

Detailed information about proposal and DA submission material

1 The proposal

1.1 The proposal includes the following:

- Demolition of some existing buildings
- Subdivision to create 184 residential lots and 1 residue lot in 2 stages
- Associated civil works including earthworks, local road construction, drainage construction and installation of utility services.

1.2 Stage A1 proposes the re-subdivision of existing lots into 100 Torrens title lots, including 2 residue lots.

1.3 Stage A3 proposes the re-subdivision of existing lots into 85 Torrens title lots, including 1 residue lot.

1.4 The proposed lots range in size from 300 sqm to 1,234 sqm.

1.5 Proposed new local roads have road widths of between 14.5 m and 20.12 m, consistent with the Blacktown Growth Centres Development Control Plan for the Riverstone Scheduled Lands.

1.6 Public pedestrian pathways and laneways are provided throughout the development, consistent with the Riverstone Indicative Layout Plan. These vary in width between 5 m wide and 9.14 m wide.

2 Acoustic matters

2.1 A Noise and Vibration Assessment report prepared by Arup dated August 2008 has been submitted as part of the DA. The report assesses the likely impact of general noise and vibration from road traffic on the proposed development, however the noise monitoring positions are not in the vicinity of the subject site. It is therefore recommended that a noise impact assessment report is prepared and submitted to Council for approval. The report shall assess road traffic noise levels arising from the surrounding road network including Windsor Road on the future residential development, and include appropriate noise mitigation measures. The noise mitigation measures should meet the external noise target levels in the Environmental Criteria for Road Traffic Noise and take into account the internal noise levels stated in State Environmental Planning Policy (Infrastructure) 2007.

3 Geotechnical Investigation

3.1 A Geotechnical Investigation and Advice prepared by Pells Sullivan Meynink dated 3 April 2014 has been submitted as part of the DA. The report, based on the site conditions, provides advice on site classification and recommends appropriate earthworks specifications be prepared for the site and proposed development. The report also provides a salinity assessment and advised that the soils on the site are classified as 'slightly saline to moderately saline'.

- 3.2 Appropriate conditions are recommended for the submission of a Saline Soil Management Plan for Council's approval, implementation of the relevant salinity management measures, submission of a post earthworks salinity investigation report and adoption of the geotechnical and salinity advice as outlined in the report.

4 Contamination

- 4.1 A Remediation Action Plan prepared by DLA Environmental Services dated September 2016 has been submitted. The report details all necessary actions to be undertaken at the subject site to render the site suitable for the proposed subdivision and future residential use and pose no unacceptable risk to human health or to the environment. This RAP sets remediation goals and documents management procedures and environmental safeguards for future land use consistent with *Residential A* in the National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1) ('NEPM', NEPC, 2013).
- 4.2 The report has identified a number of remediation options, including no action, on-site bioremediation, excavation and off-site disposal, on-site capping and contaminant and hen-picking. The preferred remediation method is excavation and off-site disposal, with incorporation of hen-picking which will expedite the remediation process, reduce the quantity of soil disposed off-site and result in a more beneficial economic outcome. The report also contains information regarding validation procedures, including details to be included in a validation report.
- 4.3 An Unexpected Finds Protocol (UFP) has been developed to ensure appropriate management of natural soils / fill which may contain undefined levels of chemical or asbestos contamination and other possible contamination scenarios, should they be encountered during site works.
- 4.4 Appropriate conditions have been recommended to ensure all contaminated areas are remediated and validated in accordance with the relevant Environment Protection Authority's guidelines and NEPM Guidelines 2013.

5 Bushfire

- 5.1 A Bushfire Threat Assessment report prepared by RPS Australia East Pty Ltd dated 17 January 2017 was submitted with the DA. The report considers and assesses the bushfire hazard and associated potential threats relevant to the proposed subdivision and outlines the minimum mitigation measures required in accordance with the provisions of *Planning for Bush Fire Protection, 2006* (PBP).
- 5.2 The report makes recommendations on the following matters:
- A minimum 25 m wide Asset Protection Zone (APZ) is to be provided between any future dwellings and the nearest bushfire hazard.
 - The entire development site is to be managed as an inner protection area (IPA) in accordance with PBP and the NSW Rural Fire Services' document 'Standards for Asset Protection Zones'.
 - Future dwelling construction in accordance with the required Bushfire Attack Levels (BAL) under the BCA and Australian Standard (AS3959 – 2009) Construction of Buildings in Bushfire Prone Areas.

- Roads construction in accordance with PBP.
- Landscaping and vegetation fuel management.
- Access to existing mains pressure water supply for the purposes of bushfire protection.

5.3 The recommendations of the bushfire report have been conditioned. Separate conditions have also been recommended to ensure compliance with the conditions stated in the Bushfire Safety Authority issued by NSW Rural Fire Services dated 11 April 2017 and the creation of restrictions on the title of the lots for the provision and maintenance of an Asset Protection Zone and dwelling construction in accordance with the required BAL.