

## JOINT REGIONAL PLANNING PANEL (Sydney West Region)

JRPP No	2014SYW156
DA Number	861/2014
Local Government Area	Camden
Proposed Development	Subdivision of land to create 43 residential lots, 1 future public reserve, 1 future commercial lot, 1 future community facilities lot and 1 residue lot, construction of 43 dwellings, construction of roads, drainage, landscaping and associated site works
Street Address	255, 269, 273 and 279 Richardson Road and 156 and 198 Springs Road, Spring Farm
Applicant/Owner	Urban Growth NSW /Urban Growth NSW, Endeavour Energy and Sada Group
Number of Submissions	No submissions
Regional Development Criteria (Schedule 4A of the Act)	Capital investment value > \$5 million in that the development is classed as Crown Development
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011 (SEPP)</li> <li>• State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land</li> <li>• Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River</li> <li>• Deemed State Environmental Planning Policy No 9 – Extractive Industry (SEPP)</li> <li>• Camden Local Environmental Plan 2010</li> <li>• Camden Development Control Plan 2011</li> </ul>
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> <li>• Assessment report and conditions</li> <li>• Statement of environment effects</li> <li>• Plan of proposed subdivision &amp; easement creation</li> <li>• Architectural plans</li> <li>• Stormwater management plans</li> <li>• Landscaping plans</li> </ul>
Recommendation	Approve with conditions
Report by	Stacey Houlison – Executive Planner

## **PURPOSE OF REPORT**

The purpose of this report is to seek the Joint Regional Planning Panel's (the Panel) determination of a development application (DA) for the subdivision of land to create 43 residential lots, 1 future public reserve, 1 future commercial lot, 1 future community facilities lot and 1 future environmental lot, construction of 43 dwellings, construction of roads, drainage, landscaping and associated site works at 255, 269, 273 and 279 Richardson Road and 156 and 198 Springs Road, Spring Farm.

The Panel is the determining authority for this DA as, pursuant to Part 4 of State Environmental Planning Policy (State and Regional Development) 2011 and Schedule 4A of the *Environmental Planning and Assessment Act 1979*, the capital investment value (CIV) of the proposed development is \$17 million which exceeds the CIV threshold of \$5 million for Council to determine the DA.

## **SUMMARY OF RECOMMENDATION**

That the Panel determine DA 861/2014 for the subdivision of land to create 43 residential lots, 1 future public reserve, 1 future commercial lot, 1 future community facilities lot and 1 future environmental lot, construction of 43 dwellings, construction of roads, drainage, landscaping and associated site works pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

## **EXECUTIVE SUMMARY**

Council is in receipt of a DA for the subdivision of land to create 43 residential lots, 1 future public reserve, 1 future commercial lot, 1 future community facilities lot and 1 residue lot, construction of 43 dwellings, construction of roads, drainage, landscaping and associated site works at 255, 269, 273 and 279 Richardson Road and 156 and 198 Springs Road, Spring Farm.

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

The DA was publicly exhibited in accordance with Camden Development Control Plan 2011 for a period of 14 days. One submission was received in support of the proposed development; however it did raise one issue relating to impact on the current operations at Glenlee Coal site. Following a number of discussions, the issues raised have now been fully resolved.

Council staff have worked with the applicant to address a number of additional issues in relation to the site contamination and the layout of Richardson Road. All issues have now been resolved and the conditions contained within the report have been agreed to by both Council staff and the applicant.

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

## AERIAL PHOTO



## THE SITE

The site is commonly known as 255, 269, 273 and 279 Richardson Road and 156 and 198 Springs Road, Spring Farm and is legally described as Lot 1 DP 1135124, Lot 2 DP 1135124, Lot 3 DP 1135124, Lot 20 DP 632825, Lot 2 DP 863680 and Lot 1 DP 516583.

The site has a frontage of approximately 352m to Richardson Road, 385m to Springs Road, a depth of 262m and an overall area of 23.4ha.

The subject site has largely been cleared of vegetation under Development Consent 1028/2007, however, there are a number of scattered trees and vegetation present along the southern boundary of the site.

A number of easements, covenants and rights of carriageway exist on the titles of the properties.

The surrounding area is characterised by a mix of residential land uses, rural residential occupation, non-intensive agriculture and extractive industry. To the north and east of the site lies the Spring Farm Bush Corridor. To the south lies Springs Road and the Endeavour Energy substation. To the west of the site lies the remaining component of the Spring Farm Neighborhood Centre.

## HISTORY

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

Date	Development
3 September 2008	Bulk earthworks approved under DA 1028/2007

## **THE PROPOSAL**

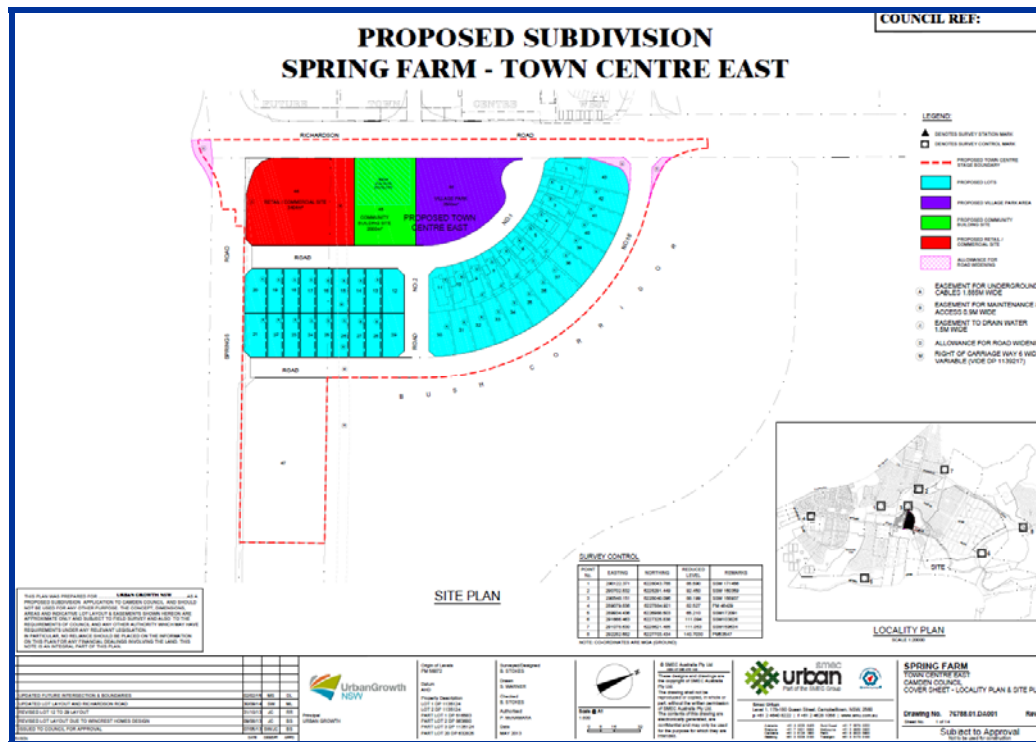
DA 861/2014 seeks approval for the subdivision of land to create 43 residential lots, 1 future public reserve, 1 future commercial lot, 1 future community facilities lot and 1 future environmental lot, construction of 43 dwellings, construction of roads, drainage, landscaping and associated site works.

Specifically the proposed development involves:

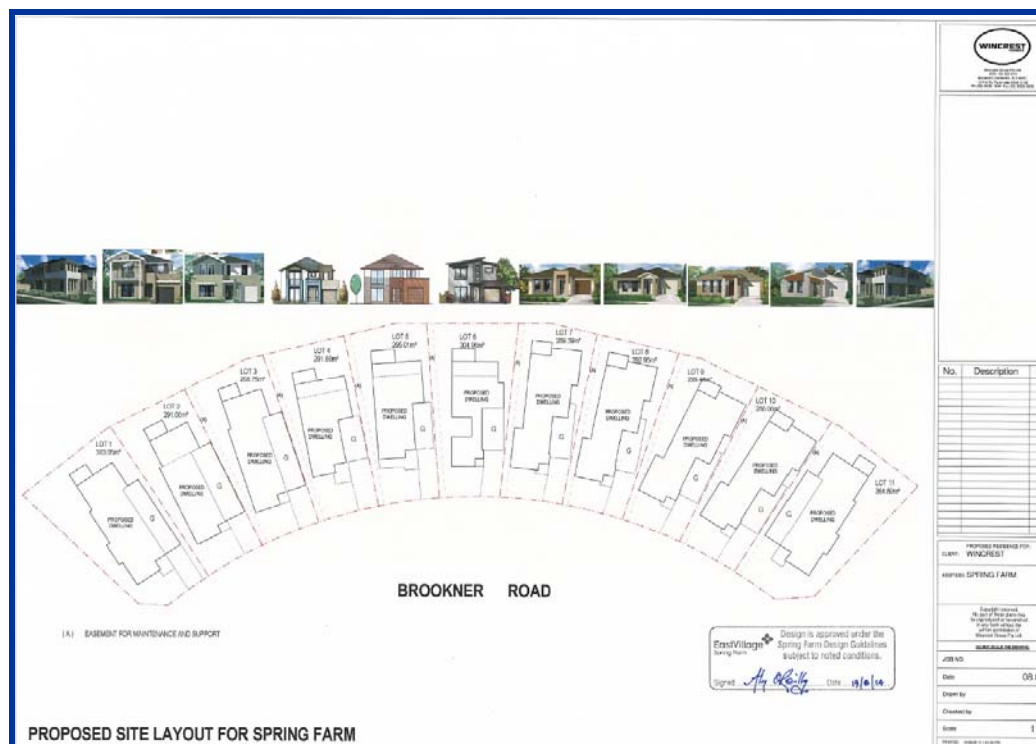
- Subdivision of land to create 43 residential lots ranging in size from 268.6m<sup>2</sup> and 387.4m<sup>2</sup>;
- creation of a future public reserve with an area of 2,500m<sup>2</sup>, a future community lot with an area of 2,000m<sup>2</sup>, a future retail/commercial site with an area of 3,403.4m<sup>2</sup> and a future environmental conservation lot, with an area of 5.5ha;
- construction of 43 dwellings comprising a mix of single and two storey with a maximum building height of 7.3m and a range of materials including bricks, tiles and render in a neutral palette;
- construction of a 2 local roads referred to as road No. 1 and No. 2, with a road reserve of between 14m – 15m in width;
- construction of a 13m wide bush corridor road referred to as road No.18 and half road construction of Richardson Road;
- street tree planting and embellishment works within the proposed village park;
- provision of acoustic attenuation measures along proposed lot No's 1, 20, 21 and 43 to attenuate road traffic noise;
- tree and vegetation removal along the sites south western corner; and
- drainage and associated site works.

The capital investment value of the works is approximately \$17.1 million.

## PROPOSED SITE PLAN

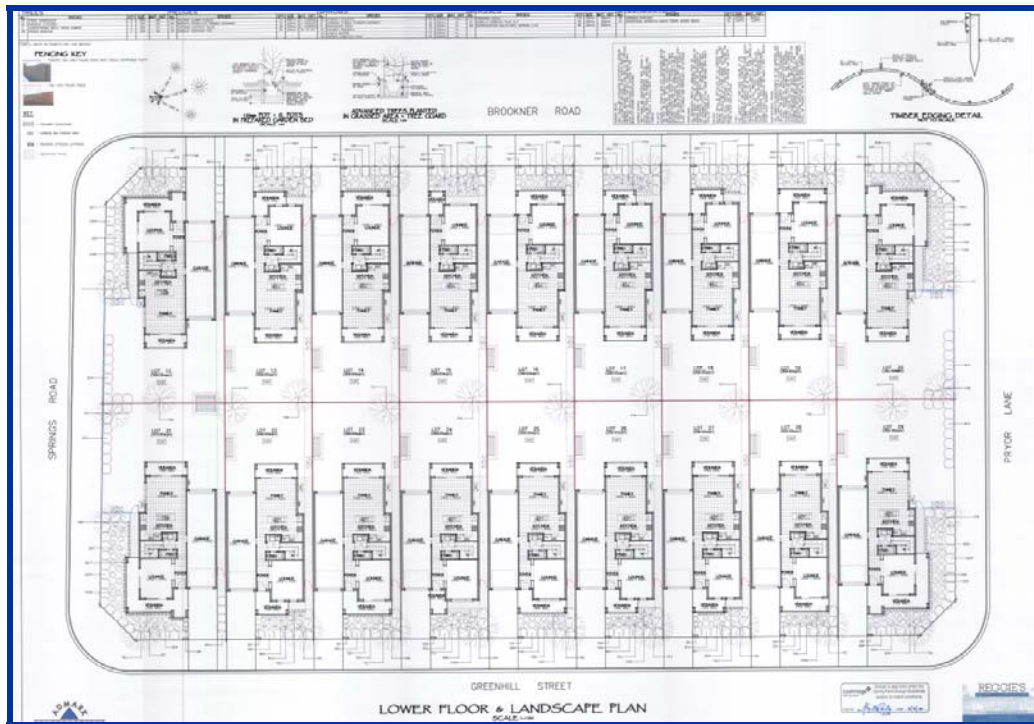


## PROPOSED SITE PLAN AND ELEVATION FOR LOTS 1 TO 11

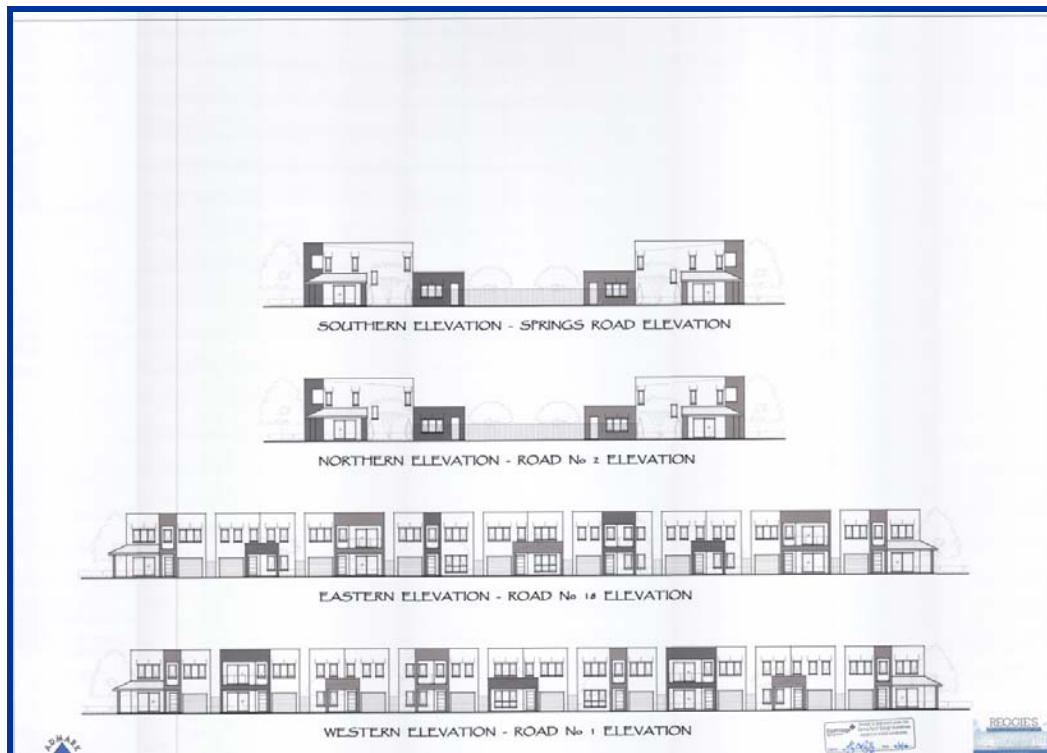




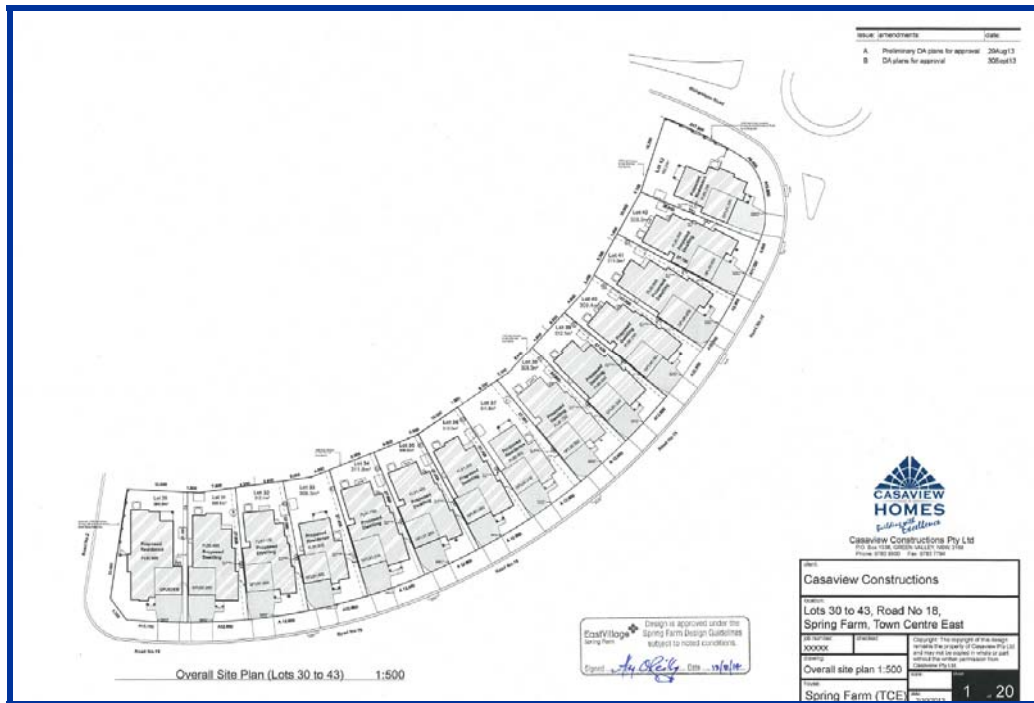
## PROPOSED SITE PLAN FOR LOTS 12 TO 29



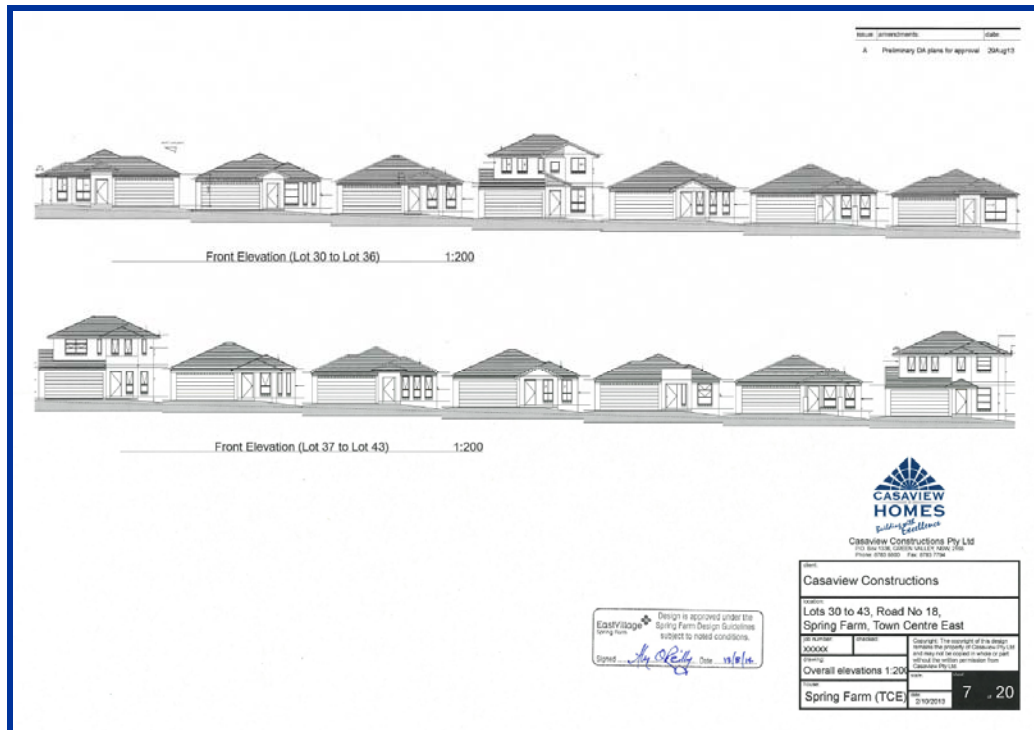
## PROPOSED ELEVATIONS FOR LOTS 12 TO 29



## PROPOSED SITE PLAN FOR LOTS 30 TO 43



## PROPOSED ELEVATIONS FOR LOTS 30 TO 43



## **ASSESSMENT**

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

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

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

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

- State Environmental Planning Policy (State and Regional Development) 2011 (SEPP)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy No 55 – Remediation of Land
- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River
- Deemed State Environmental Planning Policy No 9 – Extractive Industry (SEPP)
- Camden Local Environmental Plan 2010

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

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

Pursuant to Clauses 20 and 21 of the SEPP, the proposed development is included in Schedule 4A of the *Environmental Planning and Assessment Act 1979* and has a CIV of approximately \$17.1 million. This exceeds the CIV threshold of \$5 million for Council to determine the DA and therefore it is referred to the Panel for determination.

#### **State Environmental Planning Policy Mining, Petroleum Production and Extractive Industries) 2007 (SEPP)**

The aim of this policy is to provide for the proper management and development of mineral, petroleum and extractive material sources for the purpose of promoting the social and economic welfare of the State.

Clause 13 of the SEPP requires the proposed development to be assessed in terms of its compatibility with current and future mining, petroleum production and extractive industries

Sand and soil extraction is currently taking place approximately 1.5km to the west of the proposed site (the M. Collins and Sons site on Macarthur Road). It is considered that an adequate buffer distance exists between the extractive industry and the proposed development and that the existing conditions of consent for this industry will ensure that the development will not be adversely affected by noise, dust or reduced visual amenity from this industry, thereby satisfying the requirements of the SEPP.



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

The SEPP requires Council to be satisfied that the proposed site is suitable for its intended use (in terms of contamination) prior to granting consent. The applicant submitted a phase 2 contamination assessment approved under DA 1028/2007 which concludes that the site is not contaminated and is suitable for future residential, commercial and recreational uses.

However, due to the ongoing use of Lot 20, DP 632825 after the preparation of the above phase 2 assessment in 2007, an updated report was required to confirm that the land was still suitable for the intended uses. A subsequent site validation report was submitted, which confirmed that the site is suitable for its intended uses. Council staff are therefore satisfied that the site is not contaminated and consider the land to be suitable for its intended future use.

A condition is recommended to ensure that any unexpected finds are dealt with in an appropriate manner.

#### Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River (No 2 - 1997) (Deemed SEPP)

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

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. Appropriate erosion and sediment control measures have been proposed and a condition is recommended to provide a water pollution control device as part of the development.

#### Deemed State Environmental Planning Policy No 9 – Extractive Industry (SEPP)

Pursuant to Clause 8 of the SREP, the application was referred to the Department of Trade & Investment Resources and Energy for their comment, in that the subject site is located within an area identified as having extractive material of regional significance. The Department of Trade & Investment Resources and Energy have raised no issues with the proposed development and have noted that Council needs to satisfy itself that measures are in place to avoid future land conflict. Council is satisfied that there will be no future land conflict as a result of the proposed development.

#### Camden Local Environmental Plan 2010 (LEP)

##### *Permissibility*

The site is zoned B1 Neighbourhood Centre, E2 Environmental Conservation and SP2 Infrastructure under the provisions of the LEP. The proposed development is defined as a "subdivision", "dwelling houses", "recreation area", "neighbourhood shops", "community facilities", "drainage", "environmental protection works" and "roads", by the LEP. The works proposed within the B1 zone include subdivision, roads, drainage and dwelling houses. The subdivision, drainage and roads are permissible land uses in this zone; however residential accommodation is a

prohibited use. The LEP does contain an Additional Permitted Use Schedule (Schedule 1) which permits dwelling houses within the B1 zone.

The only works proposed within the SP2 zone includes road works to facilitate the provision of a roundabout on the southern portion of the site.

Lot 47 proposes a future environmental protection works lot for the purposes of bush corridor land. No works are proposed within this land as part of the application. In addition, minor battering works are proposed within lot 3 DP 1135124 to facilitate the residential subdivision of the land.

### *Objectives*

In terms of the proposed development's consistency with the zone objectives, the relevant objectives of the zones seek to "to provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood", "to minimise conflict between land uses within the zone and land uses within adjoining zones", to "enable other land uses that are complimentary to and do not detract from the viability of retail, business and community uses within the zone", to "provide for infrastructure and related uses", to "prevent development that is not compatible with or that may detract from the provision of infrastructure", to "protect and restore areas of high ecological, scientific, cultural and aesthetic values", to "prevent development that could destroy, damage or otherwise have an adverse effect on those values" and to "protect and enhance ecology, hydrology and scenic views of waterways, riparian land, groundwater resources and dependent ecosystems".

It is considered that the proposed development is generally consistent with these objectives. The development provides for a community facility and additional residential development land which will service the needs of people who live and work in the area. The DA identifies a future retail/commercial site which can provide for small scale retail development. It is considered that these uses will be complimentary to the adjacent neighbourhood centre use.

The provision of additional roads and drainage infrastructure will also help minimise conflict between land uses within the area. The provision of a future environmental protection lot will ensure that land is protected and restored for ecological purposes.

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

<b>Clause</b>	<b>Requirement</b>	<b>Provided</b>	<b>Compliance</b>
2.6 Subdivision - consent requirements	Subdivision requires development consent	Consent has been sought for the proposed subdivision as part of this DA	Yes
4.1 Minimum Lot Size	There is no minimum lot size applicable to the proposed development	The DA proposes the subdivision of land to create 43 residential lots, ranging in size from 268.6m <sup>2</sup> to 387.4m <sup>2</sup> ; a future public reserve lot of 2500m <sup>2</sup> , a future community use lot with an area of 2000m <sup>2</sup> , a future environmental conservation lot of 5.5ha	Yes

Clause	Requirement	Provided	Compliance
		and a future retail/commercial site with an area of 3403.4m <sup>2</sup> .  It is considered that the proposed areas of subdivision are sufficient to ensure dwellings can be constructed and active open space areas can be provided	
4.3 Height of Buildings	Maximum 9.5m building height	The proposed dwellings have a maximum height of 7.3m	Yes
5.9 Trees or Vegetation	Preserve the amenity of the area though the preservation of trees and other vegetation	The DA proposes the removal of a number of semi-mature Elderslie Banksia Scrub Forest (EBSF) trees to the south of the site. However, the loss of the proposed vegetation is to be offset though the regeneration of the Elderslie Banksia Scrub Forest and Cumberland Plain Woodland within the remaining bush corridor lands. Council staff have reviewed the proposed vegetation removal and consider it to be acceptable on the basis that it can be offset elsewhere in the bush corridor. In addition, the vegetation is required to be removed to facilitate the provision of necessary infrastructure in accordance with the Spring Farm Water Cycle Masterplan	Yes
6.1 Arrangement for Designated State Public Infrastructure (SIC)	Satisfactory arrangements must be made before the subdivision of land in an urban release area to satisfy the needs that arise from the development on the land	A SIC condition is applied to the proposed development in accordance with the SIC Practice Note	Yes
6.2 Public Utility Infrastructure	Appropriate public utility infrastructure to service the	The site is serviced by appropriate public utility infrastructure including	Yes

Clause	Requirement	Provided	Compliance
	development	water and sewer	
6.5 Matters to be specifically considered for residential development at Spring Farm	<p>Before granting consent for the subdivision of the urban release area known as 'Spring Farm', Council to consider whether:</p> <p>(a) remnant vegetation and bush corridors will be protected, enhanced and managed;</p> <p>(b) adverse odour impacts from the Macarthur Resource Recovery Park will be mitigated; and</p> <p>(c) adverse noise and dust impacts from the sand mining operations will be mitigated</p>	<p>The proposed subdivision will not impact any remnant vegetation or bush corridors</p> <p>The proposed subdivision will not be impacted by the Macarthur Resource Recovery Park, due to its location being more than 1.5km to the east of the subject site</p> <p>The proposed development is located approximately 1.5km to the north east of Collins Sand and Soil Extraction operations. NSW Planning and Environment have issued an approval for these operations and the consent contains conditions relating to the management of the dust and noise operations. It is not considered that there will be any adverse impacts on the proposed development as a result of these operations</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
7.4 Earthworks	Ensure that earthworks will not have a detrimental impacts	The proposed earthworks are minor in nature in that Development Consent 1028/2007 approved extensive bulk earthworks across the site. It is not considered that there will be any adverse impacts as a result of them	Yes

**(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General**

***has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).***

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

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

Camden Development Control Plan 2011 (DCP)

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

<b>Control</b>	<b>Requirement</b>	<b>Provided</b>	<b>Compliance</b>
B1.1 Erosion and Sedimentation	Erosion and sediment control measures	Appropriate erosion and sedimentation controls have been proposed and are deemed to be acceptable	Yes
B1.2 Earthworks	Building work must be designed to ensure minimal cut and fill is required	The DA proposes minimal cut and fill and this is deemed to be acceptable	Yes
	Use of clean fill	Any importation of fill on site will be required to comply with the standard Council requirements for clean fill material and this requirement is a recommended condition	Yes
B1.3 Salinity Management	Salinity resistant construction	The development will be constructed to be salinity resistant. A condition is recommended to ensure compliance with the supporting Salinity Management Plan	Yes
B1.4 Water Management	Stormwater management and drainage to comply with Council's Engineering Specifications	Plans detailing concept on-site stormwater detention and disposal have been lodged in support of the DA. These plans are considered to be acceptable and it is a recommended condition that further details on the design be provided prior to the issue of a Construction Certificate. It is also a recommended condition that the proposed development comply with Council's engineering specifications	Yes



Control	Requirement	Provided	Compliance
B1.5 Trees and Vegetation	Preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation	The DA proposes the removal of a number of semi-mature Elderslie Banksia Scrub Forest (EBSF) trees on the sites south western boundary. However, the loss of the proposed vegetation is to be offset through the regeneration of the Elderslie Banksia Scrub Forest and Cumberland Plain Woodland within the remaining bush corridor lands. Council staff have reviewed the proposed removal of vegetation and consider it to be acceptable on the basis that it can be offset elsewhere in the bush corridor	Yes
B1.8 Environmental and Declared Noxious Weeds	All applications for development are to consider the need to minimise weed dispersion and to ensure weed infestations are managed during the stages of development	It is a recommended condition that the applicant must fully and continuously suppress and destroy, by appropriate means, any noxious or environmentally invasive weed infestations that occur during and after construction works	Yes
B1.9.1 Waste Management Plan	A waste management plan is required	A waste management plan has been provided and is deemed to be satisfactory. It is a recommended condition that all waste complies with Part B1.1.9 of the DCP. This will ensure the requirements of this control are met	Yes
B1.10 Bushfire Risk Management	Development must comply with Planning for Bush Fire Protection 2006	Pursuant to Section 79BA of the <i>Environmental Planning and Assessment Act 1979</i> , the DA was referred to the NSW Rural Fire Service (RFS) for comment. The RFS have recommended that the proposed development fully complies with a bush fire report lodged with the DA. Compliance with this report is a recommended condition	Yes
B1.12 Contaminated and Potentially	A contamination assessment and remediation (if	A phase 2 contamination assessment approved under DA 1028/2007 was submitted	Yes

Control	Requirement	Provided	Compliance
Contaminated Land Management	required)	<p>in support of the DA, which concludes that the site is not contaminated and is suitable for the future residential, commercial and recreational uses.</p> <p>However, due to the ongoing use of Lot 20 DP 632825 since the preparation of the phase 2 assessment in 2007, an updated assessment of this land was therefore required. A subsequent site validation report was submitted confirming that this part of the site remains suitable for its intended use. Council staff therefore consider that the land is not contaminated and suitable for its intended uses.</p> <p>A condition is also recommended that provides instruction in the instance any unexpected contamination finds are encountered</p>	
B1.13 Mine Subsidence	Applications for development within the area shown on Figure B2 requires the approval of the Mine Subsidence Board (MSB) prior to the submission of a DA to Council	The site is located within a mine subsidence area. As such, authorisation is required from the MSB for any works. A condition is imposed to ensure the appropriate approvals are sought prior to issue of a Construction Certificate	Yes
B1.16 Acoustic Amenity	Compliance with Council's Environmental Noise Policy (ENP)	<p>The applicant has submitted an acoustic report which demonstrates the requirement for acoustic attenuation measures including the provision of an acoustic barrier of 2.1m timber lapped and capped fence along proposed lots 1, 20, 21 &amp; 43</p> <p>The above is consistent with Council's ENP</p>	Yes

Control	Requirement	Provided	Compliance
B2 Landscape Design	A landscape plan must be provided	A landscape plan was lodged with the DA which provides for a high quality landscaping design to screen and soften the proposed development. However, additional landscaping is a recommended condition to ensure that the overall landscape objectives of the DCP are met	Yes
B5.1 Off-street Car Parking Rates and Requirements	Compliance with Council's car parking standards	Car parking for the community/commercial element will be determined as part of a future DA.  Refer to tables below in relation to residential car parking rates	Yes
C5.1 Neighbourhood Amenity & Subdivision Design	High level of pedestrian connectivity must be provided	The proposed development provides roads and footpaths which will link future residential subdivisions approved to the east and west and also to the proposed recreational open space	Yes
	Subdivision layout must provide a legible and permeable street hierarchy	The proposed streets are legible, permeable and will encourage pedestrian and vehicular movement within the subdivision	Yes
	Street blocks are to be a maximum 250m x 70m	The proposed street blocks have a maximum dimension of 170m x 53m	Yes
	The preferred lot orientation is north-south, east-west	All of the residential lots proposed have a north-south, east-west orientation	Yes
	Residential lots must generally be rectangular and battle-axe lots are to be limited	All proposed residential lots are generally rectangular and there are no battle-axe lots proposed	Yes
	Lots smaller than 300m <sup>2</sup> require dwelling plans to be submitted upon lodgement	Dwelling plans have been submitted for all future lots and considered to be acceptable	Yes

Control	Requirement	Provided	Compliance
	Easements for services to be incorporated into road reserves	All utility services will be located within the proposed road reserves and will not burden any lots	Yes
	Smaller lots located closer to neighbourhood centre, public transport and park	The proposed residential lots are located within the Spring Farm Neighbourhood Centre. As such, the lot sizes are appropriate for their location	
C5.2 Street Network & Design	Street layout to be consistent with the Spring Farm Master Plan	The proposed subdivision generally complies with the street layout identified in the Spring Farm Master Plan	Yes
	Streets to comply with the minimum required cross sections for the Spring Farm urban release area	The proposed subdivision generally complies with the cross sections within Figures C22.1 to C22.11. However, the DA proposes a variation to the layout of Richardson Road	<b>No – DCP Variation 1</b>
	Local streets designed with the minimum cross sectional width must play a minor role in the road network, provide low volume linkages and connections to more significant roads	The local minor streets proposed (13m and 14m wide) provide for low volume traffic to connect into the roads of higher order including Springs Road and Richardson Road	Yes
	All streets and roundabouts to comply with Council's engineering specifications	Each of the proposed roads and intersections comply with Council's engineering specifications	Yes

Control	Requirement	Provided	Compliance
	For local streets, traffic management is to be used to produce a low speed traffic environment	The design of the proposed roads do not lend themselves to high speed environments due to shorter block lengths and therefore comply with this control	Yes
	Street trees to be provided on all streets	The landscape plan shows the provision of street trees on all streets within the development site.	Yes
C5.3 Pedestrian & Cycle Network	Pedestrian and cycle connections to be consistent with the Spring Farm Master Plan	It is a recommended condition that both cycle and pedestrian cycle connections fully comply with the Spring Farm pedestrian and cycle path network	Yes
C5.4 Public Transport Network	Bus routes and stops to be in accordance with the Spring Farm indicative bus route map	No bus routes or bus stops are proposed along the road within the development site	Yes
C5.5 Parks & Open Space	Parks should have a minimum area 2000m <sup>2</sup>	The proposed park will have a minimum lot size of 2500m <sup>2</sup>	Yes
C5.6 Community Infrastructure	Education, civic and community facilities are to be located and provided generally in accordance with the applicable contributions plans	The proposed community lot is consistent with the applicable contributions plans	Yes
	Community infrastructure shall be located within centres	The community lot is located within the Spring Farm Neighbourhood Centre. As such, the land is considered appropriately located.	Yes
C5.7 Provision of adequate Infrastructure & Facilities	Demonstrate local public infrastructure and facilities will be provided	Conditions are recommended which require the payment of Section 94 Contributions in accordance with Camden Contributions Plan 2011	Yes



Control	Requirement	Provided	Compliance
C7.1 Residential Density Targets and Staging for Spring Farm	Demonstrate that density targets for Spring Farm (15 dwellings per hectare) and the dwelling targets in Figure C20 will be achieved	Figure C20 of the DCP identifies a density yield of 32 – 37 lots for the northern portion of the site. No density targets are however shown for the southern section of the site. As such, the proposed 43 residential lots to be created across the whole site are considered to be satisfactory and in accordance with the requirements of the DCP	Yes
	Demonstrate staging plan is achieved in accordance with Figure C21	The proposed subdivision is located with Stage 1 as illustrated within Figure C21 of the DCP. The timing of the design and construction of this stage is consistent with the development approved within Spring Farm to date and is deemed acceptable	Yes
C7.2 Neighbourhood and Subdivision Design	Typical block dimensions 60m x 200m	The proposed street blocks have a dimension of 170m x 53m	Yes
	No residential development below 100 year ARI flood line	None of the proposed residential lots will be below the 100 year ARI flood line	Yes
	Electricity easements incorporated into road reserves	All electrical utilities will be located within public road reserves and will not burden private lots	Yes
	View corridors protected and curtilage of heritage items to be protected	The development is not located within any significant view corridors or adjoining any heritage items	Yes
C7.3 Street Network and Design	Compliance with Figure C22 – Spring	The proposed subdivision generally complies with the street layout identified within the Spring Farm Master Plan	Yes
	The existing alignments of Richardson and Springs Roads are to be retained	The proposed subdivision will not impact the existing alignments of Springs Road or Richardson Road in accordance with Figure C22	Yes

Control	Requirement	Provided	Compliance
	Kerb returns of 8.5m radius for intersections between streets must be provided	Each of the intersections proposed can achieve kerb returns with a minimum radius of 8.5m	Yes
	Streets are to be constructed in accordance with Figure C22	The proposed subdivision generally complies with the cross sections within Figures C22.1 to C22.11. However, the DA proposes a variation to the layout of Richardson Road	<b>No – DCP Variation 1</b>
C7.4 Pedestrian and Cycle Network	The pedestrian and cycle path network is to be constructed to comply with Figure C23	Figure C23 requires the provision of on-road cycle paths along both Richardson and Springs Roads and the proposed development is consistent with this requirement. To ensure compliance, the pedestrian and cycle connections have been conditioned to fully comply with the Spring Farm Master Plan	Yes
C7.5 Public Transport	Figure C24 illustrates the proposed bus routes through Spring Farm and the connections with the surrounding area	Figure C24 shows Springs Road as a proposed bus route. The submitted plans demonstrate that the proposed cross section for Springs Road can facilitate the movement of buses	Yes
C7.6 Parks & Open Space	Open space and Parks to comply with the Spring Farm Master plan	The location of the park is in accordance with the requirements of the DCP	Yes
C7.7 Bush Corridor & Riparian Corridor	Ensure protection and management of environmentally sensitive land	The DA will ensure that the adjoining bush corridor will be suitably protected as part of any future works on the land. A condition is recommended to ensure that suitable fencing is erected along the boundary of the site fronting bush corridor to limit any potential damage	Yes
D3.2.1 Function & Use	Development within business zones must incorporate a	The DA proposes to provide land for the purposes of retail/commercial, community uses and a park. The	Yes

Control	Requirement	Provided	Compliance
	range of local retail, commercial, entertainment, child care, residential and community uses to serve the needs of the local community	proposal will therefore meet the needs of the local community and is deemed to be acceptable	
D3.2.1 Function and Use	Development within business zones must incorporate a range of local, retail, commercial, entertainment child care, residential and community uses to serve the local community	The DA proposes a mix of residential, retail/commercial and community uses to meet the needs of the local community and this is considered to be acceptable	Yes
D3.2.2 Layout and Design	Layout and design must consider future noise and amenity conflicts for both the subject development and the neighbouring developments	<p>The DA proposes an acoustic barrier to protect the future residents on lots 1, 20, 21 and 43.</p> <p>The above is consistent with Council's ENP and will ensure that no adverse noise impacts occur as a result of the proposed development</p>	Yes
	Where development fronts the street, it must be designed so that addresses the street or public place	The DA proposes future retail/commercial and community lots that will front both Springs and Richardson Roads. The detailed design of buildings and the relationship to the street will be addressed as part of a future development application	Yes
	New development must not detract from significant views and vistas	The proposed residential dwellings will not detract from the existing views or vistas from either Richardson or Springs Road. The dwellings will provide an attractive streetscape which will add to the vitality and viability of the Spring Farm Neighbourhood	Yes

Control	Requirement	Provided	Compliance
		Centre	
D3.2.5 Public Domain	Development must include a high quality landscape design	A landscape plan was lodged with the DA which provides for a high quality landscaping design to screen and soften the proposed development. However, additional landscaping details is a recommended condition to ensure that the overall landscape objectives of the DCP are met	Yes
	The building and landscape is to be complimentary to ensure legible, safe and comfortable access for pedestrians	The landscape design is complimentary in that it provides a safe, comfortable and legible environment for users	Yes
	Street trees and open space plantings are to provide generous shade for pedestrians	The proposed trees will be under canopy trees that will provide shade and shelter for pedestrians. Details relating to the species of street trees is a recommended condition	Yes
D3.3.2 Layout/Design	Layout and design must be consistent with Figure D46	<p>The layout and design of the Spring Farm Neighbourhood Centre as shown in Figure D46 is superseded by the Spring Farm Master Plan shown in Figure C18 of the DCP. Figure C18 shows a revised layout to the neighbourhood centre, which is consistent with that proposed.</p> <p>The layout and design of the proposed development, therefore generally complies with the requirements of Figure D46.</p>	Yes

Control	Requirement	Provided	Compliance
	The layout and design must support the vitality of the neighbourhood centre , allow for activity to be maintained over long periods and must achieve street activation	The proposed design and layout has been designed with consideration to the street activation of the future commercial/retail and community uses	Yes
	The village green shall have good solar access and shall be suitably landscaped for public and communal activities	The village green is orientated to ensure adequate levels of solar access for future users. In addition, the public park has been designed with consideration to public and communal activities	Yes
	Development must be designed to provide good exposure to surrounding streets and the village green	The proposed development has been designed to ensure that future uses will address both Richardson and Springs Roads and all development will maintain clear view lines to the village green along the western boundary of the site	Yes
	The neighbourhood centre shall be provided with on-street parking	On-street car parking will not be provided as part of the Richardson Road reconstruction	<b>No - DCP Variation 1</b>
	The neighbourhood centre must be provided with the off-street car parking design in accordance with Australian Standards	Off-street car parking will be provided for the commercial/retail and community uses as part of future DA	Yes



Control	Requirement	Provided	Compliance
	Potential noise and amenity conflicts from the Nepean/Camden zone substation must be taken into consideration when designing development	It is not considered that the Endeavour Energy substation will have any adverse impacts on the proposed development in terms of noise impacts.	Yes
D3.3.3 Built Form and Appearance	Subject to compliance with the building heights contained within the LEP, development within the neighbourhood centre should have a range of building heights up to a maximum of 3 storeys	The DA proposes 43 dwellings with a maximum height of 7.3m, which is in accordance with the requirements of the DCP	Yes
	Street trees should provide shelter from both the sun and the rain	All future street trees will provide shelter to residents and visitors	Yes
	Housing design shall provide casual surveillance over adjacent streets and public spaces and public spaces shall have good linkages that reinforce the concept of safety	The proposed dwellings provide casual surveillance to the surrounding streets and public spaces. Council staff and are therefore satisfied with the surveillance measures proposed by the development	Yes
	The neighbourhood centre must be provided with on-street parking that is conveniently located,	On-street car parking will not be provided as part of the Richardson Road reconstruction	<b>No – DCP Variation 1</b>

Control	Requirement	Provided	Compliance
	attractive and open for surveillance		
	An area of 6200m <sup>2</sup> shall be provided for the Village Green and multi-purpose community facility and youth recreation facility	An area of 4500m <sup>2</sup> is proposed for the future village green (2500m <sup>2</sup> ) and the future community facility (2000m <sup>2</sup> ). It should be noted that a youth recreation centre is not required within the Spring Farm locality. The surplus land has therefore been incorporated into the remaining retail/commercial lot, which was agreed at Councils Development Contributions Management Committee on 13 December 2013. Council staff therefore consider the allocation of land to be consistent with the requirements of the DCP	Yes

#### DCP Variation 1 – Layout of Richardson Road

##### *DCP Control*

The DCP requires the reconstructed Richardson Road to be designed as a 22.5m wide boulevard. The road should have a 6.6m travel lane on either side of the road, including a 1.5m wide cycle lane and a 2.1m wide parking lane. In addition, this main street should be designed to include a 1.3m wide median to the centre of the carriageway and a 4m wide footpath on either side of road.

The applicant proposes to provide a 22.5m wide boulevard with a 5m travel lane on either side of the road (including an integrated cycle lane), a median with a variable width up to a maximum of 3.9m, a pedestrian footpath on either side the road of between 3.65m and 5m and a turning lane (to the future Woolworths site) of 3.0m. On-street car parking is not proposed.

##### *Variation Request*

The applicant has requested that Council support a variation to this DCP control on the basis that:

- The proposed Richardson Road layout width complies with the requirements of the DCP in relation to its full width;
- sufficient on-street parking is proposed in the surrounding streets, including Springs Road;
- the provision of a turning lane will provide better access to the future Woolworths development to the west of the site; and

- the proposal complies with Austroads requirements.

#### *Council Staff Assessment*

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

- the design of Richardson Road is in accordance with the requirements of Austroads;
- sufficient on-street car parking is considered to be provided along Springs Road and the surrounding local roads. In addition, the Woolworths site to the west of the development site was required to provide 211 car parking spaces to be in accordance with requirements of the DCP. The development however provided 260 car spaces, which resulted in an excess of 49 spaces. These additional spaces are considered to provide sufficient car parking for visitors to the neighbourhood centre, in the absence of on-street parking along Richardson Road;
- the pedestrian footpaths located on either side of Richardson Road are wide enough to create a sense of place for a main street within a neighbourhood centre; and
- the provision of a turning lane into the Woolworths development to the west of the application site will allow convenient access to the neighbourhood centre for visitors travelling from Elderslie and Narellan.

Consequently it is recommended that the Panel support this proposed variation to the DCP.

#### Dwelling Compliance

The assessment of proposed dwellings compliance with the controls with the DCP is contained in Appendix 1 of this report and discussion of any variation to the controls are provided within that appendix.

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

No relevant agreement exists or has been proposed as part of this DA.

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

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

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

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

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

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

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

The DA was publicly exhibited for a period of 14 days in accordance with the DCP. The exhibition period was from 15 October 2014 to 29 October 2014. One submission was received in support of the proposed development; however it did raise one issue relating to impact on the current operations at Glenlee Coal site. Following a number of discussions, the issues raised have now been fully resolved.

**(e) *The public interest***

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

**EXTERNAL REFERRALS**

*NSW Rural Fire Service*

Pursuant to Section 91 of the *Environmental Planning and Assessment Act 1979*, the DA was referred to the NSW RFS for comment as the majority of the site is mapped as bush fire prone land. The RFS have raised no issues with the proposed development subject to compliance with the recommendations outlined in a bush fire report lodged in support of the DA. It is a recommended condition that the DA fully complies with the requirements of this report.

*Department of Trade & Investment Resources and Energy*

Pursuant to Clause 8 of the SREP, the application was referred to the Department of Trade & Investment Resources and Energy for their comment in that the subject site is located within an area identified as having extractive material of regional significance. The Department of Trade & Investment Resources and Energy have raised no issues with the proposed development and have noted that Council needs to satisfy itself that measures are in place to avoid future land conflict. Council is satisfied that there will be no future land conflict as a result of the proposed development.

**FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

**CONCLUSION**

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 861/2014 is recommended for approval subject to the conditions contained in this report.

## **CONDITIONS**

### **1.0 - General Conditions of Consent**

The following conditions of consent are general conditions applying to the development.

- (1) **General Terms of Approval** - The General Terms of Approval from state authorities shall be complied with prior to, during, and at the completion of the development.

The General Terms of Approval are:

1. NSW Rural Fire Service, reference D14/3321 dated 11 December 2014
- (2) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

<b>Plan Reference/ Drawing No.</b>	<b>Name of Plan</b>	<b>Prepared by</b>	<b>Date</b>
76788.01.DA001 Revision E	Cover Sheet - Locality Plan & Site Plan	SMEC Urban	2.02.15
76788.01.DA002 Revision E	Sheet Schedule & Notes	SMEC Urban	2.02.15
76788.01.DA003 Revision E	Road Network Plan	SMEC Urban	2.02.15
76788.01.DA101 Revision E	Plan of Civil Works	SMEC Urban	2.02.15
76788.01.DA201 Revision E	Typical Cross Section – Sheet 1 of 2	SMEC Urban	2.02.15
76788.01.DA202 Revision E	Typical Cross Section – Sheet 2 of 2	SMEC Urban	2.02.15
76788.01.DA203 Revision E	Longitudinal Sections – Richardson Road and Spring Road	SMEC Urban	2.02.15
76788.01.DA204 Revision E	Longitudinal Sections – Road No. 18	SMEC Urban	2.02.15
76788.01.DA205 Revision E	Longitudinal Sections – Road No. 1 and Road No. 2	SMEC Urban	2.02.15
76788.01.DA501 Revision E	Proposed Cut/fill Plan	SMEC Urban	2.02.15
76788.01.DA601 Revision E	Pre and Post Development	SMEC Urban	2.02.15

	Catchment Plan and General Notes		
76788.01.DA602 Revision E	Drainage Concept Plan and Catchment Plan	SMEC Urban	2.02.15
76788.01.DA701 Revision E	Soil and Water Management Plan Concept Plan	SMEC Urban	2.02.15
76788.01.DA702 Revision E	Soil and Water Management Details	SMEC Urban	2.02.15
None	Proposed Site Layout For Spring Farm	Wincrest Homes	08.07.13
None	Landscape Plan	Wincrest Homes	18.08.14
Lot 1 Sheet 01 of 10 Issue A	Site Plan	Wincrest Homes	17.08.14
Lot 1 Sheet 02 of 10 Issue A	Ground Floor Plan	Wincrest Homes	17.08.14
Lot 1 Sheet 03 of 10 Issue A	First Floor Plan	Wincrest Homes	17.08.14
Lot 1 Sheet 04 of 10 Issue A	Elevations	Wincrest Homes	17.08.14
Lot 1 Sheet 05 of 10 Issue A	Sections/Schedules	Wincrest Homes	17.08.14
Lot 1 Sheet 06 of 10 Issue A	Stormwater Concept Plan	Wincrest Homes	17.08.14
Lot 1 Sheet 07 of 10 Issue A	Soil And Sediment Control Plan	Wincrest Homes	17.08.14
Lot 1 Sheet 08 of 10 Issue A	Shadow Diagrams	Wincrest Homes	17.08.14
Lot 2 Sheet 01 of 10 Issue A	Site Plan	Wincrest Homes	17.08.14
Lot 2 Sheet 02 of 10 Issue A	Ground Floor Plan	Wincrest Homes	17.08.14
Lot 2 Sheet 03 of 10 Issue A	First Floor Plan	Wincrest Homes	17.08.14
Lot 2 Sheet 04 of 10 Issue A	Elevations	Wincrest Homes	17.08.14
Lot 2 Sheet 05 of 10 Issue A	Sections/Schedules	Wincrest Homes	17.08.14
Lot 2 Sheet 06 of 10 Issue A	Stormwater Concept Plan	Wincrest Homes	17.08.14
Lot 2 Sheet 07 of 10 Issue A	Soil And Sediment Control Plan	Wincrest Homes	17.08.14
Lot 2 Sheet 08 of 10 Issue A	Shadow Diagrams	Wincrest Homes	17.08.14
Lot 3 Sheet 01 of 10 Issue A	Site Plan	Wincrest Homes	17.08.14
Lot 3 Sheet 02 of 10 Issue A	Ground Floor Plan	Wincrest Homes	17.08.14
Lot 3 Sheet 03 of 10 Issue A	First Floor Plan	Wincrest Homes	17.08.14
Lot 3 Sheet 04 of	Elevations	Wincrest Homes	17.08.14

10 Issue A			
Lot 3 Sheet 05 of 10 Issue A	Sections/Schedules	Wincrest Homes	17.08.14
Lot 3 Sheet 06 of 10 Issue A	Stormwater Concept Plan	Wincrest Homes	17.08.14
Lot 3 Sheet 07 of 10 Issue A	Soil And Sediment Control Plan	Wincrest Homes	17.08.14
Lot 3 Sheet 08 of 10 Issue A	Shadow Diagrams	Wincrest Homes	17.08.14
Lot 4 Sheet 01 Issue A	Site Plan	Wincrest Homes	17.08.14
Lot 4 Sheet 02 Issue A	Ground Floor Plan	Wincrest Homes	17.08.14
Lot 4 Sheet 03 Issue A	First Floor Plan	Wincrest Homes	17.08.14
Lot 4 Sheet 04 Issue A	Elevations	Wincrest Homes	17.08.14
Lot 4 Sheet 05 Issue A	Sections/Schedules	Wincrest Homes	17.08.14
Lot 4 Sheet 06 Issue A	Stormwater Concept Plan	Wincrest Homes	17.08.14
Lot 4 Sheet 07 Issue A	Sediment Control Plan	Wincrest Homes	17.08.14
Lot 4 Sheet 08 Issue A	Shadow Diagrams	Wincrest Homes	17.08.14
Lot 5 Sheet 01 Issue A	Site Plan	Wincrest Homes	17.08.14
Lot 5 Sheet 02 Issue A	Ground Floor Plan	Wincrest Homes	17.08.14
Lot 5 Sheet 03 Issue A	First Floor Plan	Wincrest Homes	17.08.14
Lot 5 Sheet 04 Issue A	Elevations	Wincrest Homes	17.08.14
Lot 5 Sheet 05 Issue A	Sections/Schedules	Wincrest Homes	17.08.14
Lot 5 Sheet 06 Issue A	Stormwater Concept Plan	Wincrest Homes	17.08.14
Lot 5 Sheet 07 Issue A	Sediment Control Plan	Wincrest Homes	17.08.14
Lot 5 Sheet 08 Issue A	Shadow Diagrams	Wincrest Homes	17.08.14
Lot 6 Sheet 01 Issue A	Site Plan	Wincrest Homes	17.08.14
Lot 6 Sheet 02 Issue A	Ground Floor Plan	Wincrest Homes	17.08.14
Lot 6 Sheet 03 Issue A	First Floor Plan	Wincrest Homes	17.08.14
Lot 6 Sheet 04 Issue A	Elevations	Wincrest Homes	17.08.14
Lot 6 Sheet 05 Issue A	Sections/Schedules	Wincrest Homes	17.08.14
Lot 6 Sheet 06 Issue A	Stormwater Concept Plan	Wincrest Homes	17.08.14
Lot 6 Sheet 07	Sediment Control	Wincrest Homes	17.08.14



Issue A	Plan		
Lot 6 Sheet 08 Issue A	Shadow Diagrams	Wincrest Homes	17.08.14
Lot 7 Sheet 01 of 17 Issue A	Site Plan	Wincrest Homes	17.08.14
Lot 7 Sheet 02 of 17 Issue A	Floor Plan	Wincrest Homes	17.08.14
Lot 7 Sheet 03 of 17 Issue A	Elevations	Wincrest Homes	17.08.14
Lot 7 Sheet 04 of 17 Issue A	Sections/Schedules	Wincrest Homes	17.08.14
Lot 7 Sheet 05 of 17 Issue A	Stormwater Concept Plan	Wincrest Homes	17.08.14
Lot 7 Sheet 14 of 17 Issue A	Soil And Sediment Control Plan	Wincrest Homes	17.08.14
Lot 8 Sheet 01 of 17 Issue A	Site Plan	Wincrest Homes	17.08.14
Lot 8 Sheet 02 of 17 Issue A	Floor Plan	Wincrest Homes	17.08.14
Lot 8 Sheet 03 of 17 Issue A	Elevations	Wincrest Homes	17.08.14
Lot 8 Sheet 04 of 17 Issue A	Sections/Schedules	Wincrest Homes	17.08.14
Lot 8 Sheet 05 of 17 Issue A	Stormwater Concept Plan	Wincrest Homes	17.08.14
Lot 8 Sheet 14 of 17 Issue A	Soil And Sediment Control Plan	Wincrest Homes	17.08.14
Lot 9 Sheet 01 of 17 Issue A	Site Plan	Wincrest Homes	17.08.14
Lot 9 Sheet 02 of 17 Issue A	Floor Plan	Wincrest Homes	17.08.14
Lot 9 Sheet 03 of 17 Issue A	Elevations	Wincrest Homes	17.08.14
Lot 9 Sheet 04 of 17 Issue A	Sections/Schedules	Wincrest Homes	17.08.14
Lot 9 Sheet 05 of 17 Issue A	Stormwater Concept Plan	Wincrest Homes	17.08.14
Lot 9 Sheet 14 of 17 Issue A	Soil And Sediment Control Plan	Wincrest Homes	17.08.14
Lot 10 Sheet 01 of 17 Issue A	Site Plan	Wincrest Homes	17.08.14
Lot 10 Sheet 02 of 17 Issue A	Floor Plan	Wincrest Homes	17.08.14
Lot 10 Sheet 03 of 17 Issue A	Elevations	Wincrest Homes	17.08.14
Lot 10 Sheet 04 of 17 Issue A	Sections/Schedules	Wincrest Homes	17.08.14
Lot 10 Sheet 05 of 17 Issue A	Stormwater Concept Plan	Wincrest Homes	17.08.14
Lot 10 Sheet 14 of 17 Issue A	Soil And Sediment Control Plan	Wincrest Homes	17.08.14
Lot 11 Sheet 01 of 10 Issue A	Site Plan	Wincrest Homes	17.08.14
Lot 11 Sheet 02	Ground Floor Plan	Wincrest Homes	17.08.14

of 10 Issue A			
Lot 11 Sheet 03 of 10 Issue A	First Floor Plan	Wincrest Homes	17.08.14
Lot 11 Sheet 04 of 10 Issue A	Elevations	Wincrest Homes	17.08.14
Lot 11 Sheet 05 of 10 Issue A	Sections/Schedules	Wincrest Homes	17.08.14
Lot 11 Sheet 06 of 10 Issue A	Stormwater Concept Plan	Wincrest Homes	17.08.14
Lot 11 Sheet 07 of 10 Issue A	Soil And Sediment Control Plan	Wincrest Homes	17.08.14
Lot 11 Sheet 08 of 10 Issue A	Shadow Diagrams	Wincrest Homes	17.08.14
None	Elevations	Reggie's Residential Design & Drafting	09.09.14
None	Lower Floor & Site Plan And Eastern Elevation	Reggie's Residential Design & Drafting	09.09.14
None	Upper Floor & Site Plan And Western Elevation	Reggie's Residential Design & Drafting	09.09.14
Lot 12 1893-70 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 12 1893-70 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 13 1893-71 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 13 1893-71 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 14 1893-72 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 14 1893-72 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 15 1893-73 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 15 1893-73 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 16 1893-74 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 16 1893-74 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 17 1893-75 Issue A	Front Elevation And Lower Floor & Site	Reggie's Residential	21.08.14

	Plan	Design & Drafting	
Lot 17 1893-75 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 18 1893-76 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 18 1893-76 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 19 1893-77 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 19 1893-77 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 20 1893-78 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 20 1893-78 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 21 1893-79 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 21 1893-79 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 22 1893-80 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 22 1893-80 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 23 1893-81 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 23 1893-81 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 24 1893-82 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 24 1893-82 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 25 1893-83 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 25 1893-83 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 26 1893-84 Issue A	Front Elevation And Lower Floor & Site	Reggie's Residential	21.08.14

	Plan	Design & Drafting	
Lot 26 1893-84 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 27 1893-85 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 27 1893-85 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 28 1893-86 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential design & Drafting	21.08.14
Lot 28 1893-86 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 29 1893-87 Issue A	Front Elevation And Lower Floor & Site Plan	Reggie's Residential Design & Drafting	21.08.14
Lot 29 1893-87 Issue A	Lower Floor Plan And Upper Floor Plan	Reggie's Residential Design & Drafting	21.08.14
Lots 30 to 42 Sheet 1 of 20	Overall Site Plan (Lots 30 to 43)	Casaview Constructions	02.10.13
Lots 30 to 43 Sheet 2 of 20	Landscape Plan (Lots 30-33)	Casaview Constructions	02.10.13
Lots 30 to 43 Sheet 3 of 20	Landscape Plan (Lots 34-36)	Casaview Constructions	02.10.13
Lots 30 to 43 Sheet 4 of 20	Landscape Plan (Lots 37-39)	Casaview Constructions	02.10.13
Lots 30 to 43 Sheet 5 of 20	Landscape Plan (Lots 40-42)	Casaview Constructions	02.10.13
Lots 30 to 43 Sheet 6 of 20	Landscape Plan (Lot 43)	Casaview Constructions	02.10.13
Lots 30 to 43 Sheet 7 of 20	Front Elevations	Casaview Constructions	02.10.13
Lot 30 Sheet 1 of 14	Site Plan	Casaview Constructions	02.10.13
Lot 30 Sheet 2 of 14	Ground Floor Plan	Casaview Constructions	02.10.13
Lot 30 Sheet 3 of 14	Elevations	Casaview Constructions	02.10.13
Lot 30 Sheet 4 of 14	Elevations	Casaview Constructions	02.10.13
Lot 30 Sheet 5 of 14	Basix Requirements	Casaview Constructions	02.10.13
Lot 31 Sheet 1 of 14	Site Plan	Casaview Constructions	02.10.13
Lot 31 Sheet 2 of 14	Ground Floor Plan	Casaview Constructions	02.10.13
Lot 31 Sheet 3 of 14	Elevations	Casaview Constructions	02.10.13
Lot 31 Sheet 4 of 14	Elevations	Casaview Constructions	02.10.13

Lot 31 Sheet 5 of 14	Basix Requirements	Casaview Constructions	02.10.13
Lot 32 Sheet 1 of 14	Site Plan	Casaview Constructions	30.09.13
Lot 32 Sheet 2 of 14	Ground Floor Plan	Casaview Constructions	30.09.13
Lot 32 Sheet 3 of 14	Elevations	Casaview Constructions	30.09.13
Lot 32 Sheet 4 of 14	Elevations	Casaview Constructions	30.09.13
Lot 32 Sheet 5 of 14	Basix Requirements	Casaview Constructions	30.09.13
Lot 33 Sheet 1 of 17	Site Plan	Casaview Constructions	01.10.13
Lot 33 Sheet 2 of 17	Ground Floor Plan	Casaview Constructions	01.10.13
Lot 33 Sheet 3 of 17	First Floor	Casaview Constructions	01.10.13
Lot 33 Sheet 4 of 17	Elevations	Casaview Constructions	01.10.13
Lot 33 Sheet 5 of 17	Elevations	Casaview Constructions	01.10.13
Lot 33 Sheet 6 of 17	Sections	Casaview Constructions	01.10.13
Lot 33 Sheet 7 of 17	Basix Requirements	Casaview Constructions	01.10.13
Lot 34 Sheet 1 of 13	Site Plan	Casaview Constructions	30.09.13
Lot 34 Sheet 2 of 13	Ground Floor Plan	Casaview Constructions	30.09.13
Lot 34 Sheet 3 of 13	Elevations	Casaview Constructions	30.09.13
Lot 34 Sheet 4 of 13	Elevations	Casaview Constructions	30.09.13
Lot 34 Sheet 5 of 13	Basix Requirements	Casaview Constructions	30.09.13
Lot 35 Sheet 1 of 14	Site Plan	Casaview Constructions	30.09.13
Lot 35 Sheet 2 of 14	Ground Floor Plan	Casaview Constructions	30.09.13
Lot 35 Sheet 3 of 14	Elevations	Casaview Constructions	30.09.13
Lot 35 Sheet 4 of 14	Elevations	Casaview Constructions	30.09.13
Lot 35 Sheet 5 of 14	Basix Requirements	Casaview Constructions	30.09.13
Lot 36 Sheet 1 of 14	Site Plan	Casaview Constructions	01.10.13
Lot 36 Sheet 2 of 14	Ground Floor Plan	Casaview Constructions	01.10.13
Lot 36 Sheet 3 of 14	Elevations	Casaview Constructions	01.10.13
Lot 36 Sheet 4 of 14	Elevations	Casaview Constructions	01.10.13

Lot 36 Sheet 5 of 14	Basix Requirements	Casaview Constructions	01.10.13
Lot 37 Sheet 1 of 17	Site Plan	Casaview Constructions	01.10.13
Lot 37 Sheet 2 of 17	Ground Floor Plan	Casaview Constructions	01.10.13
Lot 37 Sheet 3 of 17	First Floor	Casaview Constructions	01.10.13
Lot 37 Sheet 4 of 17	Elevations	Casaview Constructions	01.10.13
Lot 37 Sheet 5 of 17	Elevations	Casaview Constructions	01.10.13
Lot 37 Sheet 6 of 17	Section	Casaview Constructions	01.10.13
Lot 37 Sheet 7 of 17	Basix Requirements	Casaview Constructions	01.10.13
Lot 38 Sheet 1 of 14	Site Plan	Casaview Constructions	02.10.13
Lot 38 Sheet 2 of 14	Ground Floor Plan	Casaview Constructions	02.10.13
Lot 38 Sheet 3 of 14	Elevations	Casaview Constructions	02.10.13
Lot 38 Sheet 4 of 14	Elevations	Casaview Constructions	02.10.13
Lot 38 Sheet 5 of 14	Basix Requirements	Casaview Constructions	02.10.13
Lot 39 Sheet 1 of 14	Site Plan	Casaview Constructions	02.10.13
Lot 39 Sheet 2 of 14	Ground Floor Plan	Casaview Constructions	02.10.13
Lot 39 Sheet 3 of 14	Elevations	Casaview Constructions	02.10.13
Lot 39 Sheet 4 of 14	Elevations	Casaview Constructions	02.10.13
Lot 39 Sheet 5 of 14	Basix Requirements	Casaview Constructions	02.10.13
Lot 40 Sheet 1 of 14	Site Plan	Casaview Constructions	02.10.13
Lot 40 Sheet 2 of 14	Ground Floor Plan	Casaview Constructions	02.10.13
Lot 40 Sheet 3 of 14	Elevations	Casaview Constructions	02.10.13
Lot 40 Sheet 4 of 14	Elevations	Casaview Constructions	02.10.13
Lot 40 Sheet 5 of 14	Basix Requirements	Casaview Constructions	02.10.13
Lot 41 Sheet 1 of 14	Site Plan	Casaview Constructions	02.10.13
Lot 41 Sheet 2 of 14	Ground Floor Plan	Casaview Constructions	02.10.13
Lot 41 Sheet 3 of 14	Elevations	Casaview Constructions	02.10.13
Lot 41 Sheet 4 of 14	Elevations	Casaview Constructions	02.10.13

Lot 41 Sheet 5 of 14	Basix Requirements	Casaview Constructions	02.10.13
Lot 42 Sheet 1 of 14	Site Plan	Casaview Constructions	02.10.13
Lot 42 Sheet 2 of 14	Ground Floor Plan	Casaview Constructions	02.10.13
Lot 42 Sheet 3 of 14	Elevations	Casaview Constructions	02.10.13
Lot 42 Sheet 4 of 14	Elevations	Casaview Constructions	02.10.13
Lot 42 Sheet 5 of 14	Basix Requirements	Casaview Constructions	02.10.13
Lot 43 Sheet 1 of 18	Site Plan	Casaview Constructions	02.10.13
Lot 43 Sheet 2 of 18	Ground Floor Plan	Casaview Constructions	02.10.13
Lot 43 Sheet 3 of 18	First Floor	Casaview Constructions	02.10.13
Lot 43 Sheet 4 of 18	Elevations	Casaview Constructions	02.10.13
Lot 43 Sheet 5 of 18	Elevations	Casaview Constructions	02.10.13
Lot 43 Sheet 6 of 18	Section	Casaview Constructions	02.10.13
Lot 43 Sheet 7 of 18	Basix Requirement	Casaview Constructions	02.10.13
77799.02.SK001 Revision A	Origin of Levels	SMEC Urban	September 2014

- (3) **Modified Documents and Plans** - The development shall be modified as follows:

- a) lots 30 to 43 shall provide a 30% landscaping area to each future lot on Landscape Plans 2 of 20 to 6 of 20, prepared by Casaview Homes and dated 2 October 2014.

Amended plans or documentation demonstrating compliance shall be provided to the Certifying Authority and Council prior to the issue of a Construction Certificate

- (4) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (5) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.
- (6) **Protection of adjoining Bushland and/or Waterfront Areas** - To limit the potential for damage to the adjoining Bushland areas and/or Waterfront areas, the boundaries to these areas must be fenced prior to the commencement of any earthworks, demolition, excavation or construction works. As well as the fencing prior to any earthworks commencing, other protection measures must

be completed in accordance with the standards as specified in AS 4970-2009 Protection of Trees on Development sites.

The fencing must be kept in place until the completion of development and maintenance works and be marked by appropriate signage notifying all site visitors that the subject trees and vegetation areas are protected. The fencing should be a minimum of a 1.8 metres high chain link or welded mesh fencing.

- (7) **Noxious Weeds Management** - Noxious weeds management shall occur in accordance with Camden Development Control Plan 2011.
- (8) **Waste Bin Collection Points** - A waste bin collection point that is clear from the positioning of driveways, tree plantings (or tree canopies), street lighting or other fixtures must be provided for each approved lot. This area is to be 3 metres long x 0.9 metres wide and provide a 3.9 metre clear vertical space to allow for the truck-lifting arm.
- (9) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.
- (10) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
  - a) in the case of work for which a principal contractor has been appointed:
    - i. has been informed in writing of the name and licence number of the principal contractor; and
    - ii. where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
  - b) in the case of work to be carried out by an owner-builder;
    - i. has been informed in writing of the name of the owner-builder; and
    - ii. if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (11) **Excavation for Residential Building Works** - If the approved development 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 consent shall, 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 consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying, and a copy of that written consent is provided to the PCA prior to the excavation commencing.



## 2.0 – Prior to Issue of a Construction Certificate

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

- (1) **Acoustic Report** - The development shall be constructed in accordance with Spring Farm Town Centre East, Traffic Noise Assessment, report reference TB705-59F01(r2) Traffic Noise Assessment, dated 8 December 2014 and prepared by Renzo Tonin & Associates. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (2) **Mine Subsidence Approval** – Prior to the issue of a Construction Certificate, authorisation must be obtained from the Mine Subsidence Board pursuant to the Mine Subsidence Board Compensation Act 1961
- (3) **Cycle and Pedestrian Paths** – Cycle and pedestrian connections shall fully comply with the requirements of the Spring Farm Masterplan. Details demonstrating compliance shall be provided to the Certifying Authority prior to the issue of a Construction Certificate.
- (4) **Alternative Access Arrangements** – Details of alternative, unrestricted access to the following lots shall be provided to the Certifying Authority with the Construction Certificate application:
  - Lot 35 DP 1098588
  - Lot 38 DP 1098588
  - Lot 54 DP 864754
  - Lot 21 DP 1125616
  - Lot 22 DP 1125616
  - Lot 33 DP 1096463
  - Lot 1 DP 250033
- (5) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

**Note.** Under the *Roads Act 1993*, only the Council can approve commencement of works within an existing road reserve.
- (6) **Turning Facilities** - Turning facilities shall be provided at all dead end roads. All turning and manoeuvring facilities, including turning heads, cul-de-sac, etc, shall be designed in accordance with Council's Engineering Specifications.
- (7) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.

- (8) **Soil, Erosion, Sediment and Water Management** - An Erosion and Sediment Control Plan (ESCP) shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (9) **Site Audit Statement** - All remediation works and the Validation Report shall be reviewed by a NSW EPA Accredited Site Auditor (Site Auditor) as defined under the *Contaminated Land Management Act 1997* at the conclusion of the remediation works.

The Site Auditor shall provide a Site Audit Statement (SAS) in accordance with the contaminated lands planning guidelines, *Contaminated Lands Management Act 1997*, SEPP 55 and Council's Contaminated Lands Policy, confirming the land is suitable for the intended use. The SAS shall be provided to the Consent Authority within 30 days following the completion of the remediation works and submission of the Validation Report.

- (10) **Salinity (Dwellings & Outbuildings)** - The proposed dwelling, landscaping and associated works for the development shall comply with the requirements of the Salinity Management Plan proposed residential development outlined in the Salinity Management Plan, Town Centre, Spring Farm, report no. 13/0787 prepared by SMEC Testing Services.

Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 and Council's Building in a Saline Prone Environment Policy shall be submitted to the Certifying Authority.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (11) **Landscape Plan** - A revised Landscape Plan shall be provided. Specific details shall include:
- a) Details showing the softening and greening of the land to the front of any acoustic wall;
  - b) species of street tree planting along Richardson Road and Springs Road;
  - c) details of the proposed splitter island, including future treatment;
  - d) revisions to the road median to show the end section connecting to the roundabouts as hard surfaced (at least 20m);
  - e) revisions to show that the road median shall be hard surfaced for at least 20m to and from the line pedestrian crossing; and
  - f) details of the civic verge treatment shall be provided

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(12) **Bush Fire Safety – Subdivision** - The site is located within a bush fire prone area. Certification from a suitably qualified bush fire consultant shall be provided to certify that the development complies with:

- a) the RFS' General Terms of Approval for the DA; and
- b) the Bush Fire Report provided with the DA; and
- c) the NSW Rural Fire Service publication "Planning for Bush Fire Protection 2006".

(13) **Bush Fire Safety – Dwellings** - The site is located within a bush fire prone area and must comply with NSW Rural Fire Service document "Planning for Bush Fire Protection 2006." In this regard the following is required:

- a) Construction shall comply with AS3959–Construction of Buildings in Bush Fire Prone Areas Level
- b) The entire property shall be managed as an 'Inner Protection Area' as outlined within clause 4.1.3 of Planning for Bush Fire Protection 2006.
- c) Compliance with Appendix 3 of Planning for Bush Fire Protection 2006.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

Where a bush fire report has not been carried out, the building shall comply with AS 3959 'Construction of Buildings in Bushfire Prone Areas' and the entire property shall be managed as an 'Inner Protection Area' as outlined within clause 4.1.3 of Planning for Bushfire Protection.

(14) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any Geotechnical Report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.

(15) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2.0m from the external walls of the building. Where the external walls are within 2.0m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(16) **Driveway Gradients and Design** - For all driveways that relate to development for the purposes of a dwelling house, the driveway gradient and design shall comply with AS 2890.1-2004 'Off street car parking' and:

- a) the driveway shall comply with Council's Engineering Specifications;
- b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;

- c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and
- d) a Public Road Activity approval must be obtained prior to the commencement of any works.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

### 3.0 - Prior to Commencement of Works

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

- (1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc.) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.
- (2) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
  - a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
  - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
  - f) a telephone number on which the PCA may be contacted for business purposes
- (3) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
  - a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;
  - c) the address of the land on which the work is to be carried out;

- d) the registered number and date of issue of the relevant development consent and construction certificate;
  - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
  - f) the date on which the work is intended to commence.
- (4) **Construction Certificate required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Consent Authority;
  - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
  - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
  - e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (5) **Dilapidation Report – Council Property** – Prior to commencement of works, a Dilapidation Report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the subject site shall be submitted to Council and the PCA.
- (6) **Traffic Management Plan** – Prior to commencement of works, a Traffic Management Plan (TMP) shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3 and submitted to Council and the PCA.
- (7) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
  - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours;
  - c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

- (8) **Performance Bond** - Prior to the issue of the Construction Certificate a performance bond of 5% value of civil works must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (9) **Site is to be Secured** - The site shall be secured and fenced to the satisfaction of the PCA. All hoarding, fencing or awnings (associated with securing the site during construction) is to be removed upon the completion of works.
- (10) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this Development Consent.

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

- (11) **Decommissioning of On-Site Sewerage Management** - Written confirmation verifying that the existing on-site sewerage management facility has been decommissioned in accordance with the following, shall be provided to the PCA and Council:

Option 1: (Removal of system from site)

That the septic tank, disposal field and all associated drainage shall be decommissioned in accordance with the following:

- a) The septic tank/holding well and grease trap shall be emptied by a liquid wastewater contractor and the contents disposed of at an approved wastewater depot. A copy of the receipt is to be provided to Council,
- b) The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the waste is being removed,
- c) The inlets and outlets should be plugged and the tank should then be filled with clean water and disinfected to a minimum level of 5mg/l of free residual chlorine, with a one half hour contact time. The lid should be exposed to the chlorine solution. The chlorine should be allowed to dissipate naturally and not be neutralised. The contents of the tank/ and or well shall then be emptied by a liquid wastewater contractor.

The septic tank and any associated drainage and disposal field including materials and drainage pipes used in the construction and connection of the existing redundant transpiration beds/ absorption trenches/ irrigation fields shall be removed and disposed of at a suitably licensed landfill site. (i.e. aggregates, rubble, sand, concrete slabs and the like) A copy of the receipt for disposal of the waste materials shall be provided to Council.

The tank excavation /transpiration beds/ absorption trenches are to be backfilled with clean filling material and finished to the surrounding ground level.

Option 2: (decommissioning on site)

The septic tank system shall be de-commissioned in the following manner:

- a) The septic tank/holding well and grease trap shall be emptied by a liquid wastewater contractor and the contents disposed of at an approved wastewater depot. A copy of the receipt is to be provided to Council.
  - b) the septic tank and holding well shall be thoroughly dusted with commercial grade agricultural lime,
  - c) the base(s) of the tank(s) is to be punctured (to prevent future holding of water), the lids broken in and the top edges broken down 300mm below ground level, and
  - d) the tanks are to be backfilled with clean filling material and finished to the surrounding ground level.
- (12) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water.

#### **4.0 - During Works**

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

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Noise** - All work shall not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act (1997)*. All work shall comply with the requirement of the NSW Industrial Noise Policy and the Environment Protection Authority' Environmental Noise Manual.
- (4) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks, and
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics, and

c) be prepared in accordance with:

Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and
- ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".

d) confirm that the fill material:

- i) provides no unacceptable risk to human health and the environment;
- ii) is free of contaminants;
- iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
- iv) is suitable for its intended purpose and land use; and

v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

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

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

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

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

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

- (5) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.



- (6) **Salinity Management Compliance** – All proposed works including filling, landscaping, buildings and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with the requirements and management strategies contained within the report titled Salinity Management Plan, Town Centre, Spring Farm, report number 13/0787, dated 16 May 2013 and prepared by SMEC Testing Services.
- (7) **Construction Noise Management Plan** - All operations must be carried out in accordance with the recommendations contained in the Construction Noise Management Plan prepared by [insert company], report reference [insert ref] dated [insert date], including:
- a) Noise mitigation measures
  - b) Noise and/or vibration monitoring
  - c) Use of respite periods
  - d) Complaints handling, and
  - e) Community liaison and consultation
- (8) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc) be encountered during any stage of works (including earthworks, site preparation or construction works, etc), such works shall cease immediately until a qualified environmental specialist has been contacted and conducted a thorough assessment.
- In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.
- Where remediation work is required, the applicant will be required to obtain consent for the remediation works.
- (9) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
- a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
  - b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
  - c) retaining walls shall not be erected within drainage easements;
  - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (10) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the (select option a, b or c):

- a) street gutter;
- b) drainage easement; and
- c) existing drainage system.

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.

- (11) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.
- (12) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.
- (13) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.

## 5.0 - Prior To Issue of an Occupation Certificate for Dwellings

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate for dwellings.

- (1) **Occupation Certificate required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (3) **Registration of Land** - Documentary evidence shall be provided to the PCA confirming registration of the subject allotment with NSW Land & Property Information.
- (4) **Compliance with Acoustic Requirements** - Documentary evidence shall be provided to the PCA confirming the building/s has been constructed in accordance with the approved acoustic report – Spring Farm Town Centre East, Traffic Noise Assessment, report reference TB705-59F01(r2) Traffic Noise Assessment, dated 8 December 2014, prepared by Renzo Tonin & Associates.

- (5) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this Development Consent.
- (6) **Footpath Crossing Construction** - A footpath crossing and driveway shall be constructed in accordance with this consent and the approved Construction Certificate prior to use or occupation of the development.
- (7) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (8) **Registration of Torrens Title Subdivision** – Prior to the issue of a final Occupation Certificate for the dwellings, the proposed subdivision must be created and registered with the NSW Land and Property Information (LPI).

All plans for the approved development must also be consistent with the registered allotments and any restrictions as to the user created under the property title.

## 6.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (2) **Landscaping Maintenance Establishment Period** - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.

The 12 month maintenance and establishment period includes the applicant's responsibility for the establishment, care and repair of all landscaping elements including all street tree installations, plantings, lawn and hardscape elements including paths, walls, bins, seats, BBQs, shelters, playground equipment and soft fall treatments.

The date of practical completion is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turn installation, street tree installation and mulching.

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

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans.

- (3) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:

- a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays;
- b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute; and
- c) not discharge any condensate or moisture onto the ground surface of the premises or into stormwater drainage system in contravention of the requirements of the *Protection of the Environment Operations Act 1997*.

## 7.0 - Prior to Issue of a Subdivision Certificate

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

- (1) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.
- (2) **Show Easements/ Restrictions on the Plan of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.
- (3) **Burdened Lots to be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions shall also be suitably burdened.
- (4) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all conditions of this development consent have been satisfactorily addressed and all engineering works are complete, unless otherwise approved in writing by the PCA.
- (5) **Fill Plan** - A Fill Plan shall be provided to the PCA prior to the issue of any Subdivision certificate. The plan must:
  - a) Show lot boundaries
  - b) Show road/drainage/public reserves
  - c) Show street names
  - d) Show final fill contours and boundaries, and
  - e) Show depth in filling in maximum 0.5m Increments

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

- (6) **Incomplete Works** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a bond with Camden Council for the construction of incomplete works, including concrete footpath and/or pedestrian/cycle shared way, in accordance with Camden Council's current Engineering Construction Specifications.

- (7) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (8) **Value of Works** - Itemised data and value of civil works shall be provided to Council for inclusion in Council's Asset Management System in accordance with Council's Engineering Specifications.
- (9) **Street Lighting** - Street lighting shall be provided within the subdivision in accordance with the relevant AS and to the satisfaction of the PCA. All such work shall be complete and operative.
- (10) **Soil Classification** - A Soil Classification Report prepared by a suitable qualified person in accordance with the AS 2870 'Residential Slabs and Footings', detailing the general classification of soil type generally found within the subdivision, shall be provided to the PCA. A classification shall be provided for each lot within the subdivision. The Soil Classification Report shall also be provided to Council.
- (11) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
- a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development.
  - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development.
  - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (12) **Works As Executed Plan** - Works As Executed Plans shall be prepared and provided in accordance with Council's Engineering Specifications.
- Digital data must be in AutoCAD .dwg or .dxf format, and the data projection coordinate must be in (GDA94.MGA zone 56).
- (13) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following easements, positive covenants and restrictions to user where necessary:
- a) Easement for services;
  - b) Easement to drain water and drainage easement/s over overland flow paths;
  - c) restriction as to user detailing that no person shall alter, remove or destroy any soil, planting or any part of the fence which forms part of the acoustic barrier without the prior approval of Council and that the landowners or

their assigns shall maintain the acoustic barrier in good order at all times. If the acoustic barrier is not maintained to the satisfaction of Council, Council may enter upon the land and carry out the necessary work at full cost to the owner;

- d) All works must be carried out or constructed in accordance with the requirements and management strategies contained within the report titled *Salinity Management Plan, Town Centre, Spring Farm*, report no. 13/0787, dated 16 May 2013 and prepared by SMEC Testing Services.
- (14) **Water Quality Facility** - A water quality facility must be constructed for the site in accordance with the approved plans and Council's Engineering Specifications.
- (15) **Water Quality Facility Operation, Maintenance and Monitoring Manual/s** - Operation, Maintenance and Monitoring Manual/s ('Manuals') for the permanent water quality facility shall be provided for approval to the PCA. The Manuals shall be prepared by a suitably qualified person in accordance with Council's Engineering Specifications.
- (16) **Section 94 Contributions – Monetary** - A contribution pursuant to the provisions of Section 94 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Indexed Rate	Amount Payable
Camden Contributions Plan 2011	Open Space Land Acquisition	\$7,066.00 per lot or dwelling	\$ 303,838.00
Camden Contributions Plan 2011	Community Land Acquisition	\$44.00 per lot or dwelling	\$ 1,892.00
Camden Contributions Plan 2011	Drainage, Roadworks, Traffic Facilities, Open Space Embellishment and Masterplan	\$41,923.00 per lot or dwelling	\$1,802,689.00
<b>Camden Contributions Plan</b>	Recreation and Community Facilities, Volunteer Emergency Services Facilities and Plan Preparation and Administration	\$10,083.00 per lot or dwelling	\$433,569.00
	<b>Total</b>		<b>\$2,541,988.00</b>

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

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at the time of actual payment in accordance with the applicable Index.

- (17) **Special Infrastructure Contribution** - The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 94EE of that Act and as in force on the date of this consent. This contribution shall be paid to the DP&E.

Evidence of payment of the SIC shall be provided to Council and the PCA.

- (18) **Defects and Liability Bond** - The applicant is to lodge a defects and liability bond in the form of an unconditional bank guarantee or cash bond, being 5% the value of civil works, with Council.

### **RECOMMENDED**

That the Panel approve DA 861/2014 for the subdivision of land to create 43 residential lots, 1 future public reserve, 1 future commercial lot, 1 future community facilities lot and 1 residue lot, construction of 43 dwellings, construction of roads, drainage, landscaping and associated site works at 255, 269, 273 and 279 Richardson Road and 156 and 198 Springs Road, Spring Farm subject to the conditions listed above.

## Appendix 1

PROPOSED LOTS 1 – 11 Camden DCP Controls			
	Control	Proposed	Compliance
Cut & fill (B1.2)	Max 1m	The proposed dwellings do not exceed 1m cut & fill	Yes
Fill distance from boundary (B1.2)	No fill within 2m of boundary (unless drop edge beam)	All dwellings comply with this requirement	Yes
Trees & vegetation (B1.5)	Impact to trees	The land has already been cleared under DA 1028/2007	Yes
Zero Lot Line Development (D2.1.2)	Permissible if no impact on solar access, amenity or privacy of adjoining dwellings	Lots 2 to 10 propose zero lot line development along the southern boundary of each future lot. There will be no impact on the amenity, privacy or solar access to the adjoining properties	Yes
	No section of a wall built on a side boundary should be longer than 10m	<p>Lots 1, 2 and 3 propose a boundary wall along the southern lot of 11m.</p> <p>Although the length of the wall exceeds the 10m control contained within the DCP, Council staff consider the variation to be acceptable in that there is sufficient separation proposed between the boundary walls and the adjoining properties to ensure that there is no impact created for adjoining properties</p>	<b>No – DCP variation</b>
Height (D2.1.3)	≤ 2 storeys	The application proposes single and 2 storey dwellings	Yes
Visual and Acoustic Privacy (D2.1.4)	Windows of habitable rooms (not bedrooms) of first floor must not overlook unless window treatment provided	No habitable rooms on the upper levels will cause privacy concerns to adjoining properties	Yes
	First floor balcony or	The front balconies to lots	Yes



	deck not permitted unless demonstrated no adverse impact on privacy	2, 4 and 5 are considered to be acceptable	
Garages, Site Access & Parking (D2.1.6)	Lots >7m to 10m – double rear loaded & frontloaded tandem	The application proposes tandem and single garages in accordance with the requirements of the control	Yes
<b>Spring Farm Release Area Controls</b>			
	<b>Control</b>	<b>Proposed</b>	<b>Compliance</b>
Front setback (min)	4m	All lots comply with the 4m front setback	Yes
Side setback (min)	0.9m	Side setbacks from the northern boundary of each lot comply with the side setback control	Yes
Rear setback ground floor (min)	4m	Lots 7, 8, 9 and 10 propose a 3m setback from the rear boundary. While this results variation to the DCP, the overall scale, mass and design of the dwellings (all single storey), the level of open space and relationship to adjoining properties is considered to be satisfactory. Council staff therefore support the variation to the control	<b>No - DCP Variation</b>
Rear setback first floor (min)	6m	All dwellings comply with first floor rear setback	Yes
Garage setback (min)	1m behind principal building line and 5.5m from front boundary; third garage to be set back an additional 1m.	All garages are located 1m behind the principle building and 5.5m from front boundary	Yes
Architectural element front setback encroachment (max)	1.5m	All architectural elements comply	Yes
Site coverage (max) lots <450m <sup>2</sup>	Single storey development - 60%	Site coverage of all dwellings is compliant	Yes
	Two storey proposal – 50% ground floor,	Site coverage of all	Yes

	30% upper floor	dwelling is compliant	
Landscaped area (min)	30%	Minimum landscaped area achieved on all lots	Yes
Private open space (min)	20%	Minimum 20% private open space is achieved on all lots	Yes
Principal private open space (PPOS) (min)	24m <sup>2</sup> with a minimum dimension 4m	Minimum principal private open space is achieved on all lots	Yes
Gradient of PPOS (max)	1:10	Lots are relatively flat and gradients acceptable	Yes
Solar access to PPOS (min)	2 hours between 9.00am and 3.00pm on 21 June.	Adequate solar access is proposed for each lot	Yes
Garage door width (max) lots 7-15m wide	60% of front elevation width	Single garage doors are proposed and compliant with the requirements of the DCP	Yes

PROPOSED LOTS 12 – 29 Camden DCP Controls			
	Control	Proposed	Compliance
Cut & fill (B1.2)	Max 1m	The dwellings do not exceed 1m cut & fill	Yes
Fill distance from boundary (B1.2)	No fill within 2m of boundary (unless drop edge beam)	All dwellings comply with this requirement	Yes
Trees & vegetation (B1.5)	Impact to trees	The land has already been cleared under DA 1028/2007	Yes
Zero Lot Line Development (D2.1.2)	Permissible if no impact on solar access, amenity or privacy of adjoining dwellings	Lots 13 to 20 and 22 to 29 propose zero lot line development along the southern boundary of each future lot. There will be no impact on the amenity, privacy or solar access to the adjoining properties	Yes
	No section of a wall built on a side boundary should be longer than 10m	Lots 13 to 20 and 22 to 29 propose a boundary wall along the southern boundary of 11m.  Although the length of the wall exceeds the 10m	<b>No – DCP variation</b>

		control contained within the DCP, Council staff consider the variation to be acceptable in that there is sufficient separation proposed between the boundary walls and the adjoining properties to ensure that there is no impact created for adjoining properties	
Height (D2.1.3)	≤ 2 storeys	The application proposes 2 storey dwellings	Yes
Visual and Acoustic Privacy (D2.1.4)	Windows of habitable rooms (not bedrooms) of first floor must not overlook unless window treatment provided.	No habitable rooms on the upper levels will cause privacy concerns	Yes
	First floor balcony or deck (side or rear) not permitted unless demonstrated no adverse impact on privacy	No rear balconies are proposed	Yes
Garages, Site Access & Parking (D2.1.6)	Lots >7m to 10m – double rear loaded & front loaded tandem	Lots 13 to 19 and 22 – 28 propose tandem, single garages in accordance with the requirements of the control	Yes
	Lots >12.5m to 15m – Double & tandem front loaded	Lots 12, 20, 21 and 29 propose tandem, single garages in accordance with the requirements of the control	
Spring Farm Release Area Controls			
	Control	Proposed	Compliance
Front setback (min)	4m	All lots comply with the 4m front setback	Yes
Side setback (min)	0.9m	Side setbacks from the northern boundary of each lot comply with the side setback control	Yes
Rear setback ground floor (min)	4m	All dwellings comply with first floor rear setback	Yes

Rear setback first floor (min)	6m	All dwellings comply with first floor rear setback	Yes
Garage setback (min)	1m behind principal building line and 5.5m from front boundary; third garage to be set back an additional 1m.	All garages are located 1m behind the principle building and 5.5m from front boundary	Yes
Architectural element front setback encroachment (max)	1.5m	All architectural elements comply	Yes
Site coverage (max) lots <450m <sup>2</sup>	Two storey development – 50% ground floor, 30% upper floor	Lots 14, 19, 23 and 28 propose 52% site coverage at ground floor. Given the minor nature of the variation proposed, this variation to the DCP is considered to be satisfactory  The upper floors are compliant with the controls	<b>No – DCP Variation</b>
Landscaped area (min)	30%	Minimum landscaped area is achieved on all lots	Yes
Private open space (min)	20%	A minimum of 20% private open space is achieved on all lots	Yes
Principal private open space (PPOS) (min)	24m <sup>2</sup> with a minimum dimension 4m	The minimum principal private open space is achieved on all lots	Yes
Gradient of PPOS (max)	1:10	Lots are relatively flat and gradients acceptable	Yes
Solar access to PPOS (min)	2 hours between 9.00am and 3.00pm on 21 June.	Adequate solar access is proposed for each lot	Yes
Garage door width (max) lots 7-15m wide	60% of front elevation width	Single garage doors are proposed and compliant with the requirements of the DCP	Yes

PROPOSED LOTS 30 - 43 Camden DCP Controls			
	Control	Proposed	Compliance
Cut & fill (B1.2)	Max 1m	The dwellings do not exceed 1m cut & fill	Yes

Fill distance from boundary (B1.2)	No fill within 2m of boundary (unless drop edge beam)	All dwellings comply with this requirement	Yes
Trees & vegetation (B1.5)	Impact to trees	The land has already been cleared under DA 1028/2007	Yes
Zero Lot Line Development (D2.1.2)	Permissible if no impact on solar access, amenity or privacy of adjoining dwellings	Lots 31 to 42 propose zero lot line development along the southern boundaries of each lot. There will be no impact on the amenity, privacy or solar access to the adjoining properties	Yes
	No section of a wall built on a side boundary should be longer than 10m	No section of wall exceeds 9.27m in length on a side boundary, which complies with the requirements of the DCP	Yes
Height (D2.1.3)	≤ 2 storeys	The application proposes single and two storey dwellings	Yes
Visual and Acoustic Privacy (D2.1.4)	Windows of habitable rooms (not bedrooms) of first floor must not overlook unless window treatment provided.	No habitable rooms on the upper levels will cause privacy concerns	Yes
	First floor balcony or deck (side or rear) not permitted unless demonstrated no adverse impact on privacy	No rear balconies are proposed	Yes
Garages, Site Access & Parking (D2.1.6)	Lots >10m to 12.5m – Single frontloaded or double & tandem rear loaded	Lots 31 to 42 propose double garages for all dwellings, which complies with the requirements of the DCP	Yes
	Lots >12.5m to 15m – Double & tandem front loaded	Lots 30 and 43 propose double garages for all dwellings, which complies with the requirements of the DCP	
Spring Farm Release Area Controls			
	Control	Proposed	Compliance
Front setback (min)	4m	All lots comply with the 4m front setback	Yes

Side setback (min)	0.9m	All dwellings provide a minimum side set back to the northern boundary of at least 0.9m	Yes
Rear setback ground floor (min)	4m	All dwellings comply with first floor rear setback	Yes
Rear setback first floor (min)	6m	Lots 33, 37, 43 comply with first floor rear setback	Yes
Garage setback (min)	1m behind principal building line and 5.5m from front boundary; third garage to be set back an additional 1m.	All garages are located 1m behind the principle building and 5.5m from front boundary	Yes
Architectural element front setback encroachment (max)	1.5m	All architectural elements comply	Yes
Site coverage (max) lots <450m <sup>2</sup>	Single storey development - 60%	Lots 30, 31, 32, 34, 35, 36, 38, 39, 40, 41 and 42 all comply with the site coverage requirements	Yes
	Two storey development – 50% ground floor, 30% upper floor	Lot 33, 37 and 43 comply with the upper floor site coverage requirements	Yes
Landscaped area (min)	30%	The plans do not identify landscaped area. A condition is therefore recommended to ensure that each dwelling provides a minimum of 30% site area for landscaping	Yes
Private open space (min)	20%	Min 20% private open space achieved on all lots	Yes
Principal private open space (PPOS) (min)	24m <sup>2</sup> with a minimum dimension 4m	Minimum principal private open space is achieved on all lots	Yes
Gradient of PPOS (max)	1:10	Lots are relatively flat and gradients acceptable	Yes
Solar access to PPOS (min)	2 hours between 9.00am and 3.00pm on 21 June.	Adequate solar access is proposed for each lot	Yes
Garage door	60% of front elevation	Double garage doors are proposed and compliant	Yes

width (max) lots 7-15m wide	width	with the requirements of the DCP	
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