

JOINT REGIONAL PLANNING PANEL (Sydney West)

JRPP No	2014SYW133 DA
DA Number	473/2014/DA-SW
Local Government Area	Campbelltown City Council
Proposed Development	Earthworks, removal of vegetation, construction of roads, drainage and other civil works and release of 433 Torrens titled residential allotments and 2 Torrens titled residue allotments
Street Address	Macdonald and Campbelltown Roads, Bardia
Applicant/Owner	UrbanGrowth NSW
Number of Submissions	One submission received
Regional Development Criteria (Schedule 4A of the Act)	Development by the Crown with a Capital Investment Value greater than \$5 million
List of All Relevant s79C(1)(a) Matters	<p>Statutory provisions</p> <p>Integrated Development – Rural Fires Act 1997</p> <p>State Environmental Planning Policy (Major Development) 2005</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy No. 55 – Remediation of Land</p> <p>State Environmental Planning Policy No. 19 – Bushland in Urban Areas</p> <p>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</p> <p>Edmondson Park South Development Control Plan 2012</p> <p>Campbelltown (Sustainable City) Development Control Plan Volume 3</p> <p>Non Statutory Provisions</p> <p>Campbelltown 2025 Looking Forward</p>

List all documents submitted with this report for the panel's consideration	<ol style="list-style-type: none"> 1. Proposed lot layout over several sheets (as a separate attachment) 2. Design principles and lot yield plan (as a separate attachment) 3. Landscaping plans (as a separate attachment) 4. Recommended conditions of consent (attached to this report)
Recommendation	Approval with conditions
Report by	Andrew MacGee, Senior Development Planner Campbelltown City Council

Purpose of the Report

The purpose of this report is to assist in the determination of the subject Development Application (DA) in accordance with the provisions of the *Environmental Planning and Assessment Act, 1979*.

Approval process

The DA has been lodged by UrbanGrowth NSW with a Capital Investment Value (CIV) of \$22.44 million. Therefore, under Section 23G and Clause 5 of Schedule 4A of the *Environmental Planning and Assessment Act 1979* (the Act), the Sydney West Joint Regional Planning Panel (JRPP) is the consent authority for the proposal.

Under the processes established by the Act, Campbelltown City Council has undertaken the assessment of the application and subsequently refers the matter to the JRPP for determination.

Property Description:	Lots 1136, 1138, 1141 and 1140 in DP 1175991
JRPP Application Number:	2014SYW133 DA
Council Application Number:	473/2014/DA-SW
Applicant:	UrbanGrowth NSW
Owner:	Landcom (UrbanGrowth NSW)
Date received:	March 2014

Background

The subject site is located within the Edmondson Park Precinct of the south west Sydney growth centre. For several decades, the site had been used by the Federal Government as a military training facility, although this ceased in the late 1990s.

The Edmondson Park precinct is located across Campbelltown and Liverpool Councils. The area located within Campbelltown City Council is known as 'Edmondson Park South', although is formally located in the suburb of Bardia.

The area was rezoned for residential development purposes by way of a Planning Assessment Commission (PAC) determination, pursuant to Part 3A of the Act and *State Environmental Planning Policy (Major Development) 2005* (the Major Project SEPP) in August 2011. The PAC's approval was provided via two separate applications, being the concept approval (Dept. of Planning ref. MP10_0118) and Stage 1 of the development (Dept. of Planning ref. MP10_0119). Both of these approvals have subsequently been amended, with some minor changes made to agreed landscaping outcomes and the Regional Park that is located within the Liverpool local government area.

Edmondson Park railway station and the urban release area's major commercial and high-density residential areas are located within Liverpool City Council and are presently being constructed, with the rail line poised to commence operation in early 2015.

As part of the PAC's determination, a number of important factors in relation to the area's natural and built environment were considered. These included (but were not limited to):

- Retention and rehabilitation of remnant Cumberland Plain Woodland across the site;
- Transport and access to the release area – in particular the role of Campbelltown Road and the new South West Rail Link;
- European and Indigenous heritage;
- Urban design, subdivision pattern, development controls and land use;
- Biodiversity preservation;
- Establishment of a Regional Park;
- Social infrastructure/contributions;
- Flooding, surface water, groundwater quality and riparian corridors;
- Bushfire hazard;
- Potential site contamination owing to its historically land use as a military training facility; and
- Noise, predominantly emanating from the Hume Highway, which adjoins the site to the south east.

Stage 1 of the development, approved by the PAC in August 2011, has been physically commenced, with approximately 150 allotments presently registered, several new roads constructed and a large number of dwellings having been constructed at the site.

In addition to the allotments granted development consent by the PAC's determination of the concept approval and its first stage, Campbelltown City Council has granted development consent for an additional 60-odd allotments via separate development consents, which are consistent with the concept approval and the instrument made under the Major Project SEPP.

As the subject application was submitted by the Crown and its capital investment value exceeds \$5 million, it has been forwarded to the JRPP for determination pursuant to Clause 5 of Schedule 4A of the Act.

In addition, pursuant to the requirements of Section 89(1)(b) of the Act, Council forwarded proposed conditions of consent to the applicant for approval prior to completion of this assessment report. The applicant responded with some relatively minor changes to wording and ordering of conditions.

The Site

The Edmondson Park urban release area is located within the South West Growth Centre of Sydney to the north-west of the M5 Motorway and lies approximately 6 kilometres southwest of Liverpool and 40 kilometres to the south west of Sydney CBD. The site is approximately 4 kilometres north of Ingleburn town centre and 10 kilometres north of Campbelltown.

The land to which this application applies (herein referred to as 'the site') is shown overleaf in Figure 1. It is bounded by Campbelltown Road to the north, vacant land for future residential development to the east, the Hume Highway to the south and Stage 1 of the Edmondson Park precinct as approved under the Stage 1 PAC's previous approval, to the west. The site is divided by Macdonald Road running approximately north-south.

The site is owned by UrbanGrowth NSW and legally described as:

- Lot 1137 in DP 1175991;
- Lot 1138 in DP 1175991;
- Lot 1140 in DP 1175991; and
- Lot 1141 in DP 1175991

It has a total area of an area of approximately 87.88 hectares, however, of that total area the works contained within the subject application are restricted to 21.27 hectares. The remainder of the site would be contained within a residue parcel and its development would be subject to further application and consent.



Figure 1 – site location and aerial photograph (courtesy JBA Urban). The blue line indicates the Edmondson Park urban release area and the red line is the area within, subject to this current development proposal.

The site has varying topography. It generally slopes in towards the south towards its centre and continues to slope towards the south-west towards the Hume Highway, which is significantly higher than the development area at their shared boundary.

Along the central spine of the development site, existing drainage and open space infrastructure has been provided under the previous PAC approval.

The site features scattered treed vegetation, with various parts cleared over many years during the area's military use. A 'Memorial Forest', containing native trees planted during the site's military use in remembrance of fallen comrades and those who served and returned, is located along a portion of the southern boundary, near the Hume Highway. The remainder of the site is covered with various native and introduced grasses.

The site is currently accessed by Campbelltown Road running east-west and Macdonald Road running north-south. Locally, access can also be provided by Bardia Avenue, Arthur Allen Avenue and Paul Cullen Avenue, which are existing internal roads within the urban release area constructed as part of the PAC-approved Stage 1.

Surrounding Development

As mentioned previously in the report, the site adjoins an existing urban release area, for which several development consents have previously been issued for residential subdivision and associated infrastructure. A number of dwellings are currently under construction or recently occupied. One large local park, known as 'Brigade Park', has also been constructed and is available for use by locals and visitors alike.

The subject site is also located adjacent to Ingleburn North Public School and is within a short distance from the proposed Edmondson Park town centre (featuring high density residential and commercial land uses) as well as Edmondson Park railway station to the north, which are located in the Liverpool local government area.

The Proposal

This development application seeks approval for subdivision and associated works for several stages within the urban release area's overall development. The applicant identifies the Stages as Precincts 2, 7 and 8 and has 'subdivided' the construction and release of those precincts into several sub-stages.

Broadly speaking, the application seeks approval for:

- removal of existing trees and vegetation;
- bulk excavation and earthworks;
- staged subdivision of Lots 1137, 1138, 1140 and 1141 in DP into 433 new residential allotments including two super lots for future residential subdivision;
- creation of residue lots for future development and/or road widening;
- realignment of Macdonald Road and construction of new roads;
- the construction of stormwater and drainage infrastructure works;
- the construction of utility services; and
- public domain and landscape works.

The intended residential yield from the proposed subdivision is 479 dwellings, ranging from 200 square metre lots for terrace housing, to larger environmental living lots over 1 hectare in size. The proposed allotment and potential dwelling yield is summarised in the table below:

Lot/Dwelling Type	Lots	Future Dwellings
Superlot 1	1	40
Superlot 2	1	8
Terrace Lots - by lot width (to suit generic terrace types)		
5.4m	12	12
6.6m	46	46
Other Lot Frontages		
Patio (corner)	32	32
8-9m	42	42
10m	67	67
11-12m	11	11
12.5m	71	71

14-16m	89	89
17m	35	35
20m+	14	14
Environmental / Rural	12	12
TOTAL	433	479

The proposed subdivision layout and road pattern is shown in Attachment 2 to this report, over several sheets.

The applicant has supplied the following subdivision design principles, which have been formulated to guide the design and layout of the proposed residential subdivision of the land.

Subdivision and Lot Design

- *To facilitate the realignment of Macdonald Road as per the Transport Management and Accessibility Plan (TMAP) approved under the Concept Plan.*
- *To create a clear and logical hierarchy within the local road network.*
- *To improve permeability through the residential area.*
- *To maximise frontage to and facilitate more direct access to the nearby parks and open space.*
- *To create a street and subdivision pattern that avoids 'front to back' problems and provides continuous lot frontage to major roads and streets.*
- *To create a subdivision layout that fosters a high level of residential amenity, particularly with regard to living quality, the standard of the urban environment, daylight access, safety, access to open space (private and public) and services.*

Housing Mix

- *To create a subdivision layout that supports a variety of compact high quality housing products that respond to market demand and improve dwelling affordability and accessibility.*
- *To create super lots for future subdivision that will facilitate smaller lots (for example less than 200sqm) that require a higher degree of architectural coordination or construction standards, for example sound attenuation.*

Landscape and Public Domain

- *To provide opportunities for landscaping along street frontages, and particularly the key access denied roads of Macdonald Road and Campbelltown Road.*
- *To provide a high quality and low maintenance environment.*

Vehicle Access and Servicing

- *To achieve the necessary density, provide appropriate access and servicing, and to remove the dominance of garages from main streetscapes.*
- *To avoid driveways along access denied roads, school street frontages on Arthur Allen Avenue and the first block ends adjoining Macdonald Road where possible.*

The subdivision layout, road pattern and proposed density have also been designed to accord with the PAC's concept approval for the urban release area, granted in August 2011.

The subdivision application was considered to be an 'integrated development' pursuant to Section 91 of the Act, requiring the following additional approvals:

Rural Fires Act 1997 – the subject land is identified as being bushfire prone land on the Campbelltown City Council bushfire Prone Land map and accordingly, a bush fire safety authority is required from the Rural Fire Service (RFS) under Clause 100B of that Act. General Terms of Approval from the RFS have been received and incorporated into the recommended conditions of consent at Attachment 4.

Public Exhibition Process

The development application was placed on public exhibition. During the exhibition period, no submissions from the public were received, however, one submission was received from Campbelltown City Council. Matters raised in the submission are detailed later in this report.

1. Assessment

The development has been assessed in accordance with the matters for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*, and having regard to those matters, the following issues have been identified for further consideration.

1.1 Planning legislation, instruments and documents

Section 79C(1)(a) requires the JRPP to consider environmental planning instruments and development control plans that apply to the site.

A table of the relevant instruments and the development's response to that instrument's requirements is presented for the JRPP below:

SEPP (Major Development)

The Major Development SEPP sets the urban release area's development objectives and land zoning following its designation as a 'state significant site' pursuant to the since-repealed Part 3A of the Act.

Part 31 -
Edmondson
Park South site

Precincts 2, 7 and 8 are identified in Schedule 3 of the Major Development SEPP and accordingly the provisions outlined in Schedule 3, Part 31 of the SEPP apply to the development and are considered below.

Part 31, Clause 9 -
Zone R1 General
Residential

The proposed subdivision will enable the future residential use of the site in accordance with objectives of the R1 General Residential Zone, specifically:

- providing for the housing needs of the community;
- providing for a variety of housing types and densities through a range of lot sizes that are capable of accommodating a variety of dwelling products to suit all forms of the family unit, and particularly single person households, as well as encourage ageing in place;
- supporting the achievement of varying residential densities.

Part 31, Clause 14 -
Zone E4
Environmental Living

The proposed subdivision will enable the future residential use of the site in accordance with objectives of the E4 Environmental Living Zone, specifically:

- providing for low-impact residential development.

Part 31, Clause
17 - Minimum
subdivision lot
size

The range of proposed lot sizes comply with the minimum lot size requirements, specifically:

- the size of the resultant lots for detached and semi-detached dwelling houses are all above the minimum 200 square metres; and
- the subdivision results in the creation of two super lots subject to further subdivision for future residential development.

Part 31 Clauses
31, 32 and 33

The proposed subdivision aims to ensure that impacts on nearby vegetation or heritage significance will be limited. More details are provided on the development's potential heritage impact and vegetation removal later in this report.

SEPP 19 – Bushland in Urban
Areas

The general aim of this Policy is to protect and preserve bushland within the urban areas referred to in the SEPP, which includes the Campbelltown LGA. The application is considered to be consistent with SEPP 19. More discussion on vegetation removal at the site is contained later in this report.

SEPP 55 – Remediation of Land

SEPP 55 provides controls and guidelines for the remediation of contaminated land. In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Before determining a development application that changes the use of land, a planning authority must consider whether the land is contaminated and be satisfied that it is suitable in its current state or will be suitable, after remediation for the proposed development.

The site has previously been remediated made suitable for residential uses.

SEPP (Infrastructure) 2007

The SEPP Infrastructure 2007 (ISEPP) provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process.

The proposed development triggers the traffic generation provisions set out in Schedule 3 of the ISEPP (that being, a subdivision application that would create more than 200 residential lots) and requires referral to the Roads and Maritime Services (RMS).

RMS provided a written response to Council's referral under the ISEPP and did not raise objection to the proposal. RMS's recommendations have been incorporated into the recommended conditions of consent in Attachment 4.

Greater Metropolitan Regional
Environmental Plan 2 –
Georges River Catchment

The Georges River Catchment REP establishes principles and provisions to ensure the maintenance and improvement of water quality and river flows within the Georges River catchment and the delivery of ecologically sustainable development.

The REP aims to establish a consistent and coordinated approach to environmental planning and assessment for land development along the Georges River and its tributaries.

The Edmondson Park South Water Cycle Management Plan approved as part of PAC's previous determination at the site was developed to meet the requirements and principles for the Georges River catchment established in the REP.

The subject development's drainage and stormwater strategy is consistent with the approved Water Cycle Management Plan and is therefore favourably considered in light of the Georges River REP.

Edmondson Park South Development Control Plan 2012 (EPSDCP)

Section 2.2 -
Character Areas

The site is located within Character Areas 6 and 7 detailed in the DCP. The proposed subdivision would provide an outcome consistent with the vision and intent for these areas. The layout is considered likely to create a suburban neighbourhood characterised by compact, standard and environmental living residential lots, with a higher proportion of smaller lot housing closer to the future town centre. The subdivision layout also satisfies objectives to provide a transition from the higher density area in the north to the rural character in the south.

Section 2.3 -
Residential
Dwelling Target

Section 2.3 of the EPSDCP sets a dwelling target of 3,699 dwellings to be delivered within the urban release area. The site is included in Density Precinct 6b, and partially within Density Precincts 7a, 7b, 8a and 8b. These Density Precincts are identified as having a combined dwelling target of 1,387 dwellings altogether. The proposal's 479 dwelling-capacity is consistent with the DCP's controls, noting that it provides for future dwelling yield to occur throughout the remaining Density Precincts in accordance with the Plan.

Section 2.4 -
Indicative
Staging and
Delivery

The site is located within Indicative Stages 1 and 4 and is generally consistent with the staging program established for Edmondson Park. The release of Precincts 2, 7 and 8 ahead of Stage 3 is in response to UrbanGrowth NSW ensuring it will fulfil its development timing commitments, as well as efficiently manage the construction and sales release process. The Precinct and Stage numbering have changed over time and this is not considered to be a significant issue.

Section 3.1 -
Street Network

The design of the proposed roads generally complies with the relevant EPSDCP requirements. Lots fronting Macdonald Road and Campbelltown Road have been designed as access-denied lots ensuring compliance with Section 3.1, Control 4 of the EPSDCP. This not only means that traffic safety and the efficiency of local roads is not impeded by vehicles accessing properties along those roads, but also provides for a more suitable urban design outcome by removing garage doors from important streetscapes.

Section 3.3 -
Pedestrian and
Cycle Network

This application seeks consent for a pedestrian and cycling path network that is consistent with the EPSDCP. Footpaths also achieve the minimum 1.2 metre width and 2.5 metre wide shared pedestrian/cycle pathway dimension required by the Plan.

Pedestrian and cycle ways have been designed to satisfy AS 1428 in terms of the accessibility.

Section 3.4 -
Open Space
Network

The subject application does not include space to be set aside for open space. These open spaces have or will form part of other development applications previously and in the future in accordance with the PAC's concept approval. The proposed road and footpath network have however been designed to capture opportunities for good connections to those open spaces.

Section 3.5 –
Safety/Security

The proposed subdivision is considered likely to foster the creation of a safe and secure environment as it may provide for an allotment layout that supports housing in locations to maximise informal surveillance and overlooking of public streets and spaces, particularly on corners.

Section 3.6 -
Heritage
Conservation &
Interpretation

The proposed development will not have an impact on European heritage items in the urban release area. The nominated items and locations are all located outside the subject development area.

Section 5.1 -
Streetscapes

It is noted that an Indigenous heritage impact assessment is in the final stages of being completed (for the entire urban release area). Some potential sites have been nominated within the subject development area. As such, a recommended condition of consent requires the applicant to receive approval from the Office of Environment and Heritage under the *National Parks and Wildlife Act 1974* prior to any disturbance of the land.

5.2 –
Subdivision
Application
Requirements

A detailed landscaping and public domain plan was submitted with the application. The proposal is considered to be suitable for the site and is compatible to those approved in adjoining stages of the release area. The submitted documentation demonstrates:

- the location and species of street trees;
- kerbs will be provided to all street frontages;
- driveways can be appropriately located;
- the design enables on-street parking along most streets (except for laneways).
- infrastructure services will be provided in a coordinated manner to maximise space for street tree planning and landscaping.

The proposed subdivision design complies with the DCP's subdivision requirements in that it:

- positively contributes to achieving the dwelling target for the precinct;
- promotes a legible and connected street hierarchy; – maximises the number of lots in a location that is close to future public open space, the town centre, and future community facilities such as schools;
- optimises the number of east-west oriented lots;
- provides lots that have a regular geometry and which comply with minimum lot widths and depths as set out in the EPSDCP 2012;
- enables corner dwellings to address both streets;
- supports a built form outcome as envisaged by the EPSDCP 2012 and which provides a high level of residential amenity;
- minimises the need for cut and fill;

- minimises the impact of utility services on building envelopes; and
- supports a high level of passive surveillance.

Where required, Building Envelope Plans (BEPs) have been prepared to demonstrate potential future building envelopes and how dwellings will be sited for the range of lot typologies identified in the proposed subdivision design, including smaller lots (200-300sqm) as required by the DCP.

The BEPs illustrate the proposed lots will be support building envelopes in accordance with the EPSDCP requirements.

The subdivision layout and street network proposed are also consistent with that approved by the concept approval, issued for the overall development of the Edmondson Park precinct in 2011.

It is also noted that Campbelltown (Sustainable City) Development Control Plan Volume 3 – Engineering Design Guide for Development applies to the site. The Guide details Council's requirements for the design, construction and installation of public infrastructure, including roads, drainage and street tree plantings. The Guide has been referenced in the recommended conditions of consent contained in Attachment 4 to this report.

1.2 *Non-Statutory Plans*

'Campbelltown 2025 - Looking Forward' is a vision statement of broad town planning intent for the longer term future of the City of Campbelltown that:

- responds to what Council understands people want the City of Campbelltown to look, feel and function like;
- recognises likely future government policies and social and economic trends; and
- sets down the foundations for a new town plan that will help achieve that future.

The document establishes a set of strategic directions to guide decision making and development outcomes. These directions are broad in nature and form a prelude to a new statutory town plan for the city.

The strategic directions relevant to this application are:

- growing the regional city;
- building a distinctive Campbelltown sense of place; and
- creating employment and entrepreneurial opportunities

The proposed development is consistent with these directions.

The relevant desired outcomes associated with Council's vision, included in 'Campbelltown 2025 – Looking Forward' include:

- urban environments that are safe, healthy, exhibit a high standard of design, and are environmentally sustainable;
- an impression of architecture that engages its environmental context in a sustainable way; and
- development and land use that matches environmental capacity and capability.

The proposed development is consistent with the vision's desired outcomes having regard to the proposed scale, function and design of the proposed development.

2. Impacts on the Natural and Built Environment

Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979* requires the JRPP to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

Key matters for consideration when considering the development's potential impact on the natural and built environment are:

- Heritage
- Traffic
- Noise
- Water management
- Vegetation removal/retention

These matters are individually discussed in more detail below.

2.1 Heritage

The Major Development SEPP identifies several items of European heritage throughout the urban release area. Further, the concept approval issued by the PAC in 2011 also requires that certain considerations be given to European heritage when assessing applications for subdivision within the release area.

The following conditions of the concept approval relate specifically to supporting information required when considering an application for subdivision in the release area:

Condition C1.14 of the concept approval requires that a 'heritage interpretation strategy' for the site be developed and accompany development applications for subdivision of land within the release area. To this end, the applicant has supplied a copy of the strategy prepared in response to the concept approval condition. The strategy was completed in July 2014 and details the manner by which European and Indigenous heritage across the site may be preserved and interpreted.

C1.15 requires that any future applications are accompanied by a statement of heritage impact prepared by a suitably qualified heritage conservation practitioner, which assesses the potential impacts of proposed works on heritage items and their settings. To this end, although the site does not contain a specific item of European environmental heritage, the applicant prepared and submitted a statement of heritage impact. The statement details the developments response to items in the locality, including Mont St Quentin Oval and is primarily focussed on ensuring that the items can be preserved and interpreted by new residents of the release area successfully.

C1.18 requires future applications to identify how the detailed design has responded to opportunities to mitigate impacts on Aboriginal archaeological heritage.

As part of works undertaken during the concept approval phase of the release area, the subject site is thought to contain some artefacts of Indigenous heritage significance. The initial reports were undertaken in consultation with local Indigenous community members. An Aboriginal Cultural Heritage Assessment Report (CHAR) was ultimately prepared and adopted as part of the PAC's concept plan approval. The CHAR was designed to guide the future identification, retention and/or re-siting of indigenous heritage artefacts discovered during construction works across the release area.

The items are thought to be located in an area where the large 'environmental living' lots would be located, along the site's southern boundary with the Hume Highway. Allotment sizes and future dwelling sites have been considered noting the approximate location of the archaeological items.

Accordingly, the applicant has agreed that prior to works commencing at the site, a permit must be issued by the Office of Environment and Heritage pursuant to Section 90 of the *National Parks and Wildlife Act 1974* should any items be disturbed during the earthworks and infrastructure installation processes that would follow. This has been noted in the recommended conditions of consent in Attachment 4.

2.2 Traffic

The predominant traffic impacts of the development have previously been considered during the concept approval of the urban release area. As a result of this approval, RMS has commenced upgrading of Campbelltown Road directly adjacent to the development site following an environmental assessment under Part 5 of the Act being undertaken. The upgrades provide for additional traffic lanes and signalised intersections at Campbelltown Road's interface with the Edmondson Park urban release area and are presently under construction.

Internally, the applicant has undertaken an assessment of likely future traffic that would emanate from future residents. The applicant has also considered turning movements of heavy vehicles (usually garbage trucks) within the proposed road layout, particularly where laneways are proposed to be utilised for service provision.

The submitted traffic report notes that an internal signalised intersection is recommended at Arthur Allen Drive and Macdonald Road (in its realigned position). Although not required immediately, the signals are recommended in this location to facilitate safer pedestrian access to and from Ingleburn North public School once resident and traffic densities increase significantly immediately adjacent to the school site.

Council forwarded the proposal (including traffic simulation modelling) to RMS for its comment. RMS responded with recommendations regarding the timing of single installation and intersection design. One un-signalised intersection with Campbelltown Road is proposed for the development. It would be a 'left-in, left-out' arrangement, designed to serve local traffic only. Appropriate design and approval from RMS would be required for this intersection, which has been detailed in the recommended conditions in Attachment 4 of this report.

Overall, the traffic impacts of the development are considered to be relatively minimal after consideration of the fact that local traffic was assessed in detail during the concept approval stage of the urban release area.

2.3 Noise

Noise is not likely to be an issue from within the development site, however, noise emanating from the Hume Highway (M5) which adjoins it, may potentially be an issue for future residents. Accordingly the applicant has submitted an acoustic impact assessment with the subdivision application, which assesses and provides recommendations in relation to the noise likely to be received by future residents.

The acoustic impact assessment found that some future residents may experience noise impacts (as a function of the land's height in relation to the Hume Highway (M5)).

Subsequently, recommendations have been made that will require certain building materials and glazing to be used in locations across the site.

A recommended condition of consent requires that the recommendations of the acoustic impact assessment be detailed on the future land titles of proposed allotments via a title restriction so as to ensure that future owners are aware of the recommended construction requirements at their particular dwelling site.

2.4 Water Management

Water management is a key consideration in the urbanisation of previously rural or open space land. The subject site is no different, with a detailed hydraulic scheme being developed and approved as part of the PAC's concept plan determination in 2011. Subsequent development applications, such as the one subject to this report, have essentially been designed to 'key into' the overarching drainage strategy for the release area as a whole.

As such, critical water quality and flow control infrastructure has previously been installed at the site and was designed to accommodate future development. Notwithstanding, recommended conditions of consent require the applicant to abide by the concept approval's requirements as well as relevant parts of the Council's Engineering Design Guide for Development in order to ensure that best-practice, low maintenance and environmentally sustainable solutions are implemented.

2.5 Vegetation

The site is subject to a Biodiversity Certification Order under the *Threatened Species Conservation Act, 1995* (TSC Act) and a Strategic Assessment under the *Commonwealth Environmental Protection and Biodiversity Conservation Act, 1999* (EPBC Act). As a result, impact assessment under the EPBC Act is not required provided the development proceeds in line with the Biodiversity Certification Order.

The proposal is considered to be consistent with the Order, which establishes the applicant's rehabilitation and protection requirements for areas set aside within the overall release area. No offset or rehabilitation areas are located on the subject site. Accordingly, vegetation may be removed indiscriminately.

Street tree plantings have been designed to ensure that foliage is available along urban streets following their construction and into the future once residents have been accommodated on the land.

2.6 Social and Economic Impacts

It is anticipated that the development would contribute to the wider choice of housing available in the Campbelltown local government area and would provide a tangible social benefit. The scale and density of the development respects the identified desired planning outcome and takes advantage of nearby transport and other support/retail services.

3. Site Suitability

Section 79C(1)(c) of the Environmental Planning and Assessment Act 1979 requires the JRPP to assess the suitability of the site for the proposed development.

Having regard to the development's relative compliance with the overarching concept approval in place at the site, the environmental considerations detailed previously, the

proposal's high level of compliance with relevant planning objectives and controls the proposal is considered to be suitable for the site.

The road layout and allotment pattern is also consistent with those previously approved by the PAC (in Stage 1) and subsequently by the Council in other stages.

4. Submissions

Section 79C(1)(d) of the *Environmental Planning and Assessment Act 1979* requires the JRPP to consider submission made to the proposal.

One submission was subsequently received from Campbelltown City Council. A copy of the submission has been provided to the Panel Secretariat.

Matters raised in the submission are detailed and responded to below:

4.1 Approval of Roads and Maritime Services (RMS)

- The submission noted that the application was required to be considered by RMS in accordance with the Infrastructure SEPP and certain conditions of the concept approval.

As mentioned earlier, the application was forwarded to RMS for comment and a written response was subsequently received. The response detailed RMS recommendations on road and intersection construction as well as instruction on future works on and near Campbelltown Road.

RMS recommendations have been incorporated into the recommended conditions of consent in Attachment 4 to this report.

4.2 Infrastructure Provision - Voluntary Planning Agreement (VPA)

- The submission requests that the JRPP consider the imposition of a condition in relation to the finalisation of an existing draft VPA for the site, prior to registration of residential allotments.

The Edmondson Park South Concept Plan Approval contained a condition which required UrbanGrowth NSW to provide local infrastructure contributions in accordance with its Statement of Commitments as outlined in the concept plan application. This Statement of Commitment was transferred into an Infrastructure Services Delivery Plan which forms part of the Edmondson Park South Planning Agreement which was reported to Council at its meeting on 13 August 2013 and where Council resolved:

1. That Council endorse the draft Edmondson Park South Voluntary Planning Agreement and Explanatory Note for the purpose of public exhibition subject to the matters raised by Council's solicitor being addressed to the satisfaction of the General Manager in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and Regulation for a period of 28 days
2. That all submissions received during the public exhibition period that do not support the VPA be reported to Council. However, should no non supportive submissions be received then Council's General Manager be authorised to sign the Edmondson Park South Voluntary Planning Agreement on behalf of Council.

Since that time Council staff and legal representatives have met with UrbanGrowth NSW and its legal representatives to commence the final agreement process. It is currently understood that the adoption process is almost finalised. At the time of writing this report, it is understood that the VPA is close to being publicly exhibited, although an exact date for the exhibition has not yet been set.

On this basis it is not considered unreasonable nor inappropriate to request the JRPP impose a condition on any consent that is issued to require the works/land dedications outlined in the draft VPA endorsed by Council at its meeting held 13 August 2013, relevant to this current application to either have been completed prior to the release of the subdivision certificate.

Accordingly, a recommended condition of consent in Attachment 4 requires the completion of the VPA adoption process prior to release of residential allotments included in this development application.

4.3 Tree Removal / Management

As detailed earlier in the report, the site is subject to a Biodiversity Certification Order under the *Threatened Species Conservation Act 1995* (TSC Act) and a Strategic Assessment under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). As a result, the ordinarily required level of fauna and flora impact assessment is not required for the development to proceed, in accordance with the Biodiversity Certification Order.

The Council's submission however notes two conditions in the concept approval that do not appear to have been covered by the applicant to date, they being:

Condition C1.12 requires the proponent to provide details on appropriate procedures for clearing of vegetation and strategies to retain mature trees where possible for each stage. Additionally, these procedures and strategies are to be incorporated into a Vegetation Management Plan prior to commencement of works on site.

Condition B1.2 of the concept plan approval requires a rehabilitation plan to be prepared and approved by the Office of Environment and Heritage prior to commencement of works.

In response, the applicant has noted that:

Condition B1.2 does not apply to this site, it relates specifically to the regional park's rehabilitation which is located within the Liverpool local government area where works are ongoing; and

Condition C1.12 is satisfied by a recommended condition of consent, which requires the applicant to prepare and submit for the written approval of Council's Manager Development Services, a plan that details appropriate procedures for clearing of vegetation and strategies to retain mature trees where possible for each stage. The procedures and strategies are to be incorporated into a Vegetation Management Plan prior to commencement of works on site.

4.4 Signalised Intersection - Macdonald Road and Arthur Allen Avenue

The Council's submission notes that the Traffic Impact Assessment Report submitted with the application identifies a recommendation for the signalisation of a future intersection that would be constructed at Arthur Allen Avenue and Macdonald Road. The traffic assessment notes that the signalisation of the intersection is not warranted from a vehicular quantum

perspective, however, it is recommended that the intersection be signalised in the future to provide increased safety for pedestrians accessing the adjacent primary school. As part of discussions with RMS, the applicant and Council have agreed that the intersection should be constructed to the geometry and standard of a signalised intersection. Conduits and other services relating to the signals would be installed during road construction to enable relatively easy upgrading once the pedestrian warrants for the signals are met. A recommended condition of consent details these requirements.

4.5 Heritage Conditions - Concept Plan Approval

The Council's submission highlighted certain conditions of the concept approval that are relevant to the subject application in relation to the site's European and Indigenous heritage.

Specifically, the submission noted Conditions C1.14, C1.15 and C1.18 which have previously been discussed in Section 2.1 of this report.

In response, the applicant has undertaken a heritage impact statement relevant to the development site, which did not reveal any likely impacts. The statement further reinforced the urban release area's overall heritage retention and interpretation strategy, which was developed as part of the concept approval process.

With regard to Indigenous heritage, as detailed previously, the applicant has previously undertaken an Aboriginal Cultural Heritage Assessment Report (CHAR). The CHAR was designed to guide the future identification, retention and/or re-siting of indigenous heritage artefacts discovered during construction works across the release area.

A recommended condition of consent requires the applicant to undertake further investigation works as outlined in the CHAR and to receive a permit pursuant to Section 90 of the *National Parks and Wildlife Act 1974* should it be deemed necessary to disturb or remove known artefacts.

Upon consideration of the abovementioned comments, the issues raised by the Council in its submission are considered to have been adequately resolved during the application's assessment; either by production of additional information by the applicant or by the imposition of consent conditions as detailed in Attachment 4 to this report.

As a consequence of the submission of additional information and/or imposition of conditions to ensure the Council's concerns are addressed during the detailed design and construction of the subdivision, it is understood that the Council will be preparing a letter to the Panel in relation to its earlier submission.

The letter discusses the additional information and proposed conditions in relation to matters raised in the submission.

5. The Public Interest

Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979* requires the JRPP to consider the public interest in consenting to a development application.

The public interest is a comprehensive requirement that requires consent authorities to consider the long term impacts of development and the suitability of the proposal in a larger context. Implicit to the public interest is the achievement of desired environmental and built form outcomes adequately responding to and respecting the desired future outcomes expressed in SEPPs and DCPs.

In this instance, the proposal is for subdivision of land within an existing urban release area, for which extensive investigation and reporting was undertaken as part of earlier assessment of the overall development by the State Government and the Planning Assessment Commission.

The development has been designed to complement the concept approval issued for the overall development of the release area and would capitalise on existing and future proposed transport, drainage and open space opportunities near the precinct.

Allotment sizes and layout are consistent with the concept approval for the land and meets the dwelling number targets established as part of the release area's previous approval.

The application is considered to have satisfactorily addressed relevant Council and State Government requirements and controls for development in this area.

Conclusion

A development application has been received for the subdivision of land and construction of certain road, drainage and service infrastructure at the subject site, which is located within the Edmondson Park urban release area in the Sydney South West Growth Centre.

The urban release area has previously been the subject of a detailed assessment and approval under Part 3A of the Environmental Planning and Assessment Act 1979, which saw the Planning Assessment Commission issue a concept approval for the release area's overall development in 2011.

The proposal is considered to be complementary and consistent with that concept approval in terms of its subdivision pattern, road layout, provision of infrastructure and response to heritage protection and vegetation removal criteria.

A range of conditions of consent are proposed to cover the broad spectrum of issues arising from the proposal, including standard matters such as reference to submitted plans and documents.

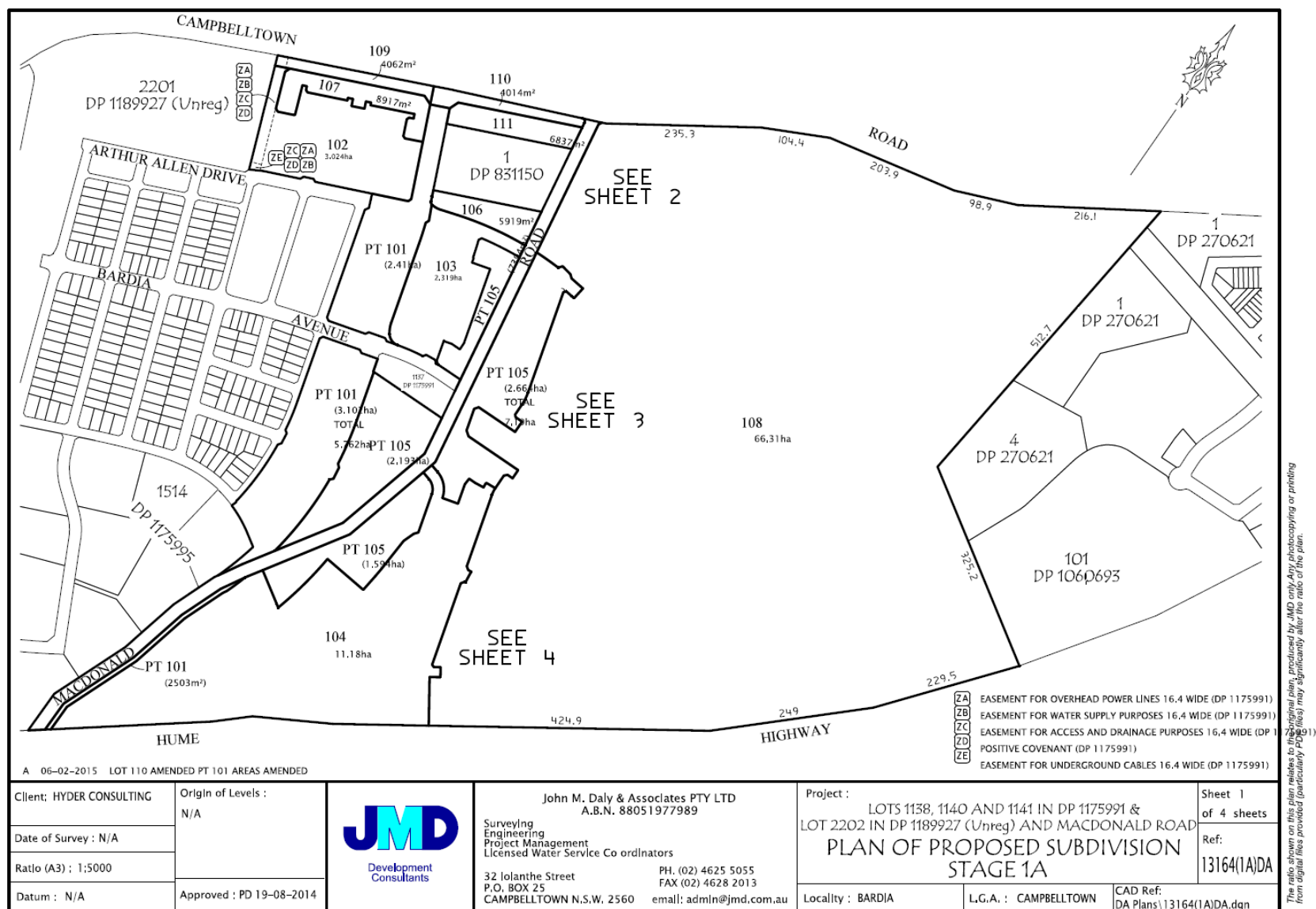
The development is not considered likely to have a significant and detrimental impact on the natural or built environment and is suitable for the site, having regard to its consistency with existing approvals for residential subdivision in the immediate vicinity.

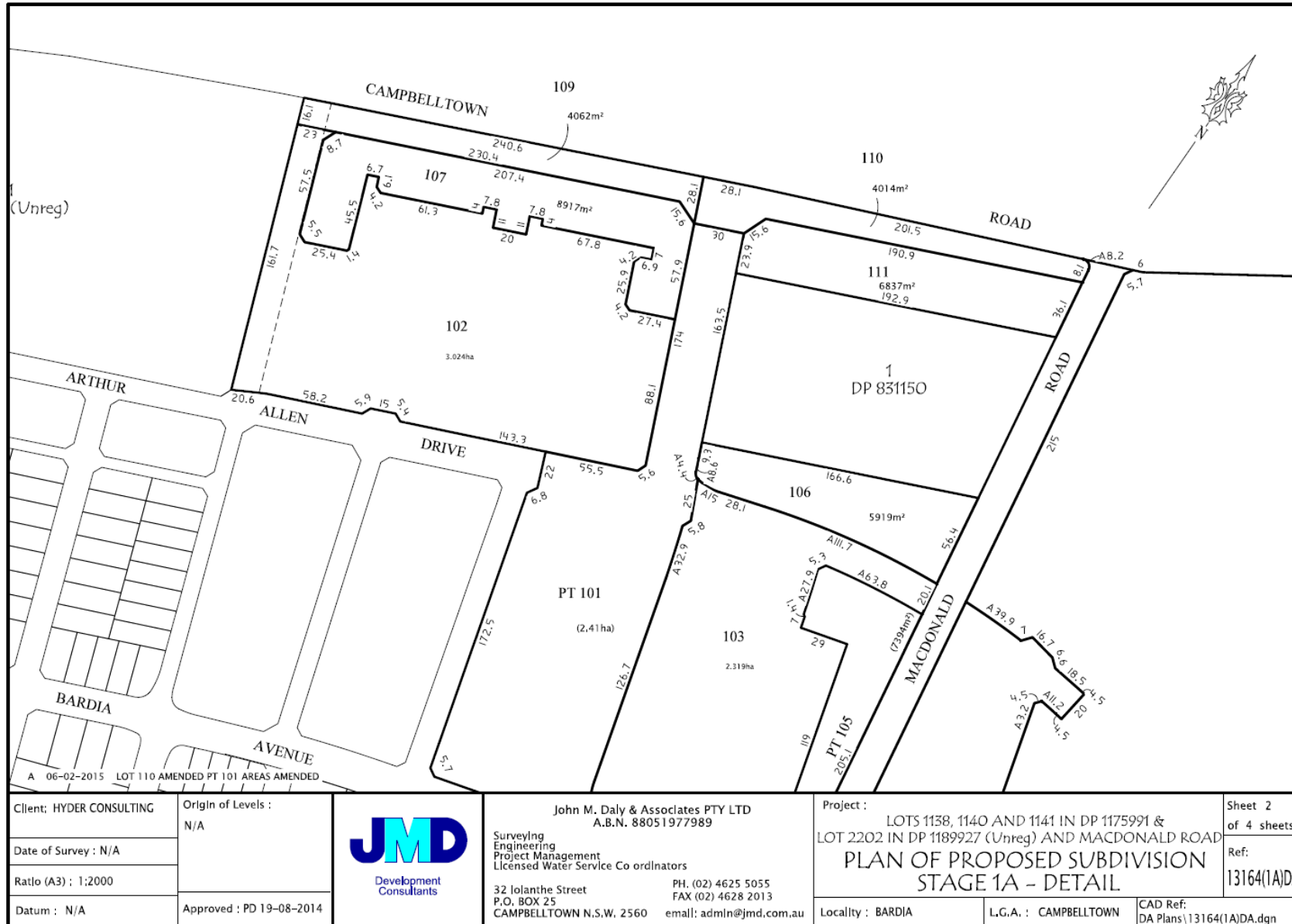
Campbelltown City Council made a submission on the proposal during its assessment. As a result, several issues were identified as requiring further clarification. The applicant has since provided additional information or agreed to the imposition of conditions of consent which respond to the Councils' concerns.

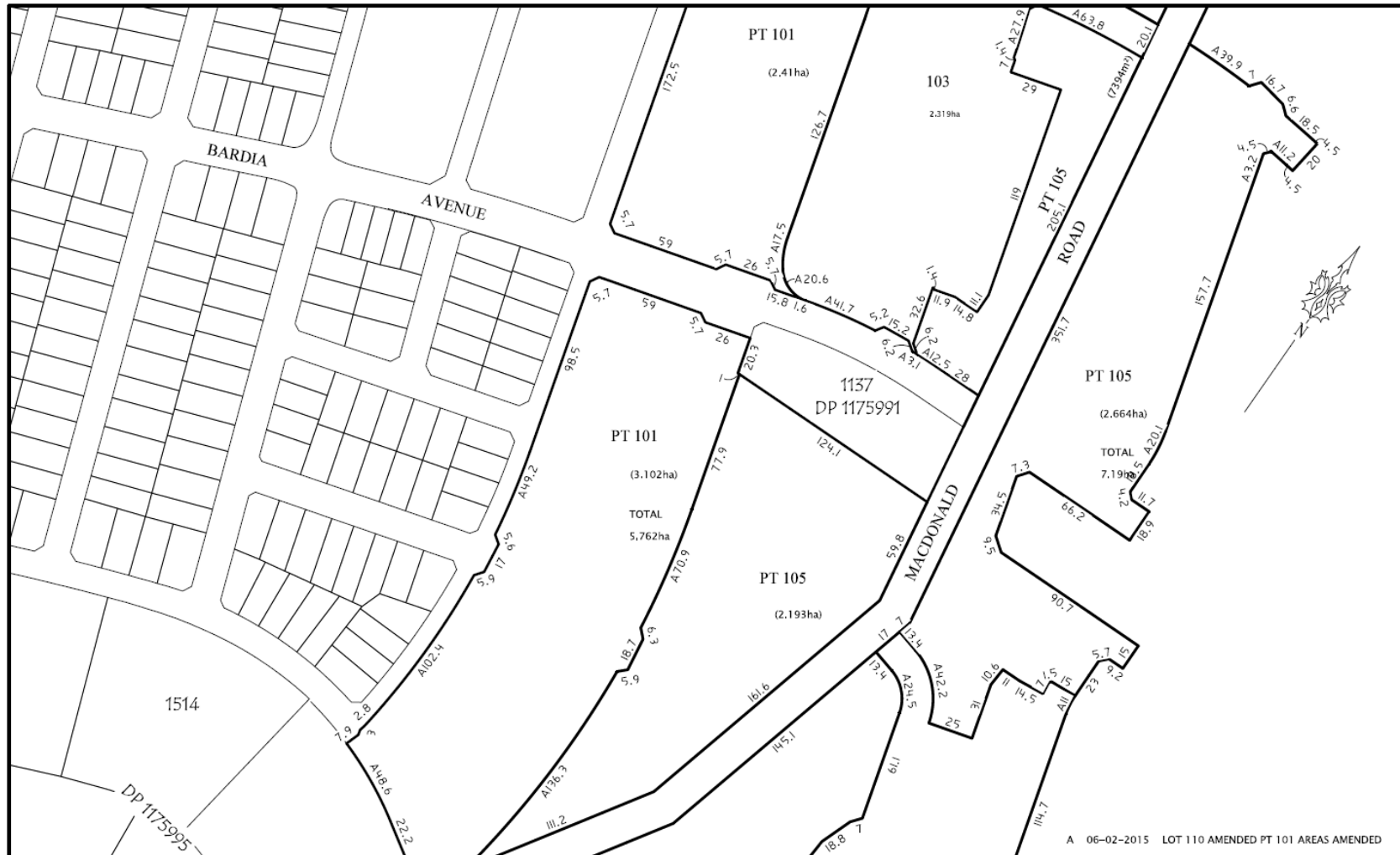
Recommendation

That development application 2014SYW133 DA (473/2014/DA-SW) for earthworks, removal of vegetation, construction of roads, drainage and other civil works and release of 433 Torrens titled residential allotments and 2 Torrens titled residue allotments at Lots 1136, 1138, 1140 and 1141 in DP 1175991, Macdonald and Campbelltown Roads, Bardia, be approved subject to conditions in Attachment 4 to this report


Attachment 1 – Proposed subdivision plans

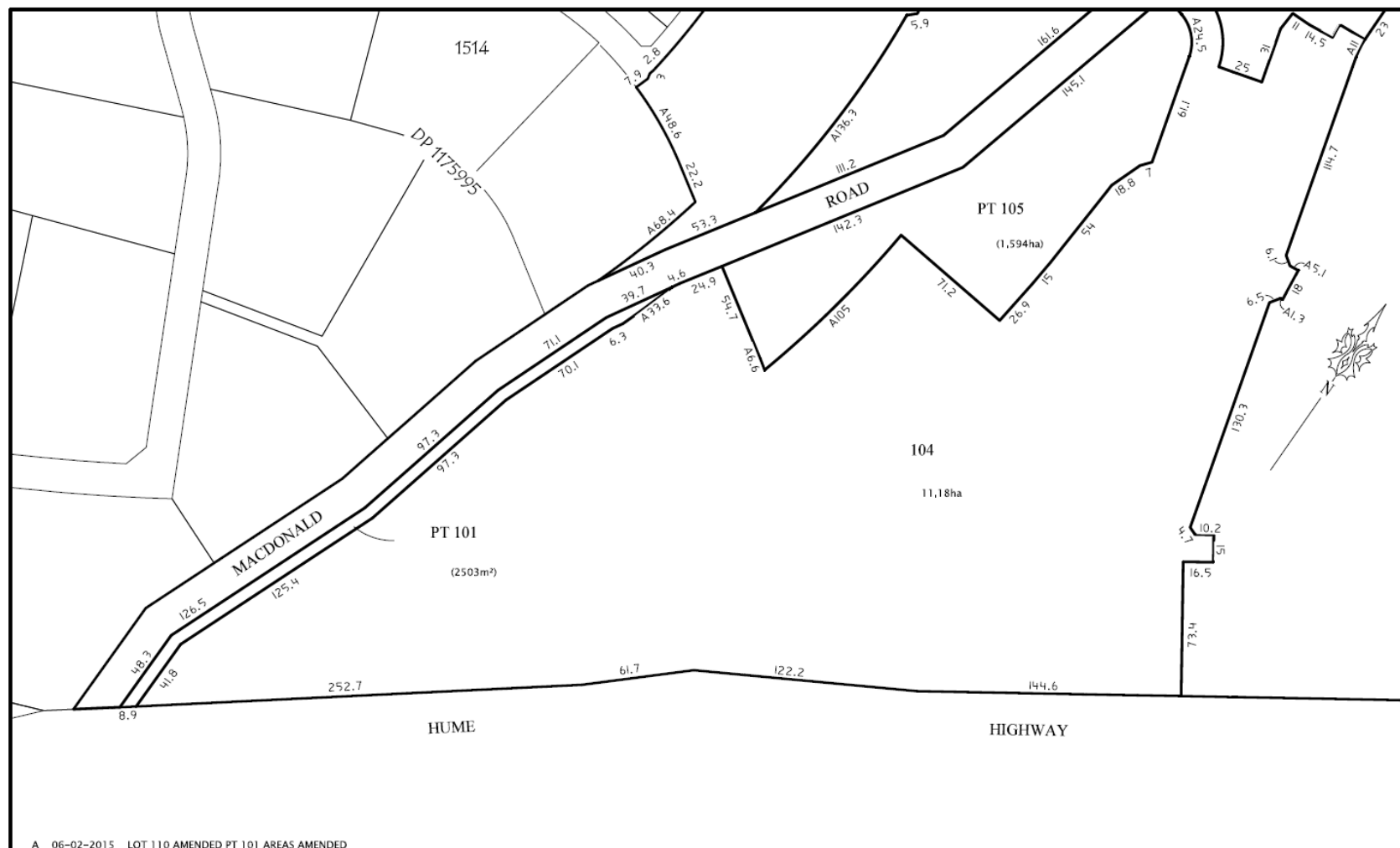







The ratio shown on this plan relates to the original plan, produced by JMD only. Any photocopying or printing from digital files provided (particularly PDF files) may significantly alter the ratio of the plan.

Client: HYDER CONSULTING Date of Survey : N/A Ratio (A3) : 1:2000 Datum : N/A	Origin of Levels : N/A Approved : PD 19-08-2014		John M. Daly & Associates PTY LTD A.B.N. 88051977989 Surveying Engineering Project Management Licensed Water Service Co ordinators 32 Iolanthe Street P.O. BOX 25 CAMPBELLTOWN N.S.W. 2560 PH. (02) 4625 5055 FAX (02) 4628 2013 email: admin@jmd.com.au	Project : LOTS 1138, 1140 AND 1141 IN DP 1175991 & LOT 2202 IN DP 1189927 (Unreg) AND MACDONALD ROAD PLAN OF PROPOSED SUBDIVISION STAGE 1A - DETAIL Locality : BARDIA L.G.A. : CAMPBELLTOWN	Sheet 3 of 4 sheets Ref: 13164(1A)DA CAD Ref: DA Plans\13164(1A)DA.dgn
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A 06-02-2015 LOT 110 AMENDED PT 101 AREAS AMENDED

Client: HYDER CONSULTING	Origin of Levels : N/A		<p>John M. Daly & Associates PTY LTD A.B.N. 88051977989</p> <p>Surveying Engineering Project Management Licensed Water Service Co ordlnators</p> <p>32 Iolanthe Street P.O. BOX 25 CAMPBELLTOWN N.S.W. 2560</p> <p>PH. (02) 4625 5055 FAX (02) 4628 2013 email: admin@jmd.com.au</p>	<p>Project : LOTS 1138, 1140 AND 1141 IN DP 1175991 & LOT 2202 IN DP 1189927 (Unreg) AND MACDONALD ROAD</p> <p>PLAN OF PROPOSED SUBDIVISION STAGE 1A - DETAIL</p>	<p>Sheet 4 of 4 sheets</p>
Date of Survey : N/A					
Ratio (A3) : 1:2000					
Datum : N/A				<p>Locality : BARDIA</p> <p>L.G.A. : CAMPBELLTOWN</p> <p>CAD Ref: DA Plans\13164(1A)DA.dgn</p>	<p>Ref: 13164(1A)DA</p>

This plan shown on this site relates to the original plan produced by JMD only any sketching or printing from digital files provided (particularly PDF files) may significantly alter the ratio of the plan.

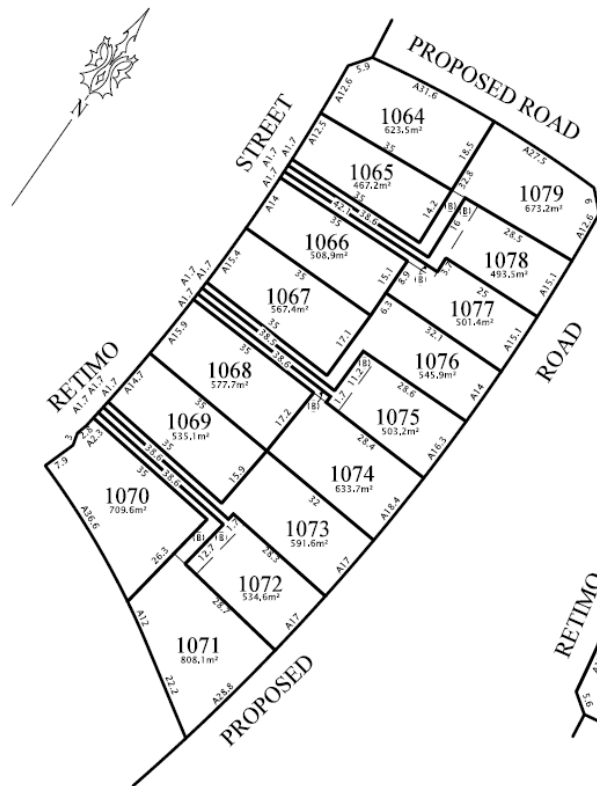


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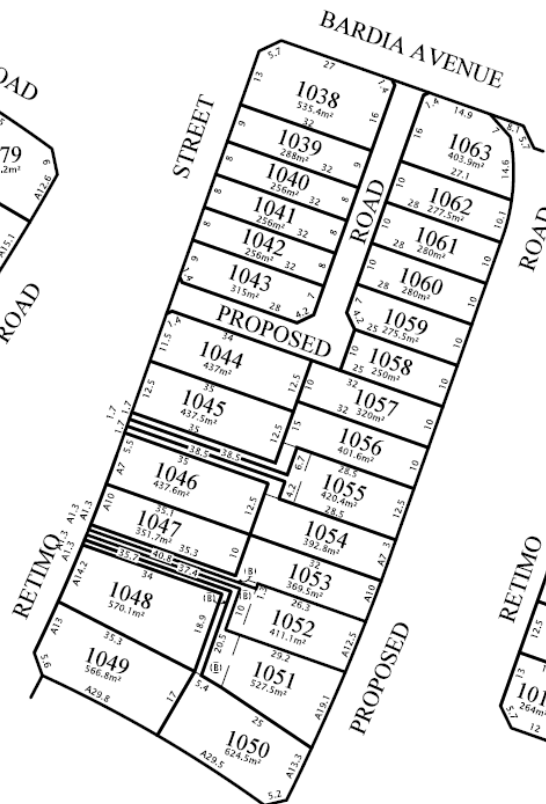


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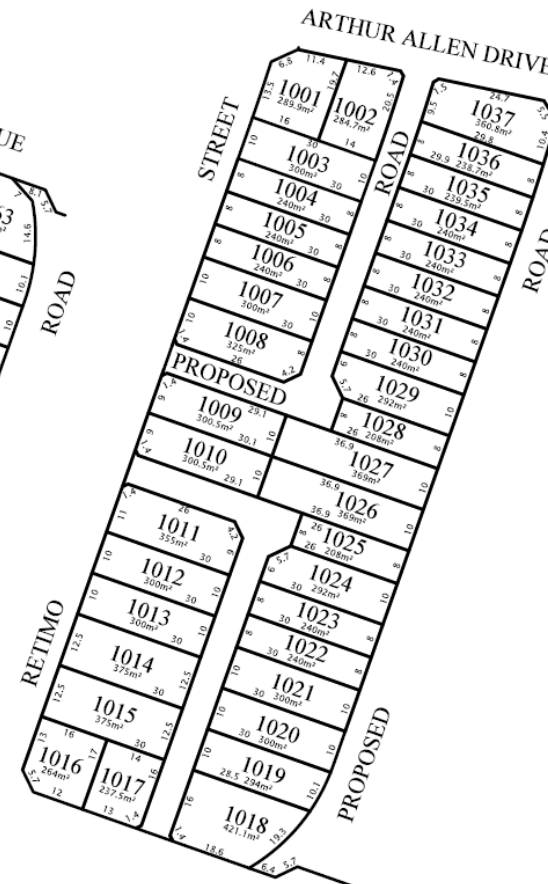



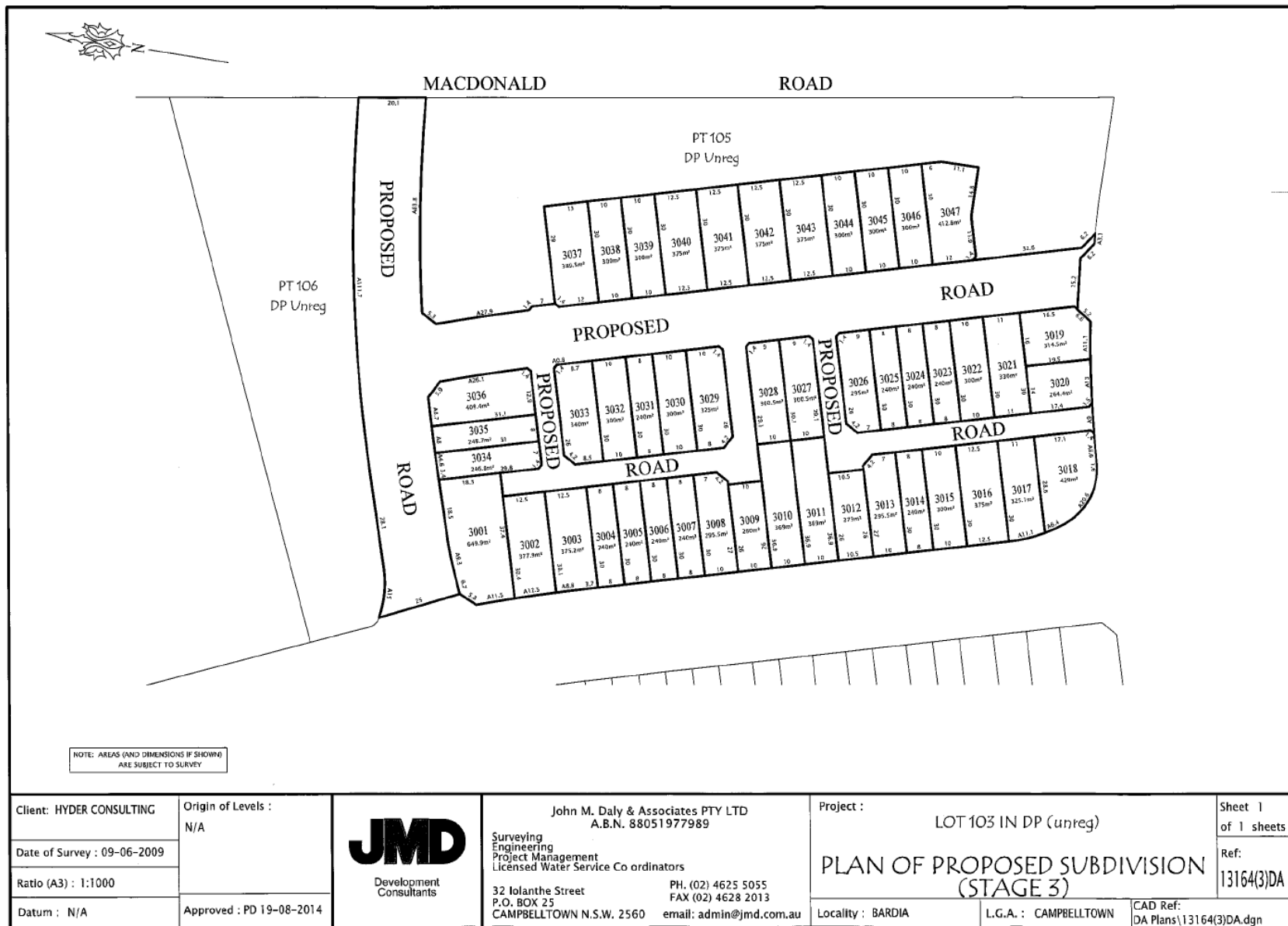
DIAGRAM C

A 06-02-2015 PROPOSED ROAD EXTENT AMENDED (LOT 110)

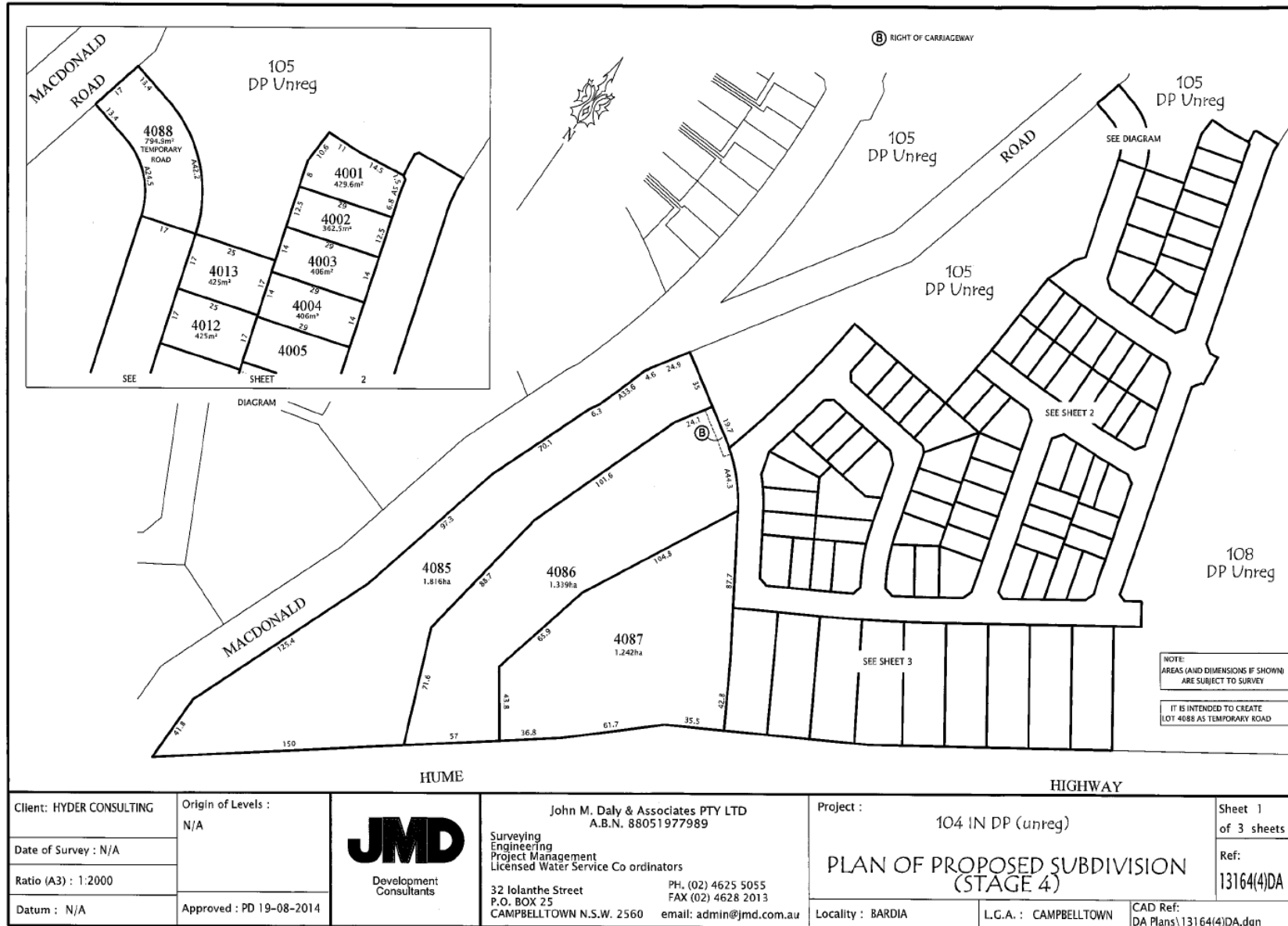
(B) RIGHT OF CARRIAGE WAY VARIABLE WIDTH

Client: HYDER CONSULTING	Origin of Levels : N/A	 Development Consultants	John M. Daly & Associates PTY LTD A.B.N. 88051977989 Surveying Engineering Project Management Licensed Water Service Co ordinators 32 Iolanthe Street P.O. BOX 25 CAMPBELLTOWN N.S.W. 2560 PH. (02) 4625 5055 FAX (02) 4628 2013 email: admin@jmd.com.au	Project : LOT 101 IN DP Unreg & LOT 1137 IN DP 1175991 PLAN OF PROPOSED SUBDIVISION (STAGE 1)			Sheet 2 of 2 sheets
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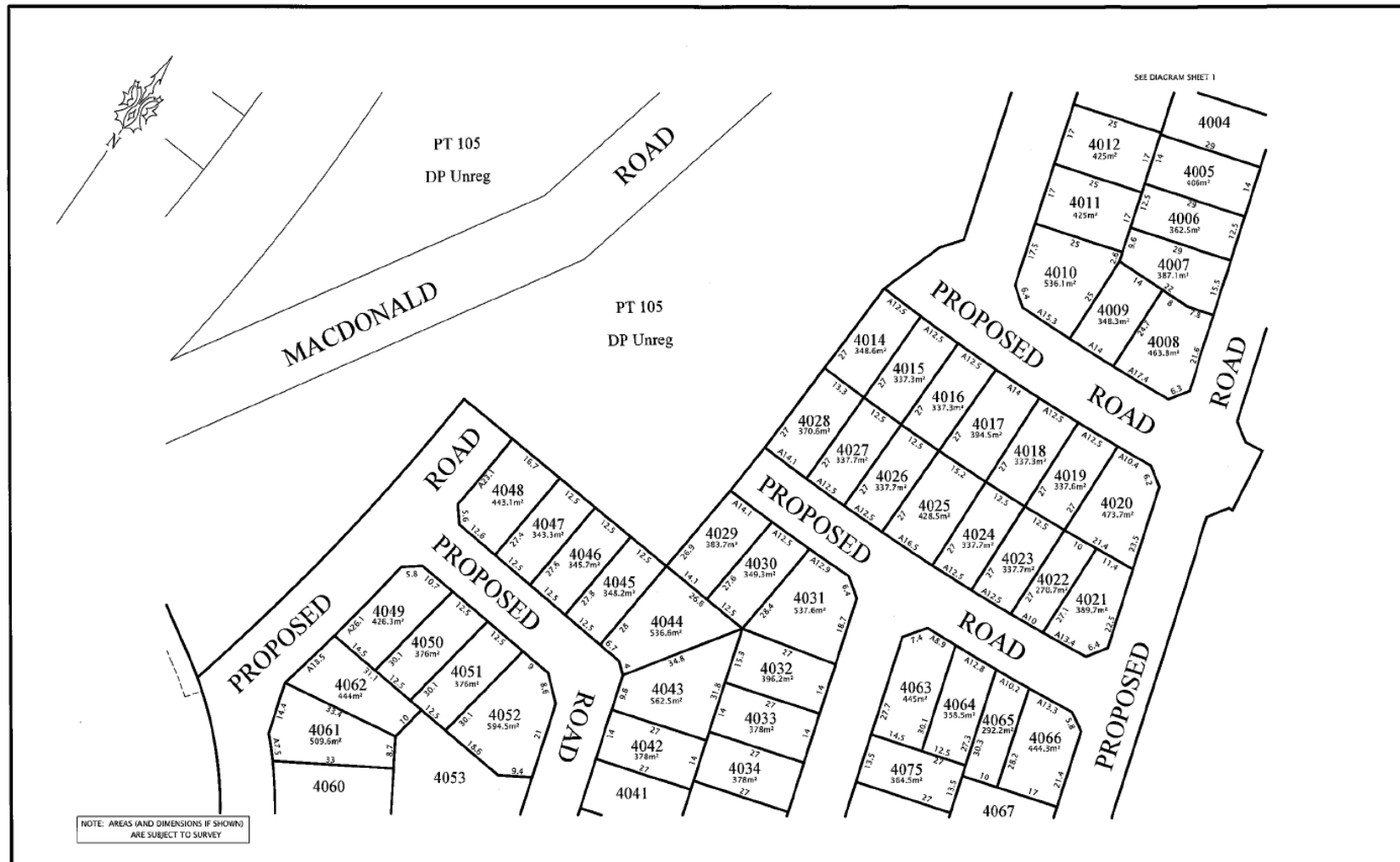
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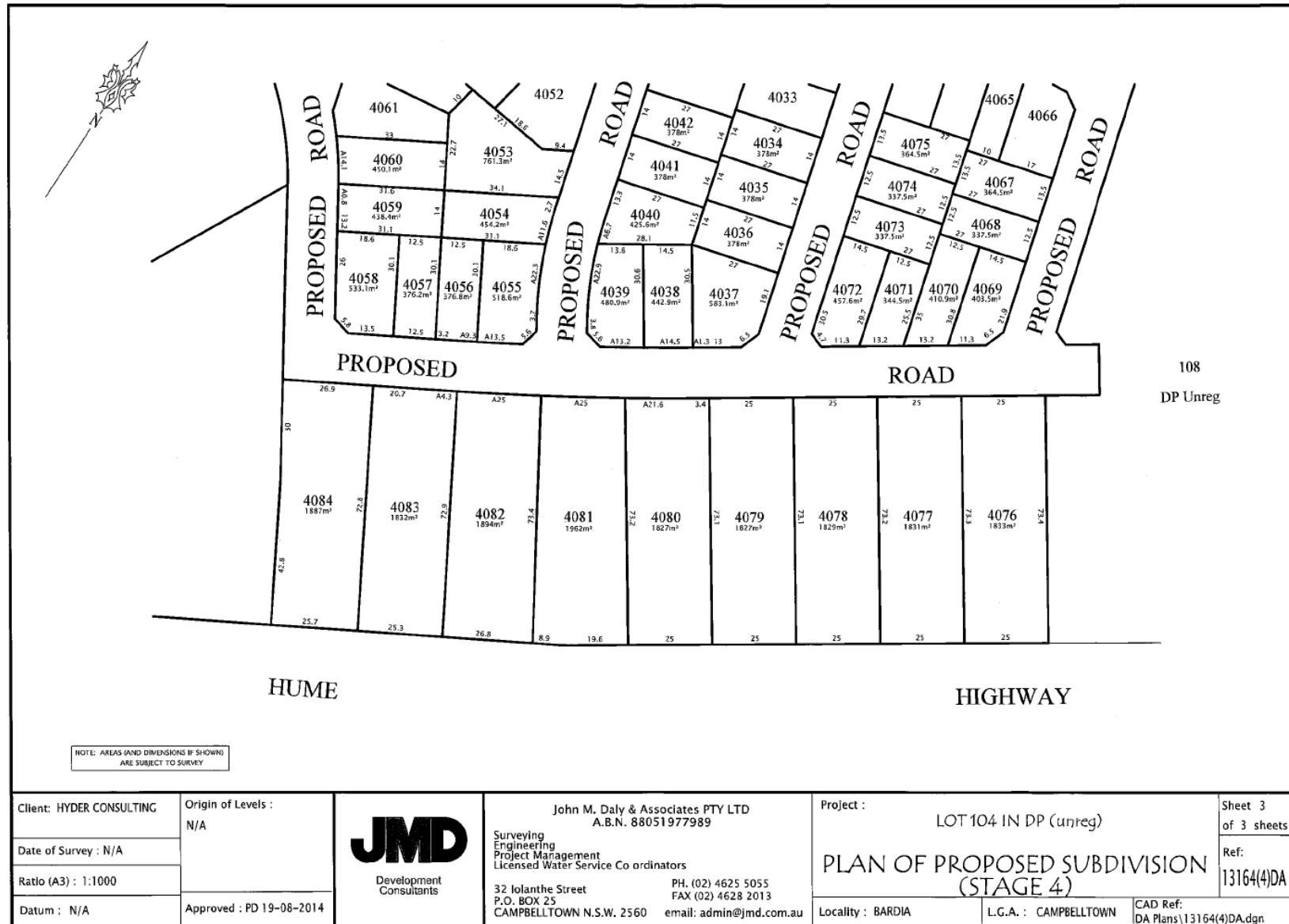


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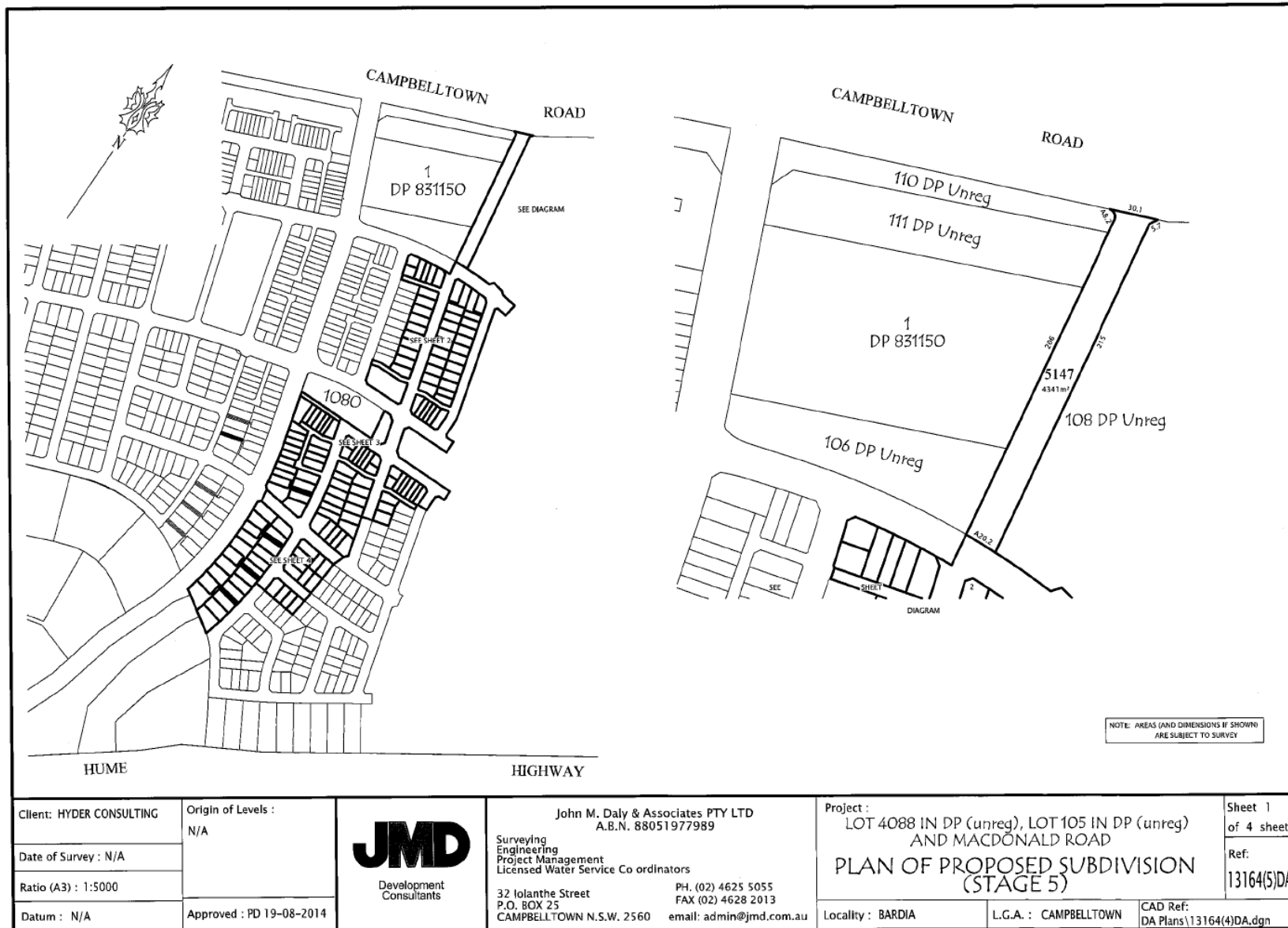


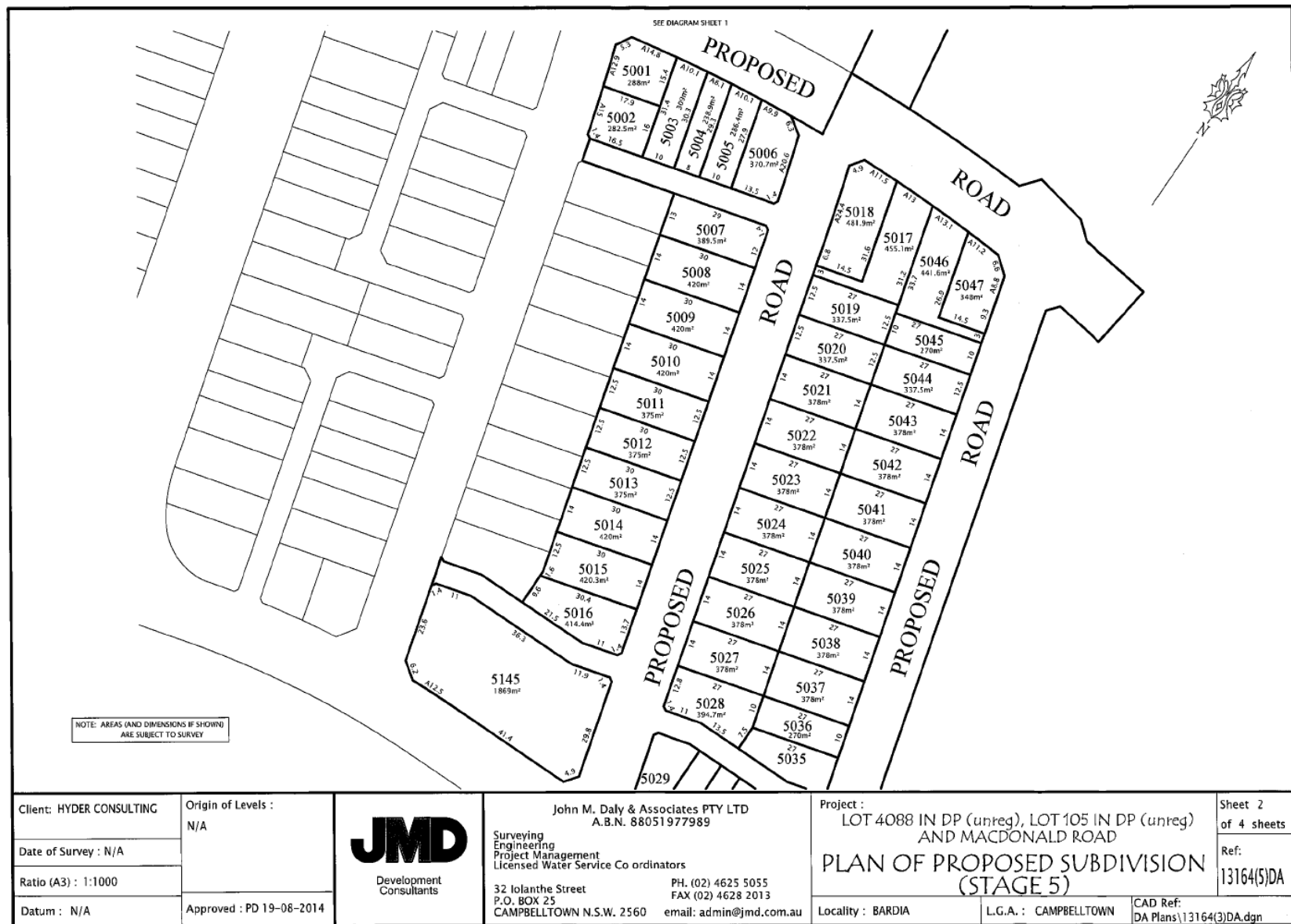
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Client: HYDER CONSULTING	Origin of Levels : N/A	 JMD Development Consultants	John M. Daly & Associates PTY LTD A.B.N. 88051977989 Surveying Engineering Project Management Licensed Water Service Co ordinators 32 Iolanthe Street P.O. BOX 25 CAMPBELLTOWN N.S.W. 2560 PH. (02) 4625 5055 FAX (02) 4628 2013 email: admin@jmd.com.au	Project : LOT 104 IN DP (unreg) PLAN OF PROPOSED SUBDIVISION (STAGE 4) Locality : BARDIA L.G.A. : CAMPBELLTOWN	Sheet 2 of 3 sheets Ref: 13164(4)DA CAD Ref: DA Plans\13164(4)DA.dgn
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Client: HYDER CONSULTING	Origin of Levels : N/A	 JMD Development Consultants	John M. Daly & Associates PTY LTD A.B.N. 88051977989	Project : LOT 4088 IN DP (unreg), LOT 105 IN DP (unreg) AND MACDONALD ROAD PLAN OF PROPOSED SUBDIVISION (STAGE 5)	Sheet 3 of 4 sheets	
Date of Survey : N/A			Surveying Engineering Project Management Licensed Water Service Co ordinators		Ref: 13164(5)DA	
Ratio (A3) : 1:1000			32 Iolanthe Street P.O. BOX 25 CAMPBELLTOWN N.S.W. 2560	PH. (02) 4625 5055 FAX (02) 4628 2013 email: admin@jmd.com.au	Locality : BARDIA	L.G.A. : CAMPBELLTOWN
Datum : N/A	Approved : PD 19-08-2014				CAD Ref: DA Plans\13164(3)DA.dgn	

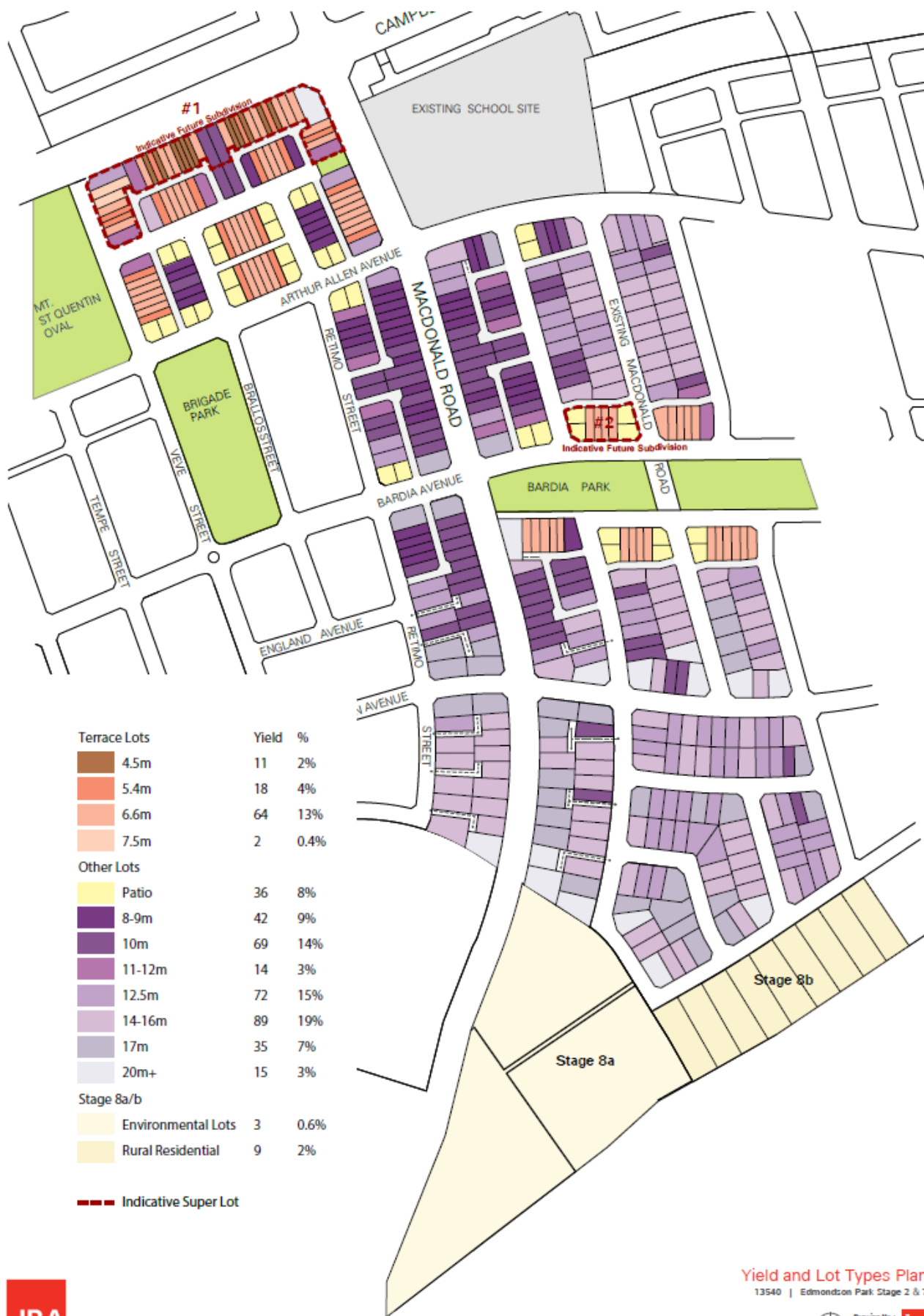


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Date of Survey : N/A			Surveying Engineering Project Management Licensed Water Service Co ordinators		Ref: 13164(5)DA
Ratio (A3) : 1:1000			32 Ianthe Street P.O. BOX 25 CAMPBELLTOWN N.S.W. 2560	Locality : BARDIA	CAD Ref: DA Plans\13164(3)DA.dgn
Datum : N/A	Approved : PD 19-08-2014		PH. (02) 4625 5055 FAX (02) 4628 2013 email: admin@jmd.com.au	L.G.A. : CAMPBELLTOWN	

Attachment 2 – Design principles and lot yield plans



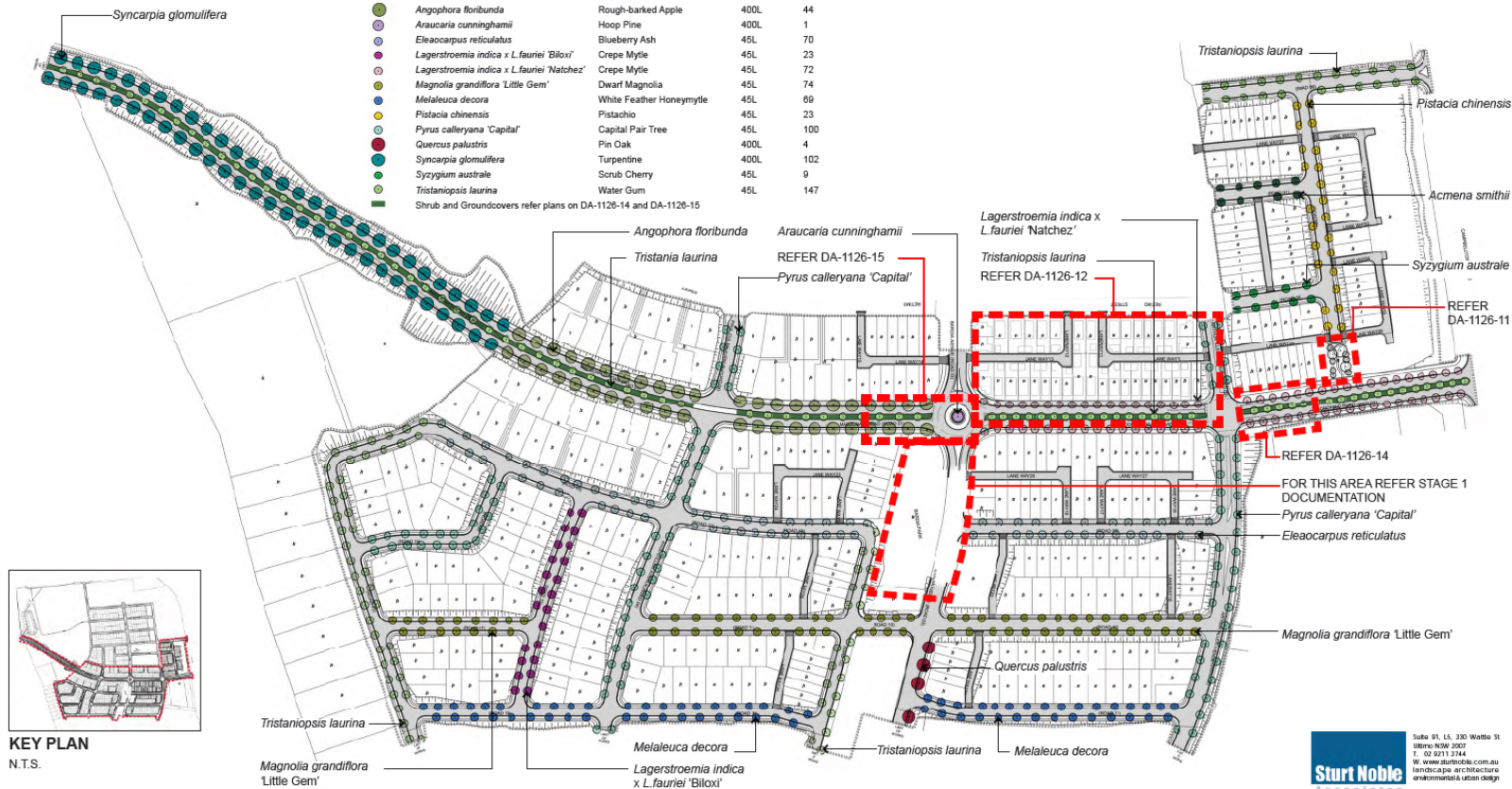


Attachment 3 – Landscaping plans

LEGEND AND TREE PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE	QTY.
●	<i>Acmena smithii</i>	Lilly Pilly	45L	9
●	<i>Angophora floribunda</i>	Rough-barked Apple	400L	44
●	<i>Araucaria cunninghamii</i>	Hoop Pine	400L	1
●	<i>Eleocarpus reticulatus</i>	Blueberry Ash	45L	70
●	<i>Lagerstroemia indica</i> x <i>L.fauriei</i> 'Biloxi'	Crepe Myrtle	45L	23
●	<i>Lagerstroemia indica</i> x <i>L.fauriei</i> 'Natchez'	Crepe Myrtle	45L	72
●	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Magnolia	45L	74
●	<i>Melaleuca decora</i>	White Feather Honeymyrtle	45L	69
●	<i>Pistacia chinensis</i>	Pistachio	45L	23
●	<i>Pyrus calleryana</i> 'Capital'	Capital Pear Tree	45L	100
●	<i>Quercus palustris</i>	Pin Oak	400L	4
●	<i>Syncarpia glomulifera</i>	Turpentine	400L	102
●	<i>Syzygium australe</i>	Scrub Cherry	45L	9
●	<i>Tristanopsis laurina</i>	Water Gum	45L	147

Shrub and Groundcovers refer plans on DA-1126-14 and DA-1126-15



KEY PLAN
N.T.S.

SELECTED PLANT IMAGES



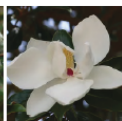
Acmena smithii



Araucaria cunninghamii



Eleocarpus reticulatus



Magnolia grandiflora 'Little Gem'



Melaleuca decora



Quercus palustris



Tristania laurina



Pyrus calleryana 'Capital'



Lagerstroemia indica x *L.fauriei* 'Natchez'



Pistacia chinensis



Syncarpia glomulifera



PROJECT
EDMONDSON PARK STAGE 2&7

CLIENT
URBAN GROWTH

DOCUMENT
STREETSCAPE PLANTING PLAN

DATE
03.03.2014

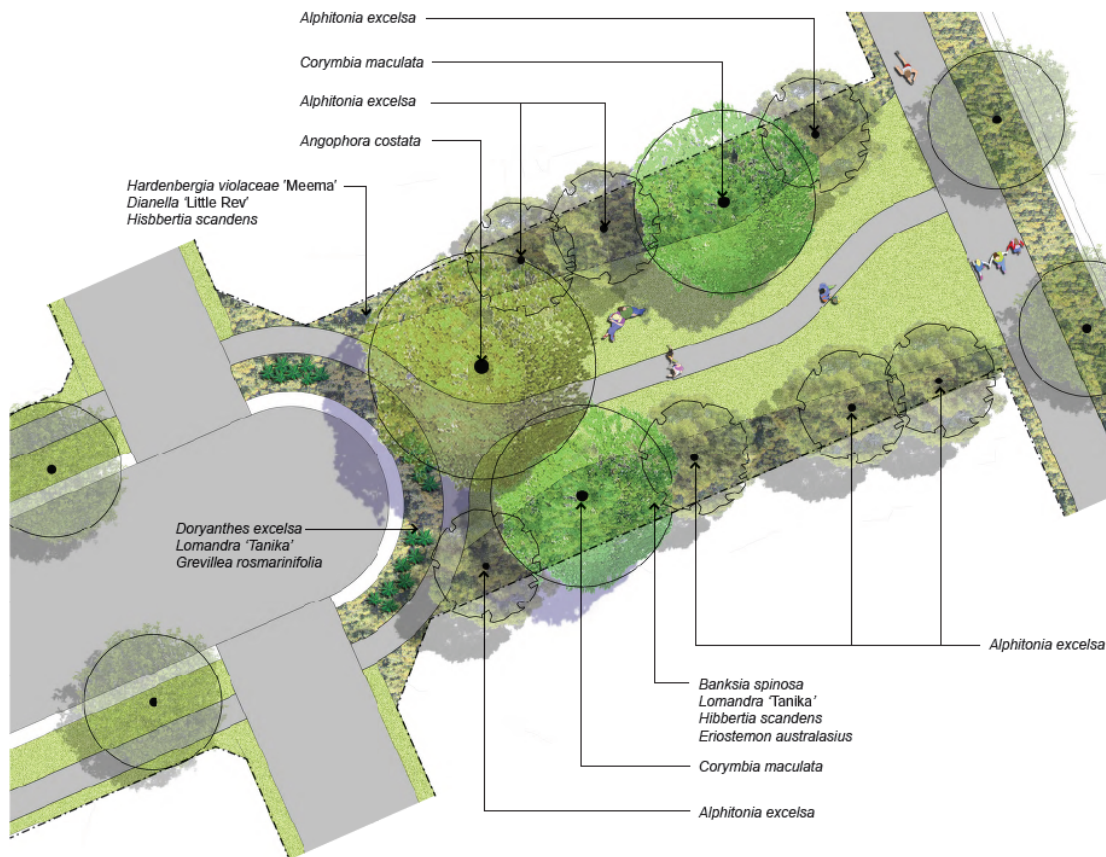
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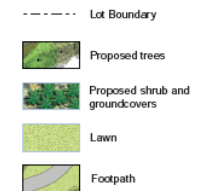
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LEGEND



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	MATURE HxW	POT SIZE	SPACING
Trees				
<i>Alphitonia excelsa</i>	Red Ash	10 x 5m	75L	A.S.
<i>Angophora costata</i>	Smooth Barked Apple	12-25m	75L	A.S.
<i>Corymbia maculata</i>	Spotted Gum	30 x 8m	75L	A.S.
Shrubs and Groundcovers				
<i>Banksia spinosa</i>	Hairpin Banksia	2 x 2m	200mm	1m
<i>Dianella 'Little Rev'</i>	Little Rev Dianella	0.4 x 0.4m	150mm	300mm
<i>Doryanthes excelsa</i>	Gymea Lily	2 x 2m	200mm	1m
<i>Eriostemon australasius</i>	Pink Wax Flower	1.5 x 1m	200mm	800mm
<i>Grevillea rosmarinifolia</i>	Scarlet Sprite	1 x 1m	200mm	600mm
<i>Hardenbergia violaceae 'Meema'</i>	Meema Hardenbergia	0.3-0.45 x 2m	200mm	600mm
<i>Hibbertia scandens</i>	Guinea Flower / Snake Vine	0.5	200mm	600mm
<i>Lomandra 'Tanika'</i>	Lomandra Tanika	0.6 x 0.6m	150mm	400mm

SELECTED PLANT IMAGES



PROJECT
EDMONDSON PARK STAGE 2&7

CLIENT
URBAN GROWTH

DESIGN
POCKET PARK CONCEPT PLAN

DRAWING
DA-1126-11

DATE
12.02.2014

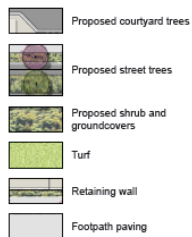
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LEGEND



PLANT SCHEDULE

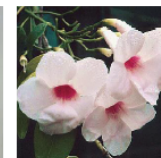
BOTANICAL NAME	COMMON NAME	MATURE HxW	POT SIZE	SPACING
Shrubs and Groundcovers				
<i>Banksia spinosa</i>	Hairpin Banksia	2 x 2m	200mm	1m
<i>Callistemon citrinus</i>	Crisom Bottlebrush	4 x 2m	200mm	1m
<i>Dianella 'Breeze'</i>	Breeze Dianella	0.6 x 0.6m		
<i>Dianella 'Little Rev'</i>	Little Rev Dianella	0.4 x 0.4m	150mm	300mm
<i>Doryanthes excelsa</i>	Gymea Lily	2 x 2m	200mm	1m
<i>Eriostemon australasius</i>	Pink Wax Flower	1.5 x 1m	200mm	600mm
<i>Grevillea rosmarinifolia</i>	Gingin Gem Grevillea	0.3 x 1.5m		
<i>Hardenbergia violacea 'Meema'</i>	Meema Hardenbergia	0.3-0.45 x 2m	200mm	600mm
<i>Lomandra 'Tanika'</i>	Lomandra Tanika	0.6 x 0.6m		
Climbers				
<i>Hibbertia scandens</i>	Guinea Flower		200mm	600mm
<i>Pandorea jasminoides 'Bower of Beauty'</i>	Bower of Beauty Vine		200mm	600mm
<i>Rosa banksiae</i>	Banksia Rose		200mm	600mm
<i>Trachelospermum jasminoides</i>	Star Jasmine	climb up to 6m	200mm	600mm

Lagerstroemia indica x *L.fauriei* 'Natchez'

Tristanlopsis laurina



Climber on trellis



Pandorea jasminoides
'Bower of Beauty'

Sturt Noble Associates

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Urmston NSW 2007
T. 02 9211 3144
W. www.sturt-noble.com.au
landscape architecture
environmental urban design

PROJECT
EDMONDSON PARK STAGE 2&7

CLIENT
URBAN GROWTH

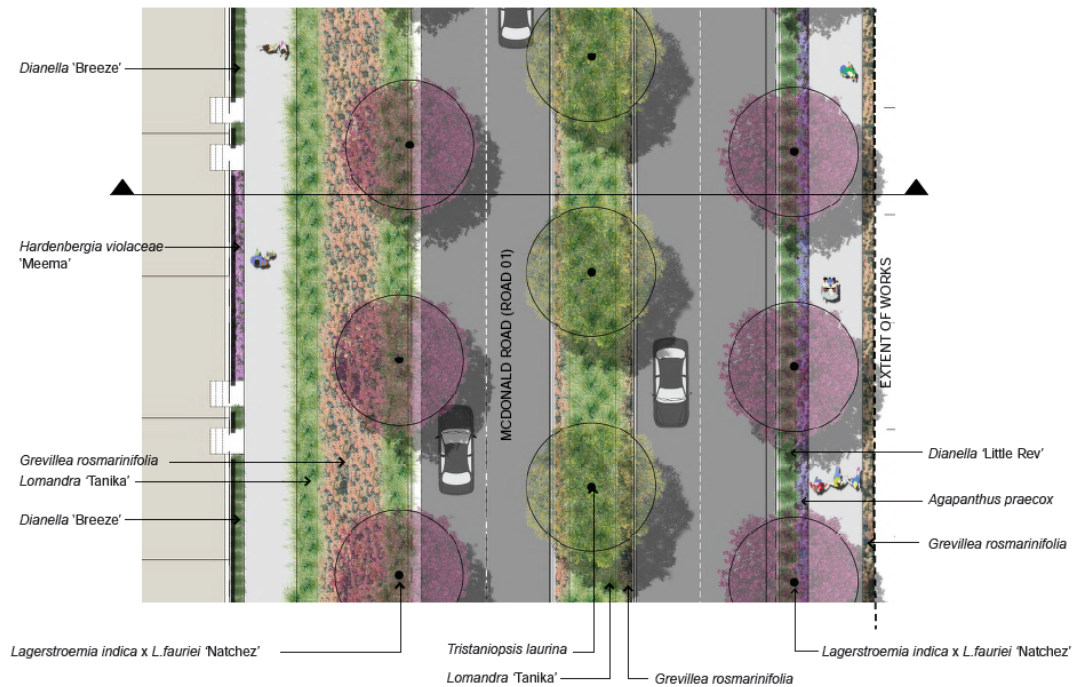
DRAWING
LANDSCAPE DETAIL PLAN

DRAWING NO.
DA-1126-12

DATE
20.02.2014

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PLAN



SECTION

SELECTED PLANT IMAGES

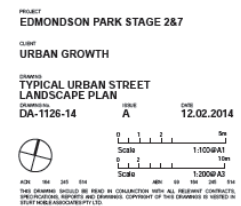


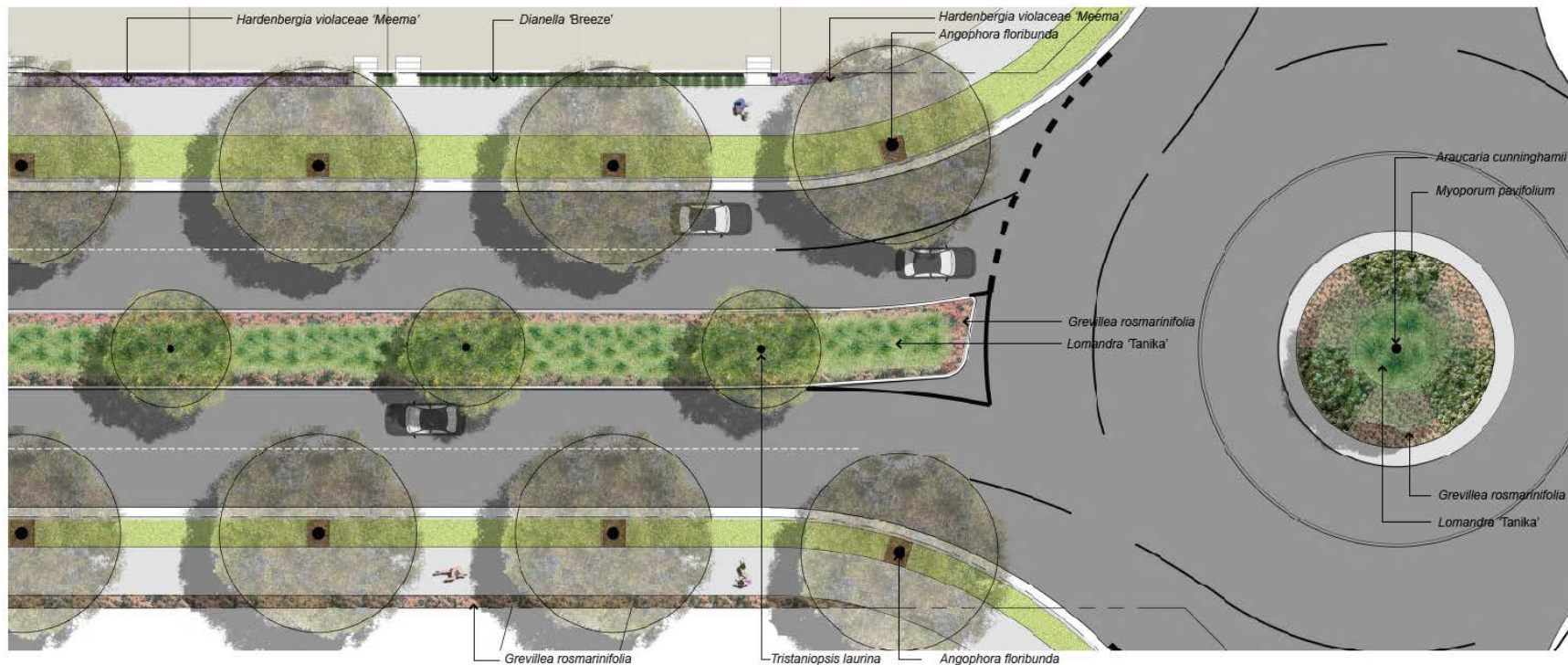
Lagerstroemia indica x L.fauriei 'Natchez' Tristaniopsis laurina Agapanthus praecox Dianella 'Breeze' Dianella 'Little Rev' Grevillea rosmarinifolia Hardenbergia violaceae 'Meema' Lomandra 'Tanika'

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	MATURE HxW	POT SIZE	SPACING
Trees				
Lagerstroemia indica x L.fauriei 'Natchez'	Crope Myrtle	8 x 6m	45L	A.S.
Tristaniopsis laurina	Water Gum	7 x 4m	45L	A.S.
Shrubs and Groundcovers				
Agapanthus praecox	Agapanthus	0.6m	150mm	400mm
Dianella 'Breeze'	Breeze Dianella	0.6 x 0.6m	150mm	400mm
Dianella 'Little Rev'	Little Rev Dianella	0.4 x 0.4m	150mm	300mm
Grevillea rosmarinifolia	Scarlet Sprite	1 x 1m	200mm	600mm
Hardenbergia violaceae 'Meema'	Meema Hardenbergia	0.3-0.45 x 2m	200mm	600mm
Lomandra 'Tanika'	Lomandra Tanika	0.6 x 0.6m	150mm	400mm

LEGEND





PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	MATURE HxW	POT SIZE	SPACING
Trees				
<i>Araucaria cunninghamii</i>	Hoop Pine	30-35m x 10-15m	400L	A.S.
<i>Angophora floribunda</i>	Rough-barked Apple	30 x 8m	400L	A.S.
<i>Tristaniopsis laurina</i>	Water Gum	7 x 4m	45L	A.S.
Shrubs and Groundcovers				
<i>Dianella 'Breeze'</i>	Breeze Dianella	0.6 x 0.6m	150mm	400mm
<i>Grevillea rosmarinifolia</i>	Scarlet Sprite	1 x 1m	200mm	600mm
<i>Hardenbergia violaceae 'Meema'</i>	Meema Hardenbergia	0.3-0.45 x 2m	200mm	600mm
<i>Lomandra 'Tanika'</i>	Lomandra Tanika	0.6 x 0.6m	150mm	400mm
<i>Myoporum paxifolium</i>	Creeping Boobialla	0.2 x 1.5m	200mm	500mm

LEGEND



SELECTED PLANT IMAGES



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 Ultimo NSW 2007
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 W: www.sturt-noble.com.au
 landscape architecture
 environmental & urban design

PROJECT
 EDMONDSON PARK STAGE 2&7

CLIENT
 URBAN GROWTH

DESIGNED
 TYPICAL MACDONALD ROAD
 LANDSCAPE PLAN

DATE
 DA-1126-15

DATE
 03.03.2014

Scale
 1:100 @ A1
 1:200 @ A3

Attachment 4 – Recommended Conditions of Consent

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term ‘applicant’ means any person who has the authority to act on or benefit of the development consent.

1. Approved Development

The development shall be carried out in accordance with the approved plans listed below and all associated documentation supporting this consent, except as modified by any conditions within or in red ink.

Drawings by:

JMD Development Consultants Pty Ltd

Ref. 13164(1A)DA	Sheets 1 – 4	dated 06.02.2015
Ref. 13164(1)DA	Sheets 1 – 2	dated 06.02.2015
Ref. 13164(2)DA	Sheet 1	dated 19.08.2014
Ref. 13164(3)DA	Sheet 1	dated 19.08.2014
Ref. 13164(4)DA	Sheets 1 – 3	dated 19.08.2014
Ref. 13164(5)DA	Sheets 1 – 4	dated 19.08.2014

Hyder Consulting Pty Ltd, Project No. AA006249

EDA-000	Issue 5	dated 27.08.2014
EDA-002	Issue 5	dated 27.08.2014
EDA-011-015 inclusive	Issue 6	dated 27.08.2014
EDA-016	Issue 4	dated 27.08.2014
EDA-021-025 inclusive	Issue 5	dated 27.08.2014
EDA-026	Issue 3	dated 27.08.2014
EDA-031-035 inclusive	Issue 6	dated 27.08.2014
EDA-036	Issue 4	dated 27.08.2014
EDA-041-043 inclusive	Issue 5	dated 27.08.2014
EDA-044	Issue 3	dated 27.08.2014
EDA-045	Issue 3	dated 27.08.2014
EDA-051	Issue 5	dated 27.08.2014
EDA-052-054 inclusive	Issue 3	dated 27.08.2014
EDA-061-093 inclusive	Issue 5	dated 27.08.2014
EDA-121-125 inclusive	Issue 5	dated 27.08.2014
EDA-126	Issue 3	dated 27.08.2014
EDA-131-135 inclusive	Issue 6	dated 27.08.2014
EDA-136	Issue 4	dated 27.08.2014
EDA-160-162 inclusive	Issue 3	dated 27.08.2014

Stuart Noble Associates

DA-1126-10	Issue C	dated 03.03.2014
DA-1126-11	Issue A	dated 12.02.2014
DA-1126-12	Issue B	dated 20.02.2014
DA-1126-14	Issue B	dated 12.02.2014
DA-1126-15	Issue B	dated 12.02.2014

Clouston Associates

SMC-0005.D04.04.04

Issue B

dated 03.09.2013

SMC-0005.D04.04.08

Issue B

dated 03.09.2013

Reports and Assessments by:

Hyder Consulting Pty Ltd

Stormwater Drainage Report, Revision B, dated 31.03.2014

JBA Urban Planning Consultants Pty Ltd

Statement of Environmental Effects, Ref. 13048, dated March 2014

AECOM Australia Pty Ltd

Traffic Impact Assessment, Ref. 60309229, Rev. C, dated 24.02.2014

Graham Brooks and Associates Pty Ltd

Statement of Heritage Impact, dated 31.10.2014

Wilkinson Murray Pty Ltd

Traffic Noise Assessment, Ref. 09190-L3, Rev. A, dated 19.02.2014

McKinlay Morgan and Associates Pty Ltd

Bushfire Threat Evaluation, Ref. 91275/2/A, dated 15.06.2013

Kelleher Nightingale Consulting Pty Ltd

Aboriginal Cultural Heritage Assessment Report, Ref. 9011, Rev. D, dated 27.08.2010

2. Voluntary Planning Agreement

A Voluntary Planning Agreement (VPA) consistent with UrbanGrowth NSW's letter of offer to Council dated 15th of March 2013 and endorsed by Council on 13 August 2013 is being negotiated.

Prior to Council or an accredited certifier issuing a construction certificate, the parties acting reasonably must determine the appropriate ledger items that are to be completed or bonded so that the Contribution Value of the ledger items equals or exceeds the Notional Contribution Value.

A Subdivision Certificate may only be issued if at the time of issuing, the ledger items identified prior to Construction Certificate have been completed or bonded to a value of 150% for the uncompleted value of the item or for the full value of items not commenced.

3. Existing Easements

Changes to existing easements and their physical infrastructure shall not occur without the written approval of the authority benefitting from such.

4. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements set out in the *Campbelltown (Sustainable City) DCP Volume 3* except the design of laneways and laneway splays where the applicant is to demonstrate

how the pavement material and reduced splays ensure appropriate vehicular movements and promote clear sight distances. Pavement materials must be discernably different at the intersection of laneways and roads to ensure drivers are made aware that they are entering a low-speed environment.

5. Landscape Requirements

Landscaping of the development site shall be undertaken generally in accordance with the approved plans prepared by Stuart Noble Associates and in consultation with relevant easement holders.

Street tree installation shall have approved root barriers in accordance with the approved Clouston Associates specifications to prevent damage to the adjacent infrastructure.

The site's landscaping shall consider:

- a. all planting (trees, understorey, groundcover and grasses) in parks and public places to incorporate local indigenous species where possible;
- b. planting layout around parks and playgrounds consistent with the principles of Crime Prevention Through Environmental Design, particularly with respect to eliminating concealed areas; and
- c. the revision of street tree planting, as necessary, to be consistent with road engineering plans lodged with the construction certificate application.
- d. all proposed street trees are to be reviewed against the landscape master plan and are to be placed in a location adequate in size to accommodate the mature size of the tree;
- e. all trees shall be selected giving regard to the potential for the tree to adversely affect surrounding infrastructure as well as any potential to impede garbage truck access to garbage bins; and
- f. details of proposed tree root guards in accordance with Council's requirements.

All landscape works shall be undertaken and maintained in accordance with the approved detailed landscape plan or as otherwise approved in writing by Council.

6. Water Management

Surface water capture, disposal and quality management shall be undertaken generally in accordance with Council's Campbelltown (Sustainable City) Development Control Plan Volume 3, the approved plans and the submitted report as well as the requirements of the approved concept plan for the land release (DoPI ref. MP10-0118 as amended and its supporting information).

7. Construction Certificate

Prior to the commencement of any works that require a construction certificate:

- a. The applicant shall obtain a construction certificate for the particular works;
- b. The applicant shall appoint a principal certifying authority; and
- c. The private certifying authority shall notify Council of their appointment no less than two days prior to the commencement of any works

8. Shoring and Adequacy of Adjoining Property

If the development referred to in this development consent involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must at the person's own expense:

- a. Protect and support the adjoining premises from possible damage from the excavation, and
- b. Where necessary, underpin the adjoining premises to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

9. Soil and Water Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval.

10. Pollution Control

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide engineering details to Council for approval of a suitable gross pollutant trap(s) and/or water quality treatment in accordance with the relevant guidelines of the Office of Environment and Heritage and Office of Water, and with the design requirements of the Campbelltown (Sustainable) City DCP Volume 3 for the stormwater drainage system prior to discharge from the site.

11. Road Construction

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit engineering details of the required road construction described below:

Full construction of all new roads to Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements of the *Campbelltown (Sustainable City) DCP Volume 3*, except for the design of laneways and laneway splays where the applicant is to demonstrate how

the pavement material and reduced splays ensure appropriate vehicular movements and promote clear sight distances..

All inspections are to be undertaken by Council and principal certifying authority shall not issue a subdivision certificate until Council has issued a compliance certificate for the road construction.

12. Tree Removal and Vegetation Management

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and submit for the written approval of Council's Manager Development Services, a plan that details appropriate procedures for clearing of vegetation and strategies to retain mature trees where possible for each stage. These procedures and strategies are to be incorporated into a Vegetation Management Plan prior to commencement of works on site.

13. Traffic Committee

Prior to Council or an accredited certifier issuing a construction certificate for a particular stage of the development, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for any proposals for the construction of prescribed traffic control devices, traffic control facilities and all associated line marking and/or sign posting for that stage. Parking restriction signage in laneways will be considered at this time.

The applicant shall also ensure that the future signalised intersection at Arthur Allen Drive and Macdonald Road is designed and constructed in a manner so as to allow for simple retrofitting of signals once pedestrian safety warrants are met.

14. Stormwater Management Plan (Subdivision)

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site and adjacent catchment, shall be submitted for approval. Stormwater shall be conveyed from the site to the nearest drainage system under Council's control. All proposals shall comply with *Campbelltown (Sustainable City) DCP Volume 3*.

15. Work on Public Land

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

16. Telecommunications Infrastructure

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first; and

17. Splay Corners

Prior to the principal certifying authority issuing a construction certificate, the applicant shall provide sufficient area as road reserve to ensure clear site distances are provided at all intersections in accordance with the *Campbelltown (Sustainable City) Development Control Plan Volume 3* at no cost to Council.

For the design of laneway splays, the applicant shall demonstrate the following splay dimensions are achieved to ensure appropriate vehicular movements and promote clear sight distances:

- Where a laneway intersects with a street – 1m x 1m in accordance with a driveway style treatment and subject to landscape tree planting/maintenance restrictions; and
- Where a laneway intersects with another laneway – 3m x 3m.

PRIOR TO THE COMMENCEMENT OF WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of works on site.

18. Erosion and Sediment Control

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

19. Aboriginal Heritage Impact

Prior to the commencement of any works on the land, the applicant shall comply with the Aboriginal Cultural Heritage Assessment Report (CHAR) prepared by Kelleher Nightingale on 27 August 2010.

If required, and prior to physical works commencing in areas where potential items of Aboriginal archaeological significance are thought to be located, a permit issued pursuant to Section 90C(4) of the *National Parks and Wildlife Act 1974* must be received by the applicant.

The works shall be undertaken in accordance with the conditions (if any) of the permit.

20. Traffic Control Plans

Prior to the commencement of works on the land, the applicant shall prepare and obtain approval from an accredited person, a Traffic Control Plan (TCP) in accordance with the State Roads Authority manual "*Traffic Control at Work Sites*" and *Australian Standard AS 1742.3 (as amended)*. A copy of the approved TCP shall be kept on site for the duration of the works in accordance with *Work Cover Authority* requirements. A copy shall be submitted to Council for its records.

21. Erection of Construction Sign

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours;
- b. Stating that unauthorised entry to the work site is prohibited; and
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent);
- d. Stating the approved construction hours in which all works can occur.
- e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

22. Vehicular Access during Construction

Prior to the commencement of any works on the land, suitable vehicle/plant access to each stage shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. The access shall be constructed in accordance with Campbelltown City Council's requirements.

23. Roads and Maritime Services

Prior to the commencement of works relating to the construction of Road 06, in accordance with Condition C1.4 of the Concept Plan Approval (DoPI ref. MP10-0118 as amended and its supporting information), the applicant shall ensure that appropriate approvals and traffic safety devices are located on the site during the construction of the new connection to Campbelltown Road. Approval under the *Roads Act 1993* may be required.

24. Macdonald Road

Prior to works commencing in relation to the relocation of Macdonald Road, the applicant shall obtain appropriate approvals pursuant to the *Roads Act 1993* and the requirements of Council in relation to land transfer/dedication.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

25. Construction Work Hours

All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 3.00pm

Council requests that works near existing occupied properties are undertaken at a time and in a manner that does not unreasonably impact on the amenity of that land's residents.

Limited works may be carried out site, being works that do not cause a nuisance to the amenity of surrounding neighbours subject to the following:

Notwithstanding the normal responsibilities of the contractor while on site, where Council receives complaints due to noise, dust or other matter causing nuisance to neighbouring properties during the hours below, Council may require all works to cease and no further works be commenced during the hours below until a suitable written response to the complaint has been received by Council and measures satisfactory to the Council have been put in place to prevent further nuisance.

Sunday and public holidays 8.00am to 5.00pm

26. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

27. Excavation and Backfilling

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

28. Compliance with Council Specification

All design and construction work, shall be in accordance with:

- a. Council's specification for Construction of Subdivisional Road and Drainage Works (as amended);
- b. *Campbelltown (Sustainable City) DCP Volume 3*,
- c. 'Soils and Construction (2004) (Bluebook); and
- d. Relevant Australian standards and State Government publications.

29. Protection of Existing Trees

During construction, all trees that are to be retained are to be protected by fencing, firmly staked within the drip line/canopy of the tree and maintained during the duration of the works. The area within the fencing must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience.

All useable trees and shrubs shall be salvaged for re-use, either in log form, or as woodchip mulch for erosion control or garden beds or site rehabilitation. Non-salvageable materials such as roots and stumps shall be disposed of to a waste management centre or other approved form.

30. Fill Contamination

Any landfill used on the site is to be validated in accordance with the *Environment Protection Authority's* guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.

31. Dust Nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – *'Soils and Construction (2004) (Bluebook)*. Construction areas shall be treated/ regularly watered to the satisfaction of the principal certifying authority.

32. Earth Works/Filling Works

All earthworks, including stripping, filling, and compaction shall be:

- a. Undertaken in accordance with Council's *'Specification for Construction of Subdivisional Roads and Drainage Works' (as amended)*, AS 3798 *'Guidelines for Earthworks for Commercial and Residential Development' (as amended)*, and approved construction drawings;
- b. Supervised, monitored, inspected, tested and reported in accordance with AS 3798 *Appendix B 2(a) Level 1 and Appendix C* by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and
- c. Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and AS 3798.

33. Revegetation

Revegetation to the requirements of the manual – *'Soils and Construction (2004) (Bluebook)* shall be applied to all disturbed areas within seven days after completion of earthworks, and shall be fully established prior to release of the maintenance security bond.

34. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, minimum 1.2 metres wide, separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times.

The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with AS 1742.3, the requirements set out in the NSW Roads and Maritime manual *"Traffic Control at Work Sites" (as amended)*, all applicable Traffic Management and/or Traffic Control Plans. The contractor shall also ensure that all

WorkCover Authority requirements are complied with. Council may at any time and without prior notification make safe any such works that be considered to be unsafe, and recover all reasonable costs incurred from the applicant.

35. Footpaths/Cycleways

The footpath/cycleway construction shall be to the satisfaction of Council and in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements detailed in the *Campbelltown (Sustainable City) DCP Volume 3*.

A 300mm wide strip of turf shall be laid immediately behind the kerb to assist with sediment control.

Where necessary, the footpath formation may need to be extended beyond the site boundaries to provide an acceptable transition to the existing footpath levels.

36. Pavement Thickness Determination

A road pavement design and pavement thickness report, from a N.A.T.A. registered laboratory appointed by the applicant, in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* shall be forwarded to the principal certifying authority a minimum of 2 working days prior to the inspection of exposed sub grade for pavement thickness determination.

37. Associated Works

The applicant shall undertake any transitional works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with the extent of work shown on the engineering plans.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a subdivision certificate by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for a subdivision certificate.

Where application for multiple subdivision certificates are being made under the one development consent, the applicant shall comply with conditions that relate to that particular subdivision. It is recommended that the applicant contact Council prior to making a subdivision certificate application to discuss which conditions are relevant to each subdivision.

38. Section 73 Certificate

Prior to the principal certifying authority issuing a subdivision certificate, a Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to Council prior to the release of the subdivision certificate.

39. Restriction on the Use of Land

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall create appropriate restrictions on the use of land under Section 88B of the *Conveyancing Act 1919* that may include the following:

- a. Floor Level Control
- b. No Alteration To Surface Levels
- c. Lots Filled
- d. Access Denied
- e. Set Back From Access Denied Roads
- f. Drainage Floor Level Control Easements - (100yr flow, depressed)
- g. No Cut Or Fill - (Geotech Report Required)
- h. Lots with any other restrictions eg Refuse Collection
- i. Asset Protection Zones – as per the Rural Fire Service's requirements
- j. Acoustic Protection – as per the recommendations of the report prepared by Wilkinson Murray (ref. Traffic Noise Assessment, Ref. 09190-L3, Rev. A, dated 19.02.2014).
- k. Landscape tree planting establishment and maintenance – to ensure appropriate driver sight lines at intersections with laneways
- l. Lots 4076 – 4084 inclusive: No built structures within the 'Memorial Forest' as per DCP requirements, no tree removal in the 'Memorial Forest' and maintenance/rehabilitation as per DCP requirements.

The applicant shall liaise with Council regarding the required wording. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. Design plans and work as executed plans shall show affected lots marked with Council approved symbols. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

40. Bond (Outstanding Work)

Prior to the principal certifying authority issuing a subdivision certificate and to facilitate the release of the subdivision certificate, Council may accept bonding for outstanding asphaltic concrete work, foot paving and vehicle crossings/driveways or other minor work. Following a written request from the applicant, Council will determine the bond requirements.

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution except where UrbanGrowth NSW is the applicant in which instance Council will accept a letter of undertaking.

41. Maintenance Security Bond

Prior to the principal certifying authority issuing a subdivision certificate, a maintenance security bond of 5% of the contract value or \$5000, whichever is the

greater, shall be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation to the satisfaction of Council, or for a period of six months from the date of release of the subdivision certificate, whichever is the longer. Following a written request from the applicant, Council will determine the bond requirements.

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution except where UrbanGrowth NSW is the applicant in which instance Council will accept a letter of undertaking.

42. Classification of Residential Lots

Prior to the principal certifying authority issuing a subdivision certificate, all proposed residential lots are to be individually classified in accordance with guidelines contained in the Australian Standard for Residential Slabs and Footings - AS2870.1996 (as amended).

43. Final Inspection – Works as Executed Plans

Prior to the principal certifying authority issuing an occupation / a subdivision certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements detailed in the *Campbelltown (Sustainable City) DCP Volume 2 (as amended)*.

The applicant shall also submit a copy of the Works as Executed information to Council in an electronic format in accordance with the following requirements:

Survey Information

- Finished ground levels.
- Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development.
- All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s.
- The surface levels of all other infrastructure.

Format

- MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System
- All level information to Australian Height Datum (AHD)

AutoCAD Option

- The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum:

Package Type	-	zip
File Format	-	AutoCAD 2004 Drawing Format or later
Transmittal Options	-	Include fonts
		Include textures from materials
		Include files from data links

Include photometric web files
Bind external references
The drawing is **not** to be password protected.

MapInfo Option

- Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif.

All surveyed points will **also** be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format.

44. Residential Inter-Allotment Drainage

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall demonstrate on the works as executed plans that inter-allotment drainage and the associated easements have been provided for all residential lots that cannot be drained to the kerb and gutter. Inter-allotment drainage systems shall be designed and constructed in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the *Campbelltown (Sustainable City) DCP Volume 3*.

45. Service Authorities

Prior to the principal certifying authority issuing a subdivision certificate, two copies of all servicing plans shall be forwarded to Council in accordance with the following:

Written advice from *Sydney Water*, *Integral Energy* and where applicable the relevant gas company, shall be submitted, stating that satisfactory arrangements have been made for the installation of either service conduits or street mains in road crossings, prior to the construction of the road pavement. All construction work shall conform to the relevant authorities specification/s.

The final seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal.

46. House Numbers

Prior to the principal certifying authority issuing a subdivision certificate all house numbers shall be stencilled onto the kerb at appropriate locations with black letters/numbers 75mm high on a white background using approved pavement marking grade paint.

47. Council Fees and Charges

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

48. Rural Fire Service

The following conditions form part of this development consent and shall be read in conjunction with the conditions herein at all times:

Rural Fire Service

The bush fire safety authority issued pursuant to Section 100B of the Rural Fires Act 1997, reference D14/0711 DA14031891350 PE, dated 6 May 2014.

CONDITIONS – RURAL FIRE SERVICE

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the issue of subdivision certificate and in perpetuity an asset protection zone (APZ) in accordance with Annexure 4 in the McKinlay Morgan Bushfire Threat Assessment Report (ref: 91275/2/7/8 dated March 2014) is to be provided within proposed lots 4085, 4086 and 4087. The APZ is to be from the eastern/north-eastern boundary of the lots and shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
2. At the issue of subdivision certificate and in perpetuity a 50m APZ is to be provided within proposed lots 4076 to 4084. The APZ is to be from the front (north-western) boundary of the proposed lots. The APZ shall be managed as an inner protection area (IPA) for the first 40m and an outer protection area (OPA) of 10m as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
3. At the issue of subdivision certificate a temporary 100m metre asset protection zone (APZ) is to be provided along the eastern/north-eastern boundary of the subdivision, within proposed residue lot (lot 108). This APZ shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'. This requirement for a temporary APZ may cease upon commencement of any future proposed residential development on the land, but only any hazard is removed as part of the proposal.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

4. Water, electricity and gas are to comply with the following requirements of section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
 - Fire hydrant spacing, sizing and pressures shall comply with Australian Standard AS 2419.1– 2005 'Fire Hydrant Installations'.
 - Fire hydrants shall not be located within any road carriageway.

General Advice – consent authority to note

Condition 1 requires an APZ in order to provide an appropriate level of protection to the residential lots to the east and north-east. A greater APZ will be required on these lots when dwellings are proposed. The appropriate APZ can be assessed when applications are made and the siting of dwellings is known. However, the NSW RFS has no objection to a greater APZ being provided at subdivision stage.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4000.
- b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days' notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain subdivision certificate prior to registration of the linen plans with NSW Land and Property Information.

Advice 2. Inspections – Civil Works

The following stages of construction shall be inspected by Council. A compliance certificate or other documentary evidence of compliance is required to be obtained prior to proceeding to the subsequent stages of construction:

- 1) EROSION AND SEDIMENT CONTROL –
 - a) Direction/confirmation of required measures.
 - b) After installation and prior to commencement of earthworks.
 - c) As necessary until completion of work.
- 2) STORMWATER PIPES – Laid, jointed and prior to backfill.

- 3) SUBSOIL DRAINS – After:
 - a) The trench is excavated.
 - b) The pipes are laid.
 - c) The filter material placed.
- 4) SUBGRADE – Joint inspection with NATA Reg. Laboratory after preliminary boxing, to confirm pavement report/required pavement thicknesses.
- 5) SUBGRADE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles prior to placement of sub-base.
- 6) CONDUITS – Laid and jointed prior to backfilling.
- 7) GULLEY PITS & OTHER CONCRETE STRUCTURES – Prior to pouring concrete.
- 8) PAVEMENT THICKNESS MEASUREMENT (DIPS) – After placement of kerb and gutter and final trimming of sub-base.
- 9) SUB BASE – 10/12 tonne 3-point roller proof test and finished surface profiles after finishing and prior to base course placement.
- 10) BASECOURSE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles after finishing and prior to sealing.
- 11) OVERLAND FLOWPATHS – After shaping and prior to topsoil/turf placement.
- 12) CONCRETE PATHS, CYCLEWAYS, VEHICLE CROSSINGS OR LAYBACKS – Prior to pouring concrete.
- 13) VEHICLE CROSSINGS OR LAYBACKS – Prior to pouring concrete.
- 14) ASPHALTIC CONCRETE SEAL – Finished surface profiles after sealing.

FINAL INSPECTION – All outstanding work.

Advice 3. Inspection Within Public Areas

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifying authority releasing the Occupation Certificate.

Advice 4. Adjustment to Public Utilities

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

Advice 5. Linen Plan and Copies

A linen plan and if required an original 88B Instrument together with thirteen copies shall be submitted to Council prior to the release of the subdivision certificate.

Advice 6. Linen Plan Checking Fee

Where Council is the principal certifying authority a linen plan checking fee is payable on submission of the linen plan of subdivision to Council. The exact amount will be calculated at the rate applicable at the time of release of the linen plans.

Advice 7. Salinity

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within *Campbelltown (Sustainable City) DCP – Volume 3*.

Advice 8. Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

Advice 9. Bonds and Bank Guarantees

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution except where UrbanGrowth NSW is the applicant in which instance Council will accept a letter of undertaking. Bonds will not be accepted in any other form or from any other institution.

Advice 10. Asbestos Warning

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

www.environment.nsw.gov.au
www.nsw.gov.au/fibro
www.adfa.org.au
www.workcover.nsw.gov.au

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

Advice 11. Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW).

If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary.

Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

Advice 12. Roads and Maritime NSW

The following notes have been provided by Roads and Maritime NSW and must be read in conjunction with this consent at all times.

- a. Roads and Maritime provides in principle support for the proposed intersection at New Macdonald Road and Campbelltown Road with the condition that the signalised intersection is redesigned to operate to the satisfaction of Roads and Maritime when Macdonald Road is realigned. Detail design of this intersection to be submitted to Roads and Maritime for review and approval.
- b. Roads and Maritime is currently planning and designing for a proposed upgrade of Campbelltown Road from a generally two lane road to a four lane divided road with a wide central median. Co-ordination with Roads and Maritime is essential on preparation of concept design of this signalisation at the proposed intersection (realignment) of New Macdonald Road and Campbelltown Road.
- c. Intersections of Macdonald Road/Arthur Allen Ave, Macdonald Road/Bardia Ave and Macdonald Road/Paul Cullen Ave currently operating in a satisfactory level of service. Warrant assessment based on Roads and Maritime Traffic Signals design guide shows that installation of traffic signals are not warranted till 2026. Roads and Maritime advises that approval will not be granted to the installation of traffic signals at this intersection until such time that warrants for traffic signals are met in accordance with traffic signals design manual Section 2 -warrants.

Nevertheless, although signals may not be installed until such time that they are warranted, consideration should be given to ensure that the road geometry of any conceptual lay out is in accordance with the relevant design guidelines for the provision of future possible traffic signals and predicted future requirements based on the modelling analysis undertaken.

In this regard, Roads and Maritime is willing to assist the developer in ensuring that the geometric layout of the intersection is designed and constructed to accommodate traffic signals at a later date. The developer is to submit civil and signal design plans of the proposed intersection works to Roads and Maritime for review and approval, prior to commencement of any works.

The developer will be required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime for the proposed works. Interim traffic control device should be provided to council's satisfaction.

- d. Roads and Maritime grants in principle approval for the installation of traffic signals at intersections of Campbelltown Road/East Town Centre Road and Campbelltown Road/Soldiers Parade when traffic control signals are warranted. As mentioned above Roads and Maritime is currently planning and designing for a proposed upgrade of Campbelltown Road from a generally two lane road to a four lane

divided road with a wide central median. A concept layout of these intersections should be submitted to Roads and Maritime for approval.

END OF CONDITIONS