

SYDNEY SOUTH WEST PLANNING PANEL (Sydney South West Region)

Panel Reference	2016SYW180
DA Number	949/2016
Local Government Area	Camden
Proposed Development	Staged subdivision to create 365 residential lots, construction of 101 single level dwellings, 1 lot for a future educational establishment, 1 lot for the construction of a community centre, 1 lot for a riparian corridor, 2 lots for open space, open space embellishment, revegetation of riparian corridor, and associated site works.
Street Address	Lots 104, 105, 106 and 107 in DP 1221866, A - C Village Circuit & B Gregory Hills Drive, Gregory Hills
Applicant/Owner	Design & Planning on behalf of the Trustees of the Marist Brothers
Number of Submissions	No submissions received
Recommendation	Approve with conditions
Regional Development Criteria (Schedule 4A of the EP&A Act)	Capital investment value > \$20 million. The CIV is \$36m.
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • Turner Road Development Control Plan 2007 (Amended 2016) • Camden Development Control Plan 2011
Does the DA require Special Infrastructure Contributions conditions (s94EF)?	Yes
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> • Assessment report and conditions • Statement of environment effects • Architectural plans • Stormwater management plan • Landscaping plans

	<ul style="list-style-type: none"> Associated reports
Report prepared by	Jessica Mesiti, Senior Town Planner Development Assessment (East)
Report date	31 May 2017

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?	Yes
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Legislative clauses requiring consent authority satisfaction

<p>Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed and relevant recommendations summarized, in the Executive Summary of the assessment report?</p> <p>e.g. Clause 7 of SEPP 55 – Remediation of Land, Clause 4.6(4) of the relevant LEP.</p>	Yes
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Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Not Applicable
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Special Infrastructure Contributions

<p>Does the DA require Special Infrastructure Contributions (S94EF)?</p> <p>Note: Certain Das in the Western Sydney Growth Areas Contribution Area may require specific Special Infrastructure Contributions (SIC) conditions.</p>	Yes
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Conditions

<p>Have draft conditions been provided to the applicant for comment?</p> <p>Note: in order to reduce delays in determinations, the Panel prefers that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report.</p>	Yes
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PURPOSE OF REPORT

The purpose of this report is to seek the Sydney South West Planning Panel's (the Panel) determination of a development application (DA) for a staged subdivision to create 365 residential lots, construction of 101 single level dwellings, 1 lot for a future educational establishment, 1 lot for the construction of a community centre, 1 lot for a riparian corridor, 2 lots for open space, open space embellishment, revegetation of riparian corridor, and associated site works at A-C Village Circuit & B Gregory Hills Drive, Gregory Hills.

The Panel is the determining authority for this DA as, pursuant to Part 4 of State Environmental Planning Policy (State and Regional Development) 2011 and Schedule 4A of the *Environmental Planning and Assessment Act 1979*, the capital investment value (CIV) of the proposed development is \$36 million which exceeds the CIV threshold of \$20 million for Council to determine the DA.

SUMMARY OF RECOMMENDATION

That the Panel determine DA 949/2016 for a staged subdivision to create 365 residential lots, construction of 101 single level dwellings, 1 lot for a future educational establishment, 1 lot for the construction of a community centre, 1 lot for a riparian corridor, 2 lots for open space, open space embellishment, revegetation of riparian corridor, and associated site works pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for a staged subdivision to create 365 residential lots, construction of 101 single level dwellings, 1 lot for a future educational establishment, 1 lot for the construction of a community centre, 1 lot for a riparian corridor, 2 lots for open space, open space embellishment, revegetation of riparian corridor, and associated site works at A - C Village Circuit & B Gregory Hills Drive, Gregory Hills.

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

The DA was publicly exhibited and advertised in the local press for a period of 30 days in accordance with the Camden Development Control Plan 2011. No submissions were received.

The applicant proposes a variation to Section 3.1 of the Turner Road DCP which requires all streets which form part of the subject site to be delivered as local roads in accordance with Figure 5 of the DCP.

All local roads have a verge of 3.7m on either side with a 7.4m carriageway. The proposed roads are generally consistent with the DCP with the exception of Kavanagh Street and Wallarah Circuit. These roads have been widened from local roads to collector roads to allow buses to adequately service the roads for the future school site on proposed Lot 107. The details of this variation and associated justifications are discussed further in this report.

The applicant proposes a variation to Section 7.4.2.4 of the Turner Road DCP which requires eaves to have a minimum 450mm overhang (measured to the fascia board). Council may consider alternative solutions to eaves, so long as appropriate sun shading

is provided to windows and the design displays a high level of architectural merit. The dwelling designs submitted with the DA have a proposed eave overhang of 300mm on all sides of the dwellings which do not contain a zero lot line. The details of this variation and associated justifications are discussed further in this report.

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

AERIAL PHOTO



Figure 1: Location Map

THE SITE

The site is commonly known as A - C Village Circuit & B Gregory Hills Drive, Gregory Hills and is legally described as Lots 104,105,106 and 107 in DP 1221866.

The site has a frontage of 469.5m to Gregory Hills Drive and 265.4m to Donovan Boulevard and has a maximum depth of 743m. The site has an overall area of 25.2 hectares. The site is generally cleared of trees except for a cluster located within the southern portion of the proposed open space and future school site. Bulk earthworks have been undertaken in accordance with previous development consents. The site is gently undulating and grades towards the central open space and riparian corridor.

The development site is located within the Turner Road Precinct of the South West Growth Area. The subject site is presently bound by existing residential development to the north and west, with future residential development currently under construction to the east and south. A neighbourhood centre which is identified on the Gregory Hills Indicative Layout Plan (ILP) is anticipated to be located immediately to the north-west of the subject site. The DA for the neighbourhood centre was lodged with Council on 16 March 2017.

The site is identified on the ILP as medium density residential, and also makes provision for a riparian corridor, public reserve, community centre and a lot for a future educational establishment. The ILP is provided at Figure 3.

The surrounding area is characterised by Gledswood Hills to the north, St Gregory's College and Campbelltown LGA to the east, Currans Hill and Smeaton Grange to the south and Gregory Hills Business Park to the west.

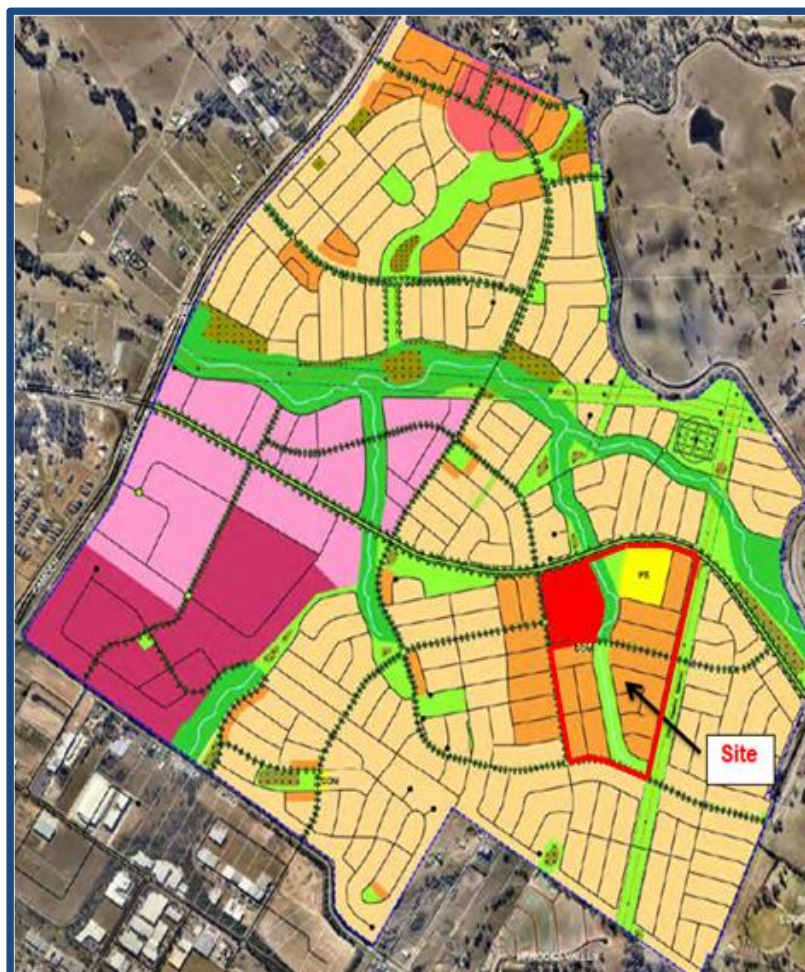


Figure 2: Gregory Hills Indicative Layout Plan

HISTORY

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

Date	Development
4 August 2015	DA 132/2015 – approved bulk earthworks, remediation of land, and tree removal
17 April 2014	DA 1128/2013 – approved bulk earthworks, tree removal and stockpiling of excess material
29 August 2012	DA 629/2012 – approved remediation of contaminated land – AEC 15 for asbestos irrigation pipe

THE PROPOSAL

DA 949/2016 seeks approval for the a staged subdivision to create 365 residential lots, construction of 101 single level dwellings, 1 lot for a future educational establishment, 1 lot for the construction of a community centre, 1 lot for a riparian corridor, 2 lots for open space, open space embellishment, revegetation of riparian corridor, and associated site works.

Specifically the proposed development involves:

- Stage 3B – Subdivision to create 108 residential lots, 1 open space lot, 1 riparian corridor lot, open space embellishment, riparian corridor rehabilitation works including the revegetation and construction of stormwater detention and water quality basins, and construction of 35 residential dwellings;
- Stage 12 – Subdivision to create 134 residential lots, 1 open space lot, open space embellishment, construction of stormwater detention and water quality basins, and construction of 29 residential dwellings;
- Stage 14 – Subdivision to create 62 residential lots, 1 lot for the construction and dedication of a community centre to Council, and construction of 22 residential dwellings;
- Stage 16 – Subdivision to create 61 residential lots and the construction of 15 residential dwellings;
- The proposed residential lots vary in size between 244m² to 596m². Lot frontages vary from 8.5m to 20m.
- Construction of a community centre on Lot 1532 which has been designed in accordance with the Gregory Hills Voluntary Planning Agreement. The centre has a gross floor area of 517m² and an area of 790m² for parking and landscaping. The centre will contain hall space, a meeting room, kitchen area and associated amenity and maintenance facilities. The total capacity of the centre is 130 patrons. The proposed hours of operation for the centre are Monday to Thursday and Sunday 8:00am to 10.30pm, and Friday and Saturday 8am to Midnight.
- Associated site works including earthworks, road construction, stormwater facilities tree removal and streetscape landscaping.

The capital investment value of the works is \$36 million.

PROPOSED PLANS

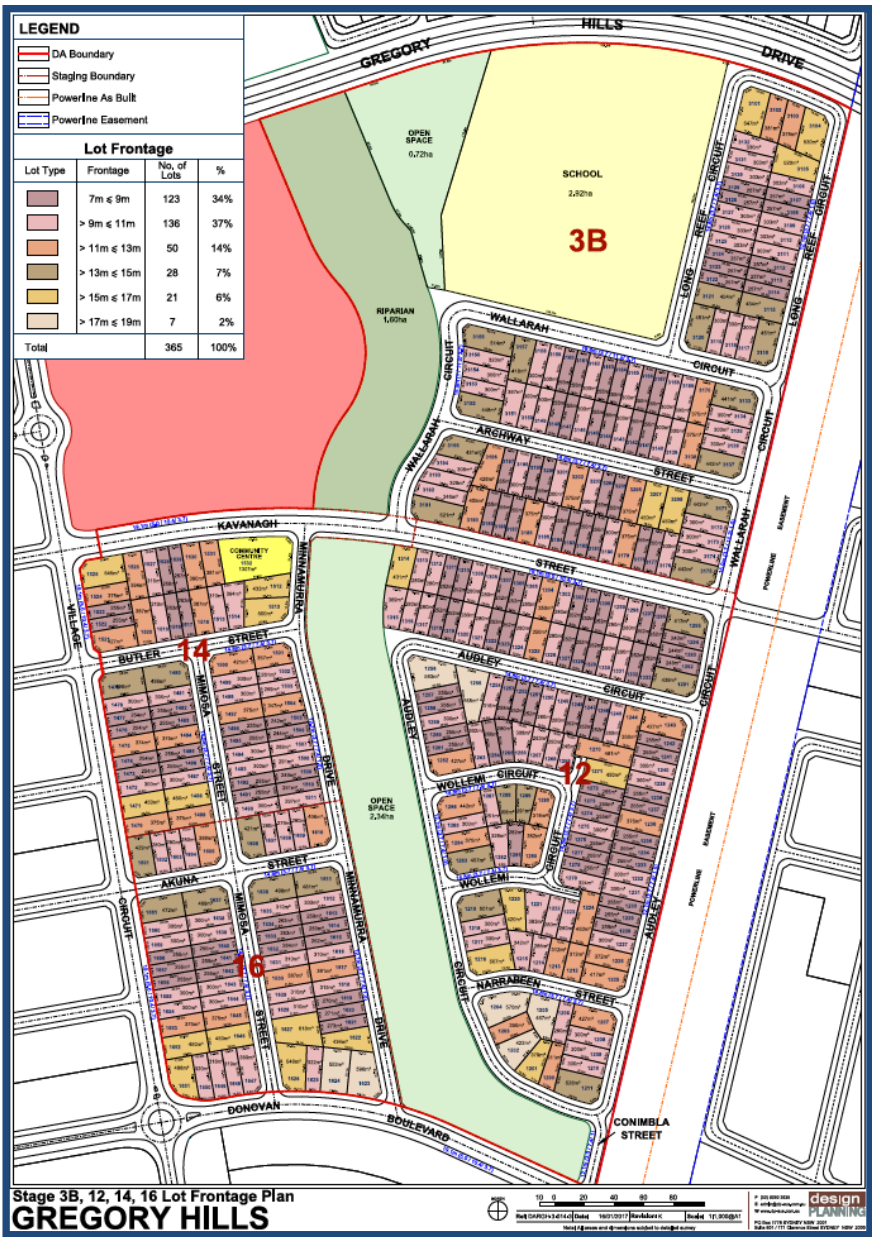


Figure 3: Subdivision Layout



Figure 4: Site Map

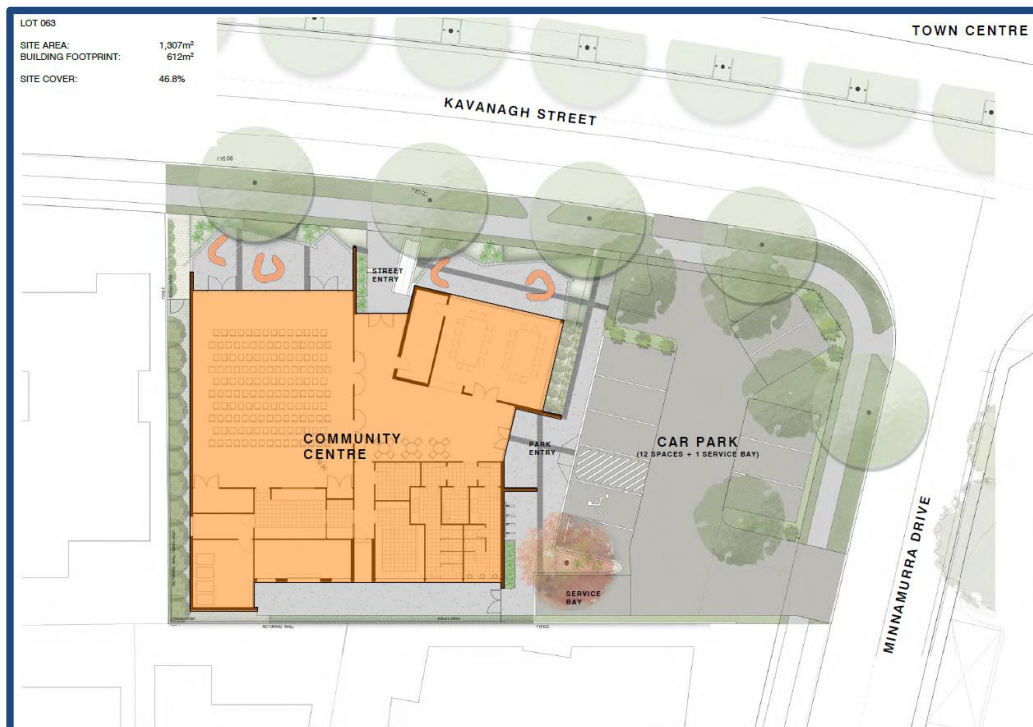


Figure 5: Community Centre Site Plan

PROPOSED ELEVATIONS

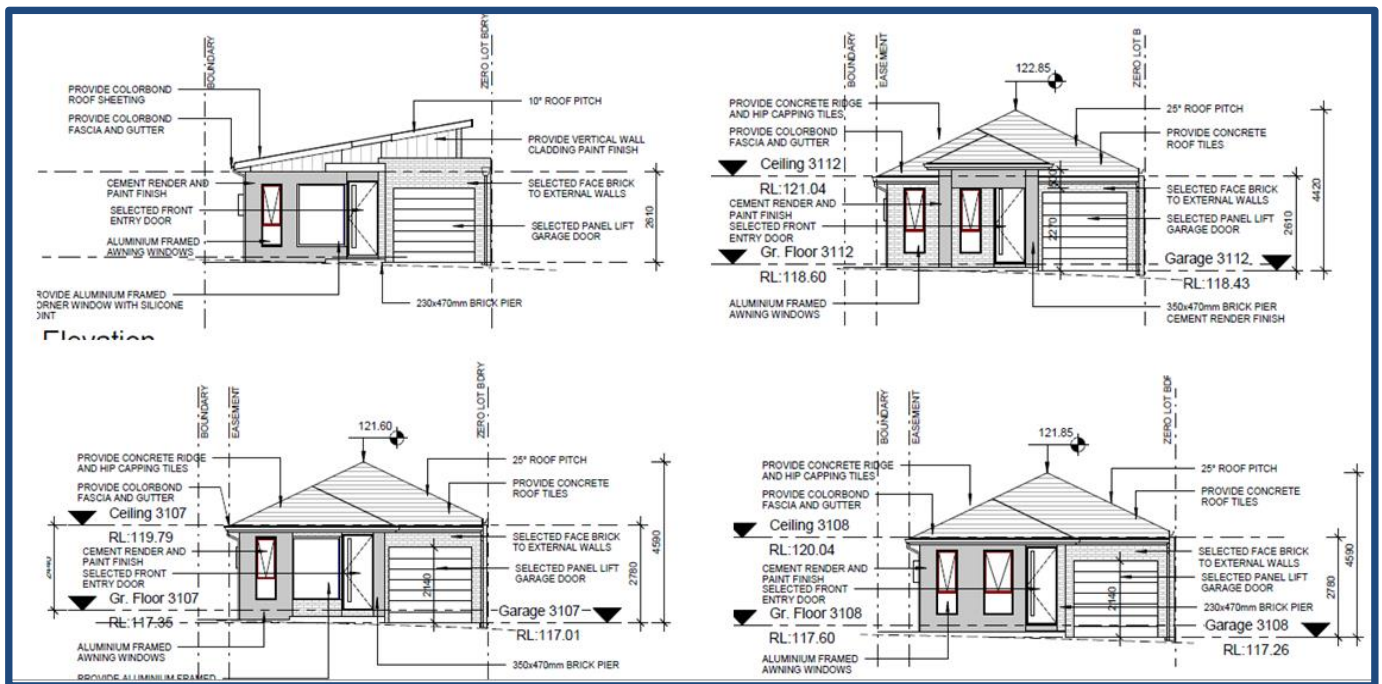


Figure 6: Dwelling Façade Elevations



Figure 7: Community Centre Elevations

ASSESSMENT

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

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

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

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

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Infrastructure) 2007
- Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- Turner Road Development Control Plan 2007 (Amended 2016)
- Camden Development Control Plan 2011

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

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

Pursuant to Clauses 20 and 21 of the SEPP, the proposed development is included in Schedule 4A of the *Environmental Planning and Assessment Act 1979* and has a CIV of \$36 million. This exceeds the CIV threshold of \$20 million for Council to determine the DA and it is therefore referred to the Panel for determination.

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

The SEPP requires Council to be satisfied that the site is suitable for its intended use (in terms of contamination) prior to granting consent.

Phase 2 contamination reports were submitted with the DA in support of previous DAs related to the site for bulk earthworks (DA 1128/2013 and DA 132/2015) which also addressed contamination. The reports identified that an underground asbestos pipe was discovered within (and outside) of the site area which is the subject of this application. The asbestos pipe was approved for demolition/remediation as part of DA 629/2012. These works have been carried out and the site has been declared suitable for the intended residential development as detailed in the site audit report submitted with this DA. An additional contamination investigation has also been undertaken in the vicinity of a previous contractor site. That contamination report concluded that and the site was deemed suitable for its proposed residential use.

A standard contingency condition is recommended to ensure that if any contamination is found during construction it must be managed in accordance with Council's Management of Contaminated Lands Policy.

State Environmental Planning Policy (Infrastructure) 2007 (SEPP)

The aim of the SEPP is to provide a consistent planning regime for infrastructure and the provision of services across NSW.

Traffic Generating Development

The proposed development is traffic generating development under Clause 104 of the SEPP and was referred to Roads and Maritime Services (RMS) for comment. The RMS raised no objection to the proposed development and no conditions were recommended.

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

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

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. Appropriate erosion and sediment control measures have been proposed and a condition has also been included to ensure to compliance with Council's Engineering Specifications.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP)

Permissibility

The site is zoned R1 General Residential, E4 Environmental Living and RE1 Public Recreation under the provisions of the SEPP. The proposed development is defined as the "subdivision of land", "community facility", "environmental protection works" and "dwellings" by the SEPP which are permissible land uses in the zones. The proposal is consistent with the objectives of all land use zones.

Relevant Clauses

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

Clause	Requirement	Provided	Complies
2.6 Subdivision Consent Requirements	Development Consent required.	Consent has been sought for the proposed subdivision as part of this DA.	Yes
4.1 Minimum Lot Size	An area of no less than 125sqm for residential lots. Area of no less than 1000sqm for open space/riparian corridor.	The proposed lots exceed 125sqm. The riparian corridor and southern open space both exceed 1000sqm.	Yes
4.1AA Subdivision resulting in lots between 225-300sqm	Creation of lots less than 300sqm (but not less than 225sqm) if the lot contains a sufficient building envelope to enable the erection of a dwelling house.	101 dwelling houses are proposed on lots with areas in this range (minimum of 242sqm) as integrated housing.	Yes
4.1A Minimum Lot Sizes for Development	Dwelling houses must not be carried out on R1 lots with areas less than 300m ² .	101 dwelling houses are proposed with areas less than 300m ² .	Yes - with regards to Clause 4.1AC. See detail below.

Clause	Requirement	Provided	Complies
4.1AC Exceptions to Minimum Lot Sizes for Dwelling Houses	Development consent may be granted for the erection of a dwelling house on a lot with an area ranging between 250-300m ² if it was created under Clause 4.1AA or the DA proposes a subdivision to create 2 or more lots and the dwelling house will be erected on one of those lots.	The 101 dwelling houses proposed by this DA are proposed on lots that will be created under Clause 4.1AA. It is noted that this DA also proposes to create more than 2 lots and the proposed dwelling houses will be erected on some of those lots.	Yes
4.1AD Exceptions to minimum lots sizes for dwelling houses on other lots in Zone R1 General Residential	Creation of lots less than 250sqm (but not less than 225sqm) subject to the following locational criteria: a) Adjoins land that is set aside for open space or recreation purposes, or is separated from that land only by a public road.	Lot 1505 is 242sqm, Lot 1506 is 244sqm and Lot 1509 is 249sqm. These lots are directly opposite land zoned RE1 Public Recreation, which is set aside for open space and therefore achieves the objectives of this clause.	Yes
4.1C Residential Density – Turner Road Precinct	Consent must not be granted unless the Consent Authority is satisfied that the delivery of 4,020 new dwellings in the Turner Road Precinct can be achieved. Each subdivision must contain a mix of dwelling types to be provided.	This DA proposes 365 residential lots and which therefore contribute to the density targets set out by this clause. The proposed subdivision layout provides for a mix of dwelling typologies through a range of lot sizes.	Yes Yes
4.3 Height of Buildings	Maximum building height of 9.5m.	All of the proposed dwellings are single level and will not exceed 9.5m.	Yes
5.9 Preservation of Trees or Vegetation	Development consent is required for the removal of trees.	There is a small cluster of trees proposed to be removed from the future school site. Those trees are not identified to be threatened species.	Yes

Clause	Requirement	Provided	Complies
5.11 Bush fire hazard reduction	Bush fire hazard reduction work authorised by the Rural Fire Act 1997 may be carried on any land without consent.	The subject site is bushfire affected. A referral was sent to the RFS who granted a bushfire safety authority for the proposed development.	Yes
6.1 Public Utility Infrastructure	Public utility structure is to be made available to the site.	The surrounding precinct is being progressively serviced by water, electricity and sewerage. A standard condition is recommended that requires this infrastructure to be provided prior to the issue of a subdivision certificate.	Yes

(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).

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

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

Turner Road Development Control Plan 2007 (Amended 2016) (DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP.

Control	Requirement	Provided	Complies
2.1 Indicative Layout Plan (ILP)	Development to be in accordance with the indicative layout plan (ILP). See attached.	The site is identified on the ILP as being medium density residential, and makes provision for a riparian corridor, public reserve, community centre and a lot for a future educational establishment. The proposal is consistent with the ILP.	Yes
2.2 Vision Development and Objectives	Vision and development objectives for the Precinct.	The proposed development is generally consistent with the vision and development objectives for the Precinct	Yes
2.3 Residential Density Targets	The residential density target for Sub-Precinct O of	The ILP identifies the site as medium density development and is	Yes

	<p>which a minimum of 598 dwellings must be achieved.</p>	<p>identified as being 20-40 dwellings per hectare.</p> <p>The proposed development is considered medium density residential and provides a residential density target of 21.9 dwellings per hectare.</p> <p>The proposal includes the delivery of 365 residential lots. The adjoining 242 dwellings which also form part of Sub-Precinct O have been approved as part of a previous subdivision DA. Therefore 607 dwellings will be delivered in Precinct O which achieves the density requirements.</p>	
2.4 Infrastructure Delivery and Development Staging	Core infrastructure, services and facilities are to be established and be consistent with the Oran Park and Turner Road Section 94 Contributions Plan.	The Gregory Hills VPA supersedes the Section 94s Contributions Plan. Council's Section 94 officer has reviewed the proposal and recommended conditions of consent.	Yes
3.1 Street Network and Design	<p>Street network design must be provided in accordance with the ILP and Street Network Plan. See attached.</p> <p>Streets are to be provided in accordance with Table 5 and 7 of the DCP. See attached.</p> <p>Local roads – 3.5 verge/7.4 carriageway/3.5m verge</p>	<p>The proposed street networks are in accordance with the ILP and Street Network Plan</p> <p>The proposed streets are generally consistent with the DCP with the exception of Kavanagh Street and Wallarah Circuit which have been widened from local roads to collector roads to allow for bus maneuverability.</p> <p>All local roads have a verge of 3.7m on either side with a 7.4m carriageway.</p>	<p>Yes</p> <p>No – See variation 1 below.</p> <p>Yes</p>

	Collector Road – 4.6m verge/10.4m carriageway/3.3m verge	Kavanagh Street has a 5m verge on one side, 10.4m carriageway and 3.7m verge on the other side.	Yes
		Wallarah Circuit has a 3.7m verge on either side and 11.2m carriageway which is designed to appropriately service buses for the future school site.	Yes
	For roads adjacent to riparian corridors or open space, the verge on the non-residential side may be reduced to 1m wide.	The verge for road adjoining the riparian corridor and open space has been reduced to 1m.	Yes
	Local streets proposed in accordance with Table 7 (see attached) should provide front loaded access to no more than 30 lots, and be less than 200m in length.	Local roads are less than 200m and provide access to less than 30 lots.	Yes
	All streets to be designed in accordance with Council's Engineering and Construction Specifications.	A standard condition is recommended that requires the proposed development to comply with Council's Engineering Specifications	Yes
	Intersection spacing and design is to be consistent with the best practice guidelines of the DCP	The intersection spacing and design is consistent with the DCP.	Yes
	Turning heads at the end of cul-de-sac such as T-configuration turning heads shall allow sufficient and safe maneuvering for waste service vehicles and	The proposal does not include cul-de-sacs or T-intersections.	Yes

	deliveries		
	Street trees are required on all streets. Detailed design of street tree planting within the road reserve is to be submitted	Appropriate street tree planting has been provided for all streets.	Yes
	Location and design of signage, street furniture and street lighting is to be indicated on the Engineering construction drawings	Appropriate street lighting etc. can be provided to be consistent with this existing infrastructure within the estate. Street lighting is addressed by recommended conditions.	Yes
	The minimum kerb radii for intersections of local roads shall be 7.5m with a minimum verge width of 3.5m	All local road intersections have a minimum kerb radii of 3.5m.	Yes
3.2.2 Shared Driveways	Shared driveways are to be consistent with the examples shown in Figure 16 (see attached)	A shared driveway is proposed to service Lots 1270 and 1271 as well as Lots 1222 and 1224. The shared driveways are generally consistent with the principles shown in Figure 16.	Yes
	A shared driveway crossing at the property boundary is to have a maximum width of 5.4m and not be within 0.5m of any drainage facilities on the kerb and gutter.	The proposed shared driveway's crossing will be 4m wide and are a minimum of 0.5m clear of drainage facilities.	Yes
	Have a maximum travelling distance from a public road to a garbage collection area of 70m.	Adequate bin standing locations for waste collection which have a travelling distance less than 70m.	Yes
3.2 Pedestrian and Cycle network	Pedestrian and cycleway routes are to be provided in accordance with Figure 17 (see attached) in the	Pedestrian/cycle paths are required to be along Kavanagh Street and through the riparian corridor/open space networks.	Yes

	<p>DCP, along with relevant road cross sections in Tables 2-8.</p> <p>The minimum width of off-street shared cycle and pedestrian pathways is to be 2.5m.</p>	<p>The proposed pedestrian and cycle routes are in accordance with Figure 17 and shared paths are a minimum of 2.5m wide.</p>	Yes
3.3 Public Transport Network	<p>Bus routes are to be provided generally in accordance with the Figure 18 (see attached) in the DCP.</p>	<p>There are no bus routes required to be provided over the development site. Notwithstanding this, Kavanagh Street and Wallarah Circuit have been designed to allow buses to service the future school site.</p>	Yes
4.1 Public Parks and Landscape Strategy	<p>Public parks and other open space areas are to be provided generally in accordance with Figure 19 (see attached) and should have a minimum area of 2000sqm. Open space and facilities including embellishment to be consistent with the contributions plan.</p>	<p>The location of open space is provided in accordance with Figure 19.</p> <p>Riparian corridor = 1.6ha Town park = 0.72ha Southern open space = 2.34ha The open space network is consistent with the Gregory Hills VPA.</p>	Yes
4.2 Education, Civic and Community Facilities	<p>Facilities to be provided generally in accordance with Figure 20 (see attached) and the contributions plan.</p> <p>Should enhance community identity and way-finding through iconic and landmark building design.</p> <p>Should be located above the Probable Maximum Flood (PMF).</p>	<p>The proposal includes the provision of a lot for an educational establishment and the construction of a community centre in accordance with Figure 20.</p> <p>The community centre promotes wayfinding and is located on the corner of Kavanagh Street and Minnamurra Drive in a prominent location in proximity to the future neighbourhood centre.</p> <p>The community centre is located above the PMF.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

6.1 Riparian Corridors	To be provided in accordance with the Oran Park and Turner Road Waterfront Land Strategy 2009, except where located within Gregory Hills. The Strategy no longer applies where riparian land has been rezoned in accordance with <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> .	The strategy does not apply to waterfront land in Gregory Hills. A referral was sent to the Department of Primary Industries Water (DPI Water), who provided their general terms of approval. A controlled water activity approval is required to be obtained prior to works commencing.	Yes
6.2 Flooding and Watercycle Management	<p>Residential lots to be above the 1 in 100 year flood line plus a 500mm freeboard.</p> <p>Development must comply with Council's Engineering Specifications.</p> <p>The environmental stormwater objectives in Table 9 must be achieved. Table 9 identifies water quality requirements and the percentage of pollutants that are required to be reduced from stormwater.</p>	<p>All proposed lots will be above the 1 in 100 year flood line plus a 500mm freeboard.</p> <p>A standard condition is recommended that requires the proposed development to comply with Council's Engineering Specifications.</p> <p>Council's engineer has reviewed the proposal and confirms that the proposed development will achieve the environmental stormwater objectives identified in Table 9.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
6.3 Salinity and Soil Management	A salinity assessment is required for subdivision DAs.	Previous salinity assessments and management plans have been approved for various stages relating to this site under separate DAs. Two further assessments were submitted with this DA. A standard condition requiring compliance with these assessments is recommended.	Yes

	Sediment and erosion controls must be provided.	A standard condition is recommended which requires appropriate salinity and erosion controls to be implemented.	Yes
6.4 Aboriginal and European Heritage	To ensure that Aboriginal and European heritage is protected.	The subject land is not identified to contain potential Aboriginal archaeological significance within the DCP. Therefore, an Aboriginal Heritage Impact Permit is not required to be obtained for this proposal.	Yes
6.6 Bushfire Hazard Management	Subject to detailed design at DA stage, indicative location and widths of APZ's are to be provided generally in accordance with Figure 24 in the DCP (see attached).	The site is as bushfire prone land. A bushfire report was submitted with the DA and has been referred to the NSW Rural Fire Service. APZs will be provided in accordance with Figure 24 and the NSW Rural Fire Service's Bush Fire Safety Authority granted for this DA.	Yes
6.7 Tree Retention and Biodiversity	Vegetation of moderate significance is to be retained where possible. All subdivision design and bulk earthworks are to consider the need to minimise weed dispersion and undertake weed eradication.	The proposed subdivision works are not located within the vicinity of land considered to contain vegetation of any significance. A standard condition is recommended that requires noxious weed management to be undertaken in accordance with Camden Development Control Plan 2011.	Yes Yes
6.8 Contamination Management	Contamination assessment and remediation.	The site has previously been the subject of a number of contamination assessments, remediation action plans and site audit statements. Council's Environmental Health Officer has reviewed these studies and confirmed that the	Yes

		site is suitable for the proposed development from a contamination perspective.	
6.10 Acoustics	Compliance with Council's Environmental Noise Policy.	Acoustic reports have been submitted with the DA to consider impacts from road traffic noise as well as the community centre on residential amenity. Council's EHO has reviewed the acoustic reports and is satisfied that the proposal will not have a negative impact on residential amenity subject to conditions.	Yes
7.1.2 Neighbourhood and Subdivision Design	Development to be consistent with the relevant density band in Table 10. The applicable density band is 15-25dw/Ha. Table 10 sets typical characteristics of a residential subdivision according to the net residential density.	The proposed net residential density is 21.9/Ha. The proposed development will provide for future dwellings consistent with Table 10 as it provides predominantly a mix of detached dwelling houses, a focus on small lot housing in a high amenity location close to the future neighbourhood centre, and activation of the public domain through the provision of an extensive open space network and community building that will be adequately embellished.	Yes
7.2 Block and Lot Layout	Street blocks are generally to be no more than 250m long x 70m deep. In areas around neighbourhood and town centres, the block perimeters should generally be a maximum of 520m (typically 190m x 70m) to increase permeability and promote walking. Minimum lot areas for dwellings must comply with Table	Street blocks are consistent with the DCP. The proposed development is consistent with Table 11	Yes Yes

	<p>11. Min lot size: 300sqm Lot size with Integrated DA: 250sqm Locational Criteria: 225sqm</p>	and the minimum lot areas required for the proposed dwellings.	
	The minimum lot frontage of 7m must comply	The minimum proposed lot frontage is 8.5m and complies.	Yes
	A range of residential lot types (area, frontage, depth, zero lot and access) must be provided.	The proposal incorporates a mix of lot types including a range of lot frontages (generally 8.5, 10 and 12.5m). Lots that are 10m or less have been provided with a maintenance easement to allow zero lot lines and allow variation in future dwelling designs.	Yes
	No more than 40% of the lots may be of the same lot type (lot frontage).	The proposal does not provide more than 40% of a single lot frontage type.	Yes
	Lots should be rectangular.	Lots are generally rectangular in shape.	Yes
	Where residential development adjoins land zoned RE1 Public Recreation or SP2 Drainage, subdivision is to create lots for the dwelling and main residential entry to front the open space or drainage land. The location of a zero lot line is to be determined primarily by topography and should be on the low side of the lot to minimise water penetration and termite issues. Other factors to consider include dwelling	The proposed allotments with a frontage to the open space are designed to allow for the main point of entry at the frontage with these spaces.	Yes

	<p>design, adjoining dwellings, landscape features, street trees, vehicle crossovers and lot orientation.</p> <p>On all lots where a zero lot line is permitted, the side of the allotment that may have a zero lot alignment must be shown on the approved subdivision plan.</p> <p>The S88B instrument for the subject (benefited) lot and the adjoining (burdened) lot shall include a note identifying the potential for a building to have a zero lot line.</p>	<p>Zero lot lines are provided for all lots with a frontage of 8.5m and 10m (not impacted by a retaining wall or interallotment drainage easements). All zero lot lines are provided on the low side of the lot.</p> <p>Maintenance easements are demonstrated on the subdivision plan for all dwellings with zero lines, and all lots that are capable of accommodating a zero lot line.</p> <p>The 88B instrument will form a condition of consent requiring a 900mm maintenance easement adjoining a proposed zero lot line. This will ensure future dwelling applications on those lots comply with the requirements relating to zero lot lines and maintenance easements.</p>	<p>Yes</p> <p>Yes</p>
7.2.1 Battle-axe Lots	<p>Subdivision layout should minimise the use of battle-axe lots without public frontage to resolve residual land issues</p> <p>Battle-axe lot driveways must include adjacent planting and trees in accordance with Figure 33 (see attached).</p> <p>Driveway design, including dimensions and splays, is to be</p>	<p>The proposed development includes 2 battle-axe lots (lots 1270 and 1224) which have been proposed to respond to residual land configuration and are satisfactory.</p> <p>The shared driveway includes adjacent turf and trees in accordance with Figure 33.</p> <p>A standard condition is recommended that requires the proposed</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

	in accordance with Council's Engineering Specifications.	development to comply with Council's Engineering Specifications.	
7.2.2 Corner Lots	<p>Corner lots, including splays and driveway location, are to be designed in accordance with AS 2890 and Council's Engineering Specifications.</p> <p>Corner lots are to be designed to allow dwellings to positively address both street frontages.</p>	<p>The proposed corner lots have been designed in accordance with the requirements of AS2890 and Council's Engineering Specification.</p> <p>Corner lots within the proposed subdivision are of a suitable size and shape to ensure future dwellings can address both street frontages.</p>	<p>Yes</p> <p>Yes</p>
7.3 Subdivision Approval Process	<p>The subdivision is in accordance with the Subdivision Approval Process Table in Table 13 of the DCP. The DA for Integrated Housing must be delivered in accordance with Pathway B2. Subdivision of land creating residential lots less than 225sqm or lots less than 9m wide shall include a dwelling design as part of the subdivision DA. The dwelling design is to be included on the S88B instrument attached to the lot.</p> <p>Subdivision of land creating residential lots less than 225m² or lots less than 9m wide shall include a dwelling design as part of the DA which must be reflected in an 88B instrument. Only the approved dwellings can be built on those lots.</p> <p>Applications for</p>	<p>The proposal is consistent with the requirements of Table 13. The proposal is accompanied by integrated dwelling designs for lots with a frontage less than 9m. There are no lots proposed with an area less than 225m². All other lots are greater than 300m² and as such are submitted for subdivision only.</p> <p>The construction of dwelling houses has been proposed for all proposed lots less with a frontage less than 9m. An 88B restriction is recommended which stipulates that only the dwellings approved by this DA can be built.</p> <p>A public domain plan</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

	subdivision using approval pathways A2, B1 and B2 require a public domain plan to be submitted with the DA.	was submitted with the DA and is satisfactory.	
8.2 Stormwater and Construction Management	Compliance with Council's policies.	The applicant has submitted details of storm water management for the development which have been reviewed by Council staff and is considered to be acceptable. Conditions are recommended to ensure that the proposal complies the Council's Engineering Design Specifications.	Yes
8.3 Waste Management	Provision of an acceptable Waste Management Plan.	A construction and ongoing waste management plan has been submitted with the DA, which demonstrates appropriate management of waste and recycling during the construction phase of the development and waste collection points for ongoing waste management. Council's waste officer has confirmed that waste management for this proposal is satisfactory.	Yes
8.4 Site Facilities and Servicing	Underground services are required for all domestic servicing utilities, including electrical services.	All required services will be provided underground within the proposed road infrastructure.	Yes
A 8.6 Safety and Surveillance	Pedestrian and communal areas are to have sufficient lighting, be designed to minimise opportunities for concealment and to incorporate principles of Crime Prevention through Environmental Design (CPTED).	All lots will be oriented to the street and public open space which maximises passive surveillance of the public domain. The proposal is considered to comply with all relevant Safer by Design CPTED principles.	Yes

Turner Road DCP General Dwelling House Controls			
	Control	Proposed	Compliance
7.4.2 Streetscape & Architectural Design	Primary street façade to incorporate 2 design features.	Each of the proposed dwelling houses will have 2 design features.	Yes
7.4.2 Eaves	≥ 450mm	The eaves for the proposed dwellings houses will be 300mm wide as the proposed dwelling houses have zero lot lines on one side. This is considered acceptable for these dwellings as the relatively narrow frontages will not make the reduced eaves width particularly visible.	No – DCP variation 2
7.4.2 Roof pitch	≥ 22.5° to ≤ 35°	The pitch of all hipped roof dwelling houses will be within this range The dwellings with skillion roofs have 10 degree roofs; however, skillion roofs are excluded from this control.	Yes
7.4.2 Front façade	Include 1 habitable room with a window fronting street.	1 habitable room in each dwelling house will face the street.	Yes
7.4.2 Streetscape	Consistent street character	A consistent street character will be achieved.	Yes

7.4.8 Car parking requirements	1 to 2 bedroom dwelling – 1 space > 2 bedroom dwelling – 2 spaces	2 car parking spaces will be provided for each dwelling house by way of a single garage and car space on the driveway.	Yes
7.4.9 Visual and acoustic privacy	Direct overlooking of main habitable areas & POS of adjacent dwellings minimized.	All of the proposed dwelling houses are single storey and will therefore not overlook each other.	Yes
	Windows not to face adjoining dwelling windows & POS (see DCP).	Boundary fencing will provide appropriate privacy screening between habitable rooms.	Yes
7.4.10 Fencing	Front fence \leq 1m	A condition is recommended to require fencing to comply with the DCP.	Yes
	Side/rear fence \leq 1.8m	A condition is recommended to require fencing to comply with the DCP.	Yes
8.1 Sustainable building design	BASIX Certificate to be provided.	Compliant BASIX certificates have been provided for all of the proposed dwelling houses.	Yes
	No open fireplaces and slow combustion stoves.	No open fireplaces or slow combustion stoves are proposed.	Yes
8.2 Stormwater & construction management	Stormwater concept plan required.	Sufficient stormwater details have been provided and a standard	Yes

		condition is recommended to ensure appropriate storm water management is achieved.	
8.3 Waste Management	Waste Management Plan required.	Suitable waste management plans have been provided.	Yes
8.6 Safety and surveillance	No roller shutters on doors and windows facing street.	No roller shutter doors are proposed.	Yes
	Provide for casual surveillance.	The design of the proposed dwelling houses provides for reasonable casual surveillance opportunities.	Yes

Front Accessed Dwelling Houses With Frontage Width $\geq 7\text{m}$ and $< 9\text{m}$			
	Control	Proposed	Compliance
7.4.3 Front setback	4.5m to building façade line or 3.5m if fronting open space.	Minimum of 4.5m	Yes
7.4.3 Front articulation	3m to articulation zone or 2m if fronting open space.	Minimum of 3.5m	Yes
7.4.3 Garage line	$\geq 5.5\text{m}$ to garage line & $\geq 1\text{m}$ behind building	Minimum of 5.5m & $\geq 1\text{m}$ behind building	Yes
7.4.4 Side setback	$\geq 0.9\text{m}$ where detached	1.2m to detached side, 0.03m to zero lot line side.	Yes
7.4.1 – Table 16 Zero lot boundary easements	$\geq 0.9\text{m}$ easement (single storey zero lot wall) No eaves, gutters or services permitted within of dwelling on benefited lot.	0.9m easement. No eaves, gutters or services of the benefitted lots will be within the easement.	Yes
7.4.1 – Table 16 Zero lot boundary wall length	$\leq 15\text{m}$	Zero lot boundary will be no greater than 15m.	Yes
7.6.4 Rear setback	$\geq 4\text{m}$ (ground) & $\geq 6\text{m}$ (upper).	Minimum of 4m	Yes

7.4.5 Height	≤ 2 storeys	Only single storey dwelling houses are proposed.	Yes
7.4.5 Height of ground floor level	≤ 1m above finished ground level.	≤ 1m above finished ground level.	Yes
7.4.6 – Table 16 Landscaped area	≥ 15% of lot area ≥ 1m depth in front setback area as measured from street frontage.	≥ 15% of lot area ≥ 1m depth in front setback area as measured from street frontage.	Yes
7.4.7 – Table 16 Principal private open space	16m ² & min dimensions of 3m & gradient ≤ 1:10	16m ² & min dimensions of 3m & gradient ≤ 1:10	Yes
7.4.1 Principal private open space solar access	≥ 3hrs solar access between 9am to 3pm on 21 June to ≥ 50% of PPOS and adjoining dwelling PPOS	≥ 3hrs solar access between 9am to 3pm on 21 June to ≥ 50% of PPOS and adjoining dwelling PPOS	Yes
7.4.1 – Table 16 Garage Size	Single width garage or car space only Min. internal dimensions 3m x 5m Garage door width max. 3m Garage < 40% of front facade	Single width garages with minimum internal dimensions of 3m x 5m proposed Maximum garage door widths of 3m Garages <40% of front facades.	Yes
Table 16 Layout	Driveway locations must be paired to preserve on-street parking spaces in front of lots	Each proposed dwelling house will have a 3m wide driveway located 0.5m from the northern boundaries and 5m from the southern boundaries which adequately preserves on-street parking in front of lots.	Yes

Front accessed dwellings with frontage width ≥ 9m and ≤ 15m Lots 1200, 1201 and 1266

	Control	Proposed	Compliance
7.4.3	4.5m to building façade	Minimum of 4.5m	Yes

Front setback	line or 3.5m if fronting open space		
7.4.3 Front articulation	3m to articulation zone or 2m if fronting open space	Minimum of 4.190m	Yes
7.4.3 Garage line	≥ 5.5m to garage line & ≥ 1m behind building	≥ 5.5m to garage line & ≥ 1m behind building	Yes
7.4.4 Side setback	≥ 0.9m where detached	Minimum of 0.9m where detached	Yes
7.4.1 – Table 17 Zero lot boundary	- Ground - Zero (Side A) & ≤0.9m (Side B) - Upper – 1.5m (Side A) & 0.9m (Side B)	Zero lot on side A and minimum 0.9m on side B	Yes
7.4.1 – Table 17 Zero lot boundary wall length	≤11m zero lot wall length	≤11m	Yes
7.4.4 Rear setback	≥ 4m (ground) & ≥ 6m (upper)	Minimum of 4m	Yes
7.4.5 Height	≤ 2 storeys.	Single level dwellings.	Yes
7.4.6 – Table 17 Site Coverage	Single storey dwellings ≤ 60%	≤ 60%	Yes
7.4.5 Height of ground floor level	≤ 1m above finished ground level.	≤ 1m above finished ground level.	Yes
7.4.6 Landscaped area	≥ 25% of lot area	≥ 25% of lot area	Yes
7.4.7 Principal private open space	20m ² & min dimensions of 4m & gradient ≤ 1:10	20m ² & min dimensions of 4m & gradient ≤ 1:10.	Yes
7.4.7 Principal private open space solar access	≥ 3hrs solar access between 9am to 3pm on 21 June to ≥ 50% of PPOS and adjoining dwelling PPOS.	≥ 3hrs solar access between 9am to 3pm on 21 June to ≥ 50% of PPOS and adjoining dwelling PPOS.	Yes
7.4.1 – Table 17 Garage Size	Lots ≥ 9m & < 12.5m – Front accessed single width garages (door width ≤ 3m) or rear lane and side street accessed double garages (door width ≤ 6m). Lots ≥ 12.5m & ≤15m –	Single width garages with minimum internal dimensions of 3m x 5m proposed Maximum garage door widths of 3m Garages < 40% of front facades.	Yes

	front or rear accessed single, tandem or double garage. No triple garages		
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Camden Development Control Plan 2011			
Control	Requirement	Provided	Compliance
A2 Notification Requirements	DAs to be publicly exhibited in accordance with the DCP and all submission considered.	The DA has been publicly exhibited in accordance with the DCP and no submissions have been received.	Yes
B1.1 Erosion and Sedimentation	Appropriate erosion, sediment and dust control measures.	Standard conditions are recommended to ensure appropriate sediment and dust controls are in place for the development.	Yes
B1.2 Earthworks	Cut and fill should be minimised.	The proposed cut and fill is appropriate for the proposed development considering the topography of the site.	Yes
	Only virgin excavated natural material (VENM) should be used as fill.	A standard condition is recommended to address this matter.	Yes
B5.1 Off street car parking rates/requirements	Community facilities: Assessment to be based on merit taking into consideration the proposed uses and equivalent rates for similar uses as prescribed by the DCP.	A total of 10 car spaces, 2 motorcycle spaces and bicycle racks for 4 bikes are proposed for the community centre. A recent independent study undertaken of a comparable centre within the Campbelltown LGA confirmed that an additional 6 car spaces (16 in total) would be required to meet the parking demand of the centre. In addition to the proposed 10 off street car parking spaces, a condition is recommended to provide a minimum of 6 indented parallel car parking spaces within the road reserve along Minnamurra Drive, which will be located directly opposite the community centre.	Yes

Camden Development Control Plan 2011			
Control	Requirement	Provided	Compliance
	1 bicycle and 1 motorcycle space is required per 25 car parking spaces in excess of the first 25 car parking spaces	The spaces provided do not exceed 25 and therefore no formal motorcycle parking is required. The proposal does however provide 2 motorcycle spaces.	

DCP Variation 1 – 3.1 Street Network and Design

DCP Control

The applicant proposes a variation to Section 3.1 of the Turner Road DCP which requires all streets which form part of the subject site to be delivered as local roads in accordance with Figure 5 of the DCP (see Figure 8 below).

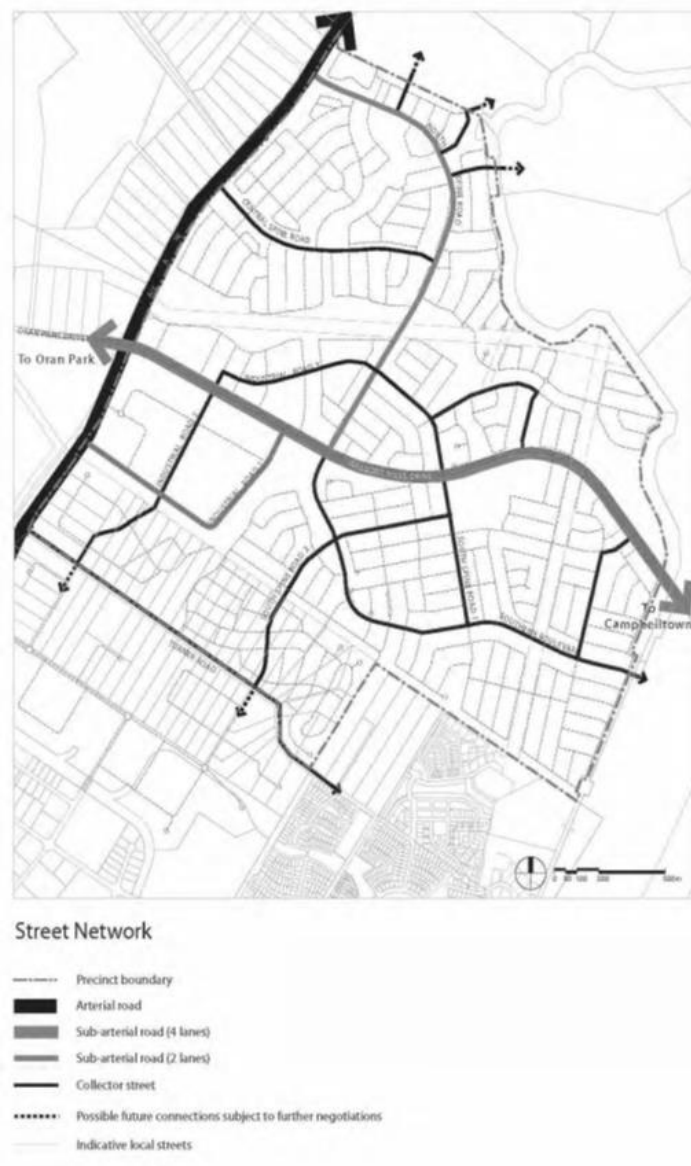


Figure 8: Figure 5 from Turner Road DCP - Street Network Map

All local roads have a verge of 3.7m on either side with a 7.4m carriageway. The proposed roads are generally consistent with the DCP with the exception of Kavanagh Street and Wallarah Circuit. These roads have been widened from local roads to collector roads to allow buses to adequately service the roads for the future school site on proposed Lot 107. The roads widths comply with the DCP. Collector road require a 4.6m verge on one side, 10.4m carriageway and 3.3m verge on the other side. Kavanagh Street has a 5m verge on one side, 10.4m carriageway and 3.7m verge on the other side. Wallarah Circuit has a 3.7m verge on both sides and a 11.2m carriageway which is designed to appropriately service buses for the future school site.

Variation Request

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

- The widening of the roads will retain the alignment identified under the ILP and DCP;
- The proposal to include Kavanagh Street as a collector road reinforces the established modified grid system and street network established as part of the adjoining constructed subdivisions (Stage 3A and Stage 4).
- The collector road connection between Gregory Hills Drive and Village Circuit provides greater bus and service access to the Neighbourhood Centre and proposed school site; and,
- The provision of Kavanagh Street as a collector road will further encourage walking and cycling throughout the Gregory Hills development by providing an additional east-west share path connection between Village Circuit and Gregory Hills Drive. Wallarah Circuit joins the open space networks with the riparian corridor to the west and the open space to the east.

Council Staff Assessment

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

- The ILP road layout is consistent;
- The widening of Kavanagh Street and Wallarah Circuit allows for a bus capable route to service the future school which will be located on proposed Lot 3209. The improved road carriageway allows the future school site to be adequately serviced;
- Kavanagh Street and Wallarah Circuit incorporate shared paths which facilitates pedestrian connectivity between proposed open space networks.

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

DCP Variation 2 – 7.4.2.4 Requirement for 450mm eaves

DCP Control

The DCP states that eaves are to provide sun shading, protect windows and doors and provide aesthetic interest. Except for walls built to the boundary, eaves should have a minimum 450mm overhang (measured to the fascia board). Council may consider SSWPP (Sydney South West Region) Business Paper – 949/2016 – 2016SYW180

alternative solutions to eaves so long as appropriate sun shading is provided to windows and dwellings display a high level of architectural merit. The dwelling designs submitted with the DA have a proposed eave overhang of 300mm on all sides of the dwellings which do not contain a zero lot line. Figure 9 demonstrates a section plan which highlights the proposed variation.

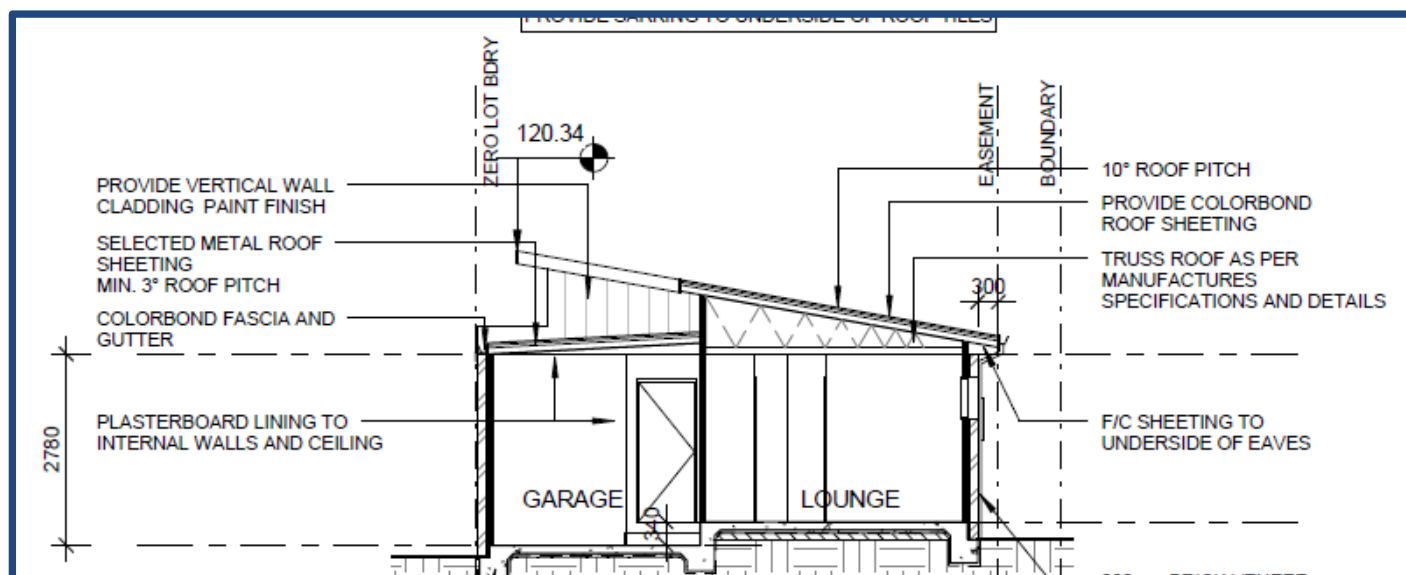


Figure 9: Section Plan of Typical Dwelling Design Demonstrate Proposed Eaves

Variation Request

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

- The proposed 300mm eaves have been proposed in combination with 1.2m side setbacks to ensure that the eaves do not encroach into the 900mm maintenance easements which allow maintenance to the zero lot line of adjoining dwellings.

Council Staff Assessment

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

- 300mm eaves are considered to provide sufficient shading to windows;
- All dwelling designs provide consistent 300mm eaves to the perimeter of the dwellings to ensure a coherent design is delivered across the subdivision. This ensures that a high level of architectural merit is provided by ensuring eaves are incorporated into the dwelling designs.
- The proposed eave dimensions ensure that they do not encroach into adjoining dwellings maintenance easements for walls with zero lot lines.

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

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

The revised Gregory Hills Planning Agreement was executed on 2 September 2016 and applies to the subject site. Stages 3B, 12, 14 and 16 form part of the Gregory Hills VPA (as per the figure below).



Figure 10: Excerpt from Gregory Hills VPA

There are a number of VPA works and land dedication items that are required to be delivered and dedicated across these stages including:

- Stage 3B – Town Centre Park;
- Stage 12 – Embellished passive open space and shared cycle path;
- Stage 14 – Community centre;
- Stage 14 – 304.8m of shared cycle path; and,
- Stage 14 – Embellished riparian corridor.

Council's strategic planning section have reviewed the proposed works/land dedication areas and confirms that they are generally consistent with the VPA requirements with the exception of VPA staging boundaries.

The plan of proposed subdivision shows that the riparian corridor, formerly in Stage 14, is now proposed to be located in Stage 3B. The town centre has also been removed from Stage 14. The variations to the VPA staging boundaries were endorsed by the

Development Contributions Management Committee on 9 December 2016. As a result, the proposal complies with the VPA.

(a)(iv) The Regulations

There are no matters prescribed by the Regulations.

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

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

Traffic Impacts

A traffic assessment has been submitted as part of the DA to address the potential traffic implications on the surrounding road network as a result of the proposed development. Council staff have reviewed the proposal and supporting traffic report and are satisfied that the proposed development will not negatively impact on the surrounding road network.

Council officers also considered the suitability of car park for the proposed community centre. A total of 10 car spaces, 2 motorcycle spaces and bicycle racks for 4 bikes are proposed for the community centre. A recent independent study undertaken of a comparable centre within the Campbelltown LGA confirmed that an additional 6 car spaces (16 in total) would be required to meet the parking demand for the centre. In addition to the proposed 10 off street car parking spaces, a condition is recommended to provide a minimum of 6 indented parallel car parking spaces within the road reserve along Minnamurra Drive, which will be located directly opposite the community centre. These 6 additional car spaces can also service the southern open space during the day time when the community centre is less likely to hold large functions.

Acoustic Impacts

Acoustic reports have been submitted with the DA which assess potential noise impacts from road traffic noise as well as the proposed community centre on residential amenity.

The acoustic report which assesses the impacts of road traffic noise on residential amenity recommends measures to attenuate noise impacts. These include: windows and door glazing on certain facades for certain lots to be acoustically attenuated and alternative ventilation be provided, and a 1.8m high acoustic boundary fence to be provided on certain boundaries. Conditions are recommended that nominate the lots and facades to be acoustically attenuated.

The acoustic report which assesses the impacts of noise from the proposed community centre recommends measures to attenuate noise impacts. These include: windows and doors to be acoustically attenuated, windows and doors to remain closed at all times whilst the centre is in use, construction specifications to reduce car park noise and signage to remind patrons to minimise noise.

Additional conditions have been recommended to limit the hours of the hall breakout space to between 8am and 8pm, require a 2m high acoustic fence on the southern and western boundaries of the centre, and require mechanical plant to be located on the eastern elevation of the centre.

A Section 88B restriction has been included to ensure that the proposed development complies with the requirements of the acoustic reports.

Council staff have reviewed the submitted acoustic reports. It is considered that an acceptable level of residential amenity will be provided to future residents, subject to the conditions identified above.

(c) *The suitability of the site*

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

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

The DA was publicly exhibited for a period of 30 days in accordance with the DCP. The exhibition period was from 14 September 2016 to 13 October 2016. No submissions were received.

(e) *The public interest*

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

EXTERNAL REFERRALS

NSW Rural Fire Service (RFS)

The DA was referred to the RFS under Section 100B of the *Rural Fires Act 1997* as the subject site is bushfire affected and the proposal includes the subdivision of land for a residential purpose. The proposed development is therefore classed as Integrated Development.

RFS raised no objection to the proposed development subject to general terms of approval relating to emergency and evacuation for the proposed community centre, establishment of asset protection zones, water and utilities, access to public roads, and the design and construction of dwellings and the implementation of a community centre evacuation plan. Compliance with the general terms of approval is a recommended condition of consent.

Department of Primary Industries Water (DPI Water)

The DA was referred to DPI under Section 91 of the *Water Management Act 2000*. A response was received granting general terms of approval. The proposal is therefore Nominated Integrated Development.

DPI Water raised no objection to the proposed development subject to general terms of approval relating to the requirement of the consent holder to obtain a Controlled Activity Approval (CAA) prior to commencement of works. Compliance with the general terms of approval is a recommended condition of consent.

NSW Roads and Maritime Services (RMS)

The DA was referred to the RMS for assessment as the development is traffic generating development under Clause 104 of the *State Environmental Planning Policy*

(Infrastructure) 2007. The RMS raised no objection to the development and no conditions were recommended.

Transgrid

The proposal was referred to Transgrid under Section 45 of the State Environmental Planning Policy (Infrastructure) 2007, as the subject site is immediately adjacent to an easement for a 330KV transmission line. Transgrid support the application subject to conditions.

Sydney Water

The DA was referred to Sydney Water in accordance with their referral guidelines for large scale subdivisions. Sydney Water has reviewed the proposal and confirms that the proposal will be serviced by existing water and wastewater networks adjacent to the proposed development.

Department of Education

The DA was referred to the Department of Education as the proposal includes the creation of a lot for the purpose of a future school. No objections to the proposal were raised. It was advised that the developer may enter into a Voluntary Planning Agreement or private partnership where agreements can be reached.

Camden Local Area Command

A referral was sent to Camden Local Area Comments to undertake a Safer by Design Evaluation. No comments have been received.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 949/2016 is recommended for approval subject to the conditions contained in this report.

CONDITIONS

Approved Development:

This development consent approves the following development subject to and specifically referred to in the Development Consent Conditions set out below:

- Staged subdivision to create 365 residential lots, construction of 101 single level dwellings, 1 lot for a future educational establishment, 1 lot for the construction of a community centre, 1 lot for a riparian corridor, 2 lots for open space, open space embellishment, revegetation of riparian corridor, and associated site works including earthworks, road construction, stormwater facilities tree removal and streetscape landscaping.

Details of Conditions:

1.0 - General Conditions of Consent

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

- (1) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. NSW Rural Fire Service letter, ref D16/3061, dated 11 May 2017;
2. Department of Primary Industries Water, ref 10 ERM2016/0836, dated 23 December 2016;
3. TransGrid letter ref 2016/1277, dated 30 September 2016 and TransGrid email, dated 30 September 2016;
4. Department of Education letter, ref DOC16/972741, dated 11 October 2016; and,
5. Sydney Water letter, ref 158012, dated 19 October 2016.

- (2) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
DARGH-3-014-2 Rev K	Stage 3B, 12, 14, 16 Subdivision Plan	Design + Planning	16 January 2017
60143 PPS Rev K Sheet 1	Plan of Proposed Subdivision Stage 3B	Lean Lackenby & Hayward	17 January 2017
60144 PPS Rev H Sheet 1	Plan of Proposed Subdivision Stage 12	Lean Lackenby & Hayward	5 December 2016
59801 PPS Rev E Sheet 1 of 2	Plan of Proposed Subdivision Stage 14	Lean Lackenby & Hayward	5 December 2016
59801 PPS Rev E Sheet 2 of 2	Plan of Proposed Subdivision Stage 14	Lean Lackenby & Hayward	5 December 2016
59802 PPS Rev E Sheet 1	Plan of Proposed Subdivision Stage 16	Lean Lackenby & Hayward	5 December 2016
60143 Rev K Sheet 1 of 1	Plan of Proposed Subdivision of Lot 107 in DP 1221866 Stage 3B	Lean Lackenby & Hayward	17 January 2017
60144 Rev H Sheet 1 of 1	Plan of Proposed Subdivision of Lot Stage 12	Lean Lackenby & Hayward	5 December 2016
59801 Rev E Sheet 2 of 2	Plan of Proposed Subdivision of Lot 104 in DP	Lean Lackenby & Hayward	5 December 2016

	1221866 Stage 14		
59802 Rev E Sheet 1 of 1	Plan of Proposed Subdivision of Lot 105 in DP 1221866 Stage 16	Lean Lackenby & Hayward	5 December 2016
DARGH-3-014-3 Rev K	Stage 3B, 12, 14, 16 Lot Frontage Plan	Design + Planning	16 January 2017
DARGH-5-044-1 Rev E	Stage 3B, 12, 14 and 16 Net Developable Area Plan	Design + Planning	16 January 2017
210153-TCP-DA000-001	Civil Engineering Plans	Cardno	8 December 2016
210153-TCP-DA005			
210153-TCP-DA031-035			
210153-TCP-DA101			
210153-TCP-DA101 104-105			
210153-TCP-DA131			
210153-TCP-DA151			
210153-TCP-DA201-208			
210153-TCP-DA301			
210153-TCP-DA421			
210153-TCP-DA701-705			
210153-TCP-CC901-903			
(Inclusive)			
Rev 04			
210153-TCP-DA102-103 (Inclusive)	Civil Engineering Plans	Cardno	17 January 2017

Rev 05			
21053-TCP-DA010 Rev 04	Cut and Fill Plan	Cardno	8 December 2016
40-15.00-02 ST Rev C	Town Centre Streetscape Plans	Distinctive Living Design	28 June 2016
40-15.10-12 ST Rev C	Streetscape Landscape Details	Distinctive Living Design	28 June 2016
40-15.20-21 3B ST Rev C	Stage 3B Streetscape Landscape Plans	Distinctive Design	28 June 2016
40-15.30-31 12 ST Rev C	Stage 12 Streetscape Landscape Plans	Distinctive Design	28 June 2016
40-15.40 12 ST Rev C	Stage 14 Streetscape Landscape Plan	Distinctive Design	28 June 2016
40-15.50 16 ST Rev C	Stage 16 Streetscape Landscape Plan	Distinctive Design	28 June 2016
40-15.00-01 40-15.10-11 40-15.20-21 3B PR TCP (Inclusive) Issue F	Open Space Landscape Plans – Town Centre Park	Distinctive Living Design	16 August 2016
40-15.00-15.01 12 STP 40-15.10-15.11 12 STP 40-15.20-21 12 STP (Inclusive) Issue I	Stage 12 Public Recreation Southern Tributary Park Plans	Distinctive Living Design	1 December 2016
A0.101-A.0.103, A.1.101-A1.103 A2.101-A2.102 A3.101 A4.101 (Inclusive) Issue G	Community Centre Architectural Plans	BDA Architecture	22 December 2016
17-16.00, 17-16.01, 17-16.10 & 17-16.20 (Inclusive) Rev D	Community Centre Landscape Plans	Distinctive Living Design	2 March 2017
210153-TCP-CC901 Rev 3 Sheet 1-3	Community Centre Turning Paths	Cardno	December 2016
1 Rev A	DP Salinity Investigation and Management Plans Proposed Residential Subdivision Stages 3B, 12, 14 and 16	Douglas Partners	9 November 2016
DARGH-5-032	Gregory Hills VPA	Design	7 December

Rev S	Plan – Overview	+Planning	2016
06-2016 Rev C	Dwelling Type 1 Architectural Plans Lots 3107, 3108, 3112, 3113, 3114, Stage 3B	J Mammone Achitecture	10 January 2017
06-2016 Rev C	Dwelling Type 2 Architectural Plans Lots 3122,3123, 3124, 3128, 3129 Stage 3B	J Mammone Achitecture	10 January 2017
06-2016 Rev D	Dwelling Type 3 Architectural Plans Lots 3160, 3161, 3163, 3164, 3166, 3167, 3197, 3199, 3200, 3204, 3205 Stage 3B	J Mammone Achitecture	11 January 2017
06-2016 Rev C	Dwelling Type 4 Architectural Plans Lots 3141, 3142, 3144, 3145, 3147, 3148, 3177, 3178, 3181, 3182, 3183, 3184, 3187, 3188, 3189, Stag 3B	J Mammone Achitecture	12 January 2017
06-2016 Rev C	Dwelling Type 6 Architectural Plans Lots 1257, 1258, 1260, 1261 Stage 12	J Mammone Achitecture	5 January 2017
06-2016 Rev C	Dwelling Type 7 Architectural Plans Lots1272, 1273, 1274, 1276, 1277, 1278 Stage 12	J Mammone Achitecture	5 January 2017
06-2016 Rev C	Dwelling Type 8 Architectural Plans Lots 1228, 1229, 1230, 1233, 1234, 1235, 1237, 1238, 1241, 1242 Stage 12	J Mammone Achitecture	5 January 2017
06-2016 Rev C	Dwelling Type 9 Architectural Plans Lots 1473, 1474, 1476, 1477, 1522, 1523, 1656, 1657, 1658, 1491, 1495,	J Mammone Achitecture	6 January 2017

	1496, Stage 14 & 16		
06-2016 Rev C	Dwelling Type 10 Architectural Plans Lots 1517, 1518 Stage 14	J Mammone Achitecture	6 January 2017
06-2016 Rev C	Dwelling Type 11 Architectural Plans Lots 1482, 1483, 1485, 1486, 1640, 1641, 1642, Stage 14 & 16	J Mammone Achitecture	9 January 2017
06-2016 Rev C	Dwelling Type 12 Architectural Plans Lots 1632, 1633, 1634, Stage 16	J Mammone Achitecture	9 January 2017
06-2016 Rev B	Lot 1200 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1201 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1264 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1265 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1266 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1281 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1492 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev C	Lot 1505 Dwelling Plans	J Mammone	3 January 2017
06-2016 Rev C	Lot 1506 Dwelling Plans	J Mammone	3 January 2017
06-2016 Rev B	Lot 1509 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1510 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1528 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1529 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1613 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1614 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev C	Lot 1615 Dwelling Plans	J Mammone	3 January 2017
06-2016 Rev B	Lot 1619 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1620 Dwelling Plans	J Mammone	13 July 2016
06-2016 Rev B	Lot 1621 Dwelling	J Mammone	13 July 2016

	Plans		
06-2016 Rev C	Lot 1292 Dwelling Plans	J Mammone	13 January 2017
06-2016 Rev D	Lot 1293 Dwelling Plans	J Mammone	13 January 2017
06-2016 Rev C	Lot 1294 Dwelling Plans	J Mammone	13 January 2017
Rev C	Schedule of External Finishes Lots 1200, 1201, 1264, 1265, 1266, 1281, 1492, 1505, 1506, 1509, 1510, 1528, 1529, 1613, 1614, 1615, 1619, 1620, 1621	J Mammone	3 January 2017

Document Title	Prepared by	Date
Engineering Development Report Gregory Hills Development – Town Centre Precinct Ref YN10153, Rev 3	Cardno	27 January 2017
Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stage 3B, Gregory Hills	Douglas Partners	5 September 2012
Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stages 5, 12, 13, 17 18 and 20, Gregory Hills	Douglas Partners	10 December 2014
Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stage 14, Gregory Hills	Douglas Partners	26 August 2013
Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stage 16, Gregory Hills	Douglas partners	30 August 2013
Contamination and Salinity Addendum Letter Proposed Stage 14, Gregory Hills Rev 0	Douglas Partners	6 April 2016
Contamination and Salinity Addendum Letter Proposed Stage 16, Gregory Hills Rev 0	Douglas Partners	6 April 2016
Report on Detailed Site Investigation, Proposed Residential Subdivision Former TRN Compound, Stage 16, Gregory Hills	Douglas Partners	10 May 2016
Report on Phase 2 Contamination Assessment, Proposed Subdivision Part of Stage 3B, Gregory Hills Rev 2	Douglas Partners	5 September 2016
Report on Detailed Site	Douglas	20 September

Investigation with Limited Sampling, Proposed Subdivision Stage 14 Rev 0	Partners	2013
Report on Detailed Site Investigation with Limited Sampling, Proposed Subdivision Stage 16 (Excluding TRM Compound Area) Rev 0	Douglas Partners	20 September 2013
Report on Detailed Site Investigation with Limited Sampling, Proposed Subdivision Stage 5, 12, 13, 17, 18 and 20 (Excluding TRM Compound Area) Rev 1	Douglas Partners	20 January 2015
Bushfire Protection Assessment Proposed Subdivision – Gregory Hills: Town Centre Residential Precinct Rev 4	Ecological Australia	12 December 2016
Gregory Hills Town Centre – Stages 3B, 12, 14 and 16 Traffic Noise Intrusion Assessment, Ref 20160122.1/2106A/R1/TA, Rev 1	Acoustic Logic	21 June 2016
Gregory Hills Town Centre Community Centre Noise Emission Assessment Rev 2	Acoustic Logic	23 January 2017
Gregory Hills Town Centre Precinct Stage 3B, 12, 14 & 16 Waste Management Plan Rev B	Submitted with DA Documentation	December 2016
Vegetation Management Plan Gregory Hills – Town Centre Precinct Rev 2	Ecological Australia	20 July 2016
Dwelling BASIX Certificates for Dwellings	J Mammone Architecture Pty Ltd	Various dates
Dwelling Waste Management Plans for Dwellings	Dart West Developments	Various dates
Dwelling Type External Finishes Table Sheet 1-2	J Mammone Architecture	Submitted with DA Documentation
Schedule of Exterior Finishes Type 1-4	J Mammone Architecture	Submitted with DA Documentation
Gregory Hills Town Centre Precinct DA – Response to Council Traffic Comments	Cardno	20 December 2016
Gregory Hills Residential Development Stages 3B, 12, 14 and 16 – Traffic Impacts Assessment Rev B	Cardno	3 August 2016

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

1. A minimum of 6 indented parallel car parking spaces are required to be included within the road reserve along Minnamurra Drive and shall be directly opposite the community centre for accessible use by patrons of the community centre. The indented parking bays shall be designed in accordance with the relevant

Australian Standards and design codes. By providing the indented car spaces, the development must ensure compliance with Council's Engineering Design Specifications.

2. The following species to be deleted from the species list of the Vegetation Management Plan *Angophora subvelutina*, *Casuarina cunninghamiana*, *Tristanopsis laurina*, *Acacia floribunda*, *Acmena smithii*, *Backhousia myrtifolia*.
3. The landform of the riparian corridor shall be in a form that allows suitable access for a slasher to undertake appropriate slashing of the native grassland and groundcovers. Details demonstrating compliance are to be provided with the relevant Construction Certificate application.

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

- (4) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.
- (5) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (6) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
 - a) in the case of work for which a principal contractor has been appointed:
 - i. has been informed in writing of the name and licence number of the principal contractor; and
 - ii. where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
 - b) in the case of work to be carried out by an owner-builder;
 - i. has been informed in writing of the name of the owner-builder; and
 - ii. if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (7) **Home Building Act – Insurance** - Building work that involves residential building work within the meaning of the *Home Building Act 1989*, shall not commence until such time as a contract of insurance is in force in accordance with Part 6 of that Act.

This clause does not apply:

- a) to the extent to which an exemption is in force under Clause 187 or 188 of the EP&A Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the EP&A Regulation 2000; or

to the erection of a temporary building, other than a temporary structure to which subclause (1A) of Clause 98 of the EP&A Regulation 2000 applies.

- (8) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - b) where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

A copy of the written consent must be provided to the PCA prior to the excavation commencing.

- (9) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.
- (10) **Local Traffic Committee Concurrence** – Installation of or changes to regulatory signage, line marking and devices are subject to the concurrence of Council's Local Traffic Committee on local roads, and the Roads and Maritime Services on State roads.
- These concurrences (as required) must be obtained prior to the installation of or any changes to regulatory signage, line-marking and devices
- (11) **Street Lighting** – Street lighting for the subdivision shall be designed and installed in accordance with relevant Australian Standards and to the satisfaction of the Roads Authority (Council).
- (12) **Noxious Weeds Management** – The applicant must fully and continuously suppress and destroy by appropriate means, any noxious or environmentally invasive weed infestations that occur during or after works. New infestations must be reported to Council.

Pursuant to the *Noxious Weeds Act 1993*, the applicant must at all times ensure that any machinery, vehicles or other equipment entering or leaving the site are clean and free from any noxious weed material.

- (13) **Waste Bin Collection Points** - A waste bin collection point that is clear from the positioning of driveways, tree plantings (or tree canopies), street lighting or other fixtures must be provided for each approved lot. This area is to be 3 metres long x 0.9 metres wide and provide a 3.9 metre clear vertical space to allow for the truck-lifting arm.
- (14) **Street Trees Maintenance and Establishment Period** - For a period of 12 months, commencing from the installation date of the street trees and their protective guards, the Applicant will be responsible for the necessary watering, successful establishment, maintenance and any repair of all subject street trees and their protective guards.

At the completion of the 12 month maintenance and establishment period all street trees plantings must have signs of healthy and vigorous growth and all protective guards must be in an undamaged, safe and functional condition.

- (15) **Dwelling House Fencing** - Fencing for the approved dwelling houses must be provided in accordance with Section 7.4.10 of the Turner Road Development Control Plan 2007 as part of the construction of those dwellings.
- (16) **Driveway Location** - The driveways of the approved dwellings must not be within 1m of any drainage infrastructure. The required drainage infrastructure for the approved subdivision must be 1m clear of either side of the driveways for the above lots.

The shared driveway crossover for lots 1222, 1223, 1224, 1271 and 1270 must not be within 0.5m of any drainage infrastructure. The required drainage infrastructure for the approved subdivision must be 0.5m clear of either side of the shared driveway for the above lots.
- (17) **Street Tree Planting for Narrow Lots** - all adjacent street trees must be offset by a minimum of 1.5m from the approved driveways.
- (18) **Approved Retaining Walls** - The finish of the retaining walls on the approved engineering plans for the approved subdivision must match the finish of the approved retaining walls previously constructed in surrounding stages of the Gregory Hills development.
- (19) **Community Centre Signage** – Signs are to be displayed at the entrance of the venue reminding patrons to minimise noise when departing the premises after 10pm.

2.0 – Prior to Issue of a Construction Certificate (For All Development Except the Community Centre and 101 Approved Dwellings)

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

- (1) **Staging of Construction Works** - The development is to be completed in stages in accordance with the approved Staging Plans "Plan of Proposed Subdivision Stage 3B, Rev K, Lean Lackenby & Hayward, 17 January 2017, Plan of Proposed Subdivision, Stage 12, Rev H, Lean Lackenby & Hayward, 5 December 2016, Plan of Proposed Subdivision Stage 14 Sheet 1 & 2, Rev E, Lean Lackenby & Hayward, 5 December 2016, and Plan of Proposed Subdivision Stage 16, Rev E, Lean Lackenby & Hayward, 5 December 2016".

One Construction Certificate may be issued for all stages, or a single construction certificate may be issued with respect to each stage or a combination of stages.
- (2) **Bush Fire Safety** – The site is located within a bush fire prone area. Certification from a suitably qualified bush fire consultant shall be provided to certify that the development complies with:
 - a) the RFS' General Terms of Approval for the DA;
 - b) the bush fire report provided with the DA; and
 - c) the NSW Rural Fire Service publication "Planning for Bush Fire Protection 2006."

- (3) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

Note. Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.

- (4) **Dilapidation Report – Council Property** - A Dilapidation Report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the subject site. Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.
- (5) **Traffic Management Plan** - A Traffic Management Plan (TMP) shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (6) **Turning Facilities** - Turning facilities shall be provided at all dead end roads. All turning and manoeuvring facilities, including turning heads, cul-de-sac, etc, shall be designed in accordance with Council's Engineering Specifications.
- (7) **Retaining Walls** - All retaining walls shall be designed and certified by a suitably qualified structural engineer, in accordance with Council's Engineering Specifications.
- (8) **Easement Creation** - Drainage easements shall be obtained over downstream properties where drains for the disposal of stormwater are located across lands owned by others (and where the drainage is not within a water course). The width of the drainage easement/s shall be in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to Council with the Construction Certificate application. The easement shall be registered with the NSW Land & Property Information prior to the issue of an Occupation Certificate.
- (9) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.

A detailed on-site detention and water quality report reflecting the Construction Certificate plans shall be provided to the Certifying Authority with the Construction Certificate application.

- (10) **Desilting Dams or Creeks** - A geotechnical report prepared by a suitably qualified geotechnical engineer and detailing works required to desilt any existing dams or creek beds, shall be provided to the Certifying Authority in conjunction with the engineering drawings with the Construction Certificate application.
- (11) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with Council's Engineering

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

- (12) **Flood Levels** - PMF flood levels are required for the riparian area in accordance with Section 3.3.6 '*Natural Watercourses/Open Channels*' of Camden's Engineering Design specifications.
- (13) **Salinity Management Plan (Stage 3B & Lots 1524 – 1532 in Stage 14)** – All approved development that includes earthworks, imported fill, landscaping, buildings, roads and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with AS2159 and AS2870 as well as the Management Strategies outlined in the report titled 'Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stage 3B, Gregory Hills' prepared by Douglas Partners and dated 5 September 2012.
- (14) **Salinity Management Plan (Stage 12)** – All approved development that includes earthworks, imported fill, landscaping, buildings, roads and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with AS2159 and AS2870 as well as the Management Strategies outlined in the report titled 'Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stages 5, 12, 13, 17 18 and 20, Gregory Hills' prepared by Douglas Partners and dated 10 December 2014.
- (15) **Salinity Management Plan (Stage 14)** – (excluding Lots 1524 – 1532) – All approved development that includes earthworks, imported fill, landscaping, buildings, roads and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with AS2159 and AS2870 as well as the Management Strategies outlined in the report titled 'Salinity Investigation and Management Plan Stage 14, Gregory Hills' prepared by Douglas Partners and dated 26 August 2013.
- (16) **Salinity Management Plan (Stage 16)** – All approved development that includes earthworks, imported fill, landscaping, buildings, roads and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with AS2159 and AS2870 as well as the Management Strategies outlined in the report titled 'Salinity Investigation and Management Plan Stage 16, Gregory Hills' prepared by Douglas Partners and dated 30 August 2013 and Contamination and Salinity Addendum Letter prepared by Douglas Partners and dated 6 April 2016.

3.0 – Prior to Issue of a Construction Certificate (For Community Centre)

- (1) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

Note. Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.

- (2) **Retaining Walls** - All retaining walls shall be designed and certified by a suitably qualified structural engineer, in accordance with Council's Engineering Specifications.

- (3) **Salinity Management Plan** – The development must be carried out or constructed in accordance with AS2159 and AS2870 as well as the Management Strategies outlined in the report titled 'Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stage 3B, Gregory Hills' prepared by Douglas Partners and dated 5 September 2012.
- (4) **Detailed Lighting Plan** - A detailed lighting plan for the approved car park and driveway lighting shall be submitted to the Certifying authority with the Construction Certificate application. The plan must demonstrate that the orientation and intensity of lighting will comply with AS 4282 and AS 1158.
- (5) **Food Premises** - The design, construction, fit-out, use and ongoing operation of the food premises and/or food storage area shall comply with all applicable Acts, Regulation, codes and standards including:
- a) the *Food Act 2003*;
 - b) the Food Regulation 2004;
 - c) Food Standards Australia and New Zealand – Food Standards Code 2003;
 - d) Council's Food Premises Code;
 - e) AS 1668 'The use of ventilation and air conditioning in buildings'; and
 - f) the BCA.
 - g) AS 4674-2004. Design, construction and fitout of food premises

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

- (6) **Bush Fire Safety** - The site is located within a bush fire prone area. Certification from a suitably qualified bush fire consultant shall be provided to certify that the development complies with:
- a) the RFS' General Terms of Approval for the DA (if applicable); and
 - b) the bush fire report provided with the DA (if applicable); and
 - c) the NSW Rural Fire Service publication "Planning for Bush Fire Protection 2006."
- (7) **Dilapidation Report – Council Property** - A Dilapidation Report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the subject site. Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.
- (8) **Traffic Management Plan** - A Traffic Management Plan (TMP) shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (9) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (10) **Construction requirements – Windows and Doors** – All glass to the hall is to be 10.38mm laminated glass with a minimum STC of 35. All entry doors are to be fitted with full perimeter acoustic seals.

- (11) **Acoustic Boundary Fence** – A 2.0m high acoustic boundary fence, consisting of lapped and capped timber or colorbond and free of holes and gaps, is required along the entire length of the southern and western boundaries.
- (12) **Mechanical Plant and equipment** – Mechanical plant and equipment is to be located so as to not cause a nuisance to adjoining residential premises. All mechanical plant and equipment may need to be located within a suitable acoustic enclosure.
- (13) **Carpark surface** – Polished concrete surface or similar is not permitted in the car park.
- (14) **Speed humps** – Speed humps installed are to be either concrete or plastic and are to be fixed/installed to avoid impact noise when vehicles drive over them.
- (15) **Drainage Grates** – Drainage grates, if located on vehicle travel paths, are to be rigidly fixed.
- (16) **Sydney Water Trade Waste** - The applicant shall contact the Commercial Trade Waste section of Sydney Water regarding the trade waste requirements. A written response from Sydney Water demonstrating compliance shall be provided to the Certifying Authority and Council.

4.0 – Prior to Issue of a Construction Certificate (Dwellings)

- (1) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (2) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2.0m from the external walls of the building. Where the external walls are within 2.0m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (3) **Driveway Gradients and Design** - For all driveways that relate to development for the purposes of a dwelling house, the driveway gradient and design shall comply with AS 2890.1-2004 'Off street car parking' and:
 - a) the driveway shall comply with Council's Access Driveway Specifications; <http://www.camden.nsw.gov.au/assets/pdf/Development/Residential-Vehicle-Crossing-Specification.pdf>
 - b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
 - c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and
 - d) a Driveway Crossing Approval (PRA) must be obtained prior to the commencement of any works. Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (4) **Salinity (Dwellings & Outbuildings)** - The proposed dwelling, landscaping and associated works for the development shall comply with the requirements of the relevant salinity management plans titled:

- 'Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stage 3B, Gregory Hills' prepared by Douglas Partners and dated 5 September 2012.
- 'Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stages 5, 12, 13, 17 18 and 20, Gregory Hills' prepared by Douglas Partners and dated 10 December 2014.
- 'Salinity Investigation and Management Plan Stage 14, Gregory Hills' prepared by Douglas Partners and dated 26 August 2013.
- 'Salinity Investigation and Management Plan Stage 16, Gregory Hills' prepared by Douglas Partners and dated 30 August 2013 and Contamination and Salinity Addendum Letter prepared by Douglas Partners and dated 6 April 2016.

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

- (5) **Acoustic Report** - The development shall be constructed in accordance with the acoustic report titles "Gregory Hills Town Centre – Stages 3B, 12, 14 and 16 Traffic Noise Intrusion Assessment prepared by Acoustic Logic and dated 21 June 2016".
- (6) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.

5.0 - Prior to Commencement of Works

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

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

- e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
 - f) a telephone number on which the PCA may be contacted for business purposes
- (3) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.
- (4) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
 - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
- the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (5) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
 - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
 - c) the name, address and telephone number of the PCA.

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

- (6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.

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

- (7) **Construction Waste Management Plan** - A construction waste management plan must be prepared for all construction work on the site. The plan must incorporate the concept of recycling and reuse where practicable and be kept on site for compliance until the completion of all construction works.
- (8) **Sydney Water Approval** - The approved development plans (for the approved dwellings and community centre) shall be approved by Sydney Water.
- (9) **Site is to be Secured** - The site shall be secured and fenced to the satisfaction of the PCA. All hoarding, fencing or awnings (associated with securing the site during construction of dwellings and community centre) is to be removed upon the completion of works.

6.0 - During Works

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

- (1) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc) be encountered during any stage of works (including earthworks, site preparation or construction works, etc), such works shall cease immediately until a qualified environmental specialist has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (2) **Salinity Management Plan** – All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the salinity management plans:
- 'Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stage 3B, Gregory Hills' prepared by Douglas Partners and dated 5 September 2012.
 - 'Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stages 5, 12, 13, 17 18 and 20, Gregory Hills' prepared by Douglas Partners and dated 10 December 2014.

- 'Salinity Investigation and Management Plan Stage 14, Gregory Hills' prepared by Douglas Partners and dated 26 August 2013.
 - 'Salinity Investigation and Management Plan Stage 16, Gregory Hills' prepared by Douglas Partners and dated 30 August 2013 and Contamination and Salinity Addendum Letter prepared by Douglas Partners and dated 6 April 2016.
- (3) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (4) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be installed and maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).
- (5) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the Principal Certifying Authority. The validation report and associated sampling location plan must:
- a) be prepared by a person with experience in the geotechnical aspects of earthworks;
 - b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics;
 - c) be prepared in accordance with;

Virgin Excavated Natural Material (VENM):

 - i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity"; and
 - ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
 - d) confirm that the fill material;
 - i) provides no unacceptable risk to human health and the environment;
 - ii) is free of contaminants;
 - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
 - iv) is suitable for its intended purpose and land use; and
 - v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m³ - 3 sampling locations;
- f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

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

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

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

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

- (6) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (7) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (8) **Additional Approvals Required** - Where any works are proposed in the public road reservation, the following applications shall be made to Council, as applicable:
 - a) For installation or replacement of private stormwater drainage lines or utility services, including water supply, sewerage, gas, electricity, etc, an application shall be made for a Road Opening Permit and an approval under Section 138 of the *Roads Act 1993*;
 - b) For construction / reconstruction of Council infrastructure, including vehicular crossings, footpath, kerb and gutter, stormwater drainage, an application shall be made for a Roadworks Permit under Section 138 of the *Roads Act 1993*.

Note: Private stormwater drainage is the pipeline(s) that provide the direct connection between the development site and Council's stormwater drainage system, or street kerb and gutter.

- (9) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (10) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
 - a) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;

- b) retaining walls shall not be erected within drainage easements; and
 - c) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (11) **Traffic Management Plan Implementation** - All construction traffic management procedures and systems identified in the approved Construction Traffic Management Plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (12) **Site Signage** – A sign shall be erected at all entrances to the subdivision site and be maintained until the subdivision has reached 80% occupancy. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:
- “WARNING UP TO \$1,500 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution.”*
- The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.
- (13) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (14) **Site Management Plan** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
 - b) builder’s operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - c) waste shall not be burnt or buried on site, nor shall wind blown rubbish be allowed to leave the site. All waste shall be disposed of at an approved waste disposal facility;
 - d) a waste control container shall be located on the site;
 - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);
 - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:

- i) be a standard flushing toilet connected to a public sewer; or
- ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
- iii) be a temporary chemical closet approved under the *Local Government Act 1993*.

- (15) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2008) (refer to: www.environment.nsw.gov.au/waste/envguidlms/index.htm)

Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.

- (16) **Construction Noise Levels** - Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

Construction period greater than 4 weeks:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

- (17) **Air Quality** – Vehicles and equipment used on site must be maintained in good working order and be switched off when not operating. The burning of any waste material is prohibited.
- (18) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (19) **Stormwater – Collection and Discharge Requirements** - The roof of the subject buildings shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the street gutter.

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

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

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

7.0 - Prior to Issue of a Subdivision Certificate

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

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

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

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

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (7) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (8) **Value of Works** - Itemised data and value of civil works shall be provided to Council for inclusion in Council's Asset Management System in accordance with Council's Engineering Specifications.
- (9) **Electricity Notice of Arrangement** – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy must be submitted to the Principal Certifying Authority (Council). The arrangement must include the provision of street lighting in accordance with the electrical design approved by Council.
- (10) **Soil Classification** - A soil classification report prepared by a suitably qualified person in accordance with AS 2870 'Residential Slabs and Footings', detailing the general classification of soil type generally found within the subdivision, shall be provided to the PCA. A classification shall be provided for each lot within the subdivision. The soil classification report shall also be provided to Council.
- (11) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
- a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development;
 - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and,
 - c) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (12) **Water Quality Facility** - A water quality facility must be constructed for the site in accordance with the approved plans and Council's Engineering Specifications.
- (13) **Water Quality Facility Operation, Maintenance and Monitoring Manual/s** - Operation, Maintenance and Monitoring Manual/s ('Manuals') for the permanent water quality facility shall be provided for approval to the PCA. The Manuals shall be prepared by a suitably qualified person in accordance with Council's Engineering Specifications.
- (14) **Works As Executed Plan** - Works As Executed Plans shall be prepared and provided in accordance with Council's Engineering Specifications.
- Digital data must be in AutoCAD .dwg or .dxf format, and the data projection coordinate must be in (GDA94.MGA zone 56).
- (15) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following easements, positive covenants and restrictions to user where necessary:

- a) easement for services;
- b) easement to drain water and drainage easement/s over overland flow paths;
- c) easement for on-site-detention;
- d) positive covenant over the on-site detention / water quality facility for the maintenance, repair and insurance of such a facility;
- e) easement for water quality;
- f) retaining wall, positive covenant, and restriction to user;
- g) restriction as to user over lots which stipulates that footings shall be designed by a suitably qualified civil and/or structural engineer;
- h) restriction as to user specifying that only the dwellings approved for the lots containing a dwelling as part of Development Consent 949/2016 can be constructed on the lots;
- i) restriction as to user creating an easement for support and maintenance 900mm wide for all lots that nominated a maintenance easement on the approved plan of subdivision under DA 949/2016;
- j) restriction to user on all lots specifying that all earthworks, imported fill, landscaping, buildings, roads and associated infrastructure on site shall be carried out in accordance with AS2159 and AS2870 as well as the following reports:
 - Stage 3B & Lots 1524 – 1532 in Stage 14 - ‘Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stage 3B, Gregory Hills’ prepared by Douglas Partners and dated 5 September 2012.
 - Stage 12 - ‘Salinity Investigation and Management Plan, Proposed Residential Subdivision, Stages 5, 12, 13, 17 18 and 20, Gregory Hills’ prepared by Douglas Partners and dated 10 December 2014.
 - Stage 14 – (excluding Lots 1524 – 1532) – ‘Salinity Investigation and Management Plan Stage 14, Gregory Hills’ prepared by Douglas Partners and dated 26 August 2013.
 - Stage 16 – ‘Salinity Investigation and Management Plan Stage 16, Gregory Hills’ prepared by Douglas Partners and dated 30 August 2013 and Contamination and Salinity Addendum Letter prepared by Douglas Partners and dated 6 April 2016.
- k) restriction as to user on lots 3101 – 3104 specifying that the construction requirements and window and door treatments are to be consistent with details contained within *Section 5.1.1 and Tables 4 and 5*, contained within ‘*Gregory Hills Town Centre – Stages 3B, 12, 14 and 16 Traffic Noise Intrusion Assessment*’ prepared by Acoustic Logic and dated 21 June 2016. Compliance with the above is to be demonstrated with each dwelling application.
- l) restriction as to user on lots 3132, 3131, 3105, 1521-1525, 1470-1479, 1601, 1647-1661, 1623-1626, 1200-1204 and 1211 specifying that the construction requirements and window and door treatments are to be consistent with details contained within *Section 5.1.2, Tables 6 and 7*

contained within 'Gregory Hills Town Centre – Stages 3B, 12, 14 and 16 Traffic Noise Intrusion Assessment' prepared by Acoustic Logic and dated 21 June 2016. Compliance with the above is to be demonstrated with each dwelling application.

- m) restriction as to user on lots 3101 - 3104 specifying that some facades identified in the report may require windows to be closed (but not necessarily sealed) to meet internal noise criteria. As a result, the provision of alternative ventilation (possibly mechanical provided there is a fresh air intake) that meets the requirements of the Building Code of Australia (BCA) will need to be provided to habitable rooms on these facades to ensure fresh airflow inside the dwellings when windows are closed. Consultation with a mechanical engineer to ensure that BCA and AS1668 are achieved may be required. Compliance with the above ventilation requirement is to be demonstrated for each dwelling application on the affected lots.
 - n) restriction as to user on lots 3132, 3131, 3105, 1521-1525, 1470-1479, 1601, 1647-1661, 1623-1626, 1200-1204 and 1211 specifying that some facades identified in the report may require windows to be closed (but not necessarily sealed) to meet internal noise criteria. As a result, the provision of alternative ventilation (possibly mechanical provided there is a fresh air intake) that meets the requirements of the Building Code of Australia (BCA) will need to be provided to habitable rooms on these facades to ensure fresh airflow inside the dwellings when windows are closed. Consultation with a mechanical engineer to ensure that BCA and AS1668 are achieved may be required. Compliance with the above ventilation requirement is to be demonstrated for each dwelling application on the affected lots.
 - o) restriction as to user on lots 3101 – 3104 inclusive, specifying that a 1.8m high acoustic fence, consisting of lapped and capped timber or colorbond and free of holes and gaps, is required between residential dwellings. Compliance with the above is to be demonstrated with each dwelling application.
 - p) restriction as to user on lot 3101, specifying that a 1.8m high acoustic fence, consisting of lapped and capped timber or colorbond and free of holes and gaps, is required on the western boundary. The fence is to extend from the rear corner up to the front of the dwelling and return to attach to the dwelling. Compliance with the above is to be demonstrated with each dwelling application.
 - q) restriction as to user on lots 3104, specifying that a 1.8m high acoustic fence, consisting of lapped and capped timber or colorbond and free of holes and gaps, is required on the eastern boundary. The fence is to extend from the rear corner up to the front of the dwelling and return to attach to the dwelling. Compliance with the above is to be demonstrated with each dwelling application.
- (16) **Maintenance Bond** - The applicant is to lodge a maintenance bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works, with Council prior to the issue of a Subdivision Certificate.

The bond covers the maintenance during or after subdivision works for a stipulated period (6 months) for matters such as riparian corridor and WSUD, public reserves or other public property that require on-going maintenance as a result the Development Consent conditions.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (17) **Road Surface Bond** - The applicant is to lodge a bond in the form of an unconditional bank guarantee or cash bond with Council for the placement of the final layer of asphaltic concrete (AC) wearing course for any proposed Public Road within the subdivision.

The bond is to be in the form of cash or unconditional bank guarantee, in favour of Council and shall be equivalent to 150% of the value of the works, including the cost of all reinstatement works. The bond amount shall be determined by making reference to Council's current unit rates for such works.

The bond period is to commence on the date of issue of Subdivision Certificate and is to be held until at least 80% of the subdivision occupancy, or when determined by Council.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (18) **Footpath Bond** - The applicant is to lodge a bond in the form of an unconditional bank guarantee or cash bond with Council for the construction of a concrete footpath and/or pedestrian/cycle shared way. This applies only where such a facility is located in existing and/or proposed public land.

The bond is to be in the form of cash or unconditional bank guarantee, in favour of Council and shall be equivalent to 125% of the value of the works, including the cost of all reinstatement works. The bond amount shall be determined by making reference to Council's current unit rates for such works.

The bond period is to commence on the date of issue of Subdivision Certificate and is required to be held until at least 80% of the subdivision occupancy, or when determined by Council.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (19) **Defects and Liability Bond** - The applicant is to lodge a defects and liability bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works, with Council.

The bond covers any defects and liabilities of the public infrastructure for 12 months from the date of the issue of a Subdivision Certificate.

Note - An administration fee is payable upon the lodgement of a bond with Council.

- (20) **Water Quality Facility Bond** - The applicant is to lodge a bond with Council for:

- a. the cost of removing the sediment, turf and geotextile layer on the water quality facility, and
- b. planting the water quality facility to its final form as detailed in the approved drawings.

The bond amount is 150% of the total value of the water quality facility works.

The bond applies only where such a facility is located in existing and/or proposed public land.

The bond will be retained by Council until:

- a) such works have been completed in accordance with the approved plans and to the requirements of Council; and
- b) the completion of such work has been confirmed in writing by Council.

Note – An administration fee is payable upon the lodgement of a bond with Council.

(21) **Certification of On-Site Detention Works** - Prior to the issue of the Subdivision Certificate being issued, a certificate prepared by a suitably qualified engineer shall be submitted to the Principal Certifying Authority certifying the following:

- (a) The works having been constructed in accordance with the approved plans;
- (b) The constructed On-site Detention system will function in accordance with the approved Construction Certificate plans; and,
- (c) Any variations from the approved drainage plans will not impair the performance of the On-site Detention system.

(22) **Certification of Water Sensitive Urban Design** - Prior to the issue of the Subdivision Certificate being issued, a certificate prepared by a suitably qualified engineer shall be submitted to the Principal Certifying Authority certifying the constructed WSUD systems have been generally constructed in accordance with the approved plans and will function as per Council's requirements.

(23) **Installation of Handrail/barrier fence** – Prior to the issue of the Subdivision Certificate being issued, any vertical drop from retaining walls within public roadways/reserve resulting from this development shall be provided with a handrail/barrier fence along the top of the retaining wall in accordance with Section 7.7.2 and Figure 7.5 of Austroads Guide to Road Design Part 6A: Pedestrian and Cyclist.

(24) **Update of Bush Fire Prone Land Map** – A revised draft Bush Fire Prone Land Map shall be produced showing all asset protection zones and Bush Fire Prone Land within the subdivision and shall include the following:

- g) Statement that clarifies and certifies that the changes to the Maps are in accordance with the *Planning for Bush Fire Protection Guidelines* and *Guideline for Bush Fire Prone Land Mapping NSW Rural Fire Service*. See http://www.rfs.nsw.gov.au/dsp_content.cfm?CAT_ID=900 Such Statement shall be undertaken by a suitably qualified and experienced consultant who has:
 - iv) experience in identifying bushfire prone land within NSW;
 - v) experience in assessing potential bushfire impact, and developing and submitting bushfire risk assessments and deemed to satisfy designs and plans for development in bushfire prone areas;
 - vi) a detailed knowledge of, and experience with the bushfire planning, design and construction guidelines requirements for NSW (such as Planning for Bushfire Protection and Australian Standards) for subdivisions, new buildings, modifications to existing buildings;
 - vii) a detailed knowledge of, and experience with, the bushfire provisions and hierarchy within the *Building Code of Australia*;

- viii) a detailed understanding of, and experience with, the bushfire provisions within, and the operation of the NSW and Local Government planning systems;
- ix) a thorough understanding of the Macarthur District Bush Fire Risk Management Plan, Macarthur District Bush Fire Operations Plan; and
- x) public liability/professional indemnity insurance, each to a minimum of \$20 Million.

Note – The above criteria has been adopted from the Certification Guides for Bushfire Planning and Design BPAD (A & D) – Certified Practitioners (as per the FPA (Fire Protection Australia) Certified Practitioner and Business Programme.(see website

<http://fpaa.com.au/certification/index.php?certification=bpad>

- h) Maps to be provided shall include the final layout of the subdivision and as a separate layer in .dxf or .dwg format.

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

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

- (26) **VPA** - The proposed development shall be carried out in accordance with the Voluntary Planning Agreement executed between Council, Dart West Developments Pty Limited and The Trustees of the Marist Brothers, dated 2 September 2016.
- Contributions – The following monetary contributions must be indexed to the Consumer Price Index and paid prior to the issue of the subdivision certificate:

\$144.00 per lot, **total \$52,560.00 for Administration.**

- (27) **Subdivision Certificate Prior to Dwelling Construction** - Subdivision Certificates may be issued for each of the approved subdivision stages prior to the issue of a construction certificate for any of the approved dwellings.
- (28) **Public Road Access** - Each subdivision stage must be connected to an existing public road.

8.0 - Prior to Issue of an Occupation Certificate (Community Centre)

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

- (1) **Occupation Certificate Required** - An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Compliance Certificate** - Once the installation of the mechanical ventilation system is completed, a Certificate of Compliance prepared by a suitably qualified mechanical engineer with details of tests carried out shall be provided to the PCA. Verification shall be provided that the air handling system as

installed has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.

- (3) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the PCA in accordance with the requirements of the EP&A Regulation 2000.
- (4) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (5) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
 - a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development;
 - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and,
 - c) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (6) **Registration of Land** - Documentary evidence shall be provided to the PCA confirming registration of the subject allotment with NSW Land & Property Information.
- (7) **Compliance with Acoustic Requirements** - Documentary evidence shall be provided to the PCA confirming the building/s has been constructed in accordance with the approved acoustic report “Gregory Hills Town Centre Community Centre Noise Emission Assessment prepared by Acoustic Logic and dated 23 January 2017”.
- (8) **Waste Disposal** - No garbage is to be placed on public land (e.g. footpaths, roadways, plazas, reserves etc.) at any time.
- (9) **Parking** - The parking provided should be in accordance with the Australian Standard AS2890.5 - Off Street Parking.
- (10) **Driveway Crossing Construction** - The Driveway crossing shall be constructed in accordance with this Consent and the Driveway Crossing Approval (PRA) prior to use or occupation of the development.
- (11) **Mechanical Exhaust System** - A Certificate of Compliance prepared by a suitably qualified engineer confirming that the mechanical exhaust systems have been designed, constructed and installed in accordance with the relevant requirements of Clause F4.12 of the BCA and AS1668 Parts 1 and 2, shall be provided to the PCA. Certification shall be provided that the air handling system as installed has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.
- (12) **Completion of Landscape Works** – All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this Development Consent.
- (13) **Food Premises** - The following notifications shall occur:

a) Council shall be notified that the premises is being used for the preparation, manufacture or storage of food for sale and an inspection of the completed fit out is to be conducted. A 'Food Business Registration' form can be found on Council's website.

b) the NSW Food Authority shall be notified and a copy of the notification shall be provided to Council. Notification can be completed on the NSW Food Authority website.

- (14) **Subdivision Certificate** - The subject lot for the community centre (Lot 1532) must be registered with NSW Land & Property Information.

9.0 - Prior to Issue of an Occupation Certificate (Dwellings)

- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (3) **Driveway Crossing Construction** – The driveway crossing shall be constructed in accordance with this consent and the Driveway Crossing Approval (PRA) prior to use or occupation of the development.
- (4) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (5) **Street Tree** - Prior to the issue of any Occupation Certificate if the street tree has been damaged or removed it shall be replaced with a tree of the same size and species.
- (6) **Subdivision Certificate** - The subject residential lot must be registered with NSW Land & Property Information.

10.0 – Ongoing Use (Community Centre)

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

- (1) **Community Centre Amplified Sound** – Amplified sound is to be limited to a sound pressure level of 90dB(A)L10 internally.
- (2) **Windows and doors** – Windows and doors are to remain closed at all times when the Community Hall is in use.
- (3) **Restriction to use of Hall Breakout Space (Western Space – 01C)** – The use of the Hall Breakout Space identified as 01C on the approved plans is restricted to between 8am and 8pm.
- (4) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction.

- (5) **Removal of Graffiti** - The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.
- (6) **Hours of Operation** - The property is only to be open for business and used for the purpose approved within the following hours:
- Monday - 8:00am to 10:30pm
Tuesday - 8:00am to 10:30pm
Wednesday - 8:00am to 10:30pm
Thursday - 8:00am to 10:30pm
Friday - 8:00am to 12:00am
Saturday - 8:00am to 12:00am
Sunday - 8:00am to 10:30pm
- (7) **Patron Capacity** - The community centre shall a maximum capacity for 130 patrons at any given time.
- (8) **Loading to Occur on Site** - All loading and unloading operations are to be carried out wholly within the site.
- (9) **Parking Areas to be Kept Clear** - At all times, the loading, car parking spaces, driveways and footpaths shall be kept clear of goods and shall not be used for storage purposes.
- (10) **Driveways to be Maintained** - All access crossings and driveways shall be maintained in good order for the life of the development.
- (11) **Amenity** - The centre shall be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations and residential or business premises.
- (12) **Maintenance of Landscaping** – Landscaping shall be maintained in accordance with the approved landscape plan.
- (13) **Pollution Control** - The use and operation of the premises shall not give rise to the discharge (by air, water or land) of any pollutant which may degrade the environment or be prejudicial to its inhabitants, in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.

The use shall operate in accordance with the following:

- a) all pollution control devices (Including drainage systems, sumps and traps) shall be regularly maintained.

11.0 – Ongoing Use (Dwellings)

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

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
- a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and

b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.

Reasons for Conditions:

- (1) To ensure that the development complies with statutory requirements including the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, the Building Code of Australia and applicable Australian Standards.
- (2) To ensure that the development meets the aims, objectives and requirements of the environmental planning instruments, development controls plans, Council policies and Section 94 contribution plans that apply to the site and development.
- (3) To ensure that the development complies with the submitted plans and supporting documentation.
- (4) To ensure that the development will be constructed/operated in a manner that will minimise impacts upon the environment.

Advisory Conditions:

nil

Responsibility for Other Approvals / Agreements

The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The applicant has the right to appeal to the Land and Environment Court under Section 97 of the *Environmental Planning and Assessment Act, 1979*. The right to appeal is only valid for a development application within 6 months after the date on which the applicant received this notice.

Appeals – Third Party

A third party right to appeal to this development consent is available under Section 123, subject to Section 101, of the *Environmental Planning and Assessment Act, 1979*.

Determination Review

If you are an applicant and you are dissatisfied with the determination, you may within 6 months from the date of determination, request Council, in writing, to review the determination.

Legal Notices

Any advice or notice to the consent authority shall be served on the General Manager of Camden Council.

ATTACHMENTS

Figure 2 of Turner Road DCP – Turner Road Indicative Layout Plan

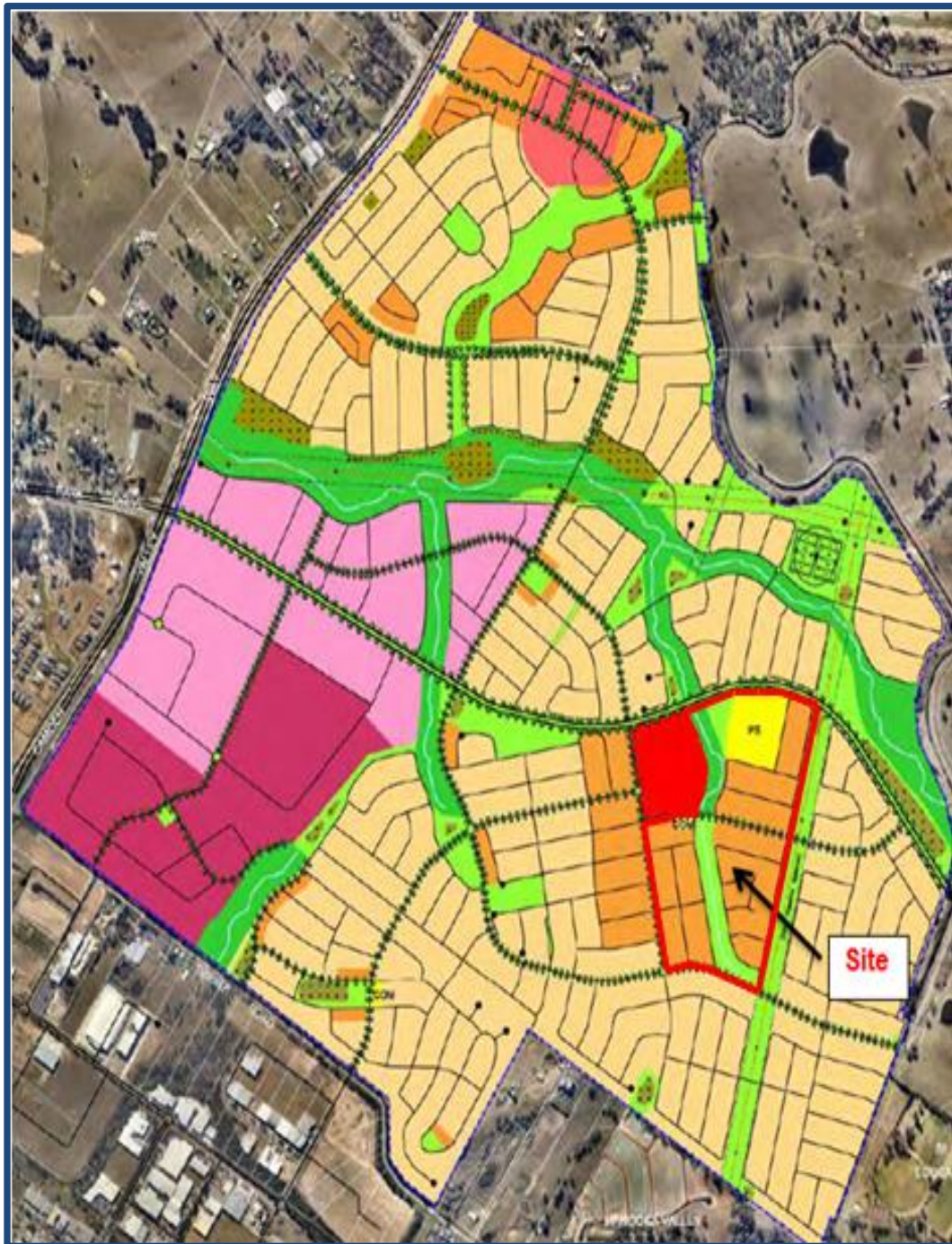
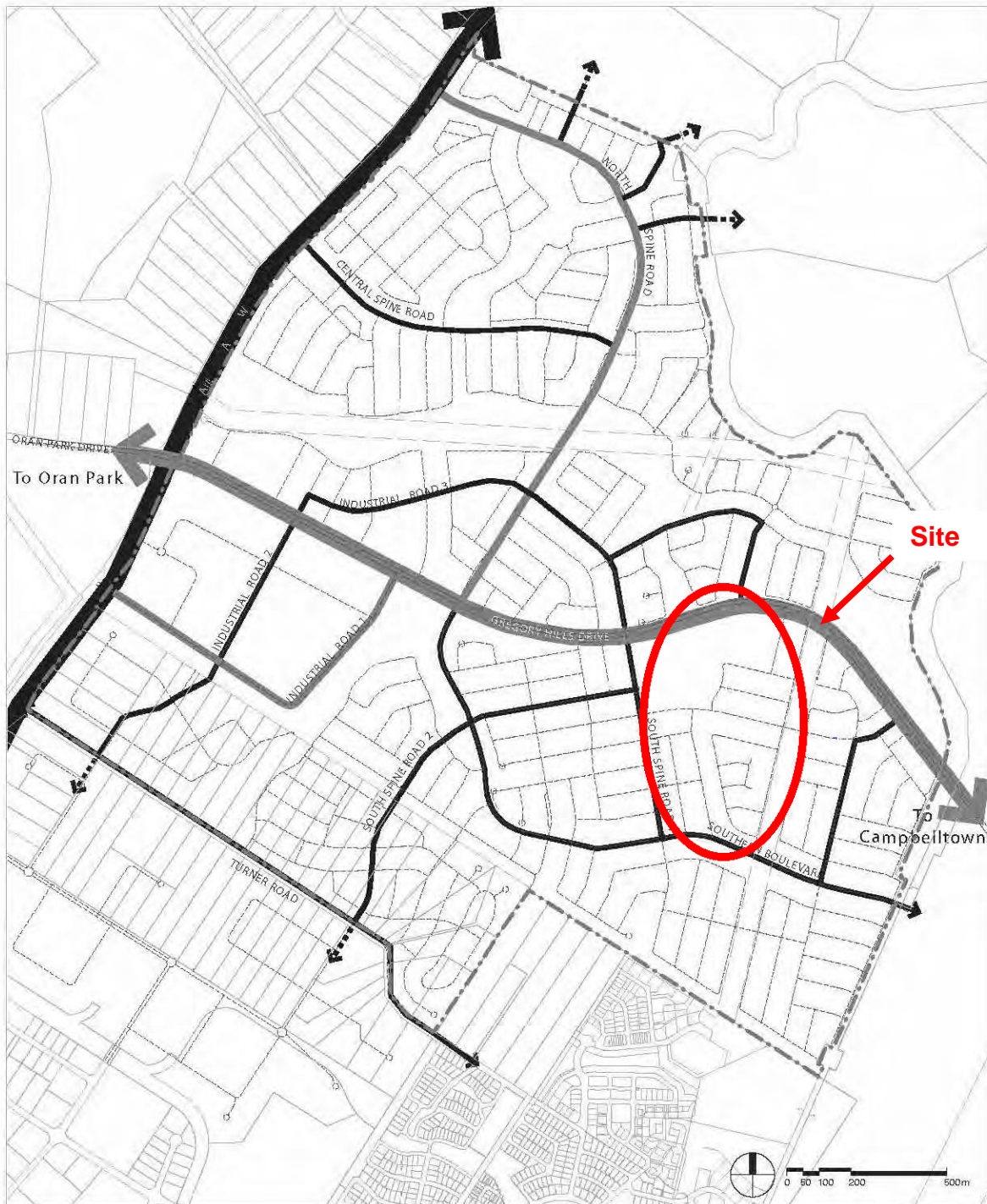


Figure 5 of Turner Road DCP - Street Network Plan



Street Network

- Precinct boundary
- Arterial road
- Sub-arterial road (4 lanes)
- Sub-arterial road (2 lanes)
- Collector street
- Possible future connections subject to further negotiations
- Indicative local streets

Table 5 of Turner Road DCP – Typical Collector Road Cross Section

Table 5: Collector Road (Typical Minimum Cross section)

Verge			Carriageway		Verge			Total
Offset	Shared Path	Planting	Lane	Lane	Planting	Footpath	Offset	
0.6	2.5	1.5	5.2	5.2	1.5	1.2	0.6	
4.6			10.4		3.3			18.3

Notes:

- (1) The carriageway is measured from face of kerb to face of kerb.
- (2) The lane width consists of a 2.1m parking lane and a 3.1m travel lane. Linemarking of the road centre-line only may be required. If the parking lane is proposed to be linemarked, the lane width shall be increased to 5.4m (2.3m parking lane and 3.1m travel lane).
- (3) Direct access to individual lots is permitted. Where a collector road is proposed to be access denied, the parking lane may not be required (however a parking lane may be required if the road is adjacent to local shops, open space, playing fields, schools or the like). Where a parking lane is not required, the carriageway shall be a minimum of 9.6m wide (consisting of two 4.8m lanes).
- (4) The individual sections within the verge may need to be wider if light poles/trees are to be located within those sections to provide clearance for motorists and cyclists in accordance with the relevant standards.
- (5) Tree species selection and spacing of trees will need to take into consideration the location of the trees and the impact on on-street activities such as street sweeping and garbage collection.
- (6) For roads adjacent to riparian corridors or other similar non-residential land (e.g. drainage areas, water supply canal) the verge on the non-residential side may be reduced to 1.0m wide. However, the verge width may be required to be wider if trunk services or a shared path or cycle lane are proposed to be located in this verge area.
- (7) Any proposed tree planting within the carriageway must be in accordance with the recommendations of a Traffic Study submitted with the application. Where proposed on both sides of the road, the carriageway shall be a minimum of 11.2m consisting of two 3.5m lanes and two 2.1m parking/planting lanes. Where proposed on one side of the road only, the carriageway shall be a minimum of 10.1m, consisting of two 4.0m lanes and one 2.1m parking/planting lane.
- (8) The outer edge of any planting areas is to be no more than 1.8m from the outer edge of the carriageway.

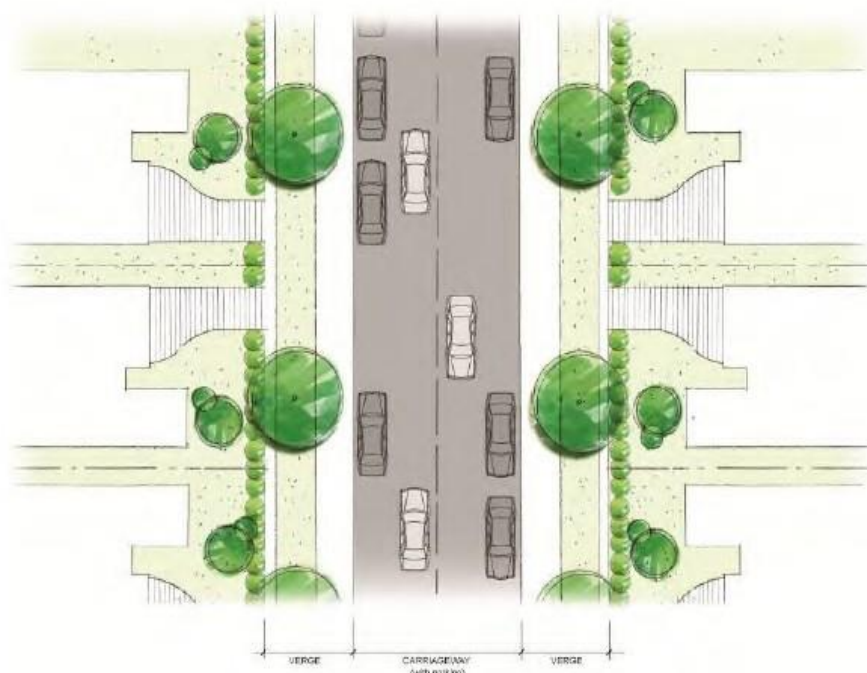


Table 7 of Turner Road DCP – Typical Local Road Cross Section

Table 7: Local Street (Typical Minimum Cross section)

Verge			Carriageway		Verge		Total
Offset	Footpath	Planting	Lane	Lane	Planting	Offset	
0.6	1.2	1.7	3.7	3.7	2.9	0.6	
3.5			7.4		3.5		14.4

Notes:

- (1) The carriageway is measured from face of kerb to face of kerb.
- (2) The carriageway width allows for two vehicles to pass adjacent to a parked car or one vehicle to pass between two parked cars. The parking and travel lanes or centre-line shall not be line-marked.
- (3) A roll kerb is required if the minimum carriageway width is proposed. Where a barrier kerb is proposed, the carriageway shall be increased to 7.6m.
- (4) Tree species selection and spacing of trees will need to take into consideration the location of the trees and the impact on on-street activities such as street sweeping and garbage collection.
- (5) For roads adjacent to riparian corridors or other similar non-residential land (e.g. drainage areas, water supply canal) the verge on the non-residential side may be reduced to 1.0m wide. However, the verge width may be required to be wider if trunk services are proposed to be located in this verge area.
- (6) For local roads accessing larger lots, where there is minimal direct lot access and demand for on-street parking, consideration will be given to a reduced carriageway.
- (7) Tree planting is not permitted within the carriageway.

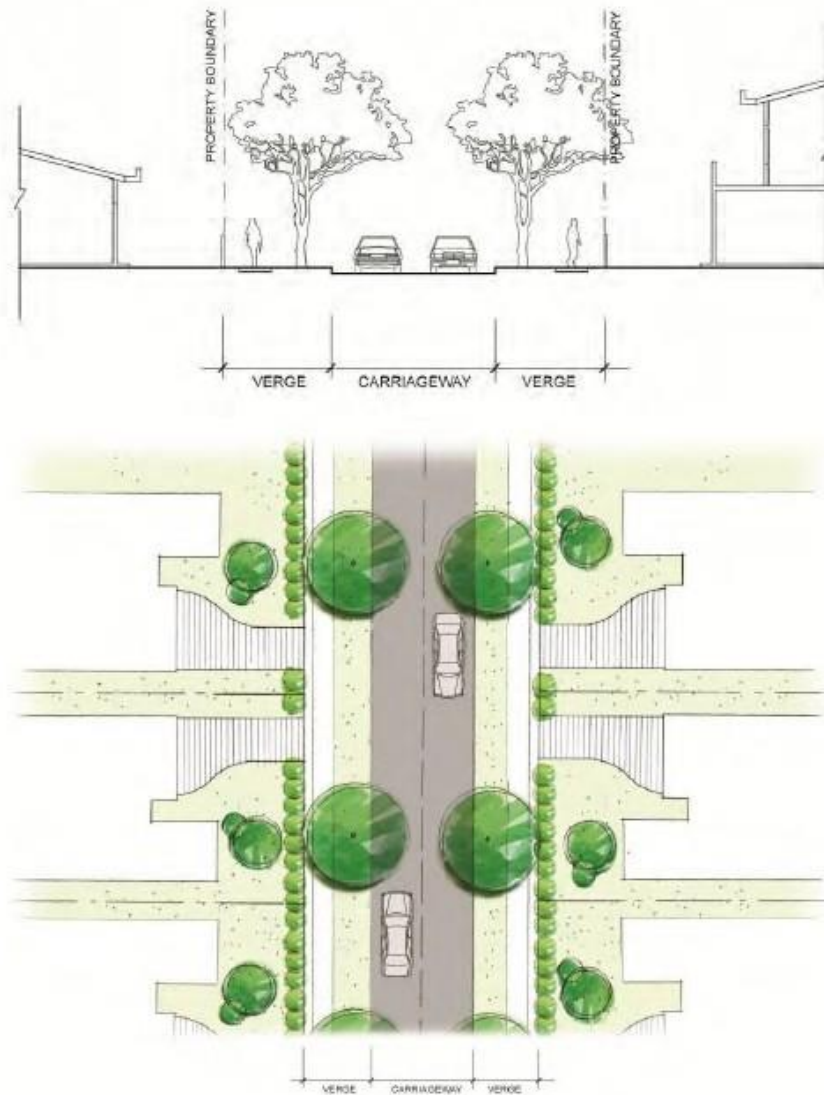


Figure 16 of Turner Road DCP – Indicative Examples of Shared Driveways

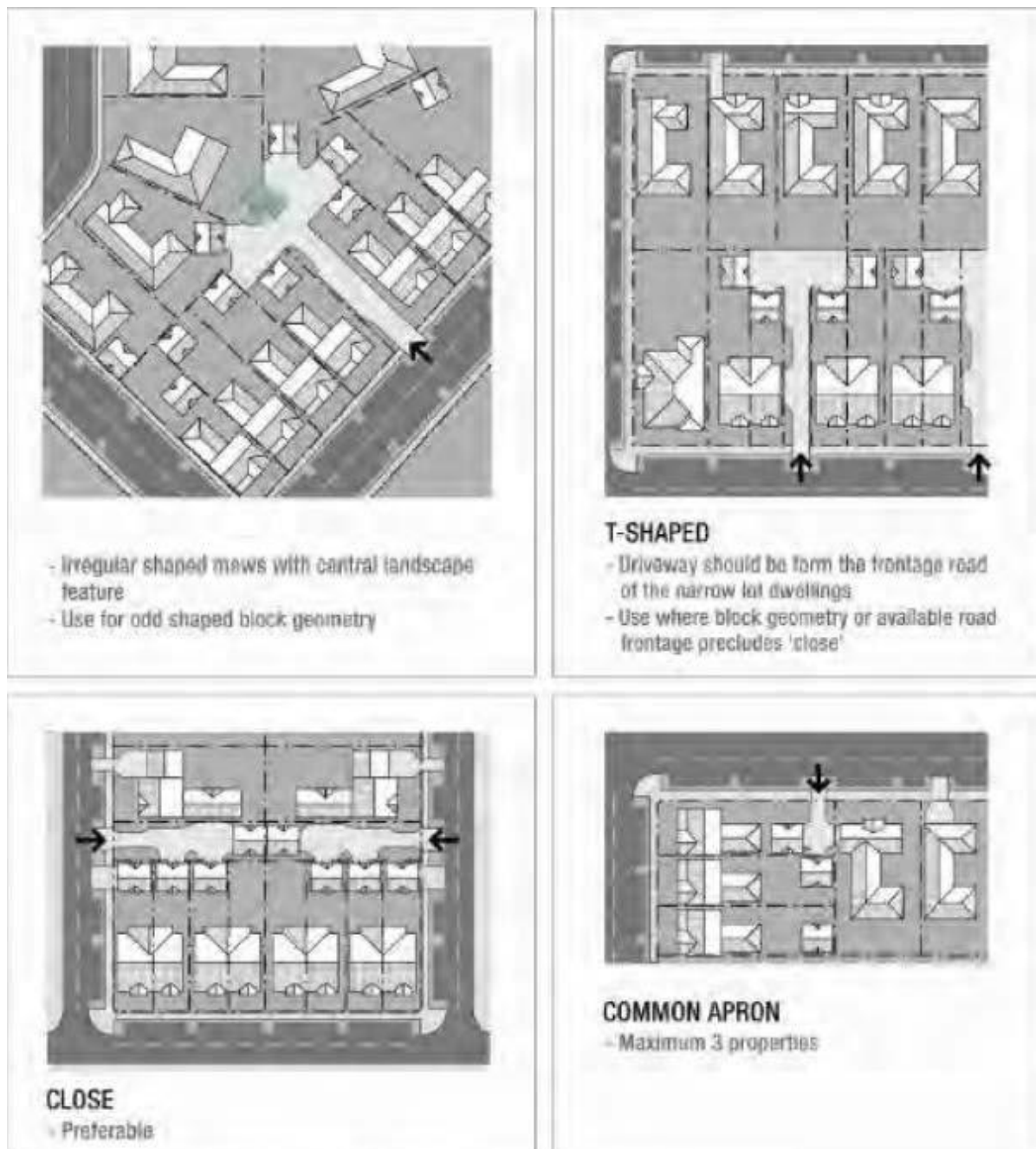


Figure 17 of Turner Road DCP – Pedestrian and Cycle Network



Pedestrian and Cycle Network

- Precinct boundary
- ←---→ Pedestrian/cycleways within road reserve
- ←---→ Pedestrian/cycleways within open space system
- ←---→ RTA regional cycle route

Figure 18 of Turner Road DCP – Public Transport Network



Public Transport

- Precinct boundary
- Turner Road to Campbelltown (From Camerine Fields)
- Turner Road to Campbelltown (From Harrington Park)
- Turner Road to Campbelltown (From Narellan)
- Turner Road to Campbelltown (From Oran Park)
- Indicative local streets
- Neighbourhood Centre

Figure 19 of Turner Road DCP – Open Space Network



Open Space Network

- Precinct boundary
- Public open space
- Riparian corridor
- Indicative local streets

Figure 20 of Turner Road DCP – Education, Civic and Community Facilities



Education, Civic and Community Facilities

- Precinct boundary
- * Community facilities
- * Education facilities
- ▲ Indicative locations for child care centres
- Indicative local streets

Figure 24 of Turner Road DCP – Education, Civic and Community



Asset Protection Zones

- Precinct boundary
- 15m APZ
- - - 10m APZ