

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed thirty eight (38) lot Torrens Title
Subdivision including the construction of public
roads, associated storm water drainage and tree
removal.

**146 Regent Street, Riverstone
Lot 15 Section O DP 712**

UNIVERSAL PROPERTY GROUP PTY LIMITED



Trading as Bathla Group
ABN 98 078 297 748

PO Box 270
Wentworthville NSW 2145
ABN 98 078 297 748

P 02 9636 2465
F 02 9688 4762
info@bathla.com.au

Prepared and published by:

Universal Property Group Pty Ltd
PO Box 270
Wentworthville NSW 2145
ABN 98 078 297 748

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CONTENTS

1. INTRODUCTION.....	4
1.1 OVERVIEW	4
2. THE SITE	6
2.1 SITE AND CONTEXT	6
2.2 EXISTING SITE/VEGETATION & TOPOGRAPHY	7
3. DEVELOPMENT PROPOSAL.....	8
4. PLANNING FRAMEWORK	10
4.1 STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006.....	10
4.2 ZONING	13
4.3 SUBDIVISION	14
4.4 DWELLING DENSITY	14
4.5 HEIGHT OF BUILDING	15
4.6 PUBLIC UTILITY INFRASTRUCTURE	16
4.7 DEVELOPMENT ON CERTAIN LAND IDENTIFIED AS GREEN AND GOLDEN BELL FROG HABITAT	16
4.8 BCC GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL PLAN	18
5. ENVIRONMENTAL PLANNING ASSESSMENT	28
5.1 CONTAMINATION.....	28
5.2 SALINITY AND GEOTECHNICAL ASSESSMENT	28
5.3 HERITAGE	29
6. SECTION 4.15 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979	30
6.1 SEPP (SYDNEY REGION GROWTH CENTRES) 2006	30
6.2 SYDNEY REGIONAL ENVIRONMENTAL PLAN (SREP) NO. 20 HAWKESBURY NEPEAN RIVER.....	30
6.3 STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND.....	30
6.4 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007	31
6.5 BLACKTOWN CITY COUNCIL GROWTH CENTRE DEVELOPMENT CONTROL PLAN (DCP) 2010	31
7. CONCLUSION	32
8. APPENDIX	33

1. INTRODUCTION

1.1 OVERVIEW

This Statement of Environmental Effects been prepared by Universal Property Group Pty Ltd in support of a Development Application in relation to Lot 15 Section O DP 712, 146 Regent Street, Riverstone.

This development application seeks approval for a thirty eight (38) lot Torrens Title Subdivision, construction of public roads, associated storm water drainage and tree removal. Thirty eight (38) lots will be used for residential lots.

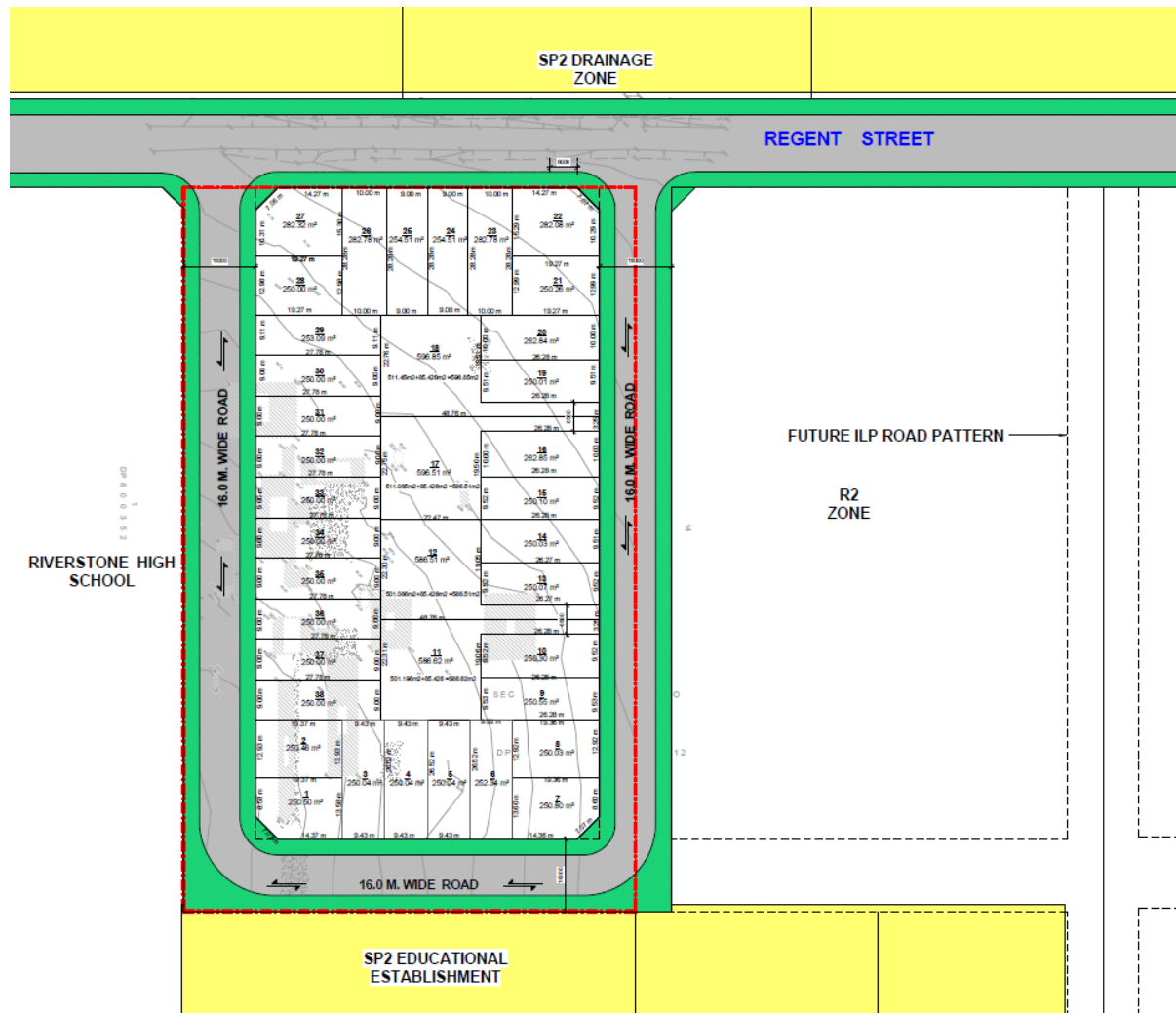


Figure 1: Subdivision Plan (Source: Universal Property Group, February 2018)

On the 20th February 2018, Universal Property Group Pty Ltd attended a Pre-Application Meeting with Blacktown City Council to discuss the residential subdivision subject t

This Statement of Environmental Effects will address the proposal in the context of the applicable planning legislation and policy:

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and
- Blacktown City Council Growth Centre Precincts Development Control Plan 2014.

The Statement of Environmental Effects is to be read in conjunction with the following associated documents and plans prepared as part of this DA:

- Aboriginal Archaeological Due Diligence Assessment by Dominic Steel Consulting Archaeology dated 28 March 2018
- Owners Consent;
- Traffic and Parking Assessment Report by Varga Traffic Planning dated 28 March 2018
- Waste Management Plan by Universal Property Group dated 8 February 2018
- Waste Management Report by Universal Property Group
- Geotechnical and Salinity Investigation Report by Geotesta dated 7 February 2018
- Street Tree Planting Plan by University Property Group dated
- Detailed Contamination Site Investigation Report by Geotesta dated 7 January 2018
- Frog Habitat Issues by Dominic Fanning – Gunninah dated April 2018
- Detail Survey by Chadwick Cheng dated 16 January 2018
- Architectural Plans by Universal Property Group dated 8 February 2018;
- Quantity Surveyors Report dated 15 February 2018
- Preliminary tree Assessment by Monaco Designs dated 8 February 2018

2. THE SITE

2.1 SITE AND CONTEXT

The subject site formally comprises Lot 15 Section O DP 712 and is located within the Alex Avenue and Riverstone Precinct Plan of the North West Growth Centre land release area.

The subject site is a long rectangular block located on the southern side of Regent Street and is bounded by McCulloch Street, Riverstone Road and Clarke Street. The site is approximately 1.6Ha in area, has a 87.51 metre frontage to Regent Street and average lot depth of 231 metres. Vehicular access to the site is provided via a driveway located off Regent Street. The proposed site is adjacent to Riverstone High School and Norwest Christian College and is located approximately 1.4km east of Riverstone Station, 1.6km east of Riverstone Park and 2.5km west of Rouse Hill Regional Park.

The subject site is approximately 11km north east of Sydney Business Park which comprises of major international and national retail brands such as ALDI, IKEA, Bunnings Warehouse, JB HI-Fi and Costco, and is adjacent from the proposed Marsden Park Town Centre.

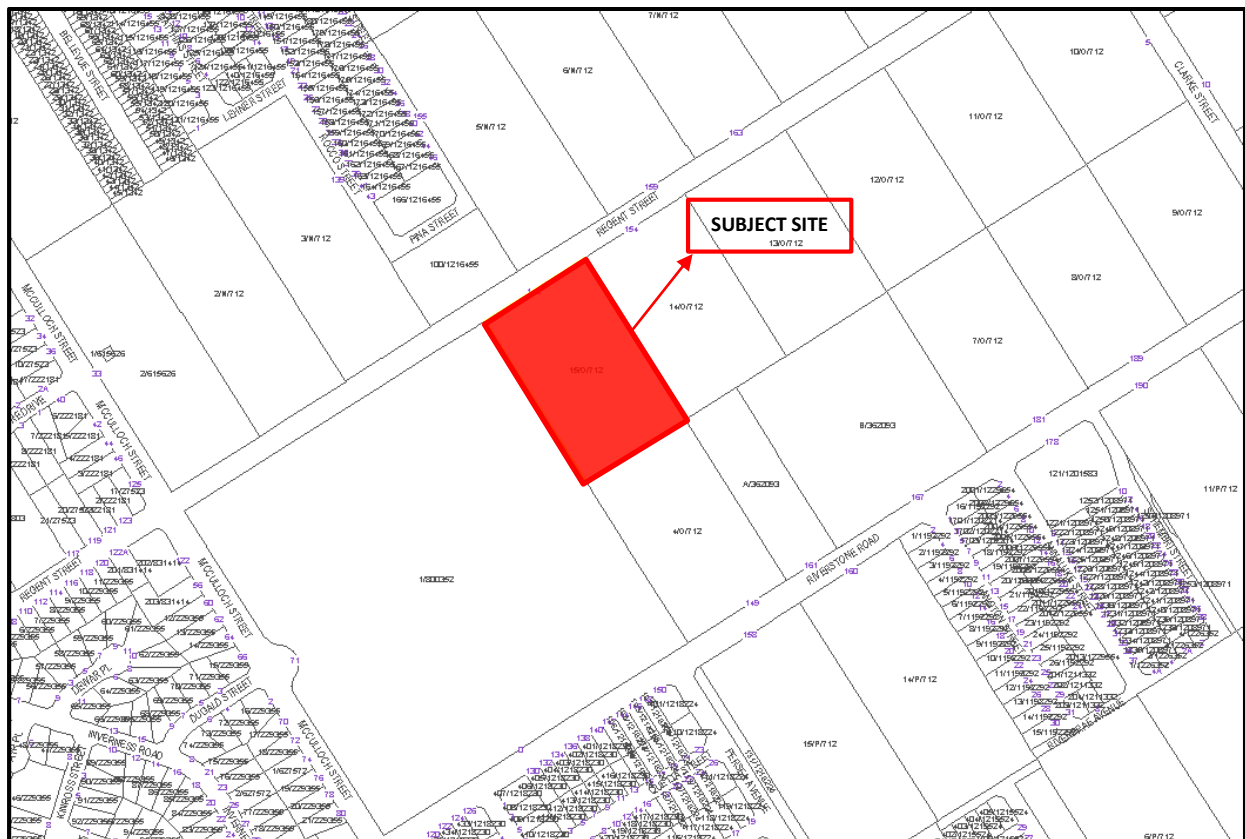


Figure 2: Locality Map (Source: Blacktown Maps – Photo 2014)

The subject land is within the Land Release area identified under the State Environmental Planning Policy Regional Growth Centres (Riverstone & Alex Avenue Precinct) and has been determined to be suitable for residential development.

The land to the west of the site is characterised low density residential development and the land to the north, east and south is predominantly rural land that is now being redeveloped into low density residential. The proposed development will be comparable to the existing residential development in the area

2.2 EXISTING SITE/VEGETATION & TOPOGRAPHY

Contour lines on the drainage and grading plan indicate that the subject site gently undulates and slopes towards the eastern portion of the site. The site lies at elevation of approximately 35 metres Australian Height Datum. A temporary OSD within the footprint of the residential land will be provided on the eastern side of the subject site. At an appropriate future juncture, the OSD will be removed/filled and replaced with residential lots.

Some of the surface is covered by short grass (2-10cm) with several small to medium sized trees scattered randomly within the property. The subject site is classified as residential land and is still occupied by dwellings, sheds, grazing and farming facilities. These structures are proposed to be demolished and removed as part of a separate DA.



Figure 3: Area Map (Source: Blacktown Maps – Photo 2016)

3. DEVELOPMENT PROPOSAL

Development Consent is required for the following proposal, as detailed in the Architectural drawings prepared by Universal Property Group Pty Ltd, titled "Subdivision Plan" Drawing Number 02, Rev 1 dated February 2018.

This development application seeks approval for the thirty eight (38) lot Torrens Title Subdivision, construction of public roads , associated storm water drainage and tree removal. Thirty eight (38) lots will be used for residential purposes.

A summary of each lot has been provided below.

Lots	Lot Size (m2)	Frontage (m)/Battle-axe Handle (m)	Secondary Frontage (m)
1	250.50	8.58	14.37
2	250.46	12.93	
3	250.04	9.43	
4	250.04	9.43	
5	250.04	9.43	
6	252.34	9.52	
7	250.80	8.6	14.36
8	250.03	12.92	
9	250.55	9.53	
10	250.30	9.52	
11	586.62	6.5	Battle-axe block
12	586.51		
13	250.07	9.52	
14	250.03	9.51	
15	250.10	9.52	
16	262.85	10.00	
17	596.51	6.5	Battle-axe block
18	595.85		
19	250.01	9.51	
20	262.84	10	
21	250.26	12.99	
22	282.08	10.29	14.27
23	282.78	10	
24	254.51	9	
25	254.51	9	
26	282.78	10	
27	282.32	10.31	14.27
28	250	12.98	
29	253.09	9.11	
30	250	9	
31	250	9	
32	250	9	
33	250	9	

34	250	9	
35	250	9	
36	250	9	
37	250	9	
38	250	9	
Total			
11038.82 or 1.10Ha			

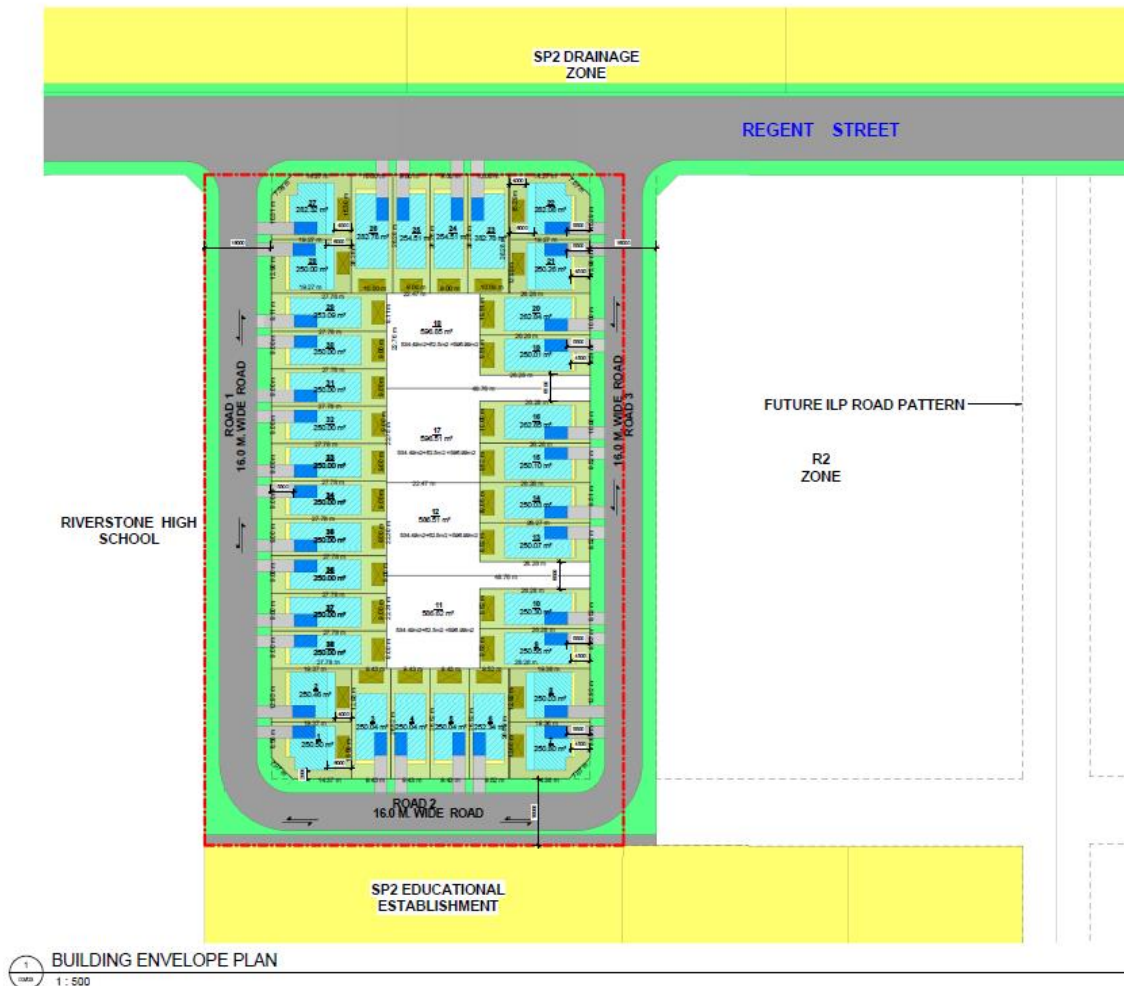


Figure 4: Building Envelope Plan (Source: Universal Property Group, February 2018)

The subdivision includes the construction of three (3) new local roads through the site which will connect to Regent Street. The new internal local road will have a total road reserve width of 16 metres. The road reserve is made up of a 9 metre carriageway and 3.5 metre footway on each side. Ten trees will be required to be removed to allow for the construction of the roadway.

A temporary OSD within the footprint of the residential land will be provided on the eastern side of the subject site. At an appropriate future juncture, the OSD will be removed/filled and replaced with residential lots.

4. PLANNING FRAMEWORK

4.1 STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

The subject site is located within the North West Growth Centre of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP-SRGC)* and specifically, Alex Avenue and Riverstone Precinct Plan.

The relevant environmental planning instruments and development controls plans are:

- ② State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Alex Avenue and Riverstone Precinct Plan;
- ② Blacktown City Council Growth Centre Precincts Development Control Plan 2010;
- ② State Environmental Planning Policy (Infrastructure) 2007; and
- ② State Environmental Planning Policy 55 – Remediation of Land

The particular aims of this Precinct Plan are as follows:

- (a) To make development controls for land in the Alex Avenue and Riverstone Precincts within the North West Growth Centre that will ensure the creation of quality environments and good design outcomes,
- (b) To protect and enhance the environmentally sensitive and natural areas and the cultural heritage of those Precincts,
- (c) To provide for recreational opportunities within those Precincts,
- (d) To provide for multifunctional and innovative development in those Precincts that encourages employment and economic growth,
- (e) To promote housing choice and affordability in those Precincts,
- (f) To provide for the sustainable development of those Precincts,
- (g) To promote pedestrian and vehicle connectivity with adjoining Precincts and localities and within the Alex Avenue and Riverstone Precincts,
- (h) To provide transport infrastructure to meet the needs of the community,
- (i) To provide for the orderly development of the Riverstone Scheduled Lands.

The Growth Centre SEPP was gazetted on 28 July 2006 and applies to the subject site. The proposed residential development will ensure that the future development of the land will create a quality residential environment which is consistent with the objectives of the Alex Avenue and Riverstone Precinct Plan.

The proposed development satisfies the current market requirements by providing low density residential housing developments, which align with permissible housing types and lot size requirements which is consistent with the zoning specified in the Riverstone Precinct Indicative layout plan.

The proposed low density housing developments will be predominately two storey in height and will be located around the village centres, schools and open spaces (see Figure 5 below).

To ensure that all environmentally sensitive, natural areas and potential cultural heritage items were considered, an Aboriginal Archaeological & Cultural Heritage Assessment was undertaken by Dominic Steel Consulting Archaeology dated 26 March 2018. Based on these findings of the report the redevelopment proposal is not going to have an adverse impact upon the Aboriginal archaeological values of the place and no Aboriginal archaeological heritage constraints are apparent for the proposal.

The subject site has been mapped as being located in a Green and Golden Bell Frog habitat land. The subject site has received Biodiversity Certification pursuant to the Sydney growth Centres State environmental Planning Policy, and is therefore immune to further ecological considerations with respect to threatened biota.

Consideration has also been made for a transport corridor that could potentially link the Precinct to the North West Rail Link. A safe and permeable street network will promote accessibility, connectivity and social interaction. The provision of cycle ways and pedestrian connections as well as public transport connections to surrounding centres will promote a community that is less dependent on private vehicle use.

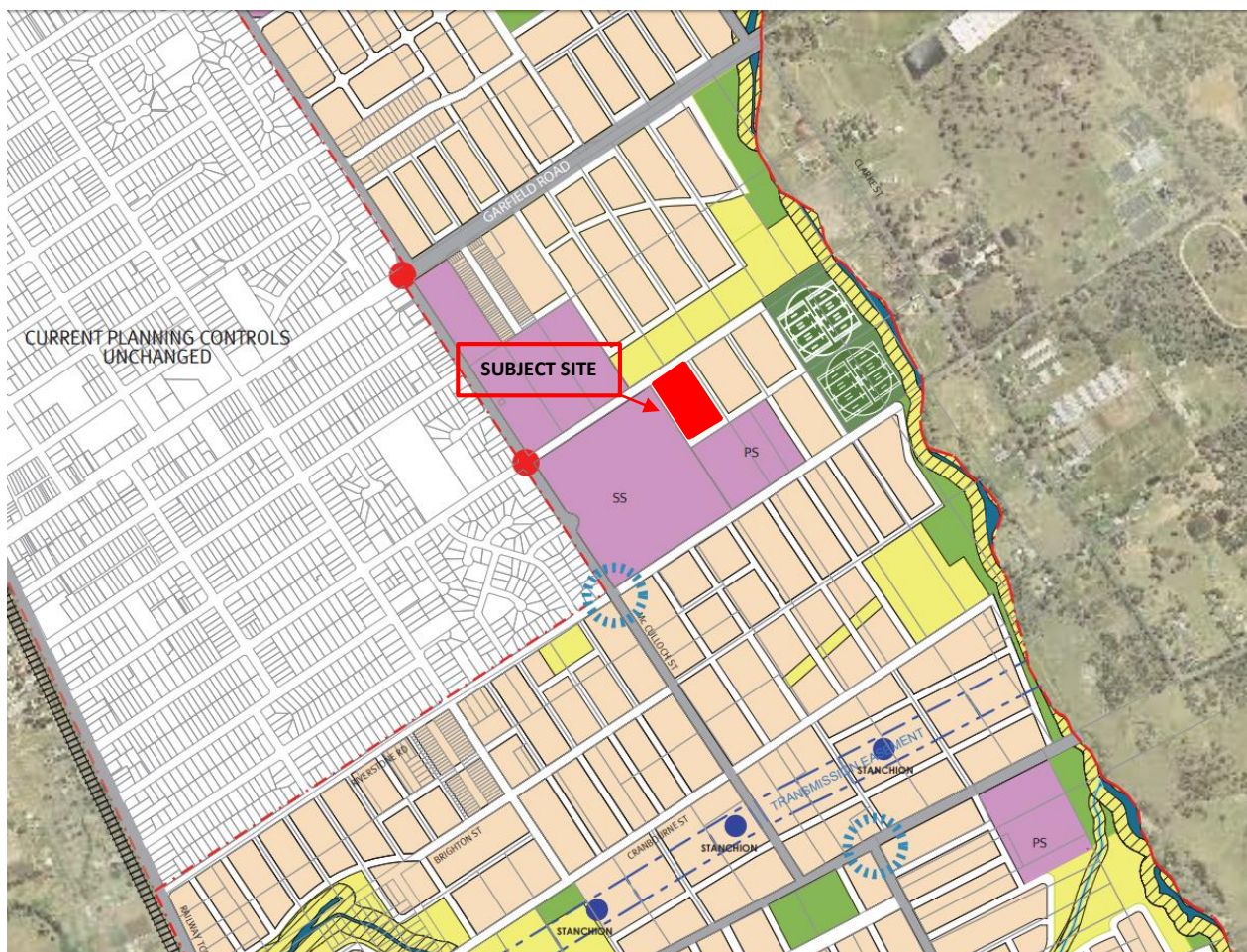


Figure 5: Riverstone Precinct Indicative Layout Plan (Source: Growth Centres SEPP)



Figure 6: Riverstone Precinct Road Pattern (Source: Growth Centres SEPP)

As can be seen in Figure 6, the proposed road layout for the development is entirely consistent with the Riverstone Precinct road pattern. The development proposes the construction of a two new local streets and one access street throughout the site. The road network will ensure that the proposed development connects to the proposed arterial road (Garfield Road), Sub-Arterial (McCulloch Street) and Collector roads; can service the proposed lots and ensures that the drainage, road connections, road locations and road widths have been maintained as per the ILP.

4.2 ZONING

The subject site is zoned R2 Low Density Residential under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* and 'subdivision' and 'dwelling houses' (Subject to another DA) are permissible with development consent. The development proposal is generally consistent with the provisions of the State and Local Environmental Planning Instruments.

The objectives of the R2 Low Density Residential is to

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow people to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours.
- To support the wellbeing of the community, by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.

On the basis of an assessment of the objectives for the 'R2' zone, it is considered that the proposed subdivision is a compatible form of land use for the subject site and the proposed lot sizes and shapes have been designed to adequately accommodate future residential development, providing diverse housing opportunities for the area.

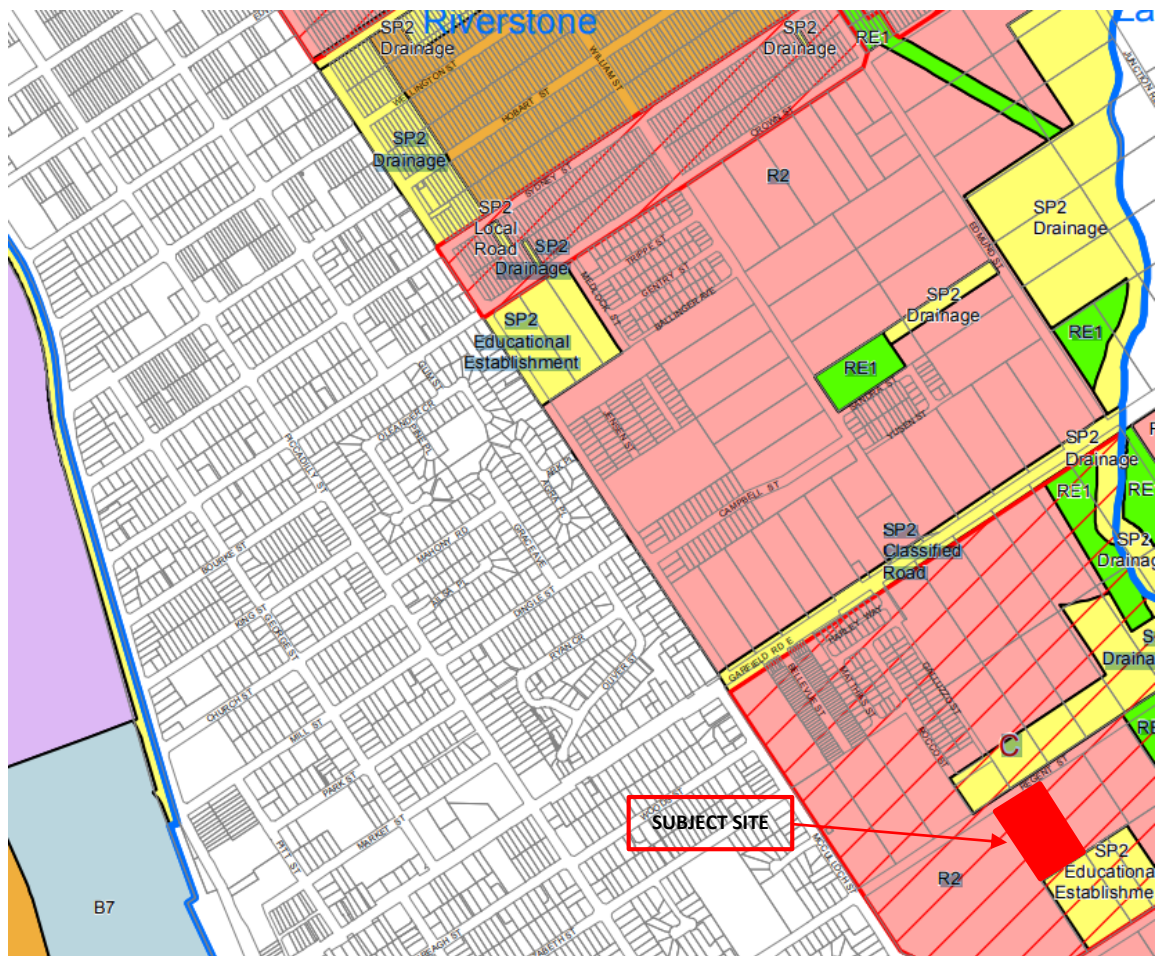


Figure 7: Riverstone Precinct Zoning Map (Source: Growth Centres SEPP)

4.3 SUBDIVISION

Clause 4.1AB sets out the minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential.

The objectives of this clause are as follows:

- to establish minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential,
- to ensure that residential development in the Alex Avenue and Riverstone Precincts results in the efficient use of land and contributes to the supply of new housing in the North West Growth Centre,
- to ensure that residential development has adequate usable areas for buildings and open space,
- to ensure that residential development is compatible with the character of the Alex Avenue and Riverstone Precincts and with surrounding residential areas,
- to facilitate and encourage the provision of a range of residential lot types, in particular, small lot housing.

Clause 4.1AB (3) applies the subject site and states that the minimum lot size for a dwelling house is 300m² if the dwelling density (per hectare) shown on the Residential Density Map (figure 9) in relation to the land is 12.5, 15, 20, 25, 40 or 45. The residential density for the subject site is 15dw/ha.

Clause 4.1AD Subdivision resulting in lots between 225–300m², states that development consent may be granted to the subdivision of land to which this clause applies resulting in the creation of a lot that has an area of less than 300m² (but not less than 225m²) if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot under clause 4.1AE or 4.1AF.

The development proposal has provided a Building Envelope Plan as part of this application (see Figure 3). The Building envelope Plan demonstrates that dwelling houses can be erected on the proposed lots, in addition private open space, preferred garage locations and principal private open space areas that are consistent with Council controls have also been outlined.

4.4 DWELLING DENSITY

The minimum density for residential development around the proposed development area within Alex Avenue and Riverstone Precinct is 15 residential dwellings per hectare (see Figure 8 below).

The proposal will involve the creation of thirty eight (38) residential lots ranging in size from approximately 250sqm-350sqm and four battle axe blocks ranging from 500-550sqm in size.

The subject site has been identified as having a minimum residential density target of 15dw/ha. The subject site is approximately 1.6Ha in area. Based on this area the proposed subdivision is only required to provide 24 dwellings. The proposed subdivision proposes to provide thirty eight (38) residential lots therefore exceeding the minimum residential density target. A summary of lot yield has been provided earlier in the statement.

The minimum lot frontage in the 15dw/ha density is 9 metres.

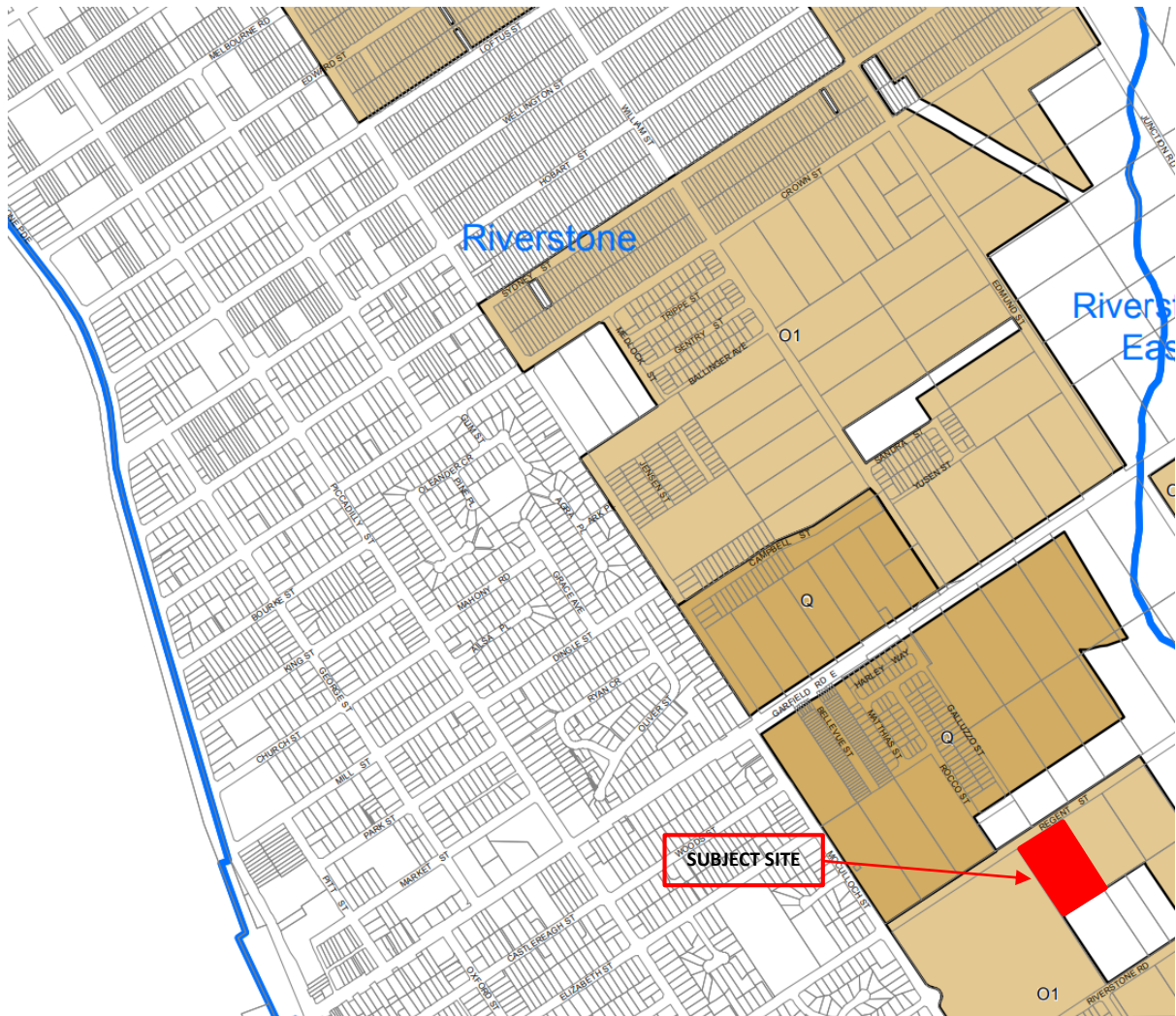


Figure 8: Residential Density Map (Source: Growth Centres SEPP)

4.5 HEIGHT OF BUILDING

The maximum permissible height of future buildings on the subject site is 9m (R2 Zone) see Figure 9 below.

No variations to the height standard are sought, as all dwellings proposed as part of this DA will be two storey, not exceeding 9 metres in height.



Figure 9: Height of Buildings Map (Source: Growth Centres SEPP)

4.6 PUBLIC UTILITY INFRASTRUCTURE

Clause 6.1 of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* states that the consent authority must not grant development consent to development on land to which this Precinct Plan applies unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required. In support of this clause, a dial before you dig application was submitted for the subject site. The application confirms that there is public utility infrastructure available to service the site.

4.7 DEVELOPMENT ON CERTAIN LAND IDENTIFIED AS GREEN AND GOLDEN BELL FROG HABITAT

Clause 6.9 Development on certain land identified as Green and Golden Bell Frog habitat applies to land within the Riverstone Precinct that is shown as “Green and Golden Bell Frog habitat” on the Land Zoning Map.

The objectives of this clause are as follows:

- to ensure that suitable habitat for the Green and Golden Bell Frog species is created on certain land to which this clause applies,
- to ensure that the biodiversity values of that habitat are protected and preserved,
- to ensure that appropriate measures are in place to minimise or prevent any adverse impacts of development on the species or its habitat by protecting land surrounding that habitat.

Clause 6.9 (3) Consent must not be granted for any development on the land to which this clause applies that is within Zone SP2 Infrastructure and marked “Drainage” unless the consent authority is satisfied that the development is consistent with any recovery plan (*within the meaning of the Threatened Species Conservation Act 1995*) for the Green and Golden Bell Frog or, if no such plan has been prepared and approved under that Act, the draft recovery plan for that frog prepared by the Department of Environment and Conservation dated February 2005.

The subject site is zoned R2 Low Density Residential under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. Clause 6.9 (3) does not apply to the subject site.

Clause 6.9 (4) Consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development will not adversely affect the quality and condition of any habitat of the Green and Golden Bell Frog on the land to which this clause applies that is within Zone SP2 Infrastructure and marked “Drainage”.

With respect to this issue, to ensure that *Clause 6.9 Development on certain land identified as Green and Golden Bell Frog habitat* has been considered, an ecological assessment was undertaken by Dominic Fanning from Gunninah dated April 2018. Based on these findings contained within the assessment:-

- The proposed development satisfies all Council requirements for stormwater quality controls to protect any habitat created on the SP2-zoned land.
- The subject site has received Biodiversity Certification pursuant to the Sydney growth Centres State environmental Planning Policy, and is therefore immune to further ecological considerations with respect to threatened biota.
- There is no statutory requirement for any assessment of the proposed development of the subject site per se with respect to the Green & Golden Bell Frog.

4.8 BCC GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL PLAN

Chapter 3 Neighbourhood and Subdivision Design sets out the controls for residential subdivision in BCC Growth Centre Precincts.

The objectives of this Residential Density and Subdivision are as follows:

- To ensure minimum density targets are delivered;
- To provide guidance to applicants on the appropriate mix of housing types and appropriate locations for certain housing types;
- To establish the desired character of the residential areas; and
- To promote housing diversity and affordability.

3.1.1 Residential Density		
Control	Proposed	Complies
<p>1. All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the minimum residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct.</p> <p>Required <i>The subject site has been identified as having a minimum residential density target of 15dw/ha.</i></p>	<p>The subject site has been identified as having a minimum residential density target of 15dw/ha. The subject site is approximately 1.6Ha in area. Based on this area the proposed subdivision is only required to provide 24 dwellings. The proposed subdivision proposes to provide thirty eight (38) therefore exceeding the minimum residential density target.</p>	Yes
<p>2. Residential development is to be generally consistent with the residential structure as set out in the Residential Structure Figure in the relevant Precinct Schedule, the typical characteristics of the corresponding Density Band in Table 3-1.</p> <ul style="list-style-type: none"> • Generally located away from centres and transport. • 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. (See Figure 3-2). 	<p>The proposal will involve the creation of thirty eight (38) residential lots ranging in size from approximately 250sqm-350sqm and four battle axe blocks ranging from 500-550sqm in size.</p> <p>The minimum lot size for a dual occupancy on land identified as having a residential density target of 12.5dw/ha on is 600sqm. Therefore majority of the future developments will be single and double storey houses.</p>	Yes
<p>3. Residential development in the Environmental Living area.</p>	<p>Not applicable. Only subdivision is proposed.</p>	N/A

<p>4. Non-residential development in the residential areas</p> <ul style="list-style-type: none"> • Contributes to the amenity and character of the residential area within which it is located; • Provides services, facilities or other opportunities that meet the needs of the surrounding residential population, and contributes to reduce motor vehicle use. • Will not result in detrimental impacts on the amenity and safety of surrounding residential areas, including factors such as noise and air quality; and • Is of a design that is visually and functionally integrated with the surrounding residential area. 	<p>The subject site is located within the Alex Avenue and Riverstone Precinct and is surrounded by two preferred locations for neighbourhood shops, primary schools, parks, sporting fields and a neighbourhood centre.</p> <p>The proposed subdivision plan is entirely consistent with the Riverstone Precinct Indicative Layout Plan in terms of road design, and the proposal enables future low density residential development.</p>	<p>Yes</p>
<p>3.1.2 Block and Lot Layout</p>		
Control	Proposed	Complies
<p>1. All residential neighbourhoods are to be focused on elements of the public domain such as a school, park, retail, or community facility that are typically within walking distance.</p>	<p>The proposed subdivision is located in an ideal location and is adjacent to a school, sporting fields and parks.</p>	<p>Yes</p>

<p>2. Subdivision layout is to create 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</p>	<p>The proposed subdivision layout is entirely consistent with the objectives of the Riverstone Precinct Indicative Layout Plan. The subdivision itself adopts a conventional design layout pattern, where the street hierarchy has been designed to be consistent with the ILP road layout.</p> <p>The rear setback of each block has been designed to be facing a north east orientation which enables each lot to receive a substantial amount of solar access, and subject site is in close proximity to local parks.</p> <p>The proposed subdivision design embraces the integration of existing topography and natural features and provides close proximity to physical environments which enable social interaction.</p>	<p>Yes</p>
<p>3. Pedestrian connectivity is to be maximised within and between each residential neighbourhood with a particular focus on pedestrian routes connecting to public open space, bus stops and railway stations, educational establishments and community/recreation facilities.</p>	<p>The development proposes the construction of a two new local streets and one access street throughout the site. Based on the proposal in its current form, the proposed subdivision will clearly not have any unacceptable traffic implications in terms of road network capacity. A traffic report will be submitted as part of a future DA, when dwellings are proposed to be constructed.</p>	<p>Yes</p>
<p>4. Street blocks are to be generally a maximum of 250m long and 70m deep. Block lengths in excess of 250m may be considered by Council where pedestrian connectivity, stormwater management and traffic safety objectives are achieved. In areas around neighbourhood and town centres, the block perimeters should generally be a maximum of 520m (typically 190m x 70m) to increase permeability and promote walking.</p>	<p>The subject site is 87.51m x 231.35m.</p> <p>The subdivision layout excluding the creation of roads is 80.67m x 134.91m.</p>	<p>Yes</p>

5. Minimum lot sizes for each dwelling type will comply with the minimum lot size provisions permitted by the Sydney Region Growth Centres SEPP, summarised here as Page 32 BCC Growth Centre Precincts Development Control Plan Table 3-2: Minimum lot size by density bands. In certain density bands, variations to some lot sizes may be possible subject to Section 4 of the relevant Precinct Plan in the Sydney Region Growth Centres SEPP.

Table 3-2: Minimum lot size by density bands

	R2 Low Density Residential					
Minimum Net Residential Target (dwellings/Ha)	11	12.5	15	20	25	30
Dwelling House (base control)	360	300	300	300	300	300
With BEP	360	300	250	225	225	225
As Integrated DA	360	300	250	200	125	125
Locational criteria* (BEP or Integrated DA)	N/A	N/A	225	N/A	N/A	N/A

On land zoned R2 with a minimum residential density of 15d/ha, the minimum development lot size for the purposes of a dwelling house can be varied to 225m² in places that satisfy one of the following locational criteria. Attached dwellings and Multi dwelling housing is also permissible on land zoned R2 with a minimum residential density of 15d/ha that also satisfies one of these criteria:

- adjoining land within Zone RE1 Public Recreation or land that is separated from land within Zone RE1 Public Recreation only by a public road;
- adjoining land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use or land that is separated from land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use only by a public road;
- adjoining land that is set aside for drainage or educational purposes, or is separated from that land only by a public road; and is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre.

The proposal will involve the creation of thirty eight (38) residential lots ranging in size from approximately 250sqm-350sqm and four battle axe blocks ranging from 500-550sqm in size.

In reference to Table 3-2. For sites that have a residential density of 15dw/ha, the minimum lot size for a dwelling house is 250sqm provided a Building Envelope Plan (BEP) is submitted. A BEP has been submitted in support of this application.

Yes

6. Minimum lot frontages applying to each density band will comply with Table 3-3: Minimum lot frontages by density bands. Lot frontage is measured at the street facing building line as indicated in Figure 3-3.

Table 3-3: Minimum lot frontages by density bands

		Net Residential Density Target (dw/Ha)		
		10 to 12.5dw/Ha	15dw/Ha	20 to 45dw/Ha
Minimum Lot Frontages	Front Loaded	12.5m	9m	7m
	Rear Loaded	4.5m	4.5m	4.5m

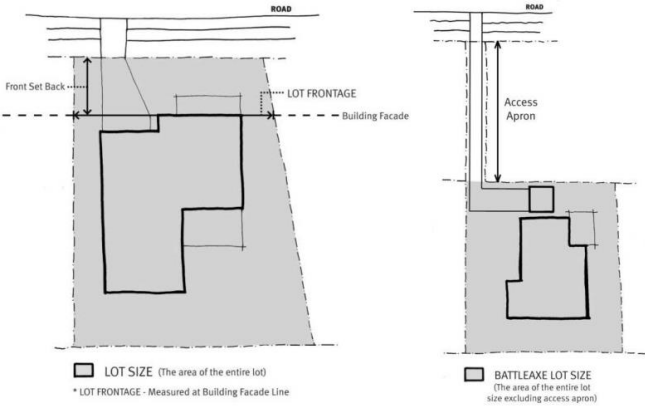
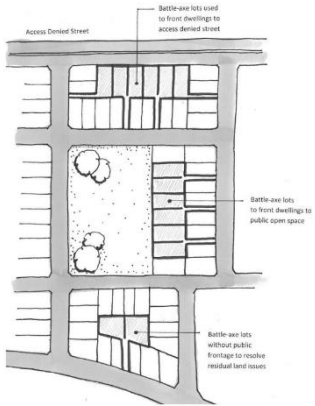


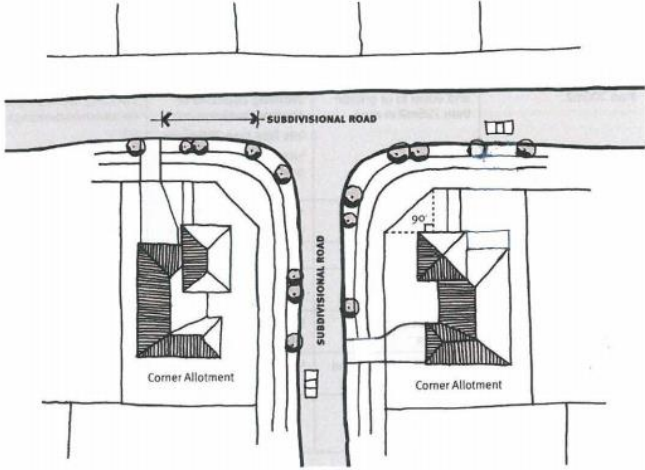
Figure 3-3: Measurement of minimum lot widths and lot area

The subject site has been identified as having a minimum residential density target of 15dw/ha. Therefore the minimum lot frontage has been identified as 9m and rear is 4.5m. With the exception of the four battle axe lots proposed, each lot has a minimum lot frontage of 9m.

Yes

7. A range of residential lot types (area, frontage, depth, zero lot and access) must be provided to ensure a mix of housing types and dwelling sizes and to create coherent streetscapes with distinctive garden suburban, suburban and urban characters across a neighbourhood.	As stated earlier in the statement the proposal will create a variety of residential lots ranging in size from approximately 250sqm-350sqm and four battle axe blocks ranging from 500-550sqm in size. The size and shape of the proposed lots have been designed to adequately accommodate future residential development, providing diverse housing opportunities for the area.	Yes
8. In density bands $\leq 20dw/Ha$ no more than 40% of the total residential lots proposed in a street block may have a frontage of less than 10m wide.	A summary of the proposed lot mix has been provided in the report.	Yes
9. In density bands $\leq 25dw/Ha$, 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 due to garage dominance and on-street parking impacts.	Not applicable. All lots have a frontage greater than 9m.	N/A
10. Lots should be rectangular. Where lots are an irregular shape, they are to be large enough and oriented appropriately to enable dwellings to meet the controls in this DCP.	All lots are regular in shape and form a rectangle.	Yes
11. Where residential development adjoins land zoned RE1 Public Recreation or SP2 Drainage, subdivision is to create lots for the dwelling and main residential entry to front the open space or drainage land.	Six (6) lots fronting Regent Street are adjacent to land zoned SP2 - Drainage. All these lots have been orientated to face this land.	Yes
12. The orientation and configuration of lots is to be generally consistent with the following subdivision principles: <ul style="list-style-type: none"> • Smallest lots achievable for the given orientations fronting parks and open space with the larger lots in the back streets; • Larger lots on corners; • North to the front lots are either the widest or deepest lots, or lots suitable for residential development forms with private open space at the front. Narrowest lots with north to the rear. 	The orientation of all proposed lots are consistent with the subdivision principles listed in the DCP. Lots with a North – South orientation have been designed to have a lot depth greater than 26m which enables POS areas to be positioned in the rear of the site. Corner lots have been provided with dual site access, however the BEP provided shows the preferred site access is on the smaller lot frontage, which enables the preferred garage location to be on the longest side boundary. This will ensure future development is compliant with setbacks and greater landscaping/pos outcomes.	Yes

<p>13. Preferred block orientation is established by the road layout on the Indicative Layout Plan in the relevant Precinct Schedule. Optimal lot orientation is east-west, or north-south where the road pattern requires. 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>The block orientation has been designed to be consistent with the Riverstone Precinct Indicative Layout Plan in terms of road design.</p>	<p>Yes</p>
<p>14. An alternative lot orientation may be considered where other amenities such as views and outlook over open space are available, and providing appropriate solar access and overshadowing outcomes can be achieved.</p>	<p>The proposed lot orientations have been designed so that the rear setback and nominated private open space areas receive a substantial amount of solar access and overshadowing on neighbouring blocks is minimised. In addition, the proposed lots, particularly frontage and depth have been designed to complement the existing topography of the site.</p>	<p>Yes</p>
<p>3.1.3 Battle-axe Lots</p>		
Controls	Proposed	Complies
<p>1. Principles for the location of battle-axe lots are illustrated at Figure 3-5.</p>  <p><small>Figure 3-5: Examples of location of battle-axe lots</small></p>	<p>Battle axe lots used to front dwellings to access denied streets All 4 battle-axe blocks front adjacent dwellings that have access to the street.</p> <p>Battle axe lots to front dwellings to public open space All 4 battle-axe blocks have access handles that are in close proximity to proposed parks and sporting fields.</p> <p>Battle axe lots without public frontage to resolve residual land issues. If the 4 battle-axe blocks weren't proposed, lots in the proposed subdivision would have exacerbated lot depths and widths which would result in parcels of land being residue lots.</p>	<p>Yes</p>
<p>2. Subdivision layout should minimise the use of battle-axe lots without public frontage to resolve residual land issues.</p>	<p>The proposed 4 battle-axe blocks eliminate extraordinary lot depths and/or widths and reduce the creation of residue lots.</p>	<p>Yes</p>
<p>3. In density bands 10, 15 and 20dw/Ha, the minimum site area for battle-axe lots without any street or park frontage is 500m² (excluding the shared driveway) and only detached dwelling houses will be permitted.</p>	<p>Proposed battle axe lots 11, 12, 17 & 18 range in lot sizes from 586sqm-596sqm. All these lots exceed the 500sqm requirement and exclude the access handle.</p>	<p>Yes</p>
<p>3.1.4 Corner Lots</p>		

Controls	Proposed	Complies
1. Corner lots, including splays and driveway location, are to be designed in accordance with AS 2890 and Council's Engineering Specifications.	Corner lots, including splays and driveway location, have been designed in accordance with AS 2890 and Council's Engineering Specifications	Yes
2. Corner lots are to be designed to allow dwellings to positively address both street frontages as indicated in Figure 3-7.	There are 4 corner lots proposed as part of this subdivision. All corner lots have been designed so that future dwellings positively address both street frontages and that future residential development is suitable for that site.	Yes
 <p>Figure 3-7: Corner lots</p>		
3. Garages on corner lots are encouraged to be accessed from the secondary street or a rear lane.	BEP submitted as part of the application, shows that the proposed garage locations utilise the largest side setback width.	Yes
4. Plans of subdivision are to show the location of proposed or existing substations, kiosks, sewer man holes and/or vents affecting corner lots.	New release area. All services to be installed once approval is received.	Yes
3.2 Subdivision Approval Process		
Control	Proposed	Complies
1. The land subdivision approval process is to be consistent with the requirements of Table 3-4.	The subdivision process is consistent with Table 3-4. Applications for subdivision using approval pathways A2, B1 and B2 require a Public Domain Plan (PDP) to be submitted as part of the application. The purpose of the PDP is to	Yes

<p>Table 3-4: Subdivision Approval Process</p> <table> <tr> <th data-bbox="448 248 636 453">Approval pathway</th><th data-bbox="636 248 831 453">DA for Subdivision</th><th data-bbox="831 248 1025 453">DA for Subdivision with Building Envelope Plan</th></tr> <tr> <td></td><th data-bbox="636 453 831 480">Pathway A1</th><th data-bbox="831 453 1025 480">Pathway A2</th></tr> <tr> <td data-bbox="448 480 636 676">Application</td><td data-bbox="636 480 831 676">Lots equal to greater than 300m²</td><td data-bbox="831 480 1025 676">Lots less than 300m² and equal to or greater than 225m² in area, and with a width equal to or greater than 9m*.</td></tr> <tr> <td data-bbox="448 676 636 751">Dwelling plans required</td><td data-bbox="636 676 831 751">As part of future DA or CDC</td><td data-bbox="831 676 1025 751">As part of future DA or CDC</td></tr> <tr> <td data-bbox="448 751 636 831">Dwelling Design 88B restriction required</td><td data-bbox="636 751 831 831">No</td><td data-bbox="831 751 1025 831">Yes</td></tr> <tr> <td data-bbox="448 831 636 935">Timing of subdivision (release of linen plan)</td><td data-bbox="636 831 831 935">Pre-construction of dwellings</td><td data-bbox="831 831 1025 935">Pre-construction of dwellings</td></tr> <tr> <td data-bbox="448 935 636 994">Housing Code applicable</td><td data-bbox="636 935 831 994">Yes</td><td data-bbox="831 935 1025 994">Yes (for 200m² lots and above)</td></tr> </table>	Approval pathway	DA for Subdivision	DA for Subdivision with Building Envelope Plan		Pathway A1	Pathway A2	Application	Lots equal to greater than 300m ²	Lots less than 300m ² and equal to or greater than 225m ² in area, and with a width equal to or greater than 9m*.	Dwelling plans required	As part of future DA or CDC	As part of future DA or CDC	Dwelling Design 88B restriction required	No	Yes	Timing of subdivision (release of linen plan)	Pre-construction of dwellings	Pre-construction of dwellings	Housing Code applicable	Yes	Yes (for 200m ² lots and above)	<p>demonstrate how the public domain will be developed as a result of future development on the proposed lots. We have submitted a Public Domain Plan as part of this application.</p>	
Approval pathway	DA for Subdivision	DA for Subdivision with Building Envelope Plan																					
	Pathway A1	Pathway A2																					
Application	Lots equal to greater than 300m ²	Lots less than 300m ² and equal to or greater than 225m ² in area, and with a width equal to or greater than 9m*.																					
Dwelling plans required	As part of future DA or CDC	As part of future DA or CDC																					
Dwelling Design 88B restriction required	No	Yes																					
Timing of subdivision (release of linen plan)	Pre-construction of dwellings	Pre-construction of dwellings																					
Housing Code applicable	Yes	Yes (for 200m ² lots and above)																					
<p>2. Subdivision of land creating residential lots less than 225m² or lots less than 9m wide shall include a dwelling design as part of the subdivision development application. The dwelling design is to be included on the S88B instrument attached to the lot.</p>	<p>Not applicable. Lots are greater than 250sqm.</p>	<p>N/A</p>																					
<p>3. Subdivision applications that create lots smaller than 300m² and larger than or equal to 225m² must be accompanied by a Building Envelope Plan (BEP). An example of a BEP is included at Figure 3-8.</p>	<p>A Building Envelope Plan (BEP) has been submitted as part of this application.</p>	<p>Yes</p>																					

5. ENVIRONMENTAL PLANNING ASSESSMENT

5.1 CONTAMINATION

A detailed Contamination Site Investigation Report was undertaken by Geotesta (report dated 7 February 2018). The objective of this detailed study was to evaluate the site contamination with regard to the proposed development and potential contaminations presenting risk to human health and/or the environment as a result of previous and current land use.

The general objective to be adhered is recommending the suitability of the site for low to medium residential development in relation to the management of contamination. The scope of work carried out to achieve this objective consisted of:

- Performing a desktop assessment of the available information on the site history from aerial photographs, historical titles search, Geological and hydrogeological review;
- Searching records on previous notices issued by OEH and Blacktown City Council
- Inspecting the site to identify areas of environmental concerns;
- Undertaking soil samplings across the site;
- Planning a range of laboratory environmental tests
- Preparing a report summarising above

Based on the assessment undertaken combined with the investigations above, the following conclusion and recommendations can be made:

- Based on the laboratory test results, the site was found to have concentrations of contaminants of concerns to be below the adopted Site Assessment Criteria and therefore the risk of gross ground contamination is considered low.
- The site is suitable for the intended development provided;
- No further investigation is required.

5.2 SALINITY AND GEOTECHNICAL ASSESSMENT

A detailed Preliminary Salinity and Geotechnical Assessment was undertaken by Geotesta (report dated 7 February 2018).

The objective of the salinity assessment was to assess potential soil salinity and ensure that consideration is given to local prevailing salinity conditions and the impacts of, and on, the proposed development.

The scope of work carried out to achieve this objective consisted of:

- Sub-surface soil profile with interpreted geotechnical properties of the assessed subsurface lithology and
- Chemical analysis in relation to aggressiveness.

The report also provided recommendations on the design parameters of footing, geotechnical parameters including allowable bearing capacity, shaft friction, friction angle, cohesion and young modulus.

5.3 HERITAGE

A detailed Due Diligence Aboriginal Archaeological Assessment was undertaken by Dominic Steele Consulting Archaeology, 26 March 2018. The primary objectives of this study have been to identify potential Aboriginal archaeological constraints that may exist for the land redevelopment proposal, and subject to findings, to guide how future impacts to known or suspected Aboriginal archaeological sites or objects can be avoided or mitigated according to the requirements of the National Parks and Wildlife Act 1974.

Based on the assessment undertaken, the report concludes that:

- Based on the conclusion, the proposed subdivision project will not impact upon any identified aboriginal archaeological sites or objects, and also that the potential for undetected Aboriginal archaeological items to occur within the eight properties is assessed to be low, it is recommended that there are no obvious Aboriginal archaeological (scientific) constraints to the proposal preceding as intended that no further Aboriginal archaeological heritage input is warranted.
- In the (largely) unexpected circumstance that any Aboriginal objects are unearthed as a result of residential housing construction works in the future, it is recommended that activities should temporarily cease within the immediate vicinity of the find locality, be relocated to other areas of the subject site (allowing for a curtilage of at least 50m), and the OEH be contacted to advise on the appropriate course of action to allow the DLALC to record and/or collect the identified item/s.

6. SECTION 4.15 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 4.15 of the *Environmental Planning & Assessment Act 1979* (previously S79C) contains the broad heads of consideration related to assessment of development proposals.

This section undertakes an assessment of the proposal in the context of the heads of consideration set out in Section 4.15 of the *Environmental Planning and Assessment Act* as follows:-

- (a) *the provisions of –*
 - (i) *any environmental planning instrument, and*
 - (ii) *any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and*
 - (iii) *any development control plan, and*
 - (iv) *any matters prescribed by the regulations, that apply to the land to which the development application relates,*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

The proposed development is consistent with the current controls over the site.

The environmental assessment undertaken did not identify any environmental issues with the proposal which would preclude it from being approved.

The site is suitable for the proposed subdivision and is consistent with the current development controls for the site.

The proposed DA is in the public interest as the land will remain for residential use.

6.1 SEPP (SYDNEY REGION GROWTH CENTRES) 2006

The proposal's compliance and consistency with the provisions of the SEPP have been addressed in this DA. The proposed residential subdivision complies with primary development standards.

The applicant has also maintained the indicative layout design (ILP) as depicted in the DCP.

6.2 SYDNEY REGIONAL ENVIRONMENTAL PLAN (SREP) NO. 20 HAWKESBURY NEPEAN RIVER

The aim of SREP 20 is to protect the Hawkesbury – Nepean River system by ensuring the impacts of future land uses are considered in a regional context.

The proposed subdivision will not have any adverse impacts on the Hawkesbury – Nepean River system.

6.3 STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND

Clause 7 of SEPP 55 requires Council to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land.

Contamination has been assessed in **Section 5.1** of this report.

6.4 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

This SEPP does not apply to the proposed development as the DA does not fall under the provisions of Traffic Generating Development identified under Schedule 3 as a matter for consideration under the Policy.

The proposal is considered to be satisfactory with regard to future traffic generation and car parking issues and is recommended to be supported by Council.

6.5 BLACKTOWN CITY COUNCIL GROWTH CENTRE DEVELOPMENT CONTROL PLAN (DCP) 2010

Consideration of the proposed development's compliance with the provisions of the Blacktown City Council Growth Centre Precincts Development Control Plan 2010 has been considered and the proposed subdivision is fully consistent with the intent of this DCP and complies with the principal development standards.

7. CONCLUSION

It is concluded that the development proposal which seeks approval for thirty eight (38) lot Torrens Title Subdivision, construction of public roads, associated storm water drainage and tree removal at Lot 15 Section O DP 712, 146 Regent Street, Riverstone; is an appropriate and compatible form of residential subdivision when assessed under headings of consideration of S4.15 of the Environmental Planning and Assessment Act 1979, State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and Blacktown City Council Growth Centre Precincts Development Control Plan 2014.

We believe the proposed subdivision satisfies and is generally in accordance with the planning controls embodied within State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and Blacktown City Council Growth Centre Precincts Development Control Plan 2014.

Based on the above proposal and the development plans submitted, it is recommended that Blacktown City Council approve the development application subject to standard conditions appropriate for this form of development.

8. APPENDIX

PRE-APPLICATION MEETING (PAM)
Site of proposal: 146 Regent Street, Riverstone (Lot 15 Section O DP 712).
Proposal: Residential subdivision to create 56 Torrens title lots
Precinct: Riverstone

Note: a copy of these minutes must be submitted with any subsequent development application (DA).

Date: 20 February 2018 at 9am

Representing the applicant: Graeme Allen (Town Planner - UPG), Khatera Tokhi (Town Planner – UPG), Hannah Gilvear (Town Planner - UPG).

Council officers present: Michael Cividin (Acting Team Leader – Gateway), Emmanuel Boachie-Poku (Town Planner – Gateway), Brock Cauchi (Town Planner – Gateway), Antoun Nematala (Development Services Engineer), Prakash Khadka (Engineer – Drainage), Abdun Noor (Senior Traffic Management Officer).

1. The following environmental planning instruments (EPIs) and development control plans (DCPs) are relevant to the site of this proposal:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006	<input checked="" type="checkbox"/>
State Environmental Planning Policy No. 55 – Remediation of Land	<input checked="" type="checkbox"/>
Blacktown City Council Growth Centre Precincts Development Control Plan 2018 (BCC Growth Centre DCP 2018)	<input checked="" type="checkbox"/>
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	<input checked="" type="checkbox"/>

2. The following controls and development standards are of particular relevance to this proposal:

The site is zoned R2 – Low Density Residential subject to Appendix 4 Clause 6.9 Development on certain land identifies as Green and Golden Bell Frog habitat under SEPP (SRGC) 2006 (LZN_004).

Is the development permissible? Yes ☒ No ☐

Is the property listed as a heritage item/located in proximity of a heritage item? Yes ☒ No ☐

A local heritage item identified in Blacktown Local Environmental Plan (BLEP) 2015 Schedule 5 as 187 (Slab building- Riverstone High School) is located on the neighbouring site (Lot 1 DP 800352).

Are Section 94 Contributions applicable? Yes ☒ No ☐

Note: the applicable S94 contribution plan is CP20 – Riverstone and Alex Avenue Precincts

PAM Number: C18/5560

Minimum lot size: See Clause 4.1A, 4.1AB of SEPP (SRGC) 2006 Appendix 4 Part 4 Principal development standards.

Maximum height: 9m (HOB_004)

Residential density target: 15 dw/ha

Note: You are advised to carefully check all relevant development controls to ensure all relevant matters and documentation are included in any application.

Is there a possibility of a Voluntary Planning Agreement (VPA) required to be executed?

Yes ☐ No ☒

Is there a possibility of a Special Infrastructure Contribution (SIC) levy applying to the site/development?

Yes ☒ No ☐

Any departures from development controls and standards must be accompanied by a comprehensive written justification for consideration by Council at the time of the assessment.

For developments in the North West Priority Growth Area:

- i. You must address Clause 6.1 of the relevant Precinct Appendix to State Environmental Planning Policy (Sydney Region Growth Centres) 2006. Council cannot grant consent to a DA unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required (this relates to the supply of water, electricity and the disposal and management of sewage). If this information is not submitted at the time of lodgement, determination of your DA will be delayed.
- ii. If the proposal is located in an area in, or adjacent to, a transport investigation area, the dimensions and location of that area must be shown on the plans submitted with the DA.
- iii. The plans must also depict the location of any ILP road pattern.
- iv. Lodgement of DAs must include all of the relevant documentation required by Blacktown City Council Growth Centre Precincts Development Control Plan as well as by the relevant Council checklist and the DA form.

3. Will any NSW legislation cause the proposal to be integrated development (under the *Environmental Planning & Assessment Act 1979*)?

	Yes	No
Fisheries Management Act 1994 (*Note: the development will become integrated development if any permit under the Fisheries Management Act 1994 is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Heritage Act 1977 (*Note: the development will become integrated development if any works are proposed to an item on the State Heritage Register)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Mine Subsidence Compensation Act 1961 (*Note: the development will become integrated development if approval is sought to	<input type="checkbox"/>	<input checked="" type="checkbox"/> *

alter or erect improvements within a mine subsidence district or to subdivide land therein)		
Mining Act 1992 (*Note: the development will become integrated development if the proposal relates to the granting of a mining lease)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
National Parks and Wildlife Act 1974 (*Note: the development will become integrated development if a grant of Aboriginal heritage impact permit is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Petroleum (Onshore) Act 1991 (*Note: the development will become integrated development if a grant of production lease is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Protection of the Environment Operations Act 1997 (*Note: the development will become integrated development if an environmental protection licence under POEO Act 1997 is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Roads Act 1993 (*Note: the development will become integrated development if it is proposed to erect a structure or carry out a work in, on or over a public road; or dig up or disturb the surface of a public road; or remove or interfere with a structure, work or tree on a public road; or pump water into a public road from any land adjoining the road; or connect a road, whether public or private to a classified road)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Rural Fires Act 1997 (*Note: the development will become integrated development if authorisation under section 100B of RF Act 1997 is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Water Management Act 2000 (*Note: the development will become integrated development if water use approval, water management work approval or a controlled activity approval under Part 3 of Chapter 3 of the Water Management Act 2000 is required). If the proposal is integrated development, additional fees of \$140 (payable to Blacktown City Council) and \$320 (payable to the referral agency) are required to be submitted with the DA.	<input checked="" type="checkbox"/>	<input type="checkbox"/> *

4. Physical characteristics of the site:

Configuration of medium density housing in the North West Priority Growth Area requires careful and skilful execution of site planning and building layout. Site planning must: –

- Ensure the site layout and building location respond to the unique characteristics of the site and the surrounding context.
- Ensure development achieves adequate levels of natural lighting and ventilation, privacy, visual amenity and spatial separation from the neighbouring properties.

Preparation of the DA must refer to this section for guidance on the layout of the building/subdivision and arrangement of built elements on the site.

Particular issues which should be addressed: –

Flooding	The subject site is not identified as flood prone land.
Bushfire	The subject site is not identified as bushfire prone land.
Contamination	State Environmental Planning Policy No 55 – Remediation of Land Clause 7 'Contamination and remediation to be considered in determining development applications' applies. A stage 1 site contamination report prepared by a suitably qualified geotechnical professional must be submitted in accordance with SEPP 55 with the DA.
Salinity	A salinity report prepared by a suitably qualified professional is required to be submitted with the DA.
Easements	It is the responsibility of the applicant to conduct a Property Title Search through NSW Land and Property Information for any easements affecting the property and annotate these on the site plans. Any proposed easements or encumbrances must be clearly indicated on

	plans submitted with the DA.
Trees and vegetation	Vegetation is evident on site. It is expected that the retention of trees is undertaken where possible. The site is a Biodiversity Certified area.
Heritage and archaeology	A Due Diligence report under the National Parks and Wildlife Act 1974 is required for all new subdivisions in the Growth Centres. This is to be prepared by a suitably qualified Aboriginal heritage consultant and must be submitted with the DA.
Traffic	A comprehensive traffic impact statement prepared by a suitably qualified traffic professional is to be submitted with the DA.
Cut and fill and retaining walls	Details of any cut and fill are to be verified on a separate cut and fill plan. All retaining wall details (e.g. location, top-of-wall height, bottom-of-wall height, sections, elevations etc.) are to be clearly shown on plans and must be constructed of masonry material. The cut and fill plan and details of retaining walls are to be submitted with the DA.
Landscaping	A landscaping plan is to be submitted with the DA.
Waste management	A waste management plan (WMP) is to be submitted with the DA. A template for a WMP can be found at < http://www.blacktown.nsw.gov.au/Resident_Services/Application_Forms/Development_Construction_Forms >.

5. The proposed development within the context of the site:

The DA must address the contextual aspects influencing urban form such as: -

- Neighbourhood/locality context, street layout and hierarchy and prevailing development densities
- Open space distribution and quality, topography, views and built form rhythm
- Heights, alignments and massing of surrounding buildings
- Prevailing character elements, such as roof forms, building articulation and modulation and the range and combinations of materials and details

The DA must be accompanied by a context analysis of the existing prevailing built and natural features of the site/in the streetscape and provide a suitable design response.

You are therefore required to submit a context/site analysis in the form of a scaled plan addressing the specific details and format requirements identified in the DA Guide including: -

- Property details including site boundaries, dimensions and area
- Encumbrances such as easements or rights of way
- Orientation, aspect, view corridors
- Landform including contours or spot levels, areas of landfill
- Landscape including existing trees, vegetation and natural features
- Services and infrastructure including stormwater drainage
- Access and street features including roads, poles, footpaths, driveways
- Existing development including buildings, fences, driveways
- Existing heritage or archaeological features on or adjoining the site
- Existing land and development adjoining the site
- DCP road patterns

6. Issues identified in PAM Request:

- Road ILP layout
- Road widths
- Drainage/Stormwater

7. Issues discussed at PAM:**General:**

- The proposed development involves the residential subdivision of the subject site into 38 Torrens title lots, construction of roads and associated civil works.
- The proposed development is permitted with consent in the R2 Low Density Residential zone under SEPP SRGC 2006. Note that the site is identified as Green and Golden Bell Frog habitat. The DA is to address Appendix 4 Clause 6.9 of the SEPP.
- The DA should adequately address all relevant environmental planning instruments and the controls outlined in Blacktown City Council Growth Centre Precincts Development Control Plan 2018 (GCDP 2018).

Planning:

- All plans of subdivision must be generated by a registered surveyor.
- Lots smaller than 300sqm must be accompanied by a Building Envelope Plan (BEP).
- Generally, Council does not support multiple battle-axe arrangements as presented in this meeting. However, there may be merit in this proposal as the applicant has indicated the battle-axe arrangements for proposed Lots 11, 12, 17&18 may be unavoidable. The applicant should note that only single detached dwellings can be proposed on the battle-axe lots as a requirement of GCDP 2018. The width of the handle must be increased if additional lots/dwellings are to be proposed on these lots.
- A local heritage item identified in Blacktown Local Environmental Plan (BLEP) 2015 Schedule 5 as I87 (Slab building- Riverstone High School) is located adjacent to site. The Statement of Environmental Effects (SEE) must address impacts of the proposed development on the heritage item.
- The applicant is required to construct half road of Regent Street. The proposed road construction will be within 40 metres of First Pond Creek to the north of the subject site. In the light of this, the DA will be integrated development under Section 91 of the Environmental Planning and Assessment Act 1979 requiring an activity approval under Part 3 of Chapter 3 of the Water Management Act 2000. The following fees will apply:
 - \$320.00 (payable to NSW Department of Industry – Lands & Water)
 - \$140.00 (administration fee payable to Blacktown City Council)
 - \$1,105 (advertisement fee payable to Blacktown City Council)
- A landscape plan must be submitted with the DA.
- A waste management plan must be submitted with the DA.
- Details of any cut and fill are to be shown on a separate plan including details of any retaining walls. This includes top of wall and bottom of wall height.

Traffic:

- The proposed development must be designed to follow the ILP. Any proposal to make amendments to the existing ILP must be supported with a traffic report to address the traffic impacts of the proposed development. Changes to the ILP that affect neighbouring lots will require owner's consent.

The applicant is advised to contact Council's Senior Traffic Management Officer, Abdun Noor, on 98396336 for any further information on traffic matters relating to the proposal.

Engineering:

- A drainage concept plan is required as part of the DA.

- Local roads are to be 16m formation (3.5m – 9.0m – 3.5m) in R2 zone.
- 13.5m has been proposed for the adjoining the SP2 Educational Establishment. The applicant should note that a 16m wide road formation is required.
- Driveways for corner lots are to be 6m away from tangent point
- The proposal must provide 5m × 5m splay for the corner lots.
- The applicant will be required to construct half road of Regent Street.

Please contact Council's Development Services Engineer, Antoun Nematalla on 98396000 for information on engineering requirements for the proposed development.

Drainage:

1. Water Quality requirements.

- i. Temporary water quality treatment required.
- ii. Council accepts bio-retention systems to satisfy the temporary water quality requirements. This is provided by using bio-retention with a filter area 2% of the total site area or MUSIC to assess the performance of the water quality systems and provide an electronic copy to Council for assessment. Alternatively the water quality can be addressed using proprietary products. Draft MUSIC modelling guidelines for Blacktown are available through the WSUD Developer's Handbook Part 4. Blacktown Council has the appropriate source nodes, design rainfall data set including evapotranspiration data and specific approved treatment nodes for Blacktown available electronically upon request or a directly available through MUSIC 6.
- iii. Provide a temporary/intermediate bioretention construction profile.
- iv. Refer to Councils "Water Sensitive Urban Design (WSUD) Standard Drawings", Plan No: A(BS)175M and WSUD Developers Handbook. Both documents are found on Councils web page.
- v. Refer to Section 4.2 of Part J of DCP 2015 for load reduction requirements.

2. On site Detention (OSD)

- i. Temporary on-site detention is required for the site area covered by the proposed development including the new road. Design and construct the On-Site Detention System so as to comply, as a minimum, with the requirements of Council's Water Sensitive Urban Design (WSUD) Standard Drawings Plan No. A(BS)175M sheets 20, 21 and 22 and the OSD Deemed to Comply Tool – Developer's Edition Edition (latest version available from Council)

The Council's WSUD Standard drawings – A(BS)175M can be accessed in the following way:

- a. www.blacktown.nsw.gov.au
- b. Click on Plan and Build from Menu Tab
- c. Click on Stage-2 Plan & Guidelines
- d. Click on Engineering Design Guide Library
- e. Click on Water Sensitive Urban Design
- f. Scroll to WSUD Standard Drawings.

- ii. Provide a detailed design for OSD basin with details of the control pits and basin sections.
- iii. The lot containing the temporary OSD basin is to be considered as a single residential lot.

3. Drainage/Other

- i. Provide full upstream catchment plans for Regent Street, proposed 16.0 m full width road and proposed half Road.
 - ii. A full (16 m) road construction along the boundary of Riverstone High School and SP2 Educational Establishment to fall towards Regent Street. Construct a new drainage to intercept the flow from upstream catchment.
 - iii. Southern 13.5 m wide road is to be designed as a 16 m wide road.
 - iv. Allow for the southern road to continue to east as per the ILP (no bend).
 - v. A half (8 m) road construction for the proposed 16 m width road associated with lot 14/O/712 to fall towards Regent Street. Construct a new drainage to intercept the upstream catchment.
 - vi. A half road construction for the Regent Street to fall towards the Clarke Street without any trapped low points. Construct a new drainage system in Regent Street to intercept the flow from upstream catchment. The drainage line must be approved by Council under the Roads Act 1993. In this regard, detailed engineering plans including longitudinal sections of the drainage line, accurate location of services in the footway area, traffic control plan etc. must be submitted to Council. The discharge point for drainage from this site is to the council bioretention basin F13.2 at the end of the street.
 - vii. Inter-allotment drainage must be shown on the drainage plan, contained within easements.
4. Submit a copy of the engineering checklist available from the Council website.
5. Submit DA application with any electronic modelling undertaken.

For any drainage related matters please contact Council Drainage Engineer, Prakash Khadka on 98396000.

Ecologist (Christopher McLean)

- Note that the site is identified as Green and Golden Bell Frog habitat. Applicant must submit an Ecological compliance report which assesses the impact of the subdivision on Green and Golden Bell frog habitat.
- The applicant will need to engage a suitably qualified and experienced Ecologist to undertake a site survey and determine if suitable habitat is present. If so, they need to undertake surveys for the Green and Golden Bell Frog (GGBF) in accordance with Australian Department of the Environment guidelines. After this is completed, they need to prepare a Green and Golden Bell Frog Plan of Management that shows how GGBF will be maintained on the site including specifications for the creation of supplementary habitat on site. This needs to accompany their DA.

8. Further consultation recommended?YES ☐ NO ☒

9. DA submission and supporting documentation:

Should you proceed with a DA, the information requirements are included with the DA form and must also include the following specific documentation: -

- Owner's consent
 - The owner's names must match those recorded on Council's rates system. If the names differ, then proof of change of ownership must be provided. If there is more than one owner on Council's rates system, then all owners must sign. Where the owner is a company, owner's consent must be provided in the form of a letter on the company letterhead or stamped by the company seal and be signed by a Director of the company.
 - Where the owner is a strata corporation, owner's consent must be on the strata corporation letterhead or stamped by the strata seal.
 - If the owner company does not have company letterhead or a company seal, the owner's consent must be executed in accordance with Corporations Act 2001 (Cth) Section 127 – Execution of Documents. This requires the signature of two directors of the company, or a director and a company secretary, or by the sole director.
 - If the owner's consent is signed on the owner's behalf by their legal representative, documentary evidence (eg Power of Attorney, Executor or Trustee) must be provided.
 - Important: Applications lodged without complete owner's consent will be rejected.
- Statement of environmental effects - a comprehensive statement of environmental effects outlining the proposal's compliance with relevant planning controls and the anticipated impacts of the proposal (including any means to mitigate such impacts) must be submitted with any DA for the site, including a detailed table indicating compliance with the relevant numerical standards. DAs lodged without a statement of environmental effects will be rejected.
- DA submission will require all plans, elevations and cross-sections. If these plans are not drawn to scale or are illegible, the DA will be rejected.
- A survey plan of the property indicating existing levels to Australian Height Datum (AHD). Location and roof ridge and eave levels of dwellings on adjoining properties must also be indicated on the plans. Existing trees on site must be identified on the survey plan.
- Proposed and existing ground level (including levels of adjoining properties), natural ground level and finished ground levels to AHD must be clearly indicated on the submitted plans (including all elevations and sections). DAs lodged without this information will be rejected.
- Retaining wall and boundary fencing details (if applicable) to be constructed on site as part of the development shall be submitted at DA stage, including proposed use of materials and RLs to AHD for the top of the walls. Please note that Council requires the construction of masonry retaining walls (i.e. no timber walls) on property boundaries. Any retaining walls must comply with the requirements of Blacktown Growth Centre Precincts Development Control Plan 2014.
- Detailed stormwater plans (to the standards required by Council's drainage engineers) prepared by a qualified hydraulic engineer. This may necessitate separate discussions with the engineers.

Estimated Cost of Works

The DA must nominate the estimated cost of development (which includes consultant fees and GST) as defined in Clause 255 of the *Environmental Planning and Assessment Regulation 2000*.

Please note this must be accompanied by either a Cost Summary Report for development costs less than \$500,000 or a Registered Quantity Surveyor's Detailed Cost Report for development costs more than \$500,000. The report templates can be downloaded off Council's website.

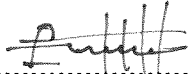
10. Limitation on the information provided in PAM minutes:

- (a) This report is not a zoning certificate. Such a certificate can be purchased from Council by completing the relevant application form and payment of the appropriate fee.
- (b) To confirm all the relevant environmental planning instruments applicable for a particular development site, a Section 149 Certificate will need to be purchased from Council.
- (c) It is the responsibility of the applicant to ensure that a DA adequately addresses all relevant environmental planning instruments and DCPs.
- (d) Council has provided the information in this report in response to the material provided by the prospective applicant. An applicant who requires independent professional advice must engage a consultant who is qualified to provide such advice.
- (e) Information in this report concerning the permissibility of a particular form of development is provided in good faith at the time these minutes were prepared. Should the permissibility of the proposal be in doubt or the interpretation of development controls be unclear, you must seek guidance from a legal or town planning consultant.
- (f) You are advised that any proposal must fully comply with the applicable planning controls. Applicants must substantiate compliance with the objectives of all prevailing planning controls.
- (g) Council cannot pre-determine its position in regard to the merits of a development. Council's final decision regarding a development can only be made upon the lodgement of a DA and following Council's full and proper evaluation and determination of that application under Part 4 of the Environmental Planning and Assessment Act 1979. This report can in no way infer or imply that development consent may be granted.
- (h) All local and State planning controls are constantly under review. While this report reflects the controls operating at the time of the meeting, the relevant policies and controls may alter between the time of this meeting and the lodgement of a DA. Assessment of any DA must be on the basis of the controls in force at the time the application is evaluated and determined.
- (i) The information provided at the PAM and in this report is intended to assist in the preparation and lodgement of a DA. Although it is preliminary information, Council provides this service at no cost with the expectation that a prospective applicant will respond positively and take account of the information provided.
- (j) Further investigation of the proposal and the site, as well as comments by statutory authorities and local residents as part of the assessment of the DA, may necessitate amendments to any proposed plans for development. Conditions will be applied to any development consent. Furthermore, Council may refuse to issue development consent for a DA which is considered unsatisfactory following an evaluation under s.79C of the Environmental Planning and Assessment Act 1979.
- (k) This meeting or the minutes provided do not guarantee that any variations sought to Council's controls will be granted. Such variations are proposed at the applicant's own risk and may result in a longer DA processing time.

PAM Number: C18/5560

- (l) No guarantee can be given that this proposal will be approved until a full assessment of a DA has been made by the assessing town planner and development consent is granted, as other issues may be identified during the assessment process.
 - (m) Your DA will be delayed should inadequate information be lodged. It is in your interests to provide as much information as possible to assist in Council's assessment of the DA. Applications lodged without key documentation such as a statement of environmental effects, stormwater plans, owner's consent, plans drawn to scale and other specific information highlighted either in these minutes or the relevant checklist will be rejected. There are no appeal rights under the EPA Act 1979 for rejected DAs.
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11. Acknowledgement of minutes:



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Gateway Town Planner

21.3.2018
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Date



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Acting Team Leader - Gateway

21.3.2018
.....

Date