

JOINT REGIONAL PLANNING PANEL

Sydney West

JRPP No.	2016SYW049 DA
DA Number	432/2016/DA-SW
Local Government Area	Campbelltown City Council
Proposed Development	Subdivision of land to create 581 Torrens titled residential lots, public roads, construction and embellishment of parks and associated civil and landscape works
Street Address	Lot 18 DP 1215704 and Lot 9283 DP 1206598 Willowdale Drive, Denham Court
Applicant/Owner	Stockland Development Pty Ltd
Number of Submissions	No submissions
Regional Development Criteria (Schedule 4A of the Act)	Capital investment exceeds \$20 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Campbelltown (Growth Centres) Development Control Plan 2014 • Draft Planning Agreement, pursuant to Section 93F
Does the DA require Special Infrastructure Contributions conditions (s94EF)?	Yes
List all documents submitted with this report for the panel's consideration	Officer's assessment report and attachments
Recommendation	Approval subject conditions
Report by	Andrew MacGee – Senior Development Planner
Report date	August 2016

Purpose of the Report

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

Approval process

The development application has been lodged by Stockland Development Pty Ltd with a Capital Investment Value (CIV) of \$28 million. Therefore, under Section 23G and Clause 3 of Schedule 4A of the Act, the Sydney West Joint Regional Planning Panel (JRPP) is the consent authority for the proposal.

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

Report

Property Description	Lot 18 DP 1215704 and Lot 9283 DP 1206598 Willowdale Drive, Denham Court
Application No	432/2016/DA-SW
Applicant	Stockland Development Pty Ltd
Owner	Stockland Development Pty Ltd
Statutory Provisions	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 Campbelltown Growth Centres Development Control Plan
Date Received	March 2016

Background and History

Council has previously granted development consent for various earthworks and residential subdivision and road construction proposals in the vicinity of the subject application. The land subject to this and the former applications is located within the South West Growth Centre – specifically the ‘East Leppington Precinct’, which was rezoned for urban purposes by the Department of Planning in 2013.

At the present time, Council (including Camden Council) has provided consent for seven separate stages of residential development, creating 1,150 lots. Further, consent has also been granted for the construction and use of a commercial shopping centre, construction and subdivision of 200 ‘medium density’ town houses and also, the Panel has granted consent for a staged retirement village including 268 dwellings.

A separate development application was made, and consent granted, for the undertaking of ‘bulk earthworks’ in relation to the subject development (Council ref. 433/2016/DA-CW).

Introduction

A development application has been received for the construction of civil works (including roads, drainage and other service infrastructure) and subdivision into 581 residential Torrens titled allotments and embellishment of what would become public open space.

The application was considered as 'integrated development' pursuant to the *Environmental Planning and Assessment Act 1979* (the Act) as approvals from the following agencies were required:

- The Rural Fire Service – *Rural Fire Service Act 1995*
- The Office of Water – *Water Management Act 2000*

Previous approval for works throughout the urban release area has also been granted by the Office of Environment and Heritage pursuant to the *National Parks and Wildlife Act 1974*.

The Site

The site is identified by the applicant as 'Precincts 14 and 15 of an overall urban release of what was formerly grazed agricultural land. The site is currently legally described as Lot 18 DP 1215704 and Lot 9283 DP 1206598 and has an area of approximately 38 hectares.

The development area is bounded by 'Precinct 9' of the urban release area to the north, a privately owned allotment (Lot 1 DP 123968) to the west and allotments under various ownership in Varroville to the south.

An existing high pressure gas main easement, which runs throughout the entire release area and contains two separate lines under the control of Jemena and Gorodok (APA Group) is also located within the development site.

The area contains remnant stands of native vegetation, grazed pastures and also contains a tributary of Bonds Creek, which flows to the east of the site towards the main channel to the east of the development site, where it gradually meanders north into land within the Liverpool City Council local government area.

As detailed earlier in the report, the site is contained within an area previously rezoned by the State Government for urban release, pursuant to the Sydney Region Growth Centres SEPP. Accordingly, precinct planning and development control development were instituted by the Department of Planning and Infrastructure (now known as the Department of Planning and Environment).

Surrounding the development site are continued land grazing activities, large rural-residential allotments in Varroville and remnant parcels of the 'Scenic Hills' along Denham Court Road.

It is important to note that the entire area subject to the development application is 'bio-certified' pursuant to a "Biodiversity Certification Order" made pursuant to the Threatened Species Conservation Act 1995. As such, no further assessment of the site's vegetation and fauna is required in accordance with Sections 5A and 5b of the *Environmental Planning and Assessment Act 1979*.

An aerial photograph below illustrates the approximate location of the development site, in relation to the existing urban release works being undertaken and surrounding development outside the growth centre precinct. A higher resolution copy of this image is available in Attachment 2.



The Proposal

The development application involves the following:

1. Construction and embellishment of a proposed public park;
2. Subdivision to create:
 - 577 residential allotments comprising:
 - Precinct 14 – 100 allotments
 - Precinct 15 – 477 allotments within six sub stages:
 - Stage 15A – 142 allotments;
 - Stage 15B – 121 allotments;
 - Stage 15C – 44 allotments;
 - Stage 15D – 51 allotments
 - Stage 15E – 59 allotments
 - Stage 15F – 60 allotments
 - Two residue allotments for future residential development and subdivision.
 - Two residue allotments for future development as public open space.

- One residue allotment comprising the balance of the land.
3. Construction of roads and footpaths;
 4. Bulk earthworks, retaining structures and land contouring;
 5. Formalisation of stormwater drainage infrastructure;
 6. Bonds Creek re-alignment and vegetation removal within the riparian corridor;
 7. Installation of new subsurface services, including sewer mains, water mains and telecommunication cables; and
 8. Landscaping.

The table below extracted from the applicant's statement of environmental effects shows the breakdown of allotment number and type within the subject application.

Proposed Characteristics	Precinct 14	Precinct 15	Combined Totals	
Allotment Area (sqm)	No. of Lots		No. of Lots	% Breakdown
250 – 300	7	57	64	11.1
301 – 400	33	152	185	32.1
401 – 500	44	186	230	39.9
501 – 600	13	55	68	11.8
601 – 700	3	19	22	3.8
701 – 800	-	6	6	1
801 – 900	-	1	1	0.2
901 – 1001	-	1	1	0.2
TOTAL	100	477	577	100

As illustrated in the table, a range of allotment areas are proposed, so as to incorporate the State Government's desired housing variation policy and affordability criteria, introduced by amendment into the Growth Centres SEPP in 2014.

Plans of the subdivision pattern are contained in Attachment 4 of this report.

As per the requirements of the Campbelltown Growth Centres Development Control Plan, allotments with areas less than 300 square metres have been detailed with building envelope plans, which serve to illustrate desirable open space, garage and building locations within each allotment so as to demonstrate suitability for construction of residential buildings on that land in the future.

An important consideration for part of this development has also been the relationship of works to the existing high pressure gas mains that intersect the entire release area.

At the time of precinct planning, the pipeline owners were involved in developing the 'indicative layout plan' and indicative road cross sections near to the gas lines, with the primary focus of course being safety and a secondary focus being access for maintenance in the future.

The applicant has undertaken detailed discussions with both asset holders (Jemena and Gorodok, represented by the APA Group) in formulating a strategy for the undertaking of works near to the easement that currently protects the mains.

A workshop including the pipe owners, applicant and recognised experts was held in 2011 to formulate a design for works in and near the gas pipelines. The workshop concluded with several recommendations being agreed to by the gas pipe owners and culminated in the issue of a 'Safety Management Plan' for works in and near the easement (ref. Venton and Associates Pty Ltd, Doc. No. 328-R-01, Rev 0, dated 10/11/2011). A recommended condition of consent requires the applicant to ensure works are undertaken in accordance with that plan's recommendations and in accordance with the requirements of the gas line owners.

The application seeks consent for the construction and embellishment of the proposed public park situated within the adjoining high pressure gas easement. The park is linear in shape and would be approximately 27 metres wide, 450 metres in length and comprise an area of approximately 1.2 hectares.

The main intent of the proposed park is to provide a connection between the Precinct 15 public park situated to the south and the passive recreational areas within the riparian area corridor, which (via separate application(s)) would be utilised as active and passive open spaces to form walkable connections throughout the release area. The park would also improve the amenity of residents living near to the infrastructure easement, improve the connectivity to a future primary school that was considered during precinct planning with land set aside for that purpose, and would further encourage, promote and facilitate the recreational and social pastimes/activities of the new community.

The proposed park embellishments comprise the following components:

- A gathering place with seating and shelter at the two main entrances to the park.
- 2.5 metre wide concrete pathway/promenade to provide the primary connection through the park linking with the pathways along adjacent roads. This pathway would be situated above the 850mm Jemena gas pipeline and acts as a concrete protection barrier for the asset in accordance with Jemena's requirements. A below ground concrete protection barrier would also be installed above the adjacent Gorodok gas pipeline in accordance with the requirements of the APA Group.
- 1.2 metre wide concrete pathways to provide connections to the main pathway/promenade from the pedestrian access points nearby roads.
- 1.2 metre wide gravel pathway with concrete edges to provide an informal 'meandering' pathway connection through the site.
- Exercise distance markers at 50 metre spacing along the main pathway/promenade.
- Fenced dog exercise area with facilities.
- Informal mounded landscapes with a maximum height of 1.7 metres and maximum grade of 1:4.
- Defined lines of trees are proposed to be planted so as to provide spatial division throughout the park and to add visual interest.

- Flowering deciduous trees with understorey planting are proposed to highlight and define key intersections/pathway junctions.

The elements within the proposed park have been determined based on the applicant's previous experience with other similar residential developments and Council and gas easement holder requirements. The design and materials used are also consistent with other parks and open spaces located elsewhere in the release area.

Plans of the park's proposed embellishments and layout are contained in Attachment 6 of this report.

Further consultation with the relevant asset owners, will be required during the construction phase to ensure that the proposed works and embellishment of the park is undertaken in accordance with their requirements.

Recommended conditions of consent have been included in Attachment 1 to this report, which describe the approval process for undertaking construction works within the gas easements. These conditions are consistent with the approach taken by Council and the pipe owners in previous stages of the release area which have also been constructed above or in close proximity to the lines.

Construction access to the site would be gained via Denham Court Road and an existing 'haul road' that was made for the bulk earthworks currently being undertaken at the site.

Street tree planting, retaining wall materials and finishes and the location of above ground infrastructure (such as electrical kiosks/sub-stations) would be consistent with existing development in the release area.

Road widths as proposed are consistent with both the development control plan applying to the site and also previous consents issued by Council nearby. Due consideration has been given to future bus route.

The majority of the bulk earthworks required to develop finished ground levels suitable for residential development was included in a separate development consent previously issued by Council.

This application proposes bulk earthworks within the constrained areas of the site, being land within the defined 'waterfront land' extent of Bonds Creek and within the high pressure gas easement. Further, the application also proposes final land contouring required for the establishment of roads and buildable residential allotments.

Retaining walls and structures have been incorporated into the subdivision design to provide buildable residential allotments. All proposed retaining walls and structures are to be constructed from high quality materials and would be visually unobtrusive.

Approximately 200 metres of creek is required to be re-aligned to divert stormwater away from the proposed residential allotments and to increase efficiency of water flows and prevent flooding therein.

The proposed creek works are consistent with those works previously approved for Precincts 1 – 3 and 8 (Council ref. 866/2013/DA-SW, 249/2014/DA-SW, 676/201/DA-SW and 2433/2014/DA-SW), which were designed in consultation with the NSW Office of Water (OoW).

Further to the above, some existing vegetation within the Bonds Creek riparian corridor is proposed to be removed as part of this application.

The applicant has prepared a report that addresses the proposed tree removal and describes the assessment requirements for threatened flora and fauna. The report concludes that the proposal is acceptable because:

- The proposal is located entirely on land that is “Biodiversity Certified” under the *Threatened Species Conservation Act 1995*.
- The area of the proposed works does not contain vegetation mapped as either Existing Native Vegetation or Native Vegetation Retention Area under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

A Vegetation Management Plan (VMP) has been prepared for the balance of the applicant’s land situated to the east of the Sydney Catchment Authority’s ‘Upper Canal’. The VMP provides for the embellishment of riparian corridors and is referenced in the recommended conditions of consent in Attachment 1 of this report.

Assessment

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

Section 79C(1)(a) requires the Panel to consider the application’s compliance with planning instruments and development control plans.

1. Planning Instruments

1.1 Sydney Region Growth Centres SEPP

The Sydney Region Growth Centres SEPP (the SEPP) applies to the site and was utilised by the State Government to undertake the land’s urban release in 2012-2013.

The aims of the SEPP are:

- (a) to co-ordinate the release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region,
- (b) to enable the Minister from time to time to designate land in those growth centres as ready for release for development,
- (c) to provide for comprehensive planning for those growth centres,
- (d) to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity,
- (e) to provide controls for the sustainability of land in those growth centres that has conservation value,
- (f) to provide for the orderly and economic provision of infrastructure in and to those growth centres,

- (g) to provide development controls in order to protect the health of the waterways in those growth centres,
- (h) to protect and enhance land with natural and cultural heritage value,
- (i) to provide land use and development controls that will contribute to the conservation of biodiversity.

Further, an amendment to the SEPP was commenced on 11 August 2014, which introduced new controls to increase housing choice and improve affordability (known as Amendment (Housing Diversity) 2014). In general, the new controls do the following:

- Broaden the range of permissible housing types across the residential zones;
- Standardise and align minimum lot size and residential density controls;
- Include new definitions for studio dwellings and manor homes; and
- Introduce new subdivision approval pathways that will make smaller lot housing products more price competitive and commercially viable.

Appendix 10 of the SEPP applies to Campbelltown. Relevant portions of that appendix are discussed over the page:

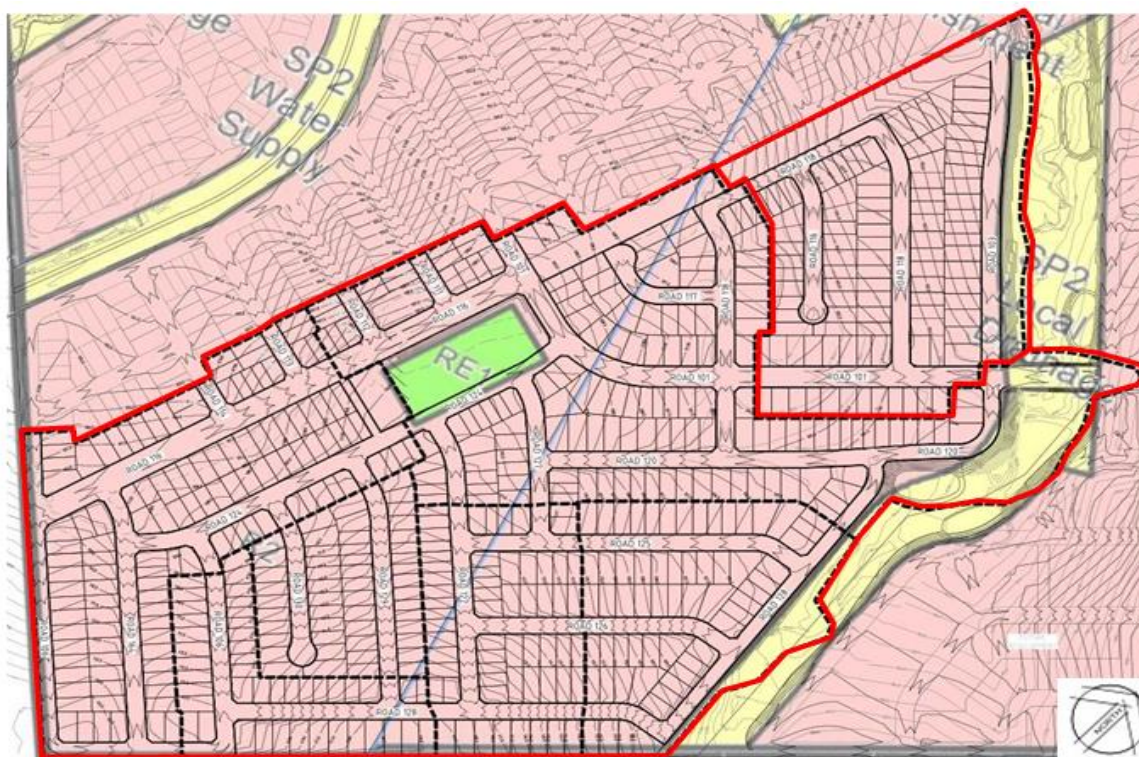
The aims of the 'precinct plan' for Campbelltown, prepared pursuant to the SEPP are:

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

Under Appendix 10, the land the subject of this application is zoned part R2 Low Density Residential Zone, part RE1 and part SP2 Infrastructure (Local Drainage).

The proposed subdivision and civil construction works are permissible with consent and consistent with the objectives of the abovementioned land use zones.

The figure overleaf, which was taken from the applicant's statement of environmental effects illustrates the development as proposed by comparison to the zoning provisions encapsulated by the Growth Centres SEPP.



The allotment sizes proposed throughout the development site conform with the minimum standards contained in Clause 4.1AB of Appendix 10 to the SEPP. The application has been accompanied by building siting and envelope plans for lots that would have an area less than 300 square metres (64 lots or approximately 11% of all lots). A recommended condition of consent requires that the BSEPs prepared for each allotment are reflected on restrictions to the title, to ensure that planning work undertaken to date regarding ensuring appropriate access to open space and sunlight are translated into future development on those allotments.

The SEPP requires a minimum of 15 dwellings to be provided per hectare of land within this part of the release area. The application achieves 17.5 per hectare and therefore complies.

The application has respected the SEPP's requirements in relation to vegetation management and heritage protection, expressed in Clauses 5.9 and 5.10 of Appendix 10. As mentioned earlier, a VMP has been prepared for the 'eastern side' of the 'Upper Canal' and has been assessed by Council's environment unit, in the context of the site's 'bio-certification' and riparian area preservation and enhancement as part of the land's urbanisation.

With the addition of the BSEPs and a variety of housing allotment sizes being provided with the application, the proposal is considered to be complementary to relevant controls within the Growth Centres SEPP.

1.2 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy provides a state-wide planning approach to remediation and aims to promote the remediation of any contaminated land for the purpose of reducing the risk of harm to human health and/or the environment.

A Detailed Site Investigation (DSI) of the land was conducted by Douglas Partners Pty Ltd and was submitted with the application. The DSI provides information on the contamination status of the land and its compatibility with the intended future urban land use.

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

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

An assessment of the site's potential contamination was undertaken on behalf of the applicant by Douglas Partners in a report titled 'Detailed Site Investigation' (ref. 76611.03, dated September 2015). The assessment included a historical search of known land uses in the area as well as soil sampling across the site. Douglas Partners set the sampling density after consideration of the historic land use of the site, the proposed future development and contamination risk profile. The site assessment criteria (SAC) was determined based on the proposed land use, being residential living with accessible soil.

The laboratory investigation of the samples taken at the site were undertaken to detect and measure a range of contamination types, including (but not limited to) hydrocarbons, heavy metals and organochlorine pesticides.

The report's findings and recommendations are summarised as:

- A total of 47 sampling locations were established
- All concentrations of priority heavy metals were below their respective laboratory detection limits or within the SAC
- No asbestos containing material was detected
- Contaminant concentrations in the soil samples were all within the adopted SAC and accepted 'background ranges'.

The report concluded:

"Based on field observations and laboratory results, no signs or unacceptable, broad scale contamination impacts were found".

Notwithstanding, Douglas Partners recommended that an 'unexpected finds protocol' be developed for the works, to ensure that should an unknown source of contamination be discovered. A recommended condition of consent in Attachment 1 of this report deals with that issue.

Accordingly, the development is considered to be consistent with the requirements of SEPP 55 and is suitable for the site in terms of potential land contamination.

1.3 State Environmental Planning Policy (Infrastructure) 2007

Clause 104 of State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) sets out provisions relating to 'traffic generating development'. As defined at Schedule 3 of the Infrastructure SEPP, the subdivision of land to create 200 or more allotments including the opening of a public road, is 'traffic generating development'.

Council referred the application to Roads and Maritime Services in accordance with the Infrastructure SEPP's requirements. RMS did not raise objection to the proposal and did not request the imposition of any particular conditions of consent.

1.4 Campbelltown Growth Centres Development Control Plan

The Campbelltown Growth Centres Development Control Plan (the Growth Centres DCP) applies to the land and development. The DCP sets out the Council's controls for development within the Growth Centres precinct of the City and was developed in consultation with the Department of Planning and Infrastructure during the urban release area's precinct planning.

An assessment against relevant controls in the DCP follows, with variations to the DCP sought discussed in more detail later in this report:

Section 2.2 – The Indicative Layout Plan The DCP adopts the 'indicative layout plan' (ILP) that was developed as part of the precinct planning in accordance with the requirements of the Growth Centres SEPP.

The ILP details the preferred locations for residential, open space, roads, drainage corridors, vegetation retention and other specified land uses throughout the urban release area.

In this case, application seeks to vary the ILP layout, primarily in relation to the orientation of streets. Further discussion in this regard is contained later in the report.

Notwithstanding, the variation to the ILP does not compromise the 'precinct vision' detailed in Section 2.3 of the DCP.

Complies with justification of variations

Section 2.4.1 – Flooding Part of the subject lands are identified as being affected by 'Flood Prone and Major Creeks Land'. The separate earthworks application previously consented to by Council would ensure (following land contouring and some filling) that none of the residential allotments proposed in this application would be situated in the 1% AEP flood extent.

Each of the proposed allotments would be provided with at least a 0.5m freeboard.

Complies

Section 2.4.2 – Water Cycle Management Stormwater run-off from Precincts 14 and 15 development will be drained by the proposed stormwater pit and pipe network, and conveyed to three future bio-retention basins for treatment before discharge to the on-line detention basins upstream of the existing culverts under the 'Upper Canal' and as previously approved under separate development consents. As these precincts are at the higher parts of the release area overall, drainage of this land has been considered early on to ensure that water emanating from these precincts does not overwhelm systems downstream.

The proposed bio-retention basins provide sufficient pollutant removal to satisfy water quality objectives. Peak flows would not exceed existing conditions.

Complies

Section 2.4.5 –
Bushfire
Hazard
Management

Asset Protection Zones and bushfire management techniques have been considered as part of this application and are provided in accordance with Planning for Bushfire Protection 2006 (Guidelines).

The Rural Fire Service has provided a Section 100B bushfire safety authority for the development, which is discussed later in this report.

Complies

Section 2.4.7 –
Development
on and
Adjacent to
Electricity and
Gas
Easements

The subject site contains part of a high pressure gas easement comprising two high pressure gas pipelines.

The package of plans submitted with this application show a Local Road (Road 116) proposed to be constructed within the gas easement. Proposed Road 116 will not be constructed above the Jemena 850mm gas pipeline or the Gorodok/APA 250mm gas pipeline.

Driveway cross-overs for allotments gaining direct access to Road 116 are proposed to be constructed as part of this application. The intent of this is to reduce the potential for impact during the future construction of the dwellings. Specific details regarding the road and services crossings of the gas pipelines will be provided as part of the construction certificate upon full consideration of the requirements of the easement holders.

The application also proposes the construction and embellishment of a public park within the gas easement. The proposed park is considered to be an appropriate use for the land within the easement and would not impact on the continued operation of the infrastructure assets.

Recommended conditions as requested by gas line owners have been included in Attachment 1 to this report and relate to matters such as final approval prior to construction certificate issue, notification of works, types of machinery that can be used on site and post construction surface finishing.

Complies

Section 3.1 –
Residential
Density and
Subdivision

The Growth Centres SEPP Residential Density Map identifies that a minimum of 15 dwellings per hectare (dwgs/ha) are required to be provided.

The total cumulative density proposed for Precincts 14 and 15 is 17.6 and 17.5 dwgs/ha respectively.

Complies

Section 3.2 –
Block and Lot
Layout

Whilst the proposed block layout is generally consistent with the ILP, minor modifications have been implemented by the applicant in an effort to deliver a development that is responsive to the natural attributes of the site, including slope.

The proposal has been designed to establish a clear and permeable street hierarchy with street blocks consistent with the prescribed maximum length and depth (250m x 70m).

The proposed allotments are primarily rectangular in shape and comply with the minimum lot size provisions of the Growth Centres SEPP. Allotment orientation has also been a consideration so as to achieve solar access for future residents.

All proposed allotment frontages comply with those prescribed for the 15dwgs/ha density band.

A range of residential lot types (area, frontage, depth, zero lot and access) are proposed to ensure a mixture of housing types and dwelling sizes.

Each of the proposed battle-axe allotments have a direct frontage to the proposed public park within the adjoining high pressure gas easement. It is expected that ground floor and upper level windows and/or balconies of future dwellings would be incorporated along the frontages to the park.

Complies

Section 3.3 – Subdivision Approval Process

This Application proposes to create 64 residential allotments smaller than 300sqm and larger than 225sqm. As such, this Application is accompanied by building envelope plans (BEPs). A sample of a BEP is contained in Attachment 8 of this report.

The BEPs demonstrate that each of the allotments less than 300sqm can contain a sufficient building envelope that is compliant with development standards for solar access, site coverage, building setbacks, landscaping and private open space. The application seeks a minor variation to permit double garages on some lots that are 10 metres wide.

Complies with justification of variation

Section 3.4.1 – Street Layout and Design

The internal road layout has been generally designed in accordance with the East Leppington Precinct Road Hierarchy plan, which identifies Precincts 14 and 15 as comprising a network of local streets linking with key collector roads.

The applicant has sought minor variations to the road layout pattern as well as to the typical designs for roads. These are discussed in more detail later in this report.

Complies with justification of variations

Section 3.5 – Open Space

Parts of Precincts 14 and 15 adjoin the Willowdale Riparian Corridor, which will be the key open space link within the East Leppington Precinct. The applicant has incorporated direct pedestrian access opportunities to the Riparian Corridor via the proposed internal network of shared paths and footpaths.

Precinct 15 contains land that is zoned as RE1 Open Space, identified for use by the public. Proposed residue Lot 1501 is intended to be developed as a public park. The delivery of this public park has been negotiated separately with Council as part of planning agreement discussions and its construction would be subject to a separate development application.

Further to the above, this application proposes the construction and embellishment of a public park within the adjoining high pressure gas easement. The intent of the proposed park is to provide a connection between the Precinct 15 public park to the south and the Willowdale Riparian Corridor to the north, and to improve the amenity of residents living near to the infrastructure easement.

Complies

Section 3.6 – Construction Environmental Management

A Construction Environmental Management Plan would be prepared and submitted in accordance with the requirements of the DCP prior to the issuing of a construction certificate. A recommended condition of consent in Attachment 1 of this report details that the plan will be required prior to issue of a construction certificate.

Complies

Section 6.3 – Aboriginal Cultural Heritage Management

There are a number of areas along the adjoining Bonds Creek Riparian Corridor with potential Aboriginal cultural significance.

The OEH issued an AHIP (Reference No. 1132182) to Stockland Development Pty Ltd on 16 May 2013, which encompassed the subject lands. The proposed subdivision and civil works would be undertaken in accordance with the conditions of the AHIP.

Complies

Section 6.5 – Land adjacent to or Affected by a Gas Easement

As mentioned earlier in this assessment, particular attention has been paid to the design of civil and residential works near to the existing gas easement. The applicant has previously undertaken works within the easement following approval by the easement holders.

Recommended conditions as requested by gas line owners have been included in Attachment 1 to this report and relate to matters such as final approval prior to construction certificate issue, notification of works, types of machinery that can be used on site and post construction surface finishing.

Complies

Proposed Variations to the DCP

The applicant is seeking to vary three elements in the DCP. Both relate to the proposed road network. Sections 74BA and 79C(1)(3A) of the Act require a consent authority to consider reasonable alternative solutions that lead to the achievement of the objectives for which standards were created. In particular, 79C(1)(3A)(b) requires:

If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:

- b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development

1. Variation to 'Indicative Layout Plan' (ILP)

The applicant formally seeks a variation to the ILP that is contained in the development control plan. The ILP was developed during precinct planning for the site's urban release in 2012 and was incorporated into the subsequent DCP prepared for the site by the Department of Planning and Infrastructure (now known as the Department of Planning and Environment).

The DCP notes the following in regard to the ILP and variations of such:

The Precinct Indicative Layout Plan is intended to show how the overall Precinct will develop over time. It shows how the numerous developments, undertaken over numerous years, will come together to ensure the overall development of the Precinct is integrated, sustainable and attractive. However, it is recognised that some variation to the layout shown on the ILP may be reasonable to address new or more detailed information about the site, or other factors that might influence individual developments.

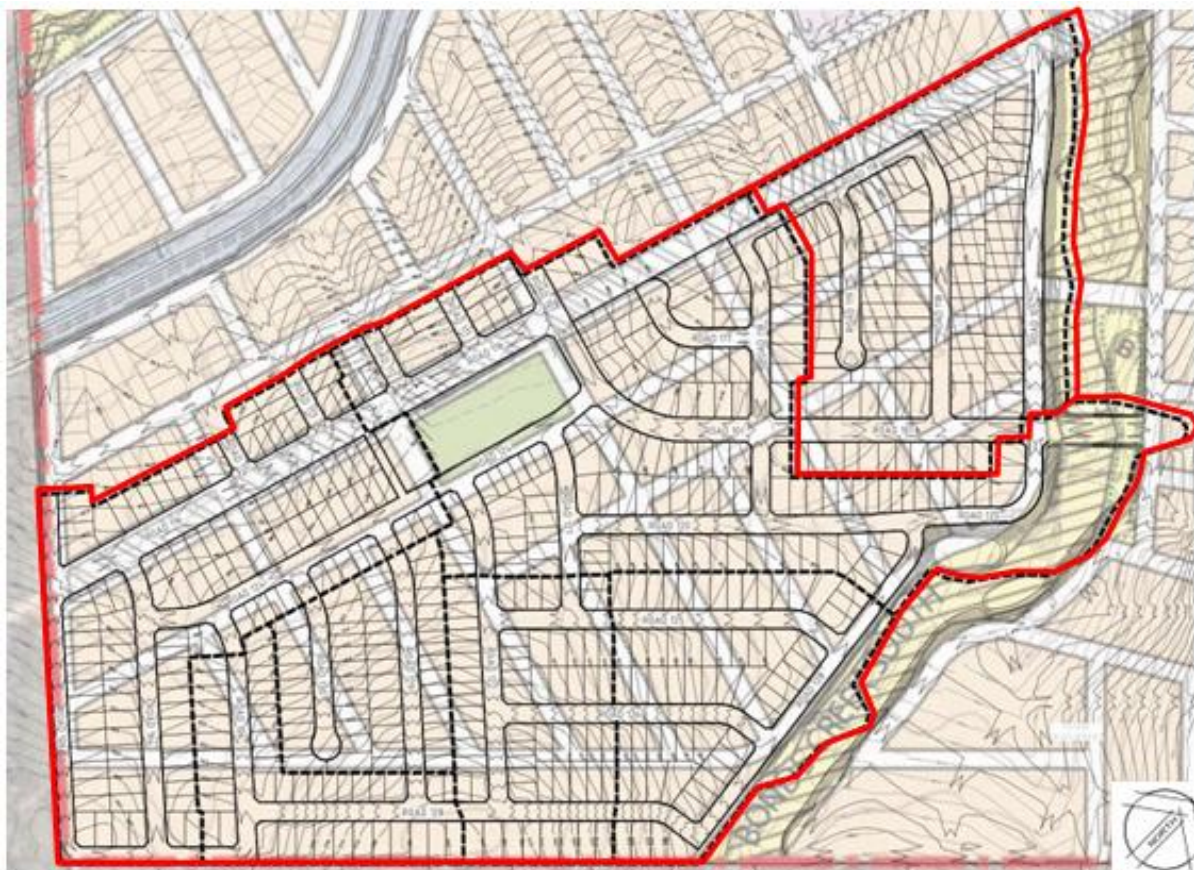
Council may grant consent to a proposal that differs from the Indicative Layout Plan (ILP), where the variation is considered to be minor and the proposal is demonstrated to be generally consistent with the ILP.

Development applications will be considered on their merits, and applicants are required to demonstrate that the proposed variation is:

- Consistent with the Campbelltown Growth Centres Precinct Plan (East Leppington) under the Growth Centres SEPP;*
- Consistent with the Precinct Planning Outcomes and Precinct Vision in Part 2 of the DCP;*
- Not likely to significantly impact on the amenity, safety or environmental quality of adjoining lands, or the ability of adjoining development to occur generally in accordance with this DCP.*

Council has granted consent to applications seeking variations to the ILP in the past, in recognition of its status as 'indicative' and subject to detailed research during civil engineering planning in due course.

An overlay of the applicant's proposed subdivision and road pattern and the ILP extracted from the submitted statement of environmental effects is presented overleaf. A higher resolution copy of the same image is contained in Attachment 3 of this report.



The changes are the:

- Road pattern has been amended to better account for the changing of grade and slope across the site and to provide for a more suitable outcome for future residential development in terms of solar access orientation;
- The removal of a road over a portion of the gas easement and conversion to public park, which came about as a means to reduce the urban release's potential to impact on the assets after consultation with the pipeline owners and Council, and as a means to better connect public open spaces throughout the development;
- The minor relocation of the Bonds Creek crossing bridge (which is also the nominated bus route) to the south east as a means to provide for better connection with existing collector roads elsewhere in the estate and provide greater infiltration of the future bus route to reach more residents within a reasonable walking distance; and
- A change to the road pattern in the southern pocket has resulted in a road being located along the boundary with properties in adjoining Varroville, where originally the ILP had shown residential boundaries adjoining for that entire length. This road pattern was changed primarily to provide for a bushfire asset protection zone to an undeveloped and heavily vegetated property to the south west, which is not part of the south west growth centre and unlikely to change or be managed as an asset protection zone in its own right into the future.

The proposal continues to respect the location of the zoned public park (RE1) land and provides for connections to other parts of the estate in line with bus route planning and other road network requirements to ensure efficient ingress and egress for local traffic. The Bonds Creek South tributary riparian area corridor continues to be respected in accordance with the land's zoning and environmentally sensitive nature.

In determining whether or not a change to the ILP is acceptable, the consent authority must consider its appropriateness in relation to:

1. The variation's consistency with the Campbelltown Growth Centres Precinct Plan (East Leppington) under the Growth Centres SEPP;

In this instance, the variation respects the precinct plan's established land zoning and importantly maintains (in fact, exceeds) the plan's minimum dwellings per hectare quantum.

2. The variation's consistency with the Precinct Planning Outcomes and Precinct Vision in Part 2 of the DCP;

The DCP's outcomes and vision provide for five key outcomes, which are reproduced below:

The Precinct will provide:

- *For a range of residential densities, housing types and affordability options to meet the needs of a diverse and growing community.*
- *Detached housing will comprise the majority of residential development, with medium density development located close to the local centre, along bus routes and areas of higher amenity with larger lots on the periphery of the Precinct.*
- *A Local Centre located at the 'gateway' of the East Leppington Precinct. The Local Centre will be the main retail centre, providing for a mix of retail, commercial and community services to cater for the needs of local residents. It will be highly accessible by all modes of transport, being located off Camden Valley Way and surrounded by medium density residential and mixed use development.*
- *A public domain that will include special places focused on important landscape and cultural features including the Leppington House archaeological site. Passive recreation opportunities will be maximised along the Bonds Creek riparian corridor whilst active recreation opportunities will be catered through the provision of sporting fields. Where possible, remnant vegetation will be retained in public parks and areas containing endangered ecological communities will be conserved. The visual and landscape quality of the Scenic Hills will be protected.*
- *For the incorporation of principles of ecological sustainability and measures to ensure that the important historic, environmental and visual elements of the Precinct are recognised and protected for future generations.*

The applicant's proposed amendments to the ILP layout do not interfere with the development's achievement of the precinct vision. The development of this portion of the release area is considered to be entirely complementary to the relevant parts of the vision.

3. Not likely to significantly impact on the amenity, safety or environmental quality of adjoining lands, or the ability of adjoining development to occur generally in accordance with this DCP.

The adjoining lands are not part of the south western growth centre and as such, are not zoned appropriately or intended to relate directly by way of road connection or

other interface with the subject site. The proposal is comparable in terms of its potential to impact on the amenity of adjoining owners by way of urban encroachment on what was grazing land.

Having regard to the above comments, the variations to the ILP are considered to have merit and can be supported in accordance with both the EP&A Act 1979 and the Growth Centres DCP.

2. Variation to typical road designs

The applicant has sought a variation to the typical cross section drawings provided for in the DCP for various roads throughout the subject site. The changes to the typical drawings are consistent with those accepted by Council in a number of previous stages in the development.

The changes relate to the:

- Cross section of the gas easement road, which have been made following extensive consultation with easement owners and Council. The typical drawing in the DCP creates a more narrow road reserve, while still protecting the gas pipeline infrastructure and providing more tolerance for the 'cross flow' of other piping for services such as stormwater and sewerage – the proposed cross section is consistent with that approved by Council in 'Precinct 7' of the release area. The applicant has also noted that the new proposal is consistent with the recommended options to come from the gas easement owners workshop held in 2011 (ref. 'Safety Management Study', Venton and Associates Pty Ltd, Doc. No. 328-R-01, Rev 0, dated 10/11/2011);
- Minor changes to road verge widths near Bonds Creek and on collector roads to provide for additional landscaping and a shareway concrete path with carriageway widths remaining consistent with the DCP;
- Minor changes to footpath width and location undertaken by agreement with Council; and
- Variation to the laneway width (wider in application than in DCP) by agreement with Council to provide additional space for landscaping and street lighting.

Flexibility in relation to the adopted street network is provided pursuant to Sections 3.4.1 (3), (5) and (6) of the DCP, which state:

3. *'Alternative street designs for local streets and access ways may be permitted on a case by case basis if they preserve the functional objectives and requirements of the design standards.'*
5. *'The locations and alignments of all roads are to be generally in accordance with the locations shown on Figure 3.11.'*
6. *'Where any variation to the residential street network indicated at the Figure 3.11, is proposed, the alternative street network is to be designed to:*
 - *create a permeable network that is based on a modified grid system,*
 - *encourage walking and cycling,*
 - *minimise travel distances for all modes of transport,*
 - *maximise connectivity between residential areas and community facilities, open space and centres,*

- *take account of topography and site drainage, and accommodate significant vegetation,*
- *optimise solar access opportunities for dwellings,*
- *provide frontage to and maximise surveillance of open space and drainage lands,*
- *provide views and vistas to landscape features and visual connections to nodal points and centres,*
- *maximise the effectiveness of water sensitive urban design measures,*
- *ensure that noise impacts from major roads are considered and are able to be effectively mitigated without the use of noise walls. Should an exception arise the circumstances are to be fully justified to the satisfaction of Council.*
- *comply with the requirements of Planning for Bushfire Protection 2006,*
- *not detrimentally impact on access to adjoining properties,*
- *provide for the management of stormwater to drain to Council's trunk drainage network, without negative impacts on other properties,*
- *not impede the orderly development of adjoining properties in accordance with the Campbelltown Growth Centres Precinct Plan (East Leppington) and this Development Control Plan, and*
- *not restrict the ability to provide water, sewer, electricity and other essential services to the development or to development on adjoining properties.*

Council and the applicant engaged in a series of pre-application discussions regarding the proposal to amend the location and extent of roads near and within the 'gas easement'. The applicant has undertaken extensive consultation with the two affected asset owners (Jemena and Gorodok/APA), which have revealed in more detail than during the ILP's preparation, the asset owners' preferred options for locating roads and other infrastructure in the easement.

Having regard to the above comments, the variations to the road designs are considered to have merit and can be supported.

3. Variation to garage widths permitted on certain lots

The DCP permits double garage on allotments that have a width greater than 12.5 metres. The applicant proposes to provide for double garages on some allotments with areas down to 10 metres, which are shown on the building envelope plans, required for lots with an area less than 300 square metres (to a minimum of 225sqm as permitted by the Growth Centres SEPP).

Council has previously accepted this variation on the following grounds:

- The garage would be constructed of materials that complement the colour and finishes of the dwelling.
- The garage door would be made visually recessive through the use of materials, colours and projecting architectural elements, such as a second storey balcony, entry feature or porch and awnings.
- The garage would be setback at least 1 metre behind the main building line of the dwelling.

- That such housing is ‘salt and peppered’ throughout the estate (i.e. a maximum of four in a row).
- Double garages are likely to minimise the need for residents or their visitors to park on the street.

The variation is therefore supported.

Having regard to the above discussion, the development, upon consideration of its scale, is considered to be compliant with the objectives of the DCP and generally consistent with its controls.

Notwithstanding the requested variations, the proposal is considered to be complementary to the DCP and provides for a range of compliant residential allotments, appropriate community infrastructure and environmental outcomes.

1.5 Non-Statutory Plans

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

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

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

The strategic directions relevant to this application are:

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

The proposed development is consistent with these directions.

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

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

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

2. Impacts

Section 79C(1)(b) requires the Panel to consider the likely impacts of the development on the natural and built environment as well as social and economic impacts in the locality.

The development has been designed to accord with the significant amount of pre-planning for urban release that was done during the State Government's 'precinct planning' process, which was undertaken during 2012 and 2013 in consultation with Council, the developer, various government agencies and specialised consultants.

The 'precinct planning' exercise considered the release area's potential for development upon consideration of the State government's own legislation, housing availability targets and limitations in relation to impacts on the natural environment. The limitations considered during the process included (but were not limited to):

- Impacts on flora and fauna throughout the precinct;
- Water cycle management and flooding;
- Connections to existing and future roads;
- Connection to existing and future public transport;
- Impacts on nearby lands not included in the urban release;
- Aboriginal and European heritage;
- Soil suitability;
- Connection to existing and future service infrastructure such as electricity supply, telecommunications, and water and sewer;
- Retention of the 'scenic hills' on Campbelltown's western fringe;
- Housing density;
- Appropriate road network capacity;
- Provision of community and education facilities; and
- Provision of appropriate retail/commercial facilities.

With respect to this application, the development has been considered in detail against relevant planning controls as detailed in Part 1 of this report. The proposal is considered to be largely compliant with controls that were developed as part of the aforementioned 'precinct planning' process.

The development's greatest potential impacts on the natural and built environment are likely to be water cycle management and traffic.

2.1 Water Cycle Management

The development site adjoins an existing waterway and would increase water flows from the site due to an increase in impervious areas by comparison to its current state as grazed pasture.

Detailed modelling (in conjunction with the preliminary assessments undertaken during the 'precinct planning' phase of the urban release), has been undertaken to assess the impacts of and methods required to ensure stormwater leaving the release area is of a quantity and quality that does not unreasonably impact on the natural environment downstream.

The subject site is located at the top of the local stormwater catchment, being one of the highest points of the urban release area. Consequently, stormwater infrastructure approved by Council in previous and lower stages of the 'Willowdale Estate' has needed to be designed to take account of water emanating from the subject site.

The applicant's statement of environmental effects makes the following comments on the work undertaken in preparing the current application:

- *Modelling was undertaken to verify the impact of the developed flows arising from Precincts 9, 14 and 15. The Assessment demonstrates that the proposed on-site detention basins have adequate capacity to limit the post development flow and provide adequate freeboard to the adjacent roads and (Sydney Catchment Authority) SCA Upper Canal.*
- *Water quality will be treated through the use of a (gross pollutant trap) GPT and bio-retention basin in sequence at each of the discharge locations to the riparian corridor. MUSIC modelling was undertaken to design the required treatment train sizing. The proposed bio-retention basins and the GPTs will provide sufficient pollutant removal to satisfy the water quality objectives specified by Council.*

Council's hydraulic and civil engineers have reviewed the plans, models and associated information submitted with the subject application and in light of previous work undertaken nearby, have provided recommended conditions for detailed design stage, which have been incorporated into Attachment 1 to this report.

The conditions primarily relate to pipe network design, water quality treatment requirements and physical construction of water quality devices.

2.2 Traffic

Traffic generated by this urban release area was considered during the 'precinct planning' process and incorporated into modelling for the entire region, which has seen significant changes made to nearby Camden Valley Way and to a lesser extent, Denham Court Road.

Given the development's size and location, it is prudent to consider its potential to impact on existing and future local roads. The applicant has submitted a traffic impact assessment with the proposal, which discusses the development's potential to impact on surrounding road efficiencies.

The site enjoys relatively good access to public transport and this will only improve once the 'Willowdale Estate' expands and an internal bus network is established in conjunction with Transport for NSW.

Local collector roads have been positioned and designed to accommodate expected traffic volumes and have also considered proposed public transport (bus) routes throughout.

The applicant has prepared a detailed analysis of the likely traffic generated by each of the two stages subject of this application, in conjunction with an assessment of the overall traffic likely to be generated by residential development in the 'eastern half' of 'Willowdale Estate'.

The technical assessment included a review of possible public transport routes, trip generation, road design and location and intersection performance.

An illustration from the technical assessment shows the area reviewed and highlights collector roads therein has been reproduced overleaf.



At this point in time, traffic from 'Precincts 14 and 15' would be required to access the main road network (Denham Court Road and Camden Valley Way) via an existing bridge in 'Precinct 9', which has a direct connection to Willowdale Drive and then Camden Valley Way. Ultimately, and in accordance with the precinct planning and DCP, a large roundabout would be constructed with Road 102 in the above illustration and Denham Court Road, Denham Court Road itself is also planned to be upgraded further to two lanes each way between the new roundabout and Camden Valley Way, via a material public benefit agreement between the applicant and the Minister for Planning, pursuant to Section 94EF(5)(b), although that work is subject to separate approval.

It is not unlikely that the upgraded Denham Court Road access would be available around the same time as residents would commence living at the subject development site. In the meantime, the alternate route via existing roads is considered to be adequate.

Having regard to the above, the proposal is not considered likely to significantly or detrimentally impact on the local road network.

2.3 Social and Economic Impacts

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

3. Site Suitability

Section 79C(1)(c) requires the Panel to consider the suitability of the site for the development.

Having regard to the development's relative compliance with the overarching precinct planning and State Environmental Planning Policies that apply to the site and

development type, the environmental considerations detailed previously, the proposal's high level of compliance with relevant planning objectives and controls the proposal is considered to be suitable for the site.

4. Public Participation

Section 79C(1)(d) requires the Panel to consider any submissions made by the public.

The development application was publicly exhibited in local print media and on the Council's website in accordance with the requirements for 'nominated integrated development' (in this case, development requiring approval pursuant to the *Water Management Act 2000*). Further, it was directly notified in writing to 34 nearby owners and 13 occupiers. No submissions were received.

Council did however receive a written response to its referrals to various agencies, including Roads and Maritime Services, APA Group (on behalf of Gorodok) and approval authorities NSW Department of Primary Industries (Office of Water) and the Rural Fire Service.

Requested conditions from the APA Group in relation to works near the gas pipelines have been incorporated into the recommended conditions in Attachment 1 to this report.

The general terms of approval from the Office of Water in relation to works within the Bonds Creek South riparian area and the 'bushfire safety authority' issued by the Rural Fire Service have also been included.

The NSW Office of Environment and Heritage has previously issued a Section 90 Aboriginal Heritage Impact Permit (Reference No. 1132182) on 16 May 2013 pursuant to the National Parks and Wildlife Act 1974. This permit was issued upon completion of the Department of Planning and Environment's 'precinct planning' process.

5. The Public Interest

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

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

In this instance, the proposal is to allow for the development of a residential subdivision with associated public park and civil works within an existing urban release area, for which extensive investigation and reporting was undertaken as part of earlier assessment of the overall development by the State Government and local Councils.

The development has been designed to complement the indicative layout plan prepared for the release area and would capitalise on existing and future proposed transport, drainage and open space opportunities near the precinct.

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

detailed assessment being undertaken as consent for future stages of the development is sought.

6. Other Matters

6.1 Boundary Fencing

The development site possesses boundaries with a number of different property owners along its southern and eastern sides. In assessing previous applications for similar urban release subdivision along the release area's boundaries with existing rural land not part of the growth centre precinct, Council has imposed conditions requiring the applicant to undertake negotiations with landowners for the provision of fencing along common boundaries.

In the past, Council has also required that fencing along road reserves be constructed of a nature that both reduces maintenance, is visually of low impact and suits the requirements of the adjoining owner. Where residential lots adjoin rural-residential land not in the growth centre precinct, the strong preference has been for a robust solid fence, which respects drainage and bushfire protection requirements.

A recommended condition of consent in Attachment 1 of this report requires the applicant to approach adjoining owners to discuss boundary fencing preferences prior to the commencement of works on site.

6.2 Planning Agreement

Pursuant to Section 94F of the Act, Council and the applicant have agreed to enter into a 'planning agreement'. The planning agreement has been developed by negotiated agreement in lieu of the preparation of a formal developer contributions plan for the funding of open space land and embellishment purchase, drainage land and embellishment purpose and the provision of land and facilities for the community.

The applicant made an offer in writing to enter into the agreement in May 2013, which was accepted by Council in August of that year.

Council and the applicant have continued negotiations towards formalising and adopting the agreement, however, due to circumstances beyond either party's control, that formalisation has not yet occurred. Separate information has been supplied to the Panel on the issue as part of the suite of documents provided with this report in order to assist with its determination of the application.

In the meantime, approximately 800 lots have been released over time and community facilities, open space land, embellishments and drainage land and embellishments have been constructed by the applicant using an interim 'works in kind' arrangement.

Condition 2 in the list of recommended conditions in Attachment 1 requires the following:

Voluntary Planning Agreement

A Voluntary Planning Agreement (VPA) consistent with Stockland's letter of offer to Council dated 29th of May 2013 and accepted by Council on the 8th of August 2013 is to be executed prior to release a subdivision certificate for the first residential allotment in this development.

It is highly anticipated that the planning agreement would be executed by the time allotments contained in this subdivision are ready for registration with Land and Property Information NSW.

6.3 Special Infrastructure Contributions

The site is with a 'special contributions area' pursuant to Part 4, Division 6, Subdivisions 4 and 5 of the Act. As such, contributions are to be paid by the developer to fund infrastructure as determined by the Minister for Planning.

A condition of consent in accordance with Section 94EF of the Act has been imposed accordingly and is contained in the recommended conditions in Attachment 1.

Conclusion

A development application has been received for the construction of civil works (including roads, drainage and other service infrastructure) and subdivision into 581 residential Torrens titled allotments, residue allotments and embellishment of what would become public open space.

The development site is located within an urban release area that was rezoned and made available for development pursuant to the Sydney Region Growth Centres SEPP in 2013.

The development is considered to be suitable for the site, having regard to its compliance with relevant planning objectives and controls and its complementary nature to existing approved development in the nearby vicinity.

The development is not considered likely to have a significant and detrimental impact on the natural or built environment, subject to the imposition of conditions to ensure that the requirements of relevant government agencies are met and that environmental requirements of Council's own planning controls and engineering standards are met.

The development is considered to be in the public's interest as it provides for an ongoing development of land in accordance with State government land release goals and allows for greater housing choice in the Campbelltown local government area.

Officer's Recommendation

That development application 2016SYW049DA (Council ref. 432/2016/DA-SW) for the construction of civil works (including roads, drainage and other service infrastructure) and subdivision into 581 Torrens titled allotments and embellishment of what would become public open space at Lot 18 DP 1215704 and Lot 9283 DP 1206598, Willowdale Drive, Denham Court be approved subject to conditions in Attachment 1 to this report

ATTACHMENT 1

2016SYW049 DA

432/2016/DA-SW

Recommended Conditions of Consent

GENERAL CONDITIONS

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

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

1. Approved Development

The development shall be carried out in accordance with the approved plans listed below and all associated documentation supporting this consent (such as the submitted statement of environmental effects and supporting reports), *except as modified by any conditions, the 'general terms of approval' or 'bushfire safety authority' within.*

Cardno(NSW/ACT) Pty Ltd

<i>Drawing No.</i>	<i>Revision</i>	<i>Date</i>
600319-DA14-1-1000	2	18 June 2015
600319-DA14-1-1001	2	18 June 2015
600319-DA14-1-1010	2	18 June 2015
600319-DA14-1-1100	2	18 June 2015
600319-DA14-1-1101	2	18 June 2015
600319-DA14-1-1102	2	18 June 2015
600319-DA14-1-1130	2	18 June 2015
600319-DA14-1-1150	2	18 June 2015
600319-DA14-1-1200	2	18 June 2015
600319-DA14-1-1201	2	18 June 2015
600319-DA14-1-1210	2	18 June 2015
600319-DA14-1-1211	2	18 June 2015
600319-DA14-1-1220	2	18 June 2015
600319-DA14-1-1221	2	18 June 2015
600319-DA14-1-1290	2	18 June 2015
600319-DA15-1-1000	2	2 February 2016
600319-DA15-1-1001	2	2 February 2016
600319-DA15-1-1010	2	2 February 2016
600319-DA15-1-1100	2	2 February 2016
600319-DA15-1-1101	2	2 February 2016
600319-DA15-1-1130	2	2 February 2016
600319-DA15-1-1131	2	2 February 2016
600319-DA15-1-1150	2	2 February 2016
600319-DA15-1-1200	2	2 February 2016
600319-DA15-1-1201	2	2 February 2016
600319-DA15-1-1202	2	2 February 2016

Cardno(NSW/ACT) Pty Ltd (continued)

<i>Drawing No.</i>	<i>Revision</i>	<i>Date</i>
600319-DA15-1-1203	2	2 February 2016
600319-DA15-1-1204	2	2 February 2016
600319-DA15-1-1205	2	2 February 2016
600319-DA15-1-1210	2	2 February 2016
600319-DA15-1-1212	2	2 February 2016
600319-DA15-1-1220	2	2 February 2016
600319-DA15-1-1221	2	2 February 2016
600319-DA15-1-1222	2	2 February 2016
600319-DA15-1-1223	2	2 February 2016
600319-DA15-1-1224	2	2 February 2016
600319-DA15-1-1225	2	2 February 2016
600319-DA15-1-1226	2	2 February 2016
600319-DA15-1-1227	2	2 February 2016
600319-DA15-1-1228	2	2 February 2016
600319-DA15-1-1229	2	2 February 2016
600319-DA15-1-1230	2	2 February 2016
600319-DA15-1-1231	2	2 February 2016
600319-DA15-1-1232	2	2 February 2016
600319-DA15-1-1290	2	2 February 2016
600319-SK1457	2	10 June 2015
600319-SK1458	2	10 June 2015
600319-SK1321	3	8 December 2015
600319-SK1322	3	9 December 2015
600319-SK1323	3	9 December 2015
600319-SK1324	3	9 December 2015
600319-SK1325	3	9 December 2015
600319-SK1326	3	9 December 2015
600319-SK1427	3	9 December 2015
600319-SK1428	3	9 December 2015
600319-SK1329	3	9 December 2015
600319-SK1330	3	9 December 2015
600319-SK1331	3	9 December 2015
600319-SK1332	3	9 December 2015
600319-SK1500	3	9 February 2016

Design + Planning

<i>Drawing No.</i>	<i>Revision</i>	<i>Date</i>
STOLE-3-005	A	18 May 2015
STOLE-3-004-1	L	11 December 2015

Paterson Design Studio – Precinct 14 Landscape Masterplan

<i>Drawing No.</i>	<i>Revision</i>	<i>Date</i>
LA-00	A	3 September 2015
LA-01	A	3 September 2015
LA-02	A	3 September 2015

Paterson Design Studio – Precinct 15 Landscape Masterplan

<i>Drawing No.</i>	<i>Revision</i>	<i>Date</i>
LA-00	A	8 December 2015
LA-01	A	8 December 2015
LA-02	A	8 December 2015
LA-03	A	8 December 2015
LA-04	A	8 December 2015
LA-05	A	8 December 2015
LA-06	A	8 December 2015
LA-07	A	8 December 2015

Paterson Design Studio – Linear Park

<i>Drawing No.</i>	<i>Revision</i>	<i>Date</i>
LA-00	A	2 September 2015
LA-01	A	2 September 2015
LA-02	A	2 September 2015
LA-03	A	2 September 2015
LA-04	A	2 September 2015
LA-05	A	2 September 2015
LA-06	A	2 September 2015
LA-07	A	2 September 2015

Supporting Reports

Bushfire Protection Assessment, P14 - EcoLogical Australia (ref. 2549, dated 3 September 2015) as amended by the 'bushfire safety authority issued by the NSW Rural Fire Service.

Bushfire Protection Assessment, P15 - EcoLogical Australia (ref. 14sut_493, dated 11 December 2015) as amended by the 'bushfire safety authority issued by the NSW Rural Fire Service.

Detailed Site Investigation, Douglas Partners (ref. 76611.03, September 2015)

Salinity Investigation and Management Plan, Douglas Partners (ref. 76611.03-1, dated September 2015)

Preliminary Geotechnical Investigation, Douglas Partners (ref. 76611.03-1, dated September 2015)

Precinct 14 Stormwater Assessment Report, Cardno NSW/ACT Pty Ltd (ref. 600319/040/002, dated June 2015)

Precinct 15 Stormwater Assessment Report, Cardno NSW/ACT Pty Ltd (ref. 600319/041/002, dated December 2015)

Technical Memorandum – Precinct 14 Traffic Assessment, Cardno NSW/ACT Pty Ltd (ref. 600319/040/007, dated June 2015)

Technical Memorandum – Precinct 15 Traffic Assessment, Cardno NSW/ACT Pty Ltd (ref. 600319/041/007, dated February 2016)

Statement of Environmental Effects, GLN Planning (ref. 10358, dated 19.02.2016)

Safety Management Study, Venton and Associates Pty Ltd, (ref: Doc. No. 328-R-01, Rev 0, dated 10/11/2011)

2. Voluntary Planning Agreement

A Voluntary Planning Agreement (VPA) consistent with Stockland's letter of offer to Council dated 29th of May 2013 and accepted by Council on the 8th of August 2013 is to be executed prior to release of the subdivision certificate for the first residential allotment of this subdivision.

3. Aboriginal Heritage Impact

Works at the site shall comply with the conditions as detailed in the permit issued pursuant to Section 90C(4) of the *National Parks and Wildlife Act 1974* (ref. 1132182, issued by the Office of Environment and Heritage on 16 May 2013).

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

4. Existing Easements

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

5. Public Park

The following conditions relate specifically to the public park:

a. Finishes

The finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

b. Crime Prevention Through Environmental Design

As part of final design and construction certificate documentation, the applicant shall ensure that 'Crime Prevention Through Environmental Design' principles are considered for the site. The principles relate to the safe passage of pedestrians through the site and should consider (as a minimum):

- Lighting;
- Landscaping and tree/shrub heights;
- Changes in topography obscuring views;
- Path locations and sight distances; and
- Prediction of likely pedestrian travel paths.

c. Lighting

Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of *Australian Standard 4282 (as amended)* so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

Illumination of the site shall also be designed to provide a robust indication of desire lines for pedestrians and reduce the potential for criminal or anti-social behaviour.

d. Rubbish/Recycling Bins

Rubbish and recycling bins shall be provided throughout the site.

The bins shall be finished in materials that are durable and complementary in appearance to other structures throughout the Park.

6. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements set out in Council's *"Engineering Design Guide for Development (as amended)"*.

7. Work Near Gas Pipelines

Buildings, structures, roadway, pavement, pipeline, cable, fence or other improvement upon or under the land within the gas pipeline easements (ref. DP 499001 vide P720206 and DP 499057 vide 2375527) must not be undertaken without the prior consent in writing of the APA Group and Jemena (or its agent).

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

8. Soil and Water Management Plan

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

9. Traffic Committee

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for any proposals for the construction of prescribed traffic control devices, traffic control facilities and proposed bus bays (if any) and all associated line marking and/or sign posting.

The required works shall be completed in accordance with the Committee's recommendations prior to issue of a subdivision certificate.

10. Pollution Control

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide engineering details to Council for approval of a suitable gross pollutant trap(s) and/or water quality treatment in accordance with the relevant guidelines of the Office of Environment and Heritage and Office of Water, and with the design requirements of Council's *"Engineering Design Guide for Development"* (as amended) for the stormwater drainage system prior to discharge from the site.

11. Road Construction

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit design details for approval of the proposed road construction.

The categories and traffic loadings to be adopted for the design of the road pavements shall be as follows;

Road No.	Category	Traffic Loading
101	E(i)	1×10^6
All other roads	D	3×10^5

Construction of the roads shall be undertaken in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the design requirements detailed in Council's *"Engineering Design Guide for Development"* (as amended).

All inspections are to be undertaken by Council and the principal certifying authority shall not issue the subdivision certificate until all works have been completed satisfactorily.

The concrete kerb adjacent to riparian corridors and linear open space corridor shall be reduced to 150mm in height.

12. Work Near and Above Gas Pipelines

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall undertake a risk assessment pursuant to the requirements of Australian Standard 2885 (Pipelines - Gas and Petroleum) to ensure all the relevant risks to the pipeline are identified to the satisfaction of the consent authority (as per Clause 55 of State Environmental Planning Policy (Infrastructure) 2007).

Further, the following requirements shall be met prior to issue of the construction certificate:

- Details regarding the maintenance schedule(s) of the pipes and the effects this might have on concrete footpath paving in the development shall be provided.

The detail shall include consider the maintenance issues associated with such placement in terms of disruption to park users, how often the footpath may be

in accessible and who bears the cost of replacing the footpath when gas pipeline maintenance is required.

The routine asset management program by Jemena and Gorodok shall be submitted, which will guide the viability of the proposed location of the footpath. Additionally, should it be decided to retain the footpath in the current location, an agreement will need to be made regarding the maintenance standard of the footpath.

- Details of a proposed agreement between Council and the gas pipe owners regarding any future works in the gas easement.
- Confirmation that works detailed in the 'Safety Management Study' (ref. Venton and Associates Pty Ltd, Doc. No. 328-R-01, Rev 0, dated 10/11/2011) have been incorporated into the design of civil works proposed within the gas easement areas
- Details of proposed gas line marker locations and appearance throughout the development site
- The extent of the gas easement is to be confirmed with respect to the added fill being placed over the pipelines. A minimum of 1:1 batters from the invert of the pipes shall be provided.
- The longitudinal sections for both gas pipelines are to be submitted for the full length of the pipelines as they traverse the development site.

13. Culvert Crossing

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

The applicant shall design and construct a culvert crossing structure in the proposed road number 101 to span the riparian corridor. The design shall meet relevant Australian standards and comply with the design requirements of Council's *"Engineering Design Guide for Development" (as amended)*, the requirements of the NSW Office of Water and be certified upon completion by a qualified structural engineer.

14. Stormwater Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, plans indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for the written approval of Council's Manager Technical Services. Stormwater shall be conveyed from the site in accordance with that approval. All proposals shall comply with the design requirements of Council's *"Engineering Design Guide for Development" (as amended)*.

The applicant is advised that the following issues will need to be considered as part of the aforementioned approval:

- Subject to results of flood modelling, the opportunity for providing a reverse grade on the verge and hence a flatter batter slope between Road 103 and the riparian corridor should be evaluated.
- DRAINS, MUSIC and TUFLOW modelling is to be submitted for assessment as part of the approval process.
- The upstream area of the proposed headwall south of the precinct 15C boundary is to be graded towards the headwall.
- Many of the proposed stormwater pipes are illustrated as joining at right angles. This may be acceptable for top of the system pipes of very minor size (375 mm diameter maximum), however is not considered to be acceptable for larger pipes. All pipe geometry is to be reviewed and streamlined wherever possible.
- The necessity for obtaining easements along the stormwater pipes at road splays is to be assessed with regards to the depth of these pipes and usual construction and maintenance methodology.
- The proposed scour protection at the base of overflow outlet pit from the proposed bio-retention basin shall be extended to the invert of the downstream swale. Additionally, reconsideration should be given to the suitability of turf for handling discharge from a diameter 1050mm pipe. Consideration of modelled velocities from DRAINS will guide appropriate armouring in this location.
- The proposed geometry of the swale at the foot of the detention basin is to be assessed for the opportunity to streamline it. As a minimum, the swale will need to be extended to the invert of the creek.
- Pits and pipe details are to be submitted for assessment and approval.
- At the intersection of Roads 124 and 130, 300mm & 750mm diameter pipes converge to 750mm diameter pipe outlet pipe. Similarly, at the intersection of Road 103 and the linear park, 900mm and 750mm diameter pipes converge to 2 x 1050mm diameter outlet pipes. The stormwater network shall be assessed for any inconsistencies.
- The size of the proposed culvert under Road 101 along the riparian corridor is to be increased to 1500mm diameter instead of the proposed 1200mm in line with the findings in the applicant's 'Willowdale Southern Precincts Flooding and Stormwater Assessment Report', prepared by Cardno.
- The proposed culvert under Road 101 along the riparian corridor shall be designed to prevent blockage as it provides a connection between basins and is a detention basin outlet control. A suitable structure to manage blockage shall be installed upstream of the culvert providing at least ten times the area of the pipe (and in a manner that is consistent with the findings of the Australian Rainfall and Runoff Project 11, Stage 2 Report 'Blockage of Hydraulic Structures', ref. P11/S2/021, dated February 2013). In order to assist, the proposed plantings upstream and downstream of the culvert are to be removed.

15. Inundation by Flood Waters

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit for Council's approval, plans and detailed hydrological and hydraulic calculations (all to AHD) prepared by an experienced practising hydraulics engineer in accordance with the design requirements of Council's *"Engineering Design Guide for Development"* (as amended) as it is considered that the subject development may be at risk of inundation by floodwaters due to overland flow affecting the property. The plans shall include details of:

- a. The calculated 100 year flows at this location and the extent of any inundation affecting the development;
- b. Any effect on adjacent properties, public or private, likely to be caused by the development; and
- c. Measures proposed to ensure compliance with the design requirements of Council's *"Engineering Design Guide for Development"* (as amended).

In addition to the above:

- i. Site fill levels shall be at or above the calculated 100 year ARI level and habitable floor levels shall be in accordance with the freeboard requirements in accordance with the design requirements of Council's *"Engineering Design Guide for Development"* (as amended)
- ii. Any filling required shall be undertaken in accordance with Council's 'Specification for Construction of Subdivision Road and Drainage Works' (as amended), AS3789 'guidelines for Earthworks for Commercial and Residential Development (as amended), and the approved construction drawings.

16. Kerb Blisters

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit revised design plans for the intersection of Road 101 and Road 103 for Council's approval. In this regard, the kerb-return blisters at the intersection of Road 101 and Road 103 as shown in the submitted plans, shall be removed to facilitate acceptable turning manoeuvres for the design vehicles.

17. Vehicle Turning Movements

Prior to Council or an accredited certifier issuing a construction certificate, vehicle turning movements (for the appropriate vehicle types as agreed with Council) shall be assessed by an appropriately qualified person using Autodesk Vehicle Tracking and provided to Council's Manager Development Services for written approval.

In this regard the Vehicle Tracking files and associated development proposal shall be submitted in .dwg/.dxf format and the speed environment used in the assessment must be consistent with the requirements as set out in the Austroads Guide to Road Design Part 4.

The assessment shall include a bus on the nominated route throughout the development site. Council notes that should Road 101 be part of the designated

bus route, pavement widening may be needed along the proposed horizontal curve of radius 100m adjacent to the intersection with Road 124. The applicant is to submit a swept path demonstrating that the bus can traverse the bend without having to cross the road centreline.

18. Street Lighting

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare a street lighting plan for the written approval of Council's Manager Technical Services, which address the following:

- Light distribution drawings shall be provided light distribution drawings.
- All street light luminaires are to be LED.
- The street lighting plan must consider the impact of street tree planting (at planting and mature height and form) on the lighting's effectiveness.

19. Landscape Requirements

Landscaping of the development site shall be undertaken generally in accordance with the approved plans prepared by Paterson Design Studio and in consultation with relevant easement holders.

Street tree installation shall comply with the following requirements:

- a. Root boxes or barriers are required for all street trees which are being placed within 1m of infrastructure. Such infrastructure shall include footpaths, share ways road ways, kerb and gutter, underground pipes.

Unless specified otherwise the minimum size for root control boxes shall be 800mm x 800mm by 500mm deep. Trees are to be installed centrally within the root control box.

Alternatively, root barrier is to be placed on the road and footpath side of all street trees. Vertical ribbed root barrier a minimum of 600mm deep and 0.75mm thick is to be used in all instances.

- b. *Angophora floribunda* – Rough Barked Apple is not acceptable for planting in street verges.

Root boxes or barriers must be placed:

- a minimum of 300mm behind the back of kerb so that it does not compromise the road pavement (i.e. the trunk of the tree shall be a minimum of 700mm from the back of kerb)
- flush with or marginally below the ground surface
- flush with or marginally below the adjoining top of footpath
- for a 3m extent along the footpath/share way and kerb with the tree centrally placed
- such that it extends a minimum of 100mm below the adjoining road pavement
- such that is not a trip hazard

The site's landscaping shall consider:

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

All landscape works shall be undertaken and maintained in accordance with the approved detailed landscape plan or as otherwise approved in writing by Council (with the exception of *Angophora floribunda*'s inclusion as mentioned above).

20. Utility Servicing Provisions

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authority's water or sewer infrastructure.

PRIOR TO THE COMMENCEMENT OF WORKS

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

21. Erosion and Sediment Control

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

Particular care shall be taken to ensure that sediment and erosion does not impact on the adjoining riparian corridor and its surrounding land. The sediment and erosion control measures shall be regularly inspected to ensure that it remains suitable for the prevention of pollutants entering the riparian corridor.

22. Boundary Fencing

Prior to work commencing, the applicant shall prepare a boundary fencing plan for presentation to adjoining owners seeking agreement on fencing style and type.

Fencing adjoining residential properties shall be designed to respect privacy and bushfire controls. Fencing adjoining private land and road reserves shall be constructed of robust materials that are finished in dark, recessive colours.

23. Erection of Construction Sign

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

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

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

24. Equipment Manifest

Prior to work commencing, the applicant shall supply a heavy equipment manifest to APA Group and Jemena. A list of equipment intended to be used at the site, including details of make, model and axle mass must be provided to the easement holders for their written approval.

25. Vehicular Access During Construction

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto the public road system.

The access shall be constructed in accordance with the approved plans and where applicable, in accordance with the Sydney Catchment Authority's requirements.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

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

26. Construction Work Hours

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

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No work

27. Erosion and Sediment Control

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

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

28. Fill Contamination

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

29. Dust Nuisance

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

30. Excess Material

Stockpiling of excess material shall be undertaken only in the nominated areas approved by Council.

Stockpiles shall be provided with appropriate sediment control devices and grass seeded to minimise dust nuisance.

Stockpiles should not be placed in a position where they may interfere or otherwise impede the function of the 'Upper Canal's' pipes, culverts, flumes and other associated drainage infrastructure.

31. Earth Works/Filling Works

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

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

32. Revegetation

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

33. Public Safety

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

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

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

34. Contaminated Site Assessment

During construction works, due care shall be taken to ensure that the recommendations of the submitted contamination assessment report are implemented by construction contractors.

35. Compliance with Council Specification

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

- a. Council's specification for *Construction of Subdivisional Road and Drainage Works* (as amended);
- b. *Campbelltown (Sustainable City) DCP Volume 3*,
- c. *Soils and Construction (2004) (Bluebook)*; and
- d. Relevant Australian standards and State Government publications.
- e. AS 1742 various (*Manual for traffic control devices*).
- f. RMS Guide to "*Traffic Control At Work Sites*" 1998ed.
- g. AS 1428.1 (*Design for access and mobility*)

The applicant shall provide water conduits, common drainage lines or kerb outlets and laybacks to Council's specifications as required.

36. Gas Easement Supervision

An APA Group and Jemena (or its agent) representative must supervise works undertaken by the applicant in the vicinity of the pipelines.

If a service or other crossing of the easements is proposed, APA Group and Jemena (or its agent) must be notified and provide approval for the crossing in advance.

In order to facilitate the aforementioned risk assessment and site supervision, the APA Group and Jemena (or its agent) require detailed construction drawings, plans and methodology of the proposed development, including service locations affecting the easements, separation from the easements and an itinerary of equipment proposed to be used on site.

APA Group requires 28 days' notice to assess all requirements and 10 business days' notice before any works commence to ensure on site supervision where required. Any variation of the drawings or methodology will require further review by the APA Group and Jemena (or its agent) before construction can continue.

To arrange for further dialogue on this matter, please contact APA Group's Lands Department on 1800 623 121.

37. Equipment Use

Vibratory equipment must be used on the easement, due to threats to the gas pipeline resulting from compaction. The boundary of the easements must be clearly delineated and all construction personnel made aware of its location.

38. Verge

The unpaved areas of the proposed footpath verge shall be regraded, topsoiled and turfed in accordance with Council's specifications. The verge formation may need to be extended beyond the site boundaries, to provide an acceptable transition to the existing levels.

39. Associated Works

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

40. Inspections

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

- a. EROSION AND SEDIMENT CONTROL -
 - i. Direction/confirmation of required measures.
 - ii. After installation and prior to commencement of earthworks.
 - iii. As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. SUBSOIL DRAINS – After:
 - i. The trench is excavated.
 - ii. The pipes are laid.
 - iii. The filter material placed.
- d. SUBGRADE – Joint inspection with a NATA Registered Laboratory after preliminary boxing, to confirm pavement report/required pavement thicknesses.
- e. SUBGRADE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles prior to placement of sub-base.
- f. CONDUITS – Laid and jointed prior to backfilling.
- g. GULLY PITS & OTHER CONCRETE STRUCTURES – Prior to pouring concrete.
- h. PAVEMENT THICKNESS MEASUREMENT (Dips) – After placement of kerb and gutter and final trimming of sub-base.
- i. SUB BASE – 10/12 tonne 3-point roller proof test and finished surface profiles after finishing and prior to base course placement.
- j. BASECOURSE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles after finishing and prior to sealing.
- k. OVERLAND FLOWPATHS – After shaping and prior to topsoil/turf placement.
- l. CONCRETE PATHS, CYCLEWAYS, VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- m. ASPHALTIC CONCRETE SEAL – Finished surface profiles after sealing.
- n. FINAL INSPECTION – All outstanding work.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

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

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

41. Section 73 Certificate

A Compliance Certificate under Section 73 of the *Sydney Water Act 1994*, shall be submitted to Council prior to the issue of any subdivision certificate for each sub-stage of the subdivision staging plan.

42. Service Authorities

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

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

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

43. Utility Servicing Provisions

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

44. Special Infrastructure Contribution

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall ensure that the special infrastructure contribution (SIC) is to be made in accordance with the *Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011* (as in force when this consent becomes operative).

Written evidence shall be provided to demonstrate that the SIC has been paid.

45. Restriction on the Use of Land

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

- a. Floor Level Control
- b. No Alteration To Surface Levels
- c. Lots Filled
- d. Access Denied – corner lots
- e. No Cut Or Fill - (Existing Geotechnical Report from N.A.T.A. reg. laboratory)
- f. Lots with any other restrictions for example, refuse collection, access, maintenance of landscaped areas and asset protection, building siting envelope plans, boundary fencing etc.

The applicant shall liaise with Council regarding the required wording. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. Design plans and work as executed plans shall show affected lots marked with Council approved symbols.

The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

46. Bond (Outstanding Work)

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

All bonds are to be provided in the form of cash or a written bank guarantee from an Australian Banking Institution.

47. Site Audit

Following completion of all civil works and prior to the principal certifying authority issuing a subdivision certificate, a statement from a suitably qualified person accredited by the Office of Environment and Heritage (OEH) shall be submitted. The statement shall cite that the investigations carried out to date and the site validation report adheres to all relevant requirements of the OEH and the *Contaminated Land Management Act 1997*.

48. Maintenance Security Bond

Prior to the principal certifying authority issuing a subdivision certificate, a maintenance security bond of 5% of the contract value or \$5,000, whichever is the greater, shall be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation to the satisfaction of Council, or for a period of six months from the date of release of the

subdivision certificate, whichever is the longer (except where conditions of this consent require a longer time period). All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.

The applicant is responsible for applying to Council for the return of the bond. Should no request be made to Council for the return of the bond six years after the issue of the subdivision certificate, Council will surrender the bond to the Office of State Revenue.

49. Classification of Residential Lots

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

50. Splay Corners

The final plan of subdivision shall provide for the dedication of a 4m × 4m splay corner as road widening at all intersections of the new roads prior to the principal certifying authority issuing a subdivision certificate.

51. Final Inspection – Works as Executed Plans

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works* (as amended) and with the design requirements detailed in Council's *“Engineering Design Guide for Development”* (as amended) for the written approval of Council's Manager Land Use.

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

Survey Information

- Finished ground and building floor levels together with building outlines.
- Spot levels every five (5) metres within the site area.
- Where there is a change in finished ground levels that are greater than 0.3.m between adjacent points within the above mentioned 5m grid, intermediate levels will be required.
- A minimum of fifteen (15) site levels.
- If the floor level is uniform throughout, a single level is sufficient.
- Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development.
- All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s.
- The surface levels of all other infrastructure.

Format

- MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System

- All level information to Australian Height Datum (AHD)

AutoCAD Option

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

Package Type - zip
 File Format - PDF and AutoCAD 2004 Drawing Format or later
 Transmittal Options - Include fonts
 Include textures from materials
 Include files from data links
 Include photometric web files
 Bind external references
 The drawing is not to be password protected.

MapInfo Option

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

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

52. Public Utilities

Prior to the principal certifying authority issuing a subdivision certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

53. House Numbers

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

54. Council Fees and Charges

Prior to the principal certifying authority issuing a subdivision certificate the applicant shall ensure that all applicable Council fees and charges associated with the development have been paid in full.

55. Gas Pipeline Easements

The gas pipeline easements must be left grassed with no large trees or bushes planted that may cause damage to pipeline coating.

56. Public Reserve Treatment

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall provide barrier fencing to Council's standard for all public reserve areas where they adjoin public roads. A lockable access point for Council's maintenance vehicles

shall also be provided. Its location shall be determined by discussion with Council. Gabion rock walls shall be finished to a safe and hard-wearing standard to minimise maintenance costs.

57. Road Safety Audit - Post Construction

Prior to principal certifying authority issuing a subdivision certificate, a Road Safety Audit of the completed works is to be undertaken by a suitably qualified person to identify any potential safety risks for the users of roads and pedestrian facilities (day to day usage and maintenance activities).

The objective of the audit is to identify potential risks to the users of roads and pedestrian facilities and to ensure compliance with the approved plans and that the measures to eliminate or reduce identified risks as suggested in the report have been implemented prior to the release of the subdivision certificate.

58. Site Audit Statement for Land Being Dedicated to Council

Prior to the endorsement of a subdivision certificate that has the effect of dedicating land to Council, the applicant shall provide a Site Audit Statement in respect of the land to be dedicated to Council. The Site Audit Statement must outline the conclusions of a site audit and must contain an accompanying Site Audit Report that summarises the information reviewed by the auditor and provides the basis for the conclusions contained in the Site Audit Statement. The Site Auditor shall be accredited under Section 49 of the Contaminated Land Management Act 1997.

Council will not accept dedication of the land unless the Site Audit Statement demonstrates that the site is clean and free of all contaminants.

59. Vegetation Management Plan

Prior to the issue of a subdivision certificate, the recommendations of the vegetation management plan (ref. Vegetation Management Plan, Willowdale Southern Precincts, EcoLogical Australia (ref. 1576, Version 3, dated 22 May 2015) shall be implemented as far as relevant to the work undertaken to that point in time.

The maintenance requirements of the referenced report shall be adhered to, including the submission of annual reports against the performance criteria nominated in the report.

The applicant shall be responsible for maintaining the nominated revegetated areas for a period of 5 years from the date of the first subdivision certificate issue. A minimum of 1 year prior to handover to Council, a joint site inspection will be required to identify any outstanding issues with respect to natural area management.

60. Compliance Certificates

Compliance Certificates (or reports from a Company or individual professionally experienced and qualified to give that evidence and containing documented authoritative evidence of compliance with the specifications, drawings, and development conditions) shall be obtained for the following prior to issue of the Subdivision Certificate:

- a. Service Authority Clearance - prior to placement of final seal/vehicle crossing construction.
- b. Work As Executed Plans.
- c. Pavement materials compliance certificates, including AC and rubberised seals where provided.
- d. Drainage pipes, headwalls, GPT, etc.
- e. Geotechnical Testing and Reporting Requirements.
- f. Lodgement of Bonds.
- g. Conditions of Development Consent.

Two collated copies of all the related plans, documents, reports, forms or other evidence along with electronic copies the above documents in PDF format shall be submitted to Council.

61. CCTV Footage Verifying Integrity of All New Pipes and Existing Pipes

Prior to Council or an accredited certifier issuing a subdivision certificate, the applicant shall provide CCTV footage to Council for all new pipes and for all existing pipes which are modified by works prior to Linen release. The footage shall comply with the following requirements:

- the files shall be in MP4 format
- file resolution shall be 640 by 480 pixels, 3Mbps and 25 frames per second
- each pipe reach (i.e. between two pits) shall be provided as a separate file
- the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage
- the speed and panning of the footage shall be sufficient to demonstrate that there are no significant cracks in the pipe and that the joints have been properly constructed
- the files shall have a name corresponding with the unique label provided in the associated stamped approved drawings and
- a summary report (*.pdf) shall accompany the data.

62. Integrated Development

The following approvals form part of this development consent and shall be read in conjunction with the conditions contained therein. The conditions are attached to this consent following the Advisory Notes.

Rural Fire Service:

The bush fire safety authority issued by the Service dated 5 July 2016 (ref. D16/1069 DA16040601408 EJ).

Office of Water

The general terms of approval issued by the Office on 23 May 2015 (ref. 10 ERM2016/0241, 2016-0265).

ADVISORY NOTES

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

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The *Environmental Planning and Assessment Act 1979* requires you to:

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

Advice 2. Linen Plan and Copies

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

Advice 3. Linen Plan Checking Fee

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

Advice 4. Salinity

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within the Campbelltown Growth Centres Development Control Plan Appendix.

Advice 5. Dial Before You Dig

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

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

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

Advice 6. Telecommunications Act 1997 (Commonwealth)

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

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

NSW Rural Fire Service

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

Asset Protection Zones

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

1. At the issue of subdivision certificate and in perpetuity each residential Lot shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
2. At the issue of subdivision certificate and in perpetuity the land bordering the future riparian corridor, located along the eastern elevations of Stages 14 and 15 of the subdivision, for a minimum distance of 14 metres, shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'. This shall be as demonstrated in Figure 5 of the bush fire reports prepared for Stages 14 and 15 of the subdivision prepared by Ecological Australia (Dated 31 August 2015, Ref. 2549 and 11 December 2015, Ref. 14_sut_493).
3. At the issue of subdivision certificate and in perpetuity the land located along the western boundary of Stage 15 of the subdivision for a minimum distance of 16 metres, shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'. This shall be as demonstrated in Figure 5 of the bush fire report prepared for Stage 15 of the subdivision prepared by Ecological Australia (11 December 2015, Ref. 14_sut_493).
4. At the issue of a subdivision certificate, a suitable instrument shall be placed on Lots 1703 to 1706, 1764 to 1778, 1800 to 1810 and 1918 to 1928 of the proposed subdivision which requires land within 10 metres of the southern boundary of the subdivision to be managed as an APZ as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones' and which prevents the construction of a residential dwelling within the APZ.

Campbelltown City Council shall be the nominated authority for variation or removal of the instrument. The instrument may be extinguished upon commencement of any future proposed residential development on the adjacent lot, but only if the hazard is removed as part of the proposal.

5. At the issue of a subdivision certificate, the core vegetated area of the proposed riparian corridor shall have a maximum width of 50 metres. The land either side of this core vegetated area, but within the overall riparian corridor, shall be maintained to the standard of a asset protection zone as outlined

within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones' in perpetuity. A suitable mechanism, such as a restriction or adopted plan of management, shall be put in place which requires the management of the corridor in this manner in perpetuity.

Water and Utilities

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

6. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

7. Public road access shall comply with the following requirements of section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
 - Road(s) shall be two wheel drive, all weather roads.
 - Urban perimeter roads are two way, with a carriageway 8 metres minimum kerb to kerb.
 - The perimeter road is linked to the internal road system at an interval of no greater than 500 metres.
 - Traffic management devices are constructed to facilitate unobstructed access by emergency services vehicles.
 - Public roads have a cross fall not exceeding 3 degrees.
 - All roads should be through roads. Dead end roads are not recommended, but if unavoidable, dead end roads are not more than 200 metres in length, incorporate a 12 metre outer radius turning circle, are clearly signposted as dead end and direct traffic away from the hazard.
 - Non perimeter road widths comply with Table 4.1 in 'Planning for Bush Fire Protection 2006'.
 - Curves of roads (other than perimeter roads) are a minimum inner radius of 6 metres.
 - The minimum distance between inner and outer curves is 6 metres.
 - Maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient.

- There is a minimum vertical clearance to a height of 4 metres above the road at all times.
- The capacity of road surfaces and bridges is sufficient to carry fully loaded fire fighting vehicles (approximately 15 tonnes for areas with reticulated water, 28 tonnes or 9 tonnes per axle for all other areas). Bridges clearly indicate load rating.
- Public roads greater than 6.5 metres wide locate hydrants outside of parking reserves to ensure accessibility to reticulated water supply for fire suppression.
- Public roads between 6.5 metres and 8 metres wide are 'No Parking' on one side with services (hydrants) located on this side to ensure accessibility to reticulated water for fire suppression.
- Public roads 5.5 to 6.5 metres wide (kerb to kerb) provide parking within parking bays located outside the kerb to kerb space and located services outside of the parking bays to ensure accessibility to reticulated water for fire suppression.
- One way only public access roads are no less than 4 metres wide (kerb to kerb) and provide parking within parking bays located outside the kerb to kerb space. Services are located outside of the parking bays to ensure accessibility to reticulated water for fire suppression.
- Parking bays are a minimum of 2.6 metres wide from kerb to edge of road pavement. No services are located within the parking bays.
- Public roads directly interfacing the bush fire hazard vegetation provide roll top kerbing to the hazard side of the road.

General Advice – consent authority to note

This approval is for the subdivision of the land only. Any further development application for class 1, 2 & 3 buildings as identified by the 'Building Code of Australia' must be subject to separate application under section 79BA of the EP & A Act and address the requirements of 'Planning for Bush Fire Protection 2006'.

The conditions above rely upon the classification of the vegetation to the west, located on Lot 1 DP 123968, as Grassy Woodland as proposed by the bush fire consultant in the bush fire reports prepared by Ecological Australia (Dated 31 August 2015, Ref. 2549 and 11 December 2015, Ref. 14_sut_493) and the further information, also prepared by Ecological Australia (Dated 9 June 2015, Ref. 15SYD_493 and 15SUT_2549).

Where the vegetation is allowed to re-generate to fuel loads greater than that of a Grassy Woodland formation and transitions to a Dry Sclerophyll Forest, the proposed development will no longer comply with the requirements of 'Planning for Bush Fire Protection 2006' for subdivisions; as future dwellings will be in the flame zone.

Number	Condition	File No: 2016-0265
Site Address:	Lot 9 DP 1207461 and Lot 18 DP 1215704 Denham Court Road Denham Court	
DA Number:	432/2016/DA-SW	
LGA:	Campbelltown City Council	
Plans, standards and guidelines		
1	<p>These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to 432/2016/DA-SW and provided by Council:</p> <ul style="list-style-type: none">(i) Statement of Environmental Effects(ii) Civil Plans(iii) Vegetation Management Plan <p>Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified DPI Water (formerly the NSW Office of Water) must be notified to determine if any variations to these GTA will be required.</p>	
2	<p>Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from DPI Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the river identified.</p>	
3	<p>The consent holder must prepare or commission the preparation of:</p> <ul style="list-style-type: none">(i) Construction Civil and Drainage Plans(ii) Crossing Design Plans(iii) Stream Work Details(iv) Soil and Water Management Plan	
4	<p>All plans must be prepared by a suitably qualified person and submitted to the DPI Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with DPI Water's guidelines located at www.water.nsw.gov.au/ Water-Licensing/Approvals.</p> <ul style="list-style-type: none">(i) Vegetation Management Plans(ii) Laying pipes and cables in watercourses(iii) Riparian Corridors(iv) In-stream works(v) Outlet structures(vi) Watercourse crossings	
5	<p>The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to DPI Water.</p>	

Number	Condition	File No: 2016-0265
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Rehabilitation and maintenance	
6	The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by the DPI Water.
7	The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the DPI Water.
Reporting requirements	
8	The consent holder must use a suitably qualified person to monitor the progress, completion, performance of works, rehabilitation and maintenance and report to DPI Water as required.
Security deposits	
9	The consent holder must provide a security deposit (bank guarantee or cash bond) - equal to the sum of the cost of complying with the obligations under any approval - to DPI Water as and when required.
Access-ways	
10	The consent holder must design and construct all ramps, stairs access ways, cycle paths, pedestrian paths or other non-vehicular form of access way so that they do not result in erosion, obstruction of flow, destabilisation, or damage to the bed or banks of the river or waterfront land, other than in accordance with a plan approved by DPI Water.
11	The consent holder must not locate ramps, stairs, access ways, cycle paths, pedestrian paths or any other non-vehicular form of access way in a riparian corridor other than in accordance with a plan approved by DPI Water.
Bridge, causeway, culverts, and crossing	
12	The consent holder must ensure that the construction of any bridge, causeway, culvert or crossing does not result in erosion, obstruction of flow, destabilisation or damage to the bed or banks of the river or waterfront land, other than in accordance with a plan approved by DPI Water.
13	The consent holder must ensure that any bridge, causeway, culvert or crossing does not obstruct water flow and direction, is the same width as the river or sufficiently wide to maintain water circulation, with no significant water level difference between either side of the structure other than in accordance with a plan approved by DPI Water.
Disposal	
14	The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by DPI Water.
Drainage and Stormwater	
15	The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by DPI Water; and (ii) do not obstruct the flow of water other than in accordance with a plan approved by DPI Water.
16	The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by DPI Water.
Erosion control	
17	The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by DPI Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.

Number	Condition	File No: 2016-0265
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Excavation	
18	The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by DPI Water.
19	The consent holder must ensure that any excavation does not result in (i) diversion of any river (ii) bed or bank instability or (iii) damage to native vegetation within the area where a controlled activity has been authorised, other than in accordance with a plan approved by DPI Water.
Maintaining river	
20	The consent holder must ensure that (i) river diversion, realignment or alteration does not result from any controlled activity work and (ii) bank control or protection works maintain the existing river hydraulic and geomorphic functions, and (iii) bed control structures do not result in river degradation other than in accordance with a plan approved by DPI Water.
21	The consent holder must ensure that the surfaces of river banks are graded to enable the unobstructed flow of water and bank retaining structures result in a stable river bank in accordance with a plan approved by DPI Water.
END OF CONDITIONS	

ATTACHMENT 2 – Location plan



NOTE:
SPATIAL EXTENT OF WORKS TO BE OUTLINED ON FUTURE CONSTRUCTION INFRASTRUCTURE DRAWINGS DA IN ACCORDANCE WITH AN OVERALL LANDSCAPE STRATEGY & ROAD DESIGN.

LEGEND

- PROPOSED CONTOURS ————
- EXISTING CONTOURS - - - - -
- STAGE BOUNDARY - - - - -

Date	Description	By	Check	Date	Description	By	Check
16/11/2015	ISSUED FOR INFORMATION	BML	H	16/11/2015	ISSUED FOR INFORMATION	BML	H
16/11/2015	ISSUED FOR INFORMATION	BML	H	16/11/2015	ISSUED FOR INFORMATION	BML	H
16/11/2015	ISSUED FOR INFORMATION	BML	H	16/11/2015	ISSUED FOR INFORMATION	BML	H

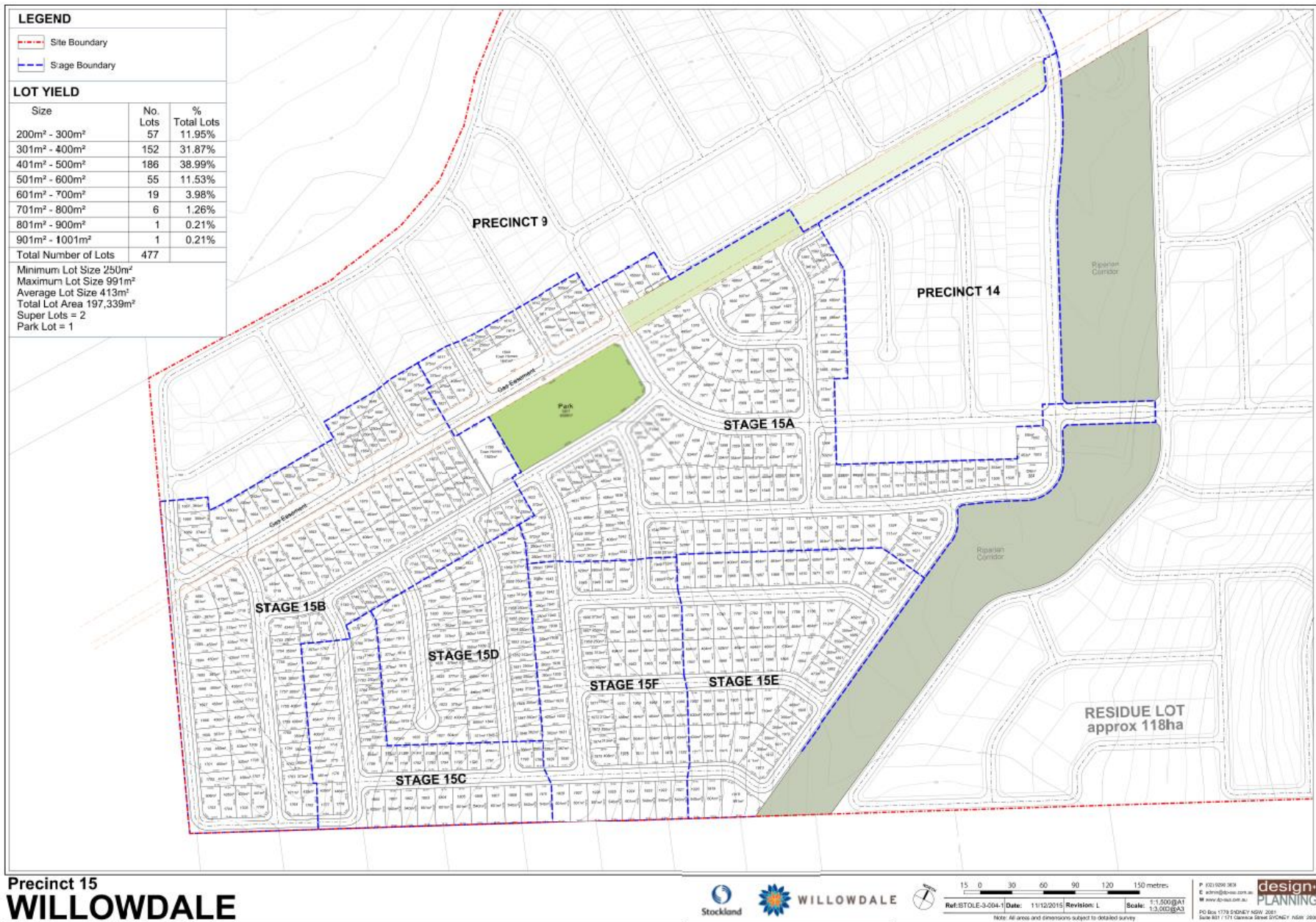
Stockland Development
CAMDEN VALLEY WAY, DENHAM COURT ROAD
WILLOWDALE PRECINCT 15

NOT FOR CONSTRUCTION

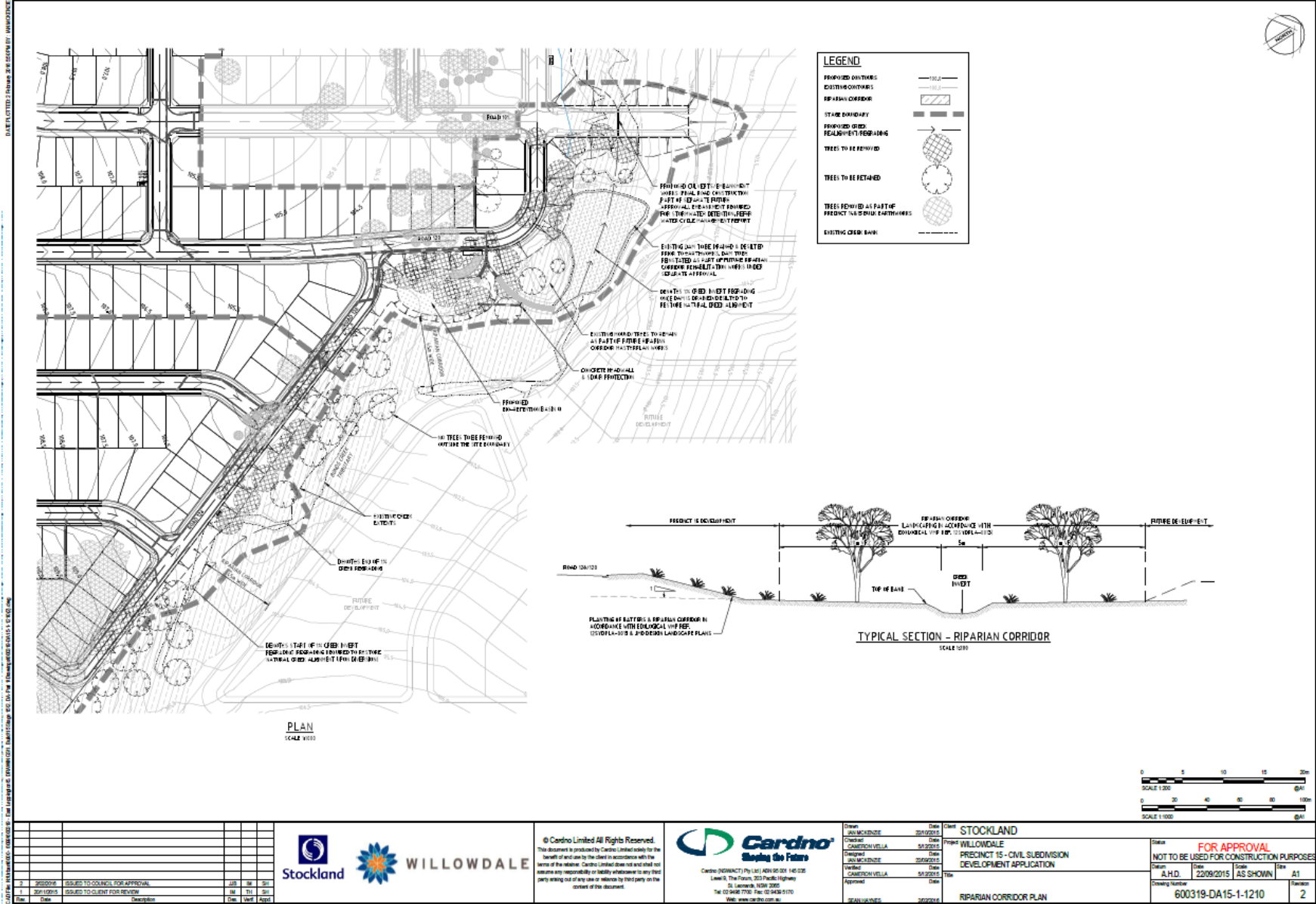
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Sheet: 3

ATTACHMENT 4 – Subdivision plans



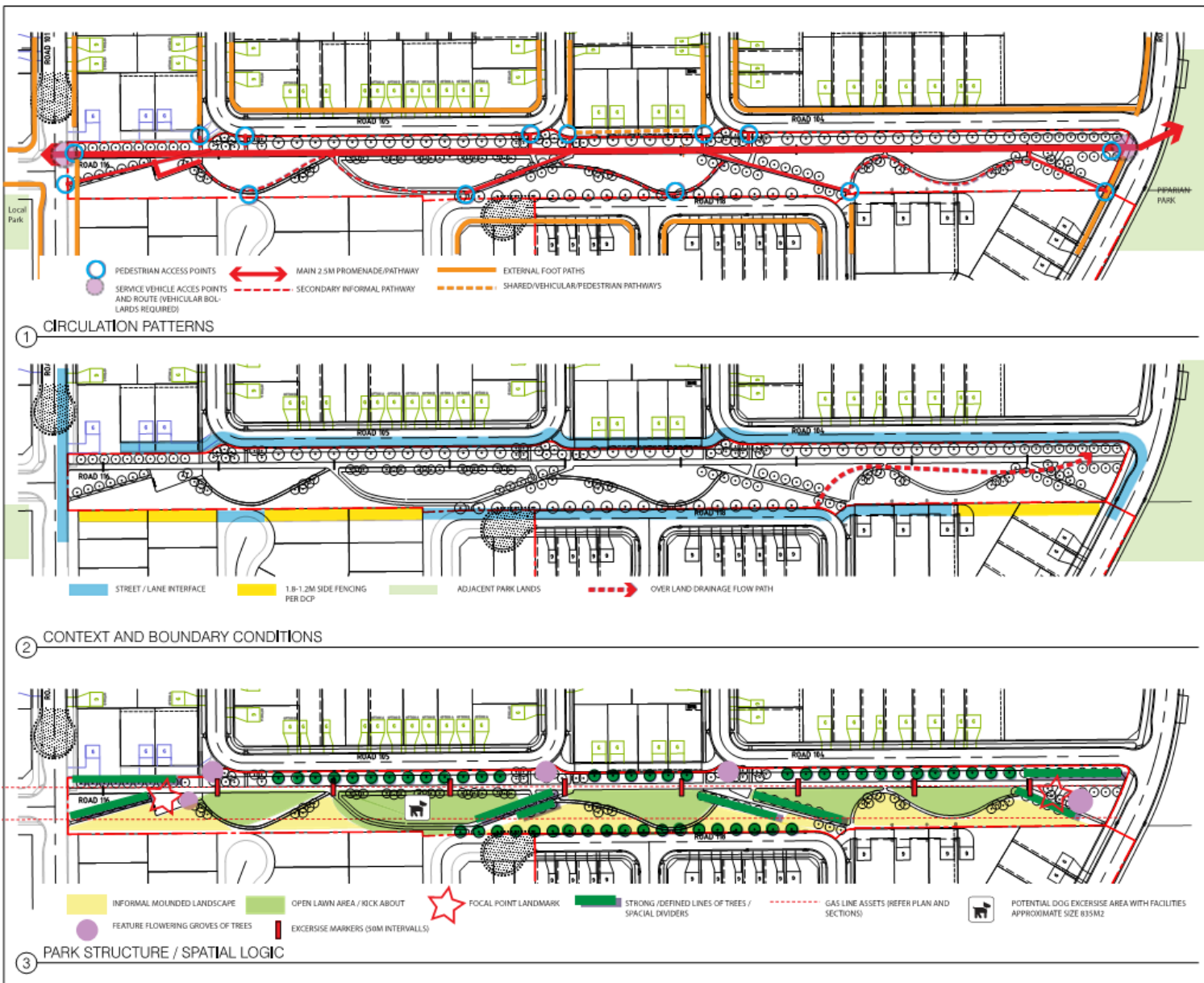


Attachment 5 – Typical basin detail



Attachment 6 – Typical landscaping plan extracts





P&E Paterson
Design
Studio
Landscape Architects / Urban Designers
Registered Landscape Architect: Clive Paterson: P14 A Reg #716
PLA (Landscape Architects)
Paterson Design Studio Pty Ltd 1-481 7400 4011
info@patersondesignstudio.com.au
www.patersondesignstudio.com.au
100/101 Stirling Street, Brisbane, QLD 4000



LEGEND

4. STIRLING STREET	4. STIRLING STREET
5. STIRLING STREET	5. STIRLING STREET
6. STIRLING STREET	6. STIRLING STREET
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9. STIRLING STREET	9. STIRLING STREET
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18. STIRLING STREET	18. STIRLING STREET
19. STIRLING STREET	19. STIRLING STREET
20. STIRLING STREET	20. STIRLING STREET



PROJECT
WILLOWDALE LINEAR PARK
P 14 GAS LINE EASEMENT

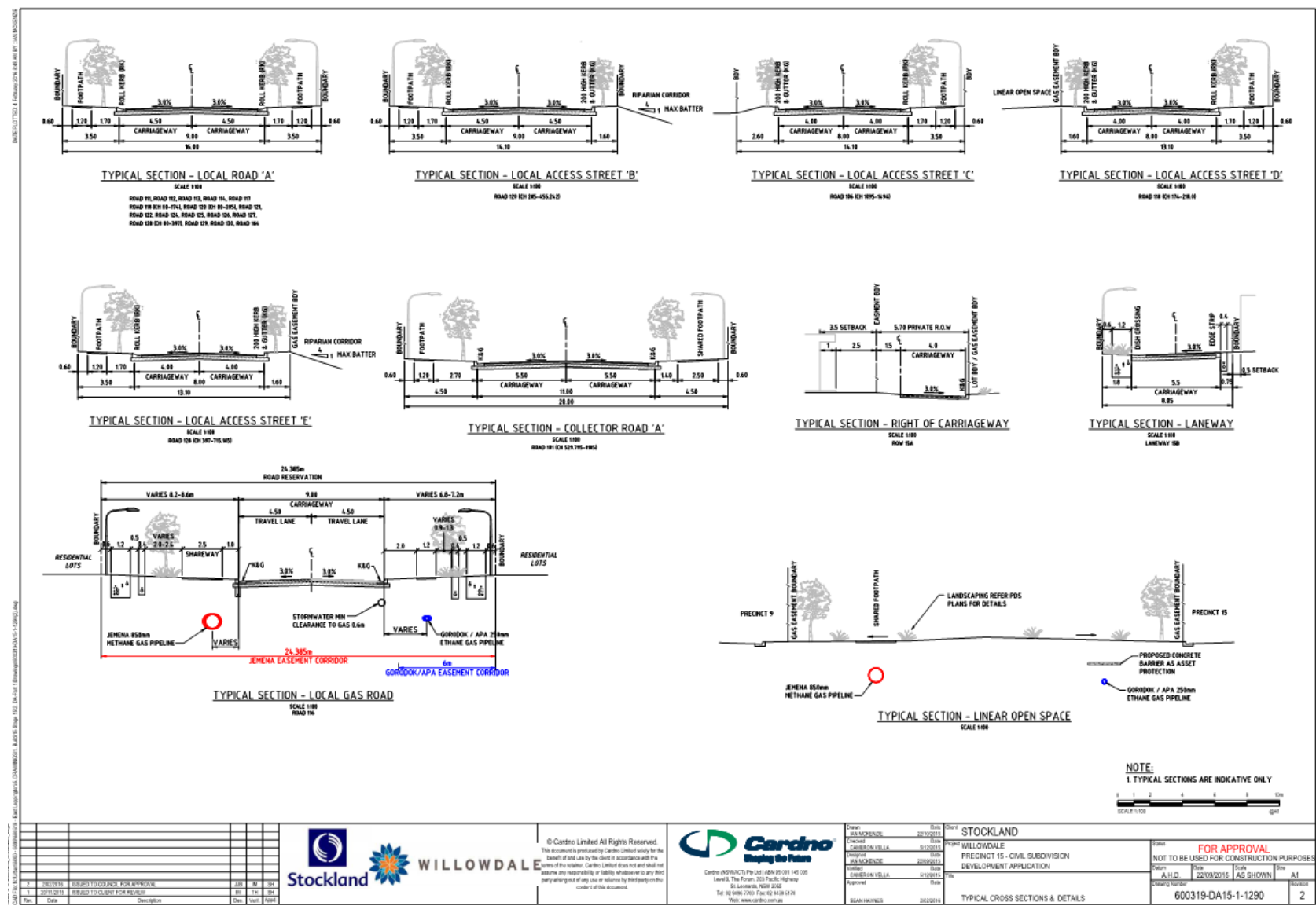
PARK DIAGRAMS

DATE	PROJECT NO.
DA ISSUE	
SCALE 1:1000 @ A1 1:400 @ A3	
LA-01	A

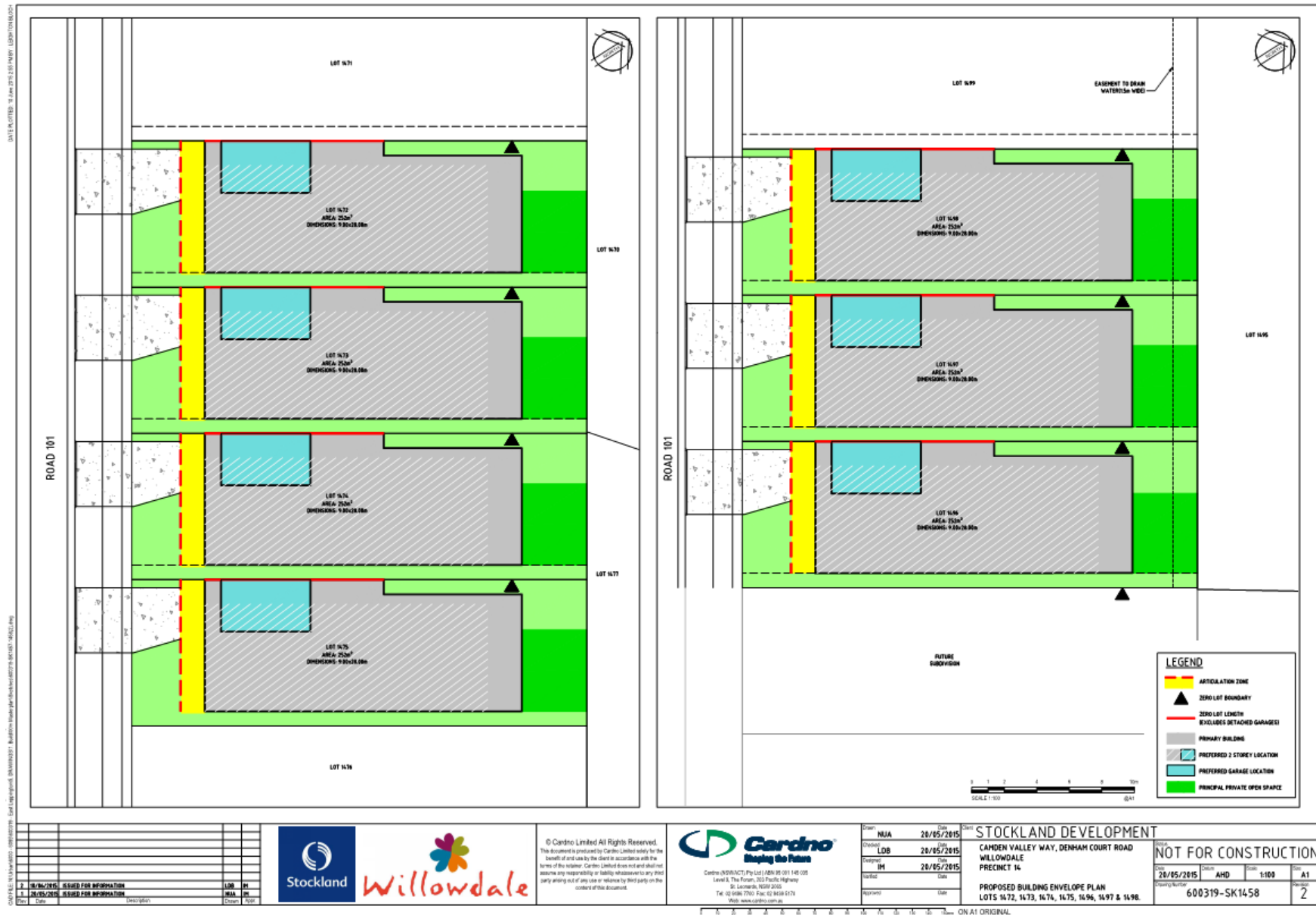


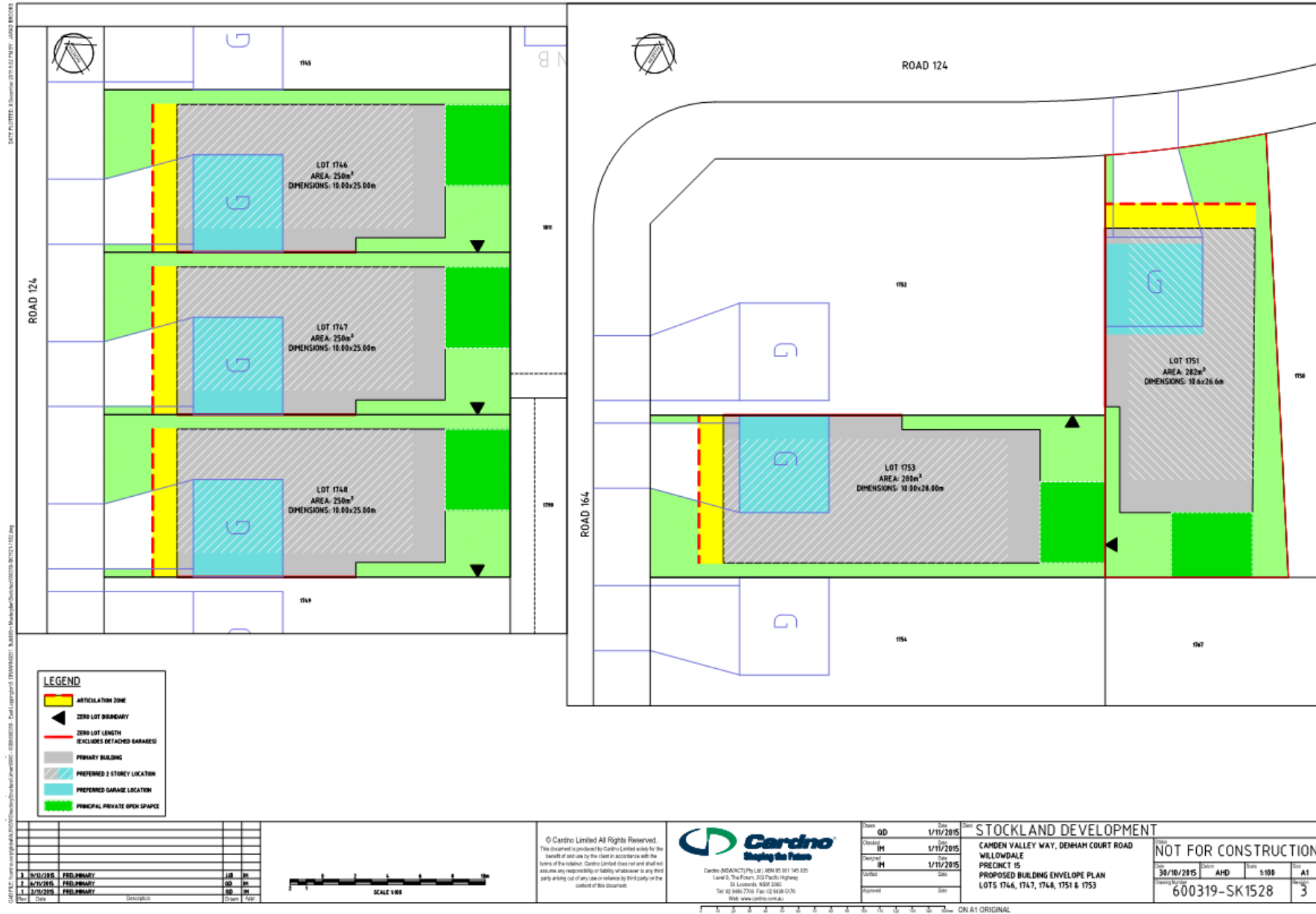


Attachment 7 – Typical road cross section drawings



2016SYW049DA – Subdivision to create 581 lots, civil and landscaping works – Campbelltown City Council July 2016





END OF REPORT