

DA no. : JRPP-15-01997

Proposal: Torrens Title Subdivision (Stages 15-23) into 635 Residential Lots, 2 Superlots, 4 Residue Lots, Roads, Temporary Drainage and Associated Subdivision Works

Location: Lot 168 DP 1191299 Elara Boulevard and Lots 111 and 112 DP 1190510 Richmond Road, Marsden Park

Compliance with Blacktown City Council Growth Centre Precincts DCP 2014 (Main Body of DCP)

Section 1.0 – Introduction

Control	Proposal	Complies
1.4.3 Growth Centres Biodiversity Certification	Refer to discussion in Attachment 4 under Growth Centres SEPP Part 2 Cl. 7B.	Yes
1.7.2 Variation to development controls Council may grant consent to a proposal that does not comply with the controls in the DCP providing that the intent of the controls is achieved. Council may grant consent to a proposal that varies from the Indicative Layout Plan (ILP) where the variation is considered to be minor and the proposal remains generally consistent with the ILP.	The proposal does not comply with the ILP. Minor variations to the DCP's internal road layout and road design requirements are proposed. The applicant has sought to demonstrate in support of the variation from the ILP that the proposed development is generally consistent with the objectives and controls in Parts 2, 3 and 4, the Precinct Schedule and under the Growth Centres SEPP Precinct Plan. Refer to discussion below under Parts 2.2, 3.4 and Schedule 6 Part 4.2 and Figure 4.2.	Variation discussed in report.

Section 2.0 – Precinct Planning Outcomes - Relevant figures

Control	Proposal	Complies
2.2 Indicative Layout Plan DA is to be generally in accordance with ILP.	The applicant has proposed several minor variations from the DCP's ILP for Marsden Park relating to the internal road layout, and modifications to road designs. There has also been minor variations at the request of Council's Engineering Department. However, the proposed road pattern is generally consistent with the Marsden Park ILP. The variations include: <ul style="list-style-type: none"> Revision of the road layout in Stages 15 and 16 to satisfy Blacktown City Council stormwater drainage criteria as outlined in the Engineering Guide for Development 2005. Ninety-degree bends in the local road network and private shared driveways were removed in order that all stormwater drainage flows will be wholly contained in Council's road reserve; Road connections along the western property boundary of Lot 112 DP 1190510 were modified to integrate with the road network designed for Stockland's Precinct 2 by providing an additional road link between it and Lot 10 DP 1178982. There is not anticipated to be any significant impacts on Lot 10 DP 1178982 situated to the west as a result of the proposed road pattern amendment; Amendment from the minimum local street and collector road widths and configuration of collector roads (see discussion below under 	No – variation discussed in report.

	<p>3.4 Movement Network);</p> <ul style="list-style-type: none"> Modified local road to create a 'green link road' to facilitate active transport (walking, cycling and road network) linking north playing fields and south playing fields within the Elara residential estate. 	
<p>2.3 Subdivision Site Analysis: 2.3.1 Flooding and water cycle management</p> <p>No lots to be located at a level lower than the 1% AEP flood level plus a freeboard of 500mm</p> <p>Pedestrian and cycle pathways and open space may extent within the 1% AEP flood level provided safe access criteria is met.</p> <p>Stormwater is to be managed primarily through the street network.</p> <p>Roads on primary drainage lines in the Precinct Schedule are to be constructed in the locations shown.</p>	<p>The site drains to the north-west towards the South Creek catchment. The BCC Growth Centre Precincts DCP identifies a number of drainage areas and riparian corridors in the Marsden Park Precinct. However, no riparian corridors are mapped on the site. The site does contain a localised area in the north-western corner identified as 'flood prone and major creeks land' under the Growth Centres SEPP – Development Control Map, located on Lot 111 DP 1190510, being in Stockland's Precinct 3.</p> <p>Works involving cut and excavation to facilitate temporary Basin No 4 and 2 drainage channels are proposed to take place in this area. The proposed works are not anticipated to create any unacceptable impacts in relation to flooding. Flood storage will be increased. It is estimated that 10,707m3 of flood storage is available within Stockland's land ownership boundary. Drainage works are proposed on the fringe of the flood extent and not in the main floodway which is further north of the site.</p> <p>An Engineering Services and Civil Infrastructure Report, including relevant 'MUSIC' modelling results relating to stormwater hydrology and pollution run-off to local watercourses such as Little Creek downstream has been provided which addresses water cycle management.</p> <p>No residential lots will be located at a level lower than the 1% Annual Exceedance Probability (AEP) flood level plus a freeboard of 500mm. The portion of the site to be subdivided is not mapped as flood prone land.</p> <p>No structures, including pedestrian and cycle paths, are proposed below the AEP flood level.</p> <p>No roadworks are proposed on flood prone land in Stockland's Precinct 3 under this application.</p> <p>Consideration has been given to management of 'major' flows using dedicated overland flow paths etc.</p> <p>See also discussion in Attachment 4, Part 5 – flood prone and major creek land.</p> <p>Council's Drainage and Development Engineers have reviewed the proposal and are satisfied.</p> <p>Standard engineering conditions of consent will be imposed as part of this consent requiring compliance with Council's Engineering Guide for Development, and the provision of suitable sediment and erosion control measures in accordance with Council's Policy. (See Conditions 2.5.2, 4.6 and 5.1).</p>	Yes
<p>2.3.2 Salinity and soil management</p> <p>A salinity management plan is to be</p>	<p>The site contains some localised areas identified as having 'very low salinity potential'.</p> <p>A salinity management plan was submitted under bulk</p>	Yes

<p>provided which is to complement WSUD strategies.</p> <p>All development must incorporate soil conservation measures to minimise soil erosion and siltation.</p>	<p>earthworks DA-14-1948 that has been approved by Council. The report provided an assessment and gave recommendations on site preparation and earthworks, slope stability and stabilisation (retaining walls and batter slopes), road and pavement design, and foundations, footings and slabs for future residential development.</p> <p>Suitable conditions were imposed under DA-14-1948 which required all works to be undertaken in accordance with the recommendations of the report, which required various control measures and management techniques to be carried out in order to limit potential hazards or environmental risks related to salinity on the site.</p> <p>A condition will be imposed – see Condition 6.5.</p>	
<p>2.3.3 Aboriginal and European heritage</p> <p>DAs must identify any areas of Aboriginal heritage value within or adjoining the area of the proposed development.</p> <p>Consent is required from DECCW for development or other activity that will impact on Aboriginal heritage.</p> <p>Applications for subdivision and building on the properties identified on the European cultural heritage sites figure are to be accompanied by a heritage report.</p> <p>Where archaeological material is identified, the proposal is to address the requirements of the Heritage Act 1977.</p>	<p>The Growth Centres SEPP maps do not identify any items or areas of Aboriginal heritage significance on the site.</p> <p>The subject site abuts the 'Clydesdale House Precinct Plan Control Area' identified in Figure 6.1, Schedule 6 of the Blacktown City Council Growth Centre Precincts DCP 2010. A Heritage Impact Statement has been provided.</p> <p>An AHIP C0000307 date 3 April 2014 has been issued for Stockland's Stage 1 in relation to the subdivision and development in the Marsden Park Precinct.</p> <p>Refer to discussion against Schedule 6 Marsden Park Precinct, under 4.5 and 6.1 below.</p>	<p>Yes</p>
<p>2.3.4 Native vegetation and ecology</p> <p>Native trees and other vegetation is to be retained where possible.</p> <p>Applicants should provide for the appropriate re-use of native plants and topsoil that contains known or potential native seed bank.</p> <p>Any native animals on development sites should be relocated in accordance with OEH's <i>Policy on the Translocation of Threatened Fauna in NSW</i>.</p> <p>All subdivision design and bulk earthworks are to consider the need to minimise weed dispersion and eradication.</p> <p>A landscape plan is to be submitted with all subdivision development applications identifying:</p> <ul style="list-style-type: none"> all existing trees and those 	<p>The site is identified as being partly affected by Shale Plains Woodland coverage on Council's vegetation mapping. However, the subject site is not identified as being affected by any native vegetation as shown on the North West Growth Centre Native Vegetation Protection Map.</p> <p>The site is for the most part vacant land.</p> <p>Approval was granted under the bulk earthworks DA-14-1948 for vegetation and tree removal over Precinct 2 and part of Precinct 3. Some scattered trees located in the location of proposed temporary Basin No 4 and 2 drainage channels in Precinct 3 are proposed to be removed to facilitate these works.</p> <p>The activity area is 'certified land' under the Biodiversity Certification Order issued by the Minister for Climate Change, the Environment and Water, dated 11 December 2007. Development on the certified land can occur without the need for any further assessment of flora and fauna under the <i>Threatened Species Conservation Act 1995</i>.</p> <p>Refer to discussion in Attachment 7, Part 2 Cl. 7B.</p>	<p>Yes</p>

<p>proposed to be removed or retained;</p> <ul style="list-style-type: none"> proposed means of protecting trees to be retained; proposed landscaping including the locations and species of trees, shrubs and ground cover to be planted as part of subdivision works; relationship of proposed landscaping to native vegetation that is to be retained within public land including factors such as potential for weed or exotic species invasion, and the contribution of the proposed landscaping to the creation of habitat values and ecological linkages throughout the Precinct. <p>Tree and plant selection should consider Appendix D; use of local indigenous species; and contribution to the management of soil salinity, groundwater levels and soil erosion.</p>	<p>A landscaping plan has been provided at Appendix D of the Statement of Environmental Effects, drawn by Paterson Design Studio. It includes a range of street trees for each street within the estate, positioned around the location of future driveway cross-overs. The 'green link road' includes a landscaped median with larger canopy trees, ground cover planting, turfing and shared pathways to improve amenity and connectivity between the open space elements, linking the north of the estate with the south. An amended landscaping plan is required, given variations to the ILP. (Condition 3.3).</p> <p>No retaining walls or structures are proposed as part of this development application with the exception of an acoustic barrier along the southern boundary of Stockland's Precinct 2 to mitigate noise impacts on Stockland's Precinct 1 while construction works for residential development are taking place.</p> <p>(See Conditions 1.8, 2.5, 3.3, 4.6, 5.1, 6.1.5, 6.5, 6.10, 7.5, and 8.1).</p>	
2.3.5 Bushfire hazard management	The site is not mapped as bushfire prone land.	N/A
2.3.6 Site contamination	<p>Contamination was reviewed under the bulk earthworks DA-14-1948. An environmental site assessment was provided which concluded based on a site review, site walk-overs and testing, that the subject site contains no known contaminants requiring remediation.</p> <p>Refer also to Section 6(d) in JRPP Report which addresses SEPP No. 55 Remediation of Land.</p> <p>Suitable conditions of consent have been imposed. (See Conditions 6.7.1 and 8.10.1).</p>	Yes
2.3.7 Odour assessment and control	The site is not identified as being affected by odour.	N/A
Section 3.0 – Neighbourhood and subdivision design		
Control	Proposal	Complies
<p>3.1 Residential density and subdivision</p> <p>Applications for residential subdivisions are to demonstrate that the minimum residential density requirements of the Precinct Plan are met.</p> <p>Residential development is to be generally consistent with the residential structure set out in</p>	<p>The residential subdivision is proposed within the R2 Low Density zone within Lot 112 DP 1190510, which is identified by the Residential Dwelling Map as requiring a minimum dwelling density requirement of 15 dwellings per hectare. The proposed development achieves a dwelling density of 18.03 dwellings per hectare.</p> <p>The development will create two superlots as part of Stage 15 which will have frontage to Elara Boulevard for future integrated medium-density housing. The</p>	Yes

<p>Precinct Schedule.</p>	<p>development also includes the creation of 4 residue lots: Residue Lot 202, Residue Lot 203, Residue Lot 204, Residue Lot 205. The residue lots adjoin Stockland's Precinct 3 and Precinct 4, and the adjoining land to the west owned by Woorong Park Pty Ltd to be developed by Winten (Lot 10 DP 1178982).</p> <p>The proposed 635 lots achieve the minimum lot size for low density residential subdivision in accordance with approval pathways A1 and A2, where lots less than 300sqm have been provided with a building envelope plan.</p>	
<p>3.1.2 Block and Lot Layout</p> <p><i>Blocks</i> Residential neighbourhood is to be focused on elements of the public domain.</p> <p>Subdivision layout is to create a legible and permeable street hierarchy, with place making opportunities and solar design principles.</p> <p>Pedestrian connectivity is to be maximised.</p> <p>Street blocks are to be generally a maximum of 250m long and 70m deep. Block lengths in excess of 250m may be considered where pedestrian connectivity, stormwater management and traffic safety objectives are achieved.</p> <p><i>Lots</i> Minimum lot sizes for each dwelling type will comply with the minimum lot size provisions</p> <p>Minimum lot frontages apply to each density band (refer Table 3.2 BCC GCP DCP).</p> <p>A range of residential lot types must be provided.</p> <p>No more than 40% of the lots may be of the same lot type.</p> <p>Lots should be rectangular.</p> <p>Orientation and configuration of lots is to be consistent with subdivision principles: smallest lots should front parks and open space; larger lots on corners; north to the front lots are either widest or deepest; narrowest lots with north to the rear.</p> <p>Preferred block orientation is established by the road layout on the ILP.</p>	<p>The neighbourhood connects with the Northern Village Centre in Stockland's Precinct 1 to the south. A 'green link road' which bisects Stockland's Precinct 2 links the proposed public recreation areas to be developed in Stockland's Precinct 1 to the south with the proposed playing fields in Stockland's Precinct 3 to the north.</p> <p>There is a legible and permeable street hierarchy. Minor alterations were proposed to the layout of local roads to achieve better functionality, improved block orientation and solar access. Solar design principles are evident in the orientation of the lots which meets the DCP's subdivision principles of primarily having north-south and east-west oriented lots.</p> <p>Pedestrian connectivity is met with the 'green link road' which provides for shared pathways for cycling and walking between Stockland's Precinct 1 and Precinct 3.</p> <p>Street blocks have been amended to improve stormwater management, with the deletion of ninety-degree bends within Stages 15 and 16.</p> <p>The proposed lot sizes exceed the minimum lot sizes specified by Table 3.2 of the Growth Centres DCP.</p> <p>The lot widths range from 9m to 20m which comply with the minimum lot frontage of 9m (see Table 3.3 of the Growth Centres DCP) for front-loaded dwellings in Marsden Park.</p> <p>All lots with a frontage of 10m (or less) have been provided with an easement for access and maintenance over the adjoining property.</p> <p>There is diversity in the lot sizes which have been achieved in the subdivision, with lot sizes ranging from 250sqm to 518sqm, which all exceed the minimum lot size for a detached dwelling house. Lots less than 300sqm have been provided with a building envelope plan. The proposal provides for 520 conventional lots, and for 115 small lots with building envelope plans. This will provide for a range of housing sizes and choices.</p> <p>A lot mix table has been provided which meets the 40% rule. The amended application which increased the lot yield from 614 to 635 complies with the following controls:</p> <ul style="list-style-type: none"> • lot width • minimum lot size • diversity of lot sizes 	<p>Yes</p>

Zero lot lines: is to be determined by topography and should be on the low side; an easement for maintenance should be places on the adjoining burdened lot.	<ul style="list-style-type: none"> the 40% rule. <p>The majority of the proposed lots are rectangular.</p>	
<p>3.1.4 Corner lots</p> <p>Corner lots are to be designed in accordance with AS 2890 and Council's Engineering Specifications.</p> <p>Corner lots are to be designed to allow dwellings to positively address both street frontages.</p> <p>Garages on corner lots are encouraged to be accessed from the secondary street or a rear lane.</p> <p>Plans of subdivision are to show the location of proposed or existing substations, kiosks, sewer man holes and/or vents affecting corner lots.</p>	<p>96 lots of the 635 lot subdivision are proposed as corner lots.</p> <p>They have been designed to meet the DCP controls.</p>	Yes
<p>3.2 Subdivision approval process</p> <p>The land subdivision approval process is to be consistent with the requirements of Table 3.4 BC GCP DCP.</p> <p>A Public Domain Plan is to be submitted as part of the application.</p>	<p>The proposal contains a mix of approval pathways A1 and A2. Pathway A1 including lots greater than 300sqm, and pathway A2 including lots less than 300sqm and equal to or greater than 225sqm. Building envelope plans (BEPs) have been submitted for lots having an area of less than 300sqm.</p> <p>A plan has been submitted for Road Typical Cross Sections showing the Collector Road, Local Road Type 1 and the Green Link Road which provides a canopied landscape connection. A landscape masterplan has also been submitted.</p>	Yes
<p>3.3 Construction environmental management</p> <p>A Construction Environmental Management plan is to be submitted to Council or the accredited certifier and approved prior to issue CC for subdivision works. It is to detail methods of ensuring protection of the environment during construction in regard to water quality, soil stability, trees and vegetation cover and heritage sites and to maintain the quality of the natural environment.</p> <p>Management of construction activities is to be undertaken in accordance with BDCP 2006 Part R Soil Erosion and Sediment Control Guidelines and Part O Site Waste Management and Minimisation.</p> <p>Preservation of trees and native vegetation during construction is to be in accordance with the development consent and the provisions of the Marsden Park Precinct Plan.</p>	<p>Suitable erosion and sediment control measures are proposed to protect the environment and adjoining properties from construction impacts.</p> <p>An acoustic report prepared by Renzo Tonin and Associates has been provided which addresses noise impacts associated with the development on nearby property owners, particularly within Stage 13 (Precinct 1). An acoustic barrier will be installed along part of the southern boundary.</p> <p>Appropriate conditions of consent will be imposed in relation to noise. Extended construction hours are sought: 7am to 6pm Monday to Friday, and 8am to 6pm Saturday, Sunday and public holidays.</p> <p>A waste management plan has been submitted.</p> <p>(See Conditions 6.2, 6.3 and 8.23).</p>	Yes

<p>3.4 Movement network</p> <p>The design of streets is to be consistent with Council's Engineering Guide for Development, and Council's WSUD DCP. Alternative streets designs may be permitted on a case by case basis if they preserve the functional objectives and requirements of the design standards.</p> <p>The roads are to be constructed in accordance with the Precinct road hierarchy; the locations and alignments of all roads should be in accordance with the hierarchy.</p> <p>Where any variation is proposed, the alternative street network is to be designed to:</p> <ul style="list-style-type: none"> • create a permeable network based on a modified grid system, • encourage walking and cycling, • maximise connectivity, • take account of topography and site drainage and accommodate significant vegetation, • optimise solar access for dwellings, • provide views and vistas, • maximise WSUD measures, • minimise the use of cul-de-sacs. <p>Variations to the residential street network will only be approved where the applicant can demonstrate to Council's satisfaction that:</p> <ul style="list-style-type: none"> • adjoining properties are not detrimentally impacted, • stormwater management will drain to Council's trunk drainage network without negative impacts on other properties, • will not impede orderly development adjoining, • will not restrict ability to provide essential services. <p>Residential roads shall be designed for and sign posted.</p> <p>Street trees are required for all streets.</p> <p>Signage, street furniture and lighting is to be of a colour and</p>	<p>The internal road layout is generally consistent with the residential street network set out in the Marsden Park ILP.</p> <p>A Traffic Impact Assessment by Cardno has been provided.</p> <p>The proposal seeks to vary from the ILP.</p> <p>Amendments from the road pattern include the following variations:</p> <ul style="list-style-type: none"> • Deletion of 90 degree bends in Stages 15 and 16 and deletion of private shared laneways. This was requested by Council's Engineering Department. • Width of collector roads reduced from 20.8m to 20m, with a resulted reduction in the verge width to 0.6m from 0.9m (The depth of the fronting lots was increased to absorb the remaining 0.8m). • Deletion of an intersection in Stage 16. • The 'green link road' is a new modified road proposed as part of the application. It is based on a 28 metre street width, and runs on a north/south alignment, linking open space in the north with open space in the south of Stockland's Elara residential estate. • A minor reduction in the verge width from 0.6m to 0.3m is proposed for local roads, resulting in an overall street width of 16 metres for local roads. • Additional road link to the west was included, to link Stockland's Precinct 2 to Lot 10 DP 1178982. There is also a road link between Lot 112 DP 1190510 north to connect with Lot 111 DP 1190510. • The above road links are proposed to satisfy the requirements of NSW Roads and Maritime Services. <p>Amendments from the minimum local street widths and collector road widths, and reconfiguration of collector roads sought were justified by the applicant who argued that these variations have been previously approved within Stockland's Precinct 1 and the variations will provide a consistent road design within the Elara residential estate.</p> <p>The applicant's request for variation has been considered by NSW RMS and Council's Engineering Department who both requested amendments. Following amended plans and RMS concurrence, Council's engineers have provided comments and conditions in regarded to the variation from the ILP, and in connection with the movement network.</p> <p>The landscape masterplan details a range of street trees to compliment the various streets and stages within the precinct which have been positioned around the location of future driveway cross-overs. The 'green link road' includes a landscaped median with larger canopy trees. A condition will be imposed for an amended landscape masterplan to be provided, given that the development application has varied from the ILP.</p>	<p>Yes – road pattern variations discussed in main report.</p>
---	---	--

construction agreed by Council, and shown on the Landscape Plan and on engineering construction drawings.	Conditions will be imposed in relation to street lighting, signage and street furniture. (See Conditions 3.3.2, 4.12 and 7.12).	
3.4.2 Laneways	N/A	N/A
3.4.3 Shared Driveways	Removed, following further amendment from ILP which deleted ninety degree bends in Stages 15 and 16.	N/A
3.4.4 Access to arterial and sub-arterial roads	<p>Access for future residential dwellings in Stockland's Precinct 2 between the precinct and the major arterial road Richmond Road is south via Elara Boulevard which adjoins the southern boundary of Lot 112 DP 1190510. There is a signalised intersection at Elara Boulevard and Richmond Road.</p> <p>Access to Richmond Road for the purpose of construction vehicular traffic is via proposed road which connects Lot 111 DP 1190510 with Lot 112 DP 1190510. Lot 112 is a battle-axe lot which connects with Richmond Road along its northern boundary battle-axe access handle.</p> <p>The adjoining lot to the west owned by Woorong Park Pty Ltd (Lot 10 DP 1178982) will be able to access arterial and sub-arterial roads via a proposed road link road located south of Residue Lot 204 which links Stockland's Precinct 2 with Lot 10 DP 1178982. This road link was created at the request of NSW RMS and Council's Engineering Department.</p>	Yes
Section 4.0 – Development in the Residential Zones		
Control	Proposal	Complies
4.1 Site responsive design 4.1.1 Site analysis	<p>A site analysis has been provided in the Statement of Environmental Effects which outlines the site location, site description, and surrounding locality.</p> <p>Building envelope plans have been provided for lots less than 300sqm.</p>	Yes
4.1.2 Cut and fill	<p>Bulk earthworks over Precincts 2 and 3 were approved by Council on 22 January 2015 under DA-14-1948, and these works have been carried out. A maximum cut of approximately 4 metres was carried out predominantly along the southern boundary of Precinct 2 (Stage 1) and filling of up to 4.4 metres across the north and west was carried out in four stages. The importation of fill was required to facilitate the flood evacuation route which requires a continually rising road to flood free land.</p> <p>Works under the current application are preparatory works and will facilitate final land contouring to create pads for future dwellings, and civil construction works. No retaining walls or structures are proposed as part of this application with the exception of nominated acoustic barrier as detailed within the accompanying acoustic report.</p> <p>Council's Engineering Department has provided conditions to ensure compliance with Council's Engineering Guide to Development. Refer to discussion above at 2.3 Subdivision site analysis.</p>	Yes
4.1.3 Sustainable building design	No dwellings are proposed as part of this development	N/A

	application. Subject to future application.	
4.1.4 Salinity, sodicity and aggressivity	<p>Salinity, sodicity and aggressivity have been addressed via a salinity management plan. Any issues regarding salinity will be addressed in the Construction Certificate application.</p> <p>Also refer to discussion above at 2.3.2 Salinity and soil management.</p>	Yes
4.2 Dwelling design controls	No dwellings are proposed as part of this development application. Subject to future application.	N/A

Compliance with BCC Growth Centre Precincts DCP 2014 – Schedule 6 – Marsden Park Precinct (precinct specific controls)

Section 2.0 Notification and advertising

Control	Comment	Complies
Notification and advertising	The subject development application was notified to adjoining and neighbouring owners and occupiers and advertised in the local newspapers for a period of 14 days from 30 November to 14 December 2015, during which time no submissions were received by Council.	Yes

Section 3.0 Subdivision planning and design

Control	Comment	Complies
Figure 3.2 Key elements of the water cycle management and ecology strategy	The Marsden Park Precinct Plan identified that part of the activity area in the north-western corner of Stockland's Precinct 3 which will be for future trunk drainage and a detention/water quality basin. The proposed works are for temporary Basin No 4 and 2 drainage channels. Separate DAs will be proposed in future for the permanent drainage channels and drainage basin, the latter being located north of the subject site, on Lot 2 DP 260476.	Yes
Figure 3.3 Flood prone land	The subject site is partially flood prone (regional 1:100yr) which affects the north-western corner of Lot 111 DP 1190510. The flood-affected area is the location of proposed works to create temporary Basin No 4 and 2 drainage channels and largely involve cut and excavation within this area for the basin and channels. This is the location of the future northern playing fields.	Yes
Figure 3.4 Areas of potential salinity soil aggressively risk	Refer to discussion in section 2.3.2 of the GCP DCP above. A salinity and geotechnical report has been submitted and suitable conditions imposed to ensure salinity is addressed during construction.	Yes
Figure 3.5 Aboriginal cultural heritage	An AHIP C0000307 has been issued by OEH on 3 April 2014. Refer to discussion in section 2.3.3 in GCP DCP above.	Yes
Figure 3.6 European cultural heritage	Refer to discussion in section 2.3.3 in GCP DCP above. Growth Centres SEPP mapping does not identify any items or areas of European heritage on the subject site. Also refer to discussion at Section 6.1 relating to Clydesdale House below.	Yes
Figure 3.7 Bushfire risk and Asset Protection Zone requirement	The site is not mapped as bushfire prone land.	N/A
Figure 3.8 Sites that require additional contamination investigation	Refer to discussion in section 2.3.6 in GCP DCP above.	Yes

4.0 General Precinct Controls		
Control	Comment	Complies
Figure 4.1 Residential Structure	<p>The DA proposed the subdivision of Lot 112 DP 1190510 into 635 residential lots to facilitate detached dwelling houses (as amended; the original application lodged was for 614 residential lots). The proposed subdivision is located on land zoned R2 Low Density Residential, and is permissible with consent under the Growth Centres SEPP.</p> <p>Two superlots are proposed on land located in the R3 Medium Density Residential zone. This land adjoins the future North Village Centre. The two superlots will facilitate future medium density integrated housing development under separate applications to Council.</p> <p>Four residue lots are proposed which adjoin Stockland's Precinct 3, Precinct 4 and the adjoining lot to the west owned by Woorong Park Pty Ltd (Lot 10 DP 1178982).</p> <p>Refer to discussion in section 3.2.2 residential character of the GCP DCP above.</p>	Yes
Figure 4.2 Precinct road hierarchy	<p>The locations of the nominated collector roads has been retained throughout the subject site.</p> <p>Minor alterations have been proposed to the layout of the local roads to achieve better functionality, improved block orientation and solar access.</p> <p>Minor variations are sought from the road design set out in the DCP relating to the collector and local roads (road configuration and width). The applicant sought variations similar to those previously supported as part of Stockland's Precinct 1.</p> <p>Ninety-degree bends have been deleted from the road pattern and private driveways deleted, following advice from Council's Engineering Department, in order to minimum stormwater impacts on the road network.</p> <p>The DA design also includes a 'green link road' which links the north area of the estate with the south, and features canopied landscape, and links the two open space areas in Precincts 1 and 3, to encourage active cycling and walking links through shared pathways.</p> <p>Refer to discussion in section 3.2.3 road layout of the DCP above.</p>	Minor variation sought to ILP
4.2 Street network and design	Refer to discussion in sections 3.4 and 3.4.4 of the DCP above.	Yes
4.3 Information technology	<p>Public utility infrastructure required for development is available. Conditions will be imposed to ensure that the development is provided with telecommunications infrastructure services as required under the <i>Telecommunications Act 1997</i> and NBN Co.</p> <p>(See Condition 1.6).</p>	Yes
4.4 Riparian protection area	The site does not include any identified riparian protection areas.	N/A

4.5 Aboriginal heritage	<p>Refer to discussion in section 2.3.3 of the DCP above.</p> <p>Growth Centres SEPP mapping does not identify any items or areas of Aboriginal heritage on the subject site.</p> <p>An AHIP (Permit No. C0000307) has been issued dated 3 April 2014 relating to the subdivision and development of Stage 1 Marsden Park Precinct which includes the subject site.</p> <p>Suitable conditions have been imposed requiring all works to cease and OEH to be contacted in the event of any Aboriginal archaeology being uncovered during construction.</p> <p>(See Conditions 6.4 and 8.22).</p>	Yes
--------------------------------	--	-----

6.0 Site Specific Controls

Control	Comment	Complies
6.1 Development around Clydesdale House	<p><i>European heritage</i></p> <p>Temporary Basin No 4 and 2 drainage channels are proposed in Stockland's Precinct 3 on Lot 111 DP 1190510 which is located 400 metres south-east of Clydesdale House. A permanent drainage basin is proposed in the future on the adjacent site to the north. Works have been setback from the northern boundary by approximately 300 metres to the activity area and 100 metres from sediment Basin No. 1 in this area.</p> <p>The adjacent site to the north (Clydesdale House and surrounding estate) is identified as a State heritage item. Works proposed abutting the Clydesdale House State Heritage curtilage involve cut, which is not anticipated to impact on the setting of Clydesdale House. There are existing chicken sheds located near the boundary on Lot 2 DP 260476 which buffer views between Clydesdale House and the future proposed drainage works with future residential development situated between the proposed works and the heritage item.</p> <p>The proposed temporary Basin No 4 is situated outside of any identified view lines as illustrated in the DCP. These view lines extend from the heritage item westwards. The works largely involve excavation to create the temporary Basin No 4 and 2 drainage channels.</p>	Yes