



STATEMENT OF ENVIRONMENTAL EFFECTS

RESIDENTIAL SUBDIVISION DEVELOPMENT

No. 1100-1150 CAMDEN VALLEY WAY, LEPPINGTON

- Lot 10 DP 1173819
- Lot 10 DP 1161557

PREPARED FOR MACARTHUR DEVELOPMENTS PTY LTD

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Attachments

The following documents accompany this Statement of Environmental Effects:

- 1: Approved Plan of Subdivision DA No. 1030/2013 & DA No.193/2014;
- 2: Proposed Plan of Subdivision DA No. 202/2015;
- 3: Plans of Proposed Subdivision;
- 4: Lead-In Infrastructure Plan;
- 5: Vegetation Management Plan;
- 6: Waste Management Plan;
- 7: Engineering Drawings;
- 8: Engineering Development Report;
- 9: Bushfire Protection Assessment;
10. Acoustic Assessment;
11. Heritage Interpretation Strategy;
- 12: Landscape Plans;
- 13: Site Survey Plan;
- 14: VPA Amendment Letter; and
- 15: RWG Letter.

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1. INTRODUCTION

1.1 BACKGROUND

The subject site is located within land known as No. 1100-1150 Camden Valley Way within the suburb of Leppington in the Camden Local Government Area (LGA).

The site comprises land which forms the Emerald Hill Estate; a 151 hectare planned urban area with frontages to Camden Valley Way, Raby Road and St Andrews Road. The Estate will provide around 1300 dwellings, a neighbourhood centre and associated community facilities including open space.

The site was the subject of a Planning Proposal to rezone it (along with Lot 10 DP 1161557 & Lot 1 DP 301830) from RU2 Rural Landscape to part R2 Low Density Residential, part B2 Local Centre and part E2 Environmental Conservation (Amendment No 36). The rezoning has been gazetted and was published on 19 September 2014.

On 22 November 2013, a Development Application (DA No. 1030/2013) was lodged with Camden Council seeking approval for the subdivision of Lot 10 DP 1173819, Lot 10 DP 1161557 and Lot 1 DP 301830 (i.e. the subject site) to create two (2) residue lots; proposed Lots 100 and 101 (comprising 40.91ha and 106.1ha in area, respectively). A deferred commencement development consent was issued by Camden Council on 24 April 2014 (please refer to **Attachment 1** for a copy of the approved plan).

The deferred commencement consent was issued subject to the approval of a subdivision DA (DA No. 193/2014) which was lodged with Campbelltown City Council in January 2014, seeking approval for the subdivision of part Lot 10 DP 1173819 to create Lot 102; thereby excising that portion of Lot 10 DP 1173819 that is within the Campbelltown LGA. Development consent for DA No. 193/2014 was granted by Campbelltown Council on 17 October 2014, at which time the development consent for DA No. 1030/2013 became active (please refer to **Attachment 1** for a copy of the approved plan).

Approved Lots 100, 101 (Camden Council) and 102 (Campbelltown Council) are currently in the process of being registered, with registration anticipated to occur in the coming months.

Development of the Emerald Hills Estate has commenced. To this end, a number of development applications have been lodged with Camden Council:

1. DA No. 439/2014: for the subdivision of Stage 1 of the Estate (268 residential lots) which is currently under consideration by Council.
2. DA No. 1048/2014: for the subdivision of the Neighbourhood Centre into 8 lots (also currently being assessed by Council),
3. DA No. 308/2014: for the upgrade of Raby Road including boundary adjustment of Lot 100 for road widening, approved by Council on 4 February 2015. A Construction Certificate has been obtained and construction works were commenced in early June 2015;
4. DA No. 525/2014: the construction of an haulage access road off Camden Valley Way to access the proposed Sales Centre, approved by Council on 10 November 2014. A

Construction Certificate has been obtained and construction works were commenced in early June 2015;

5. DA No. 202/2015: for a procedural subdivision to create five (5) superlots across the Emerald Hills site, in a subdivision of approved Lots 100 & 101 (DA No. 1031/2013). This application is currently under consideration by Council. A copy of the Plan of Subdivision is provided at **Attachment 2**. The land the subject of this civil works DA comprises proposed Lot 201 and part of proposed Lot 204; and
6. DA No. 704/2015: for bulk earthwork activities across the Stages 2 to 6 land the subject of this application. This application is currently under consideration by Council.

1.2 PURPOSE OF DOCUMENT AND OVERVIEW

This Statement has been prepared to accompany a Development Application (DA) to Camden Council seeking approval for the residential subdivision development of the Stages 2, 3, 4, 5 and 6 land within the Emerald Hills Estate.

This Statement of Environmental Effects (SEE) forms part of the documentation comprising the application for development consent. It describes the site, the surrounding area and the proposed development in detail. It proceeds to assess the proposed development against the statutory and policy context within which it needs to be considered and assesses the proposed development against the "Matters for Consideration" contained within Section 79C(1) of the Environmental Planning and Assessment Act 1979 (as amended).

This Statement of Environmental Effects should be read in conjunction with the plans and specialist studies which accompany this Statement.

The conclusion is reached in this Statement that the proposed development meets the planning objectives that apply to the site, satisfies the statutory requirements that apply to development imposed by Camden Council and is acceptable with respect to all relevant planning matters. As such, the proposed development is recommended for approval by Council.

2. SITE AND CONTEXT ANALYSIS

2.1 LOCATION OF THE SUBJECT SITE

The site the subject of the proposed development is located within the suburb of Leppington. A location plan is presented in **Figure 1** below. The red outline is the Emerald Hills Estate boundary, with the Stages 2-6 area the subject of this application shown shaded (the subject site).

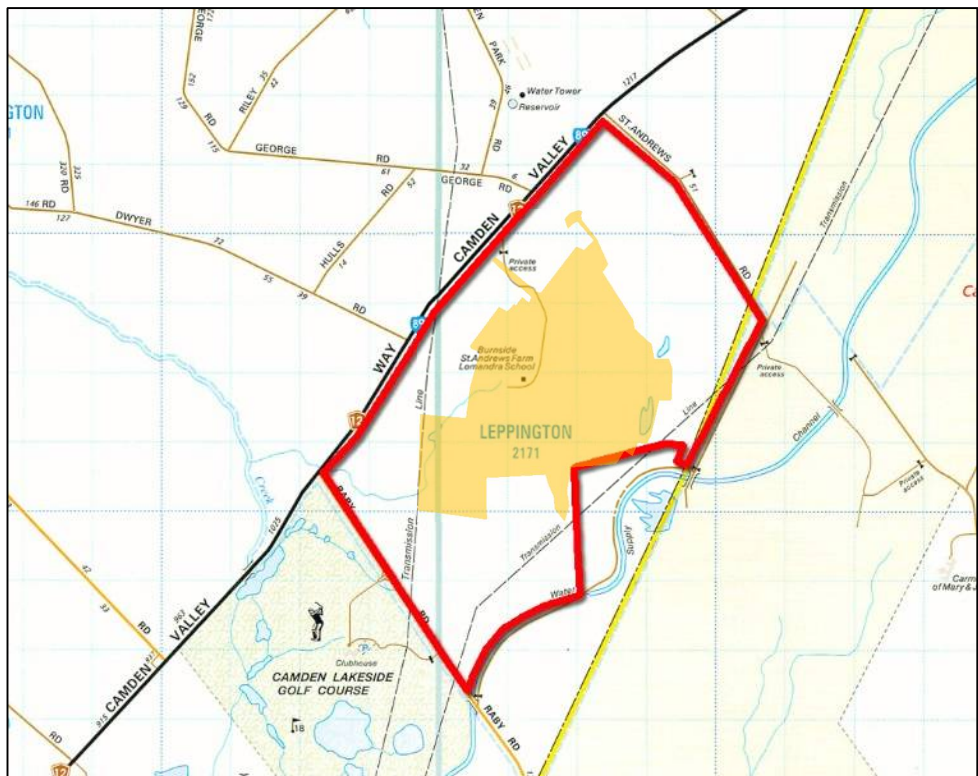


Figure 1: Location Plan (Source of Map: Whereis, www.whereis.com)

2.2 LEGAL DESCRIPTION

The site is comprised of part Lot 10 DP 1173819, part Lot 10 DP 1161557, Camden Valley Way and St Andrews Road.

Lot 10 DP 1173819 & Lot 10 DP 1161557 are both owned by D&AI Pty Limited. That portion of St Andrews Road the subject of this DA is owned by Camden Council. Owner's consent to lodge this application has been obtained and accompanies the completed application package.



Figure 2: Aerial Image & Lot References (Source of Map: SIX Maps, <https://maps.six.nsw.gov.au/>).

As has previously been mentioned, a procedural subdivision application (DA No. 202/2015) has been lodged with Camden Council. This DA seeks approval to create five (5) superlots, i.e. proposed Lots 200 to 204, in a subdivision of approved Lots 100 & 101 (DA No. 1030/2013) in a subdivision of Lot 10 DP 1173819, Lot 10 DP 1161557 and Lot 1 DP 301830. The superlots proposed to be created as part of DA No. 202/2015 correspond to the development stage boundaries across the Estate.

Stages 2, 3, 4, 5 & 6 are comprised in proposed Lot 201. Proposed Lot 201 has a total area of 57.16 hectares and maintains a frontage to Camden Valley Way of 58 metres.

A small portion of the proposed sewer infrastructure lead-in works will occur within Proposed Lot 204. Proposed Lot 204 has a total area of 17.23ha and will be maintained in perpetuity as a biobank site in accordance with a BioBanking Agreement between the landowner and the Minister for the Environment.

Refer to Proposed Plan of Subdivision at **Attachment 2** to this Statement.

2.3 DESCRIPTION OF SITE AND CONTEXT

The parts of Lot 10 DP 1173819 and Lot 10 DP 1161557 the subject of the proposed development are unencumbered, with good access and proximity to services and facilities.

Lot 10 DP 1173819 and Lot 10 DP 1161557 are currently used as a working farm and previously also included a boy's home and several cottages. The former school buildings constructed in the 1960-70s have been demolished in accordance with a consent issued by Camden Council (DA No. 135/2011). Two of the former cottages on the subject site have also been demolished in accordance with a complying development certificate issued by a private certifier (CDC No. 2015/0044).

Currently there are two cottages remaining on the subject site, one is currently occupied by a non-profit community organisation which utilises the cottage as a retreat centre. The second cottage, which is centrally located on the subject site, has been converted to a sales office in accordance with development consent DA No. 525/2014. The Emerald Hills Sales Office will remain operational until the sale of the final lot within the Estate.

2.4 SURROUNDING DEVELOPMENT

Development immediately adjoining and surrounding the subject site comprises rural residential land that is currently in the early stages of transitioning to an urban area.

Development works that have commenced a part of the Emerald Hills Estate development include the works to upgrade Raby Road in accordance with DA No. 308/2014 and works to construct the Haul Road and Sales Office carpark approved under DA No. 525/2014.

As has previously been mentioned, a development application is currently under consideration by Camden Council for the residential subdivision of Stage 1 of the Emerald Hills Estate (DA No. 439/2014). Approval of this DA is dependent on the conferral of Biodiversity Certification across the Emerald Hills Estate land.

The Emerald Hills Biodiversity Certification Application is currently in the final stages of review with the Office of Environment and Heritage (OEH); with a decision from the Minister being imminent. It is anticipated that biodiversity certification will be conferred on the Emerald Hills Estate land prior to the determination of this DA.

Residential subdivision construction works for Stage 1 of the Emerald Hills Estate development are programmed to commence within the next couple of months.

3. THE PROPOSED DEVELOPMENT

3.1 DESCRIPTION OF PROPOSED DEVELOPMENT

Consent is sought for residential subdivision development across the subject site. These activities will involve:

- Procedural subdivision;
- Sydney Water infrastructure lead-in works;
- Earthwork activities;
- Staged residential subdivision;
- Construction of roads (including installation of services and stormwater infrastructure);
- Embellishment of the riparian corridor; and
- Embellishment of open space.

Procedural Subdivision

In order to logically facilitate the staged residential subdivision of the subject site, it is proposed to undertake a procedural subdivision of proposed Lot 201 (DA No. 202/2015) to create a total of eight (8) lots, as follows:

LOT NO.	AREA (ha)	DESCRIPTION
1	19.45	Superlot to be further subdivided as part of Stage 2 development.
2	4.427	Superlot to be further subdivided as part of Stage 2 development.
3	7.918	Superlot to be further subdivided as part of Stage 3 development.
4	9.182	Superlot to be further subdivided as part of Stage 4 development.
5	8.402	Superlot to be further subdivided as part of Stage 5 development.
6	6.953	Superlot to be further subdivided as part of Stage 6 development.
7	0.4016	Superlot to be further subdivided as part of Substage 6a.
8	3.528	Future oval to be delivered as part of Stage 2 and community centre land to be developed and dedicated to Council as part of a separate DA.

Refer to the *Plan of Proposed Subdivision of Lot 201 in DP 1210950 (Unreg.)* prepared by Lean Lackenby & Hayward (Drawing Number: 59028 SUPERLOT dwg, Amendment: A, dated: 14/07/15) which accompanies this Statement at **Attachment 3**.

Sydney Water Lead-In Works

To facilitate the supply of sewer and water services to Stages 2 to 6 and the future stages of the Emerald Hills Estate, the following Sydney Water lead-in works are proposed to be undertaken as part of this development:

- Construction of a watermain crossing at Camden Valley Way. These works are proposed to be undertaken as part of Stage 2 of the development; and
- Installation of sewer lead-in works along St Andrews Road also traversing the alignment of the future Estate spine road and the biobank site. These works are proposed to be undertaken as part of Stages 4 and 6 of the development.

Refer to the Proposed Lead-In Sydney Water Infrastructure plan prepared by Rose Atkins Rimmer (Infrastructure) Pty Ltd which accompanies this Statement at **Attachment 4**.

Earthwork Activities

Approval for bulk earthwork activities, including the clearing of vegetation across the subject site has been sought as part of a separate bulk earthworks DA to Camden Council - DA No. 704/2015. This DA is currently under consideration by Council. The bulk earthworks the subject of DA No. 704/2015 will precede the civil subdivision works proposed as part of this application.

In order to achieve finished site levels for the residential lots, roads and the open space areas, minor site regrading works are proposed to be undertaken as part of this application. Retaining walls are also proposed to be installed as part of the finalisation of the grading for the pad levels and the road levels.

Staged Residential Subdivision

The residential subdivision of the subject site is proposed to be undertaken across five stages, involving seven of the eight superlots proposed as part of the procedural subdivision (see above discussion).

The following tables provide a discussion of the lots created as part of each of the five stages.

Stage 2

This stage comprises the subdivision of proposed Lots 1 & 2 to create:

LOT No/s	AREA	DESCRIPTION
2001 to 2142	Range in size from 375sqm to 692sqm	142 residential lots.
2143	5,850sqm	Permanent water quality basin to be dedicated to Council.
2144	3.754ha	Riparian corridor to be dedicated to Council.
2145	1.054ha	Residue lot.
2146	2.96ha	Potential future school site to be owned and developed by the Department of Education and Training (DET) in accordance with the provisions of the Emerald Hills SIC VPA.
2147	1.964ha	Residue lot.
2148	1.215ha	Open space to be dedicated to Council.
2149	5,022sqm	Residue lot.
2150	4,289sqm	Residue lot.

Stage 3

This stage comprises the subdivision of proposed Lot 3 to create:

LOT No/s	AREA	DESCRIPTION
3001 to 3089	Range in size from 375sqm to 1,050sqm	89 residential lots.
3090	2.211ha	Open space to be dedicated to Council.

Stage 4

This stage comprises the subdivision of proposed Lot 4 to create:

LOT No/s	AREA	DESCRIPTION
4001 to 4119	Range in size from 373sqm to 652sqm	119 residential lots.
4120	1.052ha	Permanent water quality basin to be dedicated to Council

Stage 5

This stage comprises the subdivision of proposed Lot 5 to create:

LOT No/s	AREA	DESCRIPTION
5001 to 5126	Range in size from 375sqm to 1,610sqm	126 residential lots.

Stage 6

This stage comprises the subdivision of proposed Lots 6 & 7 to create:

LOT No/s	AREA	DESCRIPTION
6001 to 6085	Range in size from 374sqm to 625sqm	85 residential lots.
6086	3,231sqm	Permanent water quality basin to be dedicated to Council.
6087	1.015ha	Residue lot.

Substage 6A

This substage comprises the subdivision of proposed procedural Lot 7 (see above procedural lot discussion); and has been proposed to accommodate the retention of the Emerald Hills Estate Sales Office and associated carpark. The subdivision proposed as part of this substage will be undertaken when the sales office use ceases.

LOT No/s	AREA	DESCRIPTION
6101 to 6108	Range in size from 375sqm to 507sqm	8 residential lots.

Construction of Roads

The proposed development involves the construction of several portions of roads across the five development stages. The roads to be constructed are depicted in the Stage 2-6 Road Hierarchy Plan prepared by Cardno, Drawing Number: NA50613004-027-CI-DA-0012, Revision: 3, dated: 20/07/15.

The proposed road types comprise local access streets, minor access roads, collector roads, collector roads with median and an entry/exit collector road.

The entry/exit collector road is currently in the process of being partially constructed in accordance with approved DA No. 525/2014. This DA granted consent to the construction of part of the proposed entry/exit collector road, to be utilised as a haulage road, pending the development of Stage 2 of the Estate.

The entry/exit collector road will be made a public road as part of Stage 2 of the proposed development and will provide a connection to Camden Valley Way. As Camden Valley Way is a classified road, the concurrence of the RMS must be obtained prior to the issuing of any consent, pursuant to the provisions of Section 138 of the *Roads Act 1993*. As such, this DA has been lodged as integrated development with the RMS in accordance with the integrated development provisions of Section 91 of the *Environmental Planning and Assessment Act 1979*.

Embellishment of Riparian Corridor

As part of the bulk earthwork activities the subject of DA No. 704/2015, it was proposed to form the riparian corridor and commence planting in accordance with the Vegetation Management Plan (VMP) prepared by EcoLogical Australia.

It is proposed to complete the planting of the riparian corridor as part of this application.

A copy of the VMP accompanies this Statement at **Attachment 5**.

Embellishment of Open Space

The proposed development involves the construction of several parks/play areas, a sports field with skate through area, and an exercise track with 2.5m shared pathway. The development also includes an entry statement and attractive streetscapes.

The landscaping package and embellishment of the open space has been developed in accordance with the VPA and The Heritage Interpretation Strategy

The embellishment of the open space has been designed to achieve a high quality, low maintenance public domain and sets to create attractive streetscapes which retains and enhances significant views and vistas.

A copy of the landscaping package accompanies this Statement at **Attachment 12**

3.2 Waste Management

A Waste Management Plan (WMP) has been prepared for the proposed works and accompanies this Statement at **Attachment 6**.

4. STATUTORY AND POLICY CONTEXT

4.1 CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

Zoning and Uses

An extract of Council's zoning map is presented in **Figure 3** below. That part of the site the subject of this application is zoned part R2 Low Density Residential and part E2 Environmental Conservation under Camden Local Environmental Plan (LEP) 2010.

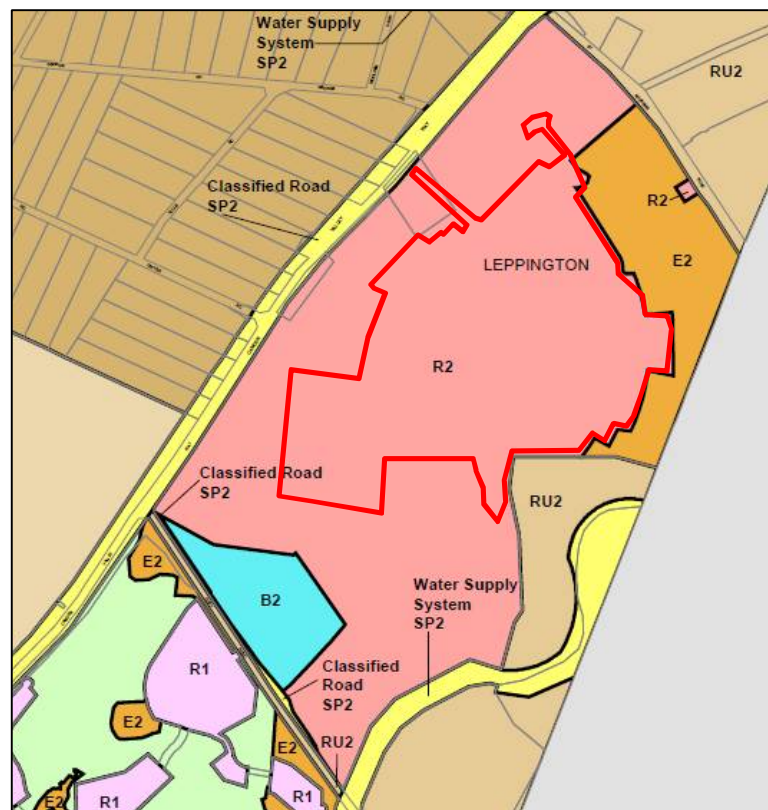


Figure 3 Extract from Camden LEP showing location of proposed residential subdivision development (Source: NSW Legislation Website)

The objectives of the R2 zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for educational, recreational, community and religious activities that support the wellbeing of the community.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

The proposed development does not offend any of the abovementioned zone objectives. The proposed staged residential subdivision works are facilitating the future development of the subject land for residential purposes.

The objectives of the E2 zone are:

- *To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*
- *To protect and enhance the ecology, hydrology and scenic views of waterways, riparian land, groundwater resources and dependent ecosystems.*

The proposed development does not offend any of the abovementioned zone objectives. The proposed sewer lead-in infrastructure works which are proposed in this zone are minor and do not have the potential to adversely impact the ecological, scientific, cultural or aesthetic values of the E2 zoned land.

Other Relevant Clauses

Other relevant clauses of the LEP comprise:

Clause 2.3 Land Use Table

The LEP adopts the "Exclusion Method" to the listing of permissible uses (that is, generally identifies what uses are not permitted, rather than what uses are).

The proposed residential subdivision development is permitted with consent in the R2 zone.

The proposed sewer infrastructure lead-in works are permitted with consent in the E2 zone.

Clause 2.6 Subdivision – Consent Requirements

This clause provides that land to which this Plan applies may be subdivided, but only with development consent.

Development consent is being sought as part of this application for the residential subdivision of the subject site.

Clause 4.1 Minimum Subdivision Lot Size

A minimum lot size of 220sqm is applicable to the land the subject of this application.

All of the proposed residential lots are in excess of 220sqm in area.

Clause 5.9 Preservation of Trees or Vegetation

The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.

All vegetation across the site has been proposed to be removed, with the exception of several trees which are proposed to be retained and incorporated into the future Heritage Park to be constructed as part of the civil works for Stage 3.

Approval for the clearing on this vegetation has previously been sought as part of the bulk earthworks DA No. 704/2015, which is currently under consideration by Council.

Clause 6.1 Arrangements for Designated State Public Infrastructure

The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.

A satisfactory arrangements certificate is currently in the process of being obtained from the Director General stating that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure. This will be provided to Council prior to the determination of this DA.

Clause 6.2 Public Utility Infrastructure

This clause provides that development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

Arrangements have been made as part of the proposed development to provide the public utility infrastructure required by the development.

Clause 6.3 Development Control Plan

Clause 6.3 relevantly provides that development consent must not be granted for development on land in an urban release area unless a development control plan has been prepared for the land.

Subject to the rezoning of the Emerald Hills Estate land, the Camden Development Control Plan (DCP) 2011 was amended to include site specific development controls for the Emerald Hills Estate (Part C13). The controls applicable to the proposed development are detailed at Part B1 (Environmental Management) and Part C13 (Emerald Hills).

4.3 STATE ENVIRONMENTAL PLANNING POLICIES

There are three relevant State Environmental Planning Policy (SEPP) to this development application. They are:

- Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2-1997) (SREP 20) - deemed SEPP;
- State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55); and
- State Environmental Planning Policy (Infrastructure) 2007.

4.4 CAMDEN DEVELOPMENT CONTROL PLAN 2011

There are two relevant parts of the Camden DCP 2011 that applies to the proposed development, these being Part B General Land Use Controls and Part C Residential Subdivision.

5. ASSESSMENT UNDER SECTION 79C(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

The matters for consideration set out in Section 79C(1) of the Environmental Planning and Assessment Act, 1979 as follows:

(a) *The provisions of:*

(i) *Any environmental planning instrument, and*

(ii) *Any draft environmental planning instrument ..., and*

(iii) *Any development control plan, and*

(ilia) *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*

(iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

(v) *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979) that applies to the land to which the development application relates,*

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

(c) *The suitability of the site for the development,*

(d) *any submissions made in accordance with this Act or the regulations,*

(e) *The public interest.*

5.1 ANY ENVIRONMENTAL PLANNING INSTRUMENT

5.1.1 Camden Local Environmental Plan 2010

The proposed development is considered to comply with the objectives of the R2 and E2 zones as described in the tables below.

R2 Zone Objective	Comment	Compliance
<i>To provide for the housing needs of the community within a low density residential environment.</i>	The proposed subdivision development is contributing to the provision of housing to meet the needs of the community within a low density residential environment.	✓
<i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i>	The proposed development involves the subdivision of the subject land to create lots to be further development to meet the recreational and community needs of the future local residents.	✓
<i>To allow for educational, recreational, community and religious activities that support the wellbeing of the community.</i>	The land the subject of this application includes land identified in the Master Plan for the future school site. The proposed development includes the subdivision of this land required to facilitate the future development of the land for this community use.	✓
<i>To minimise conflict between land uses within the zone and land uses within adjoining zones.</i>	The proposed development does not have the potential to cause conflict between land uses within the R2 zone and land uses within the adjoining zones.	✓

E2 Zone Objective	Comment	Compliance
<i>To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</i>	The proposed sewer infrastructure lead-in works are minor in nature and do not have the potential to adversely impact on the protection and management of the ecological scientific, cultural or aesthetic values of the biobank land.	✓
<i>To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</i>	See above comment.	✓
<i>To protect and enhance the ecology, hydrology and scenic views of waterways, riparian land, groundwater resources and dependent ecosystems.</i>	See above comment.	✓

Refer to Section 4.2 (Camden Local Environmental Plan) of this Statement for a discussion of the relevant LEP clauses and an assessment of the proposed development against the provisions of these clauses.

5.1.2 SREP 20 – Hawkesbury Nepean River

SREP 20 is a deemed SEPP, the aim of which is *to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.*

The following table details the relevant provisions of the SREP 20 as they relate to the proposed development.

Section	Comment
Part 2 General planning considerations, specific planning policies and recommended strategies	
5. General planning considerations <i>The general planning considerations relevant for this Part are:</i> <i>(a) the aim of this plan, and</i> <i>(b) the strategies listed in the Action Plan of the Hawkesbury-Nepean Environmental Planning Strategy, and</i> <i>(c) whether there are any feasible alternatives to the development or other proposal concerned, and</i> <i>(d) the relationship between the different impacts of the development or other proposal and the environment, and how those impacts will be addressed and monitored.</i>	<p>With respect to (a) and (b), the proposed development does not offend the aim of this plan, nor does it offend any of the strategies listed in the Action Plan of the Hawkesbury-Nepean Environmental Planning Strategy.</p> <p>Having regard to (c), there are no feasible alternatives to the proposal.</p> <p>Considering (d), the proposed development will not result in any adverse environmental impacts, appropriate erosion and sediment control measures will be implemented during the construction phase of the development. The embellishment of the riparian corridor will result in positive environmental impacts.</p>

Section	Comment
<p><u>6. Specific planning policies and recommended strategies</u> The specific planning policies and recommended strategies for this plan are as follows:</p> <p>(1) Total catchment management</p> <p>Policy: Total catchment management is to be integrated with environmental planning for the catchment.</p> <p>Strategies:</p> <p>(a) Refer the application or other proposal for comment to the councils of each adjacent or downstream local government area which is likely to suffer a significant adverse environmental effect from the proposal.</p> <p>(b) Consider the impact of the development concerned on the catchment.</p> <p>(c) Consider the cumulative environmental impact of development proposals on the catchment.</p>	<p>The proposed development does not have the potential to impact on adjacent or downstream LGAs. Appropriate erosion and sediment control measures will be implemented prior to any works occurring on the site. Please refer to the Erosion and Sediment Control Plans (ESCP) which accompany this Statement.</p> <p>The proposed development does not have the potential to impact on the catchment.</p> <p>N/A.</p>
<p>(3) Water quality</p> <p>Policy: Future development must not prejudice the achievement of the goals of use of the river for primary contact recreation (being recreational activities involving direct water contact, such as swimming) and aquatic ecosystem protection in the river system. If the quality of the receiving waters does not currently allow these uses, the current water quality must be maintained, or improved, so as not to jeopardise the achievement of the goals in the future. When water quality goals are set by the Government these are to be the goals to be achieved under this policy.</p> <p>Strategies:</p> <p>(a) Quantify, and assess the likely impact of, any predicted increase in pollutant loads on receiving waters.</p> <p>(f) Consider the need for an Erosion and Sediment Control Plan (to be in place at the commencement of development) where the development concerned involves the disturbance of soil.</p> <p>(g) Minimise or eliminate point source and diffuse source pollution by the use of best management practices.</p>	<p>The proposed development will not increase pollutant loads on receiving waters.</p> <p>ESCPs have been prepared for the proposed works, refer to drawings at Attachment 7 of this Statement.</p> <p>Refer to the attached Engineering Development Report which discusses water quantity and quality management (Reference: NA50613004), a copy of which accompanies this Statement at Attachment 8.</p>
<p>(4) Water quantity</p> <p>Policy: Aquatic ecosystems must not be adversely affected by development which changes the flow characteristics of surface or groundwater in the catchment.</p> <p>Strategies:</p> <p>(a) Future development must be consistent with the interim or final river flow objectives that are set for the time being by the Government.</p> <p>(b) Ensure the amount of stormwater run-off from a site and the rate at which it leaves the site does not significantly increase as a result of development. Encourage on-site stormwater retention, infiltration and (if appropriate) reuse.</p> <p>(d) Consider the impact of development on the level and quality of the water table.</p>	<p>The proposed development will not impact on interim or final river flow objectives.</p> <p>The proposed works will not increase stormwater run-off from the site and nor will they impact on the level and quality of the water table. Refer to the attached Engineering Development Report which discusses water quantity and quality management (Reference: NA50613004).</p>

Section	Comment
<p>(6) Flora and fauna</p> <p>Policy: Manage flora and fauna communities so that the diversity of species and genetics within the catchment is conserved and enhanced.</p> <p>Strategies, generally:</p> <p>(a) Conserve and, where appropriate, enhance flora and fauna communities, particularly threatened species, populations and ecological communities, aquatic habitats, wetland flora, rare flora and fauna, riverine flora, flora with heritage value, habitats for indigenous and migratory species of fauna, and existing or potential fauna corridors.</p> <p>(b) Locate structures where possible in areas which are already cleared or disturbed instead of clearing or disturbing further land.</p> <p>(c) Minimise adverse environmental impacts, protect existing habitat and, where appropriate, restore habitat values by the use of management practices.</p> <p>(d) Consider the impact on ecological processes, such as waste assimilation and nutrient cycling.</p> <p>(e) Consider the range of flora and fauna inhabiting the site of the development concerned and the surrounding land, including threatened species and migratory species, and the impact of the proposal on the survival of threatened species, populations and ecological communities, both in the short and longer terms.</p> <p>(f) Consider the need to provide and manage buffers, adequate fire radiation zones and building setbacks from significant flora and fauna habitat areas.</p> <p>(g) Consider the need to control access to flora and fauna habitat areas.</p> <p>(h) Consider the need to maintain corridors for fish passage, and protect spawning grounds and gravel beds.</p>	<p>Considering Items (a) to (g), all vegetation across the site is proposed to be removed as part of the bulk earthworks DA No. 704/2015, with the exception of several trees which are proposed to be retained and incorporated into the future Heritage Park to be constructed as part of the civil works for Stage 3.</p> <p>N/A</p>
<p>(10) Urban development</p> <p>Policy: All potential adverse environmental impacts of urban development must be assessed and controlled.</p> <p>Strategies:</p> <p>(a) When considering a proposal for the rezoning or subdivision of land which will increase the intensity of development of that land (for example, by increasing cleared or hard surface areas) so that effluent equivalent to that produced by more than 2,500 people will be generated, consider requiring the preparation of a Total Water Cycle Management Study or Plan.</p> <p>(b) Consider urban design options to reduce environmental impacts (such as variable lot sizes and shapes, and the clustering of development).</p>	<p>Subdivision development has been designed in accordance with the Emerald Hills Water Cycle Management Report prepared by Cardno, dated May 2013.</p> <p>See above.</p>
<p>(12) Metropolitan strategy</p> <p>Policy: Development should complement the vision, goal, key principles and action plan of the Metropolitan Strategy.</p> <p>Strategies:</p> <p>(a) Consider the impacts of transport infrastructure proposals on water quality and air quality.</p> <p>(b) Consider the impacts of metropolitan waste disposal on water quality.</p> <p>(c) Consider the impacts of development on air quality.</p> <p>(d) Consider the need for waste avoidance, waste reduction, reuse and recycling measures.</p> <p>(e) Consider the implications of predicted climate change on the location of development and its effect on conservation of natural resources.</p>	<p>Having regard to items (a) to (e), the proposed subdivision development does not offend any of the key principles and the action plan of the Metropolitan Strategy.</p>

The proposed development is consistent with the abovementioned provisions of SREP 20.

5.1.3 SEPP 55 – Remediation of Land

The object of SEPP 55 is *to provide for a Statewide planning approach to the remediation of contaminated land*. In particular, it aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:

- (a) *by specifying when consent is required, and when it is not required, for a remediation work, and*
- (b) *by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
- (c) *by requiring that a remediation work meet certain standards and notification requirements.*

Contamination and remediation have previously been addressed as part of the bulk earthworks DA for the subject site, DA No. 704/2015.

No remediation works are proposed as part of this application.

5.1.4 Infrastructure SEPP

The aim of the Infrastructure SEPP is to facilitate the effective delivery of infrastructure across the State.

Clause 104 (Traffic generating development) applies to development specified in Column 1 of the Table to Schedule 3 (Traffic generating development to be referred to the RMS).

Column 1 of Schedule 3 relevantly nominates development involving the *subdivision of land comprising 200 or more allotments where the subdivision includes the opening of a public road* as traffic generating development requiring referral to the RMS in accordance with the provisions of Clause 104.

The proposed subdivision development will yield a total of 569 residential lots; it is acknowledged that this DA will require referral to the RMS.

5.2 ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

There are no known draft Environmental Planning Instruments that apply to the site.

5.3 ANY DEVELOPMENT CONTROL PLAN

The relevant parts of the Camden DCP 2011 that apply to the land are addressed in the table below.

Relevant DCP 2011 Clause	Comment	Compliance
PART B – General Land Use Controls		
Part B1 – Environmental Management		
B.1.1 Erosion and Sedimentation. All development shall incorporate soil conservation measures to control soil erosion and siltation during and following completion of development. An Erosion and Sediment Control Plan must be lodged with every development application.	Erosion and sediment control measures will be implemented accordingly prior to any works commencing on the site. ESCPs accompany this Statement.	✓
B.1.2 Earthworks. Subdivision and building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill. Subdivision and building work shall be designed to ensure minimal cut and fill is required for its construction phase.	Approval for the Stages 2-6 earthworks has previously been sought as part of a separate bulk earthworks DA to Council – DA No. 704/2015, which is currently under consideration by Council. The bulk earthworks proposed as part of this DA have been designed, where practical, to respond to the natural topography of the site. The finished levels for Stages 2 to 6 have been designed to ensure that minimal if not nil cut and fill will be required at the dwelling construction phase.	✓ ✓
Cut and Fill and Retaining Walls – Subdivision and Engineering works All retaining walls proposed are to be identified in the development application. All retaining walls and footings are to be wholly contained within the allotment. A section 88B instrument is to create an easement for support on the subject lot and adjoining land. All retaining walls that are proposed as part of a subdivision or building work shall be designed by a practicing Structural Engineer and be of masonry construction. Retaining walls that front a public place are to be finished with anti-graffiti coating. Retaining walls are to be designed and constructed to allow for installation of boundary fencing without impact on the structural soundness of the retaining wall and its footings.	All proposed retaining walls have been identified on the Engineering Drawings which accompany this Statement. All retaining walls and footings to be wholly contained within each individual residential allotment. Where necessary, retaining walls have been proposed to be located within Council's dedicated road reserve, refer to discussion at Section 8.1.2 (Development Control Plan – Part C13 Non Conformance) in the Engineering Development Report which accompanies this Statement at Attachment 8 . Noted. Noted – Construction Certificate drawings to be prepared accordingly. Noted. All interallotment retaining walls have been designed to allow for installation of boundary fencing without impact to the structural soundness of the wall.	✓ ✓ ✓ ✓ ✓ ✓
B.1.3 Salinity Management. All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with Camden Council's 'Erosion and Sediment Control Policy' and 'Managing Urban Stormwater – Soils and Construction' are to be submitted with each subdivision DA. All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated/established. Certification is required to be submitted to Council prior to commencement of construction.	Refer to the discussion at Section 6 (Salinity) of the Engineering Development Report (Reference: NA50613004) which accompanies this Statement at Attachment 8 . Refer to the discussion at Section 4 (Erosion and Sediment Control) of the Engineering Development Report (Reference: NA50613004) which accompanies this Statement at Attachment 8 .	✓ ✓

Relevant DCP 2011 Clause	Comment	Compliance
Salinity assessment of soil and ground water shall be undertaken and submitted to Council with the development application for subdivision. Investigations and sampling for salinity should be conducted in accordance with the requirements of the Department of Infrastructure Planning and Natural Resources' booklet Site Investigations for Urban Salinity.	Refer to the discussion at Section 6 (Salinity) of the Engineering Development Report (Reference: NA50613004) which accompanies this Statement at Attachment 8 .	✓
B.1.4 Water Management. Reference shall be made to Camden Council's Engineering Specifications for controls relating to detention, drainage and water sensitive urban design.	Refer to the discussion at Section 7 (Stormwater Drainage and Water Quality) of the Engineering Development Report (Reference: NA50613004). which accompanies this Statement at Attachment 8 .	✓
B.1.7 Riparian Corridors. Streams within the Camden LGA are mapped on the Stream Classification Map available on Council's website and are classified under Riparian Corridor Objective Setting (RCOS) in Table B1 and Figure B1.	The proposed development involves the continued embellishment of the riparian corridor, proposed to be formed as part of the bulk earthworks DA No. 704/2015. This portion of riparian corridor is a continuation of the Stage 1 riparian corridor to be approved and constructed under DA No. 439/2014. This riparian corridor has been designed in accordance with the requirements for a second order stream and will be planted in accordance with the VMP.	✓ ✓
B.1.9 Waste Minimisation and Management A Waste Management Plan (WMP) outlines the waste management provisions for demolition, construction and the ongoing management provisions for developments. A WMP shall be submitted with any development application seeking consent for development that is likely to generate waste during construction and/or during the ongoing operation of the development. The WMP should address a range of matters, including: (a) Volume and type of waste and recyclables to be generated. (b) Storage and treatment of waste and recyclables on site. (c) Disposal location of waste and recyclables. (d) The intended waste management service provider. (e) Operational procedures for ongoing waste management once the development is complete.	A waste management plan for the proposed development accompanies this application at Attachment 6 .	✓
B1.10 Bushfire Risk Management A Bushfire Protection and Attack Assessment Report must form part of all development applications on land identified as Bushfire Prone Land on Camden Council's Bushfire Prone Land Map. The report must be in accordance with the requirements of the NSW RFS Planning for Bushfire Protection Guidelines and must outline the proposed development's consistency with: (a) RFS Planning for Bushfire Protection Guidelines, (b) Australian Standard AS 3959 Construction of Buildings in Bush Fire Prone Areas, (c) RFS Building in Bushfire Prone Areas Single Dwelling Applicants Kit for any detached dwelling house or alterations and additions to a dwelling house, and (d) Building Code Of Australia Asset protection zones must be contained wholly within the subdivision they are designed to protect. The asset protection zones are to be placed as restrictions on the burdened allotments. No habitable buildings or storage structures are permitted within those zones.	The subject site is identified as bushfire prone land on Camden Council's Bushfire Prone Land Map. A Bushfire Assessment has been prepared by EcoLogical Australia which addresses the issue of bushfire. APZs have been identified for the school site and residential land as depicted in Figure 4 (Asset Protection Zones) and Table 1 (Threat assessment, APZ and category of Bushfire Attack) in the Bushfire Protection Assessment at Attachment 9 to this Statement. All proposed APZs are contained wholly within the subdivision. Noted.	✓ ✓ ✓
B1.14 Development adjoining Sydney Catchment Authority Controlled Areas - the Upper Canal Development proposals adjacent to or bordering the Water Supply Canal and associated corridor with the potential to impact on the Canal, should be prepared in liaison with the Sydney Catchment Authority prior to lodging a development application. All development shall include the provision of appropriate security/delineation fencing and/or other mitigation strategies in the consultation with the Sydney Catchment Authority.	It is acknowledged that as part of the development assessment process, this DA will be referred to Water NSW (previously SCA) for review and comment. It is anticipated that any Water NSW requirements will be incorporated into the conditions of development consent. See above comment.	✓

Relevant DCP 2011 Clause	Comment	Compliance
<p>B1.16 Acoustic Amenity Residential Development Subdivision or development for residential purposes near roads, airports, and industrial/commercial uses, shall include a program of appropriate noise attenuation measures to reduce traffic or other noise that potentially will affect residential properties. For roads, noise attenuation measures must be prepared in accordance with Council's Environmental Noise Policy. The program shall predict noise levels for a ten year period and any noise attenuation measures shall address these noise levels.</p> <p>Height and/or the type of construction of dwellings are to be defined by the required acoustic study establishing the appropriate noise attenuation measures. Each site identified will require a s88B Instrument identifying the noise attenuation measures.</p> <p>The environmental goal for road traffic noise shall be based on those levels set in Council's Environmental Noise Policy.</p>	<p>An Acoustic Assessment has been prepared by SLR Consulting Australia Pty Ltd to assess the potential road traffic noise impacts on Stage 2 to Stage 6 of the Emerald Hills Estate development. A copy of this report is provided at Attachment 10 to this Statement.</p> <p>The required facade noise reductions are illustrated in Appendix D of the Acoustic Assessment. The required facade reduction, indicative category of noise treatment and requirement for mechanical ventilation for each lot are provided in Table 5 and Figure 4 of the Acoustic Assessment. Refer to this document at Attachment 10.</p> <p>The Acoustic Report has been prepared in accordance with Council's ENP.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<p>B2 Landscape Design Natural features on the site, such as trees, vegetation, rock outcrops, cliffs, ledges, indigenous species and vegetation communities must be retained and incorporated into the design of development and the associated landscape plan.</p> <p>A landscape plan is to be submitted for all development that, in Council's opinion, will significantly alter the existing and intended landscape character of the land. In general, all development applications other than single dwelling house or minor alterations to an existing building will require the lodgement of a landscape plan.</p>	<p>As part of the bulk earthworks design for Stages 2-6 the subject of DA No. 704/2015, several trees were proposed to be retained. These trees have been incorporated into the Heritage Park. Refer to the accompanying Landscape Plans at Attachment 11.</p> <p>Landscape Plans have been prepared by PLACE Design Group and accompany this Statement at Attachment 12.</p>	<p>✓</p> <p>✓</p>
<p>B3.2 Aboriginal Culture and Heritage An Aboriginal Heritage Impact Permit (AHIP) is required from OEH for any activity likely to have an impact on Aboriginal objects and places before work takes place. This includes known Aboriginal items identified in Table B7, identified on the AHIMS register, or an Aboriginal item discovered as part of site investigations or development.</p>	<p>An AHIP has been issued for the Emerald Hills Estate.</p>	<p>✓</p>

Relevant DCP 2011 Clause	Comment	Compliance
PART C – Residential Subdivision		
Part C5 – Subdivision in Urban Release Areas		
<p>C5.1 Neighbourhood Amenity and Subdivision Design <i>Neighbourhoods shall be designed with a high level of pedestrian connectivity between residential areas and public open space areas, public transport nodes, education and community/recreation facilities and commercial and retail centres.</i></p> <p><i>The subdivision layout is to create a legible and permeable street hierarchy that responds to the natural features of the land, including the topography of the site, watercourses and existing significant trees and vegetation communities.</i></p> <p><i>Street blocks are to be generally a maximum of 250m long x 70m wide where the layout is grid formation.</i></p> <p><i>Block length and widths in excess of 250m may be considered by Council where it can be demonstrated that pedestrian connectivity and traffic calming objectives are achieved.</i></p> <p><i>Lot orientation and configuration is to be generally consistent with the subdivision principles shown at Figure C10.</i></p> <p><i>The preferred lot orientation is either on a north-south or east-west orientation.</i></p> <p><i>Residential lots must generally be rectangular and the use of battle-axe lots is to be minimised.</i></p> <p><i>Easements for utility services are to be incorporated in public road reserves wherever possible, and where the infrastructure is located in private lots, appropriate easements must be created over the land.</i></p>	<p>The proposed subdivision design is consistent with the Emerald Hills Estate Master Plan at Section C13 of the DCP.</p> <p>The proposed street hierarchy is in accordance with the Emerald Hills Road Hierarchy at Section C13 of the DCP.</p> <p>The proposed street blocks have been designed within these parameters.</p> <p>N/A – no block lengths or widths exceed 250m.</p> <p>Lot orientation has been designed to be generally consistent with the subdivision principles at Figure C10.</p> <p>The proposed lots maintain a combination of north-south and east-west orientations.</p> <p>The majority of the residential lots are generally rectangular. There are a total of two battleaxe lots proposed in Stage 3.</p> <p>Noted. Required easements to be created at the Subdivision Certificate stage.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>-</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
<p>C5.2 Street Network and Design <i>The street network shall be designed generally in accordance with the indicative master plan that applies to each urban release area.</i></p> <p><i>Streets are to be designed in accordance with the cross-sections and plans prepared for each urban release area.</i></p> <p><i>When a new urban release area is being designed, the standard street cross-sections in Camden Council Engineering Design and Construction Specifications shall be used as a guide.</i></p> <p><i>Except where otherwise provided for in this DCP, all streets and roundabouts are to be designed and constructed in accordance with the minimum requirements set out in the Camden Council Engineering Design and Construction Specifications. In particular:</i></p> <ul style="list-style-type: none"> <i>(a) intersection treatments are required to clearly identify the road hierarchy and create well defined intersections.</i> <i>(b) traffic islands and slow points are to be constructed of concrete or paving. Extended speed humps (i.e. plateaus) are not permitted for traffic calming.</i> <i>(c) roundabouts are to be designed to accommodate heavy vehicles.</i> <p><i>For local streets and access ways, traffic management, i.e. road layout and/or speed reducing devices, are to be used to produce a low speed traffic environment. Such traffic management devices are to be identified at subdivision development application stage.</i></p> <p><i>Where roads are adjacent to public reserves or riparian corridors, the verge widths may be reduced to a minimum of 1m. This is subject to</i></p>	<p>The street network has been designed in accordance with the Emerald Hills Estate Master Plan at Section C13 of the DCP. Minor variations to road design have been proposed, refer to discussion at Section 8.1.2 (Development Control Plan – Part C13 Non Conformance) in the Engineering Development Report which accompanies this Statement at Attachment 8.</p> <p>See above comment.</p> <p>Noted. Reference has been made to these specifications as part of the street design.</p> <p>Noted. The design of the streets and roundabouts has been designed in accordance with Council's Engineering Design and Constructions Specifications.</p> <p>Traffic management devices shown on the Engineering Drawings.</p> <p>N/A</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>-</p>

<p><i>footpaths, public utilities, bollards and fencing being adequately provided for and Bushfire Asset Protection Zones and riparian corridors requirements being addressed.</i></p> <p><i>Street trees are to be provided on all streets and shall:</i></p> <ul style="list-style-type: none"> <i>(a) be used consistently to distinguish between public and private spaces and between different classes of street within the street hierarchy.</i> <i>(b) minimise risk to utilities and services and minimise ongoing water consumption.</i> <i>(c) be durable and suited to the street environment and include endemic species.</i> <i>(d) maintain adequate lines of sight for vehicles and pedestrians, especially around driveways and street corners.</i> <i>(e) provide appropriate shade.</i> <i>(f) provide an attractive and interesting landscape character without blocking the potential for street surveillance.</i> <i>(g) ensure street tree design and species selection complement and define the neighbourhood area, ecological linkages, street hierarchy, precinct entries, significant intersections, items of environmental heritage, heritage conservation areas and significant view lines.</i> <p><i>The preliminary location and design of signage, street furniture and street lighting is to be indicated on the engineering construction drawings.</i></p> <p><i>The design of all signage, street furniture and street lighting is to be consistent with Council's Landscape and Streetscape Elements Manual for Camden.</i></p>	<p>Refer to the Landscape Plans at Attachment 12 for details of proposed street trees. The proposed species have been selected having regard to the requirements at items (a) to (g).</p> <p>Refer to the accompanying Engineering and Landscape drawings at Attachments 8 and 12, for these details.</p> <p>Reference has been made to Council's Landscape and Streetscape Elements Manual as part of the preparation of the Landscape Plans at Attachment 12 to this Statement.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
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<p>C5.3 Pedestrian and Cycle Network Unless otherwise stated, all pedestrian and cycleway routes and facilities are to be consistent with the following:</p> <ul style="list-style-type: none"> (a) the Indicative pedestrian and cycle network plan applying to each urban release area. (b) Planning Guidelines for Walking and Cycling (Department of Planning and Roads and Traffic Authority) (c) Camden Council's Pedestrian Access and Mobility Plan and Bike Plan. (d) Camden Council's Engineering Specifications. (e) Disability Discrimination Act. (f) Camden Rec reational Trail Network Strategy (g) Campbelltown and Camden Council's Integrated Transport Strategy. <p>Pedestrian and cycle routes and facilities are to be designed as part of the infrastructure works for the urban release area and shall be safe, well lit, clearly defined, functional and accessible to all.</p> <p>Cycle/footpaths in open space must be aligned approximately parallel with the park edge streets wherever possible to take advantage of the street lighting and allow for casual surveillance by residents and drivers.</p>	<p>The pedestrian and cycleway routes identified on the Emerald Hills Pedestrian and Cycle Paths plan at Section C13 of the DCP have been incorporated into the proposed development.</p> <p>See above comment.</p> <p>Cycle/footpaths in the open space areas have been aligned parallel with the park edge streets where possible, refer to the Landscape Plans which accompany this Statement at Attachment 12.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<p>C5.4 Public Transport Network <i>Bus routes are to be provided generally in accordance with each new release area shown in chapters C6, C7, C8, C9, C10, C11, C12 & C13.</i></p> <p><i>Refer to Council's Engineering Specifications for controls relating to bus stops.</i></p> <p><i>Roads to accommodate bus routes are to be clearly marked and constructed to the required carriageway width and kerb radii to facilitate bus movements.</i></p> <p><i>Provide convenient road connections to adjoining areas and other public transport routes for ease of movement of buses between suburbs, link activity centres within and external to the suburb, and to existing and future railway stations.</i></p> <p><i>Bus stops are located near neighbourhood places, such as parks, shops and schools and related to the main pedestrian routes.</i></p> <p><i>Where possible, the majority of dwellings must be within 600m safe walking distance from an existing or proposed bus stop.</i></p> <p><i>Bus stops are to be provided on-street and not within indented bays. Bus shelters are to be provided at key stops and on strategic bus corridors. Consideration must be given to provide for the location and space of bus stops to facilitate transfer between buses.</i></p>	<p>The Emerald Hills Road Hierarchy and Bus Route plan at Section C13 of the DCP recommends a bus shelter along the main collector road in front of the proposed school site, along that portion of the collector road to be constructed as part of Stage 2.</p> <p>Noted.</p> <p>The main collector road was designed to accommodate a bus route as part of the Master Planning for the Estate.</p> <p>The main collector road, upon its completion, will provide connectivity through the Estate, linking it to St Andrews Road, Raby Road and Camden Valley Way.</p> <p>Bus stop to be located in accordance with the provisions of Chapter C13.</p> <p>The majority of the dwellings will be located within 600m walking distance from a proposed bus stop, where possible.</p> <p>Proposed bus stop has been designed in accordance with bus route road cross section at Section C13.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
<p>C5.5 Parks and Open Space <i>Public parks (local and district open space), other open space areas (i.e. riparian corridors) and areas with landscape value are to be provided, generally in accordance with the master plan or Indicative Layout Plan provided within each new release area.</i></p> <p><i>The minimum provision of open space and facilities including embellishment is to be consistent with the applicable Contributions Plan.</i></p> <p><i>Development applications are to provide details on elements such as:</i></p> <ul style="list-style-type: none"> (a) earthworks (b) plant species and sizes (c) utilities and services 	<p>Open space has been proposed in accordance with the Local Open Space plan at Section C13 of the DCP.</p> <p>The areas and design of these parks is in accordance with the provision of the Emerald Hills VPA.</p> <p>The Landscape Plans at Attachment 12 to this Statement address items (a) to (k).</p>	<p>✓</p> <p>✓</p> <p>✓</p>

<ul style="list-style-type: none"> (d) <i>landscape plan—demonstrating hard and soft landscaping treatments</i> (e) <i>any entry statements</i> (f) <i>interpretative material</i> (g) <i>street furniture</i> (h) <i>play equipment with the required shade structure or shade trees</i> (i) <i>public art</i> (j) <i>park signage and lighting</i> (k) <i>waste facilities</i> 		
<p>C5.6 Community Infrastructure <i>Education, civic and community facilities are to be located and provided generally in accordance with the applicable Contributions Plan.</i></p>	<p>Education, civic and community facilities have been provided in accordance with the Emerald Hills Local and State VPAs.</p>	✓
<p>C5.7 Provision of Adequate Infrastructure and Facilities <i>The applicant must demonstrate to Council's satisfaction that adequate local public infrastructure and facilities are provided, which may be through a combination of the following:</i></p> <ul style="list-style-type: none"> (a) <i>development contributions made in accordance with an adopted Contributions Plan; and/or</i> (b) <i>provision of the infrastructure and facilities directly by the applicant free of cost to Council. In this circumstance, the applicant may wish to enter into a Voluntary Planning Agreement with the Council.</i> <p><i>Council may impose a condition of development consent requiring the provision of local infrastructure and facilities to meet the needs of the future residents of the development free of cost to Council.</i></p> <p><i>Council may not grant development consent to residential development unless it is demonstrated that adequate infrastructure and facilities have or will be provided.</i></p>	<p>The provision of local public infrastructure is in accordance with the Emerald Hills State and Local VPAs.</p> <p>Noted.</p> <p>Noted. All infrastructure facilities identified for delivery as part of Stages 2-6 of the Emerald Hills development in the local VPA have been provided.</p>	<p>✓</p> <p>-</p> <p>✓</p>

Part C13 – Emerald Hills		
C13.2 Subdivision Design <i>The subdivision pattern for Emerald Hills shall generally follow the indicative master plan shown in Figure C82.</i> <i>Subdivision shall provide for a diversity of lot sizes and types in appropriate locations which either reinforce the scenic values of the site, or contribute to the accessibility, vitality and character of the local centre, the amenity offered by open spaces and the viability of public transport. This may include larger groupings of smaller lots in the locations shown hatched red in Figure C83.</i> <i>The maximum dwelling density at Emerald Hills shall be 15 dwellings per hectare measured across the whole of the shaded area shown as 'net developable area' in Figure C83.</i>	<p>The proposed subdivision pattern is consistent with Figure C82.</p> <p>The proposed subdivision provides for a range of lot sizes, ranging from 374sqm to 1,610sqm.</p> <p>A maximum density of 15 dwellings per hectare has been maintained.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
C13.3 Street, Pedestrian and Cycle Network <i>The street, pedestrian and cycle and public transport networks are to be designed and constructed generally in accordance with Figures C84, C85 and C86–C91 and landscaped accordingly.</i> <i>The design and construction of the collector road in accordance with Figures C89, C90 and C91 shall provide north-south pedestrian and cycle connectivity through the Emerald Hills development to East Leppington at the north and Camden Lakeside to the south.</i> <i>Root guards shall be used around all street trees to minimise damage to road pavements and footpaths.</i> <i>The design and construction of Raby Road and St Andrews Road are subject to further detailed design at the Development Application stage in accordance with Council requirements and in conjunction with the RMS and TfNSW.</i>	<p>The street, pedestrian and cycle and public transport networks have been designed generally in accordance with Figures C84, C85 and C86-91. Refer to Landscape Plans for landscaping details.</p> <p>The collector road has been designed in accordance with the provisions of Figures C89, C90 and C91.</p> <p>Noted. Refer to Landscape Plans at Attachment 12.</p> <p>Noted. Raby Road upgrade works have been approved and commenced under DA No. 308/2014.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>-</p>
C.13.4 Bulk Earthworks and Retaining Walls. <i>Development Applications are to provide accurate site surveys prepared by a qualified surveyor to provide a clear and accurate representation of the contours of the land.</i> <i>Development Applications are to illustrate bulk earthworks and retaining walls and provide justification for proposed changes to land levels.</i> <i>Any wall with a height of 1.5 metres or greater requires lodgement of a Development Application.</i> <i>Retaining walls are to be constructed of masonry materials.</i>	<p>Refer to the site survey which accompanies this Statement at Attachment 13.</p> <p>Bulk earthworks approval previously sought as part of DA No. 704/2015. Refer to the discussion at Section 5 (Bulk Earthworks) of the Engineering Development Report (Reference: NA50613004) which accompanies this Statement at Attachment 8.</p> <p>Development consent is sought for all retaining walls as part of this DA.</p> <p>Inter-allotment retaining walls to be constructed of masonry materials. Road/Basin 6 interface retaining wall to be constructed of stacked rock.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
C13.5 Open Space, Public Domain and Fencing <i>Ensure that open space is of appropriate quality and quantity to meet the recreational and social needs of the community.</i> <i>Ensure an attractive public domain and streetscapes are established that contribute to the visual quality of the site.</i> <i>Provide the framework for the protection and enhancement of remnant vegetation and riparian corridors within the public domain.</i> <i>Provide for the establishment of local parks and other open spaces which contribute to the sense of place.</i>	<p>Open space provided in accordance with the requirements of the Emerald Hills Estate Local VPA.</p> <p>Refer to Landscape Plans at Attachment 12 to this Statement. Landscape has been designed to create an attractive public domain.</p> <p>A VMP has been prepared by EcoLogical Australia for the riparian corridor. Refer to Attachment 5.</p> <p>Open space provided in accordance with the requirements of the Emerald Hills Estate Local VPA.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

<p><i>Utilise open space for Water Sensitive Urban Design and stormwater management.</i></p> <p><i>Promote plant species selection and design which will minimise ongoing water and maintenance requirements.</i></p> <p><i>Provide appropriate fencing between the Emerald Hills site and adjacent Sydney Water Upper Canal land.</i></p> <p><i>Local open space shall generally be located in accordance with Figure C92.</i></p> <p><i>Estate fencing shall be erected in locations to separate public domain areas from residential development.</i></p> <p><i>Estate fencing is to be constructed of consistent high quality materials and finishes and is to form part of the subdivisional works for the site.</i></p> <p><i>The location of estate fencing is identified in a Development Application and is to be constructed in accordance with a Landscaping Plan.</i></p> <p><i>Estate fencing is limited to a maximum height of 1.8m above ground level.</i></p> <p><i>Estate fencing is not to be removed or altered in finish, shape or form of the fence.</i></p> <p><i>Appropriate fencing to prevent public access to the Sydney Water Upper Canal I and shall be provided.</i></p>	<p>Open space incorporates WSUD and stormwater management principles.</p> <p>Plant species proposed to minimise ongoing water and maintenance requirements.</p> <p>Fencing has been provided between the Emerald Hills site and the Upper Canal in liaison with Water NSW (formerly SCA).</p> <p>Local open space provided in accordance with Figure C92.</p> <p>Check Landscape Plan for estate fencing</p> <p>Fencing has been provided between the Emerald Hills site and the Upper Canal in liaison with Water NSW (formerly SCA).</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
<p>C13.6 Vegetation Conservation</p> <p><i>The proponent of the Emerald Hills development is to enter into a Biobanking Agreement with the Office of Environment and Heritage for the land identified as 'Environmental Conservation' in Figure C93.</i></p> <p><i>This will ensure that the environmental conservation land is appropriately protected, enhanced and managed to ensure its long term viability, and to help achieve the necessary biodiversity offset credits to facilitate development of the site.</i></p>	<p>A BioBank Agreement has been entered into for proposed Lot 204.</p> <p>The proposed sewer infrastructure lead-in works proposed across this land will have no impact on the BioBank agreement.</p>	<p>✓</p> <p>✓</p>
<p>C13.7 School and Communities Facilities Precinct</p> <p><i>Development will generally be located in accordance with the principles in Figure C94.</i></p> <p><i>A multi-purpose community room of approximately 170m2 floor space is to be provided within the amenities building of approximately 360m2 which is attached to the recreation oval.</i></p>	<p>The proposed development facilitates the subdivision to create the oval and community centre lot.</p> <p>The development of this community land will be subject to a future DA to Council.</p>	<p>✓</p> <p>-</p>
<p>C13.9 Stormwater Management</p> <p><i>The design and performance of the stormwater management system infrastructure must have regard to the Water Sensitive Urban Design measures contained within the Cardno May 2013, Water Cycle Management Report and addendum reports dated June 2013.</i></p>	<p>Refer to the discussion at Section 7 (Stormwater Drainage and Water Quality) of the Engineering Development Report (Reference: NA50613004). which accompanies this Statement at Attachment 8.</p>	<p>✓</p>
<p>C13.10 Bushfire Risk Management</p> <p><i>Subject to detailed design at development application stage, the indicative location and widths of Asset Protection Zones are to be provided in accordance with figure C95 and;</i></p> <p><i>(a) are to be located wholly within the Precinct.</i></p> <p><i>(b) may incorporate roads and flood prone land.</i></p> <p><i>(c) may be used for open space and recreation within private lots subject to appropriate fuel management.</i></p> <p><i>(d) are to be maintained in accordance with the Planning for Bushfire Protection (NSW RFS).</i></p> <p><i>(e) may incorporate private residential land, but only within the building setback (no dwellings are to be located within the APZ).</i></p> <p><i>(f) are not to burden public land.</i></p>	<p>A Bushfire Protection Assessment has been prepared by EcoLogical Australia and accompanies this Statement at Attachment 9.</p> <p>APZs have been identified for the school site and residential land as depicted in Figure 4 (Asset Protection Zones) and Table 1 (Threat assessment, APZ and category of Bushfire Attack) in the Bushfire Protection Assessment.</p> <p>All proposed APZs are located wholly within the Precinct and comply with the requirements at items (a) to (g).</p>	<p>✓</p> <p>✓</p> <p>✓</p>

<p>(g) are to be generally bounded by a perimeter fire trail/road that is linked to the public road system at regular intervals in accordance with Bushfire Protection.</p>		
<p>C13.12 Scenic Character Protection Area Bulk earthworks shall be undertaken along the northern ridgeline and surroundings as per the 'Minimum Earthworks Cut Level' as shown in Figure C96. The finished ground levels shall be in accordance with the spot RLs shown on Figure C96. Certification of the finished ground levels in accordance with this control will be required to be submitted to Council prior to the issuing of subdivision certificates in relation to this land.</p>	<p>Bulk earthworks proposed as part of DA No. 704/2015 to be undertaken in accordance with the spot RLs shown on Figure C96.</p>	<p>✓</p>
<p>C13.13 Aboriginal and European Heritage A Heritage Interpretation Strategy shall be prepared by a suitably qualified and experienced heritage consultant which identifies the key stories associated with the site, its varying owners, associations and evolving users over time. Some examples of key people would include Thurawal, Dharug and Gundungurra Aboriginal peoples, the Cubbitch Barta clan, early colonial settlers and farming families such as those of Cordeaux, Edwards, Ward, Gaudry, Kable, Chisholm, Moore, William and Florence Price, the Presbyterian/Uniting Church/Burnside Homes (St Andrews School for Boys) and architects Philip Cox and Ian McKay.</p> <p>The Heritage Interpretation Strategy must be submitted for Council approval as part of the Development Application for the park shown in C68 in the site of the former St Andrews School site. It should include an implementation plan with prioritised actions that identify specific locations and recommended means of interpretation that will be integrated into the park. These might include structures, artworks, plaques, sculptures, installations, street tree selection and treatment, landscaping which is themed on past uses, open space designs and treatments, and place names.</p>	<p>A Heritage Interpretation Strategy (HIS) has been prepared by AHMS and accompanies this Statement at Attachment 11.</p> <p>This HIS has informed the design of the Heritage Park shown in C68.</p> <p>Refer to the Landscape Plans at Attachment 12 of this Statement.</p> <p>The interpretation Strategy by AHMS for the former site of the St Andrews home for Boys has been produced to ensure that the Aboriginal and European land uses and the Sydney School of Architecture style of the former St Andrews Boys Home are interpreted and incorporated where possible into the public domain of Emerald Hills. The design of the public domain is such that the representation of key historical and architectural references will be made through the landscape and park.</p>	<p>✓</p> <p>✓</p>

5.4 ANY PLANNING AGREEMENT

There is a local Voluntary Planning Agreement currently in place between Camden Council and Emerald Hills Estate (dated 1 August 2014).

Reference is made to correspondence received from Camden Council's Development Contributions Management Committee (dated 3 July 2015) in relation to a request from the developer to amend the VPA Staging Plan.

In this correspondence Council accepted a request to amend the VPA Staging Plan to accommodate changes to the development staging which arose during the detailed design stage. A copy of the endorsed revised Staging Plan is provided at **Attachment 14** to this Statement.

In accordance with the revised Staging Plan, the following items are identified for delivery as part of Stages 2 to 6:

Item No.	Description	Delivery Stage	Provided
4	Oval	2	The proposed procedural subdivision creates the lot on which the oval is to be constructed. The oval will be delivered as part of this DA.
6	PG1	2	One multi-purpose plays pace which incorporates playground equipment and skate equipment. Refer to Place Design Group Landscaping DA package page 27
7	OS2	3	Embellishment of passive open space and recreation. Place Design Group Landscaping DA package page 15
8	OS3	2	Embellishment of passive open space. Refer to Place Design Group Landscaping DA package page 22
9	TL2	2	Embellishment of transmission line easement land. Refer to Place Design Group Landscaping DA package page 22
10	PG2	3	One playground. Refer to Place Design Group Landscaping DA package page 16
11	FT1	3	Fitness stations to be provided at locations along the Fitness Trail. Refer to Place Design Group Landscaping DA package page 17
12	Dual use path	2/3	Pedestrian and cycle footpath. Refer to Place Design Group Landscaping DA package
13	OS4	2	Embellishment of Heritage Park including: <ul style="list-style-type: none"> • Local picnic shelters/facilities; • Seating and bins; • Landscaping and informal kick-around areas; • Bubblers;

			<ul style="list-style-type: none"> Public domain artwork to celebrate history and heritage of former school site. <p>Refer to Place Design Group Landscaping DA package page 10</p>
14	PG3	2	One playground. Refer to Place Design Group Landscaping DA package page 10
15	Dual use path	2/3	Pedestrian and cycle footpath. Refer to Place Design Group Landscaping DA package

A letter has been obtained from Council's Recreation Working Group (RWG) in accordance with the provisions of Clause 13 (Approval of Design of Works) of the VPA; consenting to the lodgement of the DA. A copy of this letter is provided at **Attachment 15** to this Statement.

It is anticipated that the Monetary Contributions at Item No. 31 of Schedule 1 generated by the 569 lots will be calculated and addressed by way of a condition of development consent.

5.5 THE REGULATIONS

There are no known relevant matters contained in the clauses in the Regulation that apply to the proposed development of the land.

5.6 ANY COASTAL ZONE MANAGEMENT PLAN

The subject site is not declared in any Coastal Zone shown in the Metropolitan Region Coastal Zone Maps pursuant to the provisions of the Coastal Protection Act 1979.

5.7 ANY NATURAL AND BUILT IMPACTS OF DEVELOPMENT

Potential impacts generated by the proposed development can be distilled into a number of elements:

- Environmental Impact;
- Noise Generated by Proposed Development;
- Social and Economic Impact.

Environmental Impact

The proposed development has been designed and will be constructed in a manner which will not have the potential to cause any adverse environmental impacts. Appropriate environmental management measures, including erosion and sediment control measures will be implemented during the construction phase in accordance with the plans and Engineering Development Report.

Noise Generated by Proposed Development

Noise generated by the proposed works will be short-term in nature and limited to the construction phase of the proposed development. The development site is considered to be sufficiently far removed from surrounding land uses so as not to have the potential to cause adverse noise impacts on adjoining properties.

Social and Economic Impact

The proposed residential subdivision works are contributing to the provision of affordable housing and open space facilities in the south-west of Sydney.

Furthermore, the construction phase of the development will provide short-term economic benefits through construction expenditure and employment.

Having regard to the above, the development as proposed is considered to have positive social and economic impacts.

5.8 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

An analysis of the suitability of the site for the development can be distilled into a number of elements:

- Relationship with Future Development of the Land
- Waste

Relationship with Future Development of the Land

The proposed residential subdivision is contributing to the provision of low density housing as part of the Emerald Hills Estate development.

Waste

Waste generated by the development will be handled in accordance with the Waste Management Plan (WMP) which accompanies this Statement at **Attachment 6**.

5.9 ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

Not relevant to this application.

5.10 THE PUBLIC INTEREST

The land the subject of this application is located in a rezoned residential estate within the Camden LGA. As has previously been mentioned, the proposed development is contributing to the provision of low density residential allotments within the Emerald Hills Estate and the broader Camden LGA. Therefore the proposed development is a suitable and appropriate use for the site.

This, together with the economic and social benefits described above and in the attachments at the rear of this Statement, indicates that the proposed development is considered to be in the public interest.

6. CONCLUSION

The material in this Statement of Environmental Effects, and other attached specialist material, demonstrates that there will be no unacceptable adverse impact on the amenity or environment of the locality as a consequence of the proposed development.

Furthermore the proposed development is considered to be acceptable having regard to the planning objectives in the zone as specified in the Camden Local Environmental Plan 2010 and Camden DCP 2011.

In this regard the proposal is considered to be acceptable with regard to all relevant town planning and environmental issues.

Under these circumstances Camden Council's consent is requested.

Attachment 1:
Approved Plan of Subdivision DA No. 1030/2013 & DA No. 193/2014

Attachment 2:
Proposed Plan of Subdivision DA No. 202/2015

Attachment 3: Plans of Proposed Subdivision

Attachment 4:
Lead-In Infrastructure Plan

Attachment 4: Vegetation Management Plan

Attachment 6: Waste Management Plan

Attachment 7: Engineering Drawings

Attachment 8:
Engineering Development Report

Attachment 9:
Bushfire Protection Assessment

Attachment 10:
Acoustic Assessment

Attachment 11:
Heritage Interpretation Strategy

Attachment 12: Landscape Plans

Attachment 13:
Site Survey

Attachment 14:
VPA Amendment Letter

Attachment 15:
RWG Letter

