Camden Growth Centre Precincts Development Control Plan. The verge width may be reduced to 1m adjacent to public open space.
4. The carriageway of proposed road 1 must be widened to 9.1m wide to provide a 3.5m wide travel lane in each direction and a 2.1m wide parking lane along its northern side.
5. All roads proposed with a carriageway of 5.5m or 7.2m must be widened to be 7.4m wide.

**Note:** Road 17 and shareway 1 are exempt from this requirement.

6. All laneways must be widened to be 7m wide containing a 5.5m carriageway with a 0.75m verge on either side.
7. The intersection of roads 4, 9 and 10 must be realigned to be a typical, fully and directly aligned 4 way intersection which is not staggered.

All of the amendments must result in a subdivision lot layout, width and density that complies with the requirements of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Appendix 9 and Camden Growth Centre Precincts Development Control Plan (including Schedule 4 - Catherine Fields (Part) Precinct).

## Schedule B

### **1.0 - General Conditions Of Consent**

- (1) **Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent, or where required to be amended by the deferred commencement conditions listed in Schedule A:

<b>Plan / Development No.</b>	<b>Description</b>	<b>Prepared by</b>	<b>Dated</b>
HARCF-3-004 Revision J	Stages 1-3 Subdivision Plan	Design and Planning	29/10/14
HARCF-3-005 Revision J	Stages 1-3 Detailed Subdivision Plan	Design and Planning	29/10/14
HARCF-5-005, Revision A	Location of Billboard Signage	Design and Planning	7/11/14
N/A	Indicative Billboard	Design and	Undated

	Signage	Planning	
10200(1) Staging, Issue E Sheet 1 of 2	Stage 1 Subdivision	John M Daly & Associates	5/11/14
10200(1) Staging, Issue E Sheet 2 of 2	Stage 1 Subdivision	John M Daly & Associates	5/11/14
10200(2) Staging, Issue E Sheet 1 of 2	Stage 2 Subdivision	John M Daly & Associates	5/11/14
10200(2) Staging, Issue E Sheet 2 of 2	Stage 2 Subdivision	John M Daly & Associates	5/11/14
10200(3) Staging Issue E Sheet 1 of 2	Stage 3 Subdivision	John M Daly & Associates	5/11/14
10200(3) Staging Issue E Sheet 2 of 2	Stage 3 Subdivision	John M Daly & Associates	5/11/14
DA-1305-00, Issue G	Landscape Masterplan	Stuart Noble & Associates	23/5/14
DA-1305-01, Issue H	Streetscape Concept Plan	Stuart Noble & Associates	23/5/14
DA-1305-02, Issue H	Local Park and Robbins Lane	Stuart Noble & Associates	12/5/14
DA-1305-03, Issue D	Pocket Park and Old Entry Drive	Stuart Noble & Associates	27/2/14
DA-1305-04, Issue E	Entry Statement	Stuart Noble & Associates	12/5/14
X12249.01 – SK10, Rev. 00	Stage 1 Retaining Wall at Road No. 02	Brown Smart Consulting	6/11/14
X12249.01 – 000, Rev. 6	Cover Sheet	Brown Smart Consulting	Undated
X12249.01 – 001, Rev. 6	General Layout Plan	Brown Smart Consulting	26/8/14
X12249.01 – 002, Rev. 6	Standard Notes & Legend	Brown Smart Consulting	26/8/14
X12249.01 – 101, Rev. 6	Civil Engineering Plan Sheet 1-7	Brown Smart Consulting	26/8/14
X12249.01 – 102, Rev. 6	Civil Engineering Plan Sheet 2-7	Brown Smart Consulting	26/8/14
X12249.01 – 103, Rev. 6	Civil Engineering Plan Sheet 3-7	Brown Smart Consulting	26/8/14
X12249.01 – 104, Rev. 6	Civil Engineering Plan Sheet 4-7	Brown Smart Consulting	26/8/14
X12249.01 – 105, Rev. 6	Civil Engineering Plan Sheet 5-7	Brown Smart Consulting	26/8/14
X12249.01 – 106, Rev. 6	Civil Engineering Plan Sheet 6-7	Brown Smart Consulting	26/8/14
X12249.01 – 107, Rev. 6	Civil Engineering Plan Sheet 7-7	Brown Smart Consulting	26/8/14
X12249.01 – 108, Rev. 6	Basins No. 12A and 12B Plan	Brown Smart Consulting	25/8/14
X12249.01 – 109, Rev. 6	Basins No. 3 Plan	Brown Smart Consulting	25/8/14
X12249.01 – 201, Rev. 6	Catherine Park Drive Longitudinal Sections	Brown Smart Consulting	26/8/14
X12249.01 – 202, Rev. 6	Catherine Park Drive and Road No. 01	Brown Smart Consulting	26/8/14

	Typical Cross Sections		
X12249.01 – 203, Rev. 6	Road No. 01 Longitudinal Sections	Brown Smart Consulting	26/8/14
X12249.01 – 204, Rev. 6	Road No. 02 Longitudinal & Typical Cross Section	Brown Smart Consulting	26/8/14
X12249.01 – 205, Rev. 6	Road No. 03 & 04 Longitudinal Sections	Brown Smart Consulting	26/8/14
X12249.01 – 206, Rev. 6	Road No. 05 & 06 Longitudinal & Typical Cross Section	Brown Smart Consulting	26/8/14
X12249.01 – 207, Rev. 6	Road No. 07 & 08 & 09 Longitudinal & Typical Cross Section	Brown Smart Consulting	26/8/14
X12249.01 – 208, Rev. 6	Road No. 10 Longitudinal & Typical Cross Section	Brown Smart Consulting	26/8/14
X12249.01 – 209, Rev. 6	Road No. 11 & 12 Longitudinal Sections	Brown Smart Consulting	26/8/14
X12249.01 – 210, Rev. 6	Road No. 12, 13, 14 & 18 Longitudinal Sections	Brown Smart Consulting	26/8/14
X12249.01 – 211, Rev. 6	Road No. 15 Longitudinal and Typical Cross Sections	Brown Smart Consulting	26/8/14
X12249.01 – 212, Rev. 6	Road No. 16 Longitudinal Sections	Brown Smart Consulting	26/8/14
X12249.01 – 213, Rev. 6	Road No. 16, 17 & 19 Longitudinal & Typical Cross Sections	Brown Smart Consulting	26/8/14
X12249.01 – 214, Rev. 6	Road No. 20 & 21 Longitudinal & Typical Cross Sections	Brown Smart Consulting	26/8/14
X12249.01 – 215, Rev. 6	Road No. 21, 22 & 23 Longitudinal Sections	Brown Smart Consulting	26/8/14
X12249.01 – 216, Rev. 6	Road No. 21, 22, 23 & 24 Longitudinal & Typical Cross Sections	Brown Smart Consulting	26/8/14
X12249.01 – 701, Rev. 6	Sediment & Erosion Control Plan	Brown Smart Consulting	26/8/14

X12249.01 – 702, Rev. 6	Sediment & Erosion Control Notes & Details	Brown Smart Consulting	26/8/14
X12249.01 – 801, Rev. 6	Signage & Line Marking Plan	Brown Smart Consulting	26/8/14
X12249.01 – 802, Rev. 6	Roundabout Vehicle Sweep Path Plan	Brown Smart Consulting	26/8/14
0000.000.VV.0000, Sheet 1, Rev. A	Camden Council Area Traffic Signals at Oran Park Drive and Forest Grove Drive, Oran Park	NSW Roads & Maritime Services	Undated
X12249.51 – 802, Rev. 00	Line Marking & Signage Plan Sheet 2/4	Brown Smart Consulting	4/2/13
X12249.51 – Drawing No's 000 to 922, Rev. 00	General, Roadworks, Drainage, Sediment & Erosion Control, Traffic and Structural Plans for Oran Park Drive Upgrade & Catherine Park Drive Intersection	Brown Smart Consulting	4/2/13
HARCP, Rev. 3	Statement of Environmental Effects	DPS	19/3/14
76559, Rev. 0	Salinity Investigation and Management Plan	Douglas Partners	29/5/13
76559, Rev. 0	Report on Limited Density Phase 2 Contamination Assessment	Douglas Partners	31/5/13
76559.04	Summary of Site Investigations Letter	Douglas Partners	14/5/14
34173.12	Qualitative Risk Assessment - Manganese	Douglas Partners	19/9/07
76599.05	Site Validation Report for dam filling	Douglas Partners	28/5/14
76559.06, Rev. 0	Fill Management Protocol	Douglas Partners	29/5/14
1224:HIS, Rev. 3	Heritage Impact Statement	Tropman & Tropman Architects	24/2/14
1224:LT:LS	Letter. Re. Heritage Issues	Tropman & Tropman Architects	14/5/14
N/A	Aboriginal Cultural Heritage Assessment	Kelleher Nightingale	28/2/14
60283679-RPNV-01_B, Rev. B	Road Traffic Noise Impact Assessment	Aecom	3/10/14



13WOLECO-0015, Version 1	Flora & Fauna Assessment	Eco Logical Australia	14/5/14
13WOLECO-0015, Version 2	Vegetation Management Plan	Eco Logical Australia	16/5/14
13WOLECO-0015	Letter re. FFA and VMP	Eco Logical Australia	Undated
13WOLECO-0015, Version 3	Bushfire Protection Assessment	Eco Logical Australia	28/2/14
X11286.03, Rev. E	Stormwater Management Strategy	Brown Smart Consulting	27/2/14
3218	Traffic Impact Review	Chris Hallam & Associates	19/3/14
Rev. 1	Residential Parking Study	DPS	1/7/13
N/A	Catherine Park Residential Streets Review	DPS	11/4/13
7893R6982	Street Design Study	TTM Consulting (VIC)	19/3/14

- (2) **Building Code of Australia** - All building works must be carried out in accordance with the requirements of the Building Code of Australia.
- (3) **Landscaping Maintenance and Establishment Period** - Commencing from the Date of Practical Completion (DPC), the Applicant will have the establishment and maintenance responsibility for all landscaping associated with this Consent.

The Date of Practical Completion (DPC) is taken to mean completion of all civil works, soil preparation and completion of all planting, turf installation, street tree installation and mulching.

It is the Applicant's responsibility to arrange a site inspection with the Principal Certifying Authority (PCA), upon initial completion of the landscaping works, to determine and agree upon an appropriate DPC.

The 12 month maintenance period includes the Applicant's responsibility for the establishment of all plantings and lawn.

At the completion of the 12 month landscaping maintenance and establishment period, any nature strip and road verge areas, street trees, street tree protective guards and bollards, must be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

- (4) **Design and Construction Standards** - All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with:
- (a) Camden Council's current Engineering Specifications; and
  - (b) Camden Growth Centre Precincts Development Control Plan.

It should be noted that designs for line marking and regulatory signage associated with any proposed public road within this subdivision MUST be submitted to and approved by Council prior to the issue of any Construction Certificate.

- (5) **Riparian Corridor Works** – The development, including restoration of the South Creek riparian corridor must be carried out strictly in accordance with the Vegetation Management Plan (VMP) prepared by EcoLogical Australia dated 16 May 2014, Revision 2 and the Flora and Fauna Assessment (FFA) prepared by EcoLogical Australia dated 14 May 2014, Revision 1.

Enhancement of suitable foraging and nesting habitat for Australasian Bittern must be undertaken at Sites 13 and 20 as per Figures 9 and 14 of the FFA and in accordance with the VMP.

Removal of any Australasian Bittern foraging habitat as identified in the FFA and VMP must only be undertaken in the Australasian Bittern non-breeding season of March to August.

Destocking of cattle and dewatering of dams must only be undertaken in the Australasian Bittern non-breeding season of March to August.

A fox eradication program must be undertaken on the site prior to the commencement of any earthworks.

- (6) **Noxious Weeds Management** - The applicant must manage and control all noxious and environmental weeds in accordance with Section 4.2.2 of the approved Vegetation Management Plan (pages 14-15). The VMP identifies a number of Declared Noxious Weeds on page 5, i.e. African Boxthorn (Class 4), Blackberry (Class 4), Bridal Creeper (Class 5), Broad and narrow leaved Privet (Class 4). These noxious weeds must be controlled in accordance with the relevant legal control class requirements.

The applicant must fully and continuously suppress and destroy, by appropriate means, any other noxious or environmentally invasive weed infestations that occur during or after subdivision and prior to sale of new lots. New infestations must be reported to Council.

As per the requirements of the *Noxious Weeds Act 1993*, the applicant must also ensure at all times any machinery, vehicles or other equipment entering or leaving the site must be cleaned and free from any noxious weed material, to prevent the spread of noxious weeds to or from property.

Maintenance work is to be carried out, involving regular surveys to determine if any species are becoming established through time. Any noxious or environmental weed infestations that occur during subdivision, and prior to sale of the new lots, must be reported to Council and fully and continuously suppressed and destroyed, by appropriate means.

- (7) **Approved Business Identification Billboard Signs** – 3 business identification billboard signs may be erected on the subject properties (within private land only), as indicated on the approved signage location plan. However, the size of the display panels must be limited to a maximum area of 18m<sup>2</sup> and the signs must be a maximum height of 6m from existing ground

level. The signage content must only indicate the name and the relevant contact details of the developer as well as a business logo/image.

The signs must be removed within 3 years of the date of this determination.

- (8) **Maintenance of Signs** - The approved signs must be maintained in good order at all times. The approved design, size and location of the signs must not be altered without the prior written approval of the Consent Authority (i.e. Camden Council).
- (9) **Advertising Signs Application** - Outdoor advertising structures require prior development consent. A development application must be submitted and approval granted by the Consent Authority (ie. Camden Council) prior to the erection of any advertising signs which are not approved by this Development Consent or assessed under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- (10) **Aboriginal Heritage** – The development must be carried out in accordance with the Aboriginal Heritage Impact Permit (AHIP) number C0000562 dated 11 September 2014, issued by the Office of Environment and Heritage.
- (11) **External Authorities General Terms of Approval** – The development must be carried out strictly in accordance with the conditions and general terms of approval contained within the following correspondence:
  - (a) Letter dated 16 June 2014 from the NSW Office of Water;
  - (b) Letter dated 16 June 2014 from the NSW Rural Fire Service;

**Note:** The 10m asset protection zone (APZ) required along the western side of the subdivision may need to be partially located within adjoining land subject to the agreement of the adjoining land owner. Alternatively the adjacent residential lots approved by this development consent can at least partially accommodate the APZ.

  - (c) Letter dated 17 July 2014 from the NSW Roads and Maritime Services;
  - (e) Letter dated 1 September 2014 from Sydney Water; and
  - (f) Letter dated 26 September 2014 from the NSW Heritage Council.
- (12) **Voluntary Planning Agreement (VPA)** – The development must be undertaken in accordance with the terms and conditions of the VPA made between the Minister for Planning, Hixson Pty Ltd and others.
- (13) **Fill Importation** – The importation of fill must be carried out in accordance with the requirements outlined in the report titled Fill Management Protocol – Proposed Residential Subdivision, Stage 1, Catherine Park NSW, prepared by Douglas Partners, project number 76559.06, revision 0, dated 29 May 2014.
- (14) **Estate Entry Sign and Landscaping** – The “Catherine Park” estate entry signs shown on the approved landscaping plans prepared by Stuart Noble must not be located within any public road/place. The signs must be located wholly in private land with such land being burdened by a suitable maintenance covenant pursuant to Section 88E of the *Conveyancing Act 1919*.

Any low ground cover landscaping surrounding these signs within the public road reserve must be deleted and replaced with turf for maintenance purposes.

The wording on the estate entry signs must be modified to include the name of the suburb in which the site is located.

- (15) **Street Tree Planting** – Street tree planting must be provided at a rate of 1 street tree per lot.
- (16) **Timber** – In the design of all elements of the parks, there must be no timber components in contact with the ground.
- (17) **Drinking Fountains** – Any proposed drinking fountains/water bubblers must be accessible to disabled persons.
- (18) **Emergency Vehicle Access** – Access to the parks for emergency vehicles must be available at all times. Paths in central locations are to be wide enough to accommodate emergency vehicles, in particular fire trucks.
- (19) **Graffiti Resistant Materials** - Graffiti resistant materials must be used where practicable.

Any retaining walls located within, or adjoining, a public place and all concrete materials must include an anti graffiti coating.

## 2.0 – Prior To Issue Of A Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **European Heritage Requirements** – The plans submitted for Construction Certificate approval must demonstrate that the following matters have been addressed:
  - (a) The design of Robbin's Lane must be consistent with Controls 24-28 of Section 4.1, of Schedule 4 - Catherine Fields (Part) Precinct of the Camden Growth Centres Development Control Plan 2013 and generally in accordance with the Heritage Impact Statement prepared by Tropman and Tropman Architects, Issue 3, dated 24 February 2014, except where otherwise specified below:
    - (i) the existing Eucalyptus trees along Robbin's Lane must be assessed by an arborist in terms of their condition and safety to determine their individual retention within the public pathway reserve. Any new tree species are to have a maximum mature height of 6m and width of 5m and must contrast/complement the existing eucalyptus trees retained along the eastern side. New tree species must not obstruct the view lines from Oran Park House;
    - (ii) low shrub plantings/hedge with a maximum height of 1m along any private residential lot edge shared with Robbins's Lane;

- (iii) generally retain existing contour levels and provide details of proposed resurfacing materials to reflect historic rural setting, including use of gravel, decomposed granite, turf or bitumen instead of concrete; and
  - (iv) retain the existing entry gates near Oran Park Drive.
- (b) The design of the “Graham’s Drive” walkway alongside Road 2 and the riparian corridor boundary must be consistent with Controls 33, 34 and 37 of Section 4.1, of Schedule 4 - Catherine Fields (Part) Precinct of the Camden Growth Centres Development Control Plan 2013 and generally in accordance with the Heritage Impact Statement prepared by Tropman and Tropman Architects, Issue 3, dated 24 February 2014. These require:
- (i) conservation and supplementation of existing plantings of alternating Outeniqua Yellowwood and White Cyprus Pine. These species to be used to replace any existing dying/dead species of Willow Myrtle, Monterey Cypress and Peppercorns;
  - (ii) the maximum height of new tree species along the Graham’s Drive walkway must be limited to 5m at maturity to preserve view lines from Oran Park House and the new species must contrast with those associated with Oran Park House; and
  - (iii) generally retain existing contour levels and provide details of proposed resurfacing materials to reflect historic rural setting, including use of gravel, decomposed granite, turf or bitumen instead of concrete.
- (c) Some forms of interpretive feature elements and/or signage detailing the site’s European and Indigenous history are required to be installed throughout the approved local park, Robbins Lane and the Graham’s Drive walkway. The applicant shall consult with appropriately qualified heritage consultants (or relevant Council staff) to determine the most appropriate content, materials and locations of such features throughout the relevant public open spaces. The design of any elements is to be consistent with the Public Domain Landscape Strategy prepared by Aecom dated 2013 and Heritage Interpretation Strategy prepared by GML dated 2013. Details of the feature elements are to be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate relating to any of these public spaces.
- (2) **Detailed Landscaping Plans** - Prior to the issue of any Construction Certificate, the landscaping plans approved by this consent must be modified to include the items listed below and submitted to the Certifying Authority for approval:
- (a) All street trees must have at time of planting, well constructed tree guard protection installed. Details of the proposed protection methods are to be provided to the Certifying Authority for approval prior to the issue of a Construction Certificate; and

- (c) All street trees must comply with the requirements of Austroads in terms of being frangible (in particular for Catherine Park Drive and the approved 4 way roundabout); or other alternative compliant road infrastructure measures in conjunction with any non-frangible trees (such as higher kerbs).
- (3) **Civil Engineering Plans** - Indicating drainage, roads, accessways, earthworks, pavement design, details of linemarking and traffic management details must be prepared strictly in accordance with the relevant Development Control Plan and Engineering Specifications, and are to be submitted for approval to the Certifying Authority prior to any Construction Certificate being issued.

**Note:**

- (a) Under the *Roads Act 1993*, only the Council can issue a Construction Certificate for works within an existing road reserve.
  - (b) Under section 109E of the *Environmental Planning and Assessment Act 1979*, Council must be nominated as the Principal Certifying Authority for subdivision work and has the option of undertaking inspection of physical construction works.
- (4) **Soil Erosion and Sediment Control Plans** - Soil erosion and sediment control plans must be designed and installed in accordance with Camden Council's current Engineering Design Specifications.
- (5) **Environmental Site Management Plan** - An Environmental Site Management Plan must be submitted to the Certifying Authority for approval and inclusion in any application for a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following:
- (a) all matters associated with Council's Erosion and Sediment Control Policy;
  - (b) all matters associated with Occupational Health and Safety;
  - (c) all matters associated with Traffic Management/Control; and
  - (d) all other environmental matters associated with the site works such as noise control, dust suppression and the like.
- (6) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to Council prior to the issuing of any Construction Certificate.
- The survey must include descriptions of each photo and the date when each individual photo was taken.
- (7) **Performance Bond** - Prior to the issue of any Construction Certificate, a performance bond of 10% must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.

- (8) **Public Risk Insurance Policy** - Prior to the issue of any Construction Certificate, the owner or contractor is to take out a Public Risk Insurance Policy in accordance with Camden Council's current Engineering Design Specifications.
- (9) **Traffic Management Procedure/Plan** - Traffic management procedures and systems must be introduced during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems. Such procedures and systems must be in accordance with AS 1742.3 2009. A construction Traffic Management Plan is required in accordance with Camden Council's current Engineering Design Specifications.
- (10) **Drainage Design** - A Stormwater Management Plan is to be prepared prior to the issue of any Construction Certificate to ensure that the final stormwater flow rate off the site is no greater than the maximum flow rate currently leaving the development site for all storm events. This Plan must be submitted and approved by the Certifying Authority. Such designs must cater for future developments of land adjoining the site and overland flow from adjoining properties.
- (11) **Temporary Turning Facilities** – All turning and manoeuvring facilities, including turning heads, cul-de-sacs, etc. shall be designed in accordance with the current edition of AS 2890.2 and in accordance with Camden Council's current Engineering Specifications.

Temporary turning/manoeuvring facilities shall be provided at the end of all proposed roads ending at a subdivision stage boundary or at the edge of the overall development once completed. The facilities shall be designed in accordance with:

- (a) the current edition of AS 2890.2 and more specifically the Heavy Rigid Vehicle (HRV) swept turning path contained within that document;
- (b) Camden Council's Engineering Specifications; and
- (c) Camden Growth Centres Precincts Development Control Plan.

The manoeuvring area within each facility shall incorporate the pavement and wearing course design associated with the adjoining proposed public road and there shall be no kerb and gutter of any type within the facility. Any additional land required to accommodate the facility, adjacent to the proposed public road, shall be provided with such land being dedicated as a temporary public road in accordance with s.9, 39 and 40 of the *Roads Act 1993*. The status of the facility shall remain as a temporary public road until such time as:

- (a) an alternative facility has been provided and dedicated as either:
    - (i) public road, or
    - (ii) temporary public road.
- (12) **Location of Permanent Water Quality Facilities** - A permanent water quality facility must be provided for the site. Such a facility must be located within proposed and/or existing public land.

- (13) **Maintenance Access to Permanent Basins** – Any access driveways provided to permanent basins (in particular Basin 3) must be constructed of reinforced concrete.

Adequate off road maintenance access is to be provided to any stormwater gross pollutant traps (GPT). This must be in the form of a short slip lane or reinforced concrete driveway, to enable a service truck to clean out the GPT without blocking traffic, or requiring a traffic management plan to be prepared for the duration of each service.

- (14) **Design of “Construction” On-site Detention/Sediment Control Basin** - The design of the “construction” on-site detention/ sediment control basin and water quality facility must be prepared in accordance with the requirements of:

- (a) for sediment control generally, Managing Urban Stormwater – Soils and Construction, Volume 1, 4th Edition, March 2004 as produced by Landcom;
- (b) Camden Council’s current Engineering Design Specification; and
- (c) and must not concentrate final discharge flows from the facility.

The construction of the on-site detention/sediment control basin must contain an impervious layer to provide water harvesting.

The design must be prepared and certified by an Accredited Certifier and must be submitted to the Certifying Authority for inclusion in any application for a Construction Certificate.

- (15) **Connection to Existing Public Roads** - The proposed road construction must connect with the existing public roads. The connection at such locations must be carried out in accordance with the provisions and requirements of Camden Council’s issued Public Road Activity (Roadworks) approval. Further, all such work must be completed to the satisfaction of Camden Council, prior to the issue of any Subdivision Certificate.

- (16) **Design of Traffic Facilities** – All traffic facilities are to be designed in accordance with Australian Standards, Austroads and Camden Council’s Engineering Specifications.

- (17) **Vehicle and Pedestrian Safety Barriers** – Safety barriers for roads, road embankments and retaining walls are to be provided in accordance with Camden Council’s Engineering Specifications.

- (18) **Structural Engineer’s Certificate for Retaining Wall** – A certificate must be prepared by a practising structural engineer and submitted to Council attesting that the approved retaining wall design is capable of supporting loadings associated with the adjacent intersection.

- (19) **Proposed Roads** – All proposed roads within the subject site must be designed and constructed in accordance with Austroads and Council’s requirements.



(20) **Ongoing Waste Management** – The following requirements must be demonstrated on the plans submitted for Construction Certificate approval:

- (a) The entry and exit into and out of the cul-de-sacs on roads 13 and 18 must be no less than 6m in width as per Council's standard turning head templates.
- (b) Waste bin collection for lots 1002, 1003, 1004 and 1005 must occur from the traffic island adjacent to the shareway. Bin collection areas for each lot within the island must be provided with dimensions of 3m long x 0.9 metres wide and 4.2 metres clear vertical space to allow for the truck-lifting arm must be provided. The proposed landscaping must be modified to ensure there are no conflicts with this requirement. Barrier kerbs must also be used around the island to prevent the parking of vehicles on it.

Detailed plans demonstrating compliance with this requirement must be provided to the Certifying Authority prior to the issue of a Construction Certificate.

- (c) All other waste bin collection points throughout the subdivision must be clear from the positioning of driveways, tree plantings (or tree canopies), street lighting or other fixtures. The minimum area required for each property is to be 3m long x 0.9 metres wide and 4.2 metres clear vertical space to allow for the truck-lifting arm. This area must allow for 3 bins per property, or, if more than one property will be using that collection point, the area must be multiplied by the number of properties using that collection point. For example: 4 properties equals 12 bins therefore the bin collection point must be 12m long x 0.9m wide and 4.2m vertical space.

(21) **Bush Fire Safety** - Prior to the Issue of a Construction Certificate, the applicant must provide to the Certifying Authority, written confirmation that the development proposal is compliant with all requirements of the Rural Fire Service.

This written confirmation may be by way of either:

- (a) written advice from the Rural Fire Service that the development is compliant with the current Planning for Bushfire Protection document, or
- (b) written advice from an appropriately qualified Bushfire Risk Assessor that the proposed development is compliant with the current Planning for Bushfire Protection document.

In any event, the written confirmation must include specific advice that:

- (a) All access roads have sufficient carriageway width.
- (b) Verge widths are sufficient.
- (c) Longitudinal grades are not too great.
- (d) Horizontal geometry provides for appropriate access.

- (e) Turning/manoeuvring is achievable.
  - (f) Kerb types are appropriate.
  - (g) On street parking (kerbside and indented) is not expected to be problematic for fire fighting vehicles to gain access.
  - (h) On street parking restrictions/signage is not expected to be problematic for fire fighting vehicles to gain access.
  - (i) Access requirements with regards to perimeter roads has been achieved.
  - (j) The required Asset Protection Zones have been achieved.
  - (k) All requirements of the Rural Fire Service's General Terms of Approval for Development Consent No. 228/2014 have been met.
- (22) **Corner Lot Splays** – All corner lot splays and driveway locations are to comply with AS 2890 and Council's engineering specifications.
- (23) **Street Furniture** – All street signage, furniture and lighting are to reinforce the development's identity and be consistent in style and comply with Council's public domain guidelines and Australian Standards.
- (24) **Site Specific Salinity Management Plan** – Prior to the issue of any Construction Certificate, a site specific Salinity Management Plan must be submitted to the Certifying Authority. The site specific report must have the approved lot layout overlaid on plans that show the salinity and aggressivity of soils within the site. This is required so that appropriate 88B instruments can be applied to each of the relevant lots for each Subdivision Certificate.
- (25) **Construction Noise Management Plan** – Prior to the issue of any Construction Certificate, a Construction Noise Management Plan (CNMP) must be submitted to the Certifying Authority. The CNMP must be prepared by a suitably qualified and experienced acoustic consultant in accordance with the NSW Department of Environment and Climate Change's *Interim Construction Noise Guideline* and must include:
- (a) Identification of nearby sensitive receivers;
  - (b) Assessment of expected noise impacts;
  - (c) Detailed examination of feasible and reasonable work practices that will be implemented to minimise noise impacts;
  - (d) Strategies to promptly deal with and address noise complaints;
  - (e) Details of performance evaluating procedures;
  - (f) Procedures for notifying nearby sensitive receivers of forthcoming works that are likely to produce noise impacts; and
  - (g) Reference to relevant licence and consent conditions.
- (26) **Flood Impacts** – The flows leaving the development site boundaries must not exceed those displayed in Council's developed conditions TUFLOW model (prepared under the Draft Upper South Creek Flood Risk Management Study & Plan, 2014). This must be achieved by matching the flow hydrographs at the development site boundaries in order to demonstrate that total and peak

flows have not increased for the post developed site, as specified in Council's Flood Risk Management Policy (2006).

Details demonstrating compliance with the above must be provided to the certifying authority prior to the issue of a Construction Certificate.

- (27) **Waste Bin Locations** – Details of all waste bin locations must be provided to the Certifying Authority for review prior to the issue of a Construction Certificate which demonstrates that rubbish storage areas will not be located at the front of the site where they will have an adverse impact on any surrounding dwellings, streetscapes or pedestrians.
- (28) **Construction Environmental Management Plan (CEMP)** – A CEMP, prepared in accordance with the Camden Growth Centre Precincts Development Control Plan, must be submitted to the certifying authority prior to the issue of a Construction Certificate.

### 3.0 - Prior To Commencement Of Works

The following conditions of consent shall be complied with prior to any works commencing on the construction site.

- (1) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point.
- (2) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site.

Soil erosion and sediment control measures must be maintained during construction works and must only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

Where a soil erosion and sediment control plan (or details on a specific plan) has been approved with the development consent, these measures must be implemented in accordance with the approved plans. In situations where no plans or details have been approved with the development consent, site soil erosion and sediment controls must still be implemented where there is a risk of pollution occurring.

Provide a stabilised entry/exit point. The access should be a minimum of 2.5m wide and extend from the kerb to the building line. The access should consist of aggregate at 30-40mm in size.

Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.

- (3) **Footpath Levels** - If this application involves the erection of a structure which will be constructed at or near the road alignment and/or involves construction of a vehicular access onto the property, then footpath levels shall be obtained

from Council prior to the issue of a Construction Certificate, and all such structures and internal driveways must be constructed to suit these levels.

- (4) **Erection of Signs** – The erection of signs shall be undertaken in accordance with Clause 98A of the Environmental Planning and Assessment Regulation 2000.
- (5) **Toilet Facilities** - Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one toilet for every 20 persons employed at the site.

Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
  - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
  - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (6) **Notice of Commencement of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and Clauses 103 and 104 of the Environmental Planning and Assessment Regulation 2000 shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.
  - (7) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of Building Code of Australia. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
  - (8) **Electricity Easements** – Prior to any works being undertaken within any electricity easement, the approval of the relevant public utility authority must be obtained.

#### 4.0 - During Works

The following conditions of consent shall be complied with during the construction phase.

- (1) **Vehicles Leaving the Site** - The contractor/demolisher/construction supervisor must ensure that:
  - (a) all vehicles transporting material from the site, cover such material so as to minimise sediment transfer;
  - (b) the wheels of vehicles leaving the site:
    - (i) do not track soil and other waste material onto any public road adjoining the site,

- (ii) fully traverse the Stabilised Access Point (SAP).
- (2) **Compaction (Allotments)** - Those proposed allotments which are subject to filling must be compacted in accordance with Camden Council's current Engineering Construction Specifications. The applicant's Geotechnical Engineer must supervise the placing of fill material and certify that the work has been carried out to level 1 responsibility in accordance with Appendix B of AS 3798-1990.
- (3) **Subdivision, Building and Demolition Work Hours** - All such work must be restricted to the following hours:
  - a) between 7.00am and 6.00pm, Mondays to Fridays (inclusive);
  - b) between 8.00am to 5.00pm on Saturdays,

Work is prohibited on Sundays and Public Holidays.

- (4) **Shoring and Adequacy of Adjoining Property** – Shoring and adequacy of adjoining property shall be in accordance with Clause 98E of the Environmental Planning and Assessment Regulation 2000.
- (5) **Potential Archaeological Remains** - Should any archaeological remains be identified during the construction of any components of the approved development (particularly along Robbins Lane or the Graham's Drive walkway), all works in the applicable area must cease immediately and appropriate management measures must be implemented to enable the archaeological remains to be investigated, monitored and recorded, as required by the requirements of the NSW Office of Environment and Heritage.
- (6) **Site Management** - The developer must carry out work at all times in a manner which will not cause a nuisance by the generation of unreasonable noise dust or other activity, to owners and occupiers of adjacent properties.
- (7) **Dust Control** - Potential dust sources on-site must be minimised through the maintenance of vegetation cover and the use of water sprays to suppress dust from exposed areas during periods of dry and/or windy weather.
- (8) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material etc) be encountered during any stage of earth works, site preparation or construction, then such works must cease immediately until a qualified environmental consultant has been contacted and conducted a thorough assessment. In the event that contamination has been identified as a result of this assessment and remediation is required, site works must cease in the vicinity of the contamination and the Consent Authority must be notified immediately.

Where remediation work is required the applicant will be required to comply fully with Council's Policy - Management of Contaminated Lands with regards to obtaining consent for the remediation works.

- (9) **No Open Burning** - The open burning of waste and other refuse is prohibited in the Camden Local Government Area. No incinerators are permitted to be

installed at the site to deal with such waste during the construction of the approved subdivision and/or other works.

(10) **Street Trees, Tree Root Barrier Guards, Protective Guards and Bollards** - During any development works relating to this Consent, the Applicant is advised:

(a) That any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored at the time the damage or disturbance occurred.

(b) Any repairs, relocations, reinstallations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the issue of the Subdivision Certificate.

(11) **Construction Noise Levels** – Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual.

This manual recommends:

Construction period of 4 weeks and under:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

Construction period greater than 4 weeks:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

(12) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

(a) be prepared by a person with experience in the geotechnical aspects of earthworks, and

(b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics, and

(c) be prepared in accordance with:

For Virgin Excavated Natural Material (VENM):

(i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and

- (ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- (d) confirm that the fill material:
  - (i) provides no unacceptable risk to human health and the environment;
  - (ii) is free of contaminants;
  - (iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
  - (iv) is suitable for its intended purpose and land use; and
  - (v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- (e) less than 6000m<sup>3</sup> - 3 sampling locations,
- (f) greater than 6000m<sup>3</sup> - 3 sampling locations with 1 extra location for each additional 2000m<sup>3</sup> or part thereof.

For (e) and (f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m <sup>3</sup> )
Virgin Excavated Natural Material	1 (see Note 1)	1000 or part thereof

**Note 1:** Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

**5.0 - Prior To Issue Of An Occupation Certificate for Local Park on Lot 3080**

The following conditions shall be complied with prior to the issuing of an Occupation Certificate. The issue of an "interim" Occupation Certificate may occur if the Principal Certifying Authority (PCA) is satisfied that outstanding matters will be completed within a reasonable time frame. Additional fees for the issue of interim Occupation Certificates may be applied by the PCA.

- (1) **Occupation Certificate** – An Occupation Certificate must be issued by the PCA prior to occupation or use of the approved local park within lot 3080. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

The PCA must submit a copy of the Occupation Certificate to Camden Council (along with the prescribed lodgement fee) within two (2) days from the date of determination and include all relevant documents and certificates that are relied upon in issuing the certificate.

The use or occupation of the approved development must not commence until such time as all conditions of this development consent have been complied with.

- (2) **Waste Bins** – Prior to the issue of any Occupation Certificate for the local park, adequate waste bin receptacles must be provided.
- (3) **Interpretive Feature Elements and/or Signage** – Some forms of interpretive signage detailing the site's European and Indigenous history (as approved with the relevant Construction Certificate) are required to be installed prior to the issue of an Occupation Certificate.

#### **6.0 – Prior To Issue Of A Subdivision Certificate**

- (1) **Footpath Paving** - Council's standard concrete footpath paving must be constructed by the developer at no cost to Council for the full road frontages of the subdivision prior to the relevant Subdivision Certificate being issued. The area of the footway not paved must be topsoiled and turfed. Any necessary transition to existing footpaths beyond the boundary of the subject property must be completed by the developer at no cost to Council.
- (2) **Soil Classification** - A geotechnical report must be submitted detailing the classification of soil type generally found within the subdivision. A general classification for each lot within the subdivision must be provided and such classifications must be made by a Geotechnical Engineer in accordance with the provisions of SAA AS 2870 "Residential Slabs and Footings". The classification reports must be submitted to Council prior to release of the Subdivision Certificate.
- (3) **Maintenance Bond** - A maintenance bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works must be lodged with Council prior to the release of the Subdivision Certificate. This bond is to cover the maintenance of civil works constructed during subdivision works and any damage to existing roads, drainage lines, public reserves or other Council property or works required as a result of work not in accordance with Council's standards, and/or development consent conditions.

The maintenance bond shall be for (12) twelve months or such longer period as determined by Council's engineer, and shall commence on the date of release of the linen plan in the case of subdivision works or the date of the issue of the compliance certificate in the case of development works.

**Note 1:** In accordance with Council's current Fees and Charges an administration fee for processing of bonds in the form of cash or bank guarantees is applicable.

**Note 2:** It should be noted that Council will not refund/release the maintenance bond, unless a suitable replacement bond is submitted.



- (4) **Bond for Final Layer of Asphaltic Concrete** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a monetary bond with Camden Council for the placement of the final layer of asphaltic concrete wearing course on all proposed public roads within this subdivision.

The bond is to be in the form of cash or an unconditional bank guarantee in favour of Camden Council, and must be equivalent to 130% of the value of the works, including the cost of all reinstatement works, with the estimated cost of such work being determined by reference to Council's current Schedule of Fees and Charges.

The work is to be completed within 5 years from the registration of the Subdivision Certificate/Plan of Subdivision or when Occupation Certificates for dwellings associated with 80% of the lots created by a subdivision adjoining such road have been issued.

Camden Council reserves the right to claim against the bond at any time.

**Note 1:** An administration fee, in accordance with Council's current Schedule of Fees and Charges, is applicable for the processing of bonds.

**Note 2:** It should be noted that Council will not refund/release the bond until;

- (a) the work has been completed to the requirements of Camden Council, and/or
- (b) where applicable a suitable replacement bond is submitted.

- (5) **Fill Plan** - A Fill Plan shall be submitted to the Principal Certifying Authority (PCA) prior to the issue of any Subdivision Certificate. The plan must:

- (a) Show lot boundaries
- (b) Show road/drainage/public reserves
- (c) Show street names
- (d) Show final fill contours and boundaries, and
- (e) Show depth in filling in maximum 0.5m Increments

It is to be submitted electronically in Portable Document Format (.PDF) at 150dpi with a maximum individual file size not exceeding 2 megabytes and submitted both on compact disk and an A1 paper plan.

- (6) **Value of Works** - Prior to release of any Subdivision Certificate, the applicant must submit itemised data and value of civil works for the inclusion in Council's Asset Management System. The applicant can obtain from Council upon request, a template and requirements for asset data collection.

- (7) **Works as Executed Plan** - Prior to the issue of any Subdivision Certificate, a works-as-executed plan in both hard copy and electronic form (.dwg files or

equivalent) in accordance with Camden Council's current Engineering Construction Specifications.

- (8) **Incomplete Works** - Prior to the issue of any Subdivision Certificate the applicant is to lodge a bond with Camden Council for the construction of incomplete works, including concrete footpath and/or pedestrian/cycle shared way, in accordance with Camden Council's current Engineering Construction Specifications.
- (9) **Surveyor's Report** - Prior to the issue of any Subdivision Certificate a certificate from a registered surveyor must be submitted to the Certifying Authority, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (10) **Street Lighting** - Street lighting must be provided within the subdivision in accordance with the relevant Australian standards, Endeavour Energy approval and the satisfaction of the Principal Certifying Authority. All such work must be complete and operative prior to the issue of any Subdivision Certificate.
- (11) **Services** - Prior to the issue of any Subdivision Certificate the following service authority certificates/documents must be obtained and submitted to the Principal Certifying Authority for inclusion in any Subdivision Certificate application:

- (a) a certificate pursuant to s.73 of the *Sydney Water Act 1994* stating that both water and sewerage facilities are available to each allotment.

Application for such a certificate must be made through an authorised Water Servicing Co-ordinator.

- (b) a Notification of Arrangements from Endeavour Energy.
  - (c) Written advice from an approved telecommunications service provider (Telstra, Optus etc) stating that satisfactory arrangements have been made for the provision of underground telephone plant within the subdivision/development.
- (12) **Show Easements on the Plan of Subdivision** - The developer must acknowledge all existing easements on any final plans of subdivision.
  - (13) **Show Restrictions on the Plan of Subdivision** - The developer must acknowledge all existing restrictions on the use of the land on any final plans of subdivision.
  - (14) **Section 88B Instrument** - The developer must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:
    - (a) Easement for services.
    - (b) Easement to drain water.

- (c) Easement for support and maintenance (for retaining walls);
  - (d) Easement for access (to allow for Council to have maintenance access to basins);
  - (e) Acoustic attenuation – Lots 1001 to 1008, lot 3028, lots 3030 to 3034, lots 3036 to 3041, lot 3052 and superlots 3074 and 3075 must comply with the requirements set out in Section 4.2 of the report titled Catherine Park Estate Residential Subdivision Stage 1-3 – Road Traffic Noise Impact Assessment, prepared by AECOM, document number 60283679-RPNV-01\_B, dated 3 October 2014.
  - (f) Salinity Management Plan - Any site specific salinity management plan approved with any Construction Certificate which identifies any lot being affected by salinity must be appropriately burdened and further development of such lots must be required to comply with the recommended mitigation measures within the site specific salinity management plan; and
- (15) **Permanent Water Quality Facility Operation, Maintenance and Monitoring Manual/s** - Prior to the issue of any Subdivision Certificate, Operation and Maintenance and Monitoring Manual/s for the permanent water quality facilities must be submitted to the Principal Certifying Authority for approval.

The manuals must be prepared by a suitably qualified professional in accordance with the requirements of the water quality criteria contained within the Camden Growth Centres Development Control Plan and must provide detailed information regarding the following:

- (a) vegetation management
- (b) removal of noxious weeds
- (c) replacement of filter medium
- (d) water quality

Sampling - water quality sampling should be undertaken for all relevant Water quality parameters contained within the approved “Water Cycle Master Plan”. Samples are to be taken from the inlet point of the “on-site detention / sediment Control Basin” and the outlet point of the “Water Quality Facility”.

Frequency - The frequency of sampling for each facility must include quarterly sampling. Where prolonged drought conditions exist and water is unavailable for testing on a quarterly basis then a minimum of 4 samples must be taken (within a 12 month period) when water is available with a minimum of 2 months between sampling periods.

Methodology for attainment of the required water quality discharge parameters.

Discussion of sampling results. A comparison of results with respect to the level of compliance with water quality targets/ criteria will be required and include recommendations for corrective action where non-compliance is

determined.

In that regard the manual must indicate that water quality sampling and monitoring report/s must be submitted to Camden Council at the commencement of monitoring and six (6) months after the initial sampling.

Methodology for attainment of the required water quality discharge parameters. Methodology/measures are required to ensure that the subject temporary facilities remain functional/operational until such time as they are decommissioned and replaced/reconstructed as a permanent water quality facility.

(16) **Construction of Permanent Water Quality Facilities** – A permanent water quality facility must be constructed:

- (a) in accordance with the approved plans;
- (b) to the requirements of Camden Council;
- (c) when Occupation Certificates for dwellings associated with 80% of the lots have been issued.

Any earth batters associated with such a facility must be compacted and stabilised to ensure that the integrity of the batters is continually maintained.

(17) **Section 94 Contributions** - Pursuant to Catherine Fields (Part) Precinct Section 94 Contributions Plan adopted in November 2013, the contributions shown in the following table (showing the infrastructure type and respective amount) must be paid to Council.

<b>Infrastructure Type</b>	<b>Monetary Amount</b>
Open Space and Recreation – Land	\$1,843,482
Open space and recreation – Works	\$1,613,640
<b>Total Open Space</b>	<b>\$3,457,122</b>
Out-of-Precinct District Facilities – Land	\$413,241
Out-of-Precinct District Facilities – Work	\$1,084,122
<b>Total Out-of-Precinct District Facilities</b>	<b>\$1,497,363</b>
Community Facilities – Land	\$13,221
Community Facilities – Works	\$183,399
<b>Total Community Facilities</b>	<b>\$196,620</b>
Roads – Land	\$316,998
Roads – Works	\$936,757
<b>Total Roads</b>	<b>\$1,253,755</b>
Drainage – Land	\$1,159,394
Drainage – Works	\$2,117,198
<b>Total Drainage</b>	<b>\$3,276,592</b>
Plan Administration	\$180,975
<b>Total Plan Administration</b>	<b>\$180,975</b>
<b>TOTAL CONTRIBUTIONS</b>	<b>\$9,862,427</b>

The monetary contribution specified in the Monetary Amount column of the above table must be paid to Council prior to the issue of each relevant Subdivision Certificate. The monetary contributions must be indexed by the methods set out in Clause 2.15 of the Contributions Plan at the date of payment.

At the sole discretion of Council the monetary contributions may be offset by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such agreement is to be undertaken, it must be signed prior to the release of the relevant Subdivision Certificate.

A copy of the Catherine Fields (Part) Precinct Section 94 Contributions Plan may be inspected at Council's Camden office at 37 John Street, Camden or can be accessed on Council's website at [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au).

**Note:** Any land proposed by the applicant to be dedicated to Council, that is not land required to be dedicated in accordance with the Catherine Fields (Part) Precinct Section 94 Contributions Plan must be dedicated to Council free of cost.

**Note:** The figures quoted below are based on a Net Developable Area (NDA) of 22.8533 hectares (excluding the area of internal residue lots).

(18) **Update of Bush Fire Prone Land Maps** - Prior to the issue of any Subdivision Certificate a revised draft Bush Fire Prone Land Map shall be produced showing all Asset Protection Zones and Bush Fire Prone Land within the subdivision and shall include the following:

(a) A statement that clarifies and certifies that the changes to the maps are in accordance with the *Planning for Bush Fire Protection Guidelines* and *Guideline for Bush Fire Prone Land Mapping NSW Rural Fire Service*.

See [http://www.rfs.nsw.gov.au/dsp\\_content.cfm?CAT\\_ID=900](http://www.rfs.nsw.gov.au/dsp_content.cfm?CAT_ID=900).

Such a statement shall be undertaken by a suitably qualified and experienced consultant who has:

- (i) experience in identifying bushfire prone land within NSW,
- (ii) experience in assessing potential bushfire impact, and developing and submitting bushfire risk assessments and deemed to satisfy designs and plans for development in bushfire prone areas,
- (iii) a detailed knowledge of, and experience with the bushfire planning, design and construction guidelines requirements for NSW (such as Planning for Bushfire Protection and Australian Standards) for subdivisions, new buildings, modifications to existing buildings,
- (iv) a detailed knowledge of, and experience with, the bushfire provisions and hierarchy within the *Building Code of Australia*,
- (v) a detailed understanding of, and experience with, the bushfire provisions within, and the operation of the NSW and Local Government planning systems,
- (vi) a thorough understanding of the Macarthur District Bush Fire Risk Management Plan, Macarthur District Bush Fire Operations Plan,

- (vii) public liability / professional indemnity insurance, each to a minimum of \$20 Million.

**Note:** The above criteria has been adopted from the Certification Guides for Bushfire Planning and Design BPAD (A & D)- Certified Practitioners (as per the FPA (Fire Protection Australia) Certified Practitioner and Business Programme)(see [website   
http://www.fpa.com.au/certification/index.php?certification=bpad](http://www.fpa.com.au/certification/index.php?certification=bpad))

- (b) Maps to be provided shall include the final layout of the subdivision and as a separate layer in .dxf or .dwg format.

- (19) **Special Infrastructure Contribution** – Prior to the issue of any Subdivision Certificate, the applicant must submit to the consent authority written evidence from the Department of Planning and Environment that a special infrastructure contribution has been made (or is not required, if that is the case) in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011 (as in force when this consent becomes operative).

Information on the Special Infrastructure Contribution can be found on the Department of Planning and Environment's website:  
[www.planning.nsw.gov.au/PlanningSystem/DevelopmentContributionsSystem  
/tabid/75/language/en-US/Default.aspx](http://www.planning.nsw.gov.au/PlanningSystem/DevelopmentContributionsSystem/tabid/75/language/en-US/Default.aspx).

- (20) **Street Signs** – Street signs are to be installed:
  - (a) in accordance with the requirements of the Principal Certifying Authority (PCA) and the Roads Authority, Camden Council, and
  - (b) prior to the issue of any Subdivision Certificate.

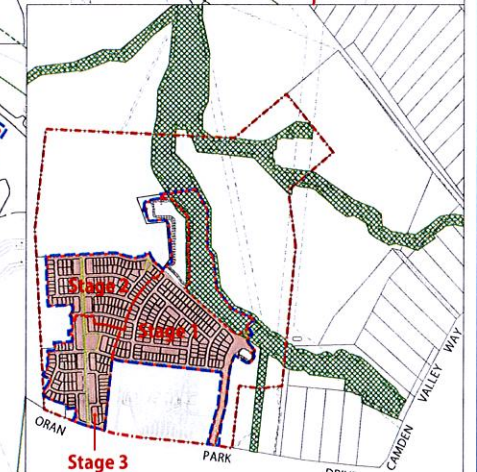
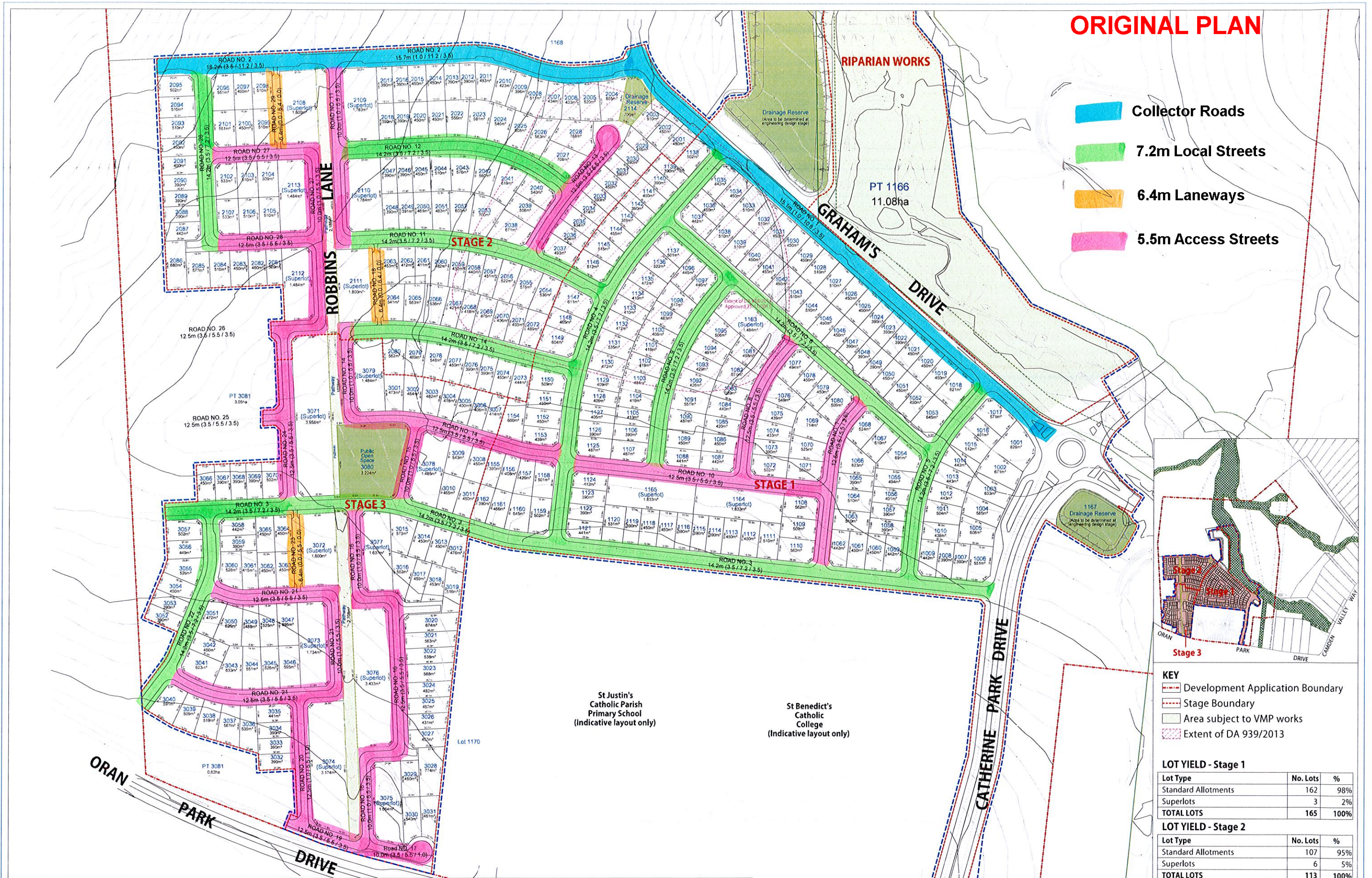
### **RECOMMENDED**

**That the Panel approve DA 228/2014 for a subdivision to create 339 residential lots, 18 super lots, public open space and associated site works at 62, 70, 94, 102, 112, 116, 122 and 130 Oran Park Drive, Oran Park subject to the conditions listed above.**



# ORIGINAL PLAN

- Collector Roads
- 7.2m Local Streets
- 6.4m Laneways
- 5.5m Access Streets



- KEY**
- Development Application Boundary
  - Stage Boundary
  - Area subject to VMP works
  - Extent of DA 939/2013

**LOT YIELD - Stage 1**

Lot Type	No. Lots	%
Standard Allotments	162	98%
Superlots	3	2%
<b>TOTAL LOTS</b>	<b>165</b>	<b>100%</b>

**LOT YIELD - Stage 2**

Lot Type	No. Lots	%
Standard Allotments	107	95%
Superlots	6	5%
<b>TOTAL LOTS</b>	<b>113</b>	<b>100%</b>

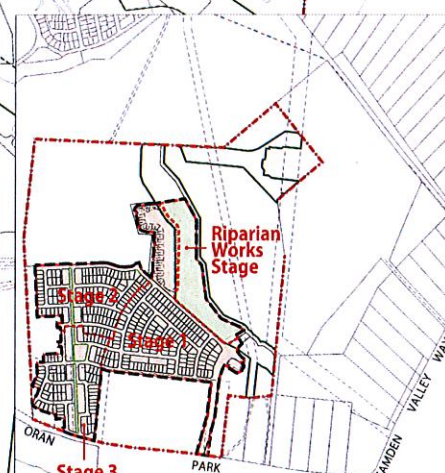
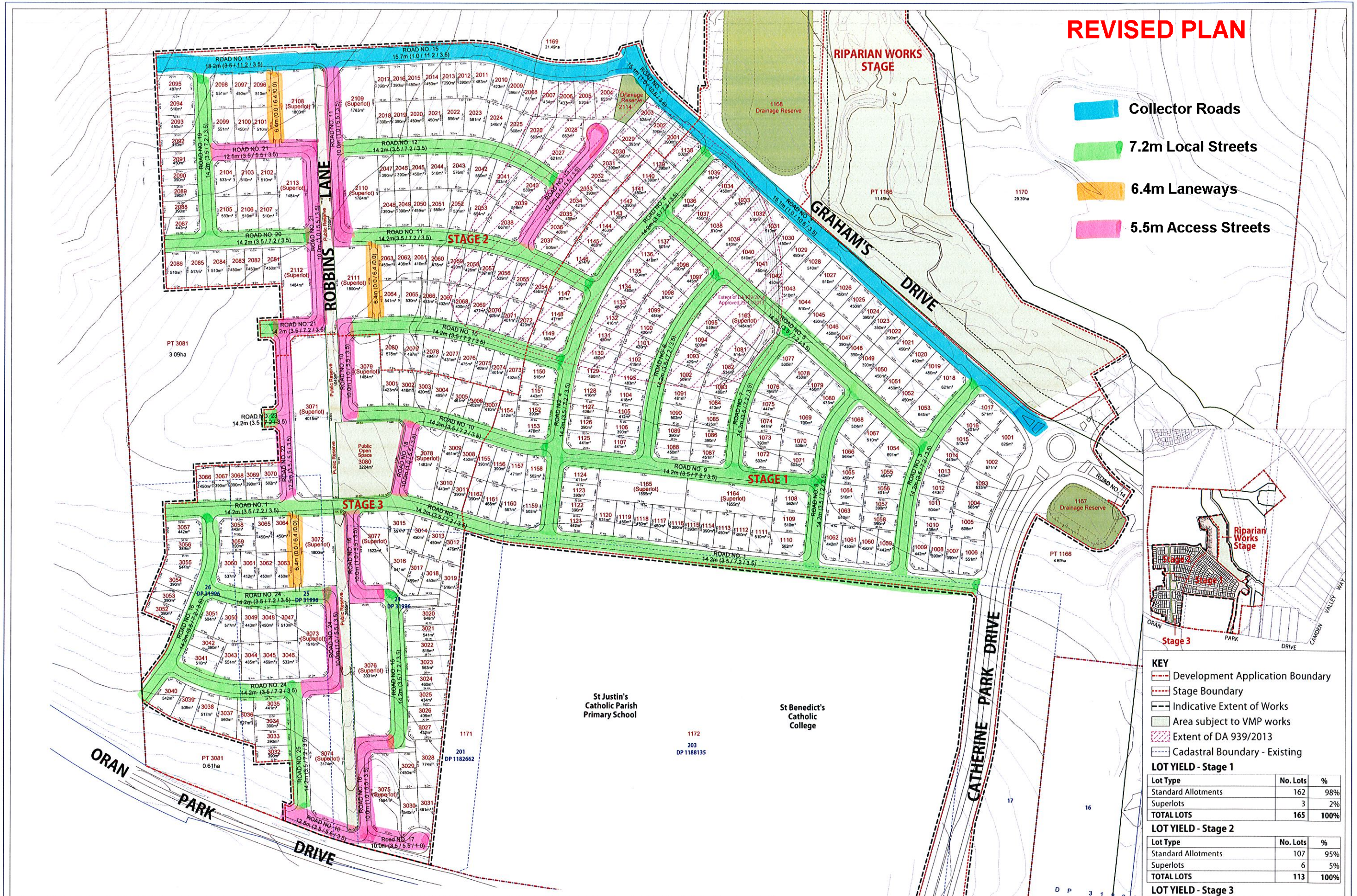
**LOT YIELD - Stage 3**

Lot Type	No. Lots	%
Standard Allotments	70	89%
Superlots	9	11%
<b>TOTAL LOTS</b>	<b>79</b>	<b>100%</b>



# REVISED PLAN

- Collector Roads
- 7.2m Local Streets
- 6.4m Laneways
- 5.5m Access Streets



- KEY**
- Development Application Boundary
  - Stage Boundary
  - Indicative Extent of Works
  - Area subject to VMP works
  - Extent of DA 939/2013
  - Cadastral Boundary - Existing

**LOT YIELD - Stage 1**

Lot Type	No. Lots	%
Standard Allotments	162	98%
Superlots	3	2%
<b>TOTAL LOTS</b>	<b>165</b>	<b>100%</b>

**LOT YIELD - Stage 2**

Lot Type	No. Lots	%
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<b>TOTAL LOTS</b>	<b>113</b>	<b>100%</b>

**LOT YIELD - Stage 3**

Lot Type	No. Lots	%
Standard Allotments	70	89%
Superlots	9	11%
<b>TOTAL LOTS</b>	<b>79</b>	<b>100%</b>

## Stages 1-3 Detailed Subdivision Plan CATHERINE PARK



0 20 40 60 80 100 120 140 metres

Ref: HARC3-3-005 Date: 29/10/2014 Revision: J Scale: 1:1,000@A0

Note: All areas and dimensions subject to detailed survey

P (02) 9290 3636  
E admin@dp-aus.com.au  
W www.dp-aus.com.au

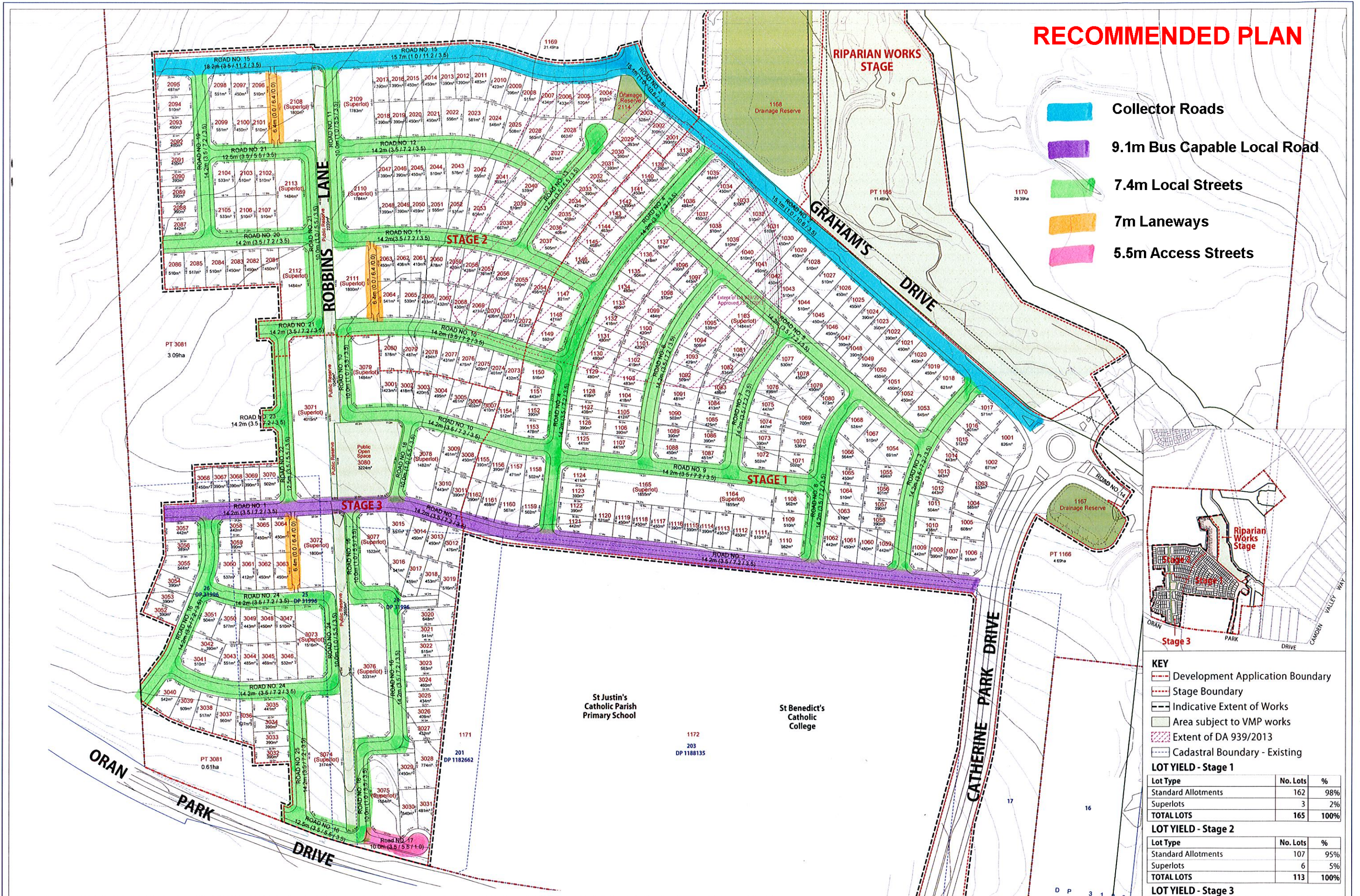
**design PLANNING**

PO Box 1778 SYDNEY NSW 2001  
Suite 801/171 Clarence Street SYDNEY NSW 2000



# RECOMMENDED PLAN

- Collector Roads
- 9.1m Bus Capable Local Road
- 7.4m Local Streets
- 7m Laneways
- 5.5m Access Streets



- KEY**
- Development Application Boundary
  - Stage Boundary
  - Indicative Extent of Works
  - Area subject to VMP works
  - Extent of DA 939/2013
  - Cadastral Boundary - Existing

**LOT YIELD - Stage 1**

Lot Type	No. Lots	%
Standard Allotments	162	98%
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<b>TOTAL LOTS</b>	<b>165</b>	<b>100%</b>

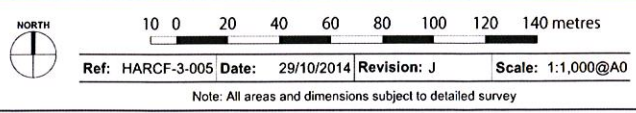
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**LOT YIELD - Stage 3**

Lot Type	No. Lots	%
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<b>TOTAL LOTS</b>	<b>79</b>	<b>100%</b>

## Stages 1-3 Detailed Subdivision Plan CATHERINE PARK



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Note: All areas and dimensions subject to detailed survey