

## Attachment 2 – Snowy Valley Development Control Plan 2024 Assessment

| Control                                                            | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Compliance |
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| <b>Chapter 3 Requirements Applying to All Types of Development</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |
| <b>3.2.1 Vehicle Access Standards</b>                              | <p>Vehicle access to all development is to be designed to be safe.</p> <p>Adequate sight distance, in each direction, is to be provided for any internal site/property access road.</p>                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Vehicle access is proposed via Russell street which is considered safe.</p> <p>Adequate sight distance is provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                                           | Yes        |
| <b>3.2.3 Car Parking</b>                                           | <p>Sufficient on-site car parking is to be provided for all development proposals.</p> <p>The demand for car parking generated by any development should be provided for on-site (on the development site).</p> <p>Larger and more complex development applications may require a specific Parking Study or Traffic Impact Assessment to justify the proposed development in terms of access, provision of car parking and impact on the local road network.</p> <p><b>Car Parking Rates</b></p> <p><b>Recreation facilities (indoor) - 3 Spaces per court/alley or 1 space per 25sqm of GFA</b></p> | <p>Applying the rate of 3 spaces per court and 1 space per 25m2 in addition to the 2 courts requires the following:</p> <ul style="list-style-type: none"> <li>Sports Hall – 2 courts = 6 spaces</li> <li>Area 1 and 2 = 320.93m2 = 13 car parking spaces</li> </ul> <p>= total of 19 car parking spaces.</p> <p>The application is supported by a Traffic &amp; Parking Assessment (TIA) Report which considers the existing traffic situation and proposed traffic impacts.</p> <p>The TIA concludes that the potential traffic impacts of the</p> | Yes        |

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|                                |                                                                                                                                                                                                                        | <p>proposal will be minimal and all surrounding intersections will continue to operate at a satisfactory level of service.</p> <p>The design of the car park and access arrangements comply with AS 289.1</p> <p>The layout was reviewed by Council's engineer who confirmed that the parking complies with the AS.</p> <p>In respect of the parking numbers, the applicant proposes a total of 50 car parking spaces which complies with Council's DCP and provides sufficient parking based on a range of uses.</p> |     |
| <b>3.2.5 Contaminated Land</b> | <p>Council has adopted a policy for the identification and management of contaminated lands.</p> <p>This policy must be considered as part of any development proposal that may involve land that is contaminated.</p> | <p>As detailed in the body of this report, the site has been historically used for public recreation and this DA will continue to use the site for public purposes.</p> <p>The site has not been subject to any known contaminating uses.</p> <p>The potential for contamination is considered to be low,</p>                                                                                                                                                                                                         | Yes |

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|                           |                                                                                                                                                                                                                                       | <p>therefore the site is unlikely to be contaminated.</p> <p>The applicant prepared a Phase 1 Preliminary Site Investigation with the application, which concluded that the site is suitable subject to:</p> <ul style="list-style-type: none"> <li>• When the existing building is to be demolished, it is recommended that a licenced professional is engaged to undertake a hazardous building materials assessment and removal as necessary.</li> <li>• Additional sampling is required for any material generated from the site in accordance with the NSW EPA Waste Classification Guidelines and Resource Recovery Orders, whichever is relevant.</li> </ul> <p>Conditions of consent have been included to reflect the above.</p> |     |
| <b>3.2.6 Cut and Fill</b> | <p>The amount of cut and fill is to be assessed on a merit basis for lots that have steep topography where cut and fill is expected to exceed one (1) metre.</p> <p>Factors to be considered within the merit assessment include:</p> | <p>Cut and fill has been considered as part of the assessment of this DA.</p> <p>The applicant proposes to minimise the use of retaining walls with the use of batters, these walls will not impact on any</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes |

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|                                           | <ul style="list-style-type: none"> <li>- setback of retaining walls from boundaries</li> <li>- the number of retaining walls reducing the overall height of cut and fill i.e. terraced retaining walls or stepped retaining walls.</li> <li>- the impact on the neighbouring property.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | neighbouring properties and will be adequately screened.                                                                                       |     |
| <b>3.2.7 Demolition</b>                   | <p>All demolition work is required to comply with AS2601-2001 - The Demolition of Structures (as amended)</p> <p>in accordance with a detailed work plan prepared by a suitably qualified person.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>The DA includes a demolition plan.</p> <p>Suitable conditions will be imposed.</p>                                                          | Yes |
| <b>3.2.9 Erosion and Sediment Control</b> | <p>Runoff is to be managed to prevent any land degradation including offsite sedimentation.</p> <p>Arrangements are to be implemented to instigate revegetation of earthworks to minimise erosion.</p> <p>Site activities must be planned and managed to minimise soil disturbance.</p> <p>Catch drains or diversion banks are to be designed and constructed to divert water around any area of soil disturbance.</p> <p>All stockpiles are to be located within the sediment control management area and must not be located within an overland flow path.</p> <p>No filling is to be carried out within 2 metres of any property boundary unless Council is satisfied that privacy, overshadowing, stormwater management and access issues have been addressed.</p> | It is considered that suitable conditions can be imposed to ensure that suitable erosion and sediment control is in place during construction. | Yes |

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|                                     | <p>An Erosion and Sediment Control Plan may be required with a development application that proposes construction and/or activities involving the disturbance of the land surface within a site.</p> <p>Reference should be made to the NSW Governments Managing urban stormwater: soils and construction, Volume 1 commonly referred to as 'The Blue Book'.</p>                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                       |     |
| <b>3.2.12 Landscaping</b>           | <p>Landscape design is to enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.</p> <p>Landscape design will retain and enhance the existing native flora and fauna characteristics of a site wherever possible.</p> <p>Landscape design is to add value to the quality and character of the streetscape.</p> <p>Landscaping must maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species</p> | <p>Landscape plans have been submitted with the DA.</p> <p>The applicant proposes a total of 96 trees and 523 shrubs generally around the perimeter of the development which will add value to the quality and character of the streetscape.</p> <p>The landscaping is high quality and uses indigenous planting.</p> | Yes |
| <b>3.2.14 Provision of Services</b> | All new development must be connected to Council's services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | All essential services will be readily available onsite prior to obtaining a Construction Certificate.                                                                                                                                                                                                                | Yes |
| <b>3.2.15 Retaining Walls</b>       | Any retaining wall that is not complying or exempt development, and is higher than 600mm, must be designed by a structural engineer and made from appropriate material.                                                                                                                                                                                                                                                                                                                                                        | The proposed retaining walls have been designed by a structural engineer.                                                                                                                                                                                                                                             | Yes |

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|                                                | Any retaining wall must not adversely alter surface flows to adjoining private land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |
| <b>3.2.16 Safer By Design</b>                  | <p>Crime Prevention Legislative Guidelines requires that Council ensure that certain developments provide safety and security to users and the community. The guidelines contain two parts. Part A details the need for a formal crime risk assessment (Safer By Design Evaluation) to be done in conjunction with trained police. Part B outlines basic Crime Prevention Through Environmental Design (CPTED) principles and strategies that can be used to justify the modification to proposals to minimise risk. If a development presents a crime risk, the Crime Prevention Guidelines are to be used to justify modification of the development to minimise crime risk.</p> | <p>The proposed development has clearly addressed the four (4) CTPED principles sufficiently.</p> <p>Surveillance - confirmation has been provided in that lighting will be incorporated as well as the provision of on site workers</p> <p>Access Control – There is one controlled entry point as well as security cameras and lighting</p> <p>Territorial reinforcement – pedestrian pathways are provided to access the site in case of emergency or danger – no fencing to seclude the site.</p> <p>Space management - the development has been designed with straight pathways to limit the opportunity for hiding areas.</p> | Yes |
| <b>3.2.17 Stormwater/Roof Water Management</b> | <p>Stormwater, roof water and rainwater tank overflow must be collected and disposed of (under gravity) directly to a road or street, to another Council-approved drainage system/ device or where Lot size is of sufficient size (i.e. rural areas) managed and retained within the site.</p> <p>Where stormwater cannot be discharged directly to a road or other Council drainage facility, a drainage easement of a suitable width is to be created over a downstream property(s) allowing</p>                                                                                                                                                                                 | <p>Council engineers have reviewed the proposed stormwater design and are satisfied it has been designed appropriately.</p> <p>Stormwater run-off will be managed within and external to the site as follows:</p> <ul style="list-style-type: none"> <li>- Minimise fill and retaining walls on site by matching the eastern</li> </ul>                                                                                                                                                                                                                                                                                             | Yes |

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|  | <p>for the provision of a drainage pipe of suitable size to adequately drain the proposed development to a Council drainage facility. This does not apply to single residential developments.</p> <p>The stormwater system design and construction should minimise the environmental impact of urban runoff on other aspects of the natural environment (creeks and vegetation) by employing techniques which are appropriate and effective in reducing run-off and pollution.</p> <p>The stormwater system design must identify the locations, layouts and sizes of stormwater pipes and pits, the minimum grades and capacity of stormwater pipes, and existing and proposed stormwater easements, site contours and overland flow path/s.</p> <p>All stormwater systems must be sized to accommodate the 1 in 100-year ARI event</p> | <p>boundary as close to the existing surface level as practical</p> <ul style="list-style-type: none"> <li>- Stormwater Detention (to ensure no increase in rate of flows from the site in minor design storm</li> <li>- Surface flows landing on southern portion of carpark to sheet flow to eastern boundary via vegetated garden bed to the road reserve.</li> </ul> |  |
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