

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The Applicant proposes 'Integrated Development' including:
 - demolition of some existing buildings
 - subdivision to create 108 residential lots, 2 drainage reserve lots and 25 residue lots
 - associated subdivision works including earthworks, local road construction, drainage construction and installation of utility services.
- 1.2 The application is classified as Integrated Development under section 4.46 of the Environmental Planning and Assessment Act 1979 as a bushfire safety authority from NSW Rural Fire Service is required.
- 1.3 The proposed lots range in size from 300 m² to 1,235 m².
- 1.4 Proposed new local roads have road widths between 14.5 m and 20.12 m, consistent with the Blacktown City Council Growth Centre Precincts Development Control Plan 2016 for the Riverstone Scheduled Lands.
- 1.5 Public pedestrian pathways and laneways are provided in parts of the development, consistent with the Riverstone Indicative Layout Plan.

2 Geotechnical investigation

- 2.1 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 advises that the soils on the site are classified as 'slightly saline to moderately saline'.
- 2.2 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.

3 Contamination

- 3.1 A Remediation Action Plan prepared by DLA Environmental Services dated September 2016 has been submitted. The plan 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 advises that it poses no unacceptable risk to human health or to the environment. It 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).
- 3.2 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.
- 3.3 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 plan also contains information regarding validation procedures, including details to be included in a validation report.

- 3.4 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.
- 3.5 Appropriate conditions have been recommended to ensure all contaminated areas are remediated and validated in line with the relevant Environment Protection Authority guidelines and NEPM Guidelines 2013.

4 Bushfire

- 4.1 A Bushfire Threat Assessment report prepared by RPS Australia East Pty Ltd dated 10 March 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 under the provisions of Planning for Bush Fire Protection 2006.
- 4.2 The report makes recommendations on the following matters:
 - a minimum 22 m wide Asset Protection Zone (APZ) is to be provided between any future dwellings and the nearest bushfire hazard (refer to plan at attachment 5)
 - future dwelling construction is to meet the required Bushfire Attack Levels under the BCA and Australian Standard (AS3959 – 2009) Construction of Buildings in Bushfire Prone Areas
 - roads construction must meet the requirements of Planning for Bush Fire Protection, 2006
 - landscaping and vegetation fuel management
 - access to existing mains pressure water supply for the purposes of bushfire protection.
- 4.3 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 the NSW Rural Fire Service dated 11 April 2017
 - for the provision and maintenance of an Asset Protection Zone and dwelling construction in line with the required Bushfire Attack Levels.

5 Access

- 5.1 Proposed lots will be accessed via collector and local roads only. These roads will gain access to Windsor Road via Hobart Street and Wellington Street. Wellington Street will be restricted to a left-out only option onto Windsor Road as per the requirements of Roads and Maritime Services (RMS)
- 5.2 A right-turn ban during peak hour traffic (6 to 10 am and 3 to 7 pm) will be installed at the intersection of Windsor Road and Junction Road, which Hobart Street merges into near Windsor Road.