

Turner Road Development Control Plan 2007 (Turner Road DCP) Assessment Table

Control	Assessment	Compliance?
<b>Part A, 2.1 Indicative Layout Plan</b>  All development is to be undertaken generally in accordance with the indicative layout plan (ILP).	The development is consistent with the Turner Road Precinct's ILP in that it proposes an industrial subdivision and the ILP identifies the site as being for industrial development.	Yes.
<b>Part A, 2.5 Hierarchy of Centres and Employment Areas</b>  Development is to be consistent with Table 1 and Figure 4.	This development is consistent with Table 1 and Figure 4 in that it proposes an industrial subdivision that will provide for a range of industrial, light industrial, warehouse and distribution uses in the Turner Road Industrial Area.	Yes.
<b>Part A, 3.1 Street Network and Design</b>  The street network is to be generally in accordance with Figures 2 and 5.	The development's street network is generally in accordance with Figures 2 and 5.	Yes.
<b>Part A, 6.2 Flooding and Watercycle Management</b>  Development must be consistent with water sensitive urban design principles and Council's engineering specifications.	Subject to the recommended conditions, the development will be consistent with water sensitive urban design principles and Council's engineering specifications. A condition is recommended that requires a restriction be imposed on the lots, that requires future industrial development thereon, to provide on-site stormwater detention and water quality control measures to ensure consistency with the Turner Road DCP's requirements.	Yes.
<b>Part A, 6.3 Salinity and Soil Management</b>  Development is to address salinity management in accordance with the Turner Road DCP's requirements.  Development is to incorporate sediment and erosion controls which are to be maintained throughout construction.	The applicant has submitted a salinity assessment in support of the DA. The assessment found the site to be generally non-saline to slightly saline with isolated occurrences of moderate to very saline soils. The assessment recommends management strategies including minimising water infiltration during construction and ensuring future developments are designed in accordance with Australian Standards for saline conditions. Council staff have reviewed the assessment, agree with its findings and recommend conditions to ensure that it is complied with.  Standard conditions are recommended that require the installation and maintenance of sediment and erosion controls throughout construction.	Yes.
<b>Part A, 6.6 Bush Fire Hazard Management</b>  Subject to detailed design at DA stage, asset protection zones are to be provided generally in accordance with Figure 24.  Development must comply with Planning for Bush Fire Protection 2019.	Part of the site is mapped as bush fire prone land and the applicant has submitted a bush fire report in support of the DA. The report recommends several bush fire mitigation measures including the management of the entire site as an inner protection area, fire hydrants and technical requirements for gas services. Council staff have reviewed the report, agree with its recommendations and consider that potential bush fire impacts can be adequately managed. A standard condition is recommended to ensure compliance with the report.	Yes.
<b>Part A, 6.7 Tree Retention and Biodiversity</b>	The DA proposes the removal of the following trees and vegetation, much of which is identified	Yes.

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<p>The vegetation of moderate significance identified at Figure 25 is to be retained where possible.</p> <p>A trees survey plan is to be submitted with each subdivision DA. The Tree Survey Plan is to identify the location, type and condition of all existing trees, and is to indicate those trees proposed to be removed, including the justification for their removal, and those to be retained. Where trees are to be retained, details of any protection methods shall be submitted with the DA. Priority should be given to retention of trees that have biodiversity value, particularly hollow bearing trees. These and other significant trees are to be retained wherever possible within public and community parks, streetscapes and riparian corridors.</p> <p>All subdivision design and bulk earthwork is to consider the need to minimise weed dispersion and eradication. In the opinion of Council, where a significant weed issue exists, a Weed Eradication and Management Plan is to be submitted with the subdivision DA that outlines weed control measures during and after construction. In these instances, a detailed Management Plan will be required to be prepared prior to any earth works being undertaken.</p>	<p>as moderate significance vegetation in Figure 25:</p> <ul style="list-style-type: none"> <li>• 163 trees from the biocertified area of 43, 49, 55 and 61 Turner Road,</li> <li>• 4 trees from the Turner Road road reserve,</li> <li>• a 1,914m<sup>2</sup> mix of regrowth juvenile, early mature and semi-mature trees from the biocertified area of 67 Turner Road (the Council owned land), and</li> <li>• 0.08ha of Cumberland riverflat forest and 0.04ha of Cumberland shale plains woodland from 67 Turner Road (the Council owned land).</li> </ul> <p>This is supported as the site is zoned for industrial development and given its slope it will require extensive earthworks (making vegetation retention impractical). Additionally, most of the site is subject to biodiversity certification, except for a small sliver of proposed lot 23 along its eastern boundary and all of proposed residue lot 24 (the remaining Council owned land). This area is mapped as having high biodiversity value and it is proposed to remove 0.08ha of Cumberland riverflat forest and 0.04ha of Cumberland shale plains woodland from it. The applicant has submitted a biodiversity development assessment report in support of the DA and proposes to offset the biodiversity impacts by retiring 3 ecosystems credits consistent with the <i>Biodiversity Conservation Act 2016</i>. A standard condition is recommended to ensure that this occurs.</p> <p>The applicant has submitted an adequate tree survey plan and arborist report in support of the DA. Council staff are satisfied that these demonstrate compliance with the Turner Road DCP's criteria.</p> <p>A standard condition is recommended to ensure the management of noxious weeds.</p>	
<p><b>Part A, 6.8 Contamination Management</b></p> <p>DAs must be supported by a contamination assessment (and a remediation action plan if required) consistent with Council's Management of Contaminated Lands Policy.</p>	<p>The applicant has submitted a phase two detailed contamination assessment and a remediation action plan (RAP) in support of the DA. The site is contaminated with asbestos and thermotolerant coliforms and the RAP proposes to remediate this contamination by off-site removal. Council staff have reviewed the RAP, agree with its recommendations and are satisfied that the site can be made suitable for the development. A standard condition is recommended to ensure that the RAP is complied with.</p>	<p align="center">Yes.</p>

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	A standard contingency condition is recommended that requires any additional contamination found during works to be managed in accordance with the RAP.	
<p><b>Part A, 6.10 Acoustics</b></p> <p>All industrial/commercial/employment development is to comply with the Council's Environmental Noise Policy.</p>	The applicant has submitted a noise and vibration impact report in support of the DA. The report models potential construction noise and vibration impacts and recommends management controls including works hours, avoiding the colocation of noisy equipment working simultaneously and regular compliance checks. Council staff have reviewed the report, agree with its recommendations and consider that potential noise and vibration impacts can be adequately managed. A standard condition is recommended to ensure compliance with the report.	Yes.
<p><b>Part A, 8.2 Stormwater and Construction Management</b></p> <p>All development shall be carried out in accordance with an approved soil and water management plan prepared in accordance with Managing Urban Stormwater - Soils and Construction, Landcom 4th Edition March 2004 ('The Blue Book').</p>	Standard conditions are recommended that require the installation and maintenance of sediment and erosion controls throughout construction.	Yes.
<p><b>Part A, 8.3 Waste Management</b></p> <p>A waste management plan must be submitted with all DAs and address a number of matters including waste generation, storage and disposal.</p>	The applicant has submitted a demolition and construction waste management plan in support of the DA. Council staff are satisfied that this plan demonstrates compliance with the Turner Road DCP's criteria.	Yes.
<p><b>Part B, 3.1 Land Uses</b></p> <p>Development is to be undertaken generally in accordance with the preferred land use plan (Figure 67) subject to consistency with the objectives and development controls set out in the Turner Road DCP.</p>	The development is consistent with Figure 67 in that it proposes an industrial subdivision on land identified for general industry.	Yes.
<p><b>Part B, 3.2 Subdivision</b></p> <p>Lots sizes should be diverse to meet a range of different land uses. Irregular shaped allotments with narrow street frontages should be avoided, particularly where several of these are proposed in an adjoining manner.</p> <p>Subdivision applications for lots less than 2,000m<sup>2</sup> (excluding any access thereto) must include supporting plans and information that demonstrate that the site is capable of meeting all other relevant development controls.</p> <p>Lots should be orientated and aligned:</p>	<p>The proposed lots will range in area from 1,001m<sup>2</sup> to 7,476m<sup>2</sup> and will be regular in shape.</p> <p>Proposed lot 1 will have an area of 1,001m<sup>2</sup>. This is unavoidable as it is the inevitable result of constructing the missing link of 'Central Hills Drive'. The applicant has submitted a statement from the owners of 37B Central Hills Drive which will adjoin lot 1 to the west advising that they intend to purchase lot 1 and amalgamate it with 37B Central Hills Drive. This will result in a larger lot with an area of 1,790.9m<sup>2</sup> which is considered reasonable for future industrial development. A condition is recommended that requires a restriction be imposed on lot 1 that</p>	No. Variation supported.

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<p>(a) so that future buildings can face the street to increase visual surveillance and to avoid streetscapes with loading docks and long blank walls,</p> <p>(b) to facilitate solar efficiency, and</p> <p>(c) to encourage building design that has frontage to landscaped areas.</p> <p>Development applications for subdivision of land fronting a road that adjoins a riparian corridor or open space area (a perimeter road) shall facilitate development of a kind that:</p> <p>(a) will have an attractive frontage to the adjoining riparian corridor or open space land,</p> <p>(b) will have minimal adverse impacts on the environment or the amenity of surrounding land, and</p> <p>(c) will provide opportunities for passive surveillance of the riparian corridor or open space land.</p>	<p>prohibits it from being developed unless the lot is first consolidated with 37B Central Hills Drive.</p> <p>The lots will be orientated and aligned to facilitate future industrial development that will achieve the requirements of the Turner Road DCP.</p>	
<p><b>Part B, 3.3 Movement Network</b></p> <p>The road network should be generally consistent with the Movement Network Plan located at Figure 68. Council may consider alternatives to this plan where appropriate urban design outcomes can be demonstrated and the overall traffic function objectives of the network are maintained or improved.</p> <p>Roads in the employment area are to be provided in accordance with Figure 69 of this part. Figure 69 provides the minimum dimensions for roads in the employment area. A traffic report shall be submitted with a development application for subdivision of the employment area demonstrating that the minimum road cross-section or an alternative road cross-section is appropriate for each road</p> <p>A pedestrian and cycleway network (either on-street or in riparian corridors) is to be provided in accordance with Figure 68.</p> <p>Detention and treatment of stormwater runoff from industrial roads shall be</p>	<p>The proposed road network is generally consistent with Figure 68. The only notable differences are that the northern section of road 2 has been 'straightened' to a more regular north west-south east alignment and a dead end road is not proposed on the Council owned land at 67 and 73 Turner Road. The dead end road is not required for this development and could be developed by Council if required in the future.</p> <p>The proposed roads vary from Figure 69 in the following ways:</p> <ul style="list-style-type: none"> <li>• Some verges are 4m wide on one side and 3m wide on the other side as opposed to being 3.5m wide on both sides.</li> <li>• The street tree planting widths range from 1m to 1.5m as opposed to a consistent 1.7m.</li> <li>• Some footpaths are shared pedestrian and cycleways of 2.5m wide as opposed to consistent 1.8m wide footpaths. Other footpaths are 1.2m wide as opposed to a consistent 1.8m wide.</li> </ul> <p>These variations are supported because:</p>	<p>No. Variation supported.</p>

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<p>addressed with development applications to subdivide the land.</p>	<ul style="list-style-type: none"> <li>• The verge widths have been configured to accommodate 2.5m wide shared pedestrian and cycleways which are required by Figure 68. These are not recognised in Figure 69.</li> <li>• 1.2m wide footpaths are adequate to facilitate pedestrian movement considering that 2.5m wide shared pedestrian and cycleways will be provided within the opposite verge.</li> <li>• 0.5m wide footpath offsets from the lot boundaries at the back of the verges are required to accommodate light pole footings. These are not recognised in Figure 69.</li> <li>• Council staff are satisfied that the reduced street tree planting widths will be sufficient to accommodate the proposed trees and ensure reasonable growth for them.</li> <li>• These variations are consistent with variations approved by Council staff in 2020 for an adjoining industrial subdivision to the west.</li> </ul> <p>The applicant has submitted an adequate traffic report in support of the DA.</p> <p>The development will provide a pedestrian and cycleway network consistent with Figure 68.</p> <p>Detention and treatment of stormwater flows from the proposed roads will be managed via interim and ultimate basins, tanks and pollutant traps.</p>	
<p><b>Part B, 3.4 Public Domain and Interface Areas</b></p> <p>The streets in the employment area are to be designed and constructed to provide pedestrian safety, amenity and visual interest. A landscape theme of predominantly native species is preferred. However, Council may consider a theme that contains exotic elements for accent planting where appropriate. Footpaths are to be provided on both sides of streets and safe pedestrian crossings are to be provided at appropriate locations.</p>	<p>The proposed streets will provide pedestrian safety, amenity and visual interest. The proposed street trees will provide an appropriate landscaping theme for the development. Footpaths and/or shared pedestrian/cycleways will be provided on both sides of the streets.</p>	<p align="center">Yes.</p>