

Wilton Growth Area Development Control Plan 2021 (WGA DCP)

WGA DCP provides a number of components that apply to South East Wilton.

WGA DCP 2021 General Provisions

Part 3 General Controls

3.1 Earthworks

3.1.2 Controls	
1. Development is to be designed to ensure minimal cut and fill is required for the construction phase.	The bulk earthworks application (DA2023/785) provided a contoured base for the subdivision of the site. Only minor earthworks are proposed in this application.
2. Earthworks will be undertaken to a maximum of 1m excavation or fill from the present surface level of the property. A variation to the maximum excavation or fill may be considered if in Council's opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and visual amenity.	All major earthworks have been assessed and approved in the bulk earthworks' application. No variations are proposed as part of this application.
3. All fill is shown to be 'Virgin Excavated Natural Material' (VENM).	Consent condition to confirm only VENM or ENM.
4. A Validation Report is required to be submitted to Council prior to the placement of imported fill on site. All fill must comply with the Department of Water and Energy's "Site Investigation for Urban Salinity" and the NSW EPA "Guidelines for the NSW Site Auditor Scheme" (3rd Edition).	Implementation of the recommendations of the Salinity Management Plan (Douglas Partners, March 2018) will address potential salinity issues for the future development of the site. Consent condition recommended.
5. Earth moved from areas containing noxious weed material must be disposed of at an approved waste management facility and transported in compliance with the Biosecurity Act 2015	Consent condition recommended for Weed Management Plan to be prepared and implemented.
6. All retaining walls proposed will be identified in the DA.	The civil engineering plans identify all the proposed retaining walls.
7. Retaining walls are located clear of lot boundaries to ensure clear ownership and maintenance obligations for owners. The retaining walls will be located within the property on the down slope side of the lot.	Council's preferred engineering practice is for the retaining wall to be contained within the benefitting lot, being the up slope lot.
8. All retaining walls will be of masonry construction (or similar).	Consent condition recommended.

3.3 Water Cycle Management

3.1.3 Controls

1. Development will demonstrate compliance with the relevant provisions of Council's Design and Construction Specifications including requirements for drainage, water sensitive urban design and volume reduction.	The application was supported by a Water Cycle Management Report (Indesco, 18/10/2023) and civil design details (Indesco, 20/05/2024) consistent with Council's specifications, subject to recommended conditions of consent.
2. Where there is adverse impacts associated with increased flood hazard, or risk or damage on receiving waters or neighbouring land, development will also demonstrate compliance with the relevant provisions of Council's Design and Construction Specifications relating to stormwater detention.	The submitted plans and water cycle management plan have demonstrated no adverse impacts on receiving waters and compliance with standards for stormwater detention.
3. Development must not infringe on the Upper Canal Corridor and drainage and runoff from development should be designed to be directed away from the Upper Canal Corridor.	No impact on canal corridor.
4. Where a development requires drainage works over adjoining properties, the DA is to be supported by landowners' consent for lodgement, from all affected property owners, including written agreement to the creation of easements on title for inter-allotment drainage purposes.	No drainage works are required over adjoining properties.
5. Stormwater drainage design is to generally reflect the pre-existing flow characteristics of the site and may require on-site stormwater detention.	Stormwater detention proposed to achieve pre-existing flow characteristics.
6. All stormwater management infrastructure for residential areas, such as detention basins and water quality infrastructure that are proposed to be dedicated to Council are to be negotiated with Council.	Draft VPA prepared to manage dedication of water quality infrastructure.
7. Where possible, stormwater will be managed primarily through the street network in accordance with Council's Design and Construction Specifications.	The design has generally complied with Council's specifications, subject to recommended conditions.
8. Developments must be considered in the context of the Development near Rail Corridors and Busy Roads - Interim Guideline (Department of Planning 2008) in relation to the following but not limited to: i. Stormwater run-off from the development land will not have adverse impact on the rail corridor by increasing pre-construction flows into the rail corridor; and ii. Discharge of stormwater from the land during and after a development should be	The stormwater management design achieves the required outcomes.

designed to ensure that no adverse effects will be had on the existing watercourse and drainage infrastructure.				
9. Development is to comply with the water quality targets in Table 2.				Council's Sustainability Officer is satisfied that the water quality targets are capable of being achieved, subject to recommended conditions.
Element	Water quality % reduction in pollutant loads Gross Pollutants (>5mm)	Water quality % reduction in pollutant loads Total suspended solids; Total phosphorous; Total nitrogen	ENVIRONMENTAL FLOWS Stream erosion control ratio	
Stormwater Management Objective	90	Neutral or Beneficial Effect on Water Quality – meaning loads of pollutants from future development must be equivalent to or less than that from the existing rural land use prior to development	1:1	

3.4 Flora, Fauna and Habitats

3.4.2 Controls

1. Development is to be sited, designed and managed to avoid or mitigate potential adverse impacts on natural areas and habitat.	The Stage 1 subdivision consent included the removal of all trees within the Stage 2A development footprint. Consequently, there are no residual impacts to be considered as part of the application.
2. Development on land identified as Koala Habitat by the Koala Habitat Protection SEPP will incorporate specific design requirements in accordance with the relevant KPOM, available mapping and science, or the requirements of the Koala Habitat Protection SEPP. Development will be consistent with the biodiversity conservation measures identified in the draft CPCP, Part 8: Sustainability and Biodiversity, Part 7: Other Uses and in accordance with the approved Neighbourhood Plan.	There is no identified Koala Habitat on the site. See assessment under Neighbourhood Plan No 1.
3. Additional studies are required, in accordance with the site specific biodiversity planning pathways set out in Figure 2, to be submitted with DAs. This includes land in the Cumberland Plain Conservation Plan (CPCP) area if the CPCP is not yet approved and is covered by the Biodiversity Conservation Act 2016. All studies are to be prepared by an accredited person registered with the NSW Ecological Association.	CPCP approved. No further studies required.
4. Where a Biodiversity Development Assessment Report is required it is to be	NA

prepared in accordance with Section 6.12 of the BC Act,	
5. Perimeter roads should be provided between development, including landscaped areas and native vegetation or significant habitat features, to minimise edge effects.	Perimeter roads and planting proposed. Complies.
6. Where development is proposed to impact on an area of native vegetation, it will be demonstrated that no reasonable alternative is available. Suitable ameliorative measures will also be proposed (e.g. weed management, rehabilitation, nest boxes).	Stage 1 subdivision development consent included approval to remove all existing trees within Stage 2.
7. Development adjoining E2 Environmental Conservation zoned land or land identified as avoided under the Cumberland Plain Conservation Plan should avoid or mitigate detrimental impacts to the native vegetation and ecological values of subdivision design and bulk earthworks is to consider the need to minimise weed dispersion and eradication.	C2 Zone adjoins to the south and southeast. Buffer planting and perimeter road proposed to avoid detrimental impacts. Consent condition required to provide and implement weed management plan throughout works.
8. A Landscape Plan including a Weed Eradication and Management Plan is required in accordance with Clause 3.5.2(7).	Landscape Plan submitted. Consent condition recommended requiring weed eradication and management plan.
9. Development is to include appropriate signage for the public on the management, use and conservation value of wildlife corridors and koala habitat. Signage is to be negotiated with Council.	Consent condition recommended.
10. The selection of vegetation proposed to be planted in streets and public open spaces is to be consistent with Appendix D: Prescribed Tree and Preferred Species. Planting in private land is to consider the preferred species in Appendix D.	The Landscape Plan is generally consistent with the species list. Consent condition recommended requiring substitution of some species, in accordance with the recommendations of Council's Sustainability Officer and Tree Officer.

3.5 Retention and Planting of Street Trees and Landscaping

3.5.2 Controls

1. Development is to demonstrate alignment with the Neighbourhood Plan strategy to deliver 40% tree canopy.	The Landscape Plan provides for a combination of street tree planting, trees within lots, detention basins and the
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	<p>local park. Excluding the perimeter APZ required to be a maximum of 15% canopy cover, the development has demonstrated alignment with the target of 40% tree canopy.</p> <p>Overall, it is aimed to achieve a canopy cover of 34% when averaged across the whole site. Based on the multiple iterations of bushfire management measures to optimise canopy cover during the course of assessment of the application, it is considered that the application achieves an optimal outcome for the site while maintaining adequate bushfire safety.</p>
<p>2. Street trees are required for all streets except for perimeter roads located within APZs.</p> <p>Street planting is to:</p> <ul style="list-style-type: none"> i. Be in accordance with Appendix D: Prescribed Tree and Preferred Species, refer to Clause 3.5.2 (6) for further details; ii. Contribute to target goals for canopy cover and tree planting; iii. Be consistently used to distinguish between public and private spaces and between different classes of street within the street hierarchy; iv. Minimise risk to utilities and services and comply with Council's Engineering Design and Construction specifications for installation of appropriate root barriers; v. Be durable and suited to the street environment and, wherever appropriate, include indigenous species; vi. Maintain adequate lines of sight for vehicles and pedestrians, especially around driveways and street corners; vii. Provide appropriate shade and cooling in summer and solar access in winter; viii. Provide an attractive and interesting landscape character, increase active transport amenity, and clearly define public and private areas, without blocking the potential for street surveillance; 	<p>Street trees are proposed in all streets with a reduced planting regime within the perimeter roads.</p> <p>The Landscape Plan includes preferred species, with some species substitutions required y consent condition.</p> <p>Target goals have been reasonably achieved.</p> <p>Species selection has been themed based on street hierarchy with a distinguishing change within the proposed park.</p> <p>Consent conditions recommended for the installation of root barriers in accordance with Council's specifications.</p> <p>Council's Sustainability Officer and Tree Officer have provided input into species selection. Subject to conditions of consent with some species substitutions, the proposal is acceptable.</p> <p>The location of planting within the road reserve appears to be carefully considered. Final planting locations will be refined during the construction phase and may be adjusted where required during the maintenance period.</p> <p>Species selection are predominately evergreen, which limits the ability to provide solar access in winter. Dwelling</p>

<p>ix. Ensure that trees are not located within the carriageway. Blister construction with kerb and guttering located in the kerbside parking lane to accommodate canopy tree planting will be supported where appropriate; and</p> <p>x. Be integrated with water management strategy to ensure that street trees thrive.</p>	<p>design and orientation will be the key to achieving this outcome.</p> <p>The Landscape Plan is considered to provide an attractive and interesting character. Detention basins and perimeter buffers are generally well defined according species selection and civil works. Some final adjustments to pedestrian path end points will be required during the detailed design.</p> <p>Blister construction included to accommodate canopy tree planting.</p> <p>WSUD facilities are proposed within the streets. Consent condition recommended requiring use of purple pipe water for street tree irrigation.</p>
<p>3. A person will not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works. This control extends to a public authority except in relation to the pruning of a tree growing on, overhanging, or encroaching onto land owned by Council or which is under its care, control and management. Refer to Council's Tree Management Policy for further information</p>	<p>Removal of all existing trees was approved as part of the Stage 1 subdivision application consent.</p>
<p>6. Tree planting in streets and public open spaces is to be in accordance with Appendix D: Prescribed Tree and Preferred Species. Species selection is to be negotiated with Council. Council will consider alternative tree species to Appendix D on merit. Assessment of tree species is to consider:</p> <ul style="list-style-type: none"> i. Increasing the amenity of streetscapes or open spaces; ii. Increasing environmental amenity; iii. Integration into the overall, street, public open space or allotment.; iv. Potential adverse impacts on infrastructure- both on public and private lands such as kerb and gutter, footpaths, infrastructure and utilities; v. Aiding in the reduction of the urban heat island effect; vi. Preferably be native to Australia; 	<p>The Landscape Plan is considered to be consistent with the prescribed tree and preferred species list. Consent condition recommended requiring some substitution of species based on advice from Council's Sustainability Officer and Tree Officer.</p>

<ul style="list-style-type: none"> vii. Preferably be Evergreen; viii. Suitability of planting location; ix. Large trees such as Eucalyptus species and other large growing trees (above 15 - 20 metres) must be given adequate room to develop and grow without impacting on services, infrastructure or adjoining properties; x. Planting design should consider biodiversity rather than uniformity of the streetscape; and xi. Planting design should consider water sensitive urban design (WSUD). 	
<p>7. A Landscape Plan is to be submitted with all subdivision DA's including:</p> <ul style="list-style-type: none"> i. Footpath design that provides for retention of existing native trees and the planting of street trees in accordance with Council's Tree Management Policy and Council's Design and Construction Specifications; ii. Provision of all street planting is to have minimum containers pot of 100L; iii. Sufficient area/space to support trees to grow to maturity; iv. No invasive turf (including Kikuyu) be used in areas adjoining, remnant vegetation within open space areas and riparian corridors; v. Utilisation of the preferred species set out in Appendix D: Prescribed Tree and Preferred Species, for street trees and planting in public open spaces; vi. Preference for relevant local native vegetation communities that occur, or once occurred in the shire rather than exotic plant or non-local native species; vii. A Weed Eradication and Management Plan outlining weed control measures during and after construction is to be submitted with the DA Weed Eradication and Management Plans are to include specific measures to manage the spread of weeds on known populations of the following threatened flora species: <i>Acacia bynoeana</i>, <i>Cynanchum elegans</i>, <i>Dillwynia tenuifolia</i>, <i>Genoplesium baueri</i>, 	<p>A Landscape Plan has been submitted.</p> <p>There are no existing trees to be retained noting that approval was granted in the Stage 1 subdivision consent to remove all trees in the Stage 2 area.</p> <p>Minimum container pot size has been specified as required.</p> <p>Council's Tree Officer has provided advice to substitute some species selection but is otherwise satisfied that reasonable space has been provided to support the trees to maturity, although resident concerns in the long term may create some issues.</p> <p>Turf selection is specified and will be confirmed by consent condition.</p> <p>Preferred species generally selected for street trees and open spaces.</p> <p>Local native species generally selected in the Landscape Plan.</p> <p>Weed Eradication and Management Plan to be required by consent condition.</p> <p>No existing trees to be retained.</p> <p>Reasonable diversity in species proposed.</p>

<p>Grevillea juniperina subsp. juniperina, Grevillea parviflora subsp. parviflora, Persoonia nutans, Pultenaea parviflora'. Weeds of National Significance (WONS) and on the National Environmental Alert List under the National Weeds Strategy are to be managed and eradicated. Refer to NSW Weed Wise for current weed identification and management approaches.</p> <p>viii. Remnant native trees retained as street trees and diverse local native tree species are to be prioritised for street planting over non-native tree species where appropriate including for public open space; and</p> <p>ix. Inclusion of a diverse range of flora species for both street and suburban plantings to increase species disease resilience.</p>	
<p>8. Refer to 8.3.2: Biodiversity Planning Principles of this DCP for further planning principles and controls</p>	<p>Noted – see section 8.3.2 later in this report.</p>

3. 6 High Value Waterways and Riparian Areas

3.6.2 Controls

This section applies to high value waterways and riparian vegetation areas as mapped below:

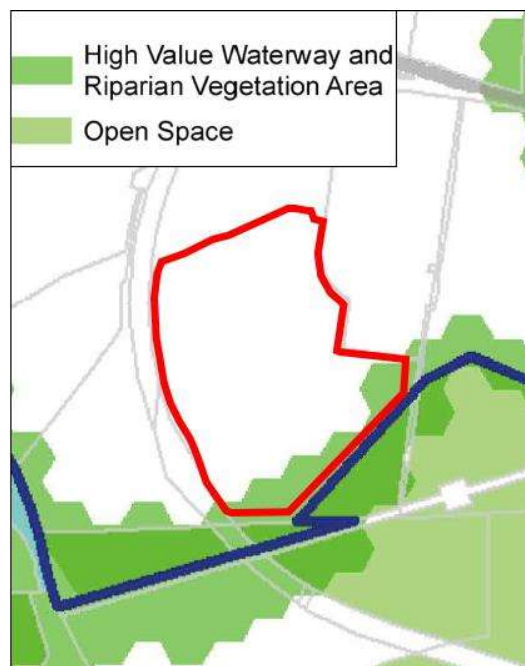


Figure 1 Extract of High Value Waterways Map

1. Development will consider the protection and restoration of the High Value Waterways and riparian areas in areas identified in Figure 3 and in the relevant Precinct Schedule.	Appropriate measures are provided in Neighbourhood Plan No. 1. See assessment later in this report.
2. Waterways of Strahler Order 2 and higher will be maintained in a natural state, including the maintenance and restoration of riparian area and habitat such as fallen debris.	Advice from the Department of Planning and Environment-Water confirmed only Strahler Order 1 streams exist on the site.
6. APZ' s will not be located within the riparian areas.	See assessment under Neighbourhood Plan No.1 later in this report.

3.7 Salinity

3.7.2 Controls

<p>1. Development on land identified as having a high risk of salinity, or mildly to moderately aggressive soil, will be accompanied by, and comply with, a salinity report prepared by a suitably qualified person. The report will address the conditions of the site, the impact of the proposed development on the saline land and the mitigation measures that will be required during construction. The qualified person is to certify the project upon completion of the works. Investigations and sampling for salinity will be conducted in accordance with the requirements of Site Investigations for Urban Salinity (OEH). Further:</p> <p>(i) Where applicable, the salinity report will also report on the issues of soil aggressivity and sodicity and any mitigation measures required. All works will comply with the Western Sydney Salinity Code of Practice 2004 (WSROC);</p> <p>(ii) A comprehensive Salinity Management Plan will be submitted based on the findings of the site-specific investigation and prepared in accordance with the Western Sydney Salinity Code of Practice 2004 (WSROC); and</p> <p>(iii) All development must comply with the Salinity Management Plan.</p>	Salinity Management Plan (Douglas Partners, March 2018) submitted with the application. Consent conditions recommended requiring works to be completed in accordance with the SMP.
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2. Salinity and sodicity management will respond to and complement WSUD strategies, improving or at least maintaining the current condition, without detriment to the waterway environment.	The Water Cycle Management Plan (Indesco, 18 October 2023), and proposed WSUD strategies, have incorporated consideration of the Salinity Report. Consent condition recommended to ensure any necessary adjustments are incorporated in the final design.
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3.8 Site Contamination

3.8.2 Controls

1. Development will be accompanied by a Preliminary Site Investigation prepared in accordance with the guidelines made or approved by the EPA under Section 105 of the Contaminated Land Management Act, 1997 (CLM Act).	A RAP for Stage 1 and Stage 2A was approved as part of the Stage 1 Subdivision consent. No further requirements apply, subject to completion of works in accordance with the approved RAP.
2. Where the Preliminary Site Investigation identifies potential or actual site contamination, a Detailed Site Investigation must be conducted to determine the full nature and extent of the contamination. The detailed site investigation/s must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the CLM Act. If the Detailed Site Investigation determines that remediation is required to ensure the site is suitable for the proposed use, a Remediation Action Plan must be developed.	
3. Prior to granting development consent, the Consent Authority must be satisfied that the site is suitable, or can be made suitable, for the proposed use. Remediation works identified in the Remediation Action Plan will require consent prior to commencing works.	
4. All reports submitted as part of the planning application must be prepared, or reviewed and approved, by a consultant certified under either the Environmental Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist	

Contaminated Site Assessment and Management (CPSS CSAM) scheme.	
5. Where remediation works have been undertaken, Council must require the applicant to submit a Section A1 Site Audit Statement - or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan, prepared by a NSW EPA Accredited Site Auditor, that confirms that the site is suitable for the proposed use.	

3.9 Aboriginal Cultural Heritage

3.9.2 Controls

1. Development within or adjacent to land that contains a known Aboriginal cultural heritage site will consider and comply with the requirements of the National Parks and Wildlife Act, 1974 (NPW Act).	There is a current AHIP for the site. No further assessment is required.
2. Development will identify any areas of Aboriginal cultural heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that will be retained and protected (and identify the management protocols for these).	All works are required to be undertaken in accordance with the conditions of the AHIP, although this will mainly impact on the carrying out of the bulk earthworks in accordance with the consent for DA 2023/785.

3.10 Non-Aboriginal Heritage

3.10.2 Controls

1. Development on land identified with non-Aboriginal Heritage sites, in the relevant Precinct Schedule, will be accompanied by, and comply with, a report from a suitably qualified heritage consultant detailing the results of archaeological investigations undertaken to confirm the presence of archaeological material relating to the heritage site. Where archaeological material is identified, the proposal is to address the requirements of the Heritage Act 1977.	<p>The Statement of Heritage Impact (Biosis, 29 August 2023) concluded that the site has been assessed as containing low potential for historical archaeological remains to be present.</p> <p>Recommendations for unexpected finds protocol and interpretative media in respect to the Upper Canal System have been included in the proposed consent conditions.</p>
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3.11 Bushfire Hazard Management

3.11.2 Controls

1. Development will be consistent with Planning for Bushfire Protection 2019.	The bushfire report and performance based alternate solution assessment addendum (Petersen Bushfire 6
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	December 2024) has demonstrated consistency with PBP 2019. RFS has provided GTAs confirming acceptance of the alternate solution.
<p>2. The Bushfire Attack Level (BAL) will be determined by a person recognised by the NSW Rural Fire Service (RFS) as a suitably qualified consultant in bush fire risk assessment, and meet:</p> <p>i. A maximum BAL -29 for residential development; or</p> <p>ii. A maximum of BAL -12.5 for Special Fire Protection Purpose (SFPP).</p>	<p>The perimeter lots provide sufficient building envelopes to achieve a maximum construction standard of BAL 29. Future applications for SFPP will be subject to separate assessment.</p>
<p>3. Asset Protections Zones:</p> <p>i. The indicative location and widths of APZs will be provided generally in accordance with the relevant Precinct Schedule, approved Neighbourhood Plan, and bushfire assessment (prepared in accordance with Planning for Bushfire Protection Guidelines 2019) with all necessary approvals;</p> <p>ii. Will be located wholly within the Precinct's urban capable area;</p> <p>iii. May incorporate roads and flood prone land and stormwater structures;</p> <p>iv. Must be located wholly outside of E2 Environmental Conservation zoned land;</p> <p>v. May be used for open space and recreation subject to appropriate fuel management;</p> <p>vi. Will be maintained in accordance with the guidelines in Planning for Bushfire Protection 2019;</p> <p>vii. May incorporate private residential land, but only within the front setback to the perimeter road (no buildings are to be located within the APZ); and</p> <p>viii. Will be generally bounded by a public perimeter road that is linked to the public road system at regular intervals in accordance with Planning for Bushfire Protection 2019.</p>	<p>See assessment under Neighbourhood Plan No. 1 later in this report.</p> <p>Detailed assessment has resulted in some adjustments to the APZ widths around the perimeter of the site.</p> <p>APZs are located within the urban zone.</p> <p>Perimeter roads provide a proportion of the APZ required.</p> <p>APZs are located outside of the C2 Zones.</p> <p>Perimeter landscaped buffers provide some linear open space.</p> <p>The design of perimeter roads will generally deliver maintained APZs.</p> <p>Some lots will provide part of the required APZ within the front setback areas.</p> <p>Perimeter roads link to the public road system.</p>
4. Vegetation outside E2 Environmental Conservation zoned land is to be	The proposed Landscape Plan, target canopy covers and the arrangement of public and private land will deliver

designed and managed as a 'fuel reduced area' .	reasonable achievement of the required fuel reduced areas.
<p>5. Temporary APZ's, identified through a Section 88B instrument, will be provided where development is proposed on lots next to undeveloped land that presents a bushfire hazard.</p> <p>Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and will cease to exist.</p>	Consent condition recommended requiring temporary APZ along the northern boundary.
6. All development will comply with Emergency Bushfire Evacuation and Management Plans (prepared as part of the Neighbourhood Plan that indicates the proposed emergency management arrangements for such developments).	See assessment under Neighbourhood Plan No.1 later in this report.
7. Adequate water reserves for firefighting will be available and accessible on site as specified in Planning for Bushfire Protection 2019.	Reticulated water supply will be provided to the area. Design will incorporate fire hydrants for fire fighting purposes.
8. Development is to also to comply with the controls set out in Part 8, Section 3.11: Bushfire Management.	See assessment under the section later in this report.

3.12 Odour, Noise and Air Quality

3.12.2 Controls

1. Development likely to result in the emission of atmospheric pollutants, including odours, as determined by Council will demonstrate operating practices and technology to ensure that such emissions are acceptable.	The proposal does not include any ongoing uses that will generate odour, noise or air quality impacts.
4. DAs for noise impacted dwellings should detail siting considerations, design and architectural treatments with consideration to the design principles in Section 3.8 of the Development near Rail Corridors and Busy Roads - Interim Guideline (Department of Planning 2008) and include ventilation that meets the requirements of the Building Code of Australia where windows are required to remain closed to meet internal noise levels.	The submitted Noise and Vibration Planning Assessment Report (Resonate, 26 October 2023) identified recommendations for the achievement of the target internal noise levels. Consent conditions recommended in respect to title restrictions on affected lots.

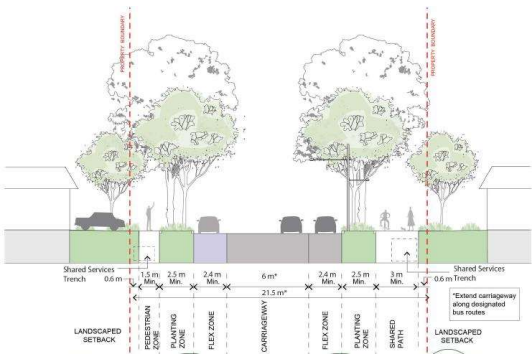
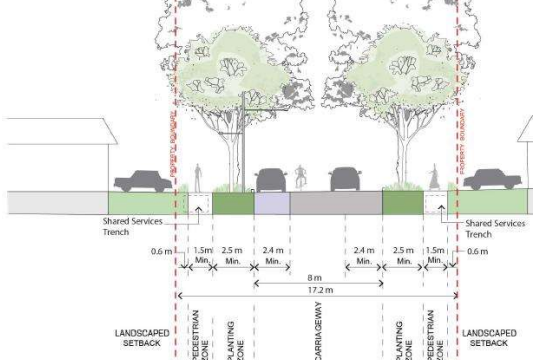

3.13 Waste Management

3.13.2 Controls

1. A Waste Management Plan (WMP) will be submitted for all new development, including demolitions, subdivision, construction and the ongoing (or change of) use. A WMP outlines the waste that will be generated and how the development proposes to manage the waste. For further information on WMPs refer to Council's Waste Management Guideline.	Waste Management Plan was submitted.
5. Development will provide for source separation and re-use of materials.	Consent conditions recommended for separation of waste.

3.14 Movement

3.14.2 Controls

<h4>3.14.2 Street Layout and Design</h4>	
 <p>Figure 2 Road Cross Section: Primary Local Street</p>	 <p>Figure 3 – Typical Local Residential Street</p>
 <p>Figure 4 Road Hierarchy Plan</p>	
<p>1. The design of streets is to be consistent with the sections set out in the</p>	<p>Typical Sub-Arterial Road. None proposed in this application.</p>

<p>DCP.</p> <p>Note: Although the inclusion of WSUD measures have been shown within each of the cross-sections, the specific technical details are to be implemented as appropriate for each precinct/area in consultation with Council. Noting that the cross sections are “typical”, include “flex” zones, and where variations are proposed they can be negotiated, in each case, with Council in line with the overall objectives.</p>	<p>Typical Collector Street. None proposed in this application.</p> <p>Typical Primary Local Street. Road 01 - see purple marked roads in Figure 10: Complies.</p> <p>Typical Local Street. None proposed in this application.</p> <p>Typical Local Residential Street - see orange marked roads: Comply.</p> <p>The design of streets has been assessed in detail and Council engineers, sustainability officer and tree officer are satisfied that the streets have been generally design ed comply with the cross sections in the DCP.</p>
<p>2. Roads including locations, alignment and hierarchy are generally in accordance with Wilton 2040, the relevant Precinct Structure Plan and approved Neighbourhood Plans.</p>	<p>See assessment under Neighbourhood Plan No. 1 later in this report.</p>
<p>3. Roads identified as bus routes shown on the relevant Precinct Schedule or approved Neighbourhood Plan will be consistent with Transport for NSW, Guidelines for Public Transport Capable Infrastructure in Greenfield Sites.</p>	<p>See assessment under Neighbourhood Plan No. 1 later in this report.</p>
<p>4. Any variation to the roads indicated on the relevant Precinct Schedule or approved Neighbourhood Plan will demonstrate that the alternative layout is designed to:</p> <ul style="list-style-type: none"> i. Provide a clear and legible hierarchy for traffic movements; ii. Provide a road network based on a grid pattern where practicable; iii. Maximise connectivity between residential areas and community facilities, open space and centres; iv. Minimise the use of cul-de-sacs; v. Optimise solar access opportunities for dwellings; vi. Take account of topography and site drainage and accommodate significant vegetation; vii. Facilitate the use of public transport; 	<p>See assessment under Neighbourhood Plan No. 1 later in this report.</p>

<p>viii. Enable convenient pedestrian and cycle movements;</p> <p>ix. Provide for perimeter roads adjacent to high conservation lands and open space;</p> <p>x. Provide legal and practical access to lots;</p> <p>xi. Not detrimentally impact on access to adjoining properties;</p> <p>xii. Provide for the management of stormwater to drain to Council' s trunk drainage network, without negative impacts on other properties, and</p> <p>xiii. Not impede the orderly development of adjoining properties.</p>	
<p>5. Where land slopes are steeper than 6% road alignments are to be designed to minimise earthworks both in the road alignment and adjacent lots whilst achieving best case road design safety and manoeuvrability standards.</p>	<p>The development is to be carried out concurrently with bulk earthworks approved under DA 2023/785. A series of retaining walls are proposed on lots within steeper parts of the site, resulting in a majority of lots with slopes of 6% or less.</p>
<p>6. The design of streets will enable access to water, wastewater and stormwater-related assets to allow for the ongoing operation and maintenance of these assets.</p>	<p>The road reserve widths are consistent with the typical cross sections provided in the DCP. Detailed design as part of the subdivision works will require integration of operational and maintenance access into the final design.</p>

3.14.2.2 Split Level Pavements	
<p>1. Where split pavements are proposed, they will comply with the following:</p> <p>i. Split level road pavements will only be considered where other design solutions e.g. one-way cross falls, road centre line re-grading, retaining walls within lot boundaries and widening of road reserves to accommodate wider medians etc, cannot achieve the desired outcome;</p> <p>ii. Split level road pavements will be limited to a maximum road length of 80m, unless otherwise approved by Council's Development Engineering Team. A minimum road length may be required to</p>	<p>Sections of Road 01 and Road 11 provide for central island street planting but no split level pavements are proposed.</p>

<p>achieve the requirements of safety fencing;</p> <p>iii. Each "split" road carriageway will be a minimum of 5.5m wide, excluding the central median;</p> <p>iv. Batter slopes within a central median will comply with Council' s Design and Construction Specification. No retaining walls are to be erected within the road boundary, especially within the central median, unless prior approval has been obtained from Council;</p> <p>v. Safety Barriers will be installed in accordance with the requirements of Section 6 of the Roads and Maritime Service (RMS) Road Design Guide. Sign-posting and line-marking will be provided in accordance with RMS requirements; and</p> <p>vi. No narrowing of the carriageway width for traveling and parking lanes or of the footpath is permitted in order to reduce the impact of the split carriageway on the total road reserve.</p>	
2. Where roads are adjacent to public open space or drainage land, verge widths may be reduced to a minimum of 1m, subject to public utilities, bollards and fencing being adequately provided.	Typical cross sections indicate a minimum 1m verge width. Consent conditions require satisfaction of Council's design specifications which include the requirement for the allowances.
3. Where necessary to ensure that access to residential properties is provided in the early stages of development, Council may consent to the construction and operation of temporary access roads.	None expected to be required based on the proposed staging.
4. Temporary access roads will remain in operation only until such time as the road network has been developed to provide permanent access to all properties.	None expected to be required based on the proposed staging.

3.14.2.3 Laneways	
1. A laneway will be designed and constructed as a public "shareway" as the paved surface is for cyclists, pedestrians, potential approved garbage collection, mail deliveries, cars etc., with a 10km	No laneways proposed as part of this application. The six superlots adjacent the central park are intended to be developed for medium density housing

speed limit and driveway-style crossovers to the street rather than a road junction.	and it is expected that the design of these will incorporate rear laneways.
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3.15 Provision of Services

3.15.2 Controls

1. Development will demonstrate adequate water supply connection exists or have suitable arrangements in place for the provision of an adequate water supply service.	See discussion under State Environmental Planning Policy (Precincts—Western Parkland City) 2021, Appendix 7, clause 7.1. It is considered suitable arrangements are in place for the provision of an adequate water supply service.
2. Development will demonstrate adequate connection to grid supplied electricity services. Alternative electricity sources for development other than subdivisions may be considered where the provision of reticulated services is uneconomic due to cost of connection or there is a clear environmental benefit in not connecting to mains infrastructure.	Endeavour Energy have advised that arrangements will be required to ensure adequate services for the demand load are provided.
3. Development will demonstrate adequate reticulated sewer connection or have suitable arrangements in place for such a connection to be made where access to reticulated sewer is available.	See discussion under State Environmental Planning Policy (Precincts—Western Parkland City) 2021, Appendix 7, clause 7.1. It is considered suitable arrangements are in place for connection to a reticulated sewerage system when required.
4. Development will demonstrate adequate access to the telecommunications network for both fixed line telephone services and high-speed internet access.	The site is within a growing residential area that will be progressively added to high speed internet services.

3.16 Crime Prevention Through Environmental Design

3.16.2 Controls

1. Development will be accompanied by, and comply with, a Crime Risk Assessment carried out in accordance with the process and principles contained in Crime Prevention and The Assessment of Development Guidelines (NSW Minister for Planning, 2001).	The arrangement for medium residential development around the central park will provide increased passive surveillance of the park. There are no midblock pedestrian paths proposed, with access controlled through the public road network. The public/private interface will be defined by boundary fences and the design provides for clear territorial
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	reinforcement. Public spaces are defined by perimeter roads that reinforces access control to private property.
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3.17 Development Near or On Gas Easements

3.17.2 Controls

<p>1. The location of roads in the vicinity of high pressure gas pipeline easements will be consistent with the approved Neighbourhood Plan, including a 30m “no build zone” from the easement boundary, which will be incorporated into the Neighbourhood Plan. Encroachment into the “no build zone” will be considered by Council where:</p> <ul style="list-style-type: none"> i. Development is supported by an appropriate specialist study, prepared by a suitably qualified and experienced professional; and ii. With the approval of the pipeline operator / asset owner. 	<p>See assessment under Neighbourhood Plan No. 1 later in this report.</p> <p>APA has provided conditions of consent indicating the design is acceptable, subject to conditions.</p> <p>A number of special conditions are proposed requiring some minor adjustments to the lot layout to comply with the APA conditions and retain the amount of street tree planting.</p>
<p>3. Development and use of land within the high pressure gas pipeline easement is restricted by the conditions of the easement and applicants should demonstrate compliance with any restrictions imposed by the easement when submitting applications for development.</p>	<p>Considered to be compliant, subject to APA conditions.</p>
<p>4. Any improvements, landscaping or works proposed within the high pressure gas pipeline easement must be referred to the pipeline operator for approval prior to any works being completed, and evidence of the pipeline operator’s agreement must be submitted with the DA.</p>	<p>APA conditions require written approval after consent, and as part of the preparation of the subdivision works certificate.</p>
<p>5. Consultation with the gas pipeline operator will be undertaken for all DAs and Neighbourhood Plan applications for South East Wilton Precinct (including for subdivision and/or development for low, medium or high density housing, or sensitive land uses such as schools, childcare centres, seniors living, health care facilities, open space, or town centres or employment uses) located on</p>	<p>Consultation undertaken.</p>

<p>land within the pipeline' s measurement length. Reference should be made to the requirements of AS2885 and the recommendations of the Safety Management Study (SMS) undertaken for the proposed development.</p> <p>Note: All proposals for subdivision and development must comply with the Department of Planning, Industry and Environment's Hazardous Industry's Planning Advisory Paper No 10 "Land Use Safety Planning" (HIPAP 10).</p>	
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3.18 Development Near Wells and Drill Holes

3.18.2 Controls

<p>1. Development consent must not be granted to development on land within a 200m radius of a well or drill hole, unless the consent authority considers the following matters:</p> <p>i. Whether the location of the well or drill hole has been ground-truthed;</p> <p>ii. Whether the well or drill hole has been plugged correctly;</p> <p>iii. The proximity of the development to the well or drill hole, and whether that proximity poses any risks to the health or safety of any person; and</p> <p>iv. The impact of the development on the operations (if any) of the well or drill hole.</p>	<p>The application included a report identifying the location of the well drill holes, including survey accurate data.</p> <p>The report confirms adequate cover will be provided as part of the development.</p> <p>The report concludes that there will be risks as a result of the development subject to confirmation of the depth of cover indicated.</p> <p>The drill holes have been closed and will not be operational at any time.</p>
<p>2. Subclause (1) does not apply to development for the purposes of drainage, earthworks or roads.</p>	<p>Noted.</p>
<p>3. Survey all cored boreholes and petroleum wells to 0.5m accuracy, with the survey to be accrued out by a surveyor registered with the Board of Surveying and Spatial Information under the Surveying and Spatial Information Act 2002.</p>	<p>Survey provided in accordance with this requirement.</p>

3.19 Development Near the Maldon-Dombarton Freight Rail Corridor

3.19.2 Controls

<p>1. Development including child care facilities, hospitals, aged care facilities, schools, residential dwellings and other</p>	<p>The application was accompanied by a Noise and Vibration Planning Assessment Report (Resonate, 26</p>
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<p>sensitive land uses adjoining the Maldon-Dombarton Freight Rail Corridor will have the built form setback a minimum of 100m from the location of future rail operations in the corridor, with a minimum 10m within this setback to be densely planted for dust mitigation. Alternative setbacks may be considered by Council, where:</p> <ul style="list-style-type: none"> i. Development can demonstrate compliance with required noise, odour, vibration and air quality outcomes; ii. Development is supported by appropriate specialist studies, prepared by a suitably qualified professional; and iii. With the approval of relevant transport agencies / asset owners. 	<p>October 2023) that assessed the potential impact of the future rail corridor on the development and provided recommendations to manage and mitigate those potential impacts.</p> <p>TfNSW has provided consent conditions to achieve the required outcomes.</p>
<p>2. Development listed in Control 1 within Development near Rail Corridors and Busy Roads - Interim Guideline (Department of Planning 2008) must ensure that acoustic building treatments are to be provided within 100m of the Maldon-Dombarton Freight Rail Corridor to achieve noise requirements in Clause 87 of the State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP). Compliance with the noise requirements must only be based on shielding from fences, noise walls and intervening objects which are permanent structures, and exclude shielding from any object which forms part of a future development stage. If land to which a development is related is immediately adjacent to the rail corridor, easement for noise and/or vibration must be agreed to burden the land and to benefit the rail authority as the rail corridor is reserved for the future.</p>	<p>Consent conditions recommended requiring restrictions on title of lots potentially impacted by future noise.</p>

3.20 Signage, Street Furniture and Lighting

3.20.2 Controls

<p>1. Signage, street furniture and lighting will be:</p> <ul style="list-style-type: none"> i. Designed to reinforce the distinct identity of the development; ii. Coordinated in design and style; 	<p>All signage, street furniture and lighting is required to be in accordance with Council's specifications. Consent conditions are recommended to ensure compliance.</p>
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<p>iii. Located to minimise visual clutter and obstruction of the public domain; and</p> <p>iv. Of a colour and construction agreed by Council.</p>	
<p>2. The location and design of signage and street furniture is to be indicated on the Landscape Plan submitted with a DA, and on engineering construction drawings. Locating entry signage and the like within a public road reserve is subject to Council agreement.</p>	<p>The Landscape Plan shows furniture with the propose park. There are no specific signage or street furniture proposed as part of this application.</p>
<p>3. Street lighting is to be designed to meet the current Australian Standards AS/NZS 1158 series and to complement the proposed street tree planting.</p>	<p>Consent condition recommended to require street lighting in accordance with Council's specifications.</p>

Part 4 Subdivision

4.1 Earthworks

4.1.2 Controls

<p>1. Subdivision will be designed to respond to the natural topography of the site wherever possible to minimise the extent of cut and fill (e.g. for steep land houses will need to be of a 'split level' design or an appropriate alternative solution).</p>	<p>The design is based on a smoothed landscape transformation approved in accordance with the bulk earthworks application development consent.</p>
<p>2. Subdivision and building work are designed to ensure minimal cut and fill is required for the construction phase. Earthworks will be undertaken to a maximum of 1m excavation and / or 1m fill from the present surface level of the property. A variation to the maximum excavation or fill may be considered if in Council's opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and visual amenity.</p>	<p>The extent of cut and fill across the site will be minimal after approval of the bulk earthworks DA.</p> <p>The proposed cut and fill will not significantly impact on views of the site, and will not interrupt significant landscape outlook from adjoining residential development.</p>

4.2 Flooding

4.2.2 Controls

<p>1. Subdivision of land at or below flood planning level will be accompanied by, and comply with, a flood study prepared by a suitably experienced and qualified engineer to substantiate that the</p>	<p>Recent flood investigations indicate a flood planning area overland flow path along the main gully depression running</p>
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development will not increase upstream or downstream flood levels or change flood behaviour to the detriment of any other property.	from north east to south west through the site.
2. Residential lots are not to be located at a level lower than the 1% Annual Exceedance Probability (AEP) flood level plus a freeboard of 500mm (i.e. within the 'flood planning area').	<p>Council's development engineer has advised that:</p> <p><i>This has been assessed as part of the bulk earthworks and subdivision applications. The flooding identified yellow in Councils mapping is overland flooding not mainstream flooding. The flood extent will no longer be relevant after the completion of bulk earthworks and will not be relevant to the subdivision. Much of the flowpaths for the subdivision are now contained within the road reserve and directed to the detention basins.</i></p> <p><i>We have been in discussions with the Flood and Drainage Engineer (Ian Berthon) on the best way to manage these flood extents, however there have been no definitive conditions formulated in relation to amending flood extent with subdivision works. As you can appreciate when new lots are created the flood extent in Council mapping will show to impact the new lots. At the moment Council is assessing these individually and providing advice that they are not flood impacted.</i></p>
3. Subdivision design is to comply with 'Designing Safer Subdivisions - Guidance on subdivision Design in Flood Prone Areas (2007)'	
4. Cut and fill is not to occur in the 1% Annual Exceedance Probability (AEP) floodway or within critical flood storage areas.	

4.3 Water Cycle Management

4.3.2 Controls

1. Subdivision proposals will be supported by concept stormwater drainage designs, prepared by a suitably qualified stormwater engineer, consistent with the integrated stormwater principles identified in the relevant Neighbourhood Plan, and with water quality targets in Table 2 of this DCP.	Water Cycle Management Report (Indesco, 18 October 2023) submitted in support of the application. The proposal is consistent with the principles identified in Neighbourhood Plan No.1 and Council's Sustainability Officer is satisfied that the water quality targets are achievable.
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4.4 Residential Density Principles

4.4.2 Controls

1. Residential subdivision will be consistent with the approved Neighbourhood Plan.	See assessment under Neighbourhood Plan No. 1 later in this report.
2. Residential subdivision and the construction of residential buildings will not exceed the maximum density within the density band.	The maximum density for detached dwelling lots is 25 per hectare. The proposed density is calculated to be 15.61 dwellings per hectare.
3. Development will demonstrate that the density of the proposed subdivision development falls within the density band	See assessment under SEPP (Precincts—Western Parkland City) 2021 Appendix 7, clause 4.3A earlier

identified in the Growth Centres SEPP and the fine-grain density plan contained in the approved Neighbourhood Plan.	in this report. The development complies. See assessment under Neighbourhood Plan No.1 later in this report.
4. Residential development in the Precinct will not exceed the dwelling cap contained in the Growth Centres SEPP. Neighbourhood Plans and subdivision plans should indicate the number of dwellings proposed in each neighbourhood as a mechanism for tracking compliance with the Precinct dwelling cap.	See assessment under SEPP (Precincts—Western Parkland City) 2021 Appendix 7, clause 4.3A earlier in this report. The development complies.
5. Residential densities should consider the characteristics contained in Table 4.	See assessment under SEPP (Precincts—Western Parkland City) 2021 Appendix 7, clause 4.3A earlier in this report. The development complies.

(Dwelling per Hectare)	
10 - 15 dwellings/Ha	Generally located away from centres and transport and in proximity to conservation areas or adjoining sensitive lands to accommodate suitable buffer distances. Predominantly detached dwelling houses on larger lots with some semi-detached dwellings and / or dual occupancies. Single and double storey dwellings. Mainly garden suburban and suburban streetscapes.
15 -25 dwellings/Ha	Predominantly a mix of detached dwelling houses, semi-detached dwellings and dual occupancies with some secondary dwellings. Focused areas of small lot dwelling houses in high amenity locations. At 20dw/Ha, the occasional manor home on corner lots. Single and double storey dwellings. Mainly suburban streetscapes, the occasional urban streetscape.
25 - 45 dwellings/Ha	Generally located within the walking catchment of centres, corridors and / or rail based public transport. Consists of predominantly small lot housing forms with some multi-dwelling housing, manor homes and residential flat buildings located close to the local centre, high amenity locations and public transport. Generally single and double storey dwellings with some 3 storey buildings. Incorporates some laneways and shared driveways. Be designed to provide for activation of the public domain, including streets and public open space through the orientation and design of buildings and communal spaces. Mainly urban streetscapes, some suburban streetscapes.

4.5 Block & Lot Layout

4.5.2 Controls

4.5.2.1 Streets	
1. 'T' or 'C' shaped laneways are not recommended and where proposed must be adequately justified.	No T or C shaped laneways proposed.
2. The layout of laneways will demonstrate and consider subdivision efficiency, maximising favourable lot orientations, intersection locations with streets, topography, opportunities for affordable housing, legibility and passive surveillance.	No laneways proposed, however, it is expected that the future development of the superlots will incorporate rear laneways to serve higher density development centrally to the site and located adjacent the proposed public park. This is considered to be consistent with the intent of this control.

4.5.2.2 Blocks	
1. Development demonstrates how all residential blocks are designed for accessibility and walkability and are established around elements of the public	All proposed lots are within 400-450m walking distance of the central park.

domain such as a school, park, retail, or community facility that are typically within walking distance.	
2. Subdivision layouts will demonstrate a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and site features, place making opportunities and solar design principles.	The subdivision layout is set around a central spine loop road and set around the two natural drainage lines that flow from the north east to the south west through the site. The gas pipeline easement forms the northern boundary, the Dumbarton-Maldon Rail corridor forms the western boundary, and the Upper Nepean State Conservation Area forms the southern and south eastern boundary. The road layout has responded to these perimeter boundary angles and sought to achieve regular shaped allotments.
3. Pedestrian and cyclist connectivity will be maximised within and between each residential neighbourhood including pedestrian and cycling routes connecting to public open space, bus stops and railway stations, educational establishments and community/recreation facilities. Where possible all lots should have access to pedestrian and/or cycling paths.	The general grid street pattern and pedestrian pathways in each street provides for pedestrian connectivity within the neighbourhood. Cycle paths are provided within Longview Drive as part of Stage 1, and provides cyclist connectivity across the Precinct.
4. Street blocks will generally be a maximum of 250m long and with variety in depth to promote housing diversity. Block lengths in excess of 250m may be considered by Council where pedestrian and cyclist connectivity, stormwater management and traffic safety objectives are achieved.	Street blocks do not exceed 250m in length.
5. In areas around local and town centres, the block perimeters will generally be a maximum of 520m (typically 190m x 70m) to increase permeability and promote walking and cycling.	NA
6. Subdivision layout will demonstrate how a 40% tree canopy coverage will be achieved through alignment with the approved Neighbourhood Plan.	See assessment under Neighbourhood Plan No.1.
7. Existing mature trees will be retained where possible and be considered in the block design.	Stage 1 consent approved removal of all trees within Stage 2.

4.5.2.3 Lots																
<p>1. Minimum lot frontages applying to each density band will comply with Table 5. Lot frontage is measured at the street facing building line as indicated in Figure 10.</p> <table><tr><th></th><th>Access Arrangement</th><th>Minimum Dwelling Density 10 to 15 dwellings/ha</th><th>Minimum Dwelling Density 15 -25 dwellings/ha</th><th>Minimum Dwelling Density 25 - 45 dwellings/ha</th></tr><tr><td>Minimum Lot Frontages</td><td>Front Loaded</td><td>12.5m</td><td>9m</td><td>7m</td></tr><tr><td>Minimum Lot Frontages</td><td>Rear Loaded</td><td>4.5m</td><td>4.5m</td><td>4.5m</td></tr></table> <p>Figure 5 Extract from DCP - Minimum Lot Frontages</p>		Access Arrangement	Minimum Dwelling Density 10 to 15 dwellings/ha	Minimum Dwelling Density 15 -25 dwellings/ha	Minimum Dwelling Density 25 - 45 dwellings/ha	Minimum Lot Frontages	Front Loaded	12.5m	9m	7m	Minimum Lot Frontages	Rear Loaded	4.5m	4.5m	4.5m	<p>A minimum frontage of 9m applies to the proposal. All lots comply.</p>
	Access Arrangement	Minimum Dwelling Density 10 to 15 dwellings/ha	Minimum Dwelling Density 15 -25 dwellings/ha	Minimum Dwelling Density 25 - 45 dwellings/ha												
Minimum Lot Frontages	Front Loaded	12.5m	9m	7m												
Minimum Lot Frontages	Rear Loaded	4.5m	4.5m	4.5m												
<p>2. In areas with a minimum residential density of $\leq 25dw/Ha$, no more than 40% of the total residential lots proposed in a street block may have a frontage of less than 10m wide.</p>	<p>Only a few lots within the subdivision have a frontage of less than 10m. No street block has more than 40% less than 10m.</p>															
<p>3. In areas with a minimum residential density of $\leq 25dw/Ha$, total lot frontage for front accessed lots greater than or equal to 7m and less than 9m should not exceed 20% of any block length.</p>	<p>No lots have a frontage less than 9m.</p>															
<p>4. Lots will be rectangular. Where lots are an irregular shape, they will be large enough and oriented appropriately to enable dwellings to meet the controls in this DCP.</p>	<p>Most lots are rectangular. Irregular shaped lots are generally larger to account for orientation.</p>															
<p>5. Where residential development adjoins land used for public recreation or drainage, the subdivision layout is to create lots for the dwelling, with the main residential and road entry to front the open space or drainage land.</p>	<p>Lots have generally been oriented to face towards the drainage land.</p>															
<p>6. The orientation and configuration of lots will be generally consistent with the following subdivision principles:</p> <p>i. Smallest lots achievable for the given orientations fronting parks and open space with the larger lots in the back streets;</p> <p>ii. Larger lots on corners;</p> <p>iii. North facing lots will generally be wider or deeper, providing for residential development with private open space in the front setback if appropriate;</p> <p>iv. Narrowest lots in the subdivision will generally have rear-facing backyards;</p>	<p>(i) Superlots proposed adjacent the central park will be developed in the future for smallest lots.</p> <p>(ii) Larger lots are mostly located on corners.</p> <p>(iii) The design does not apply this principle.</p> <p>(iv) The design does not adopt this principle.</p> <p>(v) Mostly east-west and north-south orientation.</p> <p>(vi) Orientation varies along the southern and south eastern</p>															

<p>v. Lot orientation will be east-west, or north-south only where the road pattern requires; and</p> <p>vi. Exceptions to the preferred lot orientation may be considered where factors such as the layout of existing roads and cadastral boundaries, or topography and drainage lines, prevent achievement of the preferred orientation.</p>	<p>boundary due to cadastral boundary alignment.</p>
<p>7. An alternative lot orientation may be considered where the site slope and gradients require excessive cut and fill/retaining or amenities such as views and outlook over open space are available and providing appropriate solar access and overshadowing outcomes can be achieved. The combination of the lot frontage width and the size of the lot determine the type of dwelling that can be erected on the lot, and the development controls that apply to that dwelling.</p>	<p>Some difficult sites are to be created in the south eastern corner of the site due to the challenges of site slopes and cadastral boundaries. However, generally the lots are satisfactory.</p>
<p>8. Shallow lots (typical depth 14-18m, typical area <200m²) intended for double storey dwellings should be located only in locations where it can be demonstrated that impacts on adjoining lots, such as overshadowing and overlooking of private open space, satisfy the requirements of the DCP. For lots over 225m², the Building Envelope Plan should demonstrate in principle how DCP requirements such as solar access and privacy to neighbouring private open spaces will be satisfied.</p>	<p>The smallest lots are 305 to 310m² with depths of 30m and generally north facing and some with rear to north. Generally, reasonable achievement of the DCP requirements for solar access will be achieved.</p>
<p>9. Residential lots which front a road reserve that is adjoining a high-pressure gas easement in Low Density Residential areas will have a minimum width of 20m and a minimum depth of 40m. Alternative lot sizes may be considered by Council on a case by case basis, where the development is supported by an appropriate specialist study, prepared by a suitably qualified and experienced professional; and with the approval of the pipeline operator / asset owner.</p>	<p>It is unclear what constitutes Low Density Residential areas, noting the land is zoned Urban Development. The lots do not comply with these minimum dimensions.</p> <p>No specialist study was submitted. However, APA have advised it does not object to the development subject to conditions.</p>

4.6 Battle-Axe Lots

4.6.2 Controls

1. Development will comply with the principles for the location of battle-axe lots as illustrated in Figure 12.

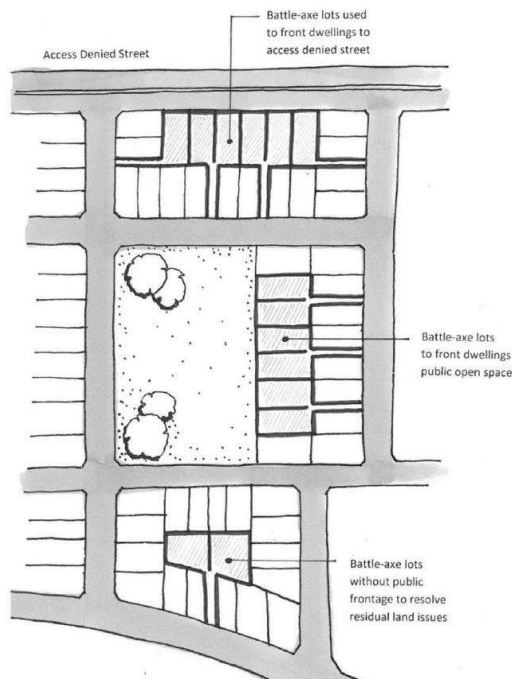


Figure 6 Extract from DCP - Battleaxe lots

There are no battle axe lots however, Lots 355, 356 and 357 do not have street frontage, and will rely on a shared right of way with an outlook onto a drainage reserve (proposed detention basin). The width of the shared ROW is 5m.

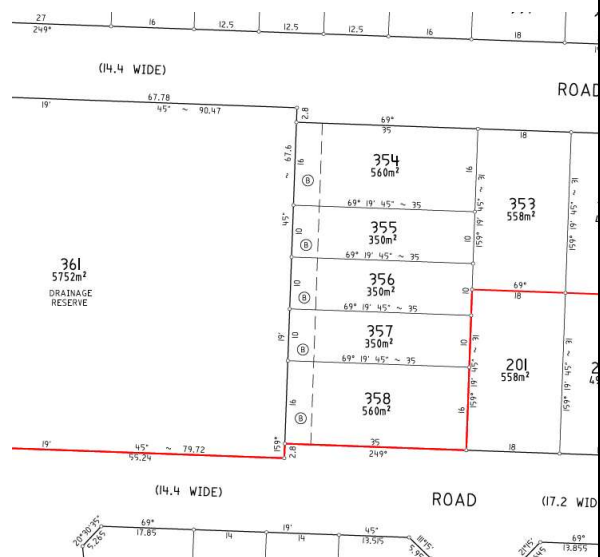


Figure 7 - Extract from Subdivision Plan - Lots 354-358

2. Subdivision layout will minimise the use of battle-axe lots to resolve residual land issues.

No battle axe lots are proposed however Lots 355, 356 and 357 are similar to battle axe lots, relying on non-road access.

3. In areas within the 15-25dw/Ha density band, the minimum site area for battle-axe lots without any street or park frontage is 500m² (excluding the access handle of a driveway) and only detached dwelling houses will be permitted.

Lots 355, 356 and 357 are less than 500m², being 350m². While the lots do not have street or park frontage, the detention basin provides a similar outlook and function.

4. The width of the driveway will be 5m wide access handle with 3m driveway for single lot access and 6m access handle with 4m driveway for up to two lots.

The proposed ROW is 5m wide, serving 5 lots.

It is recommended that the minimum width of the ROW be increased to 6m. Consent condition recommended.

5. The driveway or shared driveway will include adjacent planting and trees. The landscaped area will have a minimum width of 1m on both sides of the driveway.

This is not considered necessary in this case due to the arrangement adjacent the detention basin.

6. The driveway or shared driveway will be constructed with sufficient vehicle manoeuvring areas to allow

Consent condition recommended.

vehicles to enter and exit to the street in a forward direction.	
7. Driveway design, including dimensions and corner splays, is to be in accordance with Council's Design and Construction Specifications.	Consent condition recommended.
8. A battle-axe handle will serve no more than 2 dwellings. A dwelling fronting the street will be located on both sides of the access handle and will have a separate driveway.	<p>The proposed arrangement for Lots 354 to 358 is similar to two access handles linking to become a through driveway, providing access to 5 lots.</p> <p>The arrangement is considered acceptable subject to demonstration that cars are able to enter and exist in a forward direction. This is achievable if garages are setback not less than 5.5m from the edge of the right of way.</p> <p>Lots 354 and 358 will need to be considered as corner lots at the time applications are lodged for dwellings.</p> <p>The lot layout does not address garbage collection arrangements. Consent condition recommended requiring provision of a dedicated concrete platform located within Road 05 and Road 17 for the placement of garbage bins on bin collection day to be dedicated for use of Lots 354 to 358. The location is generally to be to the west of the intersection of the right of way with each road.</p>

4.7 Zero Lot Lined Lot Development

None proposed in this application.

4.8 Corner Lots

4.8.2 Controls

1. Corner lots, including splays and driveway location, will be designed in accordance with AS 2890 and Council's Design and Construction Specification.	Council's Development Engineer is generally satisfied the corner lots are capable of complying, subject to recommended conditions.
2. Corner lots will be designed to allow dwellings to positively address both street frontages.	All corner lots are of sufficient width to allow future dwellings to address both street frontages.
3. Development will indicate the location of proposed or existing substations, kiosks, sewer manholes and/or vents affecting corner lots.	The plans do not show these details which would normally be determined at Subdivision Works Certificate design stage. Consent condition proposed

	requiring these to be shown and located to ensure they do not impede corner lot accessways, street tree planting or WSUD facilities in the road reserve.
4. Corner lots are to be wide enough to allow driveways to be located clear of intersections and sight lines, in accordance with Council's Design and Construction Specifications.	Corner lots have been designed to adequately address sight lines to driveways.

Part 8 Sustainability and Biodiversity

8.1 Sustainability

8.1.2 Controls

8.1.2.1 Tree Canopy Cover	
1. Tree retention after subdivision is encouraged. Mature trees should be retained and incorporated into the subdivision and public domain design and retained to contribute to the mature tree canopy cover in the neighbourhood, to provide visually interesting streetscapes, improve public amenity, improve air quality, and enhance tree canopy cover.	All existing trees were approved for removal in the Stage 1 subdivision consent across the Stage 2 area.
2. Appropriate plant species are to be selected for the site conditions with consideration given to trees providing shade in summer and allowing sunlight in winter, or to provide habitat.	Tree selection has been reviewed by Council's tree officer and sustainability officer. Condition recommended for some species substitutions to be undertaken prior to issue of the Subdivision Works Certificate.

8.1.2.2 Energy Efficiency and Reduction in Carbon Emissions	
<p>1. New developments should be designed to minimise energy consumption through the following:</p> <p>i. Subdivision is to maximise opportunities for solar access to lots taking account of slope and aspect, including consideration of required maximum building heights, building separation, setbacks and likely future orientation of dwellings and green infrastructure, including open space areas;</p> <p>ii. Buildings are orientated and designed, wherever possible, to include</p>	<p>i) Lot sizes are in the range to facilitate adequate solar access for future dwellings. It is expected that future dwellings will be one to two storey which will limit potential overshadowing.</p> <p>ii) NA.</p> <p>iii) NA</p> <p>iv) NA</p> <p>v) NA</p> <p>vi) NA</p>

<p>a north facing roof where a solar hot water system or collector can be installed;</p> <p>iii. The design of new buildings must be encouraged to maximise opportunities for cross flow ventilation, passive cooling and where practical minimising the need for air conditioning;</p> <p>iv. Consideration should be given to using north-facing pergolas and facades treatments to shade walls and windows (deciduous vines can be trained over the pergola to provide effective cooling in warm weather);</p> <p>v. Eaves on north facing walls should shade any glazing on that wall from October to late February. To calculate the extent of eaves overhang, draw a section and extend a line from the base of the window at 70°. The outer edge of the eaves should reach this line;</p> <p>vi. Where main living areas are oriented northwards, aim to achieve a glazed area of 30% of the dwelling's floor area in this direction;</p> <p>vii. Seek to incorporate on-site renewable energy sources to supplement energy needs during daily peak energy use; and</p> <p>viii. Lighting for streets, parks and any other public domain spaces provided as part of a development should use energy efficient LED lighting.</p>	<p>vii) NA</p> <p>viii) Consent condition recommended for lighting to be consistent with Council's design specifications which provides for current practice for energy efficiency.</p>
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8.1.2.4 Integrated Water Cycle Management	
<p>1. All new developments to be appropriately plumbed to support Integrated Water Cycle Management principles, with the priority of usage for non-potable uses placed on recycled water.</p>	<p>The provision for purple pipe water supply is subject to Sydney Water requirements and is to be required through the requirements of section 73 of the Sydney Water Act 1994.</p>
<p>In an area where a recycled water scheme is provided or planned for:</p> <p>1. All developments must be designed to connect to recycled water and use this source for all non-potable end uses</p>	<p>Consent condition recommended requiring provision for the use of recycled water in the watering of street trees.</p>

including but not limited to toilet flushing, washing machines and on lot outdoor uses (garden irrigation).	
2. Directly connect street trees to the recycled water network for irrigation.	

8.1.2.5 Active Transport	
1. The Neighbourhood Plan must demonstrate how bus routes and bus movements are to be accommodated for each stage of the development.	Bus routes are shown in the Neighbourhood Plan along the Stage 1 road (Longview Drive) that forms the eastern edge of the subdivision.
2. Cycle paths and cycling networks should be provided throughout the development linking throughout the various stages of the development.	Cycle paths have been provided.
3. Development is to demonstrate how it maximises opportunity to use modes of transport other than the private motor vehicle. This includes (but is not limited to) easy access to, and useful design of, the network of shared pathways, the provision of public transport routes and public transport services and facilities.	The provision of pedestrian paths throughout the subdivision and availability of a bus route along Longview Road is considered to provide reasonable opportunity for modes of transport other than private motor vehicle when the location of the site is considered.

8.2 Smart Places

8.2.2 Controls

1. Development will address the principles contained in the Code for Smart Communities (October 2018), Smart Cities Council and Council's Smart Shire Strategy.	Consent conditions recommended consistent with the Strategy.
2. Access to quality internet services should be provided at the time of lot registration. Network cellular connectivity and coverage assessments should be undertaken to demonstrate that future residents will have access to high quality cellular network based on existing infrastructure.	Consent condition recommended consistent with this requirement and with the requirements of Stage 1 subdivision.
3. Where coverage at time of lot registration is not or will not be above minimum network connectivity speeds, it should be demonstrated how and where allowances for future network augmentation has been made.	Consent condition recommended consistent with this requirement and with the requirements of Stage 1 subdivision.

<p>4. Key telecommunication providers should be consulted to understand likely asset requirements for emerging services and what land/asset requirements may be required to ensure the efficient delivery of future infrastructure. Spatial allowance should be made where possible for future infrastructure.</p>	<p>Consent condition recommended consistent with this requirement and with the requirements of Stage 1 subdivision.</p>
<p>5. Neighbourhoods should be designed to readily accommodate advancements in technology and support safe alternative mobility options that reduce pollution, congestion and transport costs, such as electric, shared and autonomous vehicles,</p>	<p>Consent condition recommended consistent with this requirement and with the requirements of Stage 1 subdivision.</p>
<p>6. Smart monitoring equipment is to be considered wherever possible, including for water quality, ambient temperature, tree canopy cover and soil moisture content, cycle and car movements.</p>	<p>Consent condition recommended consistent with this requirement and with the requirements of Stage 1 subdivision.</p>
<p>7. Installation of the following is to be considered in parks and open space areas:</p> <ul style="list-style-type: none"> i. Smart lighting to key park spaces and where such spaces may be used at night-time for active uses, ensure lighting is adequate for active and passive uses; ii. A dedicated internet/fibre connection point; iii. A public Wi-Fi network sufficient to attain coverage of the whole park; iv. Bluetooth speakers with free access to the speakers within the community's parks, particularly in proximity to the basketball court/youth spaces; v. Security cameras at key locations with parks to ensure coverage of primary movement and play zones; vi. 'Smart bins' to park areas with capacity rubbish bin sensors vii. 'Smart park furniture' to park areas which includes USB charging capacity and potentially Wi-Fi connectivity, if not otherwise provided within the park elsewhere; viii. Electric vehicle charging points/poles immediately adjoining the park space (on 	<p>Consent condition recommended consistent with this requirement and with the requirements of Stage 1 subdivision.</p>

road if no dedicated off-road parking is proposed); and ix. Digital display screen, linked to a Council accessible network to share key community information, data and activities.	
8. Technology and tools to construct and operate new infrastructure more efficiently and sustainably should be considered and delivered wherever possible including the supply and installation of smart light poles to Council specification. Pit and pipe to each light pole should be provided to enable the future upgrading to 'intelligent' lights and the installation of 'smart meter' to Council specification at each new lot.	Consent condition recommended consistent with this requirement and with the requirements of Stage 1 subdivision.

8.3 Biodiversity

8.3.3 Controls

8.3.3.1 General Controls	
1. Provide a diversity of indigenous local provenance species (trees, shrubs and groundcovers) in riparian corridors and ecological setbacks.	No riparian corridors or ecological setbacks required for this subdivision.
2. Consider suitable indigenous local provenance species (trees, shrubs and groundcovers) and Appendix D: Prescribed Tree and Preferred Species in selecting species for planting in streets and open spaces.	Tree species selection has been assessed and generally acceptable subject to some substitutions to be implemented prior to issue of the subdivision works certificate.
3. Avoid and minimise the clearing of native vegetation and rehabilitate remaining native vegetation on certified - urban capable land within the Wilton Growth Area.	All trees were approved for removal as part of the consent to the Stage 1 subdivision.
4. Conserve and retain existing native trees and remnant native vegetation communities to provide urban tree canopy in the streetscape, individual lots, open space and riparian corridors.	All trees were approved for removal as part of the consent to the Stage 1 subdivision.
5. Avoid and minimise impact to large trees (>50cm Diameter at Breast Height) that act as habitat features (including dead trees) within the development area, and which provide essential habitat for threatened and other fauna, consistent	All trees were approved for removal as part of the consent to the Stage 1 subdivision.

with CPCP approval. Avoid impacts to soil within dripline of the retained trees. Development is to comply with Australian Standard 4970-2009 Protection of Trees on Development Sites.	
6. Provide a sensitive urban interface that supports and enhances the significance of corridors and reserves.	The subdivision does not adjoin corridors. The interface with the UNSCA has been designed to satisfy the requirements of the NPWS.
7. Consider incorporation of artificial breeding and roosting habitat such as bat boxes in bridge design, in accordance with relevant guidelines.	No bridges are proposed.

8.3.3.2 Stormwater	
1. Stormwater infrastructure associated with a proposed development, including pipelines and detention basins are not to be located on land identified as avoided consistent with the CPCP's biodiversity conservation approvals, zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation or land managed as a reserve.	Complies.
2. Ensure stormwater management design minimises impact on the biodiversity values of conservation areas.	Stormwater management design directs water flow to the western boundary detention basins and will not discharge to the conservation zone to the south.

8.3.3.3 Waterways	
1. Incorporate development that protects, maintains or restores waterway health and the community's environmental values and uses of waterways through a risk-based approach to manage the cumulative impacts of development. Refer to Section 3.2.2: Controls	Water quality targets are identified as achievable for water leaving the site.
2. Development must assess impacts of climate change and increased rainfall intensities.	Stormwater modelling adopted current practice for the consideration of climate change and rainfall intensities.
3. Stormwater conveyance will have a Major/Minor System configuration. Minor flows will be conveyed and contained in a system of kerb and gutter, pits and pipes/culverts. Major flows (flow in excess of Minor System capacity) will be	The development complies or is able to comply with Council's design specifications.

conveyed in overland flow paths designed to cater for such flows.	
4. Management of 'minor' flows using piped systems for the 1 in 10 (10%) AEP (residential land use) and the 1 in 20 (5%) AEP (commercial land use) will be in accordance Council's Design and Construction Specifications.	The development complies or is able to comply with Council's design specifications.
5. Management of 'major' flows using dedicated overland flow paths such as open space areas, roads, waterways and riparian corridors for all flows in excess of the pipe drainage system capacity and above the 10% AEP will be in accordance Council's Design and Construction Specifications.	The development complies or is able to comply with Council's design specifications.
6. Pedestrian and cycle pathways and open space may extend within the 1% AEP flood level, provided the safe access criteria contained in the NSW Floodplain Manual are met and there is no impact on the flood behaviour.	There is no land identified as subject to floodplain flooding.
7. Development is not to result in an increase in flood levels on adjoining or surrounding land.	Stormwater management design achieves predevelopment flows in accordance with Council's design specifications.
8. Development on flood prone land will comply with Council's Design and Construction Specifications and Flood Risk Management Policy.	The site does not contain flood prone land.
9. Flood Prone Land identified in the relevant Precinct's Schedule shows indicatively the extent of the 1% AEP flood level. Where development is proposed adjacent to land identified as Flood Prone Land, in the relevant Precinct Schedule, as being affected by the 1% AEP level, Council may require a more detailed flood study to be undertaken by the applicant to confirm the extent of the flood affectation on the subject land.	The site does not contain flood prone land.
10. Cut and fill is not to occur in the 1% Annual Exceedance Probability (AEP) floodway or within critical flood storage areas.	The site does not contain flood prone land.

8.3.3.4 Additional Controls for Subdivision	
<p>1. A Construction Environmental Management Plan (CEMP) is to be submitted which includes:</p> <ul style="list-style-type: none"> i. Pre-construction surveys prior to removal or disturbance (seasonally dependent, before torpor) of human made structures, to ensure roosting habitat for microbat species including mine shafts, storm water tunnels, old or derelict buildings, bridges and culverts are retained where possible to ensure any individuals are dispersed or relocated as per best practice. ii. A pre-clearance assessment for any native fauna immediately prior to any clearing of native vegetation to ensure that arboreal mammals, roosting and hollow-using birds, bats and reptiles are stopped from accessing any vegetation to be cleared, and are safely removed prior to clearing. Translocation is to be in accordance with EES' Translocation of Threatened Fauna in NSW policy. iii. Best practice site hygiene protocols to manage the potential spread of Phytophthora and Myrtle Rust on land adjacent to land avoided consistent with the CPCP' s biodiversity approvals, zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation or managed as a reserve, in accordance with the best practice guideline 'Arrive Clean, Leave Clean: Guidelines' (Commonwealth of Australia, 2015). iv. Management of weeds and rehabilitation of the site adjoining avoided land consistent with the CPCP' s biodiversity approvals, land zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation or lands managed as a reserve. v. A tree-felling protocol to be implemented to avoid impacts to birds, arboreal mammals, koalas and reptiles, raptor nests (almost all large raptors in Wilton are threatened), dreys, dens, 	<p>Consent condition recommended.</p>

hollows and other nests in trees that are to be cleared.	
2. Site design should allow public access to fencing for ongoing maintenance.	Perimeter fencing is adjacent to perimeter roads or public access around the detention basins.
3. A Landscape Plan, including a Weed Eradication and Management Plan is to be submitted with subdivision DAs and bulk earthworks applications in accordance with Clause 3.5.2(7).	Landscape Plan submitted. Consent condition recommended requiring submission of a Weed Eradication and Management Plan with the subdivision works certificate application.

8.3.3.5 Measures Required During Construction	
1. Pest control techniques implemented during and post construction are to be in accordance with regulatory requirements for chemical use and address the relevant pest control strategy and are to reduce the risk of secondary poisoning (e.g. from Pindone or second generation rodenticides).	Consent condition recommended.
2. Construction traffic is to utilise clearly defined, designated access and egress points to and from a development site to avoid impacts on remnant wildlife corridors and native vegetation communities.	Consent condition recommended.
3. Parking, equipment and material laydown areas are to be positioned away from land with biodiversity values.	Consent condition recommended.
4. Construction traffic must adhere to construction zone speed limits of 20km/h across a subject site.	Consent condition recommended.
5. Temporary fencing to be installed prior to site works commencing to limit areas impacted by the works and accessible by construction traffic.	Consent condition recommended.

8.3.3.7 Bushfire Management	
Asset Protection Zones (APZs) for bushfire protection are to be located wholly within land zoned for urban purposes and not within land identified as avoided zoned consistent with the CPCP's biodiversity conservation approvals, land zoned E1 National Parks and Nature	Complies.

Reserves, E2 Environmental Conservation or land managed as a reserve. APZs will be determined in accordance with Planning for Bush Fire Protection 2019 and Rural Fire Service Standards for Asset Protection based on vegetation type, slope and the nature of the development.	
2. Development setbacks required to manage potential bushfire risk, such as APZs must be supported by a detailed assessment in accordance with Planning for Bushfire Protection Guidelines 2019, and not overlap environmentally sensitive areas (as defined in Appendix A) or areas with remnant native vegetation community.	Asset Protection Zones (APZs) for bushfire protection are to be located wholly within the land

8.3.4 Koala Protection

8.3.4.2 Controls

1. Development on land identified as Koala Habitat by the Koala Habitat Protection SEPP will incorporate specific design requirements in accordance with the relevant KPOM, available mapping and science, or the requirements of the Koala Habitat Protection SEPP.	Land not identified as Koala habitat.
2. Development will be consistent with the biodiversity conservation measures identified in the draft CPCP, Part 8: Sustainability and Biodiversity, Part 7: Other Uses and in accordance with the approved Neighbourhood Plan.	See Neighbourhood Plan assessment later in this report.

8.3.4.2.1 Neighbourhoods, Subdivision & Development Design	
<p>For all certified land adjacent to koala habitat and in the case of any inconsistencies, the following controls apply:</p> <ol style="list-style-type: none"> 1. Design subdivision layout, including perimeter roads and APZs to reduce impacts to and protect areas of koala habitat. 2. Signpost areas adjoining koala habitat with signage to indicate koalas in the area and identify permitted/prohibited activities 	NA

<p>and associated penalties that apply for noncompliance.</p> <p>3. Urban tree species to be planted as street trees, in open space and recreation areas are to exclude Koala Tree Feed Tree Species as set out below:</p> <p>i. Primary Food Tree: Eucalyptus tereticornis - Red forest gum; Eucalyptus punctata - grey gum or</p> <p>ii. Secondary Food Tree: Eucalyptus longifolia - woollybutt; Eucalyptus moluccana - grey box; or</p> <p>iii. Supplementary Food Tree: Eucalyptus agglomerata - Blue leaved stringybark; Eucalyptus globoidea - white stringybark.</p> <p>Refer to Appendix D: Prescribed Tree and Preferred Species for additional Koala Feed Tree Species not listed above.</p>	
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8.3.5 Threatened and Significant Species

8.3.5.2 Controls

<p>1. Setbacks for threatened species include but are not limited to the following. All references elsewhere are to be cross referenced with the below:</p> <p>i. Grey-headed flying fox camp requires 100m setback to any buildings and development. The setback area should be maintained free of flying fox roosting habitat;</p> <p>ii. Any squirrel glider habitat requires a setback from buildings or development that accounts for angles in squirrel glider movement; and</p> <p>iii. Raptor nests require a 500m circular setback from where nests are located in extensive undisturbed bushland. Where nests are located closer to existing developments, a minimum circular setback distance of 250m should be maintained along with an undisturbed corridor at least 100m wide extending from the nest to the nearest foraging grounds.</p>	NA
<p>2. Domestic animal containment and appropriate dog proof fencing for cat and</p>	Consent condition recommended.

dog containment in new residential areas shall be consistent with Council's guidelines.	
3. Avoid impacts to identified habitat features which provide essential habitat for threatened and other fauna, consistent with CPCP approval, including large trees (>50cm Diameter at Breast Height) and dead trees and avoid impacts to soil within dripline of the retained trees during construction.	NA
4. Mitigation to be undertaken in accordance with the following best practice guidelines for threatened ecological communities: i. Best Practice Guidelines: Cooks River/Castlereagh Ironbark Forest (NSW DECC, 2008) within and adjacent to the TEC; and ii. Recovering Bushland on the Cumberland Plain: Best Practice Guidelines for the Management and Restoration of Bushland (NSW DECC, 2005).	NA
5. A Landscape Plan including a Weed Eradication and Management Plan is required in accordance with Clause 3.5.2(7).	Landscape Plan submitted. Condition recommended requiring Weed Eradication and Management Plan to be submitted with the subdivision works certificate.
6. Adopt and implement open structure design for roads adjacent to known population of Cumberland Plain Land Snail in accordance with actions under the Save our Species Program (EES, 2020).	NA
7. Where fencing is required, the integrity of fencing is to be maintained throughout construction and during operation of the development.	Consent condition recommended.
8. Movement of fauna is to be facilitated within and through wildlife corridors by: i. Ensuring that development, services and landscaping associated activities do not create barriers to the movement of fauna along and within wildlife corridors; and ii. Separating fauna from potential construction hazards through the	NA

preconstruction and construction process.	
9. High intensity lighting including industrial or commercial lighting, sports field lighting, lighting within carparking areas and associated with any industrial or commercial-scale retail development must be designed to avoid light spill into adjoining natural areas. Australian Standard AS 4282 or updates to that standard are to be considered as a minimum.	NA
10. Where development is located within 100m of known microbat colonies, or habitat likely to support microbat colonies, street lighting must not attract insects. Mitigation measures such as the use of warm coloured LED lights are to be provided	NA
11. Where wildlife impacts are likely to arise from noise or lighting from the development to land zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation or land managed as a reserve, the proponent must manage light spill, and timing of noise producing activities including installing appropriate noise treatment barriers along major roads and other light and noise attenuation mitigation measures for noise and light.	The provision of perimeter buffers and roads are considered to provide adequate separation to minimise impacts.
<p>12. Traffic calming measures are to be provided as follows:</p> <ul style="list-style-type: none"> i. Ensure speed limit restrictions for local roads adjacent to open spaces and land identified as avoided under the CPCP; ii. All perimeter roads adjacent to land with biodiversity value and avoided under the CPCP are to include traffic calming devices such as speed humps and audible surfacing; and iii. Perimeter roads and roads adjacent to wildlife habitat areas must be signposted in accordance with Austroads, RMS technical guidelines, Council Guidelines and relevant Australian Standards; 	The design of perimeter roads adjoining the UNSCA incorporate wider verges and blisters with narrower carriageway sections to accommodate street tree planting and WSUD features. These function to also provide traffic calming.

13. Ensure that appropriate mitigation strategies (including fauna-sensitive road design elements) are employed to minimise environmental impacts such as vehicle strike during and after road construction and upgrading.	The design of the roads ensures a slower speed environment and will aid in reducing vehicle strike.
14. Ensure that any residual noise impacts on wildlife arising from development are appropriately mitigated.	Residential development at the proposed density is not considered to pose a significant impact in respect to noise.
15. An Environmental Construction Management Plan is to be submitted, in accordance with the requirements of Section 8.3.3.4	Consent condition recommended.

South East Wilton Precinct – Schedule 1 provides guidance for the design of urban development of the area, and informed the preparation of Neighbourhood Plan No. 1.

South East Wilton Precinct - Schedule 1: Neighbourhood Plan No. 1

Neighbourhood Plan No.1 commenced in September 2023.

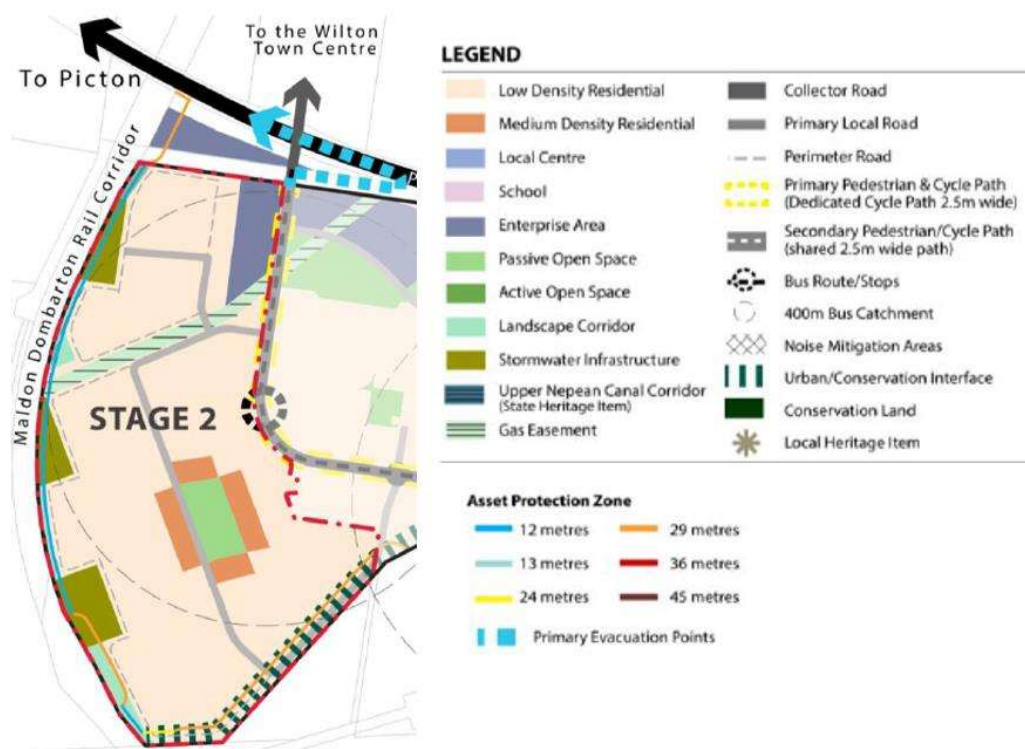


Figure 8 South East Wilton Neighbourhood Plan No.1

2.3 Green and Blue Grid

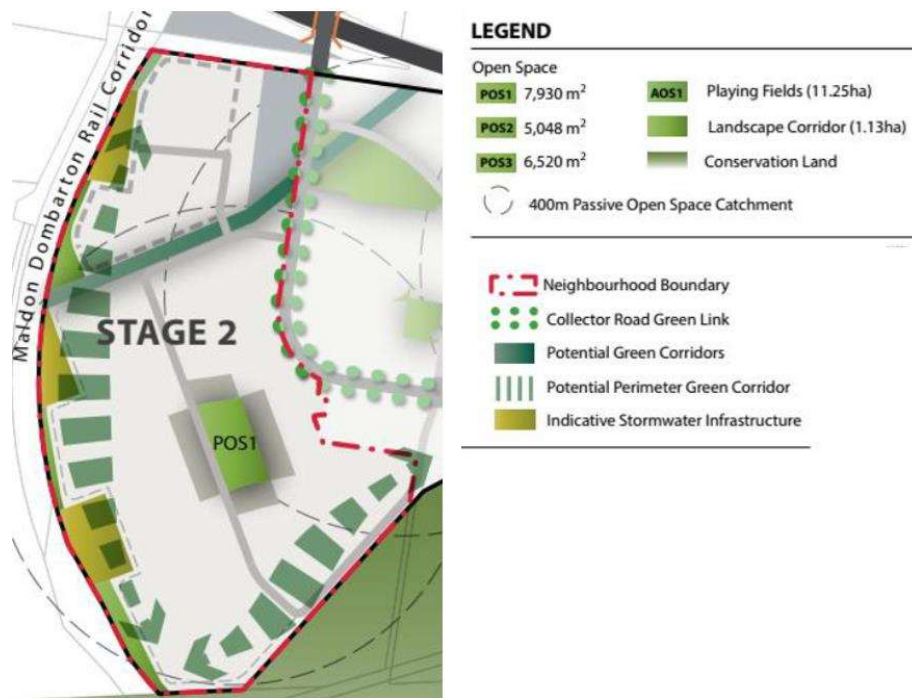


Figure 9 Extract from Neighbourhood Plan No. 1

Controls

1. Open space is to be provided generally in accordance with the Green and Blue Grid Plan.	The development is considered to be generally consistent.
2. The size of open space is to be generally consistent with Figure 15. Where variations are sought, additional information and justification is to be provided that supports the proposed variation.	The development is considered to be generally consistent.
3. Open space is to be designed to have road frontages on all sides.	Complies.
4. In addition to the requirements set out in 3.5.1(7) of the Wilton DCP, a Landscape Plan must also: a. Identify any areas nominated for irrigation purposes, including passive irrigation of stormwater and treated wastewater. b. Overlay wastewater and stormwater management onto green space and streetscapes to show any integration. c. Show how the landscaping plan was designed to support significant usage of	<p>The Landscape Plan incorporates WSUD features within the road reserve to manage water quality and stormwater flows, and to provide watering of street trees. All driveway locations are shown and integrated with the street tree planting shown in the Landscape Plan.</p> <p>Consent condition recommended requiring provision of these details as part of the subdivision works certificate application including:</p> <ul style="list-style-type: none"> Kerb opening to direct rad runoff to street trees,

treated wastewater and stormwater runoff. d. Identify any permeable surfaces e.g. pervious driveway cross overs	<ul style="list-style-type: none"> Use of purple pipe water for street tree irrigation.
5. Site specific water management plans should include both stormwater and wastewater and address all relevant requirements of Council's WSUD Guidelines.	Council's Sustainability Officer supports approval of the subdivision subject to consent conditions to address some non-achievement of the guidelines in the submitted design.
Development is to consider the provisions of 3.2 and 4.2 of the Wilton Growth Area DCP (main document).	Considered.
7. A self-evacuation approach to any flooding constraints is to be considered.	NA
8. Consideration is to be given to the Draft Shire Wide Flood Study	Considered – areas of overland flow incorporated into the design of the roads and stormwater system.
9. Any Flood Risk Assessment should consider the full range of flooding including events up to the PMG and should have regard to flood warning and evacuation demand on the road network.	NA

2.4 Grey Grid

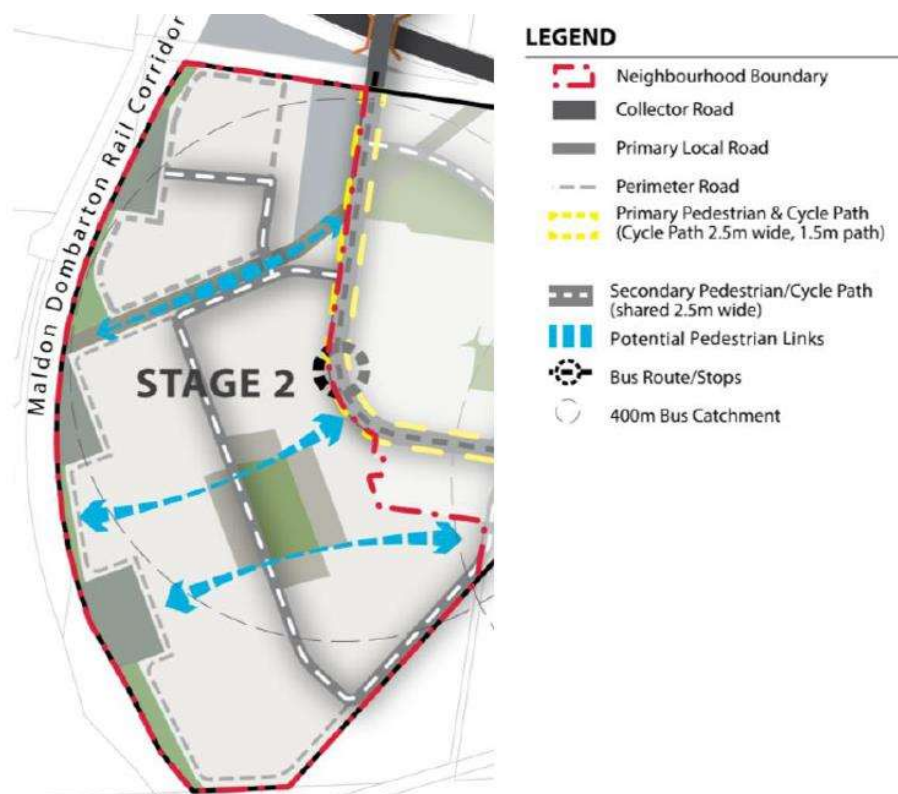


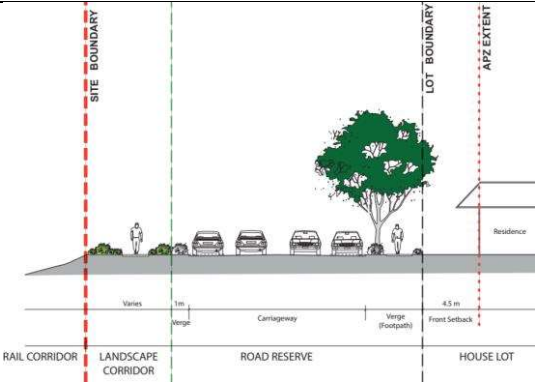
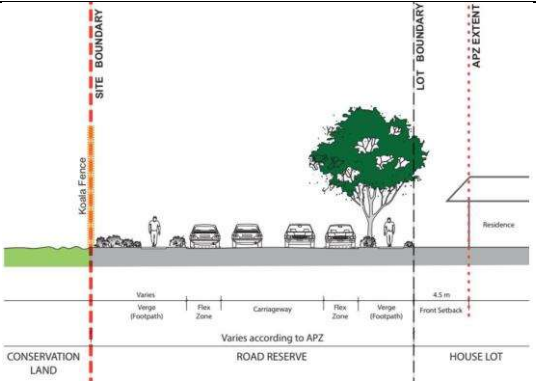
Figure 10 - Extract from Neighbourhood Plan No.1

Controls

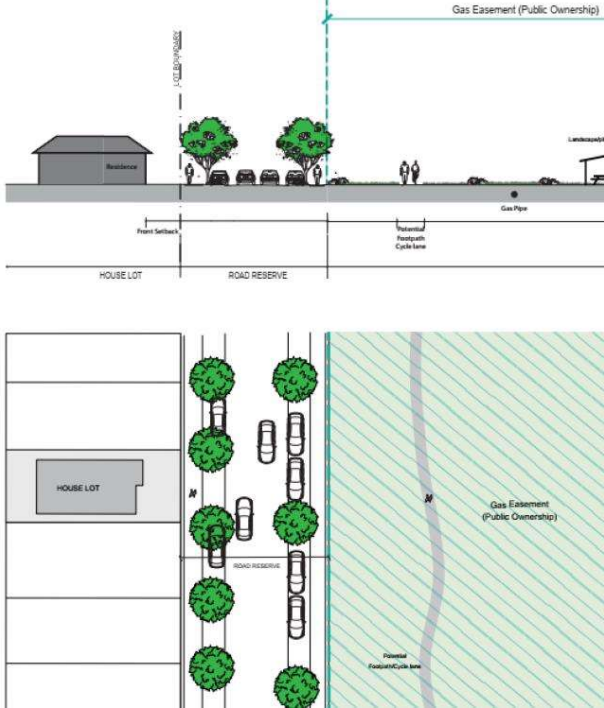
1. The walking and cycle network are to be generally consistent with Figure 16.	The development is considered to be generally consistent.
2. Off road walking and cycle links are to be integrated with open space.	The development is considered to be generally consistent.
3. Walking and cycle routes and facilities in public spaces are to be safe, well lit, clearly defined, functional and accessible to all.	The development is considered to be generally consistent. Consent conditions recommended in respect to details for lighting and accessibility.
4. Walking and cycle shared paths are to be a minimum width of 2.5m.	The development is considered to be generally consistent. Shared paths were to be provided in Stage 1 along Longview Drive.
5. Principles of CPTED (Crime Prevention through Environmental Design) to be incorporated in the design of the access and movement system.	Through streets and street lighting provide reasonable achievement of CPTED principles at the subdivision stage.
6. Road design and networks must support and promote active and public transport modes to the Local centre cluster including the education and open space facilities, and meet the necessary service levels.	The design is consistent with the Neighbourhood Plan and considered to achieve the outcome to the extent possible within this context.
7. Picton Road is a controlled access road, with access restricted along the Boundary of the site with Picton Road.	Noted.
8. Transport for NSW is to be consulted prior to the finalisation of emergency access route locations.	NA – addressed in Stage 1.

2.4.1 Road hierarchy	
<p>1. Selection of road sections must provide a gradual step down in road hierarchy and should be generally consistent with the following:</p> <ul style="list-style-type: none"> <i>a. Sub-Arterial Road</i> <i>b. Typical Employment Area Local Street</i> <i>c. Collector Street</i> <i>d. Primary Local Road</i> <i>e. Local Residential Street</i> <i>f. Local Street</i> 	The development is considered to be generally consistent.
2. Selection of road sections must give consideration of the selection and design criteria outlined in Section 3.14 Movement	The development is considered to be generally consistent.

of the Wilton Growth Area DCP and in particular consider the design requirements of WSUD in the streetscape.	
3. Road sections must be selected to support the multiple functions that the road reserve must achieve.	The development is considered to be generally consistent.
4. Verge widths supporting infrastructure and landscaping must be considered as part of the design of any street.	The development is considered to be generally consistent.
5. Staggered parking bays on both sides of the road should be used in Local Residential Streets and Local Streets to create alignment variations to slow vehicles.	The development is considered to be generally consistent.
6. Collector roads are to provide the following: a. a 3m cycle path b. a 2m for footpath for medium density areas c. a 3m for areas along the local centre and school areas	Longview Road is the collector road for the subdivision and its cross section was approved as part of Stage 1.
7. Subject to appropriate urban design, Perimeter Roads are to provide 2m footpath.	Footpaths are 2.5m wide within Road 01, which forms part of the perimeter road layout. Other perimeter roads provide 1.5m footpaths.

2.4.3 Perimeter Roads	
 <p>Figure 11 Extract from Neighbourhood Plan No.1 - Rail Corridor Edge</p>	 <p>Figure 12 Extract from Neighbourhood Plan No.1 – Conservation Land Edge</p>
1. Perimeter roads are to be designed to be consistent with the requirements of PBP 2021 and generally in accordance with Figures 17 and 18.	The development is considered to be generally consistent. However, there is no footpath on the external side of the perimeter road, noting that perimeter

	swales are required for the achievement of water quality targets.
2. Where appropriate, varying road widths are to be used to ensure that the APZ does not extend further than the minimum dwelling setback	The development is considered to be generally consistent.

2.4.4 Roads Adjacent to Gas Easements	
 <p>Figure 13 Extract from Neighbourhood Plan No.1 – Gas Easement Edge</p>	
1. Roads adjacent to gas easements are to be designed to be consistent with the requirements of APA and generally in accordance with Figure 19.	The development is considered to be generally consistent. Consent conditions from APA require some modifications.

2.5 Environmental Constraints

Controls

2.5.2 Upper Nepean State Conservation Area	
1. Access to or works on the park are to occur only if authorisation is granted by NPWS under the NPW Act or the National Parks and Wildlife Regulation 2019 (NPW Regulation).	No access or works proposed.
2. The legal boundary between the park and the Precinct should be surveyed, and the legal tenure correctly established prior to the detailed planning and assessment phase.	Consent condition provided by NWPS: Prior to commencement of works, the boundary between the site and the Upper Nepean State Conservation Area is to be surveyed and evidence

<p>3. All future DAs must be accompanied by survey plans to demonstrate that all development including ancillary infrastructure, services and landform modification is off the park and wholly contained within the development footprint and not impact SCA.</p>	<p>submitted to Council demonstrating that all proposed works are wholly contained within the development site and there will be no impact on the SCA.</p>
<p>4. Regulatory and informative signage, suggested control: Fencing along the boundary adjoining Upper Nepean SCA land is to be designed and installed in consultation with NPWS Hawkesbury/Nattai Area.</p>	<p>Consent condition provided by NPWS:</p> <p>Installation of exclusion fencing and controls along the boundary to control and contain all activities within the development site throughout the period of works.</p> <p>Permanent fencing to be installed along the boundary adjoining the SCA. The design of the fence installation is to be completed in consultation with NPWS Hawkesbury/Nattai Area. Evidence of consultation and agreement from NPWS is to be submitted to Council. Permanent fencing is to be installed within 6 months of completion of the bulk earthworks.</p>
<p>5. Requirement for any development within 50m of the Upper Nepean SCA boundary to be referred to NPWS for comment. Rationale: the precinct shares a significant boundary with the Upper Nepean State Conservation Area, which is also drinking water catchment. The park is recognised as an environmentally sensitive area of state significance and NPWS seeks to ensure any adverse impacts are avoided to the greatest practicable extent. Development proposed adjacent to the park must address likely impacts (both direct and indirect), protect landscape connectivity and be designed to avoid opportunities for public access to the park.</p>	<p>Application was referred to NPWS. The consent includes conditions requested by NPWS.</p>

2.5.3 Bushfire Management and Evacuation

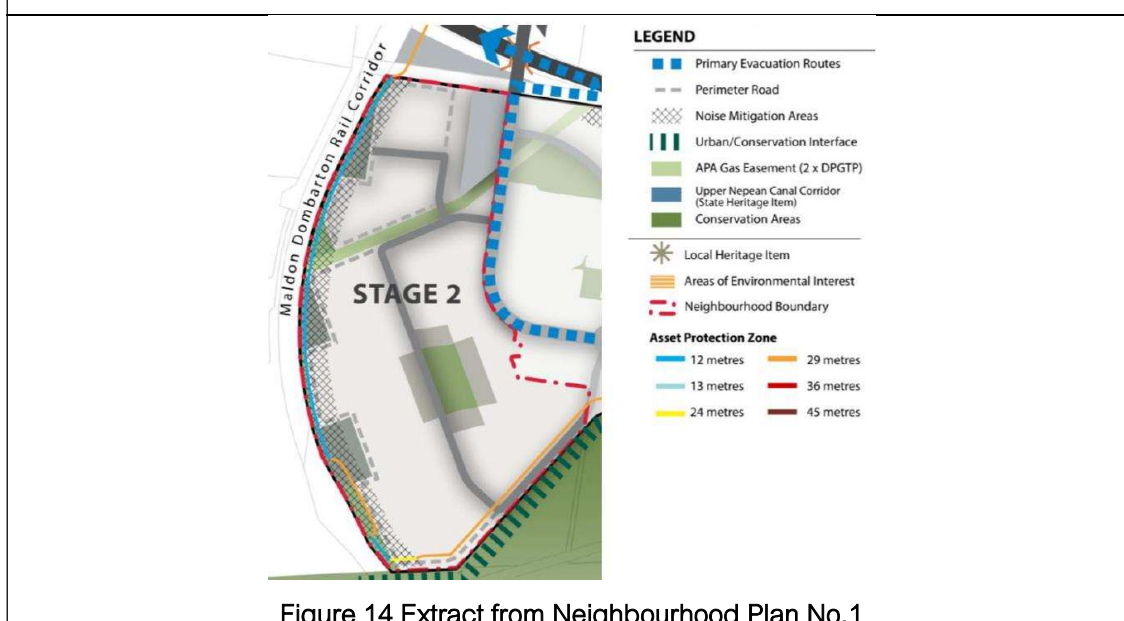


Figure 14 Extract from Neighbourhood Plan No.1

1. Emergency access to be located generally consistent with the location nominated at Figure 20.	The development is considered to be generally consistent.
2. Emergency access location and configuration is to be considered and proposed as part of subdivision development applications where required.	Provided as part of Stage 1 subdivision (Longview Drive).
3. Emergency access for each subdivision development application to be negotiated and agreed with RFS.	RFS have provided GTAs and are included in the recommended conditions of consent.
4. Despite any provisions in the main part of the DCP, land affected by APZ can be utilised for the purposes of private open space. a. Appropriate fencing and landscaping is to be used to create private open space areas.	Generally this will be limited to the front yards of future houses along the perimeter road.
5. A perimeter road is to be provided for all lots that front the C2 Environment Conservation land. The road is to be consistent with the requirements of Planning for Bushfire Protection 2019.	The development is considered to be generally consistent.
6. The Upper Nepean State Conservation Area fire trail connections as relevant to the Rural Fire Service's (draft) Fire Access and Fire Trail Plan and ensure the designation of the trail and assigned category are acknowledged. The design of the egress relative to the type of	The development is considered to be generally consistent.

operational vehicle accessing the park for firefighting or hazard reduction purposes – refer to NSW Fire Trail Standards (RFS 2016) and the Design and Construction Manual.	
7. The ancillary fire and management trails as shown within the Upper Nepean State Conservation Area Fire Management Strategy and Upper Nepean State Conservation Area Plan of Management to ensure access to the park are maintained from the proposed local road network.	The development is considered to be generally consistent.
8. No supplementary management zone obligation or ongoing hazard reduction burden is to be placed on any land administered under the NPW Act in this locality.	The development is considered to be generally consistent.

2.5.4 Aboriginal Cultural Heritage	
1. Development is to be in accordance with 3.9 Aboriginal Cultural Heritage of the DCP	AHIP was issued for the site as part of the Stage 1 subdivision consent and remains in force.
2. Development within the area identified under AHIP 4642 AHIP C0003872 or any other applicable AHIP is to be undertaken in accordance with the conditions set by the relevant AHIP.	Consent condition recommended.
3. Areas identified in Wilton South-East Precinct Stage 2 and Stage 3: Aboriginal Cultural Heritage Due Diligence Assessment by Biosis dated 29 November 2021 as having high archaeological value should be avoided wherever possible. If impact to these areas cannot be avoided, subsurface investigations (test excavations) will be required prior to the commencement of works. This would include the preparation of an Aboriginal Cultural Heritage Assessment (ACHA) to support an AHIP application. The ACHA must be prepared in accordance with the <i>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW</i> (OEH 2011). This includes an Archaeological Report prepared in accordance with the Code and	This relates to Stage 3 noting that AHIP 4642 has been granted for Stages 1 and 2. An isolated sub-surface artefact with low significance was located on the boundary of the site and the AHIP allows the artefact to be recovered and reburied within a portion of the site to remain undisturbed.

consultation with Aboriginal community in accordance with the <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010</i> (DECCW 2010c).	
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2.5.5 Non-Aboriginal Heritage	
1. Development is to be in accordance with 3.10 Non-Aboriginal Heritage of the Wilton DCP.	Stage 2 does not affect Non-Aboriginal Heritage.
2. Due to the presence of two historical heritage items within the study area, and one adjacent to the study area, a Statement of Heritage Impact (SoHI) is to be undertaken and submitted with development application in the vicinity of these items.	SOHI submitted with Stage 1 subdivision application which included the Stage 2A area.

2.5.6 Contaminated Land	
1. A Phase 2 Detailed Site Investigation, and if necessary a Remediation Action Plan, is to be provided as part of the development application for the areas identified in the Identified Areas of Environmental Interest. This is to be prepared by a suitably qualified and experienced person and prepared in accordance with the requirements of NSW Environment Protection Authority (EPA 2020) Consultants Reporting on Contaminated Land - Contaminated Land Guidelines, so as to satisfy the requirements of Section 4.6 of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> .	A RAP (Douglas Partners, May 2019) was submitted for Stages 1 and 2 of the subdivision. Completion of works under the RAP is expected to occur as part of the bulk earthworks' application. Consent condition recommended, with a validation report required prior to subdivision works commencing.

2.5.7 Development Near Gas Easement	
1. Development within gas easements must be consistent with Section 3.17 Development Near or On Gas Easements of the DCP.	The development is considered to be generally consistent.
2. Development of 'sensitive land uses' within the mapped Measurement Length area of Figure 9 of the South East Wilton	APA were consulted and have provided recommended conditions of consent.

Precinct – Schedule 1 is to be referred to APA.	
3. Development must demonstrate compliance with the controls set out in 3.17 Development Near or On Gas Easement contained within the Wilton DCP.	The development is considered to be generally consistent.
4. Any landscaping or walking/cycleway works considered as part of a development proposal, must be submitted to APA for consideration. a. Such works are to be consistent APA Group's National Landscape Guidelines.	APA were consulted and have provided recommended conditions of consent.

2.5.7 2.6 Residential controls

2.6.2 Subdivision Design

Controls:

1. The design of road and subdivision layout shall consider the retention of mature trees.	Removal of all trees was approved as part of the Stage 1 subdivision consent.
2. The removal of trees, as a result of detailed design, is to be supported by evidence that demonstrates that is not practicable to be retained, including: <ul style="list-style-type: none"> • Detailed engineering design; • Detailed tree survey and assessment, including current health and likely survival; and, • Road and lot/dwelling alignment. 	Removal of all trees was approved as part of the Stage 1 subdivision consent.
3. Tree planting must be proposed at a minimum in accordance with Section 5.10 of the DCP.	The development is considered to be generally consistent.
4. An overlay of the development proposal and the land use zones is to be submitted with any development application to ensure there is no encroachment (including supporting infrastructure and/or indirect impacts) into the adjoining C2 Environmental Conservation Land.	The development is contained within the UD Zone.

2.6.3 Acoustic amenity and Precinct interface

Controls:

1. Development of land identified as a 'Noise Mitigation Area' in Figure 12 of the South East Wilton Precinct – Schedule 1 is to be accompanied by an acoustic assessment in association with a subdivision application.	Acoustic report submitted in accordance with this requirement.
2. Development of land affected by noise is to be consistent with the noise criteria in <i>Development Near Rail Corridors and Busy Roads - Interim Guideline</i> (Department of Planning 2008).	TfNSW has provided GTAs and consent conditions are recommended to ensure appropriate construction to achieve target internal noise levels in accordance with the interim guideline.

2.6.4 Development along ridgelines or prominent sites

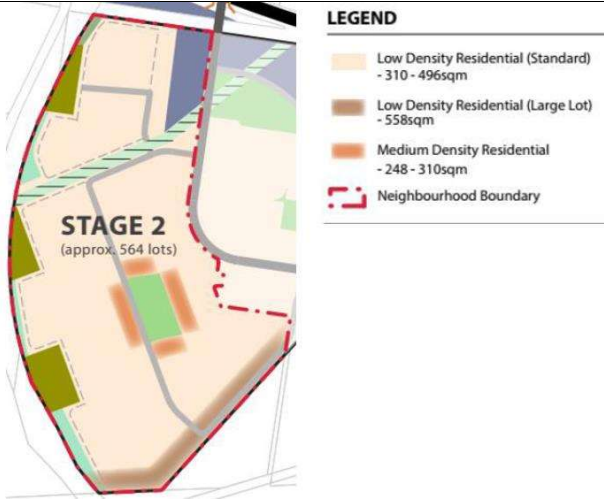
Controls:

1. Development in or on higher elevations are to be designed to be sensitive to the scenic and visual qualities of the area.	The site generally falls from the Stage 1 subdivision area on the eastern edge to the western side boundary and is not considered to contain higher elevations for the purpose of this control.
2. Where view lines of the environmental lands are available within the neighbourhood, road design and layout will consider opportunities to retain these views.	The grid road pattern and north south roads and perimeter roads provide opportunities for view lines to the UNSCA to the south and south east.
During planning phase, consideration is given to one or more of the following elements in minimising visual impact; <ul style="list-style-type: none"> • Lot siting and orientation, • Landscaping design, • Roof pitch and design, • Colour palette. 	Street tree planting will provide substantive visual elements to the neighbourhood as it develops.
4. Use of vegetation to soften the visual landscape.	Street tree planting and WSUD features in the road reserve will provide softening of the visual landscape.
5. Development in higher elevations to ensure that no building elements dominate the skyline.	The perimeter road along the highest section of the site will assist in minimising building elements on the skyline.
6. Development on steep land is to be supported by a geotechnical report prepared by a suitably qualified person for each dwelling application.	NA – future dwelling house applications.
7. Subdivision layout should respond to the topography of the site, and consider individual lot access (driveway location and grade).	The civil design plans have identified individual lot accesses. Some sites will require garage setbacks greater than the minimum to achieve maximum

	permissible grades but are considered achievable.
8. Lots shall be designed to respond to inherited slopes. Housing products that suit sloping lots, including split level house designs and landscape solutions are encouraged.	NA – future dwelling house applications.

2.7 Residential Density

Controls

 <p>LEGEND</p> <ul style="list-style-type: none"> Low Density Residential (Standard) - 310 - 496sqm Low Density Residential (Large Lot) - 558sqm Medium Density Residential - 248 - 310sqm Neighbourhood Boundary <p>Figure 15 Extract from Neighbourhood Plan No.1</p>	
1. The distribution of dwelling typologies is to be generally in accordance with Figure 21.	The development is considered to be generally consistent.
2. Dwelling yields proposed in each subdivision application will be tracked against those in the Neighbourhood Plan.	The proposed yield is consistent with the dwelling yield cap.
3. Dwelling yields may be 'traded' between sub-precincts if it meets the overall targets and objectives of the DCP and Neighbourhood Plan.	Noted.