

JRPP-15-2324

Attachment 4 - Blacktown City Council Growth Centre Precincts Development Control Plan (DCP) 2010

Control	Town Planning Comment	Compliance
Section 2 Precinct Planning outcomes		
CI 2.2 The Indicative Layout Plan	The applicant seeks variation to the ILP road layout. No objection is raised considering the following: • The proposed road layout integrates well with the existing approved road pattern of the surrounding properties • The locations and alignments of all the proposed roads will not impede connectivity and accessibility with the surrounding developments • The proposed road layout is consistent with the objectives of the DCP for the future delivery of energy efficient lot and building orientation and creation of an attractive streetscape • The proposal will not result in additional lot yield as the road area of the proposal (129837m²) is greater than the ILP road area (126736m²) • Council's Traffic Management Services raised no objection to the proposal from traffic management point of view.	No. See Section 9 of the report.
CI 2.3.1 Flooding and water cycle management	A Stormwater Management Strategy and stormwater drainage plans were submitted with the DA. To address the water management requirements of the DCP, a detention basin and associated channels and rain gardens are proposed. The proposed infrastructure will provide appropriate stormwater quantity and quality management to ensure the post development flow will not exceed the pre-development flow and A. Flood evacuation has also been considered by Molino Stewart who considered that the landform and road layout will provide a rising gradient for occupants to reach Air Services Australia land, situated to the south of the development site, which is above the PMF. The assessment recommended the provision of a clear pedestrian path with continuous rising gradient to above the PMF level and the path should not obstructed by fences or	Compliance subject to condition.

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	locked gates. The route will afford sufficient time and capacity for evacuation. A condition is recommended in this regard.	
CI 2.3.2 Salinity and Soil Management	A Soil Salinity and Aggressivity Assessment prepared by DLA Environmental was submitted with the DA. The report has identified the top soil is non-saline and the underlying alluvium soil is slightly saline to moderately saline. The report concluded that there is low potential for salinity impacts and recommended that a soil salinity management plan be implemented. The recommendations will be conditioned accordingly.	Compliance subject to condition.
CI 2.3.3 Aboriginal and European Heritage	The applicant has submitted an Aboriginal Cultural Heritage Assessment Report to Council and notified Council that OEH issued an AHIP C0001711 on 17 May 2016. The AHIP permitted impacts to the 16 Aboriginal sites (objects) recorded on the Aboriginal Heritage Information Management System database. The objects were collected on 25 May 2016 in accordance with the conditions of the AHIP.	Complies.
CI 2.3.4 Native Vegetation and Ecology	Ecological Australia was commissioned to undertake a flora and fauna assessment of the impacts of the proposal on the threatened species on land that is not subject to the Biodiversity Certification Order and impacts to the Existing Native Vegetation Area (ENV) or Native Vegetation Retention Areas (NVR). The assessment noted that there will be no impact to the ENV however batters extending into the NVR area will impact on 0.35ha of native vegetation. The batters are necessary to establish developable land in accordance with the ILP. The clearing will be mitigated through the implementation of a Vegetation Management Plan in the E2 zoned land which will establish native vegetation on all cleared areas including batters. No objection is raised considered the extent of clearance is less than the SEPP requirement and the impact will be mitigated through implementation of a VMP.	Complies.
CI 2.3.5 Bushfire Hazard Management	A Bushfire Protection Assessment Report was submitted with the DA. The Report	Complies.

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	recommended the following:- • Provision of a 10m APZ • Fuel management through the implementation of an APZ management plan • Access to water supply • Location of gas and electrical supplies • Design of public roads, access and egress RFS has issued a Bush Fire Safety Authority subject to conditions.	
CI 2.3.6 Site Contamination	A Detailed Site Investigation report was prepared by DLA. The report noted the following:- • There are no indications of chemical contamination except for the identified BAP TeQ hotspot and minor TRH oil staining • Asbestos containing materials were identified below the disused cottage located within the main homestead area. Any demolition will require works to be undertaken under Asbestos conditions and require an asbestos clearance at the completion of works. These works will require the removal of surface soil below the footprint of the building. • Surface fragments were identified within 3 known areas of fill materials which will be removed as part of the proposed future land use development. Materials should be removed under waste classification requirements or assessed for onsite retention in a suitable area such as below proposed road ways or dedicated open space or within cut to fill profiles at depths greater than 3m. • Site geology may have contributed to heavy metal concentrations within groundwater. Due to the depth of groundwater, it is not expected onsite receptors and groundwater will interact. Based on the above, it is concluded that the site is considered suitable for the intended use consistent with NEPM 2013 Residential A – Residential with Garden/Accessible soil, with the exception of the 3 identified areas. These areas can be made suitable through the removal of the fill materials and a subsequent asbestos clearance/validation report.	Compliance subject to condition.

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	The recommendation of the report is conditioned accordingly.	
CI 2.3.7 Odour Assessment and control	N/A	N/A
Section 3 Neighbourhood and subdivision design		
CI 3.1.1 Residential Density	The Residential Density Map identifies a minimum residential density of 15 dwellings/hectare. The proposal provides for a density of 15.6 dwellings/hectare is compliant.	Complies.
CI 3.1.2 Block and Lot Layout	The proposal is consistent with the 250m x 70m block size requirement. The proposed lot frontage/lot type also complies with the 40% requirement.	Complies .
CI 3.1.3 Battle-axe Lots	Battle-axe lots are proposed with a majority of them situated along Road No. 100 which is an access denied road. This is consistent with the objective of the DCP. Lot 641, Lot 69 and Lot 70 are situated adjacent to a residue lot and SP2 Local Drainage land.	Complies.
CI 3.1.4 Corner Lots	Corner lots are proposed in accordance with the DCP requirements.	Complies
CI 3.2 Subdivision Approval Process	The applicant seeks approval under Pathway A1.	-
CI 3.3 Construction Environmental Management	A condition has been recommended for the preparation and submission of a CEMP for Council's approval in accordance with the DCP.	Compliance subject to condition.
CI 3.4.1 Street Layout and Design	The applicant seeks variation to the road alignment based on traffic grounds. Alternate alignment has been suggested and will be conferred with Design Engineer.	No. See Section 9 of the report
CI 3.4.2 Laneways	N/A	N/A
CI 3.4.3 Shared Driveways	N/A	N/A
CI 3.4.4 Access to Arterial Roads	N/A	N/A
Section 4 Development in residential zones		
CI 4.1.2 Cut and Fill	Maximum 500mm	
CI 4.1.3 Sustainable Building Design	N/A	N/A
CI 4.1.4 Salinity, Sodidity and aggressivity	A condition has been recommended for the preparation of a soil salinity management plan.	Compliance subject to condition.
Precinct Schedule 6		

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CI 3.1 Subdivision Planning and Design	The proposal will provide a mix of lot types and lot sizes which in turn facilitate future low density residential development with direct road connection to nearby railway stations in Schofields and Riverstone. Notwithstanding the variation to the road layout, the proposal will promotes accessibility, connectivity and social interaction. The proposed block and lot layout is responsive to the natural environment and complies with the street block requirement and the lot type requirement of the DCP.	Complies.
CI 4.2 Street Network and Design	Variations to the road alignment and road reserve width are sought.	No. See Section 9 of the report.
CI 4.3 Information Technology	A condition has been recommended for to ensure the main network system must be provided in all streets and meet NBN's requirements.	Compliance subject to condition.
CI 4.4 Riparian Protection Area	Appropriate conditions have been recommended for the conservation and management of the E2 and RU6 land through preparation and implementation of a VMP, revegetation and restoration of disturbed areas, certification of the restored E2 land and a bond is payable to ensure proper implementation of the VMP.	Complies.
CI 4.5 Aboriginal Heritage	OEI issued an AHIP C0001711 on 17 May 2016. The AHIP permitted impacts to the 16 Aboriginal sites (objects) recorded on the Aboriginal Heritage Information Management System database. The objects have since been collected in accordance with the conditions of the AHIP.	Complies.
CI 6.2 Development around St Andrew's Presbyterian Church	N/A	N/A
CI 6.3 Development along Richmond Road and South Street	The site has been identified as land subject to noise impact. The DCP requirements for noise mitigation measure do not apply given the proposal relates to subdivision and associated works.	N/A

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CI 6.4 Floodplain Cut and Fill	Issues related to floodplain cut and fill have been addressed during assessment of DA-15-02273.	N/A