

Detailed information about proposal and DA submission material

1 Overview

1.1 The applicant proposes:

- staged facilitating subdivision to create 4 residue lots and public roads. The staging will comprise the following:

Stage 1

- Dam dewatering;
- Vegetation removal
- Earthworks
- Construction and dedication of Terry Road extension, roundabout, Road No. 01 and Road No. 04
- Installation of associated services (drainage and essential utilities)
- Creation of 4 superlots (proposed Lots 1, 2 3 and 4)

Stage 2

- Construction and dedication of half width Roads No. 02 and 03 (within proposed Lot 2) and Road No. 05 (within proposed lot 1)
- Creation of 2 super lots 101 and 102
- The subdivision will also include minor adjustments of the road network alignment including:
 - deletion of 1 east-west local road and relocation and extension of 1 east-west local road within proposed Lot 1 and the site west of proposed Lot 1 (Lot 5 in DP 1190434). This is due to the original 2 roads being too close to the Schofields Road intersection. The proposed change will reduce interference for traffic on Terry Road when approaching and leaving this intersection
 - the amended road pattern and the inclusion of a roundabout at the new east-west local road, which will provide better traffic movements between Terry Road and through the site in all directions.

2 Bulk earthworks and new roads

- 2.1 The proposed bulk earthworks are required to grade the site to deliver the proposed road network, fill the existing dam on site and facilitate drainage and level pads to accommodate future subdivision and built form.
- 2.2 The depth of cut and fill will generally be limited to a maximum of 1 metre above or below existing natural ground level. However, it is anticipated that to achieve this there will be a shortfall of fill material to deliver the proposed design levels. It is anticipated that approximately 5,525 m³ of cut and 8,850 m³ of fill will be required for the site. The fill material that will be required, will be sourced locally and validated as being either 'virgin natural material' or 'excavated natural material' at the source prior to importation.

- The proposed development includes the staged construction and delivery of 6 new local roads being Road Nos. 1 to 5 and the extension of Terry Road which is a collector road.
- Stage 1: Terry Road, Road Nos. 1 and 4.
- Stage 2: Road No. 2 to the west of Terry Road and Road No. 5 to the east of Terry Road.

2.3 All new roads are proposed to be dedicated to Council following their completion.

3 Remediation works

- 3.1 A preliminary site (contamination) investigation has been carried out by Douglas Partners. The scope of works included a review of the site geology, hydrogeology and topography, review of historical aerial photography, a search of the Contaminated Land Management Act 1997, a site walkover, intrusive sampling and analysis of those results.
- 3.2 In its report, Douglas Partners identifies 3 potential areas of environmental concern that require further investigation to characterise whether or not they pose an actual risk to the proposed development. One of these areas was identified to contain building rubble with a test pit confirming the presence of asbestos containing material which will require remediation.
- 3.3 A detailed site investigation has been prepared by EI Australia Pty Ltd to
- evaluate and investigate the potential for site contamination, based on historical land uses and anecdotal and documentary evidence of possible pollutant sources
 - assess the salinity potential in the site soils and make recommendations for the appropriate management of any contaminated soils and/or groundwater (if identified).
- 3.4 EI Australia conducted:
- soil sampling and analysis at 61 borehole locations and 28 test pit locations across accessible areas of the site. soil assessment revealed the following:-
 - the sub-surface layers comprised a layer of topsoil and/ or anthropogenic filling, overlying residual clays, followed by Ashfield shale bedrock at depth.
 - an assessment against NEPM (2013) human health investigation levels did not indicate soil samples (individual or composite) exceeded the adopted human health criteria.
 - an assessment against the NEPM (2013) ecological investigation/screening levels did not indicate soil samples (individual or composite) exceeded ecological criteria.
 - Groundwater was recorded between 1.0-1.2 m BCL within 2 test pits at the site. Both test pits were located close to the dam wall of 79 Schofields Road and in an area of saturation (ponding). It was identified that the water was not representative of perched or surficial water.
 - groundwater sampling and analysis at 8 groundwater monitoring well locations, installed both east and west of Second Ponds Creek. Groundwater sampling and analysis indicated that:-
 - Standing Water Levels were recorded between 0.56-5.72mBGL
 - Groundwater was inferred to be flowing hydraulically towards Second Ponds Creek
 - an assessment against NEPM (2013) HSL A&B ANZG Fresh Water Criteria and NHMRC Recreation criteria indicated that concentration of TRH, BTEX and PAH were all reported below the adopted criteria. Metals were also

reported below the adopted criteria, with the exception of copper and zinc in all but one monitoring well, and nickel in all but one monitoring well. Total chromium was recorded marginally above the ecological criteria at one monitoring well. Such exceedances were considered to be representative of background water quality and, and not thought to represent a cause of environmental concern.

- an assessment of soils for salinity, and dam water sampling and analysis at 2 dams located on-site, and at Second Pond Creek.
 - The assessment for soils salinity revealed that no evidence of salt scarring, staining of buildings products, die-back of trees, or salinity indicator species were identified. Moderately -saline soils were predominantly noted across the site with some very saline soils were identified in the northern portion of 93 Schofields Road and in the northern portion of 97 Schofields and within Lot 2811 DP1253963. The soil across the site were identified to be rated non-aggressive to moderate for aggressively to concrete.
 - Dam/creek water sampling and analysis was conducted at the 2 dams located on the site, and at Second Ponds Creek. Water sampling and analysis indicated that an assessment against the NEPM (2013) HSL - A& B and ANZG (2018) Fresh Water Criteria levels indicated that all potential contaminants were reported below the adopted criteria, with the exception of copper at all sampling locations. The exceedances were considered to be representative of background water concentration, and not thought to represent a cause for environmental concern.
 - Asbestos was not identified within the site soils during intrusive investigation at the site. 2 bonded asbestos fragments were noted with surficial soils across Lot 2811 DP 1253963.
- 3.5 Based on the findings of its investigation, EI Australia concluded that contamination in excess of human health criteria and ecological ground water criteria was identified in specific areas during the assessment and in previous investigations. Ultimately, EI Australia considers the site can be made suitable for all future potential land uses, provided the recommendations in its report are implemented prior to development.
- 3.6 A Remediation action plan has subsequently been prepared by EI Australia to guide the remediation required by incorporating the findings of both the Preliminary and Detailed site investigations. The preferred approach involves excavation (removal) and off-site disposal of all the contaminated materials, followed by validation/clearance of surrounding soils. An additional groundwater monitoring event is proposed to further characterise groundwater conditions and potential risk to the west of Second Ponds Creek.

4 Vegetation removal

- 4.1 The proposal includes the removal of 229 trees across the site with the exception of trees located within 40 m of Second Ponds Creek and/or not biodiversity certified along the western boundary of Lot 2812 and 2813 in DP 1253963.
- 4.2 The existing vegetation is primarily contained within Lot 10 in DP 27220 and Lot 2812 in DP 1253963 in addition to forming part of the Second Ponds Creek corridor.
- 4.3 While a portion of the site along Second Ponds Creek is excluded, the rest of the site is 'Biodiversity Certified' under the Biodiversity Conservation Act 2016 and associated Biodiversity Conservation (Savings and Transitional) Regulation 2017 which conferred Biodiversity Certification on the Central River City SEPP. This vegetation can be removed without the need for further assessment.
- 4.4 Vegetation removal is required to prepare the site for future subdivision works and housing.

- 4.5 A Vegetation management plan was submitted upon a request by our Natural Areas team. The vegetation management plan (Plan) to be prepared to be consistent with the Natural Resources Access Regulator Guidelines for vegetation management plans on waterfront land (Department of Planning, Industry and Environment 2021). The overall objective of the Plan will be to guide post-construction establishment revegetation and maintenance on terrestrial lands and raingarden within the Plan site. therefor it aims to restore ecological communities, prevent erosion, filter inflow from the surrounding development through a combination of bush regeneration and native species planting as guided by works will ensure resilient vegetation area before the end of the minimum maintenance period of five years. The Plan will aim to:
- Improve water quality and riparian vegetation
 - Improve ecological health and integrity
 - Maintain and enhance habitat values
 - Ensure stable bed and banks of the raingarden

5 Installation of services

- 5.1 To ensure that the future residential subdivision is capable of being serviced in a timely manner, investigations have been made on behalf of the applicant with essential utility service providers to confirm the availability of services to support the proposed development.
- 5.2 Appropriate arrangements will be made with the relevant service authority for the provision of electricity, sewer, telecommunications and water.

6 Dam dewatering

- 6.1 The site contains 2 dams, one being on Lot 2809 in DP 1253963 and the other on Lot 10 in DP 27220. It is proposed that the dams will be desilted, dewatered and backfilled as part of the proposed earthworks.
- 6.2 A dam dewatering plan prepared by EI Australia dated 26 March 2021 was reviewed by our Natural Areas team who advised that it does not outline the steps to be taken to ensure that fauna capture and relocation is approved, directed and implemented by qualified professionals. Conditions have been provided by our Natural Areas team and have been included in the draft conditions.

7 Traffic and transport study

- 7.1 A Traffic and transport study prepared by SCT Consulting Pty Ltd dated 26 November 2020 was submitted in support of the application.
- 7.2 In its report on its traffic and transport impact assessment, SCT Consulting concludes:
- the location of the site in the vicinity of Tallawong Station will provide future residents with improved access to high frequency public transport services as an alternative to private vehicle use especially for commuter trips
 - footpath and pedestrian crossing facilities are well planned around the site to support safe and convenient walking to and from Tallawong Station
 - dedicated cycle routes around the site connecting to the regional routes will cater for more short trips by cycling to nearby activities and destinations
 - parking rates proposed are in line with opportunities afforded by Sydney Metro, reflecting the higher level of public transport services and to minimise additional congestion to the surrounding road network

- there will not be any adverse traffic implications on the public road as a result of the additional vehicle trips generated by the proposed development and road network (when comparing with the approved Indicative Layout Plan).

8 Salinity management plan

- 8.1 A Salinity management plan prepared by EI Australia and dated 27 January 2021 was submitted in support of the application.
- 8.2 EI Australia undertook a salinity assessment as part of its Detailed site investigation. In its report, EI Australia notes that the majority of the site is in an area of 'Moderate' salinity potential.
- 8.3 The assessment included an analysis of 33 soil samples from 10 locations. The laboratory results indicated site soils can be described as predominantly moderately-saline. Some very saline soils were identified in the northern portion of 93 Schofields Road, in the northern portion of 97 Schofields Road and within Lot 2811 in DP 1253963.
- 8.4 As moderately saline to strong sodic soils were identified across the site, EI Australia recommended that a site-specific Salinity management plan be prepared.

9 Acoustic assessment

- 9.1 An Acoustic Report, prepared by Acoustic Logic was submitted with the application.. Acoustic Logic investigated the potential noise impacts associated with traffic noise and rail noise on the future residential subdivision development and relied on assumptions due to the intended building form, dwelling layouts and materials having not yet been finalised.
- 9.2 In its report, Acoustic Logic concludes that future development is capable of achieving the internal noise level requirements from the guidelines/regulations required to be considered following careful consideration of appropriate construction and building layouts as detailed within the report.
- 9.3 The report was provided purely to demonstrate that future built form is capable of mitigating potential noise impacts. The report will be refined and lodged for consideration with the future residential subdivision development applications over the site.

10 Landscaping

- 10.1 A Landscape Plan prepared by Place and Design Group dated July 2020 was submitted with the application.
- 10.2 The landscape strategy for the Precinct seeks to investigate an innovative and sustainable approach to the streets from a design perspective. The key driver for the streets is to visually and physically connect the public and private realms, complement the architecture and provide shade throughout the space, reducing (by way of canopy cover) the urban heat island effect and softening the 'hard' streetscape as illustrated in Figure 7 below. Terry Road precinct will increase green canopy cover and softscape within the public and private realm supporting increased outdoor activity and landscape connections.



Source: Place Design Group Pty Ltd., 2020

Figure 7. Landscape details

11 Aboriginal cultural heritage assessment

- 11.1 Kelleher Nightingale Consulting Pty Ltd was engaged to assess the potential harm to Aboriginal cultural heritage as the result of the proposal. Its review of background information, existing assessments and database searches established that no extant archaeological sites containing Aboriginal objects remain within the boundaries of the proposed subdivision area.
- 11.2 The entirety of the area has been subject to previous comprehensive Aboriginal heritage assessment and is covered under existing project approvals associated with the State Significant Infrastructure Sydney Metro Northwest (SMN) project (approvals SSI-5100 for Major Civil Construction Works and SSI-5414 for Stations, Rail Infrastructure and Systems).
- 11.3 Project approvals were subject to conditions imposed by the Minister for Planning and Infrastructure, including conditions relating to Aboriginal heritage. Project approvals required archaeological salvage to mitigate the impact of project construction on Aboriginal archaeological sites identified in the Aboriginal heritage technical report prepared to support the environmental impact assessments for the Sydney Metro Northwest project area.
- 11.4 The existing approvals allow for impact to identified Aboriginal heritage within the Sydney Metro Northwest project area, including archaeological sites previously identified in the proposed subdivision area. The approvals cover the entirety of the proposed subdivision area. The report states that approval conditions related to archaeological salvage of impacted sites have been met and no further Aboriginal heritage assessment of the current proposal is warranted.
- 11.5 It is to be noted that Kelleher Nightingale Consulting has previously completed comprehensive Aboriginal archaeological and cultural heritage assessment and archaeological salvage excavation for the Sydney Metro Northwest. This has included a full consultation process with registered Aboriginal stakeholders. The existing Aboriginal

heritage assessment for Sydney Metro Northwest includes the area for the proposed Landcom subdivision.

- 11.6 The report concludes that no extant archaeological sites containing Aboriginal objects remain within the boundaries of the proposed subdivision area. The proposed subdivision area has been subject to detailed and comprehensive assessment as part of the Sydney Metro Northwest project, which has included a full consultation process with registered Aboriginal stakeholders.
- 11.7 The existing approvals allow for impact to identified Aboriginal heritage within the Sydney Metro Northwest project area, including archaeological sites previously identified in the proposed subdivision area. The approvals cover the entirety of the proposed subdivision area. Approval conditions related to archaeological salvage of impacted sites have been met and the sites have now been destroyed and no further Aboriginal heritage assessment of the proposal is warranted.

12 Stormwater management

- 12.1 A Stormwater management report prepared by Orion Consulting Engineering Pty Ltd and dated 25 June 2020 was submitted in support of the application.
- 12.2 Orion Consulting was engaged by Landcom to prepare an engineering design and stormwater management report for a Development Application submission for proposed road and drainage works at 53 Terry Road, 93 Schofields Road, and 97 Schofields Road to Blacktown City Council. The proposal involves the creation of super lots and associated road as drainage works. It is not proposed to develop the super lots under this DA submission.
- 12.3 Stormwater detention will be catered for in the downstream regional structures and therefore no on-site detention provisions are required in this subdivision.
- 12.4 As it is not proposed to develop the super lots at this stage however water quality requirements will be achieved by means of OceanGuard pit inserts in each street pit only. Similarly, with no development proposed on the lots an assessment of stream erosion index is not required.
- 12.5 This report has also provided an estimation of additional bio-retention media bed area that would be required if future proposed development were to be eligible for a Policy 520 application. This is to support the design of the S7.11 regional bio-retention basin currently being undertaken by Council.

13 Waste management

- 13.1 A Waste management plan has also been lodged to demonstrate how waste will be addressed and minimised across the site where possible.
- 13.2 The applicant states that future approvals will be required for the built form development of the proposed superlots. Waste trucks are able to service the future lots via the public roads created around the perimeter of these superlots.