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STATEMENT OF ENVIRONMENTAL EFFECTS

Staged Residential Subdivision East Leppington

September 2014

Quality Assurance/Report Control Form

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Document Control

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Document Certification

This report has been developed based on agreed requirements as understood by SMEC Australia at the time of investigation. It applies only to a specific task on the lands nominated. Other interpretations should not be made, including changes in scale or application to other projects.

Any recommendations contained in this report are based on an honest appraisal of the opportunities and constraints that existed at the site at the time of investigation, subject to the limited scope and resources available. Within the confines of the above statements and to the best of my knowledge, this report does not contain any incomplete or misleading information.

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1. INTRODUCTION

1.1. Brief

This Statement of Environmental Effects ('SEE') has been prepared for the purposes of considering the environmental effects of a development application ('DA') for the staged residential subdivision to create a total of two hundred and thirteen (213) residential lots over land at 51 St Andrews Road, Leppington ('the subject site'). The SEE has been prepared for and on behalf of Cornish Group.

This statement should be read in conjunction with the following plans:

Engineering

Plan No.	Title
77831.00.DA001A	*Cover Sheet – Site Plan & Locality Plan*
77831.00.DA002A	*Sheet Schedule & Notes*
77831.00.DA101A	*Site Regrading Plan Stage 1 – Sheet 1 of 2*
77831.00.DA102A	*Site Regrading Plan Stage 1 – Sheet 2 of 2*
77831.00.DA103A	*Site Regrading Plan Stage 2 – Sheet 1 of 2*
77831.00.DA104A	*Site Regrading Plan Stage 2 – Sheet 2 of 2*
77831.00.DA105A	*Site Regrading Plan Stage 3 – Sheet 1 of 2*
77831.00.DA106A	*Site Regrading Plan Stage 3 – Sheet 2 of 2*
77831.00.DA201A	*Typical Cross Sections 16m Wide Local Road & 20m Wide Collector Road*
77831.00.DA211A	*Longitudinal Sections Road No. 1*
77831.00.DA212A	*Longitudinal Sections Road No. 2 – Sheet 1 of 2*
77831.00.DA213A	*Longitudinal Sections Road No. 2 – Sheet 2 of 2*
77831.00.DA214A	*Longitudinal Sections Road No. 3 & Road No. 4*
77831.00.DA215A	*Longitudinal Sections Road No. 5 & Road No. 6*
77831.00.DA216A	*Longitudinal Sections St Andrews Road*
77831.00.DA501A	*Cut & Fill Plan*
77831.00.DA601A	*Concept Drainage Plan Stage 1 – Sheet 1 of 2*
77831.00.DA602A	*Concept Drainage Plan Stage 1 – Sheet 2 of 2*
77831.00.DA603A	*Concept Drainage Plan Stage 2 – Sheet 1 of 2*
77831.00.DA604A	*Concept Drainage Plan Stage 2 – Sheet 2 of 2*
77831.00.DA605A	*Concept Drainage Plan Stage 3 – Sheet 1 of 2*
77831.00.DA606A	*Concept Drainage Plan Stage 3 – Sheet 2 of 2*
77831.00.DA611A	*Concept Catchment Plan*
77831.00.DA701A	*Soil & Water Management Plan Stage 1*
77831.00.DA702A	*Soil & Water Management Plan Stage 2*
77831.00.DA703A	*Soil & Water Management Plan Stage 3*
77831.00.DA711A	*Soil & Water Management Details & Notes*
77831.00.DA811A	*Line Marking & Sign Posting Plan Sheet 1 of 2*
77831.00.DA812A	*Line Marking & Sign Posting Plan Sheet 2 of 2*

1.2. Scope of Statement

This report describes the background to the application and the development as proposed. An assessment of the development in terms of the relevant instruments is made, together with the relevant matters set out in the Environmental Planning and Assessment Act 1979 (the Act) and the Environmental Planning and Assessment Regulation 2000 (the Regulation).

1.3. Background to this Application

On 21 November 2013, Camden Council approved DA No. 850/2013; a two lot subdivision across the subject site; formerly Lot 72 DP 706546. The approved subdivision was registered on 2 May 2014, creating Lots 721 & 722 in DP 1192964, having the areas of 7.25 hectares and 5.75 hectares, respectively.

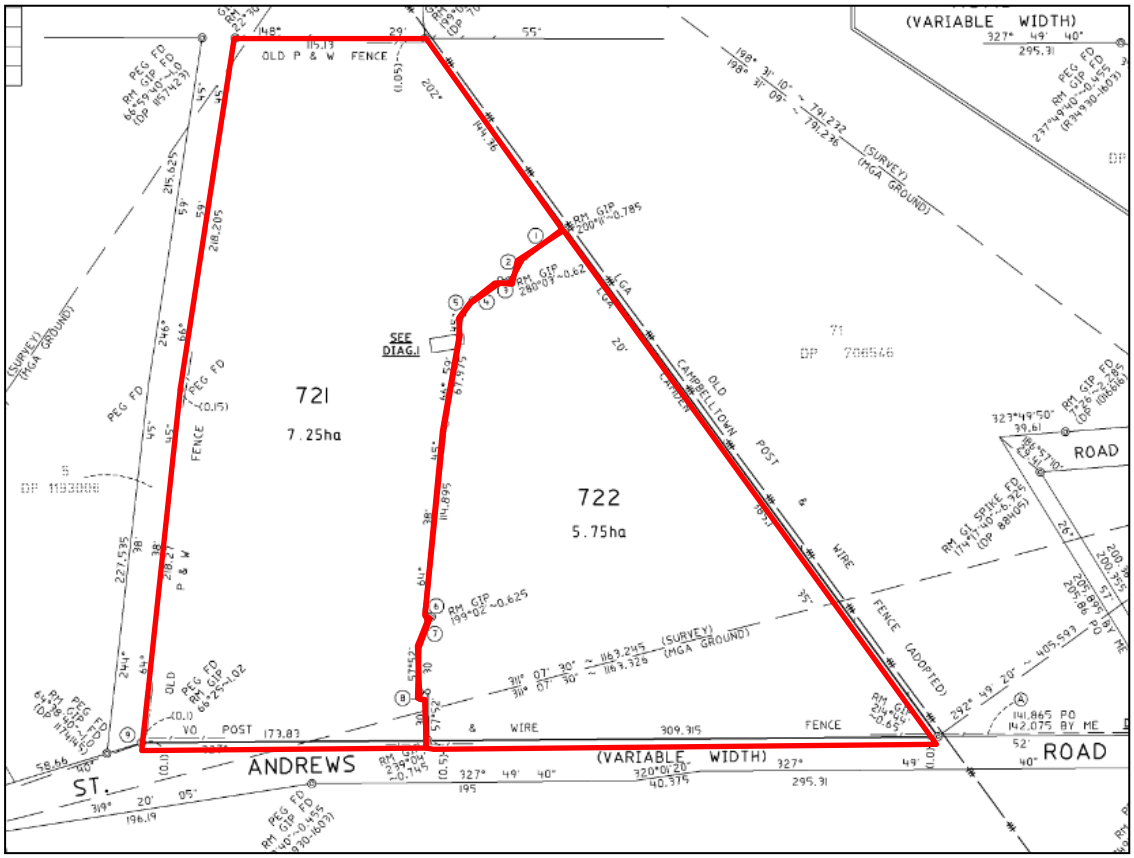

Figure 1 - Extract of DP 1192964 showing Lots 721 & 722

The purpose of this subdivision was to create lots that would align with the future residential subdivision stage boundaries. This DA proposes the staged residential subdivision of these lots.

2. DESCRIPTION OF SITE, LOCALITY & THE DEVELOPMENT

2.1. Site Locality

The land the subject of this SEE is located in the East Leppington Precinct which is located within the South West Growth Centre ('SWGC'). The East Leppington Precinct is bounded by Camden Valley Way to the north and north-west, St Andrews Road to the south-west, the suburb of Denham Court to the east and the suburb of Varroville to the south, as identified below.

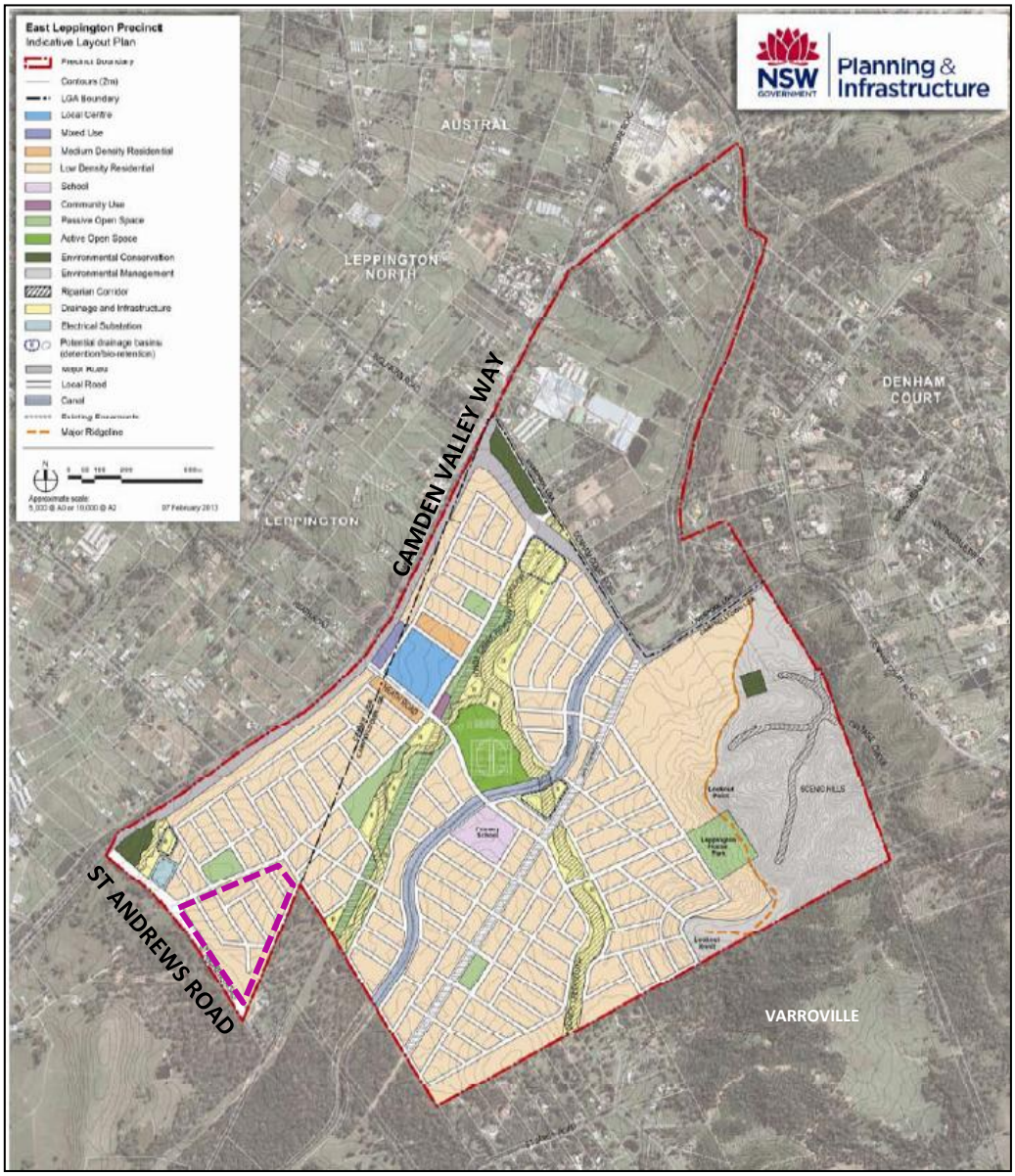

Figure 2 - East Leppington Indicative Layout Plan with the subject land shown as dashed purple outline

The East Leppington Precinct is located across three local government areas – Campbelltown, Liverpool and Camden, in the South West Growth Centre. The land located in the Camden and Campbelltown Council areas has been rezoned for urban development.

The subject land is situated wholly within the Camden LGA, as identified in the figure below.

Approximately 355 hectares in size, the Camden and Campbelltown rezoned part of the Precinct will deliver homes for around 11,000 residents and when developed will also feature:

- A mix of housing densities
- Protection of 48 hectares of Campbelltown Council's Scenic Hills Area
- Protection of 4 hectares of environmental land
- Over 5 hectares of sporting fields and 8 hectares of local park
- 7 hectares of open space along Bonds Creek and Bonds Creek South riparian corridor.
- A local centre
- A community centre
- Primary school.

The East Leppington Precinct is yet to be developed in accordance with the Indicative Layout Plan ('ILP'). It is currently characterised by a mixture of rural and rural residential landholdings. East Leppington would be best described as being in the very early stages of transitioning from its current rural residential use to an urban area. The land has been planned for residential development for a number of years.

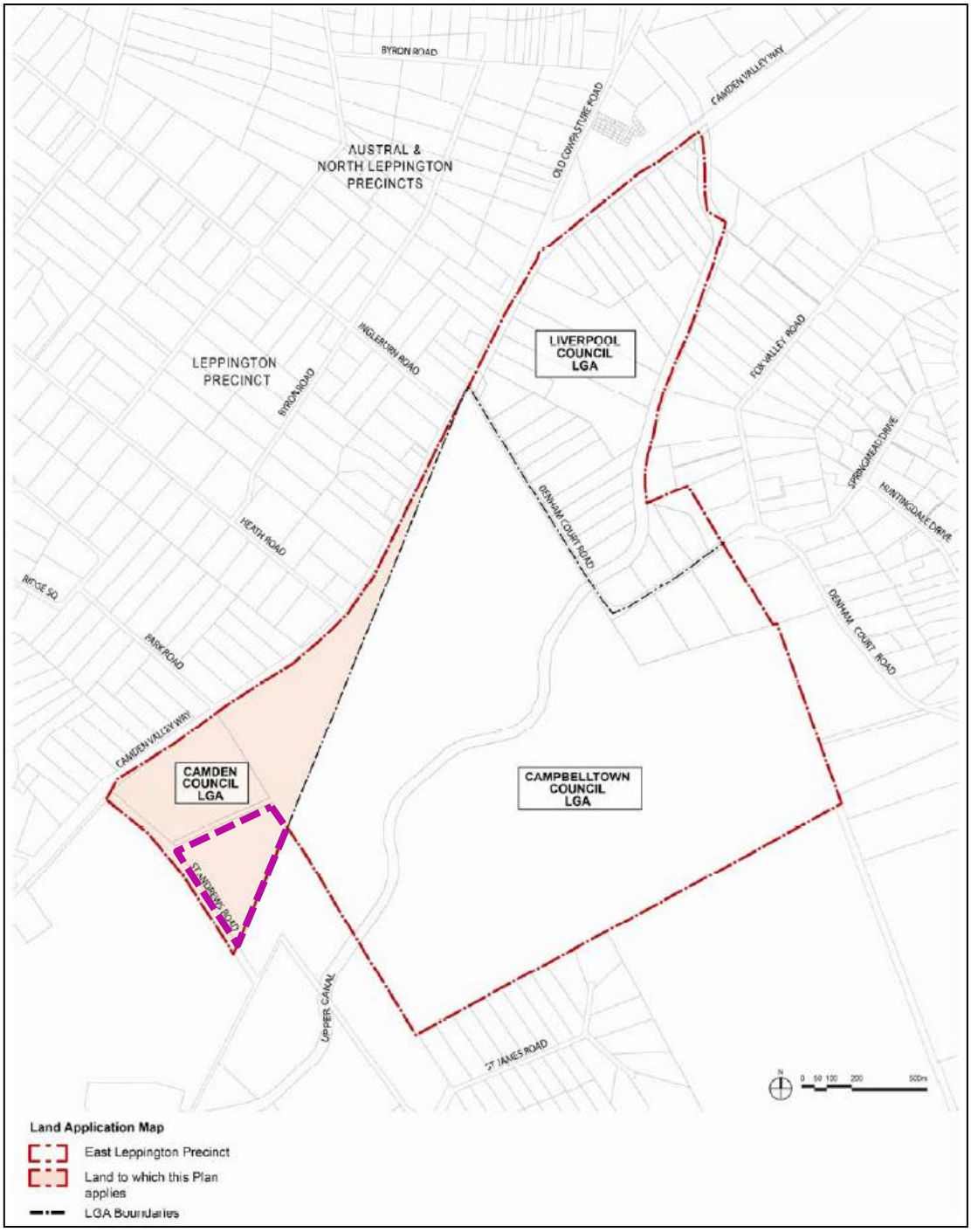

Figure 3 - Land Application Map with the subject land shown as dashed purple outline

2.2. The Subject Site and Immediate Surrounds

The subject land comprises Lots 721 & 722 in DP 1192964, 51 St Andrews Road, Leppington. The subject land is trapezoidal in shape, has a frontage to St Andrews Road and covers a total area of 13 hectares.

Figure 4 - The subject land

The subject land is currently occupied by Foti International Fireworks Pty Ltd; a family owned and run business which is one of Australia's largest fireworks manufacturers and display operators of fireworks. There are several improvements on the subject land. These include:

- A dwelling located within the north-western section of the lot;
- A large settling dam which is used to collect rainwater and surface runoff located approximately 100m to the south-east of the dwelling;
- A number of sheds spaced across the subject land which are used in the manufacturing of pyrotechnics;
- Office spaces and a machinery storage shed located towards the eastern boundary of the subject land.

There are several trees grouped and scattered across the subject land. The grouping of trees in the southernmost corner of the subject land has been identified as existing native vegetation, being Cumberland Plain Woodland ('CPW') in the East Leppington Precinct Planning Study – Biodiversity, Riparian and Bushfire Studies (July 2012) report which was prepared by Ecological Australia.

In December 2007 an order conferring biodiversity certification on *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* was made by the Minister for the Environment under section 126G of the *Threatened Species Conservation Act 1995* (TSC Act). This certification in effect turns off the requirements for assessments of significance (i.e. seven part tests) or species impact statements on all certified land within the North West and South West Growth Centres.

The entire site is identified as being located within a 'Certified Area' under this order. Therefore, development proposals which include this land require no further threatened species assessment.

Surrounding development to the south comprises various uses primarily low intensity cattle grazing, light manufacturing and rural residential. Uses to the north are currently being developed as residential estates.

2.3. The Development

The proposed development comprises the staged residential subdivision of the subject site, comprising bulk earthwork activities, including the demolition of existing buildings & remediation works across the site, the creation of residential lots, the construction of roads and drainage works and associated landscaping works. These are discussed in detail below.

Bulk Earthwork Activities

Bulk earthworks are proposed across all three stages of the proposed development.

Stage	Cut (m^3)	Fill (m^3)	Total (m^3)	Transfer Cut	Received Fill
1	86,040	4,871	**81,169**	61,134m^3 to Stage 2 13,438m^3 to Stage 3 6,597m^3 excess	
2	10,969	72,103	**-61,134**		61,134m^3 from Stage 1
3	5,492	18,930	**-13,438**		13,438m^3 from Stage 1
Total	**102,501**	**95,904**	**6,597**		

Table 1 – Bulk Earthwork Quantities

Table 1 above details the cut and fill quantities across Stages 1 to 3. The table also includes details of how material will be transferred across the stages. No material is required to be sources externally; the majority of the cut material will be reused onsite. There will be an excess amount of material comprising 6,597m^3 to be exported from site.

As part of the bulk earthworks stage it is also proposed to demolish the existing residence and

outbuildings and remove all of the firework materials across the subject site.

Please refer to the Demolition Plan which accompanies this Statement – Reference: 77831.00.DA901.

Category 1 remediation works are also required to be undertaken across the subject site, these works require development consent pursuant to the provisions of State Environmental Planning Policy No. 55 ('SEPP 55').

A Detailed Site Investigation ('DSI') was carried out across the subject site by Douglas Partners – Report on Detailed Site Investigation, Proposed Residential Subdivision (Project 76571.00, dated 23 December 2013). A detailed discussion of the findings of this report is provided at Section 3.3 of this Statement. The DSI identified three contamination issues within the site requiring the preparation of a Remediation Action Plan ('RAP'):

- Five areas that exceeded the EIL and/or ESL: The contaminants of concern in these areas were either TRH, B(a)P or copper.
- PAH contaminated area: Once detection of BaP TEQ and BaP was observed at Pit 62 which exceeded the ESL and HSL.
- Asbestos Pipe: An asbestos pipe was observed within the site.

The main objectives of the remediation programme will be to:

- Excavate the filling from the area surrounding TP 49 with the copper concentration that exceeded the EIL;
- Validate the resultant excavation;
- Appropriately manage the copper contaminated excavated material removed during remediation;
- If required, backfill the excavation using virgin excavated natural material (VENM) under geotechnical control.

Please refer to the RAP prepared by Douglas Partners which accompanies this Statement, for a detailed discussion on the remediation tasks proposed.

Upon successful remediation of the site, a clearance certificate will be obtained deeming the site suitable for residential purposes.

Residential Subdivision

This application is seeking approval for the subdivision of the subject site into 215 residential lots across three (3) stages. The works proposed to be undertaken as part of each stage are discussed below. Please also refer to Drawing No.: 77831.00.DA001A.

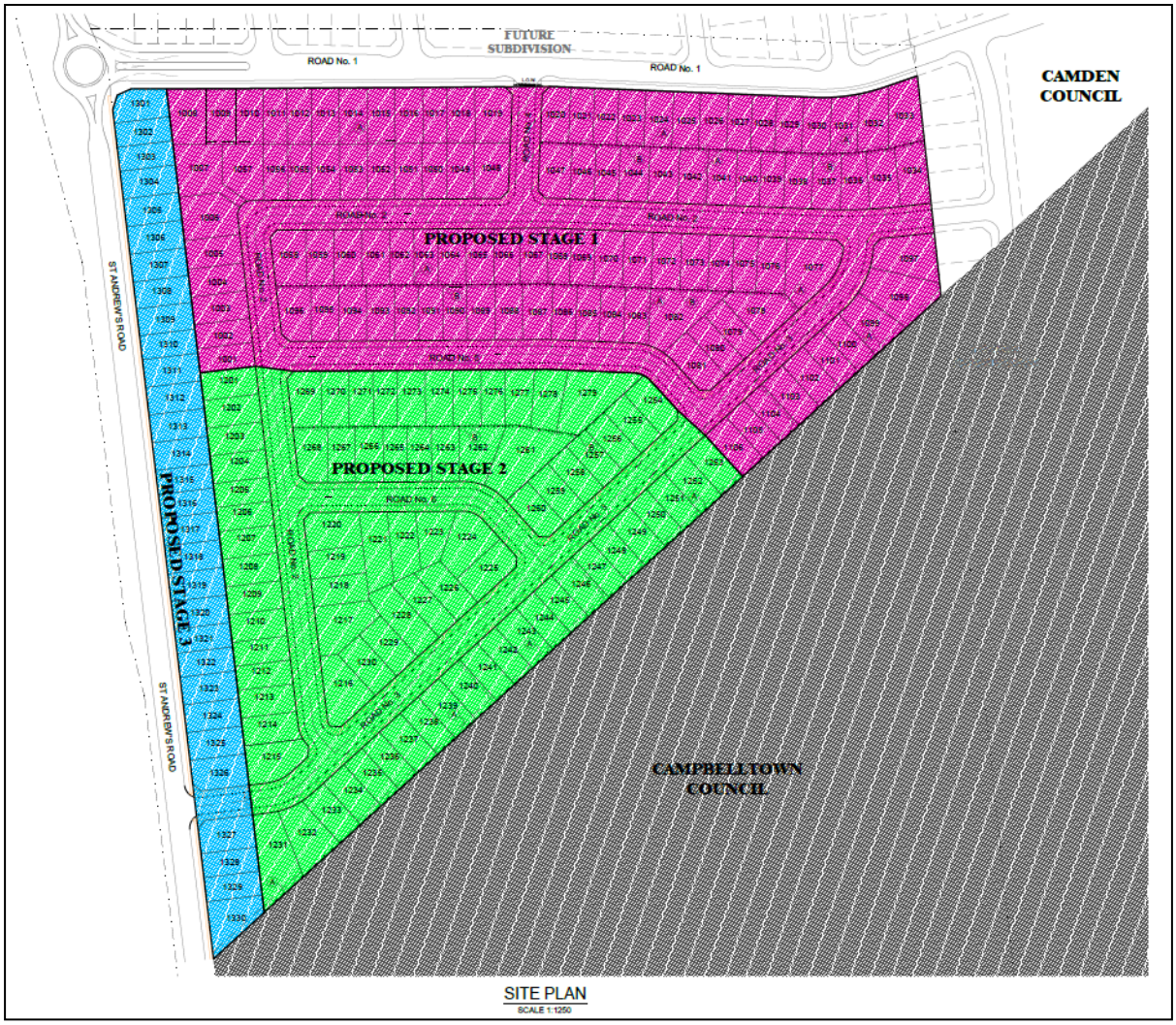

Figure 5 - Overall Subdivision Scheme

Stage 1

This stage of the development involves the subdivision of Lot 721 DP 1192964 into 106 residential lots, ranging in size from 390sqm to 871sqm and one (1) residue lot.

It is also proposed to construct portions of Road No.2, Road No. 3, Road No. 4 and Road No. 5 as depicted on Drawing Nos. 76806.00.DA212A – 76806.00.DA215A.

Stage 2

This stage of the development involves the subdivision of Lot 722 DP 1192964 into 79 residential lots, ranging in size from 390sqm to 1,036sqm and one (1) residue lot.

It is also proposed to construct portions of Road No. 2, Road No. 3 and Road No. 6 as depicted on Drawing Nos. 77831.00.DA212A – 77831.00.DA215A.

Stage 3

This stage of the development involves the subdivision of the two residue lots created as parts of Stages 1 and 2; i.e. the land fronting St Andrews Road. The subdivision of this stage will create 30 residential lots, ranging in size from 390sqm to 603sqm.

It is also proposed to undertake works along St Andrews Road to achieve the desired levels. Please refer to Drawing No. 77831.00.DA216A.

Landscaping

Landscaping is proposed in accordance with the Landscape Plans prepared by Distinctive Reference No. 72-14. The proposed landscaping will create the streetscape with the utilisation of the following species of trees:

Species	***Common Name***	***Description***
Tristaniopsis laurina 'Luscious'	Water Gum	Road No 2 and infill
Quercus palustris	Pin Oak	Intersections
Magnolia grandiflora 'Exmouth'	Exmouth Magnolia	Road No. 3
Cupaniopsis anacardioides	Tuckeroo	Road No. 5 & Road No. 6
Angophora floribunda	Rough Barked Apple	Road No. 1

3. ASSESSMENT AGAINST RELEVANT CONTROLS AND POLICIES

3.1. Integrated Development Provisions of the Act

Rural Fires Act 1997

The majority of Lots 721 & 722 in DP 1192964 is identified as being bushfire affected on the Camden LGA Bushfire Prone Land map.

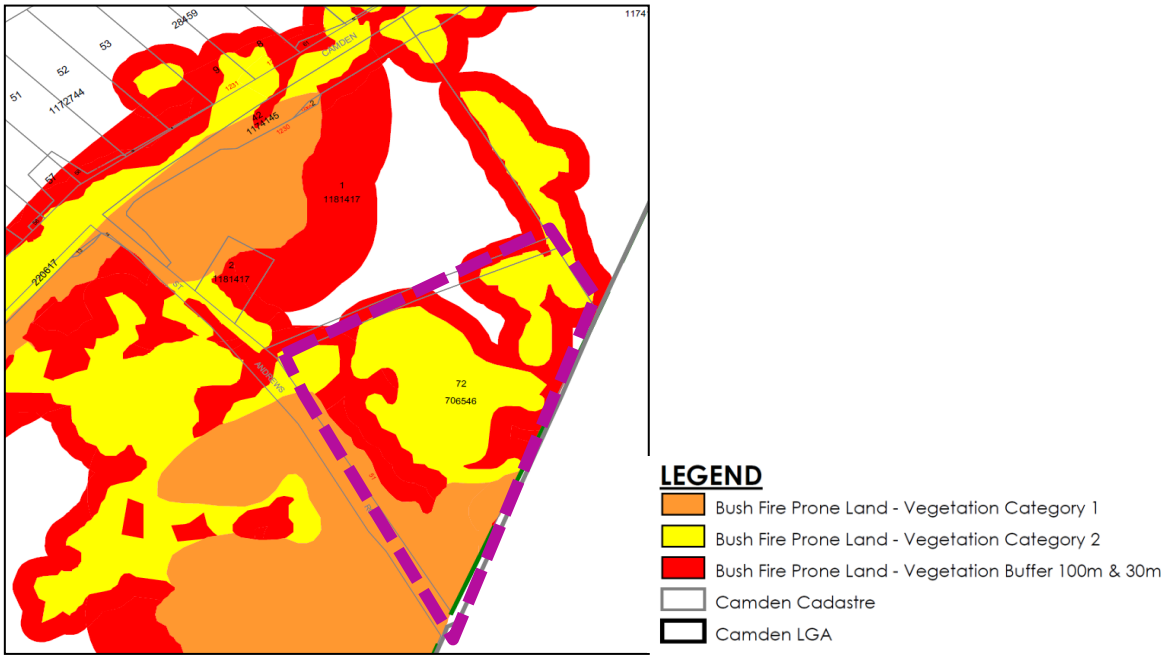

Figure 6 - Extract from Camden LGA Bushfire Prone Land map showing the subject land

A bush fire safety authority is required to be obtained from the NSW Rural Fire Service pursuant to section 100B of the *Rural Fires Act 1997*. This approval is defined as integrated development under section 91 of the Act.

A Bushfire Protection Assessment has been prepared by Travers Bushfire & Ecology (Ref: A14009, dated: August 2014) to:

- review the bushfire threat to the landscape
- undertake a bushfire attack assessment in accordance with Planning for Bushfire Protection 2006 (PBP)
- provide advice on mitigation measures, including the provision of asset protection zones (APZs), construction standards and other specific fire management issues
- review the potential to carry out hazard management over the landscape.

The Bushfire Protection Assessment relevantly concludes that bushfire can potentially affect the proposed development from the unmanaged woodland vegetation located external to the sites south-western boundary.

The bushfire risk posed to the development can however be mitigated as appropriate bushfire protection measures are in place and will be managed in perpetuity. The following recommendations are provided to ensure that the development is in accordance with, or greater than the requirements of PBP:

- The subdivision is as generally indicated on the attached Schedule 1 – Plan of Bushfire Protection Measures, which recommends a 16m wide APZ to those lots fronting St Andrews Road (15.5m road reserve + 0.5m within the front setback of proposed lots).
- The entire property is to be managed as an APZ.
- Fuel management within the APZs is to be maintained by regular maintenance of the landscaped areas, mowing of lawns in accordance with the guidelines provided in Appendix 1, and / or as generally advised by the RFS in their publications.

  Notwithstanding specialist advice in those guidelines, the following general advice for maintaining an APZ is to be followed:

  - *Mowing or grazing of grass*: Grass needs to be kept short (approximately 5cm in height) and green where adequate water supplies are available.
  - *Raking or manual removal of fine fuels*: Ground fuels such as fallen leaves, twigs (less than 6mm in diameter) and bark should be removed on a regular basis. Fine fuels can be removed by hand or with tools such as rakes, hoes and shovels.
  - *Removal or pruning of trees, shrubs and understorey*: The control of existing vegetation involves both selective fuel reduction (removal, thinning and pruning) and the retention of vegetation. Prune or remove trees so that you do not have a continuous tree canopy leading from the hazard to the asset. Separate tree crowns by 2-5m. A canopy is not to overhang a dwelling unless specifically approved by the RFS. Native trees and shrubs should be retained as clumps in landscape beds and should not exceed a covering of more than 20% of the IPA.
  - Trees or tall shrubs may require pruning upon dwelling completion in line with *PBP.* Notwithstanding this, the presence of shrubs and trees close to a dwelling in a bushfire prone landscape requires specific attention to day-to-day management and

owners and / or occupiers should be made aware that whilst landscaping can contribute to a way of life and environmental amenity, the accumulated fuels must be regularly removed.
- Trees may remain within close proximity of a building where it can be demonstrated that the tree is not able to produce a build-up of fuel on the roof of a dwelling due to:
    1. A roof pitch which self sheds leaf litter
    2. Ongoing roof maintenance by staff or contractors
    3. Adequate ember protection has been installed
- Trees that are likely to be structurally unstable such that they could cause a limb to fall would require removal for the RFS to agree to a dwelling in proximity to the trees.

In addition, the following general APZ planning advice is to be followed:

- Ensure that vegetation does not provide a continuous ignition path to the house
- Plant or clear vegetation into clumps rather than continuous rows
- Prune low branches 2m from the ground to prevent a ground fire from spreading into trees
- Locate vegetation far enough away from the proposed dwellings so that plants will not ignite the dwelling by direct flame contact or radiant heat emission
- Ensure that shrubs and other plants do not directly abut the dwelling. Where this does occur, gardens should contain low-flammability plants and non-flammable ground cover such as pebbles and crushed tiles
- The following RFS diagram depicts one version of an ideal situation. Divergence from this ideal should not be undertaken without expert advice

- Building construction standards for the proposed future dwellings are to be applied in accordance with *AS3959 Construction of buildings in bushfire-prone areas (2009)* with additional construction requirements as listed within Section A3.7 of Addendum Appendix 3 *PBP*.

- Access is to comply with Section 4.1.3 (1) of *PBP.*

- Water, electricity and gas supply is to comply with Section 4.1.3 of *PBP.*

- The landowner / manager is to be made aware of their liability to manage the development lands for the ongoing protection of themselves and their neighbours (refer Section 63(2) *Rural Fires Act*).

- Landowners living in bushfire prone areas should familiarise themselves with publications published by the NSW Rural Fire Service. These are located on the RFS web site www.rfs.nsw.gov.au under 'Publications'.

The adoption of the abovementioned recommendations will ensure that the proposed development is complaint with the provisions of PBP.

3.2. Relevant Provisions of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 ('Growth Centres SEPP 2006')

The aims of this Policy are as follows:

(a) to co-ordinate the release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region,
(b) to enable the Minister from time to time to designate land in those growth centres as ready for release for development,
(c) to provide for comprehensive planning for those growth centres,
(d) to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity,
(e) to provide controls for the sustainability of land in those growth centres that has conservation value,
(f) to provide for the orderly and economic provision of infrastructure in and to those growth centres,
(g) to provide development controls in order to protect the health of the waterways in those growth centres,
(h) to protect and enhance land with natural and cultural heritage value,
(i) to provide land use and development controls that will contribute to the conservation of biodiversity.

The proposed development does not offend any of the abovementioned aims of the Policy. The proposed development is providing for the orderly development of land that has been released for residential development in the South West growth centre. The proposed development is contributing to the establishment of a vibrant, sustainable and liveable neighbourhood that will provide for a high quality local amenity. The proposed development is providing for the orderly and economic provision of infrastructure.

Part 2 Land use and other development controls resulting from precinct planning

Subclause 7 (Controls applying to precincts after finalisation of precinct planning process) identifies that the requirements applying to the East Leppington Precinct in the South West Growth Centre is contained in Appendix 9 - to the extent to which the Camden Growth Centres Precinct Plan 2013 applies to the East Leppington Precinct.

Appendix 9 Camden Growth Centres Precinct Plan 2013

Part 1 Preliminary

Clause 1.2 (Aims of Precinct Plan) identifies the following aims:

(a) to make development controls that will ensure the creation of quality environments and good design outcomes,
(b) to protect and enhance environmentally sensitive natural areas and cultural heritage,
(c) to provide for recreational opportunities,
(d) to provide for multifunctional and innovative development that encourages employment and economic growth,
(e) to promote housing choice and affordability,
(f) to provide for sustainable development,
(g) to promote pedestrian and vehicle connectivity.

The proposed development is not inconsistent with the aims of the Precinct Plan.

Clause 1.8 (Repeal of other local planning instruments applying to land) states:

(1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Precinct Plan applies are repealed.
(2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Precinct Plan applies and to other land cease to apply to the land to which this Precinct Plan applies.

Note. *Camden Local Environmental Plan 2010 ceases to apply to the land to which this Precinct Plan applies.*

It is noted that the provisions of the Camden Local Environmental Plan 2010 do not apply to the proposed development.

Part 2 Permitted or Prohibited Development

The subject land is zoned part *R2 Low Density Residential* and part *SP2 Infrastructure - Local Road.*

Clause 2.3(2) provides that Council *must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone*.

The objectives of the R2 zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow people to carry out a reasonable range of activities from their homes where such activities are not likely to adversely affect the living environment of neighbours.*
- *To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.*

- *To provide a diverse range of housing types to meet community housing needs within a low density residential environment.*

The proposed development is not inconsistent with any of the objectives of the R2 zone. The proposed application, for the staged residential subdivision of the land, is providing for the housing needs of the community within a low density residential environment. The proposed subdivision will provide lots capable of accommodating a diverse range of housing types. Development for the purpose of subdivision is permissible within the R2 zone.

The objectives of the SP2 zone are as follows:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

Development in this zone comprises works to St Andrews Road to achieve a road level which is suitable for the residential subdivision. These works will assist in providing infrastructure to service the development and is compatible with the provision of infrastructure. The proposed development is therefore consistent with the abovementioned objectives. Development for this purpose is permissible with consent in the SP2 zone.

Clause 2.6 (Subdivision – consent requirements) provides that *land to which this Precinct Plan applies may be subdivided, but only with development consent.*

Development consent is being sought as part of this application to Council for the subdivision of the land.

Clause 2.7 (Demolition) provides that the demolition of a building or work may be carried out only with development consent. Development consent is being sought as part of this application for the demolition of the structures on site.

Part 4 Principal development standards

Clause 4.1AB (Minimum lot sizes for residential development in zone R2 Low Density Residential and R3 Medium Density Residential) applies to the subject site, which is zoned R2 Low Density Residential.

Subclause 3 provides that *the minimum lot size for a dwelling house is 300m^2 if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, 20 or 25*. The subject site is identified within the 15 dwellings per hectare area and therefore a 300sqm minimum lot size is applicable to dwelling houses. All of the proposed lots are greater than 300sqm.

Subclause 4(a) provides that *the minimum lot size for a dual occupancy is 500m^2 if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20.* There are a range of lots which are above 500sqm in size and capable of accommodating dual occupancy development.

Subclause 5(a) provides that the minimum lot size for a semi-detached dwelling is 300m^2 if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20. There are a range of lots which are capable of accommodating semi-detached dwellings.

Subclause 6(a) provides that the minimum lot size for an attached dwelling is 1,500m^2 if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15. It is noted that there are no lots proposed that would be capable of accommodating attached dwellings, i.e. no lots are greater than 1,500sqm.

Clause 4.1B (Residential density) Subclause 3 provides that *the density of any residential development to which this clause applies is not to be less than the density shown on the Residential Density Map in relation to that land.* The subject site is identified as having a minimum density of 15 dwellings per hectare. The proposed development is providing 213 dwellings across 13 hectares of land, equating to 16.38 dwellings per hectare, in excess of the minimum 15 dwellings per hectare requirement.

Clause 4.3 (Height of buildings) states that *the height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.* The subject land has a maximum building height restriction of 9 metres. As has previously been mentioned, dwellings will be assessed as part of future Development Applications to Council.

Part 5 Miscellaneous provisions

Clause 5.9 (Preservation of trees or vegetation) states that:

(3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:
(a) development consent, or
(b) a permit granted by the Council.

In December 2007 an order conferring biodiversity certification on *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* was made by the Minister for the Environment under section 126G of the *Threatened Species Conservation Act 1995* (TSC Act). This certification in effect turns off the requirements for assessments of significance (i.e. seven part tests) or species impact statements on all certified land within the North West and South West Growth Centres.

The entire subject site is covered by the Biodiversity Certification order, please see Figure 7 below.

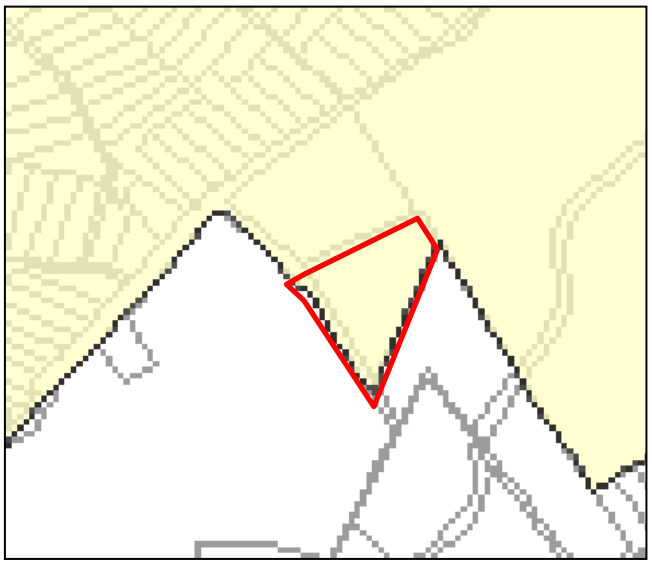

Figure 7 - Extract from South West Growth Centre Biodiversity Certification Map

Pursuant to section 126I of the Act, developments or activities proposed to be undertaken within the certified areas do not need to undertake assessment of impacts on threatened species, populations and ecological communities, or their habitats, that would normally be required by Part 4 or 5 of the *Environmental Planning and Assessment Act 1979*.

Clause 5.10 (Heritage conservation) Subclause 4 provides the following:

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

The subject site contains no potential or known sites of Aboriginal or European heritage.

Part 6 Additional local provisions

Clause 6.1(1) (Public utility infrastructure) states that development consent must not be granted for development on land in which this Precinct Plan applies, unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

The proposed subdivision requires public utility infrastructure to be constructed to service each lot. The proposed subdivision requires servicing from the following:

1. Supply of water – Section 73 Compliance Certificate pursuant to Section 73 of *Sydney Water Act 1994* to be obtained following development consent.
2. Supply of electricity – Following development consent, suitable arrangements will be made with Endeavour Energy for the connection of services to each lot.
3. Disposal & management of sewerage – Section 73 Compliance Certificate pursuant to Section 73 of *Sydney Water Act 1994* to be obtained following development consent.

It is expected that a suitable condition of development consent is to be imposed.

3.3. Relevant Provisions of State Environmental Planning Policy No. 55 – Remediation of Land ('SEPP 55')

SEPP 55 introduces state-wide planning controls for the remediation of contaminated land. This policy states that development consent must not be granted unless:

a) the planning authority has considered whether the land is contaminated, and

(b) if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and

(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.

A Detailed Site Investigation (DSI) has been prepared by Douglas Partners (Project 76571, dated: December 2013), the objectives of which were to:

- Assess the potential for contamination at the site based on past and present site use;
- Determine the contaminants of concern;
- Identify potential areas of environmental concern (AEC);
- Identify potential human and ecological receptors;
- Comment on the suitability of the site for the proposed residential subdivision, from a contamination standpoint, or identify the need for further investigation and/or management (if required).

The DSI relevantly found that potential sources of contamination at the site are considered to be from the current landuse of manufacturing and storage of pyrotechnics, the storage of chemicals and flammables and shallow filling within roadways and stockpiles of unknown origin.

The DSI relevantly concludes that as only minor soil contamination was detected, groundwater monitoring is not considered necessary on the site. It is further noted that the soils have a low hydraulic conductivity which would limit the transfer of contamination to the groundwater.

Based on the investigation findings, additional investigation is required within the following identified areas. The following additional investigations are considered warranted:

- Step out test pits will be required at Pit 62 to determine the extent of the benzo (a) pyrene TEQ impacted soils. The impacted material will require excavation and off-site disposal at a licensed landfill. The resulting excavation surface will require validation testing to confirm complete removal of the impacted soils;
- Re-evaluation of the surface material in all areas of the site that exceeded the EIL or ESL prior to reuse in landscaped areas of the proposed development.

Additionally, the following will need to be undertaken for the site to be suitable for the proposed land use:

- Removal and disposal of all chemicals, paints, oils and lubricants at the site; and
- Removal of the asbestos pipe and validation of the removal process to ensure it complies with NSW WorkCover code of practice for removal of asbestos.

Based on the field observations and laboratory results, no signs of unacceptable, broad scale contamination impacts were found. Whilst the potential for isolated contamination pockets cannot be ruled out, these can be removed and managed at the time of site development with the implementation of standard operational protocols. Also as an asbestos pipe was identified within the site Douglas Partners cannot rule out the possibility that additional asbestos pipes may be found. Therefore, an Unexpected Finds Protocol should be implemented setting out the standard procedures for inspecting and managing any unexpected, potential contamination issues encountered during development works.

Having regard to the above findings a Remediation Action Plan (RAP) was prepared by Douglas Partners (Project 76571.01, dated: July 2014) which provides a strategy to render the site suitable for the proposed residential development. A methodology is detailed to remediate and validate the contamination issues in an environmentally sound manner.

The three contamination issues that are present within the site comprise:

- Five areas that exceeded the ecological investigation levels (EIL) and/or ecological screening levels (ESL): The contaminants of concern within these areas are either total recoverable hydrocarbons (TRH), polycyclic aromatic hydrocarbons (PAH) or copper;
- PAH contaminated area: One detection of benzo (a) pyrene toxic equivalence quotient (TEQ) was observed at Pit 62 which exceeded the health screening level (HSL); and
- Asbestos pipe: An asbestos pope was observed within the site.

Please refer to the RAP which accompanies this Statement for a detailed discussion of the remediation methods recommended for each of the above contamination issues, as well as a discussion of the Validation Plan.

It is relevantly concluded that the remediation of the site in accordance with the RAP will render the site as suitable for the proposed residential development and appropriately manage potential temporary impacts on the environment.

3.4. Relevant Provisions of Camden Growth Centre Precincts Development Control Plan 2014 ('Camden DCP')

The Camden Growth Centre Precincts Development Control Plan was adopted by the Deputy Director General Planning Strategies, Housing and Infrastructure (under delegation from the Director General) of the Department of Planning and Infrastructure on 21 March 2013 and came into force on 3 April 2013.

The purpose of this DCP is to:

a. *Communicate the planning, design and environmental objectives and controls against which the Consent Authority will assess Development Applications (DAs);*
b. *Consolidate and simplify the planning controls for the Precincts in the South West Growth Centre;*
c. *Ensure the orderly, efficient and environmentally sensitive development of the Precincts as envisaged by the South West Growth Centre Structure Plan and State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP);*
d. *Promote high quality urban design outcomes within the context of environmental, social and economic sustainability.*

The Camden DCP is divided into six (6) parts. The parts of relevance to the proposed development are:

- Part 2 – Precinct Planning Outcomes;
- Part 3 – Neighbourhood and Subdivision Design;
- Part 4 – Development in Residential Areas; and
- Part 6 – Site Specific Controls.

The three (3) precinct schedules are each specific to a Growth Centre precinct, the schedule which applies to the East Leppington Precinct is Schedule Three.

The relevant provisions of these parts are detailed in the DCP Table at **Annexure A** to this Statement.

4. SECTION 79C ASSESSMENT

4.1. S79C(1)(a) - the provisions of (i) any EPI, (ii) any exhibited Draft EPI, (iii) any DCP (iv) the regulations

The relevant matters here are the provisions of SEPP (Sydney Growth Centres) 2006, SREP 20, SEPP 55 and Camden Growth Centres Precincts DCP. These have been considered in Section 3 of this Statement.

4.2. S79C(1)(b) - the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

In addition to the related matters discussed at Section 3 of this Statement, the following additional comments are provided.

Impacts on the Natural and Built Environments

Flora & Fauna

As has previously been mentioned, the entire site is covered by a Biodiversity Certification order and pursuant to section 126I of the Act, developments or activities proposed to be undertaken within the certified areas do not need to undertake assessment of impacts on threatened species, populations and ecological communities, or their habitats, that would normally be required by Part 4 or 5 of the *Environmental Planning and Assessment Act 1979*.

Bushfire

The subject site is identified on land mapped by Camden Council as being bushfire prone. This triggers an assessment by Council in respect of the NSW Rural Fire Service (RFS) policy against the provisions of *Planning for bush fire protection 2006* (PBP).

Please refer to Section 3.1 of this Statement for a detailed discussion of the Bushfire Protection Assessment prepared by Travers Bushfire & Ecology. This Assessment relevantly concludes that subject to the implementation of the recommendations of the report, the proposed development can achieve compliance with the provisions of PBP.

Salinity

A Salinity Investigation and Management Plan (SMP) has been prepared by Douglas Partners (Project 76751.01, dated: July 2014) which presents the results of a salinity investigation across the site and provides a salinity management plan for the proposed residential development.

The SMP relevantly provides that the mild aggressivity to concrete and steel, the presence of moderately saline and very saline materials and the highly sodic soils are naturally occurring features

of the local landscape and are not considered significant impediments to the proposed development, provided appropriate management techniques are employed.

The following findings are noted:

- The site materials have been classified as mildly aggressive to concrete, using the criteria within AS2159 (2009).
- Moderately saline and very saline conditions were found within the investigated depth zones, flagging the potential for salt-induced damage to susceptible services, slabs and shallow footings and demonstrating the need for appropriate salinity management.
- Results indicate that soils within depths of 0.5 – 4.0 m below the ground surface are highly sodic and it is considered that there is potential for sodic soils (either in situ, transported or imported as filling) to occur at the proposed ground surface. Sodic soils have low permeability due to infilling of interstices with fine clay particles during the weathering process, restricting infiltration of surface water and potentially creating perched water tables, seepage in cut faces or ponding of water in flat open areas. In addition, sodic soils tend to erode when exposed. Management of sodic soils is therefore required to prevent these adverse effects.

The current salinity investigation indicates that materials within the site are moderately to very saline. Testing of other parameters associated with salinity indicates that the materials are mildly aggressive to steel (by the resistivity and chloride criteria of AS 2159) and mildly aggressive to concrete within the site (by the pH and sulphate criteria of AS2159). In addition, shallow soils were highly sodic.

Please refer to the SMP which accompanies this Statement for a detailed discussion of the recommended management strategies for the abovementioned factors with a potential to impact on the development. The SMP also provides additional strategies that are recommended for completion of service installation and for house construction.

Subject to the implementation of the strategies detailed in the SMP, the proposed development will not be adversely affected by salinity.

Traffic and Access

With respect to traffic and access considerations, a Traffic Assessment (TA) was prepared by ARC Traffic + Transport (dated April 2014) which addresses the proposed amendments to the Camden Growth Centre Precincts Development Control Plan 2012 (CGCP DCP 2012) that would allow for revisions to the design of the internal road network within the subject site.

The TA relevantly provides that the proposed development provides a connected street network that retains access to available facilities and services (within the broader East Leppington Growth Precinct), removes a cul-de-sac street, provides a new local access road connection to St Andrews Road; and a new local access road connection to the Willowdale subdivision immediately north of the subject site. The proposed development also makes provision for access to future development

of residential land (not part of the East Leppington Growth Precinct east of the site. The key components of the proposal include:

- No change to the lot yield of the site over that provided for in the CGCP DCP 2012 (and per the original pre-DCP assessment of site traffic generation and distribution).
- The retention of a generally linear network of local access roads within the site.
- The retention of the CGCP DCP 2012 street hierarchy/profiles.
- A rationalisation of access intersections to the broader East Leppington Growth Precinct road network – and specifically to Collector Road 1 – which runs along the western boundary of the site.

The road network within and immediately external to the East Leppington Growth Centre as presented in the CGCP DCP 2012 is based on a hierarchy of arterial, sub-arterial, transit boulevard, collector and local access roads. Figure 8 below illustrates how these roads are situated on the subject site. It is also noted that St Andrews Road does not have a hierarchical designation in CGCP DCP 2012 and is denoted only as an 'existing road.'

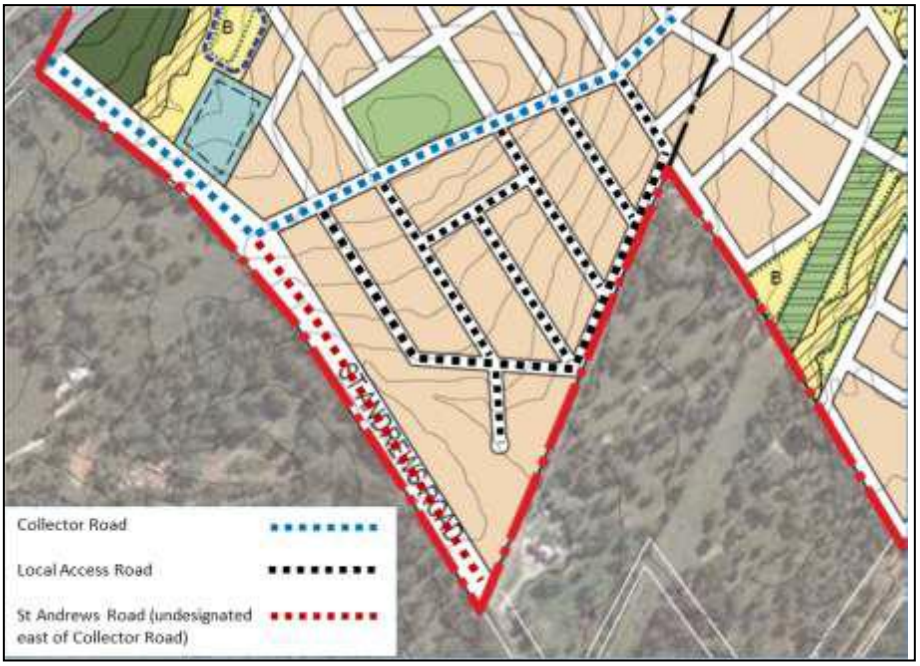

Figure 8 - Extract of Figure 1.3.2 (Site Road Network Hierarchy (CGCP DCP)) Source: ARC Traffic + Transport, 2014

The proposed development provides for revisions to the above road network as provided in the CGCP DCP 2012. The TA examines whether the proposed revisions have the potential to impact the broader East Leppington Growth Precinct network (and particularly the impact on Collector Road 1 and/or St Andrews Road adjacent to the site).

The TA assesses the proposed road layout against the provisions of the CGCP DCP 2012 and those of the background transport and traffic assessment upon which CGCP DCP 2012 is based – the East Leppington Precinct Traffic Assessment 2012 (ELP TA) prepared by Cardno. Figure 9 below illustrates

the traffic network as proposed in the Cardno ELP TA.

Figure 9 - Extract of Figure 2.1.1 (ELP TA Site Road Network) Source: ARC Traffic + Transport, 2014

The road network proposed as part of this DA is illustrated in Figure 10 below.

Figure 10 - Extract of Figure 2.3.1 Proposed Road Network Source: ARC Traffic + Transport, 2014

As shown in the figure above, the proposed road network provides for a single access road to Collector Road 1 and an access road connection to St Andrews Road. A local access road link is also to be provided to the north (to the northern Willowdale subdivision).

Having regard to the TA and the proposed variations from the CGCP DCP 2012 and ELP TA, the following conclusions have been made:

- The proposal would have no impact on the provision of public transport, with internal bus services forecast to operate along Collector Road 1 in an identical manner to that proposed in the CGCP DCP 2012 and ELP TA.
- The proposal would retain CGCP DCP road profiles – and specifically the provision of access roads throughout the site. The proposed new access road link to Willowdale immediately north of the site would increase pedestrian and cycle access to the central East Leppington Growth Precinct reserve/recreation area.
- The proposal would not increase site trip generation above limits provided for in the CGCP DCP 2012, nor above the generation forecasts provided in the ELP TA, upon which traffic planning for the site (and broader East Leppington Growth Precinct) is based.
- The trip distribution of the Site further to the Proposal would be almost identical to the distribution determined in the ELP TA, specifically as a result of the introduction of an access link between the Site and St Andrews Road east of Collector Road 1.
- The key interface intersections of Collector Road 1 & Site Road 4, and St Andrews Road & Site Road 3, will operate at a good level of service for the foreseeable future, with minimal delays and significant spare capacity.
- The key external intersection of Collector Road 1 & St Andrews Road will operate at a good level of service as a priority intersection for the foreseeable future.

Having regard to the above, it is therefore considered that the proposed variations to the road network depicted in the CGCP DCP 2012 are justified.

Social and Economic Impacts

Socio-economic considerations, including land use

The proposed development will have positive socio-economic impacts, given that the development is proposed to be developed generally in accordance with the Indicative Layout Plan for the East Leppington Precinct, which contributes to the provision of lots in the affordable dwelling deficit currently experienced in NSW.

4.3. S79C(1)(c) - the suitability of the site for the development

With consideration to the above, the site is considered suitable for the proposed development.

4.4. S79C(1)(d) - submissions

The subject development will be notified in accordance with the Camden Growth Centres Precincts DCP. Given the overall compliance of the proposal, it is unlikely that any submissions of objection will be received during the exhibition period.

4.5. S79C(1)(e) the public interest

Having regard to the assessment of the proposal against the other heads of consideration it is considered that the proposal is clearly in the public interest of facilitating the development of scarce land resources, consistent with adopted urban development land strategies for the Sydney Metropolitan Area.

5. CONCLUSION

This SEE has been prepared for the purposes of considering the environmental effects of a DA for the staged residential subdivision to create a total of two hundred and fifteen (215) residential lots over land at 51 St Andrews Road, Leppington. The SEE has been prepared for and on behalf of Cornish Group.

The relevant matters considered as part of this Statement are the provisions of SEPP (Sydney Growth Centres) 2006, and Camden Growth Centres Precincts DCP. These have been considered in Section 3 of this Statement. The proposed development is satisfactory when assessed under the provisions of these documents.

The proposed development is purely a paper subdivision which will not involve any physical works. The subdivision is proposed to facilitate the sale of the land. The proposed two lot subdivision does not preclude the subject land from being developed in the future in accordance with the ILP for the East Leppington Precinct.

The proposal succeeds when assessed against the relevant heads of consideration pursuant to section 79C of the Environmental Planning and Assessment Act, 1979 as amended. Having considered the environmental, social and economic matters of relevance to this application we are of the opinion that the development is one worthy of Council's support.

ANNEXURE A- DCP COMPLIANCE TABLE

SECTION	CONTROLS	PROVIDED	COMPLIES?
2.2 The Indicative Layout Plan	1. All development applications are to be generally in accordance with the Indicative Layout Plan. 2. When assessing development applications, Council will consider the extent to which the proposed development is consistent with the Indicative Layout Plan. 3. Any proposed variations to the general arrangement of the Indicative Layout Plan must be demonstrated by the applicant, to Council's satisfaction, to be consistent with the Precinct Planning vision in the relevant Precinct Schedule.	The proposed subdivision is generally in accordance with the Indicative Layout Plan. Variations to the proposed road layout have been justified in this Statement. Please refer to Section 4.2 for justification of the variation to the road network.	Yes
2.3 Site Analysis **2.3.1 Flooding**	1. The subdivision layout is to ensure that the ability to develop land, including adjoining properties, is not adversely impacted, with regard to the 1% Annual Exceedance Probability (AEP) flood extent shown on the **Flood Prone Land** figure in the relevant Precinct's Schedule and Council's Floodplain Risk Management Policy.	Part of the subject site is affected by the existing flood extent. The proposed subdivision has been designed so as not to be adversely impacted with regard to the 1% AEP.	Yes
	2. Filling and/or other development within the 1% Annual Exceedance Probability (AEP) flood extent shown on the **Flood Prone Land figure** in the relevant Precinct's Schedule may be permitted where site specific flood investigations demonstrate compliance with Council's Floodplain Risk Management Policy and Council's Engineering Specification.	The proposed fill works are consistent with Council's Floodplain Risk Management Policy and Council's Engineering Specification.	Yes
	4. The design of the road network is to ensure that evacuation routes from the proposed development and any existing development and adjoining properties are maintained, or suitable alternative evacuation routes are provided for in accordance with Council's Floodplain Risk Management Policy and the Precinct Water Cycle Management Strategy (available from Council).	Road network has been designed to ensure that evacuation routes are maintained.	Yes

SECTION	CONTROLS	PROVIDED	COMPLIES?
2.3.2 Water Cycle Management	1. Management of 'minor' flows and 'major' flows within subdivisions and development sites is to be in accordance with Council's Engineering Specification.	The proposed subdivision is in accordance with Council's Engineering Specification having regard to minor and major flows.	Yes
	2. Stormwater within new subdivisions is to be managed primarily through a gravity network of pipes and overland flows generally following streets where flow volumes exceed the capacity of pipes in accordance with Council's Engineering Specification.	Stormwater has been designed in accordance with Council's Engineering Specification.	Yes
	3. All new development is to be connected, via the network described in control 1 above, to the Council's trunk drainage system shown on the **Key elements of the water cycle management and ecology strategy** figure, in the relevant Precinct Schedule.	Proposed development will be connected to the Council's trunk drainage system.	Yes
	5. Roads on primary drainage lines shown on the **Key elements of the water cycle management and ecology strategy** figure, in the relevant Precinct Schedule, are to be constructed in the locations shown (subject to detailed survey and subdivision design), and are to be designed in accordance with Council's Engineering Specifications.	Noted. Refer to Concept Drainage Plans and Catchment Plan.	Yes
	6. The developed 1%, 20% and 50% AEP peak flows are to be maintained at pre-development flows through the incorporation of stormwater detention and management devices. Where subdivision works occur prior to the completion of required trunk drainage works, temporary on site facilities need to be provided in order to limit drainage volume and velocity to that experienced prior to development.	Noted. Refer to Concept Drainage Plans and Catchment Plan.	Yes
	7. Where development includes the construction of water quality treatment infrastructure, the infrastructure is to be constructed in accordance with the Precinct Water Cycle Management Strategy (available from Council) and Council's Engineering Specification. The applicant must demonstrate that the proposed infrastructure will achieve the water quality targets in **Table 2-1.**	See above comment.	Yes

SECTION	CONTROLS	PROVIDED	COMPLIES?
2.3.3 Salinity and Soil Management	1. Development applications that include earthworks, on land with a low, or moderate to high risk of salinity (identified in the **Areas of potential salinity risk map**), are to be accompanied by information detailing how the design and construction of the proposed subdivision intends to address salinity issues. All works are to comply with the Western Sydney Salinity Code of Practice 2004 (WSROC) and **Appendix B**.	Subject site contains areas with Moderate Saline Soil. Refer to Salinity Management Plan which accompanies this Statement.	Yes
	2. Salinity and sodicity management related to **Appendix B** is to complement WSUD strategies, improving or at least maintaining the current condition, without detriment to the waterway environment.	Salinity Management Plan compliments WSUD strategies and does not adversely affect the waterway environment.	Yes
	3. All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with Managing Urban Stormwater - Soils and Construction (Landcom 3rd Edition March 2004 ('The Blue Book')) are to be submitted with each relevant subdivision Development Application.	Noted. Refer to Erosion and Sediment Control Plans which accompany this Statement.	Yes
	4. Salinity shall be considered during the planning, design and carrying out of earthworks, rehabilitation works and during the siting, design and construction of all development including infrastructure: • To protect development and other works from salinity damage; and • To minimise the potential impacts that development and other works may have on salinity.	Noted. Refer to Salinity Management Plan which accompanies this Statement.	Yes
2.3.4 Aboriginal and European Heritage	1. Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).	There are no areas of Aboriginal heritage value that are within or adjoining the area of the proposed subdivision development.	N/A
SECTION	**CONTROLS**	**PROVIDED**	**COMPLIES?**
2.3.5 Native	1. Native trees and other vegetation are to be retained	Vegetation removal is proposed across the site in	N/A

Vegetation and Ecology	where possible by careful planning of development (particularly at the subdivision stage) to incorporate trees into areas such as road reserves and private or communal open space.	accordance with the Certification Order. There is no native vegetation on site which requires retention.	
	12. All subdivision design and bulk earthworks are to consider the need to minimise weed dispersion and to eradicate weeds on site. If Council believes that a significant weed risk exists, a Weed Eradication and Management Plan outlining weed control measures during and after construction is to be submitted with the subdivision DA.	Noted. Weed Eradiation Management Plan is not required.	N/A
	13. A landscape plan is to be submitted with all subdivision development applications, identifying: • all existing trees on the development site and those that are proposed to be removed or retained; • the proposed means of protecting trees to be retained during both construction of subdivision works and construction of buildings; • proposed landscaping including the locations and species of trees, shrubs and ground cover to be planted as part of subdivision works; • the relationship of the proposed landscaping to native vegetation that is to be retained within public land, including factors such as the potential for weed or exotic species invasion and the contribution of the proposed landscaping to the creation of habitat values and ecological linkages throughout the Precinct; and • How bushfire risk has been managed, including requirements for Asset Protection Zones and how these relate to the proposed landscaping.	Refer to Landscape Plan which accompanies this Statement.	Yes

SECTION	CONTROLS	PROVIDED	COMPLIES?
2.3.6 Bushfire Hazard Management	1. Reference is to be made to Planning for Bushfire Protection 2006 in subdivision planning and design and development is to be consistent with Planning for Bushfire Protection 2006.	Refer to the Bushfire Protection Assessment which accompanies this Statement and the discussion at Section 3.1.	Yes
	2. Subject to detailed design at development application stage, the indicative location and widths of Asset Protection Zones (APZs) are to be provided generally in accordance with the Bushfire risk and Asset Protection Zone Requirements figure in the relevant Precinct Schedule. APZs and construction standards are to be accurately mapped and detailed for each affected lot on plans submitted with the development application.	See above comment.	Yes
	6. Where an allotment fronts and partially incorporates an APZ it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88B instrument.	All lots fronting St Andrews Road have an appropriate depth to accommodate a dwelling and private open space.	Yes
2.3.7 Site Contamination	1. All subdivision Development Applications, and applications proposing a change of use to a more sensitive land use (eg. Residential, education, public recreation facility etc), shall be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with the NSW EPA Contaminated Sites Guidelines, State Environmental Planning Policy 55 – Remediation of Land and the *Contaminated Land Management Act, 1995* and relevant Council Policies.	Noted. Detailed Site Investigation undertaken. Refer to Section 3.3 of this Statement for a discussion of the findings.	Yes
	2. Where the Stage 1 Investigation identifies potential or actual site contamination a Stage 2 Detailed Site Investigation must be prepared in accordance with the NSW EPA Contaminated Sites Guidelines, State Environmental Planning Policy 55 – Remediation of Land and the Contaminated Land Management Act, 1995 and relevant Council Policies. A Remediation Action Plan (RAP) will be required to be submitted and approved by Council prior to development consent being granted for areas identified as contaminated land in the Stage 2 Site Investigation.	See above comment.	Yes
	3. DAs for development in “high risk ” areas of **potential contamination risk-ranking** figure shall be accompanied by a Stage 2 Detailed Environmental Site Investigation prepared in accordance with the NSW EPA Contaminated Sites Guidelines, State Environmental Planning Policy 55 – Remediation of Land	See above comment.	Yes

	and the Contaminated Land Management Act, 1995 and Council's Policy – Management of Contaminated Lands. If remediation is required, a Remediation Action Plan (RAP) is to be prepared and submitted as part of the DA that seeks consent for remediation. Council may require a Site Audit Statement (SAS) (issued by an NSW Accredited Site Auditor) during any stage of the investigation or remediation process.		
	4. All investigation, reporting and identified remediation works must be in accordance with the NSW EPA's (now Office of Environment and Heritage) Guidelines for Consultants Reporting on Contaminated Sites and SEPP 55 – Contaminated Land and relevant Council Policies.	Noted. Refer to the Remediation Action Plan which accompanies this Statement.	Yes
	5. Prior to granting development consent, the Consent Authority must be satisfied that the site is suitable, or can be made suitable, for the proposed use. Remediation works identified in any RAP will require development consent prior to the works commencing.	Noted. Refer to the Remediation Action Plan which accompanies this Statement.	Yes
	6. Council may require a Site Audit Statement (SAS) (issued by an NSW Accredited Site Auditor) to be provided at any stage of the contamination investigation, remediation or validation stages.	Noted.	Yes

SECTION	CONTROLS	PROVIDED	COMPLIES?
2.4 Demolition	1. All demolition work must comply with the Australian Standard AS2601 - 1991, The Demolition of Structures.	Noted. All Demolition work to comply with AS2601-1991.	Yes
	2. Security fencing such as hoardings must be provided around the perimeter of the demolition site prior to work commencing to prevent access by unauthorised persons at all times during the demolition period. Approval of the fencing by Council must be received prior to erection.	Noted.	Yes
	3. All lead contaminated materials identified in the building must be handled and disposed of in accordance with the NSW Environment Protection Authority's requirements.	Noted.	Yes
	4. Dust controls must be implemented on site prior to and during demolition.	Noted.	Yes
	5. Hazardous materials audits shall be conducted on any buildings at the site that may require demolition.	Noted.	Yes
	6. Asbestos, if identified in the building, must be removed and disposed of in accordance with the requirements of Work Cover.	Noted. Refer to RAP.	Yes
	7. Demolition activities on site must be limited to the following hours: • Monday to Friday 7:00am to 5:00pm • Saturday 8:00am to 5:00pm • No work on Sunday and Public Holidays	Noted.	Yes
	8. Sound pressure levels emanating from the site must comply with the Interim Guideline for Construction Noise (Office of Environment and Heritage).	Noted.	Yes
	8. A Waste Management Plan (WMP) is to be submitted with the Development Application.	Refer to WMP which accompanies this Statement.	Yes
	9. The WMP must include volume or area estimates and information about reuse, recycling and disposal options for all types of waste produced on-site, including excavation materials.	See above comment.	Yes
	10. The WMP together with proof of lawful disposal for all waste that is disposed of, or otherwise recycled from the site must be retained on site.		

SECTION	CONTROLS	PROVIDED	COMPLIES?
2.5 Crime Prevention Through Environmental Design	2. The design of all development is to enhance public surveillance of public streets and open space/conservation areas.	Subdivision has been designed to enhance public surveillance with lots designed and orientated so that future dwellings will face the street.	Yes
	5. Pedestrian and communal areas are to have sufficient lighting to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment.	Noted.	
	6. All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED). Development Applications for subdivision, public open space, community facilities, commercial developments, mixed-use developments, and schools may require a formal crime risk (CPTED) assessment as part of the EP&A Act 1979, development assessment and Camden Council's Designing Safer Communities – Safer by Design Guidelines (October 2002).	CPTED principles have been applied to the proposed subdivision development.	Yes
2.6 Earthworks	1. Subdivision and building work is to be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill both during subdivision and when buildings are constructed.	Proposed subdivision has been designed to respond to the natural topography of the site.	Yes
	2. The applicant is to demonstrate how the finished land levels will be integrated with nearby land and facilitate appropriate drainage.	Refer to Cut and Fill Plan.	Yes
	12. A Validation Report is required to be submitted to Council prior to the placement of imported fill on site. All fill shall comply with the NSW Office of Water – "Site Investigation for Urban Salinity" and the OEH Contaminated Sites Guidelines – "Guidelines for the NSW Site Auditor Scheme (2nd edition) – Soil Investigation Levels for Urban Development Sites in NSW".	No fill to be imported, all fill to be sourced from the site.	Yes
	16. Sites identified as contaminated must follow the Office of Environment and Heritage contaminated water or soil removal guidelines in the National Environment Protection (Assessment of Site Contamination) Measure 1999. Contaminated water should be disposed of at a liquid waste facility.	Noted. Refer to RAP which accompanies this Statement.	Yes
	17. Water identified as not contaminated may be re-used on site or on other properties. Should there be no possible reuse option for the water; a controlled release into the creek may be possible.	Noted. Refer to RAP which accompanies this Statement.	Yes

SECTION	CONTROLS	PROVIDED	COMPLIES?
3.1 Residential Density and Subdivision **3.1.1 Residential Density**	1. All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the minimum residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct. 2. Residential development is to be generally consistent with the residential structure as set out in the Residential Structure Figure in the relevant Precinct Schedule and the typical characteristics of the corresponding Density Band in **Table 3-1**.	Proposed subdivision achieves a low density in accordance with the Precinct Plan and contributes to meeting the overall dwelling target for the Precinct. Development is generally consistent with the residential structure and the Density Band.	Yes Yes
3.1.2 Block and Lot Layout	**Blocks** 2. Subdivision layout is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and site features, place making opportunities and solar design principles. 3. Pedestrian connectivity is to be maximised within and between each residential neighbourhood with a particular focus on pedestrian routes connecting to public open space, bus stops and railway stations, educational establishments and community/recreation facilities. 4. Street blocks are to be generally a maximum of 250m long and 70m deep. Block lengths in excess of 250m may be considered by Council where pedestrian connectivity, stormwater management and traffic safety objectives are achieved. In areas around neighbourhood and town centres, the block perimeters should generally be a maximum of 520m (typically 190m x 70m) to increase permeability and promote walking. **Lots** 5. Minimum lot sizes for each dwelling type will comply with the minimum lot size provisions permitted by the Sydney Region Growth Centres SEPP and reproduced here as **Table 3-2** . In certain density bands, variations to some lot sizes may be possible subject to clauses 4.1AD, 4.1AE and 4.1AF in the Sydney Region Growth Centres SEPP.	Proposed subdivision layout is legible and permeable and responds to the natural site topography. Pedestrian connectivity is maximised by the design of the proposed subdivision. Street blocks are generally consistent. Minimum lot sizes are achieved across the site.	Yes Yes Yes Yes
SECTION	**CONTROLS**	**PROVIDED**	**COMPLIES?**
	6. Minimum lot frontages applying to each density band will comply	Minimum lot frontages are achieved across the site.	Yes

	with **Table 3-3**. Lot frontage is measured at the street facing building line as indicated in **Figure 3-3**.		
	7. A range of residential lot types (area, frontage, depth, zero lot and access) must be provided to ensure a mix of housing types and dwelling sizes and to create coherent streetscapes with distinctive garden suburban, suburban and urban characters across a neighbourhood.	A range of residential lot types are proposed.	Yes
	8. No more than 40% of the total residential lots proposed in a subdivision development application may be of the same lot type. For the purposes of this control, a lot type is primarily determined by lot frontage, but other variables that may be considered are access and configuration. Lot width categories are determined by a range of plus or minus 1.0m. For example, lots between 9.0m and 11.0m are classified as the one type of lot for the purposes of this control. Every DA for subdivision must be accompanied by a Lot Mix table showing the lot types, number and percentage of the overall total. Lots subdivided using Subdivision Approval Pathways B1 or B2 (Integrated Housing) for attached or abutting dwellings are exempt from this control.	Noted. No more than 40% of the total residential lots are of the same lot type.	Yes
	10. Lots should be rectangular. Where lots are an irregular shape, they are to be large enough and oriented appropriately to enable dwellings to meet the controls in this DCP.	All of the proposed lots are generally rectangular in shape.	Yes
	12. The orientation and configuration of lots is to be generally consistent with the following subdivision principles: • Smallest lots achievable for the given orientations fronting parks and open space with the larger lots in the back streets; • Larger lots on corners; • North to the front lots are either the widest or deepest lots, or lots suitable for residential development forms with private open space at the front. Narrowest lots with north to the rear.	Orientation and configuration of the proposed lots is generally consistent with these principles.	Yes
	13. Preferred block orientation is established by the road layout on the Indicative Layout Plan in the relevant Precinct Schedule. Optimal lot orientation is east-west, or north-south where the road pattern requires.	Block orientation comprises a combination of east-west and north-south blocks, as determined by the road layout.	Yes
SECTION	**CONTROLS**	**PROVIDED**	**COMPLIES?**
3.1.4 Corner	1. Corner lots, including splays and driveway location, are to be	All corner lots designed in accordance with AS and	Yes

Lots	designed in accordance with AS 2890 and Council's Engineering Specifications. 2. Corner lots are to be designed to allow dwellings to positively address both street frontages as indicated in **Figure 3-7.** 4. Plans of subdivision are to show the location of proposed or existing substations, kiosks, sewer man holes and/or vents affecting corner lots.	Council's Engineering Specifications. Corner lots address both street frontages. Noted.	 Yes Yes
3.3 Movement Network **3.3.1 Layout and Design**	1. The design and construction of streets is to be consistent with the relevant typical designs in **Figure 3-10** to **Figure 3-14**, Council's Engineering Specifications and Austroads. 2. The typical designs in **Figure 3-10** to **Figure 3-14** are based on minimum dimensions and the design of streets may need to be modified to incorporate water sensitive urban design measures and to ensure appropriate site drainage. 3. All Collector Roads, Sub-arterial Roads, Arterial Roads and Transit Boulevards, and local streets which form part of a bus route identified by the Transport for NSW, are to have at least one travel lane in each direction with a minimum width of 3.5 metres, suitable for buses. Intersections on bus routes are to be designed to accommodate bus manoeuvrability. 4. Alternative street designs for local streets and access ways may be permitted on a case by case basis if they preserve the functional objectives and requirements of the design standards. 5. Roads in the relevant Precinct are to be constructed in accordance with the hierarchy shown on the **Precinct road hierarchy figure** in the relevant Precinct Schedule. 6. The locations and alignments of all roads are to be generally in accordance with the locations shown on the **Precinct road hierarchy figure** in the relevant Precinct Schedule. 7. Where any variation to the residential street network indicated at the **Precinct road hierarchy figure**, is proposed, the alternative street network is to be designed to: □ create a permeable network that is based on a modified grid system, □ encourage walking and cycling, □ minimise travel distances for all modes of transport, □ maximise connectivity between residential areas and community facilities, open space and centres, take account of topography and	Design and construction of streets is consistent with the relevant typical designs and Council's Specifications and Austroads. Noted. Noted. Collector Road has been designed in accordance with this condition. Noted. All roads within the subdivision are local roads. The variation to the network does not disrupt the hierarchy of the network. Noted. All roads comply with the road hierarchy. Noted. Variation to the road layout has been proposed. Refer to Section 4.2 of this statement and the Traffic Impact Assessment which accompanies this Statement.	Yes Yes Yes Yes Yes Yes

	site drainage, and accommodate the retention of significant vegetation, □ optimise solar access opportunities for dwellings, □ provide frontage to and maximise surveillance of open space and drainage lands, □ provide views and vistas to landscape features and visual connections to nodal points and centres, □ maximise the effectiveness of water sensitive urban design measures, □ ensure that noise impacts from major roads are considered and are able to be effectively mitigated without the use of noise walls. □ minimise the use of cul-de-sacs. However, if required, they are to be designed in accordance with Council's Engineering Standards, and □ comply with the requirements of Planning for Bushfire Protection 2006.		
	8. Variation to the residential street network as permitted under control 6 above will only be approved by Council where the applicant can demonstrate to Council's satisfaction that the proposal: □ will not detrimentally impact on access to adjoining properties, □ provides for the management of stormwater to drain to Council's trunk drainage network, without negative impacts on other properties, □ will not impede the orderly development of adjoining properties in accordance with the relevant Precinct Plan and this Development Control Plan, and □ does not restrict the ability to provide water, sewer, electricity and other essential services to the development or to development on adjoining properties.	Variations proposed, refer to Traffic Impact Assessment which accompanies this Statement.	Yes
	9. For changes to the proposed road system which Council considers minor, Council may write to affected property owners and consider any comments of those persons before determining the application. Applicants wishing to amend the proposed road pattern are advised to liaise with affected adjoining owners prior to the submission of the Development Application. By obtaining the prior agreement of adjoining owners to proposed road pattern changes,	Noted. – the amendments to the proposed network are contained wholly within the subject site and will not create any adverse impact to the neighbouring properties.	N/A

	the time required by Council to determine the application may be reduced.		
	10. For changes to the proposed road system which Council considers major, Council may require a formal application for amendment to the DCP map before determining the application.	Noted.	-
	11. Where roads are adjacent to public open space or drainage land, or adjacent to arterial, sub-arterial or transit boulevards, the verge width on the side adjacent to the open space, drainage land or major road may, in certain circumstances, be reduced to a minimum of 1m, subject to: □ Appropriate arrangements for the provision of public utilities, □ Provision of appropriate pedestrian access, □ Compliance with road safety, and □ acoustic attenuation, bushfire asset protection zone, and riparian corridor requirements	Noted.	Yes
	14. Except where otherwise provided for in this DCP, intersections are to be designed and constructed in accordance with the minimum requirements set out in Council's Engineering Specifications.	All intersections have been designed in accordance with the minimum requirements set out in Council's Engineering Specification.	Yes
	15. Council may require additional traffic calming measures to be incorporated into four-way intersections where traffic volumes necessitate controls in addition to signage. Measures may include roundabouts, carriageway narrowing or re-alignment, pedestrian islands or raised platforms, banned turns or differently textured materials.	Noted.	-
	17. Residential roads, i.e. collector roads, local streets, access road/places, and shareways shall be designed for and sign posted at a maximum of 50kph (i.e. traffic management must be considered at the subdivision application, with either road layout or speed reducing devices used to produce a traffic environment which reduces traffic speed).	Noted. Refer to Traffic Impact Assessment which accompanies this Statement.	Yes
	18. Where four way intersections are proposed, traffic is to be controlled, where appropriate and as specified by Council, by traffic lights, roundabouts, median strips or signage, or differently textured materials.	Noted. Refer to Traffic Impact Assessment which accompanies this Statement.	Yes
	20. Street trees are required for all streets. Street planting is to: □ use the preferred species listed in **Appendix C**, □ be consistently used to distinguish between public and private	Please refer to Landscape Plan prepared by Distinctive which accompanies this Statement.	Yes

	spaces and between different classes of street within the street hierarchy, □ minimise risk to utilities and services, □ be durable and suited to the street environment and, wherever appropriate, include endemic species, □ maintain adequate lines of sight for vehicles and pedestrians, especially around driveways and street corners, □ be located to minimise conflicts between trees and driveways, □ provide appropriate shade in summer and solar access in winter, including shading of road carriageways and other hard paved areas to minimise heat retention in summer, and provide an attractive and interesting landscape character and clearly define public and private areas, without limiting passive surveillance of the street. □ consider items of environmental heritage, heritage conservation areas, historic road alignments and significant view lines.		
	21. Street trees are to be provided with a minimum spacing of one tree for each residential lot, or one tree per 10 metres of road, whichever spacing is the greater.	See above comment.	Yes
	22. Street trees may be permitted within the road carriageway subject to the findings of a Road Safety Audit.	Noted.	Yes
	23. While acknowledging the amenity benefit from trees within the carriageway, applications that propose carriageway trees will be assessed by Council with consideration given to: □ access and manoeuvrability of garbage trucks, street sweepers and cars, □ the impact of the root system on the carriageway; □ ongoing maintenance of the tree and carriageway; □ the relationship with future driveway access points; and □ Traffic safety.	Noted. Refer to Landscape Plan which accompanies this Statement.	Yes
	25. Signage, street furniture and lighting is to be: □ designed to reinforce the distinct identity of the development; □ coordinated in design and style; □ located so as to minimise visual clutter and obstruction of the public domain; and □ consistent with any landscaping and public domain guidelines or policies specified by Council.	See above comment.	Yes
	27. The location and design of signage and street furniture is to be indicated on the Landscape Plan and on engineering construction	Noted. Refer to Landscape Plan which accompanies his Statement.	Yes

	drawings. 28. Street lighting is to be designed to meet the current Australian Standards AS/NZS 1158 series.	Noted.	Yes
3.3.4 Pedestrian and Cycle Network	1. Key pedestrian and cycleway routes are to be provided generally in accordance with the pedestrian and cycleway network figure. 2. The design of footpaths and cycleways located within the road reserve is to be in accordance with **Figure 3-10** to **Figure 3-14**. 3. The minimum width of off-street shared cycle and pedestrian pathways is to be 2.5m. 4. All pedestrian and cycleway routes and facilities are to be consistent with the Planning Guidelines for Walking and Cycling (DoP & RTA 2004), relevant Council pedestrian and cycling plans and policies, and Council Engineering Specifications. 5. Pedestrian and cycle routes and facilities in public spaces are to be safe, well lit, clearly defined, functional and accessible to all. 6. Pedestrian and cycle pathways and pedestrian refuge islands are to be designed to be fully accessible by all in terms of access points and gradients, generally in accordance with Australian Standard 1428:1-4. 7. Detailed designs for pedestrian and cycle paths are to be submitted with subdivision development applications. 8. Pedestrian and cycle pathways that are within road verges or carriageways are to be constructed as part of the road construction works for each subdivision.	The off road cycleway has been accommodated in the design of St Andrews Road and the off road shareway has been accommodated in the collector road in the northern portion of the site. Noted. Minimum width provided. Noted. Noted. Noted. Noted. Refer to plans which accompany this Statement.	Yes Yes Yes Yes Yes Yes Yes

Schedule 3 – East Leppington Precinct

SECTION	CONTROLS	PROVIDED	COMPLIES?
2 Subdivision Planning and Design			
2.2.1 Street Network and Design	1. The design and construction of streets in East Leppington is to be consistent with the typical design in Figure 2-13 as well as the relevant typical designs in the Main DCP and Council's Engineering Design Guide. 13. Applications for residential subdivision should consider the presence of saline soils, the location of infrastructure easements and sources of potential odour.	The road layout within the subject site varies from that depicted in Figure 2-13. Refer to the Traffic Impact Assessment which accompanies this Statement. Refer to Salinity Management Plan which accompanies this Statement. Site is not affected by infrastructure easements or odour.	No but justified Yes
2.2.3 Bushfire Hazard Management	1. The APZ for East Leppington will be in accordance with bushfire planning guidelines.	Refer to Bushfire Protection Assessment which accompanies this Statement, proposed APZ in accordance with PBP 2006.	Yes
2.5 Residential Density	1. Opportunities for additional housing density within the Precinct shall generally be encouraged in appropriate locations. Refer to Figure 2-10.	Proposed development is consistent with Figure 2-10.	Yes

ANNEXURE B- WASTE MINIMISATION & MANAGEMENT PLAN

DEMOLITION STAGE

Materials On-site	**Approximate quantities**	**Destination**		
Type of Material		Re-use & Recycling		Disposal
		On-site	Off-site	
Asphalt and aggregate	100m3	Nil	To crushing/recycling company	Nil
Aggregate	20m3	Nil	To crushing/recycling company	Nil
Masonry – Bricks and blocks etc.	60m3	Nil	To crushing/recycling company	Nil
Concrete	350m3	Nil	To crushing/recycling company	Nil
Glass	5m3	Nil	To crushing/recycling company	Nil
Timber	35m3	Nil	To crushing/recycling company	Nil
Miscellaneous – Plasterboard, carpet, etc	25m3	Nil	To recycling company (where available)	Approved Land Fill – Eastern Creek Landfill
Green Waste	30m3	Nil	For chipping/recycling at approved recycling facility	Nil
General Waste	2m3	Nil	Nil	Approved Land Fill – Eastern Creek Landfill

SUBDIVISION WORKS

Materials On-site	**Destination**		
Type of Material	Re-use & Recycling		Disposal
	On-site	Off-site	
Excavation material	Keep & re-use topsoil for landscaping. Store onsite.	Nil	Remainder to approved landfill site.
Concrete	Nil	To crushing/recycling compan	Nil
Timber	Nil	For chipping/recycling at approved recycling facility	Larger pieces to approved landfill site.
Metals	Nil	To metal recyclers	Nil
Plastics	Nil	Nil	To approved landfill site