



CAMPBELLTOWN
CITY COUNCIL

LOCAL PLANNING PANEL

24 AUGUST 2022

MEETING NOTICE

Campbelltown City Council Local Planning Panel

The meeting of the Campbelltown City Council Local Planning Panel will be held via Microsoft Teams on **Wednesday, 24 August 2022 at 3.00pm.**

MEETING AGENDA

1. ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge the Traditional Custodians, the Dharawal people, whose Lands we are now meeting on. I would like to pay my respects to the Dharawal Elders, past and present and all other Aboriginal people who are here today.

2. APOLOGIES

3. DECLARATIONS OF INTEREST

4. REPORTS

6

- 4.1 Subdivision of land to create 138 residential lots, 3 final residue lots and associated civil works, including earthworks, construction of roads, infrastructure and acoustic fencing

6

General Information

The role of the Local Planning Panel is to determine development applications and provide advice on planning proposals.

When the panel is considering a report relating to a development application, the panel will receive and consider verbal submissions from the applicant and from any person that made a written submission in regard to that development application (during the notification or exhibition period).

As required by the Minister's Local Planning Panels Direction, when considering a planning proposal, the role of the panel is to provide advice to Council. The panel is the first step in the evaluation process before Council and the State Government (through the Gateway process) to decide whether to support a formal public exhibition or consultation period on the proposal. It is possible that the proposal will be modified before or as part of the consideration by Council and/or through the Gateway process. The panel will consider verbal submissions made in relation to the matter from the applicant, if there is one, and from any other person. The panel will not consider written submissions tabled at the meeting, however they will be accepted and passed on to Council officers for consideration in their report to Council.

Any person who makes a verbal submission to the panel must identify themselves and must also accept that their presentation will include their images and sounds and will be webcast and stored on Council's website for future viewing. Any person who makes a verbal submission to the panel must also declare before their submission any political contributions or donations they have made over the last four years exceeding \$1,000 to any political party or candidate who contested the last Ordinary Election of Council.

If you would like to make a verbal submission to the panel, it is necessary to submit the "request to address – community access to meetings" form available on Council's website by midday the day prior to the meeting. The panel chair will invite the registered speakers to the table at the appropriate time in the agenda. Verbal submissions to the panel will be limited to five minutes each. The chairperson has the discretion to extend the period if considered appropriate. Panel members will have the opportunity to ask your questions at the end of your submission.

Recommendations of the Panel

The reports are presented to the Local Planning Panel for its consideration and recommendation.

After the panel has considered submissions made by interested parties, the panel will make recommendations to the Council. The Panel's recommendations become public the day following the Local Planning Panel meeting.

Information

Should you require information about the panel or any item listed on the agenda, please contact Council's City Development Division on 4645 4575 between 8.30 am and 4.30pm.

The following report is referred to the Local Planning Panel for its consideration and recommendation.

Lindy Deitz
General Manager

4. REPORTS

4.1 Subdivision of land to create 138 residential lots, 3 final residue lots and associated civil works, including earthworks, construction of roads, infrastructure and acoustic fencing

Community Strategic Plan

| Objective | Strategy |
|-----------------------------------|---|
| 4 Outcome Four: A Successful City | 4.3 - Responsibly manage growth and development, with respect for the environment, heritage and character of our city |

Referral Criteria

Pursuant to Clause 4.8 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the consent authority for the subject development application is the Campbelltown City Council Local Planning Panel (the Panel), due to the number of unique submissions received by way of objection.

Executive Summary

- The land is situated within an urban release area and is located along Appin Road, Gilead. The land comprises 2 allotments with a total land area of 54.16 hectares.
- The application proposes the subdivision of land to create 138 residential lots, 3 final residue lots and associated civil works, including earthworks, construction of roads, infrastructure and acoustic fencing.
- The land contains 3 land use zones under the Campbelltown Local Environmental Plan 2015 (CLEP 2015), and the land may be subdivided with development consent. The proposal is consistent with the applicable objectives of each zone.
- General Terms of Approval have been issued from the NSW Rural Fire Service (NSW RFS) and Subsidence Advisory NSW (SA NSW). Concurrence has been provided by Transport for NSW (TfNSW).
- The application involves a variation to the Campbelltown (Sustainable City) Development Control Plan (SCDCP) with respect to subdivision design.
- The application was publicly notified and exhibited from 30 November 2018 to 29 January 2019. Sixty-six submissions objecting to the proposed development were received.
- The land is subject to a Biodiversity Certification Agreement (BCA), and biodiversity certification has been conferred on the land under Part 7AA of the *Threatened Species Conservation Act 1995* (TSC Act).

- In accordance with the Biodiversity Conservation (Savings and Transitional) Regulation 2017 (BCSTR), the biodiversity certification is taken to be biodiversity certification conferred on the specified land under Part 8 of the *Biodiversity Conservation Act 2016* (BC Act).
- In accordance with the BC Act, an assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the EP&A Act.
- The land is subject to State and Local Voluntary Planning Agreements which have been executed and registered against the relevant land titles.
- The Secretary has certified that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land.
- The application is recommended for approval in accordance with the recommended conditions in attachment 1 to this report.

Officer's Recommendation

That development application 2687/2018/DA-SW for the proposed subdivision of land to create 138 residential lots, 3 final residue lots and associated civil works, including earthworks, construction of roads, infrastructure and acoustic fencing at Appin Road, Gilead be approved subject to the conditions in attachment 1.

Purpose

To assist the Panel in its determination of the subject application in accordance with the provisions of the EP&A Act.

| | |
|-----------------------------|---|
| Property Description | Lots 10 and 11 DP 1261146, Appin Road, Gilead |
| Application No | 2687/2018/DA-SW |
| Applicant | Lendlease Communities |
| Owner | Lendlease Communities (Mt Gilead .3.) Pty Limited and Others |
| Provisions | State Environmental Planning Policy (Precincts–Western Parkland City) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 <i>Biodiversity Conservation Act 2016</i> Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015 Figtree Hill Development Control Plan |

Date Received 27 July 2018

History

On 16 December 2020 development application 2984/2020/DA-CW was approved by the Panel for “tree removal, dam dewatering, bulk earthworks and remediation works”. Works under this consent have commenced on site.

On 16 December 2020 development application 743/2018/DA-SW was approved by the Panel for “subdivision of land to create 333 residential lots, 6 residue lots and associated civil works, including the removal of trees, dewatering of dams, earthworks and construction of roads and infrastructure”. The approval comprised Stages 1A and 1B of the residential subdivision.

In relation to this current development application, the applicant submitted updated plans on 23 May 2022 to include retaining walls. The description of the proposed development has been corrected from 139 residential lots to 138 residential lots.

The Site

The land comprises two allotments with a total area of 54.16 hectares. The identification and site area of each lot is provided below:

- Lot 10 DP 1261146 24.02 ha
- Lot 11 DP 1261146 30.14 ha

Vehicle access is provided to the land from Appin Road, which is a classified road pursuant to the *Roads Act 1993*.

Easements for sewerage services pass through Lot 10 and Lot 11 adjacent to Appin Road. A right of carriageway 6 m wide passes through Lot 11.

The land is mapped as being located within bushfire prone land and a mine subsidence district. The site is identified as containing Koala Habitat.

The Locality

The low density residential suburbs of Rosemeadow and St Helens Park are situated approximately 1 km to the north.

The urban centres of Macarthur and Campbelltown are situated approximately 6km and 8km to the north, respectively.

The Nepean River and the M31 Motorway are located to the west, and the Georges River and Wedderburn are located to the east of Appin Road.

The western side of Appin Road contains significant landholdings that have been identified as Urban Capable Land under the Greater Macarthur 2040.

Transport for NSW, in partnership with Lendlease, have committed to the staged upgrade of a 5.4 km section of Appin Road between Gilead and the intersection of St Johns Road, Ambarvale.

Appin Road would be converted to 4 traffic lanes between Fitzgibbon Lane to approximately 2.5 km south of Copperfield Drive, Rosemeadow.

Two intersections would be constructed to provide access to the proposed future residential housing estate at Gilead.

As part of the road upgrade, fauna fencing would be provided between Noorumba Reserve and Beulah on the eastern side of Appin Road to reduce fauna road mortality.

Lendlease has offered to amend their State Voluntary Planning Agreement to extend road works to Beulah and to incorporate two fauna underpasses adjacent to Noorumba Reserve and Beulah. This offer is under separate review by NSW Department of Planning and Environment and Transport for NSW.

The Proposal

The proposed development seeks consent for the following works:

- earthworks and associated retaining walls
- construction of new roads, stormwater drainage pipes and acoustic fencing
- staged subdivision to create 138 Torrens title residential allotments, and creation of three final residue lots
- landscape planting

The application does not propose the removal of any trees.

The proposed earthworks involve the refinement of ground contours to improve the finished levels of the land for roads and residential lots.

The proposed local roads are 16 m wide, with the exception of road no. 22 which is 12.5 m wide and adjoins local open space and the former Hillsborough homestead.

Stormwater drainage pipes would be provided within the proposed street network and easements to drain water would be created through residential lots.

Stormwater would be discharged into a stormwater detention basin located adjacent to Noorumba Reserve which was approved under the Stage 1A and 1B residential subdivision.

The proposed acoustic fencing is 3 m high and would be located adjacent to Appin Road. The fencing would be constructed of masonry panels.

The land would be subdivided in three stages, comprising:

- **Stage 1C:** Subdivision of residue lots 996 and 1333 approved under DA 743/2018/DA-SW to create 66 residential lots (lots 1333 – 1398 inclusive) and 4 residue lots (lots 1399 – 1402 inclusive).

- **Stage 1D:** Subdivision of residue lot 1400 to create 36 residential lots (lots 1399 – 1434 inclusive) and one residue lot (Lot 1435).
- **Stage 1E:** Subdivision of residue lot 1401 to create 36 residential lots (lots 1435 – 1470 inclusive).

The proposed residential lots areas vary in area between 375 m² – 947.5 m².

The identification, site area and intended purposes of each final residue lot is provided below:

| | | |
|----------|----------------------|----------------------------------|
| Lot 1399 | 1.220 ha | Road reserve |
| Lot 1402 | 2.985 ha | Residue lot including open space |
| Lot 1435 | 9,868 m ² | Road Reserve |

The application includes the planting of deciduous and evergreen trees within the road reserves.

Report

1. Vision

1.1 Greater Sydney Regional Plan

The Greater Sydney Region Plan (GSRP) is built on a vision where most residents live within 30 minutes of their jobs, education and health facilities, services and great places and seeks to transform Greater Sydney into a metropolis of 3 cities. Under the GSRP the Campbelltown LGA is located within the Western Parkland City and the Western City District.

The GSRP identifies the need for an additional 725,000 dwellings in the period 2016- 2036 within the Western City District. These additional dwellings will comprise 29 per cent of the total Sydney wide dwelling growth by 2036.

The proposal is consistent with the GSRP as Mt Gilead is located within the Greater Macarthur Growth Area which is identified by the GSRP as a land release area where new communities are to be developed, providing dwelling capacity into the medium and longer term.

1.2 Western City District Plan

The Western City District Plan (the District Plan) sets out more detail with respect to the anticipated growth in housing and employment in the Western City.

The District Plan identifies future growth of an additional 184,500 dwellings to be provided in land release areas and urban renewal of existing areas close to existing centres. The development of Mt Gilead will assist in achieving the revised 2021 – 2026 housing target range of 7,100 – 8,250 dwellings for Campbelltown as future subdivision and dwelling house applications are lodged.

1.3. Greater Macarthur 2040 (draft) An Interim Plan for the Greater Macarthur Growth Area

Greater Macarthur 2040 is a draft land use and infrastructure implementation plan that when finalised, will guide precinct planning within the Greater Macarthur Growth Area. The draft Plan is supported by strategies for major items of State and local infrastructure and includes an updated structure plan for the land release areas of South Campbelltown.

The Growth Area within the Campbelltown Local Government Area (LGA) would provide for approximately 39,000 dwellings in the land release precincts. Approximately 19,000 of these new dwellings is expected to be delivered in new land releases within the LGA, including the Mt Gilead Precinct.

The proposal is consistent with the draft Plan as it forms part of the wider Gilead precinct which has potential for up to 15,000 homes. This proposal forms Stage 1 of the Gilead release with up to 1,700 dwellings planned.

1.4 Campbelltown 2032 Community Strategic Plan

Campbelltown 2032 is the 10 year Community Strategic Plan for the City of Campbelltown. The Strategic Plan addresses 5 key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years:

- Outcome 1: Community and belonging
- Outcome 2: Places for people
- Outcome 3: Enriched natural environment
- Outcome 4: Economic prosperity
- Outcome 5: Strong leadership

The key outcome most relevant to the proposed development is Outcome 3: Enriched natural environment.

The strategy most relevant to this application is:

- 3.1.2 – Ensure urban development is considerate of the natural environment.

The proposed development has considered the environmental constraints of the land and responds appropriately to the Biodiversity Certification Agreement.

2. Planning Provisions

The proposed development has been assessed against the relevant matters for consideration under Section 4.15 of the EP&A Act.

2.1. Rural Fires Act 1997

Section 100B of the *Rural Fires Act 1997* requires a bushfire safety authority for subdivision of bushfire prone land for residential purposes, or development of bushfire prone land for a special fire protection purpose.

The proposed development involves the subdivision of land for residential purposes.

The development application has been lodged as integrated development within the meaning of Section 4.46 of the EP&A Act.

The NSW RFS issued General Terms of Approval on 23 April 2019 which have been included within the recommended conditions of consent.

2.2. Coal Mine Subsidence Compensation Act 2017

Section 22 of the *Coal Mine Subsidence Compensation Act 2017* requires approval to alter or erect improvements, or to subdivide land, within a mine subsidence district.

The proposed development involves the construction of roads, drainage infrastructure and the subdivision of land for residential purposes.

Although the development application was not lodged as integrated development within the meaning of Section 4.46 of the EP&A Act, the applicant separately referred the proposal to Subsidence Advisory NSW for approval.

The applicant provided Council with the General Terms of Approval issued by Subsidence Advisory NSW on 17 May 2019 which have been included within the recommended conditions of consent.

2.3. Water Management Act 2000

Section 91 of the *Water Management Act 2000* requires a controlled activity approval to be issued for works within 40 m of the top of the bank of the natural watercourses on the land.

The proposed development involves works proximate to watercourses within Noorumba Reserve.

The development application has been lodged as integrated development within the meaning of Section 4.46 of the EP&A Act.

The NSW NRAR responded on 20 July 2022 confirming the application does not involve any work on waterfront land. The NSW NRAR informed the minor stream to the northeast of Stage 1C is covered under the Controlled Activity Approval previously issued under development consent 743/2018/DA-SW, and the works proposed under this application are outside of the identified stream corridor.

At the request of the NSW NRAR, the integrated development referral was withdrawn.

2.4. Roads Act 1993

Section 138 of the *Roads Act 1993* requires consent to erect a structure or carry out work in, on or over a public road.

The proposed acoustic fencing would be erected on land zoned R2 Low Density Residential and not in a public road.

Accordingly, the applicant has not been required to lodge the development application as integrated development within the meaning of the *Roads Act 1993*.

Notwithstanding, the application was referred to the TfNSW under the provisions of State Environmental Planning Policy (Transport and Infrastructure) 2021 as the site has frontage to Appin Road.

TfNSW provided concurrence on 14 March 2022 and the requirements of the TfNSW have been included within the recommended conditions of consent.

2.5. National Parks and Wildlife Act 1974

Section 90 of the *National Parks and Wildlife Act 1974* (NPW Act) requires an Aboriginal Heritage Impact Permit (AHIP) to be issued for the land.

An AHIP was issued by the Department of Planning, Industry and Environment on 29 April 2020 and subsequently varied by Heritage NSW on 31 August 2020.

Accordingly, the applicant has not lodged the development application as integrated development within the meaning of the NPW Act.

2.6. Fisheries Management Act 1994

Section 219 of the *Fisheries Management Act 1994* (FM Act) requires a permit to construct or alter a dam across a river or creek or across or around a flat.

The site contains a dam that was approved to be dewatered under development consent 743/2018/DA-SW. Further, the BCA permits the dewatering of dams as it sets aside the integrated development provisions of the EP&A Act.

Accordingly, the applicant has not lodged the development application as integrated development within the meaning of the FM Act.

2.7. State Environmental Planning Policy (Precincts–Western Parkland City) 2021

Under State Environmental Planning Policy (Precincts–Western Parkland City) 2021 (WPC SEPP), the Mount Gilead Precinct is mapped as being within the Greater Macarthur Precinct Boundary.

The proposed development has been reviewed against the relevant provisions of the WPC SEPP and is considered to be consistent in this regard (attachment 9).

2.8. State Environmental Planning Policy (Resilience and Hazards) 2021

Pursuant to Clause 4.6(1) of State Environmental Planning Policy (Resilience and Hazards) 2021, the consent authority must not consent to the carrying out of any development on land unless:

- a) It has considered whether the land is contaminated, and
- b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

- c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The land was identified as containing contaminants under the bulk earthworks application (DA-2984/2020/DA-CW) and was accompanied by a Preliminary Site Investigation (PSI), Detailed Site Investigation (DSI) and Remediation Action Plan (RAP) prepared by Douglas Partners.

Under the bulk earthworks application, the land would be remediated and made suitable for the proposed residential subdivision and future urban land uses.

The investigations and RAP considered the entire urban release from a contamination perspective. The land subject to this application is subject to the same investigations and RAP.

A recommended condition has been included to ensure the site has been remediated prior to the commencement of any works under this current development application.

2.9. State Environmental Planning Policy (Transport and Infrastructure) 2021

Clause 2.119(2) of the Infrastructure SEPP provides that the consent authority must not consent to development that has a frontage to a classified road unless it is satisfied that:

- a) Where practicable, vehicular access to the land is provided by a road other than the classified road.
- b) The safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:
- i. the design of the vehicular access to the land
 - ii. the emission of smoke or dust from the development
 - iii. the nature, volume or frequency of vehicles using the classified road to gain access to the land
- c) The development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

The site has a frontage to Appin Road which is a classified road. Vehicle access to the site is not able to be achieved by a road other than Appin Road.

In order to manage the safety, efficiency and ongoing operation of Appin Road during construction of its upgrade, a recommended condition has been included requiring a Construction Traffic Management Plan to be approved by Council prior to the commencement of works.

The proposed residential subdivision would be sensitive to traffic noise or vehicle emissions arising from the operation of Appin Road. In this regard, the application was accompanied by an Acoustic Assessment prepared by WSP Australia Pty Ltd which includes measures to

ameliorate traffic noise emissions within the site of the residential subdivision arising from Appin Road.

The Acoustic Assessment proposes 3 m high acoustic fencing adjacent to Appin Road and acoustic treatments to be incorporated into the design and construction of future dwellings within a specified proximity to Appin Road to achieve acceptable levels of acoustic amenity.

A recommended condition has been included requiring appropriate 88B restrictions to be registered against the affected allotments.

Traffic generating development

The proposal is identified as traffic generating development under Schedule 3 of the Infrastructure SEPP as the subdivision has a capacity of more than 50 allotments and the site has access to Appin Road or a road that connects to Appin Road.

The proposed development was referred to TfNSW for comment and concurrence was issued on 14 March 2022. Vehicular access to future subdivided lots are required to be provided from internal roads and not directly from Appin Road.

2.10. Biodiversity Conservation Act 2016

The land subject to this application has been biodiversity certified.

On 28 June 2019, a BCA was entered into by the Minister for Energy and Environment, Lendlease Communities (Mt Gilead) Pty Limited, Lendlease Communities (Mt Gilead No. 3) Pty Limited, Mt Gilead Pty Limited, and Campbelltown City Council.

The order conferring biodiversity certification of Mt Gilead Stage 1 was published in the NSW Government Gazette No.70 of 5 July 2019. The order notes:

This order is made in relation to an application for biodiversity certification made under Part 7AA of the Act (Application) pursuant to cl 37 of the BCSTR. In accordance with clause 37(4) of the BCSTR, the biodiversity certification is taken to be biodiversity certification conferred on the specified land under Part 8 of the BC Act.

Section 8.4 of the BC Act states:

Effect of biodiversity certification

(2) **Development (including State significant development) under Part 4 of the Planning Act**

An assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the EP&A Act.

(3) A consent authority, when determining a development application in relation to development on biodiversity certified land under Part 4 of the EP&A Act, is not required to take into consideration the likely impact on biodiversity of the development carried out on that land.

(6) **This section prevails**

This section has effect despite anything to the contrary in the EP&A Act or Part 7 of this Act.

Comment: For the purposes of the BC Act, biodiversity is the variety of living animal and plant life from all sources, and includes diversity within and between species and diversity of ecosystems.

With respect to the above provisions, the Panel is not required to assess and consider the likely impact of the development on animal and plant life, including but not limited to Koalas and vegetation.

Impacts to animal and plant life were however considered during the biodiversity certification process during which offsets were secured to maintain and conserve biodiversity.

In this regard, an assessment of the proposal against Chapter 4 Koala Habitat Protection 2021 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 and Council's Comprehensive Koala Plan of Management is not required.

2.11. Campbelltown Local Environmental Plan 2015

The land subject to the proposed development contains 3 land use zones under the provisions of the CLEP 2015. The proposal is considered consistent with the applicable objectives discussed below:

Zone R2 Low Density Residential

- to provide for the housing needs of the community within a low density residential environment
- to facilitate diverse and sustainable means of access and movement

Comment: The proposed development would deliver 138 residential allotments that would provide for the housing needs of the community within a low density residential environment.

The proposal would provide footpaths, shared paths and access to regular bus services to facilitate a diverse, safe, efficient and sustainable means of access and movement for pedestrians and vehicles.

Zone RE1 Public Recreation

- to enable land to be used for public open space or recreational purposes
- to preserve land that is required for public open space or recreational purposes
- to maximise public transport patronage and encourage walking and cycling

Comment: The proposed shared pedestrian/cycle path adjacent to Noorumba Reserve would enable land to be used for public open space as shown on the Indicative Landscape Strategy within the Figtree Hill DCP.

The proposal would preserve land adjacent to the former Hillsborough homestead that is required for public open space or recreational purposes.

The proposed shared pedestrian/cycle path would encourage walking and cycling within the estate.

Zone SP2 Infrastructure - Classified Road

- To provide for infrastructure and related uses.

Comment: The proposed residue lots would facilitate future infrastructure upgrades to Appin Road and dedication of land to TfNSW. Lendlease and TfNSW would provide the required infrastructure upgrades to Appin Road under Works Authorisation Deed that is separate to this development application.

2.12. Subdivision

Pursuant to Clause 2.6(1) of the LEP 2015, land may be subdivided, but only with development consent.

Comment: Development consent is sought for the proposed subdivision.

Minimum lot size

Pursuant to Clause 4.1(3) of the LEP 2015, the size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

Comment: The minimum lot size shown on the lot size map in relation to the land in Lot 10 and Lot 11 is 500 m² and 450 m², respectively. All proposed lots within Lot 10 exceed 500 m² in area and comply with the minimum lot size standard. The application proposes 9 Lots within Lot 11 with an area less than 450 m², which are permitted under clause 4.1(H) of the LEP 2015 discussed below.

Exception to minimum lot sizes for certain land in Mount Gilead Urban Release Area

Pursuant to Clause 4.1(H) of the LEP 2015, land in the R2 zone identified as "Mount Gilead Urban Release Area" on the Urban Release Area Map may be subdivided, with development consent, to create lots with a size less than the minimum lot size shown on the Lot Size Map if:

- (a) The subdivision will result in not more than 255 mid-sized lots and not more than 255 small-sized lots on the land, and
- (b) Each resulting small-sized or mid-sized lot will not be on a corner allotment, and
- (c) No more than 3 contiguous resulting lots sharing a street frontage will have a lot size of less than 450 m², and
- (d) Each resulting mid-sized lot will have a street frontage that is at least 11.5 m, and
- (e) Each resulting small-sized lot will have a street frontage that is at least 10 m, and

- (f) The consent authority is satisfied that each resulting small or mid-sized lot will be located within 200 m of a planned or existing bus route, community centre or open space.

Comment: The proposed subdivision would result in not more than 255 mid-sized lots and not more than 255 small-sized lots on the land. The proposal would result in a cumulative total of 55 mid-sized lots (at least 375 m² but not more than 450 m²) and nil small-sized lots (at least 300 m² but less than 375 m²). No proposed mid-sized lots would be a corner lot. No more than 3 contiguous resulting lots sharing a street frontage would have a lot size of less than 450 m². Each resulting mid-sized lot would have a street frontage that is at least 11.5 m. Each resulting mid-sized lot would be located within 200 m of a planned or existing bus route or open space.

2.13. Heritage conservation

Pursuant to clause 5.10(2) of the LEP 2015, development consent is required for disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed; or to disturb or excavate an Aboriginal place of heritage significance.

Hillsborough Homestead

The site contains the former Hillsborough homestead located adjacent to Appin Road which is not listed as a heritage item.

The application was accompanied by a Heritage Assessment and Management Strategy (HA&MS) prepared by TKD Architects which advises the former homestead may contain items of archaeological potential, including remnants of the former Hillsborough cottage, outbuildings and structures, pathways and fence lines.

This application does not propose to undertake any works within the homestead site. The boundary of works would conserve the site from the proposed development.

The homestead site would be subject to separate consent for archaeological investigation and interpretation of the former cottage.

The HA&MS advises the former homestead site would be incorporated into future public open space which would assist to preserve any subsurface remains and provide an appropriate curtilage for the site.

A recommended condition has been included requiring the former Hillsborough site to be fenced off and protected during works.

The portion of the site that contains vegetation of natural significance is located outside the area of the proposed works, and would be retained and protected as biobanks.

Aboriginal Heritage Impact Permit

The potential impact of excavation on Aboriginal artefacts was assessed under the approved bulk earthworks application (DA-2984/2020/DA-CW). The land was subjected to an

archaeological testing program in consultation with Registered Aboriginal Parties, and was supported by an Aboriginal Cultural Heritage Assessment prepared by Vitus Heritage.

The Department of Planning, Industry and Environment (DPIE) issued an AHIP for the land on 29 April 2020 under section 90 of the NPW Act. A Notice of Variation of AHIP was subsequently issued by Heritage NSW on 31 August 2020.

Heritage impact

The subject site does not contain any State or local heritage items. The Upper Canal is located approximately 1.2 km west of the proposed development.

The artificial dam associated with Mount Gilead is situated approximately 700 m west of the proposed development. Appropriate curtilages were determined for Mount Gilead when it was listed as a State heritage item.

Humewood Forest and Beulah are situated approximately 1.4 km and 1.8 km south of the proposed development, respectively.

In this regard, it is considered the proposed works would have no impact on the heritage significance of Upper Canal, Mount Gilead, Humewood Forest, Beulah or Hillsborough and on views to these items.

2.14. Arrangements for designated State public infrastructure

Pursuant to Clause 6.1(2) of the LEP 2015, development consent must not be granted for the subdivision of land in an urban release area if the subdivision would create a lot smaller than the minimum lot size permitted on the land immediately before the land became, or became part of, an urban release area, unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that land.

Comment: The proposed subdivision of land in the urban release would create lots smaller than the minimum lot size permitted on the land before the land became an urban release area. In accordance with Clause 6.1(2) of the LEP 2015, the Minister for Planning and Public Spaces and the landowners executed a State Voluntary Planning Agreement (SVPA) for the site which provides for the payment of development contributions, special infrastructure contributions and the carrying out of works.

The SVPA has been registered against the land titles in accordance with the requirements of the agreement. The Secretary certified on 26 June 2020 that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land.

2.15. Public utility infrastructure

Pursuant to Clause 6.2(1) of the LEP 2015, development consent must not be granted for development on land in an urban release area unless the Council 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 it is required.

Comment: The proposed development would create demand for public utility infrastructure. The application was accompanied by an Engineering report prepared by Cardno which outlines a strategy for the delivery of utility infrastructure, including potable water, wastewater, electricity, telecommunications and natural gas.

a) Potable water

The applicant has advised that Sydney Water has endorsed a preferred potable water servicing strategy for the urban release area, which includes the utilisation of the existing elevated reservoir in Rosemeadow, and the construction of a new reservoir and transfer water pump station.

The potable water network would be constructed in stages to meet the demand of the residential subdivision.

The proposed strategy to service Stage 1 involves the extension of the network from Rosemeadow and utilising the capacity of the Rosemeadow reservoir.

A recommended condition has been included requiring the applicant to obtain a Section 73 Certificate from Sydney Water to ensure the supply and servicing of potable water to the residential subdivision.

b) Wastewater

The applicant has advised that Sydney Water has endorsed a preferred waste water servicing strategy for the urban release area, which includes the construction of 2 sewer pump stations and a pressurised rising main from the sewer pump stations to an existing manhole situated in Copperfield Drive, Rosemeadow which forms part of the broader gravity network serviced by the Glenfield Sewage Treatment Plant.

Due to potential delays in design, approval and construction of the servicing strategy, it is anticipated that a temporary waste water treatment would be required to facilitate the early development of Stage 1. Whilst alternative strategies have not been determined subject to feasibility, this may include:

- Construction of temporary storage facility downstream of Stage 1 with pump out and offsite treatment of effluent
- Construction of a temporary onsite treatment facility
- Staged development of the servicing strategy to meet the demand of the area

A recommended condition has been included requiring the applicant to obtain a Section 73 Certificate from Sydney Water to ensure the provision of wastewater services to the residential subdivision.

c) Electrical

The applicant has advised that Lendlease and Endeavour Energy are currently designing the most appropriate electrical servicing strategy for the urban release area.

The ultimate servicing strategy involves the supply of electricity from the Ambarvale zone substation, and would be delivered in accordance with Endeavour Energy's supply strategy for the Greater Macarthur Priority Growth Area.

There is an existing overhead high voltage network along Appin Road which is proposed to be utilised to service part of Stage 1. The power is supplied from the Ambarvale zone substation. It is estimated to not have the capacity to service the whole of Stage 1 and an additional overhead feeder may be required.

The applicant advises the undergrounding of the high voltage network along Appin Road is planned to occur during the Appin Road upgrade works, and details of the Stage 1 electrical servicing strategy will be finalised prior to construction of the Appin Road upgrade works in consultation with Endeavour Energy.

A recommended condition has been included requiring the applicant to obtain satisfactory arrangements from Endeavour Energy for the provision and distribution of electricity to the residential subdivision.

d) Natural gas

The applicant has advised that Lendlease and Jemena are currently designing the most appropriate servicing strategy to the development.

The ultimate servicing strategy involves the extension of the gas network from Rosemeadow at the corner of Copperfield Drive and Appin Road.

The particulars of the lead in infrastructure along Appin Road would be determined prior to construction of the Appin Road upgrade works in consultation with Jemena.

The lead in infrastructure is planned to be extensive in order to future proof the area to provide the services required for future residential stages.

A recommended condition has been included requiring the applicant to obtain satisfactory arrangements from Jemena to service the residential subdivision.

e) Telecommunications

The applicant has advised that Lendlease have existing partnerships with telecommunications suppliers that are capable of providing lead in, backhaul and reticulation services. In the event an agreement cannot be achieved with available suppliers, NBN Co would be consulted.

The lead in infrastructure would be provided during the Appin Road upgrade works and would be future proofed to cater for future residential stages.

A recommended condition has been included requiring the applicant to obtain satisfactory arrangements from a telecommunications carrier to service the residential subdivision.

2.16. Development control plan

Pursuant to Clause 6.3(2) of the LEP 2015, development consent must not be granted for development on land in an urban release area unless a development control plan has been

prepared for the land. The DCP must include details of staging, transport movement, landscaping, recreation areas, water management, environmental hazards, urban design, higher density living, commercial uses and public facilities.

Comment: The site specific Figtree Hill Development Control Plan and the Campbelltown (Sustainable City) Development Control Plan 2015 apply to the subject land, and provides for all prescribed requirements.

2.17. Earthworks

Pursuant to clause 7.1(3) of the LEP 2015, in deciding whether to grant development consent for earthworks the consent authority must consider the following matters:

- (a) The likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development

Comment: The proposal would disrupt drainage patterns and soil stability in the locality. A recommended condition has been included requiring the implementation of a soil and water management plan to mitigate impacts from arising in the locality of the development.

- (b) The effect of the development on the likely future use or redevelopment of the land

Comment: The proposal would facilitate the future development of the land for urban purposes.

- (c) The quality of the fill or the soil to be excavated, or both,

Comment: The fill would be virgin excavated natural material. Soil to be excavated is not identified as containing contaminated elements.

- (d) The effect of the development on the existing and likely amenity of adjoining properties

Comment: The works associated with this application would have an impact on the amenity of adjoining properties. Short term impacts during construction include dust, noise and possible traffic impacts. Long term impacts are positive and include increased amenity, better roads, and new infrastructure. The proposal would not have an unreasonable impact on the amenity of adjoining properties subject to the imposition of suitable conditions of consent.

- (e) The source of any fill material and the destination of any excavated material

Comment: Fill would be sourced from virgin excavated natural material. A recommended condition has been included requiring materials excavated and removed from the site to be disposed in accordance with the Protection of the Environmental Operations Act 1997 to a facility, or site that is legally able to accept the material.

- (f) The likelihood of disturbing relics

Comment: The site contains Aboriginal artefacts. Under the approved bulk earthworks application (DA-2984/2020/DA-CW), the applicant is required to follow the conditions of the AHIP as varied by Heritage NSW.

- (g) The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area

Comment: The proposal does not involve any work on waterfront land as confirmed by the NSW Natural Resources Access Regulator. The proposal would be setback approximately 1.2 km from the Sydney Water Supply Upper Canal. The environmentally sensitive areas would be retained and protected as biobanks.

- (h) Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development

Comment: Erosion and sediment control fencing would be erected during construction to mitigate impacts from arising in the locality of the development. The applicant proposes to manage erosion impacts in accordance with the document titled Managing Urban Stormwater: Soils and Construction prepared by Landcom.

2.18. Flood planning

Pursuant to clause 7.2(3) of the LEP 2015, development consent must not be granted unless the consent authority is satisfied that the development

- (a) Is compatible with the flood hazard of the land

Comment: The application was accompanied by a Flood Assessment prepared by Cardno. The post development flood model shows that during a 1:100 Annual Exceedance Probability (AEP) event, flood levels would be confined within the basin and riparian corridor. The proposed development was reviewed by Council's hydraulic engineers and considered to be compatible with the flood hazard of the land.

- (b) Will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties

Comment: The stormwater detention basin has been designed so that post development flows would not result in detrimental increases in the flood affectation of nearby properties.

- (c) Incorporates appropriate measures to manage risk to life from flood

Comment: The applicant has advised the finished lot levels have been designed above the 1:100 AEP with a freeboard of 0.5 m.

- (d) Will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses

Comment: A soil and water management plan and erosion and sediment control plan would be implemented to mitigate adverse impacts to the environment.

- (e) Is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding

Comment: The proposal is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding. The majority of the site is not affected by flooding and the flood affected land is generally confined within the lower lying riparian areas.

2.19. Salinity

Pursuant to clause 7.4(3) of the LEP 2015, in deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider the following:

- (a) Whether the development is likely to have any adverse impact on salinity processes on the land

Comment: Salinity Investigation and Management Plans (SIMP) prepared by Douglas Partners accompanied the application. The plan recommends capping the upper surface of sodic soils exposed by excavation with permeable material to prevent ponding and capillary rise, and to act as a drainage layer whilst reducing erosion.

- (b) Whether salinity is likely to have an impact on the development

Comment: Salinity causes the premature breakdown of concrete and the corrosion of steel. The presence of slightly saline materials is a naturally occurring feature of the environment. The Salinity Investigation and Management Plan provides strategies to mitigate the impacts of the proposed development.

- (c) Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development

Comment: The Salinity Investigation and Management Plan provides strategies to mitigate the impacts of the proposed development.

Pursuant to clause 7.4(4) of the LEP 2015, development consent must not be granted unless the consent authority is satisfied that:

- (a) The development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
- (b) If that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) If that impact cannot be minimised—the development will be managed to mitigate that impact

Comment: Having regard to the strategies and recommendations contained within the Salinity Investigation and Management Plans, it is considered the proposed development will be designed and managed to minimise any significant adverse environmental impact. A recommended condition has been included requiring all residential lots to be classified in accordance the Australian Standard AS2870 - Residential Slabs and Footings.

2.20. Essential Services

Pursuant to Clause 7.10 of the LEP 2015, development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water
- (b) the supply of electricity
- (c) the disposal and management of sewage
- (d) stormwater drainage or on-site conservation
- (e) suitable road and vehicular access
- (f) telecommunication services
- (g) the supply of natural gas

Comment: The application was accompanied by an Engineering Report prepared by Cardno which outlines a strategy for the delivery of essential services, including potable water, wastewater, electricity, telecommunications and natural gas. The development would drain stormwater into a stormwater detention basin approved under DA-743/2018/DA-SW. The development proposes to construct suitable roads and vehicular access would be available from Appin Road via an interim intersection approved by TfNSW under DA-743/2018/DA-SW.

2.21. Restrictions on access to or from public roads

Clause 7.18(3) of the LEP 2015 provides that development consent may only be granted for development on land adjoining a road within Zone SP2 Infrastructure if the consent authority is satisfied that:

- (a) All vehicular access to the land is by way of another road that is not within that zone, or
- (b) There is no practicable alternative vehicular access to the land by way of another road that is not within that zone or by way of a proposed road identified in a development control plan.

Comment: There are no other roads that offer vehicular access to the site, other than Appin Road. The Figtree Hill DCP illustrates vehicle access being provided to the site from Appin Road.

Clause 7.18(4) of the LEP 2015 provides that before granting development consent that makes provision for vehicular access to or from a road within Zone SP2 Infrastructure, the consent authority must take the following into consideration:

- (a) The treatment of the access and its location, and
- (b) The effect of opening the access on traffic flow and traffic safety on the road.

Comment: Construction vehicle access to the site would be provided from an existing vehicle access point from Appin Road. Residential vehicle access would be available from Appin Road via an interim intersection approved by TfNSW under DA-743/2018/DA-SW.

The interim intersection has been designed to service the Mt Gilead estate until such time the signalised intersection has been constructed and is operational, which is required to be completed prior to the release of the 500th allotment in accordance with the State's Voluntary Planning Agreement.

In order to manage the traffic flow and safety of Appin Road, a recommended condition has been included requiring a Construction Traffic Management Plan to be approved by Council prior to the commencement of works.

2.22. Riparian land and watercourses

Pursuant to Clause 7.3(3) of the LEP 2015, the consent authority must consider:

- (a) Whether or not the development is likely to have any adverse impact on the following:
 - (i) The water quality and flows within the watercourse
 - (ii) The aquatic and riparian species, habitats and ecosystems of the watercourse
 - (iii) The stability of the bed and banks of the watercourse
 - (iv) The free passage of fish and other aquatic organisms within or along the watercourse
 - (v) Any future rehabilitation of the watercourse and its riparian areas
 - (vi) The underlying and surrounding groundwater resources and groundwater dependent ecosystems, and

Comment: The proposal does not involve any work to watercourses as confirmed by the NSW Natural Resources Access Regulator. The proposal is not likely to have any adverse impact on the above provisions.

- b) Whether or not the development is likely to increase water extraction from the watercourse, and

Comment: The proposal does not seek to extract water from a watercourse.

- (c) Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Comment: Stormwater from the street network would be drained into bio-retention and stormwater detention basins to mitigate water quality impacts to watercourses.

Pursuant to Clause 7.3(4) of the LEP 2015, development consent must not be granted unless the consent authority is satisfied that:

- (a) The development is designed, sited and will be managed to avoid potential adverse environmental impact, or
- (b) If that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) If that impact cannot be minimised—the development will be managed to mitigate that impact.

Comment: The proposed development does not involve any work to watercourses and would implement a soil and water management plan. In this regard, it is considered the development would be designed, sited and managed to avoid potential adverse environmental impact.

2.23. Terrestrial biodiversity

Pursuant to Clause 7.20(3) of the LEP 2015, the consent authority must consider:

- (a) Whether the development is likely to have:
 - (i) Any adverse impact on the condition, ecological value and significance of the fauna and flora on the land
 - (ii) Any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna
 - (iii) Any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land; and
 - (iv) Any adverse impact on the habitat elements providing connectivity on the land
- (b) Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development

Comment: The proposed development does not involve the removal of any 'biodiversity significant vegetation'. Accordingly, the proposed development would not have an adverse impact on the above considerations.

Further, in accordance with Section 8.4 of the BC Act, the Panel is not required to assess and consider the likely impact of the development on animal and plant life, including diversity within and between species and diversity of ecosystems. As the proposed development would be carried out on biodiversity certified land, this relieves the Panel of the obligation to assess and consider the impacts of the development on biodiversity under clause 7.20 of the LEP 2015.

Pursuant to Clause 7.20(4) of the LEP 2015, development consent must not be granted to development on land to which this clause applies unless the consent authority:

- (a) Has taken into account the objectives of this clause, and
- (b) Is satisfied that the development is sited, designed, constructed and managed to avoid adverse impacts on native biodiversity or, if an adverse impact cannot be avoided:

- (i) The development minimises disturbance and adverse impacts to remnant vegetation communities, threatened species populations and their habitats
- (ii) Measures have been considered to maintain native vegetation and habitat parcels of a size, condition and configuration that will facilitate biodiversity protection and native flora and fauna movement through biodiversity corridors, and
- (iii) The development includes measures to offset the loss of biodiversity values

Comment: The objective of this clause is to maintain terrestrial biodiversity by protecting native fauna and flora, and protecting the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of native fauna and flora and their habitats, and maximising connectivity and minimising habitat fragmentation. Having regard to the BCA, it is considered the Panel can be satisfied the proposed development is consistent with the above objectives and provisions.

Further, in accordance with Section 8.4 of the BC Act, the Panel is not required to assess and consider the likely impact of the development on animal and plant life, including diversity within and between species and diversity of ecosystems. As the proposed development would be carried out on biodiversity certified land, this relieves the Panel of the obligation to assess and consider the impacts of the development on biodiversity under clause 7.20 of the LEP 2015.

2.24. Concurrence of Planning Secretary – Koala corridor

Pursuant to Clause 7.28(2) of the LEP 2015, development consent to development to which this clause applies must not be granted unless the consent authority has obtained the concurrence of the Planning Secretary.

Comment: No development is proposed on part of Lot 4 and part of Lot 5, DP 1240836 identified as “Koala Corridor” on the Clause Application Map.

2.25 Campbelltown (Sustainable City) Development Control Plan 2015

The proposed development has been assessed against the relevant development controls of the Campbelltown (Sustainable City) Development Control Plan 2015 - Volume 1 (SCDCP).

Part 2 - Requirements Applying to All Types of Development

Part 2 of SCDCP contains requirements that apply to all types of development. Compliance with the relevant controls is outlined in the table below:

| Campbelltown (Sustainable City) Development Control Plan 2015 | | | |
|--|--|--|-------------------|
| Control | Requirement | Proposed | Compliance |
| 2.7(a) Erosion and Sediment Control | An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the | Erosion and Sediment Control Plan submitted. | Yes |

| Campbelltown (Sustainable City) Development Control Plan 2015 | | | |
|--|---|--|-------------------|
| Control | Requirement | Proposed | Compliance |
| | disturbance of the land surface. | | |
| 2.8.1(a) Cut and Fill | A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations. | Levels of cut and fill submitted. | Yes |
| 2.8.1(e) Cut and Fill | All fill shall be 'Virgin Excavated Natural Material' (VENM). | Condition of consent to comply. | Yes |
| 2.8.2(a) Surface Water | Development shall not occur on land that is affected by the 100-year ARI event unless the development is consistent with the NSW Floodplain Development Manual. | The proposal was reviewed by Council's hydraulic engineers and considered to be acceptable with respect to flooding and the NSW Floodplain Development Manual. | Yes |
| 2.8.2(c) Surface Water | All development shall have a ground surface level, at or above a minimum, equal to the 100-year 'average recurrence interval' (ARI) flood level. | Ground surface levels above ARI flood level plus a freeboard of 0.5m. | Yes |
| 2.10.1(a) Water Management Cycle | A comprehensive Water Cycle Management Plan (WCMP) shall be prepared and submitted as part of a development application. | Details of stormwater drainage shown in civil works plans. | Yes |
| 2.10.2(a) Stormwater | All stormwater systems shall be sized to accommodate the 100-year ARI event. | Council's hydraulic engineers are satisfied the storm water systems are sized to accommodate the 100-year ARI event. | Yes |
| 2.10.2(b) Stormwater | The design and certification of any stormwater system shall be undertaken by a suitably qualified person. | Condition of consent to comply. | Yes |
| 2.10.2(j) Stormwater | Development shall not result in water run-off causing flooding or erosion on adjacent properties. | Measures to manage run-off to not cause flooding or erosion on adjacent properties. | Yes |

| Campbelltown (Sustainable City) Development Control Plan 2015 | | | |
|--|---|--|-------------------|
| Control | Requirement | Proposed | Compliance |
| 2.10.2(k) Stormwater | Stormwater run-off shall be appropriately channeled into a stormwater drain. | Stormwater run-off directed into bio-retention, stormwater detention and sediment basins. | Yes |
| 2.11.1(c) Aboriginal Heritage | Where it is determined that harm could occur to Aboriginal objects then an Aboriginal Heritage Impact Permit application must be made to the OEH and be approved prior to works occurring. | The applicant is required to follow the conditions of the AHIP as varied by Heritage NSW that has been issued for the land. | Yes |
| 2.11.2(a) Heritage | Any development application made in respect to development on land that is adjoining land occupied by a heritage item shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area. | The land does not adjoin any heritage items. | N/A |
| 2.14.1(b) Salinity | A detailed Salinity Analysis and Remedial Action Plan shall be prepared and submitted with the development application if: i) the site has been identified as being subject to a salinity hazard; or ii) an investigation reveals that the land is saline. | Salinity Investigation and Management Plans submitted. The plan includes strategies to manage salinity impacts from arising on the land. | Yes |
| 2.14.2(b) Bushfire | Development on bush fire prone land (as detailed on the Campbelltown Bush Fire Prone Lands Map) shall comply with the requirements of Planning for Bushfire Protection | The proposed residential subdivision was referred to the NSW RFS and General Terms of Approval have been issued. | Yes |

| Campbelltown (Sustainable City) Development Control Plan 2015 | | | |
|--|---|---|-------------------|
| Control | Requirement | Proposed | Compliance |
| 2.14.3(b) Subsidence | An applicant shall make appropriate enquiries and have plans stamped with the Mine Subsidence Board regarding any construction requirements for any type of development involving the erection of a building within a mine subsidence district prior to a development application being submitted to Council. | The proposed development was referred to Subsidence Advisory NSW and General Terms of Approval have been issued. | Yes |
| 2.15.1(a) Waste Management | A detailed Waste Management Plan (WMP) shall accompany development applications. | WMP submitted. | Yes |
| 2.18(a) Upper Canal Corridor | Where major development is proposed adjacent to the Upper Canal corridor, applicants shall consult with Water NSW as part of the process of preparing the development application. | Development not adjacent to Upper Canal. | N/A |
| 2.19(d) Electricity Easements | All proposed activities within electricity easements require approval from the relevant utility providers. | The applicant has not identified any electricity easements on the land that would be impacted by the proposal. | N/A |
| 2.21(a) Acoustic Privacy | Development shall comply with any relevant provisions in the following documents. The event of an inconsistency between the noise related controls in this plan and the documents below, the documents below prevail to the extent of the inconsistency. iii) The NSW Development Near Rail | The application was accompanied by an Acoustic Assessment prepared by WSP Australia Pty Ltd which addresses compliance with the NSW Development Near Rail Corridors and Busy Roads - Interim Guideline. | Yes |

| Campbelltown (Sustainable City) Development Control Plan 2015 | | | |
|--|--|-----------------|-------------------|
| Control | Requirement | Proposed | Compliance |
| | Corridors and Busy Roads - Interim Guideline | | |

Part 3 – Low and Medium Density Residential Development

Part 3.8 of SCDCP 2015 contains requirements that apply to residential subdivision. Compliance with the relevant controls is outlined in the table below:

| Campbelltown (Sustainable City) Development Control Plan 2015 | | | |
|--|---|---|-------------------|
| Control | Requirement | Proposed | Compliance |
| 3.8.1(a) Residential Subdivision | Subdivision shall have appropriate regard to orientation, slope, aspect and solar access. | Subdivision has appropriate regard to orientation, slope, aspect and solar access. | Yes |
| 3.8.1(b) Residential Subdivision | Subdivision design shall comply with the requirements specified in Council's Engineering Design Guide for Development | Condition of consent to comply. | Yes |
| 3.8.1(c) Residential Subdivision | Where relevant, roads shall be designed to provide satisfactory level of services for the evacuation of occupants in the event of emergency. | Road design allows evacuation in the event of emergency. | Yes |
| 3.8.1(d) Residential Subdivision | Subdivision shall promote through street access and minimise the number of cul-de-sacs. | Subdivision pattern promotes through street access. No cul-de-sacs proposed. | Yes |
| 3.8.1(e) Residential Subdivision | Roads/access handles shall be provided to separate allotments from any park, reserve, waterway and the like. | Roads provided to separate allotments from riparian biobanked areas and former Hillsborough homestead. | Yes |
| 3.8.1(f) Residential Subdivision | All allotments within a subdivision that are located adjacent to the intersection of local public roads (existing or proposed) shall provide a splay in accordance with Council's Engineering | All residential allotments within the subdivision that are located adjacent to an intersection are provided with a splay. | Yes |

| Campbelltown (Sustainable City) Development Control Plan 2015 | | | |
|--|--|---|----------------------------|
| Control | Requirement | Proposed | Compliance |
| | Design Guide for Development to ensure adequate sight distances and maintain footpath widths. | | |
| 3.8.1(g) Residential Subdivision | Residential subdivision shall be designed to address the public domain. | Residential subdivision designed to address the public domain. | Yes |
| 3.8.1(h) Residential Subdivision | Wherever possible, subdivision design shall avoid the creation of allotments that have rear boundaries (and fencing) that adjoin the public domain. | Allotments with rear boundaries adjoin The Boulevard, and allotments with rear boundaries adjoin Appin Road. | No – see discussion below. |
| 3.8.1(i) Residential Subdivision | For the purpose of calculating the minimum allotment size and dimensions under the Plan, any land that is part of an environmental corridor as specified by the Office of Environment and Heritage or any other government agency shall not be included within the calculated area of land unless the relevant public agency is satisfied that that part of the allotment is capable of being developed. | All residential lots satisfy the minimum lot size and are capable of being developed. No land forms part of an environmental corridor as specified by the Office of Environment and Heritage. | Yes |
| 3.8.1(j) Residential Subdivision | For the purpose of calculating the minimum allotment size and dimensions under the Plan, any land that is subject to bushfire, flooding or other risk (excluding mine subsidence) shall not be included within the calculated area of land unless it is demonstrated to Council's satisfaction | The land is bushfire prone and the NSW RFS has issued General Terms of Approval. Council is satisfied the site can be developed for urban purposes. | Yes |

| Campbelltown (Sustainable City) Development Control Plan 2015 | | | |
|--|---|---|---------------------------|
| Control | Requirement | Proposed | Compliance |
| | that the site can be appropriately managed in a manner that retains the ability to be developed for the purpose to which it is intended under the zone. | | |
| 3.8.1(k) Residential Subdivision | Access to residential subdivisions shall not be permitted to any classified road where alternative access can be made available via the non-classified road network. | Access to subdivision not available from a non-classified road. Access to subdivision will be made available via the non-classified road network following the dedication of streets to Council as public land. | Yes |
| 3.8.1(l) Residential Subdivision | Extensive use of battleaxe configuration in the subdivision of new areas shall be avoided, where possible. | No battle-axe lots. | Yes |
| 3.8.2 (a) Torrens Title Subdivision | Any residential allotment created by Torrens Title subdivision for the purpose of a dwelling house development in areas zoned R2 and R3 shall satisfy the following standards: i) a minimum width of 15 m measured along the side boundaries at a distance of 5.5 m from the front property boundary; ii) a minimum width of 7 m measured between the extended property side boundaries where they intersect with the kerb line; and iii) a minimum depth of | The Figtree Hill DCP allows a minimum lot width of 12.5 m. The minimum lot width controls of the site specific Figtree Hill DCP prevail in this instance. All lots have a minimum width of 7 m measured between the side boundaries at the kerb line. All lots have a minimum | N/A Yes Yes |

| Campbelltown (Sustainable City) Development Control Plan 2015 | | | |
|--|---|---|-------------------|
| Control | Requirement | Proposed | Compliance |
| | 25 m. | depth of 25 m. | |
| 3.8.9(a) Subdivision and Waste Management | Where a staged development is proposed and the full length of road will not be completed as part of the initial stage, temporary turning areas are required to be installed to ensure that waste collection vehicles can service new dwellings without the need to reverse. | Full length road construction. Temporary turning heads not required. | N/A |
| 3.8.9(b) Subdivision and Waste Management | Temporary turning areas should be constructed to accommodate heavy rigid collection vehicles (see indicative dimensions at Table 2.15.2), and be removed when a through road is connected into the next stage of the development. | Full length road construction. Temporary turning heads not required. | N/A |
| 3.8.9(c) Subdivision and Waste Management | Subdivision shall be designed and constructed so that upon completion: i) kerbside waste collection vehicles are able to access bins from the kerbside at a minimum distance of 300 mm, and a maximum distance of 1500 mm from the left side of the vehicle to the bin; ii) adequate space behind the kerb is provided for the occupant of each premises to present 1 x 140 litre bin and 1 x 240 litre bin side-by-side, a minimum 300 mm apart; | Waste collection vehicles capable of accessing bins from the kerb-side. Adequate space available for presentation of bins to kerb. | Yes Yes |

| Campbelltown (Sustainable City) Development Control Plan 2015 | | | |
|--|---|---|-------------------|
| Control | Requirement | Proposed | Compliance |
| | iii) where it is not possible to provide bin collection points immediately in front of each allotment, a concrete pad shall be constructed at the closest practical location to the allotment for garbage collection; | Collection points available in front of each lot. | Yes |
| | iv) the location for kerbside presentation provides a minimum 4 m overhead clearance for the operation of the collection vehicle (eg. no trees or transmission lines overhanging the bins). | Adequate overhead clearance space for collection vehicle. | Yes |
| | v) waste collection vehicles are not required to make a reverse movement to service bins. | Reverse movement not required to service bins. | Yes |

Subdivision design (clause 3.8.1(h) non-compliance)

Clause 3.8.1(h) of the SCDCP requires wherever possible, subdivision design to avoid the creation of allotments that have rear boundaries (and fencing) that adjoin the public domain.

The proposed allotments adjacent to The Boulevard and Appin Road have rear boundaries that adjoin a street which comprises the public domain. This does not technically comply with clause 3.8.1(h) of the SCDCP.

However on review, this proposal is considered to be acceptable in the circumstances as vehicle access will be denied to the allotments that have a frontage to The Boulevard frontage to maintain traffic flows. The garages will be accessed from the rear street which will enhance facade activation and presentation to the main collector road (The Boulevard).

In this regard, the proposed subdivision design is considered consistent with the applicable objective of the control to ensure the land once subdivided contributes positively to the desired character of the locality and provides for the safe and attractive integration of new development.

A recommended condition has been included requiring vehicle access to be denied from The Boulevard, the primary façade of dwellings to be articulated to address The Boulevard, and for building envelope plans to be provided demonstrating compliance with the controls of the DCP and LEP e.g. setbacks, private open space areas, receivable solar access and building height.

The proposed allotments adjacent to Appin Road are considered to be acceptable. The application was accompanied by an Acoustic Assessment demonstrating that adequate residential amenity would be achieved for land adjacent to Appin Road with regard to the Appin Road upgrade and projected traffic volumes.

In this regard, the proposed subdivision design is considered consistent with the applicable objective of the control to ensure that the proposed development is compatible with the capacity of existing and proposed infrastructure.

Further, the proposal is consistent the site specific Mt Gilead Development Control Plan and objectives of land adjacent to Appin Road to ensure reasonable standards of residential amenity and to ensure residential dwellings are not adversely impacted by traffic noise.

A recommended condition has been included requiring appropriate 88B restrictions to be registered against the affected allotments specifying acoustic treatments for residential lots.

Site Specific Development Control Plan: Figtree Hill Development Control Plan

Volume 2 of the SCDCP 2015 contains the site specific Figtree Hill Development Control Plan – (Figtree Hill DCP). Compliance with the relevant controls is outlined in the table below:

| Part: 7 Mt Gilead | | | |
|--------------------------------------|---|---|-------------------|
| Control | Requirement | Proposed | Compliance |
| 2.2(1) Key development objectives | Development of Mt Gilead is to be generally consistent with the Indicative Structure Plan shown in Figure 2. | Generally consistent with Indicative Structure Plan. | Yes |
| 3.1(1) Heritage and views | Development of Mt Gilead is to be consistent with the heritage principles identified in Figure 3 Heritage Principles Plan. The following specific measures are to be incorporated into the subdivision design: | Consistent with the heritage principles identified in Heritage Principles Plan. | Yes |
| | i. An interpretation of the historic carriageway alignment from Appin Road to the Mt Gilead homestead at the existing entrance to the Mt Gilead Property as shown in Figure 3 Heritage Principles Plan. This should include land mark specimen tree planting. | The historic carriageway is situated on land outside the scope of this current proposal. Landmark specimen tree planting along the historic carriageway is not proposed at this time. | N/A |
| | ii. Retention of One Tree | One Tree Hill is situated | Yes |

| Part: 7 Mt Gilead | | | |
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| Control | Requirement | Proposed | Compliance |
| | <p>Hill as a grassed knoll with a single tree.</p> <p>iii. Interpretation of the former Hillsborough Cottage is to be provided in the general vicinity as identified in Figure 3 Heritage Principles Plan. This may include landscaping, signage, walling or/and the erection of a commemorative plaque.</p> <p>iv. Be consistent with the Upper Canal State Heritage curtilage.</p> | <p>on land outside the scope of this current proposal and would be retained as a grassed knoll with a single tree.</p> <p>The former Hillsborough Cottage is situated within a residue lot. Interpretation of the heritage significance of the site is not proposed at this time.</p> <p>Consistent with Upper Canal State Heritage curtilage.</p> | <p>N/A</p> <p>Yes</p> |
| 3.1(2) Heritage and Views | <p>Landscape screening is to be provided in the locations identified in Figure 7 Indicative Landscape Strategy to:</p> <p>i. Ensure that housing at Mt Gilead is not visible when viewed from the Old Mill.</p> <p>ii. Interpret the original landscape setting around the lake when viewed from the Old Mill.</p> | <p>The required landscape screening is situated to the west on land outside the scope of this current proposal. Landscape screening is not proposed at this time.</p> | N/A |
| 3.1(3) Heritage and views | <p>Where possible, the key view corridors identified from the indicative locations in Figure 3 Heritage Principles Plan to the Old Mill and One Tree Hill are to be retained and interpreted.</p> | <p>View corridors to the Old Mill and One Tree Hill retained.</p> | Yes |
| 3.1(4) Heritage and views | <p>When the subdivision street pattern and open space locations are finalised, a site review will be required to confirm that important</p> | <p>Site Analysis Plan submitted having regard to the local high points, and view corridors. Important views to the west will be</p> | Yes |

| Part: 7 Mt Gilead | | | |
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| Control | Requirement | Proposed | Compliance |
| | views to the west are retained and interpreted within the public domain (streets and parks). These locations will be identified on the plans submitted with development applications for subdivision. | retained and interpreted within the public domain. | |
| 3.2(1) Street network and public transport | <p>The design of the local street network is to:</p> <p>i. facilitate walking and cycling and enable direct local vehicle trips;</p> <p>ii. create a safe environment for walking and cycling with safe crossing points;</p> <p>iii. encourage a low-speed traffic environment;</p> <p>iv. optimise solar access opportunities for dwellings;</p> <p>v. take into account the site's topography and view lines;</p> <p>vi. provide frontage to and maximise surveillance of open space;</p> <p>vii. facilitate wayfinding and place making opportunities by taking into account streetscape features; and</p> <p>viii. retain existing trees, where appropriate, within the road reserve.</p> | <p>Facilitates walking, cycling and vehicle trips.</p> <p>Pedestrian / cycle crossing points provided.</p> <p>Low speed traffic environment.</p> <p>Optimises solar access opportunities for future dwellings.</p> <p>Takes into account site topography and view lines.</p> <p>Frontage provided to open space to maximise surveillance.</p> <p>Facilitates wayfinding and place making opportunities by taking into account subdivision pattern, street hierarchy and open space areas.</p> <p>No trees proposed for removal.</p> | <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> |

| Part: 7 Mt Gilead | | | |
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| Control | Requirement | Proposed | Compliance |
| 3.2(2) Street network and public transport | Two entrances are to be provided off Appin Road generally in accordance with the locations identified in Figure 2 Mt Gilead Indicative Structure Plan and Figure 4 Indicative Street Network and Public Transport. | This application will utilise one entrance from Appin Road which is sufficient to serve the proposed residential subdivision. | Yes |
| 3.2(3) Street network and public transport | The public street network is to be provided generally in accordance with Figure 4 Indicative Street Network and Public Transport. | The street network is generally in accordance with Figure 4. | Yes |
| 3.2(4) Street network and public transport | Street design is to comply with the minimum standards in the cross-sections detailed in Figure 5 Indicative Street Cross Sections. | Street designs comply with Figure 5 Indicative Street Cross Sections. | Yes |
| 3.2(5) Street network and public transport | Where bus bays are required on the Collector Road, the carriageway must be widened to accommodate a 2.5 m wide bus parking bay. | No works proposed to Collector Road (The Boulevard). | N/A |
| 3.2(6) Street network and public transport | Alternative street designs may be permitted on a case-by-case basis if the functional objectives and requirements of the street design are maintained and the outcome is in accordance with the Campbelltown City Council Engineering Design Guide for Development. | The proposed street design was reviewed by Council's Development Engineer and considered to be satisfactory with respect to functionality and Council's Engineering Design Guide. | Yes |
| 3.2(7) Street network and | All kerbs are to be barrier kerbs. | Condition of consent to comply with Council's Engineering Design | Yes |

| Part: 7 Mt Gilead | | | |
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| Control | Requirement | Proposed | Compliance |
| public transport | | Guide. | |
| 3.2(8) Street network and public transport | Pedestrian paths and cycle ways within open space should be well connected to the local road network. | Shared pedestrian/cycle path proposed within open space that is connected to the local road network. | Yes |
| 3.2(9) Street network and public transport | Cul-de-sac streets will only be permitted where there are physical constraints such as sloping land, riparian corridors and bushland. Verges abutting open space and riparian areas may be reduced to one metre in width providing no servicing infrastructure is installed on the non-residential side of the road. | Temporary turning head provided for Road 23 until street network is extended under separate applications. One metre verge adjoining former Hillsborough homestead. No servicing infrastructure proposed within the verge. | Yes |
| 3.2(10) Street network and public transport | Appropriate seating or shelters shall be provided at bus stops. | Bus stops not proposed. | N/A |
| 3.2(11) Street network and public transport | Footpaths must be provided on at least one side of every street, except on the collector road where a footpath must be provided on both sides, unless it can be located within adjacent open space. | Footpaths to be provided on at least one side of every street. The footpath for Road 22 would be located in the adjacent open space subject to a future application. | Yes |
| 3.2(12) Street network and public transport | Pedestrian and cycle network is to be provided in accordance with Figure 6 Indicative Pedestrian/Cycle Network, and is to: i. provide safe and convenient linkages between residences and open space systems, neighbourhood shops, the community facility and the bus route; | Pedestrian and cycle network generally consistent with Figure 6. Safe and convenient linkages between future residences, open space areas, neighbourhood shops, community facility and bus route. | Yes Yes |

| Part: 7 Mt Gilead | | | |
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| Control | Requirement | Proposed | Compliance |
| | <p>ii. respond to the topography and achieve appropriate grades for safe and comfortable use where possible; and</p> <p>iii. comply with the requirements of Campbelltown City Council Engineering Design Guide for Development.</p> | <p>Responds to topography and achieves satisfactory grades to encourage use.</p> <p>Footpath and cycle widths satisfy Council's Engineering Design Guide.</p> | <p>Yes</p> <p>Yes</p> |
| 3.2(13) Street network and public transport | Street trees are to be provided in a manner consistent with the Indicative Street Tree Hierarchy at Appendix 1. | Street Tree Masterplan Submitted. The plan provides a range of suitable species and suggested species from Appendix 1. | Yes |
| 3.2(14) Street network and public transport | A 10 m wide Landscape Green Link is to be provided in the verge of the local street in the location shown in Figure 7 Indicative Landscape Strategy. The Landscape Green Link is to be planted with endemic native plant species and designed in a manner consistent with Figure 5 Indicative Street Cross Sections. | The 10 m wide Landscape Green Link is situated to the west on land outside the scope of this current proposal, and is not proposed at this time. | N/A |
| 3.2(15) Street network and public transport | Water Sensitive Urban Design green infrastructure such as raingardens, swales, tree pits, grasscrete within road carriageways and parking areas where it contributes to, and meets the objectives and principles of the Figtree Hill Stormwater Management Strategy and Council's engineering specifications. | Green infrastructure within road carriageways not proposed. | N/A |
| 3.2(16) | With the agreement of Council's Urban Release | Alternate road pavement finishes not | N/A |

| Part: 7 Mt Gilead | | | |
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| Control | Requirement | Proposed | Compliance |
| Street network and public transport | Area team, alternative road pavement finishes, to reduce solar absorption, may be trialled within Figtree Hill. | proposed. | |
| 3.3(1) Public open space and landscaping | Landscaping and public open spaces are to be generally provided in accordance with Figure 7 Indicative Landscape Strategy. | Street tree planting and public open spaces generally consistent with the Indicative Landscape Strategy. | Yes |
| 3.3(2) Public open space and landscaping | Public Open Space is to be linked using streets, pedestrian paths and cycle ways. | Public open space is linked using streets, pedestrian paths and cycle ways. | Yes |
| 3.3(3) Public open space and landscaping | Development is to front public open spaces to allow for casual surveillance and enhance safety. | Development fronts former Hillsborough homestead and public streets. | Yes |
| 3.3(4) Public open space and landscaping | Riparian areas are to be protected and enhanced. | Riparian areas to be protected and enhanced. | Yes |
| 3.3(5) Public open space and landscaping | Bushland to be conserved is to be identified in each development application for subdivision, and the application is to provide details of proposed regeneration and restoration. | Riparian Plan submitted. The plan provides details of proposed regeneration and restoration works to the bushland adjacent to Noorumba Reserve. | Yes |
| 3.3(6) Public open space and landscaping | Significant trees are to be retained where possible. Trees proposed for removal are to be identified in each development application and the impact of their removal is to be assessed appropriately. | No trees proposed for removal. | N/A |
| 3.3(7) Public open space and | Screen planting on the slopes of One Tree Hill as shown on Figure 7 | One Tree Hill is situated within a lot to the west that is not subject to | N/A |

| Part: 7 Mt Gilead | | | |
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| Control | Requirement | Proposed | Compliance |
| landscaping | Indicative Landscape Strategy should not be planted above the background skyline. | this application. Screen planting on the slopes of One Tree Hill is not proposed at this time. | |
| 3.4(1) Residential subdivision | Street layouts are to be an appropriate length and width to ensure that pedestrian connectivity, stormwater management and traffic safety objectives are achieved. | Streets are an appropriate length and width to achieve pedestrian connectivity, stormwater management and traffic safety. | Yes |
| 3.4(2) Residential subdivision | Subdivision layout is to deliver a legible and permeable street network that responds to the natural site topography, the location of existing significant trees and bushland, and solar access design principles. | The subdivision layout delivers a legible and permeable street network that responds to site topography and biobank vegetation. The subdivision layout would permit solar access to internal and external spaces. | Yes |
| 3.4(3) Residential subdivision | Residential lots should be rectangular in geometry as far as possible. | Lots incorporate rectangular geometry. | Yes |
| 3.4(4) Residential subdivision | The minimum lot width on any street frontage is 12.5 m. | All lots satisfy the minimum lot width on the street frontage of 12.5 m. | Yes |
| 3.4(5) Residential subdivision | The maximum number of lots with a minimum area of 375 m ² and maximum area of 450 m ² is 65. | 9 lots proposed with an area of less than 450 m ² . A total of 55 lots have an area between 375 m ² – 450 m ² . | Yes |
| 3.4(6) Residential subdivision | Lots less than 450 m ² are to be located within 200 m of key amenity attractors such as the bus route, community hub and open space areas. | Lots less than 450 m ² are located within 200 m of key amenity attractors, including the bus route and open space. | Yes |
| 3.4(7) Residential subdivision | Subdivision layouts must provide a variety of lot frontages and lot sizes within each street. Lots less than 450 m ² | The subdivision layout contributes to the variety of lot frontages and lot sizes within each street. Lots less than | Yes |

| Part: 7 Mt Gilead | | | |
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| Control | Requirement | Proposed | Compliance |
| | must be dispersed throughout the subdivision and not be located in a manner where they form the dominant streetscape presentation. | 450 m ² are situated in Stage 1D and 1E (within 200m of key amenity attractors) and not located in a manner that would form the dominant streetscape presentation. | |
| 3.4(8) Residential subdivision | The repetition of lot widths of 12.5 m is to be avoided, with no more than 3 lots of this frontage to be adjacent to one another. | There are no occasions where 3 lots with a frontage of 12.5 m are located adjacent to one another. | Yes |
| 3.4(9) Residential subdivision | The use of zero lot boundaries are only permitted on lots with a width of less than or equal to 12.5 m. | Zero lot boundaries permitted for lots with width of 12.5 m. | Yes |
| 3.4(10) Residential subdivision | Where zero lot lines are to be utilised, an easement for maintenance and access 0.9 m wide is to be registered on the adjoining lot. | Condition of consent to comply. | Yes |
| 3.4(11) Residential subdivision | Building Envelope Plans are to be provided for all lots to clearly identify: <ul style="list-style-type: none"> - Primary frontage of the lot (if required) - Location of zero lot lines if lot width is less than or equal to 12.5m - Setbacks or dwelling footprint - Dual occupancies are to be identified - Location of driveway - Location of services and drainage infrastructure - Other relevant considerations for the lots such as Asset Protection Zones, bushfire construction requirements, acoustic construction standards | Condition of consent to comply. | Yes |

| Part: 7 Mt Gilead | | | |
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| Control | Requirement | Proposed | Compliance |
| | and landscaping | | |
| 3.5.3(1) Corner lots | The minimum lot size on a corner lot is 450 m ² . | All corner lots satisfy the minimum lot size of 450 m ² . | Yes |
| 3.5.7(5) Landscaping | Landscaping should maximise the use of locally indigenous and other drought tolerant native plants where possible. | Street tree planting masterplan includes locally indigenous or drought tolerant native plants. | Yes |
| 3.5.7(6) Landscaping | Artificial turf is not permitted. | Artificial turf not proposed. | Yes |
| 3.5.8 Retaining Walls | These controls apply to retaining walls not constructed as part of the initial subdivision works carried out for each lot. | Retaining walls constructed as part of initial subdivision works. | N/A |
| 3.5.9(1) Land adjacent to Appin Road | In addition to the provisions of clause 3.5 of Volume 1 development is to comply with Development Near Rail Corridors and Busy roads – Interim Guideline (Department of Planning 2008). | Acoustic Assessment submitted. The report provides construction recommendations to ensure the dwellings would comply with Development Near Rail Corridors and Busy Roads – Interim Guideline. | Yes |
| 3.5.9(2) Land adjacent to Appin Road | Where required, an acoustic fencing is to be located along the frontage to Appin Road to ensure residential amenity criteria are satisfied. | Acoustic fencing adjacent to frontage of Appin Road. | Yes |
| 3.5.9(3) Land adjacent to Appin Road | Any required acoustic fencing is to be constructed as part of the initial subdivision of land that interfaces with Appin Road. Appropriate detail is to be provided to confirm the proposed materials and consistent interface with the upgrade of Appin Road. | 3 m high acoustic fencing to be constructed as part of the subdivision works. The acoustic fencing would be constructed of masonry panels and achieve a consistent interface with the upgrade of Appin Road. | Yes |
| 3.5.9(4) Land adjacent to Appin Road | Where acoustic fencing is proposed, appropriate are to be provided to confirm whether there are any | A recommended condition has been included requiring appropriate 88B restrictions on the use | Yes |

| Part: 7 Mt Gilead | | | |
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| Control | Requirement | Proposed | Compliance |
| | limitations on ancillary development that can be undertaken in proximity to the fencing. If there are any limitations, these are to be registered on the title of the burdened lots. | of land proximate to the acoustic fencing. | |
| 3.5.9(5) Land adjacent to Appin Road | Unless there is prior agreement with Transport for NSW, any acoustic fencing is to be located on the boundary of private lots and the Appin Road reserve and is to be maintained by the individual lot owner. | TfNSW require the acoustic fencing to be designed and constructed as part of a Works Authorisation Deed for the Appin Road upgrade by Lendlease and meet TfNSW requirements. Detailed design plans of the acoustic fencing are required to be submitted to TfNSW for review and approval. TfNSW require the acoustic fencing including the foundation to be located wholly within the R2 zoned land and not within the SP2 zoned land associated with the Appin Road upgrade. | Yes |

3. Voluntary Planning Agreements

Council executed a local Voluntary Planning Agreement (LVPA) with the land owners in 2018 that provides for local open space, community facilities, road works and storm water management.

Under the LVPA, the applicant is required to construct a collector road for a minimum of 503 m with a footprint of approximately 1.01 ha no later than 12 months after registration of the 300th final lot.

The Minister for Planning and Public Spaces executed a state Voluntary Planning Agreement (SVPA) with the land owners in 2019 that provides for regional transport and infrastructure services, intersections, traffic lanes, noise walls, and koala protection fencing.

Under the SVPA, the applicant is required to construct the northern signalised intersection prior to the release of the 500th residential final lot in accordance with the State Voluntary Planning Agreement. Approval of this application would not result in the creation of more than 500 residential final lots.

Additionally, the applicant is required to make a monetary contribution to regional transport and infrastructure services prior to the issue of a subdivision certificate which creates a residential final lot.

Accordingly, recommended conditions have been included requiring the applicant to meet the requirements of the LVPA and SVPA prior to issue of a subdivision certificate.

4. Regulations

The regulations do not prescribe any matters of relevance that require consideration in relation to determining the development application.

5. Impacts on the Natural and Built Environment

Section 4.15(1)(b) of the EP&A Act requires Council to consider the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Traffic noise

Future residents of properties in proximity to Appin Road may be sensitive to road traffic noise. To address this issue, the application is supported by an Acoustic Assessment prepared by WSP Australia Pty Ltd.

The road traffic noise levels adopted for the assessment are based on the ultimate design year of the estate and road works being completed by 2031 with regard to future traffic volumes, and road widening.

An operational noise model was used to predict the road traffic noise generated from changes to traffic volumes and composition, vehicle speed, road gradient, pavement surface, ground absorption and shielding, and reflections from topography, buildings and barriers.

The model assumed 2 traffic lanes in each direction along Appin Road and noise emissions at three heights to represent the various classes of vehicles utilising the road.

Noise propagation across the subdivision has been considered across two scenarios, including:

1. the future built subdivision, and
2. the future built subdivision with 3 m high acoustic fencing

The results of the acoustic assessment indicate that noise levels within the residential subdivision would exceed the maximum limit of 40dBa during the daytime and 35dBa during night-time.

The NSW Department of Planning Development near Rail Corridors and Busy Roads – Interim Guideline specifies the minimum construction standards of building elements to achieve the required Weighted Sound Reduction Index.

With regard to scenario 1, in order to achieve acceptable noise levels, the acoustic report recommends the incorporation of Category 1 and 2 deemed to satisfy construction standards into the design and construction of future dwellings.

Whereas with regard to scenario 2 involving the 3 m high acoustic fencing, in order to achieve acceptable noise levels, the acoustic report recommends the incorporation of Category 1 deemed to satisfy construction standards into the design and construction of future dwellings.

The acoustic fencing allows for a lower category of building construction to achieve appropriate noise levels internally.

The acoustic report also recommends screening private open space areas with solid boundary fencing with no gaps between or underneath panels.

The Acoustic Assessment provides a list of acoustic treatments to be incorporated into the design and construction of future dwellings to achieve acceptable levels of internal and external residential acoustic amenity. A recommended condition has been included within the consent requiring appropriate 88B restrictions to be registered against the affected allotments.

Acoustic fencing – visual impact

The proposed 3 m high acoustic fencing is considered to have an acceptable visual impact on the locality, including distant views from Appin Road.

The acoustic fencing is consistent with the Figtree Hill Indicative Structure Plan which envisages acoustic fencing adjacent to Appin Road and would not impact on key view corridors to One Tree Hill or the Old Mill depicted on the Heritage Principles Plan.

Subject to a Works Authorisation Deed between Lendlease and TfNSW for the Appin Road upgrade, the applicant has advised the appearance of the acoustic fencing would be softened with a landscaped batter, with various heights of ground cover, shrubs and trees.

The proposed acoustic fencing would be constructed of masonry panels that are capable of being finished in a range of colours, designs or artwork. A recommended condition has been included requiring the colours, designs or artwork of the acoustic fencing to be approved by Council prior to the commencement of works.

In this regard, the visual impacts of the acoustic fencing are considered acceptable and its location meets the objective of the DCP with regard to land adjacent to Appin Road to ensure reasonable standards of residential amenity and a high quality residential environment in the vicinity of Appin Road.

Intersection capacity

The proposed subdivision of 138 residential allotments would increase traffic in the locality. However, the quantum of traffic to be generated and its cumulative impacts are considered acceptable for Appin Road having regard to traffic modelling studies and the Review of Environmental Factors for the Appin Road upgrades.

The proposed development would not have a significant adverse impact on the operational efficiency of the unsignalised intersection which was previously modelled under DA-743/2018/DA-SW. The results of movement summaries indicated the intersection would

perform satisfactorily in all scenarios with spare capacity. Vehicle delay and queue lengths are not anticipated to impact on nearby intersections along Appin Road.

Until the signalised intersection is constructed and operational, the site would be serviced by an interim un-signalised intersection, which TfNSW endorsed as part of DA-743/2018/DA-SW. Lendlease is required to deliver the final signalised intersection prior to the release of the 500th final residential lot in accordance with the State Voluntary Planning Agreement.

6. Social and Economic Impacts

The proposed subdivision would facilitate the future residential development of the land to provide for the housing needs of the community, which would provide tangible social and economic benefits.

Socially, the proposal would deliver vacant residential allotments that would facilitate an increase of housing supply within the local government area that would help to improve housing choice and affordability.

Economically, the proposal would be beneficial to the overall local economy with workers being employed during the construction phase of the development and future residents spending in the local economy once the allotments contain dwellings houses.

The State Voluntary Planning Agreement requires the applicant to fund Appin Road upgrade works which would improve road safety for motorists and reduce fauna road deaths through the erection of koala protection fencing. A modification to the State VPA is being prepared to extend the scope of works to also include fauna underpasses.

7. Site Suitability

The site is considered suitable for the proposed residential subdivision. The land is mapped as an urban release area and has been zoned to provide for future residential development.

The proposed dimensions, areas and orientation of the allotments are considered to be adequate to facilitate the siting, design and construction of future residential development.

The land once subdivided would contribute positively to the desired future character of the locality by enabling the construction of future dwellings within the residential zone.

The proposed subdivision promotes walking and cycling as a mode of travel within the estate and provides linkages to a future bus route.

8. Public Participation

The application was publicly notified and exhibited between 30 November 2018 and 29 January 2019.

The notification and exhibition period was extended due to the school holiday period between 24 December 2018 and 28 January 2019.

Council received 66 submissions objecting to the development. The issues of objection are summarised and discussed below.

| Theme | Detail | Response |
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| Online documents and exhibition | The development application documents were not displayed online and the public exhibition period was over the school holidays, Christmas and new year period when people are away. | The application was publicly notified and exhibited in accordance with Council's Public Consultation policy at the time of lodgement. Council now provides exhibition documents online. The notification and exhibition period was extended due to the school holiday period. |
| Tree removal | Why is Cumberland Plain Woodland and Shale Sandstone Transition Forest allowed to be decimated? Only 5% remains in the Sydney basin. So many trees will be removed for this development to go ahead. How can these endangered ecosystems be legally destroyed? | This application does not involve any tree removal. Vegetation is permitted to be removed from the land under the bulk earthworks approval, stage 1A and 1B subdivision approval and Biodiversity Certification Agreement (BCA). |
| Wildlife corridors | <p>The wildlife corridors are not going to save disease free koalas or allow them to migrate throughout the region. This development will stop any east west wildlife migration between the Nepean and Georges Rivers. This development will cut through the major wildlife corridor between the Georges and Nepean Rivers. The Mt Gilead property provides the shortest corridor link between the Georges and Nepean Rivers, and this development should not be truncated by development.</p> <p>There are no continuous wildlife corridors that will link Noorumba Reserve and Beulah Forest. A continuous bushland link is required to provide viable movement options for koalas and other threatened species, such as flying foxes and squirrel gliders.</p> | <p>As biodiversity certification has been conferred on the land, section 8.4 of the BC Act 2016 does not require any further assessment and consideration of diversity within and between species and diversity of ecosystems. The proposal would not stop east-west koala/wildlife migration at Noorumba Reserve and Beulah. The proposal does not involve the removal of any vegetation within the identified corridors.</p> <p>Figure 5.3 of the Campbelltown Koala Plan of Management shows a north-south Strategic Linkage Area on the eastern side of Appin Road, but it does not pass through the subject site which is predominately cleared of vegetation.</p> |
| Koalas and wildlife | Why are disease free koalas being put at risk? Where will koalas go? Koalas have already suffered so much with careless development processes in the area. Koalas should be protected and allowed to move freely over its territory. This koala colony is the only known disease free | The BCA had regard to Koalas, ecological communities and wildlife habitats and appropriate offsets have been secured as part of this agreement. The EPBC Approval requires the applicant to secure extents of Cumberland Plain Woodland and Shale Sandstone Transition |

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| | colony in NSW. This national symbol needs habitat, not strips of land unconnected to larger areas of bush. Without it, koalas cannot thrive and will eventually disappear. Various Australian native animals have no say over whether their homes get taken. Cars, dogs and other risks of living near humans is already having a big impact. Every loss of a koala is a blow to maintaining this important colony as a viable population. | Forest, and acquire or retire Koala credits to ensure the conservation of biodiversity and diversity and quality of ecosystems. As part of the biodiversity certification process the likely impacts of development on biodiversity values were assessed and considered and conservation measures were established to avoid, minimise and offset the impacts of proposed development. The proposal is consistent with the requirements of the BCA. |
| Under or over pass | The application has allowed small corridors beside Beulah and Noorumba Reserve so there is no reason why a corridor over or under the road could not be built at one or both these points. No wildlife corridor is planned to be installed across Appin Road. Koalas are using this area as a path to pass safely. Surely more can be done to protect Koalas from dogs and humans, and cutting them off from other colonies for breeding and their bloodlines. | Investigations are being carried out for koala underpasses to be provided between Appin Road at Noorumba Reserve and Beulah as part of the Appin Road upgrade to facilitate the east-west movement of koalas/wildlife, subject to TfNSW and DPIE approval. Underpasses would need to be designed to the constraints of the land and have regard to potential biodiversity impacts, such as vegetation removal. |
| Koala Plan of Management | Failure of the Department of Planning & Environment to approve a Council Koala Plan of Management. | On 30 July 2020 the Secretary approved the Campbelltown Comprehensive Koala Plan of Management. |
| Fauna deaths | Sound barriers, median barriers, and fencing on the eastern side of Appin Road will trap koalas and fauna trying to cross the road. Male Koalas need to roam and mate to perpetuate the species. In the event of a catastrophic fire all Koalas and wildlife will be cooked. | As part of the road upgrade, fauna fencing would be provided between Noorumba Reserve and Beulah on the eastern side of Appin Road to reduce fauna road mortality. |
| Farm land | Why is Council allowing this cattle farm to be carved up for development? Is real estate a worthy idea in the long run? Wouldn't investing into animal or grass farming, or wind and solar farms be a greater idea? Why is this food bowl going to be wiped out by housing? We face a food insecure future as the city expands and loss of life as temperatures rise aided by | An Agricultural Investigation was undertaken prior to rezoning of the land for urban purposes. The reallocation of the land for urban development was found to not significantly impact the NSW beef herd. |

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| | cheek by jowl housing. | |
| Rural landscape | Why is the rural landscape being compromised and replaced with black roofs and sound barriers? | Under the Figtree Hill DCP black and dark colour roofs are not permitted. |
| Views | Gilead is home to beautiful plains. It's the getaway site that one wishes to view when passing by. The site provides green spaces and is a valuable tourist asset. | A Landscape Character and Visual Impact Assessment was undertaken prior to rezoning of the land for urban purposes. The Mt Gilead Heritage Principles Plan requires subdivision design to incorporate significant vistas and key view corridors. |
| Appin Road duplication | Why no road duplication of Appin Road all the way to Appin and beyond? Appin Road cannot deal with more cars and trucks. Roads and infrastructure is needed before more houses are built. Developers should pay towards the cost of this, not the taxpayers. | The duplication of Appin Road to Appin and beyond is outside the scope of this development application. Transport for NSW, in partnership with Lendlease would convert Appin Road to 4 traffic lanes between Fitzgibbon Lane to approximately 2.5 km south of Copperfield Drive, Rosemeadow. |
| Appin Road safety | Why should residents believe the Appin Road upgrades will help with the problem areas along the Mt Gilead to Appin stretch? Surely those traveling it should not be compromised any more. The safety works outlined are only cosmetic and will do nothing to increase the capacity of the road. More needs to be done to prevent accidents, lives lost and safety of this road. The infrastructure does not exist to cope with more cars using Appin Road. Too many deaths have occurred on this road over the years. It will only get worse with more people living in the area. | The Appin Road upgrade is supported by a Review of Environmental Factors which identifies and addresses the road safety concerns of Appin Road. The Appin Road safety improvements involve physical works, including but not limit to: a new overtaking lane, U-turn facility and widened road shoulders. Further review of the TfNSW REF is likely to accommodate an amended scope of works to the State VPA to include fauna underpasses adjacent to Noorumba Reserve and Beulah. |
| Traffic infrastructure | Traffic is already at a gridlock on our roads and it seems like the aim is to bring these types of developments without first having appropriate infrastructure for the residents of the area. | In accordance with the SVPA, the applicant is required to undertake upgrade works to Appin Road, including but not limited to lane duplication, and intersection construction and upgrades. The delivery of infrastructure is triggered by certain milestones, including the number of registered lots. |
| Mt Ousley Road, Bulli Pass and train link | The increased traffic will result in costs to government to upgrade the capacity of Appin Road, Mt Ousley Road and Bulli Pass to cope with increased population. | Upgrades to Mt Ousley Road and Bulli Pass, and the provision of a train link to Wollongong are outside the scope of this development application. |

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| | There should not any development in this area as there is no train link to Wollongong to ease traffic and pressure on the road networks the increased traffic will impact and add delays to vital road freight corridors. | |
| Trip times | It is hard enough to travel between Campbelltown and Appin as Appin Road is below decent operating condition with use by heavy vehicles. This road started at 100 kph, then reduced to 90 kph, now at 80 kph. The speed limit in a residential area is 50 kph. How long will it take to travel to Appin and even worse to Wollongong? | The Review of Environmental Factors of the Appin Road upgrade contains objectives to improve road safety and travel times. The REF advises the Appin Road upgrade would result in significant reductions in the travel time of all vehicles in peak periods compared to the existing case if no upgrades were to occur. The provision of a dual carriageway would also provide improvement to safety for road users due to the separation of traffic flows. |
| Public transport | Public transport will be inadequate. Missing in this development application is information about transport infrastructure. Public transport to Appin is minimal. Residents have no choice but to drive by car. | The Figtree Hill DCP contains a Public Transport map which shows the estate will be serviced by a bus route. |
| Congestion | Roads are congested. Parking cars at Leumeah station to catch a train is getting more difficult every time. How will Narellan Road cope again? | A Traffic, Transport and Access study was undertaken prior to rezoning the land for urban development. While the proposal will further contribute to traffic, planned intersection upgrades would be undertaken to ameliorate impacts and improve intersection performance to acceptable levels of service. Strategies to reduce the number of trips made to the external road network and impacts to parking include bus services, walking and cycle networks and car share schemes. |
| Spring Farm Link Road | The Spring Farm Link Road it too narrow, and it would be unwise to allow subdivision to go ahead until TfNSW has decided where the new Spring Farm Link Road will run. | TfNSW have provided concurrence to the proposed development. |
| Noorumba Reserve Credits | Council hoped to gain credits for Noorumba Reserve, but only 0.8 hectares may be protected in the future. | Noorumba Reserve is protected under Biobanking Agreement 239. |

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| Traffic modelling | The traffic modelling does not consider weekend traffic | The traffic modelling is based on peak hour traffic volumes and projected traffic volumes of 2031. |
| Schools and hospitals | Why are there no schools in this estate? Where will children go to school? Most schools are already at capacity with no land set-aside for further schools. Campbelltown hospital already has extended wait times and is overburdened. Adding more housing without addressing this issue is irresponsible and will cost lives. Our schools already have to contend with extra children. | A Social and Economic Needs Impact Assessment was undertaken prior to rezoning of the land for urban purposes. It was anticipated the future residential population of Mt Gilead could not support a whole new government funded school or hospital as it is located on the metropolitan edge and is within close proximity to a range of existing private, independent and state run health and education facilities. If demand for such services arose, NSW state policy permits educational establishments and health services within residential and mixed use zones. The Campbelltown Public Hospital was recently expanded to support the growing population. |
| Education catchment | Which public primary and high schools will the development fall into? | Various schools are located within a 2-5 km and 5-10 km radius of the development. Further to this, Lendlease Communities are seeking expressions of interest for a primary school within the estate. |
| Infrastructure | How can you agree to more urban sprawl when there is no infrastructure? Campbelltown and Appin cannot cope with more residents/homes. Fixing Appin Road should be a priority. The infrastructure is not supportive of the increased population and our services are already strained. Infrastructure in Campbelltown is seriously lacking. Parking at train stations is non-existent after 7 am. Lack of a train service to the site, and to Wollongong. | An Infrastructure Services Report was undertaken prior to rezoning of the land for urban purposes. TfNSW NSW in partnership with Lendlease, have committed to the staged upgrade of a 5.4 km section of Appin Road between Gilead and the intersection of St Johns Road, Ambarvale. The need for additional parking infrastructure would occur as the population expands. A train service to the site and to Wollongong is outside of the scope of this development application. |
| Employment land | Why is no employment land being provided in this site? People of | The Mount Gilead urban release area contains a B4 Mixed Use |

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| | <p>this area are already struggling to find work. No shops are planned. This will result in another dormitory suburb. Parents will be away from children for many hours with long commute times to and from work on dangerous roads.</p> | <p>zone which permits a range of commercial type uses. Child care centres are permitted with consent in the R2 Low Density Residential zone and B4 Mixed Use zone.</p> |
| Upper Canal | <p>Why is the Upper Canal being put at risk? The Upper Canal is vital to Sydney's water supply system and must be protected from adjacent development.</p> | <p>The Upper Canal is located approximately 1.2km west of the proposed development. A soil and water management plan would be implemented to mitigate impacts from arising in the locality of the development.</p> |
| Dam dewatering | <p>Why are all the dams going to be dewatered and creeks replaced with concrete drains? Dam dewatering is not acceptable. Wildlife will be left with no water. As dams will be dewatered, during a bushfire emergency, this may result in inadequate water available, endangering life.</p> | <p>This application does not involve any dam dewatering. Dams are permitted to be dewatered under the bulk earthworks approval, and Stage 1A and 1B subdivision approval, and under the BCA.</p> |
| Waterways | <p>Why are creeks and streams that flow through Mt Gilead and into the Hawksbury Nepean river system being ignored or undervalued? The creeks and streams must be protected and left natural, not artificially changed.</p> | <p>The NSW NRAR confirmed the proposal would not impact on waterfront land. The NSW NRAR informed the minor stream to the northeast of Stage 1C is covered under the Controlled Activity Approval previously issued under development consent 743/2018/DA-SW, and the works proposed under this application are outside of the identified stream corridor.</p> |
| Menangle Creek and Nepean River | <p>The backfilling of dams, filling of an existing water course, cut and fill earthworks, construction of hard surface embankments, and discharging of stormwater into Noorumba Reserve will scour and foul the headwaters of Menangle Creek and the Nepean River. The riparian off-set is insufficient.</p> | <p>Dams are permitted to be dewatered under the bulk earthworks approval, and Stage 1A and 1B subdivision approval, and under the BCA. To mitigate potential impacts to Menangle Creek and the Nepean River, the development would implement an erosion and sediment control plan, soil and water management plan and manage erosion impacts in accordance with the document titled Managing Urban Stormwater: Soils and Construction prepared by Landcom.</p> |
| Georges River | <p>The Georges River will be a casualty of these types of development.</p> | <p>The development site is located on the western side of Appin road and slopes to the west. The development is not likely to</p> |

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| | | adversely impact on the Georges River located on eastern side of Appin Road. |
| Water supply | The nearby Kilbride holding tank is not sufficient to supply water to this estate. There is no water security. There is a water shortage in the four local dams that supply our region. Water security must be fixed before there is more housing. Water NSW and Sydney Water need to publicly announce they are willing and capable of supplying potable drinking water supply to new residents and the existing population. Where is water for this estate coming from? After a dry few years water levels dropped dramatically. We don't need more homes to add to the problem. There isn't enough water for the population in the area. How can there be enough water for the huge increase in population? | The applicant has advised that Sydney Water has endorsed a preferred potable water servicing strategy for the urban release area, which includes the utilisation of the existing elevated reservoir in Rosemeadow, and the construction of a new reservoir and transfer water pump station. |
| Sewage | <p>Where is sewage from this state going to be pumped to? There is the suggestion that pump out and offsite treatment could provide an interim solution. How long would this continue before there is connection to Glenfield mains?</p> <p>Failure to guarantee wastewater will be mains connected may result in pump out system that could remain for years.</p> <p>The destination of the pump-out wastewater is not provided and is regarded as a third world approach and unacceptable in a new estate. What happens if there is a spillage or overflow into waterways or Menangle</p> | <p>The development will ultimately be serviced by the Glenfield Sewage Treatment Plant. To achieve this, the development would require construction of two sewer pump stations and a pressurised rising main. In the event delays are encountered during the delivery of this infrastructure, a temporary pump out system may be installed on site and be managed by Sydney Water.</p> <p>A potential pump out system would be a temporary arrangement pending the construction of the sewer pump stations and a rising main forming a connection to the Glenfield Sewage Treatment Plant.</p> <p>The destination of the pump-out wastewater would be subject to Sydney Water requirements. Sydney Water would ensure any such system would be appropriately designed and maintained to mitigate any</p> |

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| | <p>Creek?</p> <p>How many waste water truck movements will be generated per day through the streets and Appin Road?</p> <p>The application suggests a Sewage Treatment Plant between the Upper Canal and Menangle Creek. What level of treatment of effluent is proposed for this plant? How will accidental overflow of untreated effluent into Menangle Creek be contained? How and where are the solids going to be treated? What is the timeframe for connection to mains treatment at Glenfield, or is there a likelihood the sewage treatment plant becoming permanent and enlarged? Will waste water be treated to a high standard so it can be put into Menangle Creek?</p> <p>Temporary treatment facilities and tanking it out by truck is environmentally irresponsible. Public health, odour impacts, potential overflows, increased fuel consumption and potential adverse nutrient impact on waterways have not been considered.</p> | <p>potential spillage or overflows from occurring.</p> <p>The number of waste water truck movements would likely depend on the size of the potential system and volume of sewage, and would be specified in a maintenance schedule by Sydney Water.</p> <p>A temporary onsite treatment facility is further option should a pump out system not be feasible. The level of treatment would be specified by Sydney Water. Sydney Water would ensure any such system would be appropriately designed and maintained to mitigate any potential overflow from occurring. It is considered that solids would be onsite within the treatment facility in accordance with Sydney Water processes. A potential onsite treatment facility would be a temporary arrangement pending the construction of sewer pump stations and a rising main forming a connection to the Glenfield Sewage Treatment Plant. Should waste water be released into Menangle Creek or surrounding watercourses, this would be subject to the requirements of Sydney Water and other agencies.</p> <p>The temporary sewage disposal and treatment options would be managed to Sydney Water standards within acceptable limits to mitigate any significant adverse environmental impacts from arising.</p> |
| Aboriginal heritage | Impacts on Aboriginal campsites, artefact scatters, rock shelters, scarred trees and birthing tree. | Lendlease have obtained an Aboriginal Heritage Impact Permit (AHIP) from the NSW Office of Environment and Heritage (NSW OEH) to carry out an archaeological testing program on the site. These works were undertaken with Registered |

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| | | Aboriginal Parties, including Dharawal people representatives. An AHIP was issued by the Department of Planning, Industry and Environment on 29 April 2020 and subsequently varied by Heritage NSW on 31 August 2020. |
| Heritage | Why is Mt Gilead not heritage listed? Why is Heritage Council of NSW recommendation to State Heritage list Mt Gilead homestead and curtilage being withheld? The proposal will result in the loss of heritage, sacred and listed sites in the Macarthur region. This beautiful farm needs to be preserved due to our dwindling built heritage. Gilead is one of the few remaining intact colonial landscapes. | The Mt Gilead homestead is a State listed heritage item. The proposed development is located outside of the curtilage of the heritage item. The curtilage around the homestead has been deemed appropriate to maintain its heritage values. |
| NSW Heritage Office | The site is not distanced from important heritage items and the application needs to be referred to the NSW Heritage Office. | The proposed development is adequately distanced from heritage items and does not trigger a referral or concurrence from Heritage NSW. |
| Flooding and contamination | It is queried whether the site is suitable for the proposed development in relation to potential flooding and contamination. | The proposed development was reviewed by Council's hydraulic engineers and considered to be compatible with the flood hazard of the land. Under the bulk earthworks application, the land would be remediated and made suitable for the proposed residential land use. |
| Erosion, sedimentation and salinity | The creeks that flow into the Nepean River need to be considered for erosion and sedimentation. The earthworks will affect soil layers and salinity. All the land below this development will be impacted, especially Noorumba Reserve where water will be redirected from in-filling the upper reaches of the north-eastern creek line. | To mitigate potential erosion and sedimentation impacts, the development would implement an erosion and sediment control plan, soil and water management plan and manage erosion impacts in accordance with the document titled Managing Urban Stormwater: Soils and Construction prepared by Landcom. The application was accompanied by a Salinity Investigation and Management Plan which includes strategies to mitigate potential salinity impacts. |
| Trash traps | What measures are in place to ensure, for example, trash traps will be regularly maintained? | This development application does not propose to construct any stormwater detention basins. Following the dedication of stormwater detention basins |

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| | | to Council, any trash traps would be maintained by Council in accordance with a maintenance plan. |
| Runoff | <p>Runoff will kill trees and shrubs within the wildlife corridor and Noorumba Reserve when the detention basin overflows.</p> <p>Inadequate control and treatment of water diverted from Appin Road and the development. Untreated water may enter the Noorumba biobank site, potentially increasing turbidity, phosphorous, biological hazards and erosion due to reduced permeability of the development site.</p> | <p>The proposed stormwater detention basin has been designed so that post development flows do not exceed pre development flows. The stormwater management infrastructure would be designed in accordance with Council's Engineering Design Guide to ensure stormwater discharged from the site meets specific water quality targets.</p> <p>Stormwater from Appin Road currently drains into Noorumba Reserve. It is likely the Appin Road upgrade works will include vegetated swales, bio-retention swales and a primary treatment system designed to capture and retain gross pollutants such as litter, coarse grit and sediments and associated oils to reduce pollutants and achieve baseline water quality targets.</p> |
| Weeds and rubbish | <p>What measures will be put in place to stop weeds and exotic plants from washing down stream from the housing estates contaminating Noorumba Reserve, Menangle Creek and the Nepean River?</p> <p>Noorumba Reserve will become will become filled with rubbish.</p> | <p>Stormwater would be directed to the bio-retention and stormwater detention basins. Biobanking agreement 239 contains provisions for weed control and waste and rubbish management.</p> <p>Noorumba Reserve is managed by Council's rangers and maintenance staff to ensure the area does not become filled with rubbish.</p> |
| Green space | <p>Why are no green spaces being provided? Why build all these houses and have hardly any green space? Will existing rate payers have to establish and maintain these parks?</p> | <p>Mt Gilead contains land zoned RE1 Public Recreation to be used for public open space and recreational purposes. The Figtree Hill DCP contains an Indicative Landscape Strategy which shows the location of future open space areas and sports oval. Future parks will be constructed by the applicant and maintained by Council following the dedication of land.</p> |
| Landscaping plan | <p>The number, distribution and type of small trees featured in</p> | <p>The Street Tree Master Plan provides a range of suitable</p> |

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| | the Landscaping Plan will not achieve a satisfactory shady cover and this estate will become exposed to heat island as a consequence. The landscaping plan fails to compensate with a species choice for the loss of SSTF and CPW. | street trees that would provide canopy cover and minimise the impacts of the urban heat island effect. Species characteristic of the SSTF and CPW are not identified as suitable street tree species by the landscape architect. |
| Urban heat island | We do not need more urban heat islands like this development. We need green spaces, biodiversity, habitat protection and spaces to enjoy and be in nature and outdoors. Residents of the area have been experiencing a heat wave. | The proposal involves substantial street tree planting along local streets to minimise the impacts of the urban heat island effect. The Figtree Hill DCP contains objectives relating to building design and materials and landscaping to minimise the extent of urban heat island impacts from new development. |
| Air quality | Why is poor air quality in the Macarthur area being ignored? You can't just keep cramming more homes, people/families and industry in whilst totally disregarding poor air quality and exceedances of national air quality limits. More cars and trucks will worsen air quality. This development will make air quality worse with the removal of trees that help purify the area and keep the ambient temperature cooler. | An air quality review was conducted prior to rezoning the land for urban purposes. No industrial air quality impacts would have a significant impact on the Mt Gilead site and there is unlikely to be any air quality impacts from vehicle emissions. This application does not involve any tree removal. The application includes the planting of street trees to provide canopy cover. |
| Mine subsidence | Building in a mine subsidence zone will add costs, decrease housing affordability and pose a danger to human life. The community be affected when roads subside, footpaths, sewerage, water and gas pipes crack. | The proposed development was referred to Subsidence Advisory NSW and General Terms of Approval have been issued. The residential subdivision is deemed suitable within the mine subsidence district. |
| Cumulative effect | Why is the masterplan DA broken down into many smaller DA's? The cumulative effect of the total masterplan is what is important to be assessed not the smaller staged units. | The proposal is consistent with the Figtree Hill DCP which states that development may be undertaken in any number of substages provided that development reflects the progressive delivery of road, utility and local infrastructure over the land. This development application proposes substages that are generally consistent with the Figtree Hill Indicative Structure Plan. |
| Residents | How many residents the development will bring to the area? How many | The Figtree Hill DCP advises Mt Gilead will contain approximately 1,700 detached dwellings and a |

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| | children/students are anticipated to be living in the new development? | population of around 5,000 people. The Social and Economic Needs Impact Assessment that was undertaken prior to rezoning of the land for urban purposes estimates between 310 - 377 children between 5 and 12 years. |
| Site area | Why does the Statement of Environmental effects refer to the Mt Gilead Urban Release Area as having an area of 216 hectares, when the original Mt Gilead Urban Release Area was listed as being a total of 210 hectares? | If Part Lot 5 on the western side of the Upper Canal is included, the total site area would be 216.03 hectares. |
| Planning frameworks | Greater Macarthur 2040 interim plan is still at community consultation and the Cumberland Plain Conservation Plan is yet to be written. This nullifies the possibility there is any public interest planning vision for the Macarthur. | Greater Macarthur 2040 interim plan and Cumberland Plain Conservation Plan are currently under consideration. Greater Macarthur 2040 interim plan identifies the subject site as 'Urban Capable Land' following the rezoning of the land for urban development in 2017. |
| Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River | The site is within the catchment draining into the Nepean-Hawkesbury so consent is required under SREP and needs to be properly assessed. | Clause 11(7) of SREP requires consent from Council for the filling of land. Accordingly, this application seeks consent for minor filling of part of the site. |
| Overdevelopment | The overdevelopment of Campbelltown is making it less pleasant to live in. This development application will set the precedent for rampant overdevelopment in an area that should be protected. | The proposed subdivision would offer a high level of residential amenity and would be proximate to open space areas, mixed use zone and bus route. The proposal would be provided with shared pedestrian/cycle paths, new roads and street tree planting. Significant land holdings to the west of Appin Road have been identified as Urban Capable Land under the Greater Macarthur 2040 interim plan. |
| Social impact study | There has been no adequate social impact study done to justify the increased housing as the area has seen expansion which has highlighted new problems for the area which have been ignored. | A Social and Economic Needs Impact Assessment that was undertaken prior to rezoning the land for urban development. The expected additional population would have a nominal impact on local and regional services, and the existing wider provision of services would cater for the increased population in the catchment. |

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| Community consultation | Why has there been no community consultation from NSW Planning? | Community consultation for a development application is required to be undertaken by Council. |
| State Significant Development | The development should be assessed by the Department of Planning and Environment as State Significant Development. | The development does not meet the criteria for State Significant Development. |
| Public vote | Why not take the proposal to a public vote? | The Campbelltown Local Planning Panel, formed under the Environmental Planning and Assessment Act 1979, is the relevant authority responsible for determining the development application. |

8. The Public Interest

Section 4.15(1)(e) of the EP&A Act requires Council to consider the public interest.

The public interest is an overarching requirement, which includes the consideration of the matters discussed in this report. Implicit to the public interest is the achievement of future outcomes adequately responding to and respecting the future desired outcomes expressed in environmental planning instruments and development control plans.

The application is considered to have satisfactorily addressed Council's and relevant agencies' criteria and would provide a development outcome that, on balance, would result in a positive impact for the community. Accordingly, it is considered that the approval of the proposed development would be in the public interest.

Conclusion

The development application has been assessed against the relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, the Campbelltown Local Environmental Plan 2015, Campbelltown (Sustainable City) Development Control Plan 2015 and site specific Mt Gilead Development Control Plan.

The proposed development, subject to the recommended conditions, is considered to satisfy relevant State legislation and State Environmental Planning Policies including the *Rural Fires Act 1997*, *Coal Mine Subsidence Compensation Act 2017*, SEPP Precincts—Western Parkland City 2021, SEPP Resilience and Hazards 2021, and SEPP Transport and Infrastructure 2021 and other relevant legislation.

The State Voluntary Planning Agreement has been executed and registered against the land titles in accordance with the requirements of the agreement. The Secretary has certified in writing that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land.

The proposed variation to subdivision design is considered to be of acceptable environmental impact and capable of being supported in this instance.

The site is considered to be suitable for the proposed development, as the land is located within an urban release area and has been zoned to provide for future residential development. The proposed allotments are adequate in size to support the construction of future dwellings that would contribute positively to the desired future character of the residential estate.

As the proposed development would be carried out on biodiversity certified land, this relieves the Campbelltown Local Planning Panel of the obligation to assess and consider the impacts of the development on biodiversity.

The issues raised in the submissions have been addressed in this report and do not warrant further amendment or refusal of the application.

Accordingly, the application is recommended for approval.

Attachments

- 4.1.1 Recommended Conditions of Consent (contained within this report)
- 4.1.2 Subdivision Plans (contained within this report)
- 4.1.3 Civil Plans (contained within this report)
- 4.1.4 Landscape Plans (contained within this report)
- 4.1.5 TfNSW Approval (contained within this report)
- 4.1.6 Rural Fire Service Approval (contained within this report)
- 4.1.7 Subsidence Advisory Approval (contained within this report)
- 4.1.8 Satisfactory Arrangements Approval (contained within this report)
- 4.1.9 State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (contained within this report)

Reporting Officer

Executive Manager Urban Release and Engagement

ATTACHMENT 1
2687/2018/DA-SW
Recommended Conditions of Consent

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

1. Approved Development

The development shall be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and/or any conditions within.

| Drawing Title | Drawing Number | Revision | Author | Dated |
|--|-----------------------|-----------------|---------------|--------------|
| TITLE SHEET AND DRAWING SCHEDULE | 80216021-11-CI-1001 | 2 | Cardno | 02/12/2019 |
| GENERAL NOTES AND LEGENDS | 80216021-11-CI-1011 | 3 | Cardno | 06/05/2022 |
| GENERAL ARRANGEMENT PLAN | 80216021-11-CI-1021 | 2 | Cardno | 02/12/2019 |
| ALIGNMENT CONTROL PLAN | 80216021-11-CI-1031 | 2 | Cardno | 02/12/2019 |
| SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 4 | 80216021-11-CI-1101 | 3 | Cardno | 12/02/2021 |
| SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 4 | 80216021-11-CI-1102 | 3 | Cardno | 12/02/2021 |
| SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 4 | 80216021-11-CI-1103 | 3 | Cardno | 12/02/2021 |
| SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 4 | 80216021-11-CI-1104 | 3 | Cardno | 12/02/2021 |
| SEDIMENT AND EROSION CONTROL DETAILS | 80216021-11-CI-1131 | 2 | Cardno | 02/12/2019 |
| ROAD TYPICAL SECTIONS | 80216021-11-CI-1251 | 3 | Cardno | 15/04/2021 |
| ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 1 OF 10 | 80216021-11-CI-1301 | 3 | Cardno | 06/05/2022 |
| ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 2 OF 10 | 80216021-11-CI-1302 | 4 | Cardno | 06/05/2022 |
| ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 3 OF 10 | 80216021-11-CI-1303 | 4 | Cardno | 06/05/2022 |
| ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 4 OF 10 | 80216021-11-CI-1304 | 4 | Cardno | 06/05/2022 |
| ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 5 OF 10 | 80216021-11-CI-1305 | 4 | Cardno | 06/05/2022 |

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| ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 6 OF 10 | 80216021-11-CI-1306 | 4 | Cardno | 06/05/2022 |
| ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 7 OF 10 | 80216021-11-CI-1307 | 3 | Cardno | 06/05/2022 |
| ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 8 OF 10 | 80216021-11-CI-1308 | 4 | Cardno | 06/05/2022 |
| ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 9 OF 10 | 80216021-11-CI-1309 | 3 | Cardno | 06/05/2022 |
| ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 10 OF 10 | 80216021-11-CI-1310 | 4 | Cardno | 06/05/2022 |
| ROAD LONGITUDINAL SECTIONS SHEET 1 OF 6 | 80216021-11-CI-1351 | 2 | Cardno | 02/12/2019 |
| ROAD LONGITUDINAL SECTIONS SHEET 2 OF 6 | 80216021-11-CI-1352 | 2 | Cardno | 02/12/2019 |
| ROAD LONGITUDINAL SECTIONS SHEET 3 OF 6 | 80216021-11-CI-1353 | 2 | Cardno | 02/12/2019 |
| ROAD LONGITUDINAL SECTIONS SHEET 4 OF 6 | 80216021-11-CI-1354 | 2 | Cardno | 02/12/2019 |
| ROAD LONGITUDINAL SECTIONS SHEET 5 OF 6 | 80216021-11-CI-1355 | 2 | Cardno | 02/12/2019 |
| ROAD LONGITUDINAL SECTIONS SHEET 6 OF 6 | 80216021-11-CI-1356 | 2 | Cardno | 02/12/2019 |
| PLAN OF PROPOSED SUBDIVISION OF LOT 996 IN PPN DP 1242642 (STAGE 1A) & LOT 1334 IN PPN DP 1242643 (STAGE 1B), APPIN ROAD, MT GILEAD "PRECINCT 1" | 43240 021 SUB-1C Sheet 1 of 2 | F | LTS Lockley | 22/11/18 |
| PLAN OF PROPOSED SUBDIVISION OF LOT 996 IN PPN DP 1242642 (STAGE 1A) & LOT 1334 IN PPN DP 1242643 (STAGE 1B), APPIN ROAD, MT GILEAD "PRECINCT 1" | 43240 045 SUB-SIC Sheet 2 of 2 | F | LTS Lockley | 22/11/18 |
| PLAN OF PROPOSED SUBDIVISION OF LOT 1400 IN PPN DP 1242645 (STAGE 1C), APPIN ROAD, MT GILEAD "PRECINCT 1" | 43240 021 SUB-1D Sheet 1 of 2 | F | LTS Lockley | 22/11/18 |
| PLAN OF PROPOSED SUBDIVISION OF LOT 1400 IN PPN DP 1242645 (STAGE 1C), APPIN ROAD, MT GILEAD "PRECINCT 1" | 43240 021 SUB-1D Sheet 2 of 2 | F | LTS Lockley | 22/11/18 |
| PLAN OF PROPOSED SUBDIVISION OF LOT 1401 IN PPN DP 1242645 (STAGE 1C), APPIN ROAD, MT GILEAD "PRECINCT 1" | 43240 021 SUB-1E Sheet 1 of 2 | F | LTS Lockley | 22/11/18 |
| PLAN OF PROPOSED SUBDIVISION OF LOT 1401 IN PPN DP 1242645 (STAGE 1C), APPIN ROAD, MT GILEAD "PRECINCT 1" | 43240 021 SUB-1E Sheet 2 of 2 | F | LTS Lockley | 22/11/18 |

Associated Documentation:

- Gilead Streetscape Design – Stage 1, rev: G, pages: 1– 12, author: Aspect Studios.
- Bushfire Assessment Report, Building Code and Bushfire Hazard Solutions Pty Limited, Project No: 160700B, Dated: 16 May 2018.
- Salinity Investigation and Management Plan, Author: Douglas Partners, Project No: 76649.05, Document No: R.001.Rev0, Dated: 10 October 2016.
- Salinity Investigation and Management Plan, Author: Douglas Partners, Project No: 76649.14, Document No: R.001.Rev0, Dated: 20 December 2016.
- Remediation Action Plan, Author: Douglas Partners, Project No: 76649.16, Document No: R.001, Dated: 1 August 2017.
- Preliminary Site Investigation: Author: Douglas Partners, Project No: 76649.11, Document No: R.001.Rev0, Dated: 20 December 2016.
- Acoustics Assessment, Author: WSP Australia Pty Ltd, Revision: C, Dated: 29 May 2018.
- Document reference: D18/6965 – DA18082414699 AJ, author: NSW Rural Fire Service, pages: 1– 3, dated: 23 April 2019.
- Document reference: TSUB18-00407, author: Subsidence Advisory NSW, pages: 1– 10, dated: 17 May 2019.
- Document reference: SYD18/01301/08, author: Transport for NSW, pages: 1 – 4, dated: 14 March 2022.
- Secretary's Certificate, reference: IRF20/1746, author: NSW Planning Industry & Environment, pages: 1– 4, dated: 26 June 2020.
- APA Correspondence, Reference: 447407, Dated: 10 May 2021, Pages: 1– 2.

2. Amended Plans

The development is to incorporate the following amendments and the amended plans are to be submitted to the Principal Certifier, for approval, prior to the issue of a subdivision works certificate:

- a. Building Envelope Plans consistent with the requirements of Section 3.4(11) of the Mt Gilead Development Control Plan.

The applicant must demonstrate how the relevant development controls and standards are capable of being achieved within the proposed building envelopes.

3. General Terms of Approval from Approval Bodies

The development must be undertaken in accordance with all the General Terms of Approval (GTA) of the following approval bodies under Section 4.46 of the Environmental Planning and Assessment Act 1979:

- Document reference: D18/6965 – DA18082414699 AJ, author: NSW Rural Fire Service, pages: 1– 3, dated: 23 April 2019.

- Document reference: TSUB18-00407, author: Subsidence Advisory NSW, pages: 1 – 10, dated: 17 May 2019.
- Document reference: SYD18/01301/08, author: Transport for NSW, pages: 1 – 4, dated: 14 March 2022.

A copy of each of the GTA's and any further requirements of the approval bodies are attached to this development consent. These requirements must be incorporated in the application for the subdivision works certificate and where required by the GTA's relevant approvals must be granted prior to the release of the subdivision works certificate.

4. Requirements of Other Authorities

The development must be undertaken in accordance with correspondence/ conditions provided by the following authorities:

- APA Correspondence, Reference: 447407, Dated: 10 May 2021, Pages: 1 – 2.
- Development is to be undertaken in accordance with the Biodiversity Certificate Agreement that was conferred over the site on 5 July 2019.

5. Bulk Earthwork Approval

The works approved as part of this consent are to be undertaken in conjunction with and in response to the relevant works approved and conditions imposed as part of 2984/2020/DA-CW (Bulk Earthworks).

6. Landscaping

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works.

7. Electrical Substations

Substations are not permitted to be installed on land to be dedicated to Council as a part of this determination. If the applicant is to pursue the installation of substations on land to be dedicated to Council, the applicant is required to obtain agreement from Council's Executive Manager Property.

8. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant subdivision works certificate is made.

9. Compliance with EPBC Approval

Compliance is required at all times with the obligations of the approval issued under the Environment Protection Biodiversity Conservation (EPBC) Act 1999 (Mt Gilead residential development EPBC 2015/7599) dated 21 December 2018.

10. Access Denied

Vehicular access to or from Road No.1 and Appin Road shall not be permitted to any lots fronting these respective roads.

11. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*, *Engineering Design for Development (as amended)* guide and the applicable *Development Control Plan*.

12. Existing Easements

Changes to existing easements and their physical infrastructure shall not occur without the written approval of the authority benefitting from such easements.

13. Local Voluntary Planning Agreement

The development must be consistent with the requirements of the Mount Gilead 1 Planning Agreement (the Agreement) that applies to the land. The provision and timing of infrastructure as detailed in the Agreement between Campbelltown City Council, Lendlease Communities (Mt Gilead) Pty Limited, Mount Gilead Pty Limited and Anna Dzwonnik dated 8 August 2018, or as amended or otherwise agreed by the parties, must be undertaken by the applicant in accordance with the Agreement throughout the Agreements operation.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent must be complied with prior to the commencement of any works.

14. Soil and Water Management Plan

Prior to the commencement of any works on the land, a detailed soil and water management plan shall be submitted for approval.

15. Construction Traffic Management Plan

Prior to the commencement of any works on the land, a Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control, shall be submitted to Council for approval.

Copies of the approved CTMP's shall be kept on site for the duration of the works, in accordance with *Work Cover Authority* requirements and copies shall also be forwarded to Council for its records.

16. Hillsborough site

Prior to the commencement of any works on the land, security fencing shall be erected around the former Hillsborough site to protect the archaeological remnants of the homestead during works.

17. Erosion and Sediment Control

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

18. Erection of Construction Sign

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours
- b. Stating that unauthorised entry to the work site is prohibited
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent)
- d. Stating the approved construction hours in which all works can occur
- e. Showing the name, address and telephone number of the Principal Certifier for the work.

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

19. Toilet on Construction Site

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

20. Trade Waste

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

21. Vehicular Access during Construction

Prior to the commencement of any works on the land, vehicle/plant access to the site shall be provided as per the Construction Traffic Management Plan to minimise ground disturbance and prevent the transportation of soil onto any public road system.

22. Hoarding / Fence

Prior to the commencement of any works, a fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with *Work Cover* requirements.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

A separate land use application under Section 68 of the Local Government Act 1993 shall be submitted to and approved by Council prior to the erection of any fencing on public land.

PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a subdivision works certificate by either Campbelltown City Council or a Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a subdivision works certificate.

23. Deposited Plan and 88B Instrument - Rights and Interests

Prior to Council or a Principal Certifier issuing a subdivision works certificate, the applicant must obtain written consent from the benefited lot(s), roads(s) bodies or Prescribed Authorities regarding any easements, profit à prendre, restriction or positive covenants registered on the land with respect to the approved development.

24. Utility Servicing Provisions

Prior to Council or a Principal Certifier issuing a subdivision works certificate, the applicant shall obtain a letter from Sydney Water, Endeavour Energy, Jemena (if relevant) and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

25. NBN Co

Prior to the issue of a subdivision works certificate, the Principal Certifier shall be satisfied that telecommunications infrastructure may be installed to service the premises which complies with the following:

- The requirements of the Telecommunications Act 1997:
- For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and
- For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be located underground.

Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.

26. Geotechnical Report

Prior to Council or the Principal Certifier issuing a subdivision works certificate, where proposed excavation and/or filling exceed 900mm in depth or where the subject site is identified as being filled land, a geotechnical report prepared by a NATA registered laboratory shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion.

27. Road Construction (New)

Prior to Council or the Principal Certifier issuing a subdivision works certificate, the applicant shall submit design details for approval of the proposed road construction.

The categories and traffic loadings to be adopted for the design of the road pavements shall be as follows:

| Road Number | Category | Traffic Loading |
|----------------------------|----------|---------------------|
| 4, 5, 8, 9, 18, 19, 22, 23 | D | 3 x 10 ⁵ |

Construction of the roads shall be undertaken in accordance with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide and Austroads guidelines.

All inspections are to be undertaken by Council and the Principal Certifier shall not issue the subdivision certificate until all works have been completed.

28. Road Safety Audit

Prior to Council or the Principal Certifier issuing a subdivision works certificate, a road safety audit is to be undertaken for the design of all new roadworks.

29. Traffic Committee

Prior to Council or the Principal Certifier issuing a subdivision works certificate, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for any proposals for the construction of prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting.

30. Vehicle turning movements

Prior to Council or the Principal Certifier issuing a subdivision works certificate, vehicle turning movements (for the appropriate vehicle types as agreed with Council) shall be assessed by an appropriately qualified person using Autodesk Vehicle Tracking and provided to Council's Executive Manager Urban Release & Engagement (or equivalent) for approval.

In this regard the Vehicle Tracking files and associated development proposal shall be submitted in dwg/dxf format and the speed environment used in the assessment must be consistent with the requirements as set out in the Austroads Guide to *Road Design Part 4*.

Garbage collection vehicles with three axles and up to 10.4 metres in length shall be considered as part of the above assessment.

31. Street Lighting

Prior to Council or the Principal Certifier issuing a subdivision works certificate, street lighting design plans shall be prepared by an Endeavour Energy Accredited Service Provider (ASP) and comply with the following:

- a. All street lighting is to be LED "Smart" lighting to Council's specification. The lighting of residential roads and public places must comply with AS/NZS1158 Residential Street Lighting Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements 2005, using the appropriate categories.

- b. The design and installation of the street lighting is to be such that Council can take ownership of the street lighting in this subdivision (ie. separate circuit to residential supply).
- c. The power supply to the street lighting shall meet the load requirements of Endeavour Energy plus 30% loading for the future requirements of Council.
- d. The location of meters to service the street lighting network.
- e. The street lighting plan must consider the impact of street tree planting (at planting and mature height and form) on the lighting.
- f. Details of the number of electrical turrets and switchboards to be installed within the network.
- g. The street lighting and associated infrastructure in this subdivision is to be dedicated to Council and not be handed over to the energy supplier.

Note: Electrical Turrets are to be:

- Situated within the road reserve;
- Located no more than 700mm measured from the private lot boundary;
- Not to interfere with the delivery of the current or future pedestrian/ cycleway paths;
- Multiple Switch Board doors must be oriented toward the street for ease of access.

A copy of the street lighting design plans are to form part of the subdivision works certificate documents and provided to Council for our records.

32. Retaining Structures

Prior to Council or the Principal Certifier issuing a subdivision works certificate, the applicant shall engage a suitably qualified structural and geotechnical engineer to design all proposed retaining structures exceeding 600mm in height.

Rock stacked retaining walls shall be designed to accommodate the following features:

- a. 100 year minimum design life.
- a. Be of full masonry construction.
- b. Be designed to accommodate a minimum of 20kPa live load adjacent to the wall.
- c. Be designed and constructed to contain appropriate drainage that is accessible for periodic flushing.
- d. It may be necessary for an engineer to be present on site during construction of the walls to ensure construction is undertaken in accordance with approved designs – this would be at the applicant's expense.
- e. Where exposed walls on a street frontage are retaining fill on private land, the wall shall be constructed of durable and decorative materials to Council's satisfaction and finished with a graffiti-proof treatment.
- f. Where a wall is retaining cut and the road/ verge is higher than private land, the applicant shall affix a sign to each wall stating that the wall is a structural element and shall not be altered or otherwise damaged at any time. The applicant is encouraged to investigate permanent plant climbing structure or alternative beautification measures as part of the wall's design phase.

All retaining structures adjacent to existing or future public infrastructure shall be constructed of a masonry material and shall be constructed wholly within the property

boundary, including footings and agricultural drainage lines. No encroachments within land to be dedicated to Council is permitted.

33. Retaining Structures – Subsidence Advisory NSW and Drainage Lines/Connections

- a. Prior to Council or the Principal Certifier issuing a subdivision works certificate, the applicant must obtain approval from Subsidence Advisory NSW for the development as updated, which includes retaining walls. The subdivision works certificate must be consistent with and satisfy any requirements issued by Subsidence Advisory NSW.
- b. Prior to Council or the Principal Certifier issuing a subdivision works certificate, a stormwater drainage plan must be submitted to the Principal Certifier for approval, showing details and connections of subsoil drainage lines of retaining walls.
- c. Prior to Council or the Principal Certifier issuing a subdivision works certificate, details shall be submitted to the Principal Certifier for approval, showing the inter-allotment retaining walls positioned within lot boundaries, and not on lot boundaries.

34. Stormwater Management Plan (Green Field Subdivision)

Prior to Council or the Principal Certifier issuing a subdivision works certificate, the applicant shall submit engineering details of a formal drainage system designed to conform with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide, including the creation of appropriate drainage reserves and/or easements.

The applicant shall submit electronic copies of the DRAINS and MUSICX modelling and the associated reports for the assessment and approval of Council's Executive Manager Urban Release & Engagement (or equivalent) prior to the issue of a subdivision works certificate.

All proposals shall comply with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide, *Australian Rainfall and Runoff (current version)* and the *NSW Floodplain Development Manual*.

35. Water Quality

Prior to Council or the Principal Certifier issuing a subdivision works certificate, plans, electronic models, associated reports and other supporting information indicating all engineering details and calculations relevant to the water quality treatment of stormwater from the site and adjacent catchments shall be submitted to Council's Executive Manager Urban Release and Engagement (or equivalent) for approval.

Operation and Maintenance Manuals and *Maintenance Schedules* shall also be submitted to Council's Executive Manager Urban Release and Engagement (or equivalent) for approval.

All proposals shall comply with the relevant guidelines of the Department of Planning, Industry and Environment (DPIE), Council's *Engineering Design for Development (as amended)* guide and the applicable *Development Control Plan*.

36. Landscape Requirements

Prior to Council or the Principal Certifier issuing a subdivision works certificate for civil works, the applicant shall submit detailed landscape plans for approval by Council's Executive Manager Open Space.

Landscaping of the development site shall be undertaken in accordance with the approved plans incorporating the following requirements where necessary:

- a. Street tree installation shall comply with the following requirements:
 - i. Root boxes or barriers are required for all street trees which are being placed within 1m of infrastructure. Such infrastructure shall include footpaths, share ways road ways, kerb and gutter, underground pipes.
 - ii. Unless specified otherwise the minimum size for root control boxes shall be 800mm x 800mm by 500mm deep. Trees are to be installed centrally within the root control box.
 - iii. Alternatively, root barrier is to be placed on the road and footpath side of all street trees. Vertical ribbed root barrier a minimum of 600mm deep and 0.75mm thick is to be used in all instances.
 - iv. Root boxes or barriers must be placed:
 - behind the back of kerb so that it does not compromise the road pavement (i.e. the trunk of the tree shall be a minimum of 700mm from the back of kerb)
 - flush with or marginally below the ground surface
 - flush with or marginally below the adjoining top of footpath
 - for a 3m extent along the footpath/share way and kerb with the tree centrally placed
 - such that it extends a minimum of 100mm below the adjoining road pavement
 - such that is not a trip hazard.

37. Telecommunications Infrastructure

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifier prior to the issue of a subdivision works certificate or any works commencing, whichever occurs first; and
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

38. Sydney Water

Prior to Council or the Principal Certifier issuing a subdivision works certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met.

An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the Principal Certifier prior to issue of a subdivision works certificate.

The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.

39. Work on Public Land

Prior to Council or the Principal Certifier issuing a subdivision works certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate approving the works shall be obtained from Council, prior to the Principal Certifier issuing a subdivision certificate.

40. Public Property

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

41. Local Voluntary Planning Agreement

The development must be consistent with the requirements of the Mount Gilead 1 Planning Agreement (the Agreement) that applies to the land. The provision and timing of infrastructure as detailed in the Agreement between Campbelltown City Council, Lendlease Communities (Mt Gilead) Pty Limited, Mount Gilead Pty Limited and Anna Dzwonnik dated 8 August 2018, or as amended or otherwise agreed by the parties, must be undertaken by the applicant in accordance with the Agreement throughout the Agreements operation.

PRIOR TO THE COMMENCEMENT OF ANY WORKS REQUIRING A SUBDIVISION WORKS CERTIFICATE

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These additional conditions are to be complied with prior to the commencement of on site that require a subdivision works certificate.

42. Subdivision works certificate

Prior to the commencement of any works that require a subdivision works certificate:

- a. the applicant shall obtain a subdivision works certificate for the particular works; and
- b. when Council is not the Principal Certifier, the appointed Principal Certifier shall notify Council of their appointment no less than two days prior to the commencement of any works.

43. Survey Report

Prior to the commencement of subdivision works for each relevant stage the application shall submit to Council for approval a survey protocol.

The survey protocol shall provide details for the methodology for the collection, collation and provision to Council of survey data for completed stage of subdivision, including:

Survey Information

- Spacing of modified site contours
- Interval spacing of spot levels along stage and property boundaries.
- A minimum quantity of site levels per hectare.
- The surface levels of all other infrastructure.

Format

- MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System
- All level information to Australian Height Datum (AHD)

AutoCAD Option

- The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum:

Package Type-zip

File Format - AutoCAD 2004 Drawing Format or later

Transmittal Options-Include fonts

 Include textures from materials

 Include files from data links

 Include photometric web files

 Bind external references

 The drawing is not to be password protected.

MapInfo Option

- Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif.

All surveyed points will also be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

44. Aboriginal Heritage Impact Permit

All works carried out on the land must be consistent with the conditions and management measures of the Aboriginal Heritage Impact Permit (as varied) that has been issued for the land.

45. Construction Work Hours

All work on site shall only occur between the following hours:

| | |
|----------------------------|------------------|
| Monday to Friday | 7.00am to 6.00pm |
| Saturday | 8.00am to 5.00pm |
| Sunday and public holidays | No Work. |

46. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period in accordance with the requirements of Landcom's *Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)*, the approved plans, Council specifications and to the satisfaction of the Principal Certifier. The erosion and

sediment control devices shall remain in place until the site has been stabilised and fully revegetated.

47. Compliance with Relevant Authority's Specifications

All design and construction work shall be in accordance with:

- a. Council's *Engineering Design for Development (as amended)* guide;
- b. Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*;
- c. Council's applicable *Development Control Plan*;
- d. Landcom's *Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)*;
- e. Australian Standard AS 1742 various (*Manual for traffic control devices*).
- f. TfNSW "*Traffic Control at Work Sites Technical Manual*" Issue No 6.1, 2022.
- g. Other relevant Australian Standards, Austroads and/or State Government publications.

48. Unreasonable Noise, Dust and Vibration

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise related issue arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

49. Fill Material

All fill material imported to the site shall meet one of the characterisations detailed the table below:

| Defining Instrument | Definition |
|--|--|
| Protection of the Environment Operations Act, 1997 | Virgin Excavated Natural Material |
| Protection of the Environment Operations (Waste) Regulation 2014 | The following resource recovery exemptions: <ul style="list-style-type: none"> • Excavated natural material • Foundry sand • Recovered fines (provided no samples have a benzo(a)pyrene concentration exceeding 3 mg/kg 'dry weight') |
| N/A | Non-waste engineered construction materials |

50. Excess Material

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written consent from Council.

51. Earth Works / Filling Works

All earthworks, including stripping, filling, and compaction shall be:

- a. Undertaken in accordance with Council's *Specification for Construction of Subdivisional Roads and Drainage Works (as amended)* and *Engineering Design for Development (as amended)* guide, Australian Standard AS 3798 *Guidelines for Earthworks for Commercial and Residential Development (as amended)* and the approved construction drawings;
- b. Supervised, monitored, inspected, tested and reported in accordance with Australian Standard AS 3798 *Appendix B 2(a) Level 1 and Appendix C* by a NATA registered laboratory appointed by the applicant. Electronic copies of the report and fill plan shall be forwarded to Council; and
- c. Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and Australian Standard AS 3798.

52. Fill Compaction requirements

Any filling carried out in accordance with this consent shall maintain a minimum requirements of 98% standard compaction.

If any lot filling operation greater than 300mm are carried out in accordance with this consent, they shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.

53. Revegetation

Revegetation in accordance with the requirements of Landcom's *Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)* shall be applied to all disturbed areas within seven days after completion of the earthworks and shall be fully established prior to release of the maintenance security bond.

54. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with Australian Standard AS 1742.3. Council may at any time and without prior notification make safe any such works that are considered to be unsafe and recover all reasonable costs incurred, from the applicant.

55. Dust Nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the Landcom's *Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)*. Construction areas shall be treated/regularly watered to the satisfaction of the Principal Certifier.

56. Footpaths/Cycleways

The footpath/cycleway construction shall be to the satisfaction of Council and in accordance with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide and the applicable *Development Control Plan*.

A 1 metre wide turf strip shall be laid immediately behind the kerb.

57. Pavement Thickness Determination

A road pavement design and pavement thickness report prepared by a N.A.T.A. registered laboratory and appointed by the applicant, shall be submitted to the Principal Certifier for approval, a minimum of 2 working days prior to the inspection of the exposed sub grade.

The pavement design shall be prepared in accordance with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide.

58. Residential Footpath Crossing and Layback

The applicant shall provide a reinforced concrete footpath crossing and layback at the entrance to all residential lots that have a frontage to barrier kerb. Construction shall be in accordance with Council's *Residential Vehicle Crossing Specification and Engineering Design for Development (as amended)* guide.

Generally the laybacks will be located on the lower side of the lot frontage.

59. Associated works

The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any other civil works directed by Council, to make a smooth junction with existing work.

60. National Metering Identifier

Prior to the submission of an application to Endeavour Energy for National Metering Identifier, written confirmation is to be obtained from Council's Executive Manager Infrastructure regarding the location of electricity connections/ meters required in the delivery of the private lighting network.

61. Asset Number Allocation

The developer shall submit the street lighting design plans to Council's Executive Manager Infrastructure to obtain Asset Number for the assets, including but not limited to footings, poles and luminaires with capability of smarts. Asset numbers to be provided by Council will need to be marked on the assets being installed.

62. Commissioning of Private Lighting Network

Commissioning of the private lighting network to be dedicated to Council shall be undertaken in the presence of Council's nominated Certifier.

Note: Council's City Delivery Team is to be contact three (3) months prior to the commissioning of the private lighting network to determine the Council's nominated Certifier.

63. Inspections – Civil Works

Where Council is nominated as the Principal Certifier for civil works, the following stages of construction shall be inspected by Council:

- a. Erosion and Sediment Control –
 - Direction/confirmation of required measures.
 - After installation and prior to commencement of earthworks.
 - As necessary until completion of work.

- b. Stormwater Pipes – Laid, jointed and prior to backfill.
- c. Subsoil Drains – After:
 - The trench is excavated.
 - The pipes are laid.
- d. Subgrade – Joint inspection with a NATA Registered Laboratory after preliminary boxing, to confirm pavement report/required pavement thicknesses.
- e. Subgrade – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles prior to placement of sub-base.
- f. Conduits – Laid and jointed prior to backfilling.
- g. Pavement Thickness Measurement (Dips) – After placement of kerb and gutter and final trimming of sub-base.
- h. Sub Base – 10/12 tonne 3-point roller proof test and finished surface profiles after finishing and prior to base course placement.
- i. Basecourse – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles after finishing and prior to sealing.
- j. Overland Flowpaths – After shaping and prior to topsoil/turf placement.
- k. Concrete Paths, Cycleways, Vehicle Crossings AND Laybacks – Prior to pouring concrete.
- l. Asphaltic Concrete Seal – Finished surface profiles after sealing.
- m. Final Inspection – All outstanding work.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

The following conditions of consent, as relevant, must be complied with prior to the issue of a subdivision certificate for each stage of subdivision by either Campbelltown City Council or the Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a subdivision certificate.

64. Acoustic Fencing

Prior to Council or the Principal Certifier issuing a subdivision certificate, the applicant must submit the colours, designs and/or artwork of the acoustic fencing to Council's Executive Manager Urban Release & Engagement (or equivalent) for approval.

65. Linen Plan Registration

Prior to Council or the Principal Certifier issuing a subdivision certificate, the plan of subdivision approved under development application number 743/2018/DA-SW shall be registered with NSW Land Registry Services.

66. Section 73 Certificate – Subdivision Only

Prior to Council or the Principal Certifier issuing a subdivision certificate, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to Council prior to the release of the subdivision certificate.

67. Subdivision Certificate

Prior to Council or the Principal Certifier issuing a subdivision certificate, a satisfactory final inspection is required to be issued for all works relevant to the subdivision certificate.

68. Restriction on the Use of Land

Prior to Council or the Principal Certifier issuing a subdivision certificate, the applicant shall create appropriate restrictions on the use of land under Section 88B of the Conveyancing Act.

- a. Acoustic report specifying acoustic treatments for residential lots
- b. Bushfire report specifying BAL levels and any Asset Protection Zones for residential lots
- c. Primary façade articulation to address The Boulevard – where applicable
- d. Building envelope plans – consistent with Section 3.4(11) of Campbelltown (Sustainable City) Development Control Plan Volume 2 Site Specific Part: 7 Figtree Hill.
- e. Floor Level Control – where applicable
- f. No Alteration to Surface Levels – subject to geotechnical advice
- g. Lots Filled – where applicable
- h. Access Denied from Appin Road – where applicable
- i. Vehicle Access Denied from Road No. 1 – where applicable
- j. Set Back from Access Denied Roads – where applicable
- k. Uncontrolled Fill – where applicable
- l. Drainage Floor Level Control Easements – (100yr flow, depressed) – where applicable
- m. No Cut or Fill – (Existing Geotech Report from N.A.T.A. reg. Laboratory) – where applicable
- n. No Cut or Fill – (Geotech Report Required) – where applicable
- o. Lots with any other restrictions eg. Refuse Collection.
- p. Retaining walls – easements for access and maintenance
- q. Acoustic fencing – easements for access and maintenance
- r. Acoustic fencing – appropriate restrictions to limit ancillary development proximate to acoustic fencing.
- s. Where zero lot lines are to be utilised, an easement for maintenance and access 0.9m wide is to be registered on the adjoining lot.

The applicant shall liaise with Council regarding the required wording. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

69. Bush Fire Certification

Prior to Council or the Principal Certifier issuing a subdivision certificate, a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment shall be submitted to Council and/or the Principal Certifier stating that the development conforms to the relevant specifications and requirements as specified in the relevant condition from the NSW Rural Fire Service forming part of this consent.

70. Bond (Outstanding Work)

Prior to Council or the Principal Certifier issuing a subdivision certificate and to facilitate the release of the subdivision certificate, Council may accept bonding for outstanding asphaltic concrete work, footpath paving, vehicle crossings/driveways or other minor works. Following a written request from the applicant, Council will determine the bond requirements.

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.

71. Maintenance Security Bond

Prior to Council or the Principal Certifier issuing a subdivision certificate, a maintenance security bond of 5% of the contract value or \$5000, whichever is the greater, shall be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation to the satisfaction of Council or for a period of six months from the date of release of the subdivision certificate, whichever is the longer. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.

The applicant is responsible for applying to Council for the return of the bond. Should no request be made to Council for the return of the bond six years after the issue of the subdivision certificate, Council will surrender the bond to the *Office of State Revenue*.

72. Classification of Residential Lots

Prior to Council or the Principal Certifier issuing a subdivision certificate, all residential lots are to be individually classified in accordance with guidelines contained in the Australian Standard AS 2870-1996 *Residential Slabs and Footings (as amended)*.

73. Remediation of Land

Prior to the release of a Subdivision Certificate for each stage, a Section A1 Site Audit Statement issued under the Contamination Land Management Act 1997 and demonstrating that the site is suitable for day care centres, preschools, primary schools and residential, including substantial vegetable garden and poultry, shall be provided to the Principal Certifier. This shall include an audit of all fill imported to the site (including works subject to 2984/2020/DA-CW).

74. Splay Corner (Residential)

Prior to Council or the Principal Certifier issuing a subdivision certificate, the applicant shall dedicate 4m x 4m splay corners in the property boundaries of all lots located adjacent to road intersections, at no cost to Council.

75. CCTV footage verifying integrity of all new pipes and existing pipes

Prior to Council or the Principal Certifier issuing a subdivision certificate, the applicant shall provide CCTV footage to Council for all new pipes and for all existing pipes which are modified by works prior to Linen release. The footage shall comply with the following requirements:

- The files shall be in MP4 format.
- File resolution shall be 640 by 480 pixels, 3Mbps and 25 frames per second.
- Each pipe reach (i.e. between two pits) shall be provided as a separate file.

- The CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage.
- The speed and panning of the footage shall be sufficient to demonstrate that there are no significant cracks in the pipe and that the joints have been properly constructed.
- The files shall have a name corresponding with the unique label provided in the associated stamped approved drawings and a summary report (*.pdf) shall accompany the data.

76. Works as Executed Plans

Prior to Council or the Principal Certifier issuing a subdivision certificate, the applicant shall submit to Council an electronic copy of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide.

The applicant shall **also** submit a copy of the Works as Executed information to Council in an electronic format in accordance with the following requirements:

Survey Information

- Finished ground and building floor levels together with building outlines.
- Spot levels every five (5) metres within the site area.
- Where there is a change in finished ground levels that are greater than 0.3.m between adjacent points within the above mentioned 5m grid, intermediate levels will be required.
- A minimum of fifteen (15) site levels.
- If the floor level is uniform throughout, a single level is sufficient.
- Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development.
- All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s.
- The surface levels of all other infrastructure.

Format

- MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System
- All level information to Australian Height Datum (AHD)

AutoCAD Option

- The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum:
 - Package Type - zip
 - File Format - AutoCAD 2004 Drawing Format or later
 - Transmittal Options - Include fonts
 - Include textures from materials
 - Include files from data links
 - Include photometric web files
 - Bind external references
 - The drawing is **not** to be password protected.

MapInfo Option

- Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif.

All surveyed points will **also** be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format.

77. Engineering Documentation

Prior to Council or the Principal Certifier issuing a subdivision certificate, the applicant shall submit to Council the following documents:

- a. An electronic copy of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide,
- b. An electronic copy of fully marked up and certified work as executed plans of the line marking/sign posting plan(s).
- c. Electronic copies of lot classification reports, geotechnical stability reports, dispersion tests, earthworks and fill placement reports, concrete core tests, sub grade and pavement density reports, structural and all other testing undertaken.
- d. Electronic copies of all compliance certificates in accordance with consent authority requirements, including supply of pipes and precast units, supply of sub-base material, supply of base course material, supply of concrete, and supply of bituminous materials.

All reports/certificates shall be prepared by a N.A.T.A. registered laboratory or qualified engineer in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*, *Engineering Design for Development (as amended)* guide and shall list the relevant compliance standard(s) and certify that the whole of the area of works or materials tested comply with the above specifications. All reports/certificates shall be complete, fully referenced, clearly indicate the area or material tested, the location and required/actual values of all tests and retesting.

78. Certification of Retaining Structures

Prior to Council or the Principal Certifier issuing a subdivision certificate, all retaining structures shall be certified by an appropriately qualified engineer as having been constructed in accordance with the approved design. An electronic copy of all documentation shall be submitted to Council for its records.

79. Public Utilities

Prior to Council or the Principal Certifier issuing a subdivision certificate, any adjustments to public utilities required as a result of the development shall be completed to the satisfaction of the relevant authority at the applicant's expense.

80. Service Authorities

Prior to Council or the Principal Certifier issuing a subdivision certificate, electronic copies of all servicing plans shall be forwarded to Council in accordance with the following:

Written advice from *Sydney Water*, *Integral Energy*, *Telecommunications Authority* and where applicable the relevant gas company shall be submitted stating that satisfactory arrangements have been made for the installation of either service conduits or street

mains in road crossings prior to the construction of the road pavement. All construction work shall conform to the relevant authority's specifications.

The final seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal.

81. Works as Executed – Electrical Network

Prior to Council or the Principal Certifier issuing a subdivision certificate, the applicant shall submit to Council the following documents in relation to the private lighting network:

- a. A complete set of works as executed plans of the private lighting network in CAD files .DWG format
- b. Appropriate certificates, manufacturer's brochures and technical data of all materials used during construction of the private lighting network
- c. Warranty documentation for all street lighting assets (12 months minimum from the time of commissioning the network).
- d. Location of assets and the corresponding asset numbers provided by Council.

82. Asset Number Implementation

Prior to Council or the Principal Certifier issuing a subdivision certificate, all asset delivered in the private lighting network are to be marked in accordance with the asset allocation numbers provided by Council.

83. House Numbers

Prior to Council or the Principal Certifier issuing a subdivision certificate, all house numbers shall be stencilled onto the kerb at appropriate locations with black letters/numbers 75mm high on a white background using an approved pavement marking paint.

For all new additional lots created, please contact Council's Land Information Unit on 4645 4465 to ensure the correct house number is stencilled.

84. Line Marking / Sign Posting Documentation (Subdivision)

Prior to Council or the Principal Certifier issuing a subdivision certificate, the applicant shall submit to Council for the Local Traffic Committee's records, an electronic copy of the work as executed plans for the line marking / sign posting in relation to the subdivision. The information shown on the plan shall be in accordance with the recommendations of the Traffic Committee and shall note the date/s of installation.

85. Road Safety Audit - Post Construction

Prior to the dedication of the roads to Council, a Road Safety Audit of the completed works is to be undertaken by a suitably qualified person to identify any potential safety risks for the users of roads and pedestrian facilities (day to day usage and maintenance activities).

The objective of the audit is to identify potential risks to the users of roads and pedestrian facilities and to ensure compliance with the approved plans and that the measures to eliminate or reduce identified risks as suggested in the report have been implemented prior to the dedication of the roads to Council.

86. Restoration of Public Roads

Prior to Council or the Principal Certifier issuing a subdivision certificate, any restoration of the public road pavement required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.

87. Residential Inter-Allotment Drainage

Prior to Council or the Principal Certifier issuing a subdivision certificate, the applicant shall demonstrate on the work as executed plans that inter-allotment drainage and the associated easements have been provided for all residential lots that cannot be drained to the kerb and gutter by gravity.

Inter-allotment drainage systems shall be designed and constructed in accordance with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide and the applicable *Development Control Plan*.

88. Council Fees and Charges

Prior to Council or the Principal Certifier issuing a subdivision certificate, the applicant shall ensure that all applicable Council fees and charges associated with the development have been paid in full.

89. Evidence of Satisfactory Arrangements for State Public Infrastructure

Prior to Council or the Principal Certifier issuing a subdivision certificate, evidence shall be provided to the Principal Certifier demonstrating the Department of Planning, Industry and Environment has been advised that the relevant Subdivision Certificate has been lodged for the approved development to ensure compliance with the State Mt Gilead Planning Agreement (2018/9398).

90. Local Voluntary Planning Agreement

The development must be consistent with the requirements of the Mount Gilead 1 Planning Agreement (the Agreement) that applies to the land. The provision and timing of infrastructure as detailed in the Agreement between Campbelltown City Council, Lendlease Communities (Mt Gilead) Pty Limited, Mount Gilead Pty Limited and Anna Dzwonnik dated 8 August 2018, or as amended or otherwise agreed by the parties, must be undertaken by the applicant in accordance with the Agreement throughout the Agreements operation.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a subdivision works certificate prior to the commencement of any works. Enquiries regarding the issue of a subdivision works certificate can be made to Council's Customer Service Centre on 4645 4000. A subdivision works certificate is not required for tree removal.
- b. Nominate a Principal Certifier and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

Advice 2. Tree Preservation Order

To ensure the maintenance and protection of the existing natural environment, you are not permitted to ringbark, cut down, top, lop, remove, wilfully injure or destroy a tree outside three metres of the building envelope unless you have obtained prior written consent from Council. Fines may be imposed if you choose to contravene Council's Tree Preservation Order.

A tree is defined as a perennial plant with self supporting stems that are more than three metres or has a trunk diameter more than 150mm measured one metre above ground level, and excludes any tree declared under the Noxious Weeds Act (NSW).

Advice 3. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 4. Buried Waste

Should buried materials/wastes or the like be uncovered during the excavation of footings or trenches on site works, Council is to be contacted immediately for advice on the treatment/removal methods required to be implemented

Advice 5. Inspection within Public Areas

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the Principal Certifier releasing the relevant Subdivision Certificate.

Advice 6. Subdivision Certificate Application and Plan Copies

As part of a subdivision certificate application, the following documents shall be submitted for Council's assessment through the NSW Planning Portal:

- A cover letter that details how each condition relevant to issue of a subdivision certificate has been addressed
- A copy of each required service authority certificate
- A draft plan administration sheet (including subdivision certificate)
- A draft deposited plan/ strata plan (if required) drawing
- A Section 88B instrument (where required), and
- A letter from the registered owner providing owners consent for subdivision application.

NSW Planning Portal <https://www.planningportal.nsw.gov.au/>

Upon Council's direction, the applicant must supply three final hard copy documents for affixing of signatures and stamps.

Note: the administration sheet is required to include a schedule of lots and addresses in accordance with Section 60(c) of the Surveying and Spatial Information Regulation 2017.

Advice 7. Salinity

Please note that Campbelltown is an area of known salinity potential and as such any salinity issues should be addressed as part of the subdivision works certificate application. Further information regarding salinity management is available within Council's *Engineering Design for Development (as amended)* and applicable *Development Control Plan*.

Advice 8. Bonds and Bank Guarantees

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. Bonds will not be accepted in any other form or from any other institution.

Advice 9. Dial before you Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

Advice 10. Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

Advice 11. Accredited Service Providers

An Accredited Service Provider (ASP) is defined as:

An individual or single entity accredited in accordance with part 10 of the *NSW Electricity Supply (General) Regulation 2001*. Level 1 is Network Constructor, Level 2 is Service Mains Constructor, Level 3 is Designer (refer Clause 1.3.4 - Pre-Qualification of Accredited Service Providers).

Note: In addition to accreditation from the NSW Office of Fair Trading, an ASP must hold authorisation from Endeavour Energy for work on or near its network.

Advice 12. Electrical Turrets & Multiple Switch Boards

Turrets and Multiple Switch Boards must be installed with Campbelltown City Council E Key - E lock cylinders. Locking systems are to be purchased from Campbelltown City Council and installed at the developers cost. The information provided within the street lighting design plans will determine the number of locking devices required for the delivery of the private lighting network.

Advice 13. Small Market Connection Greenfield Form

The developer is required to complete a Small Market Connection Greenfield Form prior to the commissioning of the private lighting network. Contact Council's City Delivery Team to obtain the relevant form.

Advice 14. Bonds and Bank Guarantees

All security bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. Bonds will not be accepted in any other form or from any other institution.



EXISTING LASHBURN.
 (S) PROPOSED EASEMENT FOR SEWERAGE PURPOSES 3.3 WIDE
 (S) PROPOSED EASEMENT FOR SEWERAGE PURPOSES 3.3 WIDE (DP 188470)
 (S) PROPOSED EASEMENT FOR SEWERAGE PURPOSES 3.3 WIDE (DP 188470)
 (S) PROPOSED EASEMENT FOR SEWERAGE PURPOSES 3.3 WIDE (DP 188470)

| Lot No | Area (m ²) | Area (sq ft) |
|--------|------------------------|--------------|
| 1331 | 502.4 | 5428 |
| 1332 | 502.4 | 5428 |
| 1333 | 666.7 | 7200 |
| 1334 | 600 | 6490 |
| 1335 | 500 | 5399 |
| 1336 | 500 | 5399 |
| 1337 | 578.1 | 6220 |
| 1338 | 502.4 | 5428 |
| 1339 | 512 | 5510 |
| 1340 | 512 | 5510 |
| 1341 | 512 | 5510 |
| 1342 | 512 | 5510 |
| 1343 | 664.5 | 7170 |
| 1344 | 623.7 | 6730 |
| 1345 | 511.4 | 5490 |
| 1346 | 582.8 | 6290 |
| 1347 | 508.1 | 5470 |
| 1348 | 512 | 5510 |
| 1349 | 512 | 5510 |
| 1350 | 512 | 5510 |
| 1351 | 512 | 5510 |
| 1352 | 512 | 5510 |
| 1353 | 512 | 5510 |
| 1354 | 512 | 5510 |
| 1355 | 512 | 5510 |
| 1356 | 512 | 5510 |
| 1357 | 662.8 | 7140 |
| 1358 | 510 | 5470 |
| 1359 | 590 | 6350 |
| 1360 | 614 | 6630 |
| 1361 | 502.4 | 5428 |
| 1362 | 516.1 | 5560 |
| 1363 | 545.7 | 5890 |
| 1364 | 698 | 7500 |
| 1365 | 640.7 | 6910 |
| 1366 | 522.3 | 5630 |
| 1367 | 538.2 | 5790 |
| 1368 | 500.5 | 5390 |
| 1369 | 502.3 | 5420 |
| 1370 | 504.6 | 5440 |
| 1371 | 707.3 | 7620 |
| 1372 | 807.4 | 8680 |
| 1373 | 573.1 | 6150 |
| 1374 | 573 | 6140 |
| 1375 | 573.1 | 6150 |
| 1376 | 618.8 | 6670 |
| 1377 | 659 | 7120 |
| 1378 | 654.5 | 7050 |
| 1379 | 551.8 | 5950 |
| 1380 | 500 | 5399 |
| 1381 | 502.4 | 5428 |
| 1382 | 502.4 | 5428 |
| 1383 | 502.4 | 5428 |
| 1384 | 502.4 | 5428 |
| 1385 | 502.4 | 5428 |
| 1386 | 500.2 | 5390 |
| 1387 | 513.1 | 5510 |
| 1388 | 513.1 | 5510 |
| 1389 | 751.8 | 8120 |
| 1390 | 513.1 | 5510 |
| 1391 | 513.1 | 5510 |
| 1392 | 513.1 | 5510 |
| 1393 | 513.1 | 5510 |
| 1394 | 513.1 | 5510 |
| 1395 | 513.1 | 5510 |
| 1396 | 513.1 | 5510 |
| 1397 | 511.8 | 5480 |
| 1398 | 567.8 | 6080 |
| 1399 | 1208 | 13080 |

Client: LENDLEASE COMMUNITIES (M/GLEAD) PTY LTD
 Drawing No: 43240 021 SUB-1C
 Date: 11/08/2022
 Scale: 1:500
 Drawing Title: PLAN OF PROPOSED SUBDIVISION OF LOT 996 IN PPN DP 1242642 (STAGE 1A) & LOT 1334 IN PPN DP 1242643 (FACE 1B), APPIN ROAD, M/GLEAD, PRECINCT 1
 LTA: N/A
 LGA: CAMPBELLTOWN
 SHEET: 2
 OF: 2

Registered Surveyors NSW

THIS & THE PLAN REFERRED TO HEREIN ARE THE PROPERTY OF LENDLEASE COMMUNITIES (M/GLEAD) PTY LTD. ANY REPRODUCTION OR USE OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF LENDLEASE COMMUNITIES (M/GLEAD) PTY LTD IS STRICTLY PROHIBITED.

DATE: 11/08/2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

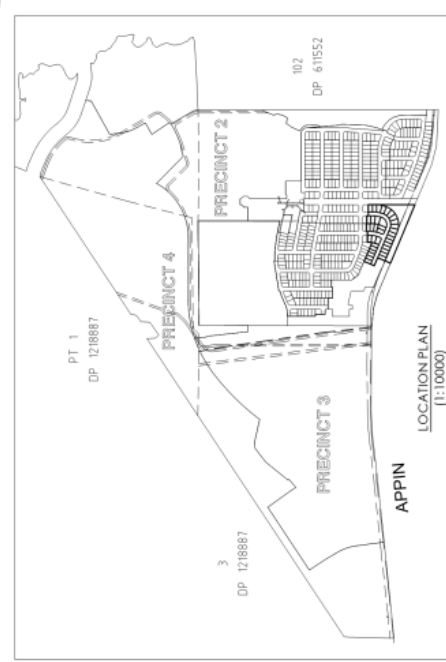
STAGE 1D



EXISTING EASEMENTS CREATED IN STAGE 1A & B.
 AN EASEMENT FOR TURNING HEAD VARIABLE WIDTH
 TO BE PROVIDED FOR STAGE 1C.
 AN EASEMENT FOR TURNING HEAD VARIABLE WIDTH
 TO BE PROVIDED FOR STAGE 1D.
 EXISTING EASEMENTS.
 C1 - PROPOSED EASEMENT FOR STAIRWELL PURPOSES 3.1 W/RE DP 1188470
 C2 - CENTERED OVER EXISTING LINE OF PIPES APPROXIMATE POSITION ONLY DP 1188470
 C31 - PROPOSED EASEMENT FOR STAIRWELL PURPOSES 3.1 W/RE DP 1188470
 C41 - PROPOSED EASEMENT FOR STAIRWELL PURPOSES 3.1 W/RE DP 1188470
 C51 - PROPOSED EASEMENT FOR STAIRWELL PURPOSES 3.1 W/RE DP 1188470

| Revision | Date | Description |
|----------|------------|---|
| E | 12/07/2021 | ISSUING LOT NUMBERS TO THE PLAN |
| D | 12/07/2021 | PLAN REFERENCE NUMBER & DRAWING TITLE CHANGED |
| C | 25/06/2021 | PLAN REFERENCE NUMBER & DRAWING TITLE CHANGED |
| B | 25/05/2021 | RESERVE LOT ADDED FOR STAGE 1C |
| A | 25/05/2021 | STAGE 1C ADDED TO THE PLAN |

Client: LENDLEASE COMMUNITIES (M/G) PTY LTD
 Drawing No: 43240 021 SUB-1D
 Project Name: PLAN OF PROPOSED SUBDIVISION OF LOT 1400 IN PPN DP 1240644 (STAGE 1C), APPIN ROAD, M/G LEASD
 Scale: 1:2000 @A1
 Date: 08-05-2018
 Location: CAMPBELLTOWN
 Sheet: 2 of 2





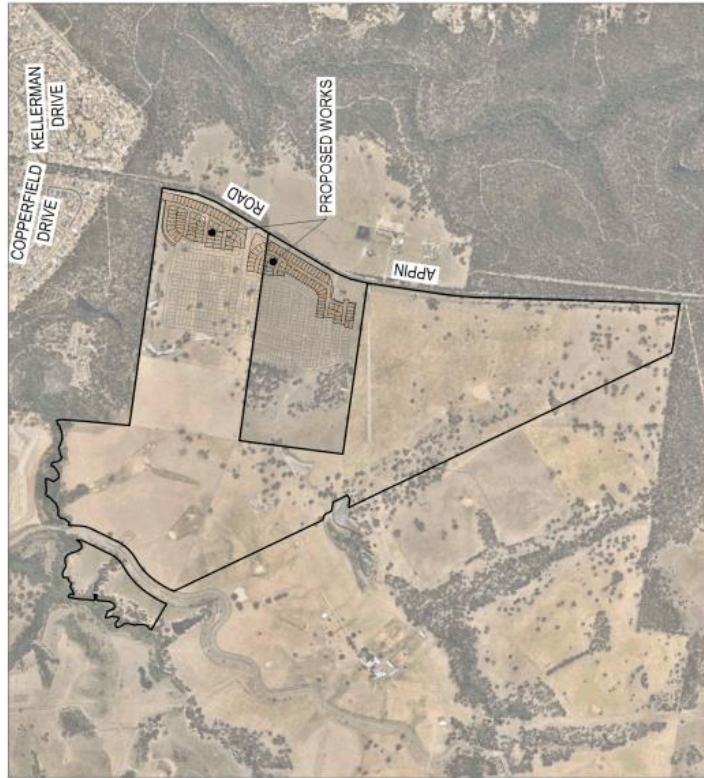
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|--------------|--|-------------|-----------------------|
| Client | LENLEASE COMMUNITIES (M/G) GLEAD PTY LTD | Drawn by | 43240 021 SUB-1D |
| Project Name | PLAN OF PROPOSED SUBDIVISION OF LOT 1400 IN PFN DP 126646 (STAGE 1C), APPIN ROAD, M/G LEAD | Scale | 1:500 @ A1 08-05-2018 |
| Sheet No. | 2 | Project No. | CAMPBELLTOWN |
| Revision | 1 | Author | |
| 1 | ISSUING LOT INFORMATION (LEGAS) | 43240 021 | 43240 021 |
| 2 | PLAN REFERENCE NUMBER & DRAWING TITLE CHANGED | 43240 021 | 43240 021 |
| 3 | LOT 1399 AVOIDED | 43240 021 | 43240 021 |
| 4 | RESERVE LOT 1400 FOR STAGE 1C | 43240 021 | 43240 021 |
| 5 | STAGE 1C AVOIDED & RESERVE AREA ADDED | 43240 021 | 43240 021 |
| 6 | STAGE 1C AVOIDED & RESERVE AREA ADDED | 43240 021 | 43240 021 |



Cardno (NSW/ACT) Pty Ltd | ABN 95 001 145 035
 Level 9, The Forum, 203 Pacific Highway
 St Leonards, NSW 2065
 Tel: 02 9496 7700 Fax: 02 9438 5170
 Web: www.cardno.com.au

LENLEASE COMMUNITIES

FIGTREE HILL MDP STAGE 1C, 1D AND 1E CIVIL WORKS DEVELOPMENT APPLICATION



LOCALITY PLAN
 N.T.S.

SCHEDULE OF DRAWINGS

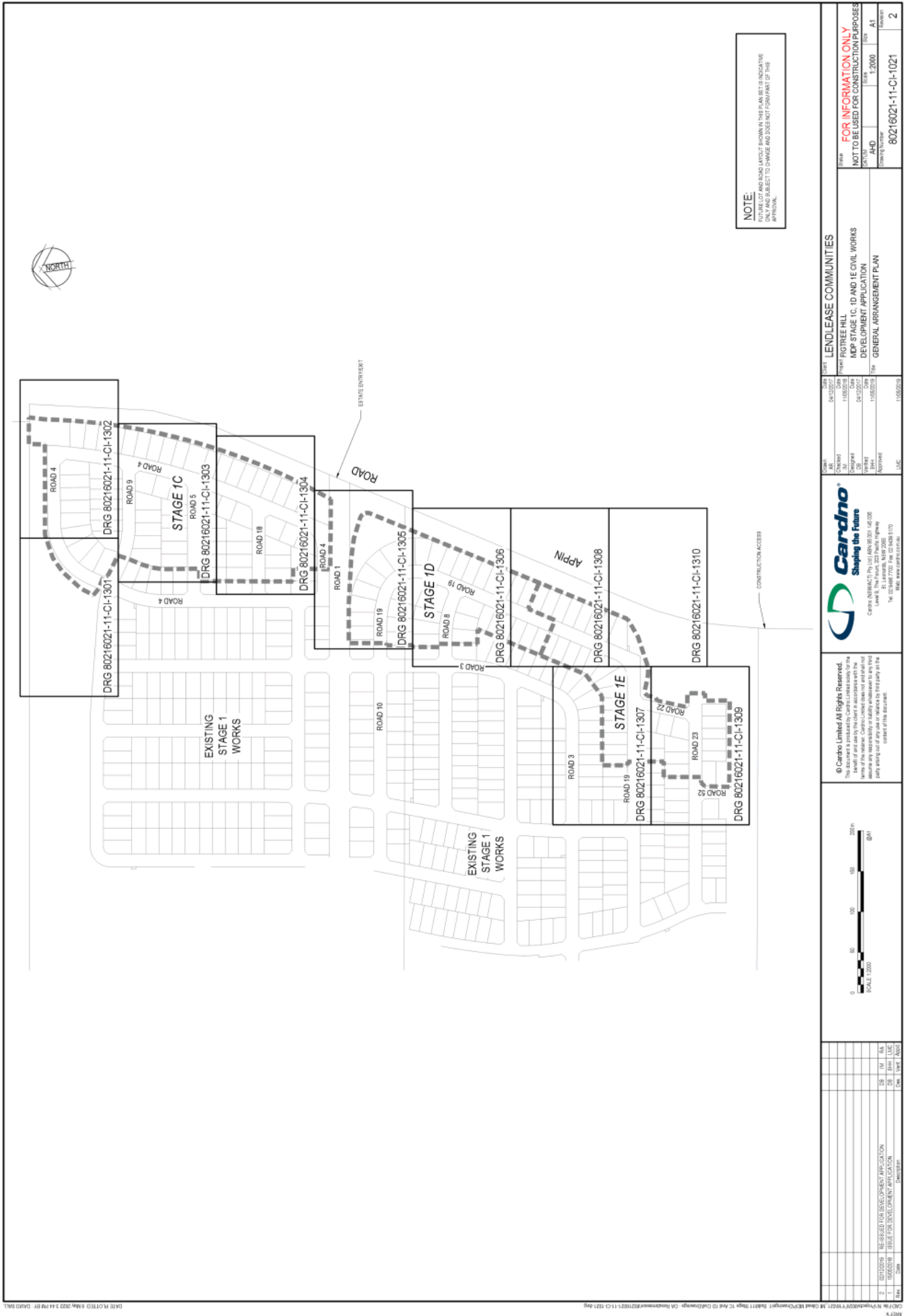
DRAWING No. DESCRIPTION

| DRAWING No. | DESCRIPTION |
|--------------------|--|
| 80218021-11-C-0001 | TITLE SHEET AND DRAWING SCHEDULE |
| 80218021-11-C-0011 | GENERAL NOTES AND LEGENDS |
| 80218021-11-C-0011 | PROPOSED ROAD PLAN |
| 80218021-11-C-0011 | ALIGNMENT CONTROL PLAN |
| 80218021-11-C-0101 | SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 4 |
| 80218021-11-C-0102 | SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 4 |
| 80218021-11-C-0103 | SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 4 |
| 80218021-11-C-0104 | SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 4 |
| 80218021-11-C-0201 | ROAD PHYSICAL SECTIONS |
| 80218021-11-C-0201 | ROADWORKS AND FORMWATER CHANGE PLAN SHEET 1 OF 10 |
| 80218021-11-C-0202 | ROADWORKS AND FORMWATER CHANGE PLAN SHEET 2 OF 10 |
| 80218021-11-C-0203 | ROADWORKS AND FORMWATER CHANGE PLAN SHEET 3 OF 10 |
| 80218021-11-C-0204 | ROADWORKS AND FORMWATER CHANGE PLAN SHEET 4 OF 10 |
| 80218021-11-C-0205 | ROADWORKS AND FORMWATER CHANGE PLAN SHEET 5 OF 10 |
| 80218021-11-C-0206 | ROADWORKS AND FORMWATER CHANGE PLAN SHEET 6 OF 10 |
| 80218021-11-C-0207 | ROADWORKS AND FORMWATER CHANGE PLAN SHEET 7 OF 10 |
| 80218021-11-C-0208 | ROADWORKS AND FORMWATER CHANGE PLAN SHEET 8 OF 10 |
| 80218021-11-C-0209 | ROADWORKS AND FORMWATER CHANGE PLAN SHEET 9 OF 10 |
| 80218021-11-C-0210 | ROADWORKS AND FORMWATER CHANGE PLAN SHEET 10 OF 10 |
| 80218021-11-C-0301 | ROAD CONDITIONAL SECTIONS SHEET 1 OF 6 |
| 80218021-11-C-0302 | ROAD CONDITIONAL SECTIONS SHEET 2 OF 6 |
| 80218021-11-C-0303 | ROAD CONDITIONAL SECTIONS SHEET 3 OF 6 |
| 80218021-11-C-0304 | ROAD CONDITIONAL SECTIONS SHEET 4 OF 6 |
| 80218021-11-C-0305 | ROAD CONDITIONAL SECTIONS SHEET 5 OF 6 |
| 80218021-11-C-0306 | ROAD CONDITIONAL SECTIONS SHEET 6 OF 6 |

| Rev | Date | Description | Drawn | Checked | Scale | Sheet | Total |
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| 2 | 11/05/2021 | ISSUED FOR DEVELOPMENT APPLICATION | | | | 1 | 1 |

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| Project No. | 80218021-11-C-1001 |
| Client | lendlease |
| Location | Figtree Hill |
| Scale | N.T.S. |
| Author | AT |
| Check | NTS |
| Drawn | NTS |
| Checked | NTS |
| Scale | NTS |
| Sheet | 1 |
| Total | 1 |

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NOTE:
FUTURE LOT AND ROAD LAYOUT SHOWN IN THIS PLAN IS INDICATIVE ONLY AND SUBJECT TO CHANGE AND DOES NOT FORM PART OF THIS APPROVAL.

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LENDLEASE COMMUNITIES
FOOTREE HILL
MOP STAGE 1C, 1D AND 1E CIVIL WORKS
DEVELOPMENT APPLICATION
GENERAL ARRANGEMENT PLAN

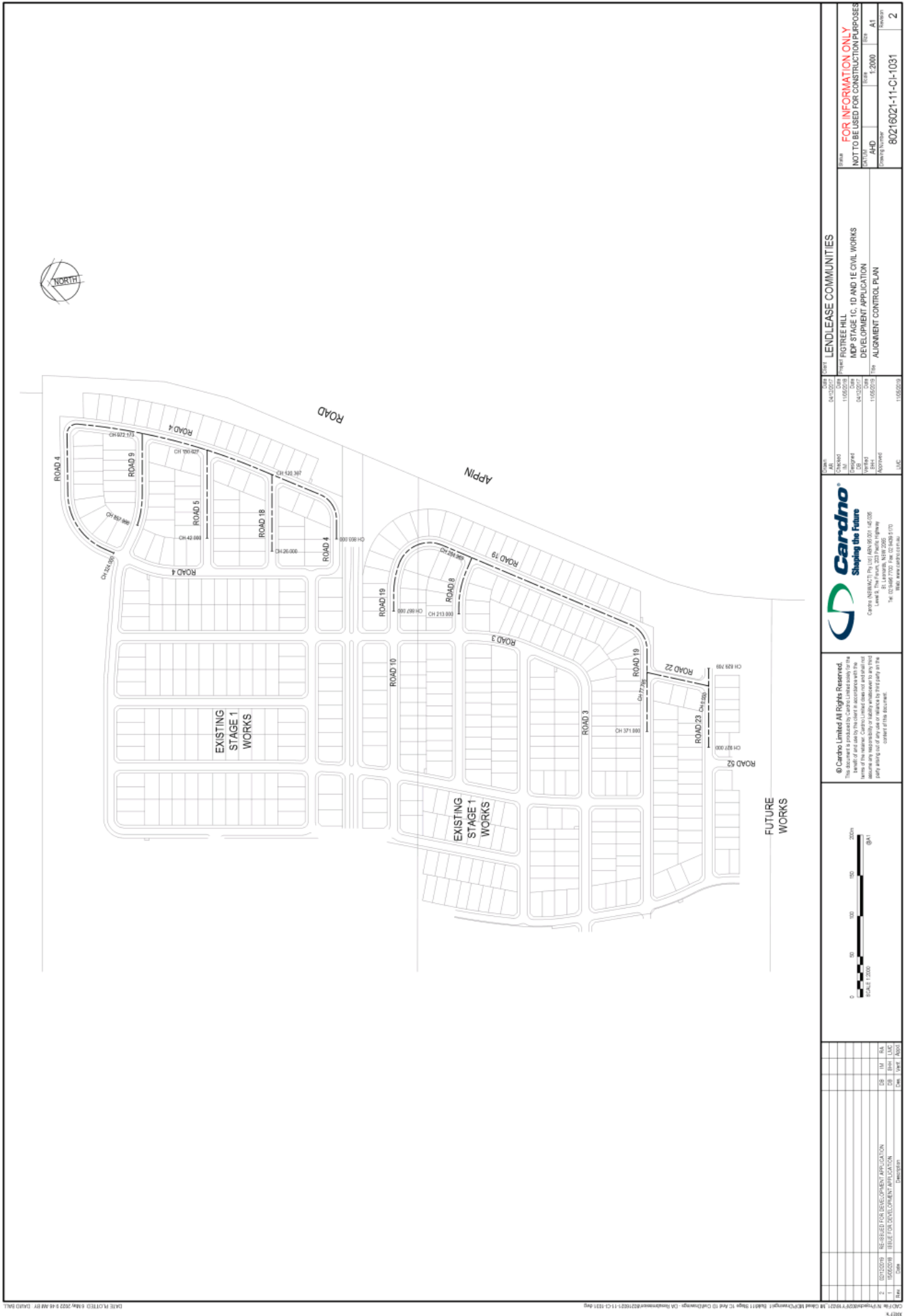
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Cardno Infrastructure Pty Ltd (ARN 6203145208)
Level 5, The Forum, 223 Pacific Highway
Sydney, NSW 1510
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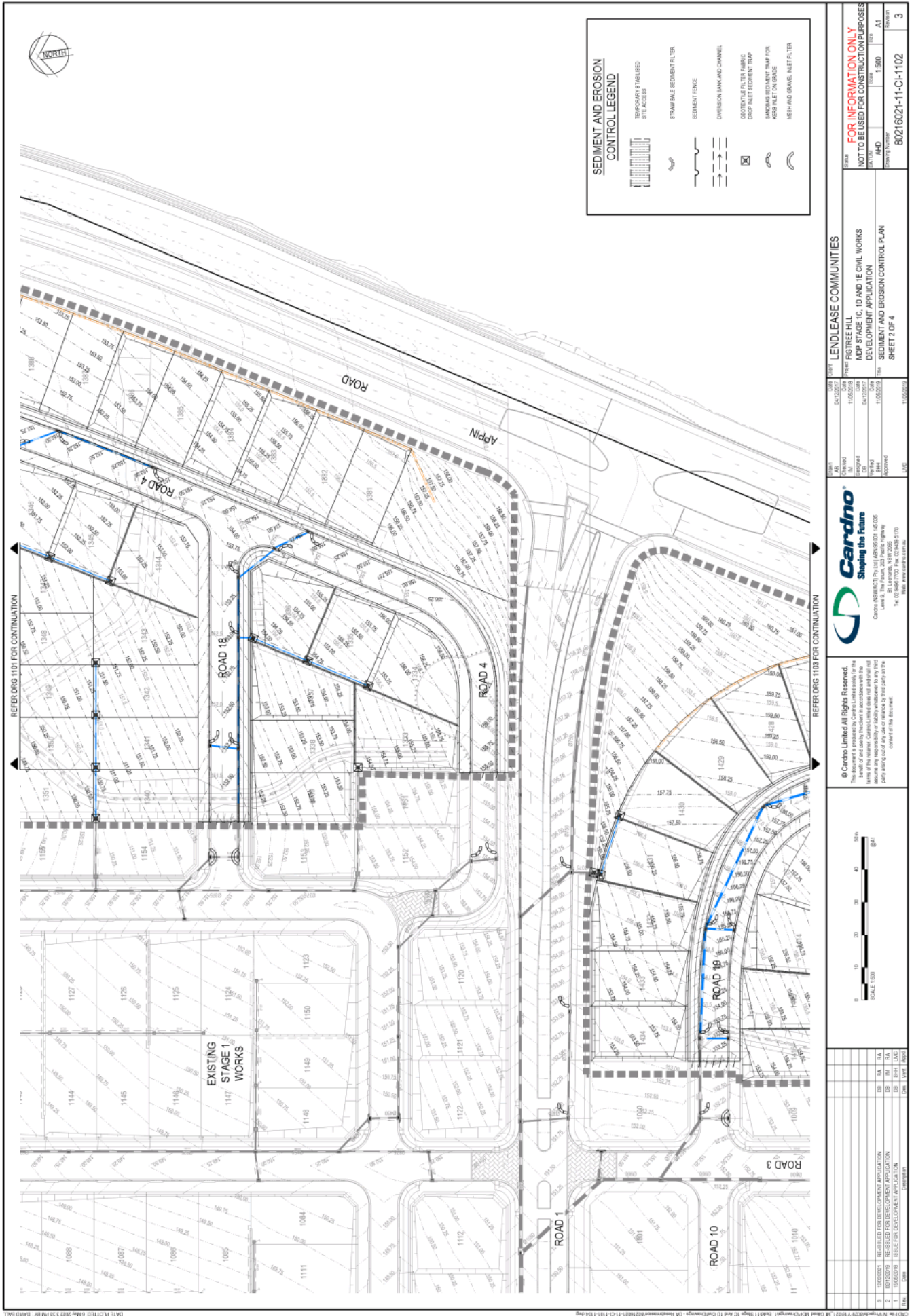
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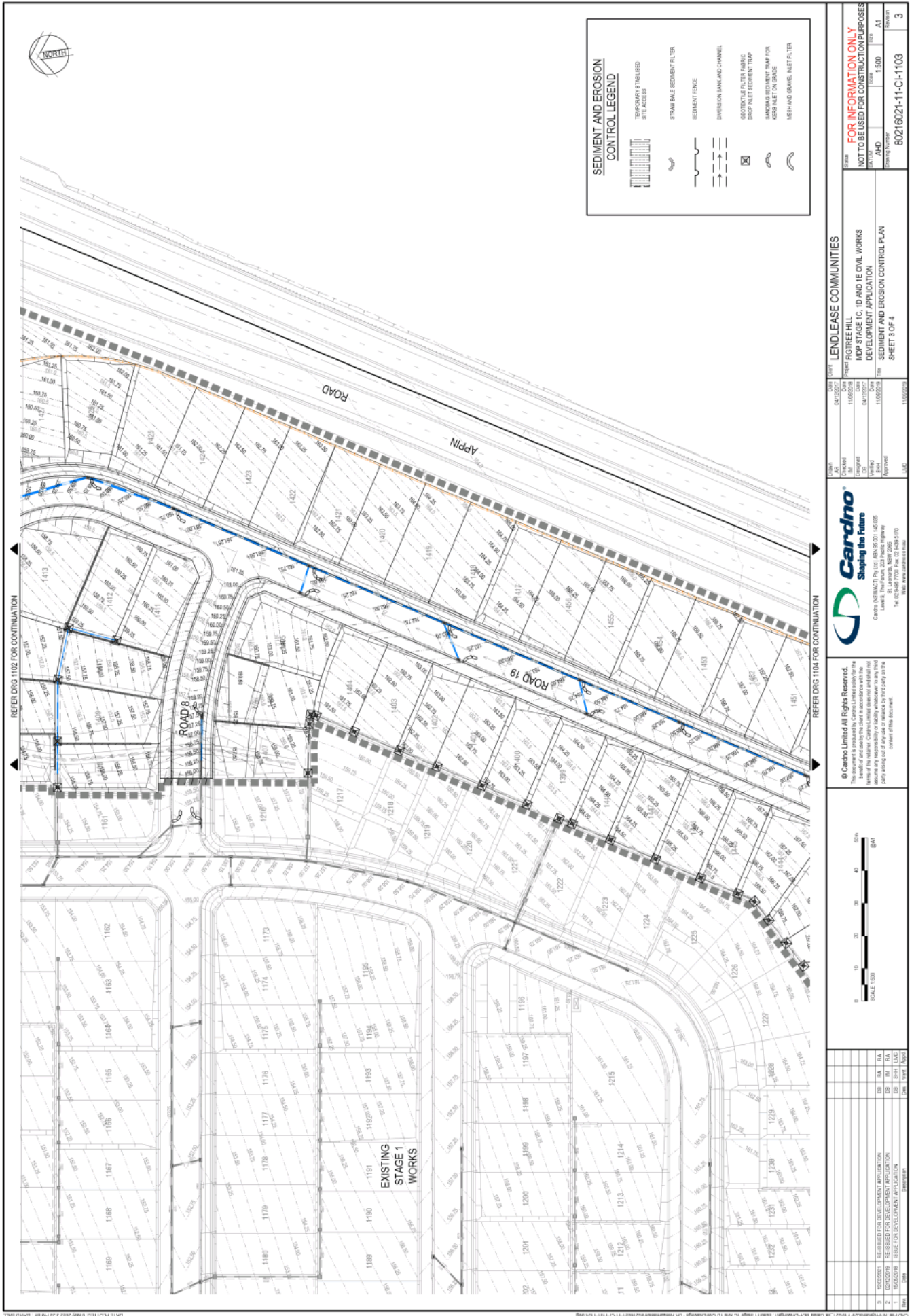
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| <p>FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES</p> | |
| <p>Project: LENDLEASE COMMUNITIES Sheet: FROTREE HILL MOP: STAGE 1C, 1D AND 1E CIVIL WORKS DEVELOPMENT APPLICATION ALIGNMENT CONTROL PLAN</p> | <p>Scale: 1:5000 Date: 11/08/2022 Drawing No: 80216021-11-C1-1031</p> |
| <p>Client: LENDLEASE COMMUNITIES Project: FROTREE HILL MOP: STAGE 1C, 1D AND 1E CIVIL WORKS DEVELOPMENT APPLICATION ALIGNMENT CONTROL PLAN</p> | <p>Scale: 1:5000 Date: 11/08/2022 Drawing No: 80216021-11-C1-1031</p> |
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| <p>Scale: 1:5000 Date: 11/08/2022</p> | |

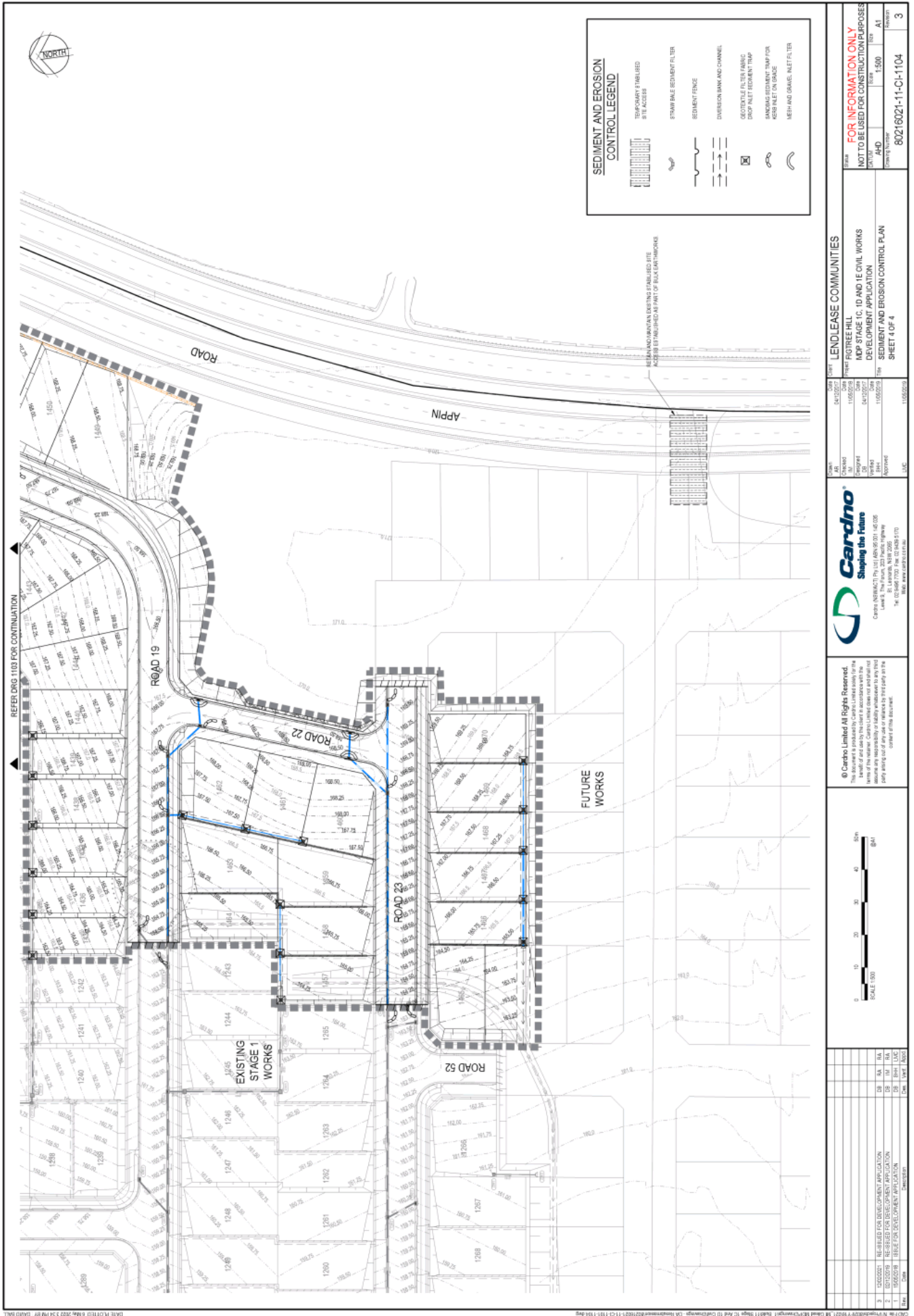




SEDIMENT AND EROSION CONTROL LEGEND

- TEMPORARY EARTHILLED SITE ACCESS
- STORM WATER TREATMENT FILTER
- SEDIMENT FENCE
- DIVERSION BANK AND CHANNEL
- GEOTEXTILE FILTER FABRIC
- DROP INLET SEDIMENT TRAP
- SANDBAG SEDIMENT TRAP FOR KERB INLET ON GRADE
- MESH AND GRADE INLET FILTER

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| <p>LENDLEASE COMMUNITIES FROREE HILL MDP STAGE 1C, 1D AND 1E CIVIL WORKS DEVELOPMENT APPLICATION SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 4</p> | | <p>DATE: 11/05/2022 DRAWN BY: JAC CHECKED BY: JAC PROJECT: 11002021 SHEET: 3 OF 4</p> |
| <p>Cardno Shaping the Future 11002021 Level 1, The Forum, 203 Pacific Highway Newcastle NSW 2300 Tel: 02 4926 2100 Web: www.cardno.co.nz</p> | | <p>DATE: 11/05/2022 DRAWN BY: JAC CHECKED BY: JAC PROJECT: 11002021 SHEET: 3 OF 4</p> |
| <p>NO. 11002021-11-C1-1103</p> | <p>DATE: 11/05/2022</p> | <p>PROJECT: 11002021</p> |



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| <p>PROJECT: FUTURE HILL MOP STAGE 1C, 1D AND 1E CIVIL WORKS DEVELOPMENT APPLICATION SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 4</p> | <p>DATE: 11/05/2022 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 11/05/2022 SCALE: 1:500 SHEET: A1 PROJECT: 80216021-11-C1-1104</p> |
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| <p>DATE: 11/05/2022 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 11/05/2022</p> | <p>DATE: 11/05/2022 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 11/05/2022</p> |

DIVERSION BANK AND CHANNEL
NOT TO SCALE

STRAW BALE SEDIMENT FILTER
NOT TO SCALE

MESH AND GRAVEL INLET FILTER
NOT TO SCALE

SANDBAG SEDIMENT TRAP FOR KERB INLET ON GRADE
NOT TO SCALE

SEDIMENT FENCE PLAN
NOT TO SCALE

SEDIMENT FENCE ISOMETRIC
NOT TO SCALE

TEMPORARY STABILISED SITE ACCESS
NOT TO SCALE

GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP
NOT TO SCALE

TYPICAL SEDIMENT BASIN CROSS SECTION
SCALE 1:30

TYPICAL SEDIMENT BASIN SPILLWAY SECTION
SCALE 1:30

NOTES:
DIVERSION CHANNEL NOTES:
1. DIVERSION CHANNEL FILTER FABRIC SHOULD INCLUDE 2m x 200mm ROCK BARGE AT 20m INTERVALS

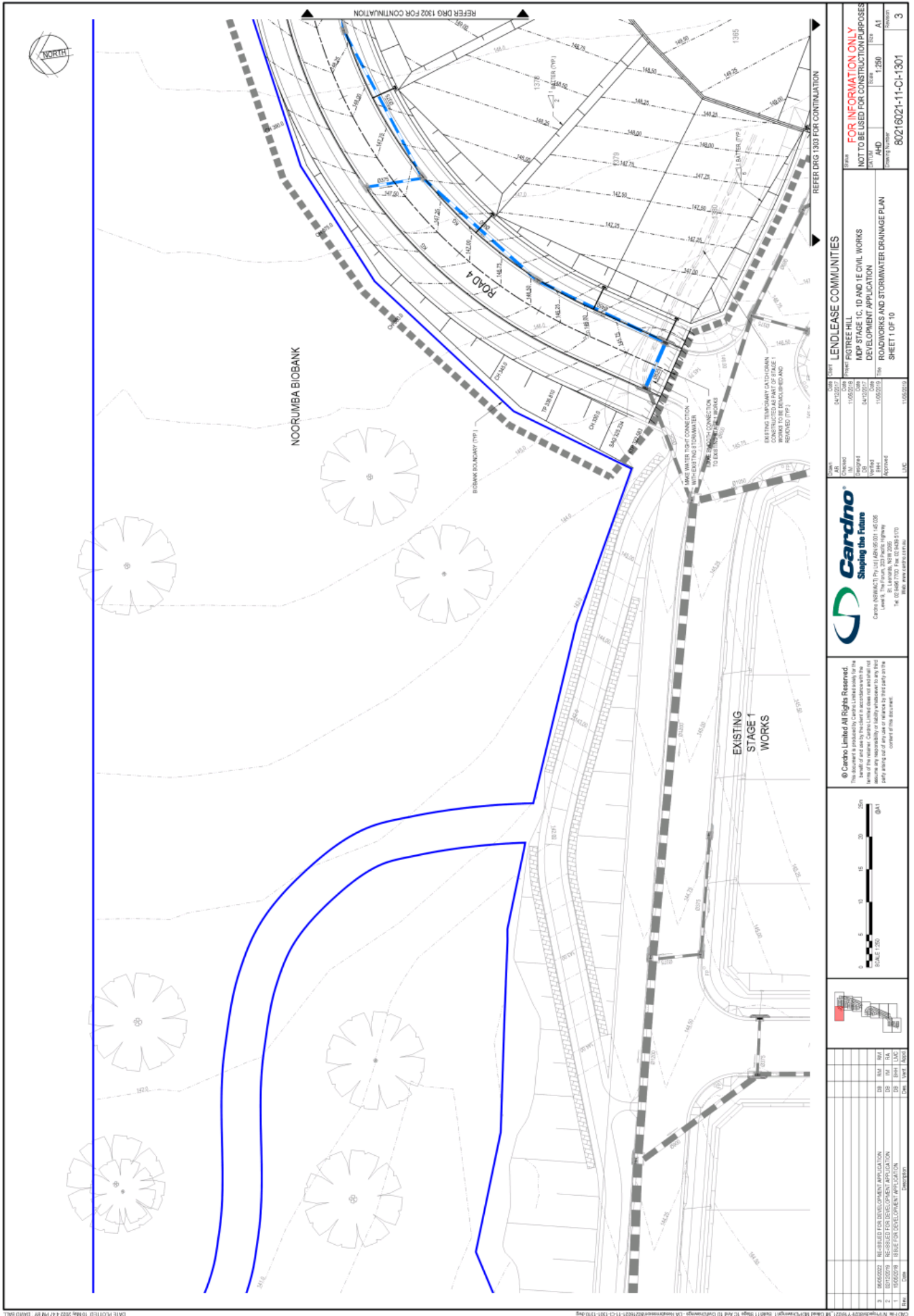
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LENDEASE COMMUNITIES
FOOTRE HILL
MOP STAGE 1C, 1D AND 1E CIVIL WORKS
DEVELOPMENT APPLICATION
SEDIMENT AND EROSION CONTROL DETAILS

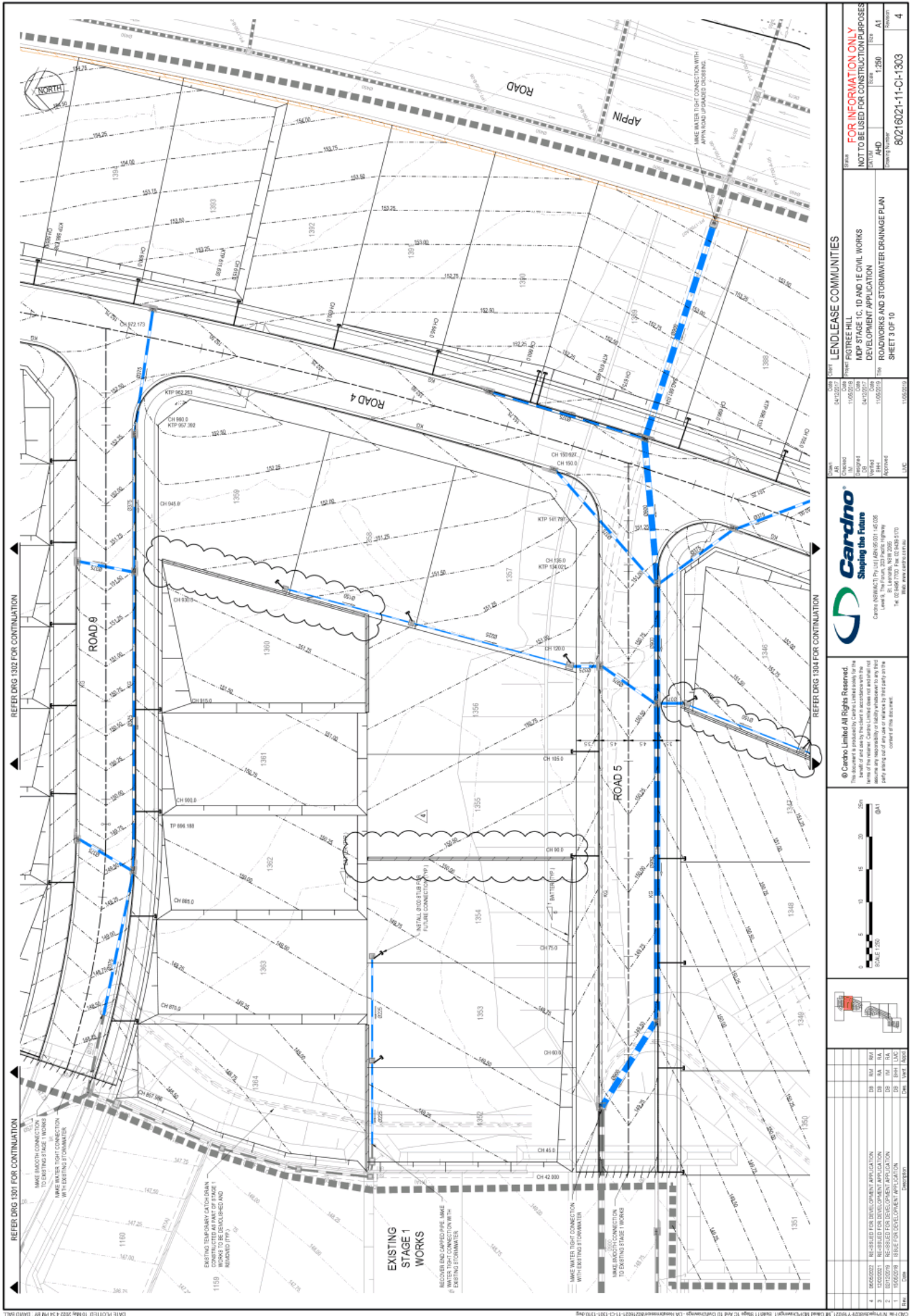
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Tel: 02 9252 2000
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| Rev | Date | Description | Drawn | Checked | Scale |
|-----|----------|------------------------------------|-------|---------|----------|
| 1 | 08/08/22 | ISSUED FOR DEVELOPMENT APPLICATION | AS | AS | AS SHOWN |
| 2 | 08/08/22 | ISSUED FOR DEVELOPMENT APPLICATION | AS | AS | AS SHOWN |

80216021-11-C1-1131



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|--|--|------------------------------------|-------|-------------|-------|---------|---|------------|------------------------------------|----|----|---|------------|------------------------------------|----|----|---|------------|------------------------------------|----|----|
| <p>LENDLEASE COMMUNITIES FOOTRE HILL MOP STAGE 1C, 1D AND 1E CIVIL WORKS DEVELOPMENT APPLICATION ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 1 OF 10</p> | <p>DATE: 04/10/2021 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 04/10/2021 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 11/05/2015 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 11/05/2015 DRAWN BY: [Name] CHECKED BY: [Name]</p> | | | | | | | | | | | | | | | | | | | | |
| <p>Cardno Shaping the Future CORPORATE CONTACT: Ph: 08 8392 0011, 145 008 Level 15, The Forum, 233 Pacific Highway Sydney, NSW 1513, Australia Fax: 02 8392 0010 Web: www.cardno.com.au</p> | | | | | | | | | | | | | | | | | | | | | |
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| <p>Scale: 1:250 GAT</p> | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>Drawn</th> <th>Checked</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>06/05/2022</td> <td>ISSUED FOR DEVELOPMENT APPLICATION</td> <td>DB</td> <td>RM</td> </tr> <tr> <td>2</td> <td>06/05/2022</td> <td>ISSUED FOR DEVELOPMENT APPLICATION</td> <td>DB</td> <td>RM</td> </tr> <tr> <td>1</td> <td>10/05/2015</td> <td>ISSUED FOR DEVELOPMENT APPLICATION</td> <td>DB</td> <td>RM</td> </tr> </tbody> </table> | | Rev | Date | Description | Drawn | Checked | 3 | 06/05/2022 | ISSUED FOR DEVELOPMENT APPLICATION | DB | RM | 2 | 06/05/2022 | ISSUED FOR DEVELOPMENT APPLICATION | DB | RM | 1 | 10/05/2015 | ISSUED FOR DEVELOPMENT APPLICATION | DB | RM |
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| 2 | 06/05/2022 | ISSUED FOR DEVELOPMENT APPLICATION | DB | RM | | | | | | | | | | | | | | | | | |
| 1 | 10/05/2015 | ISSUED FOR DEVELOPMENT APPLICATION | DB | RM | | | | | | | | | | | | | | | | | |



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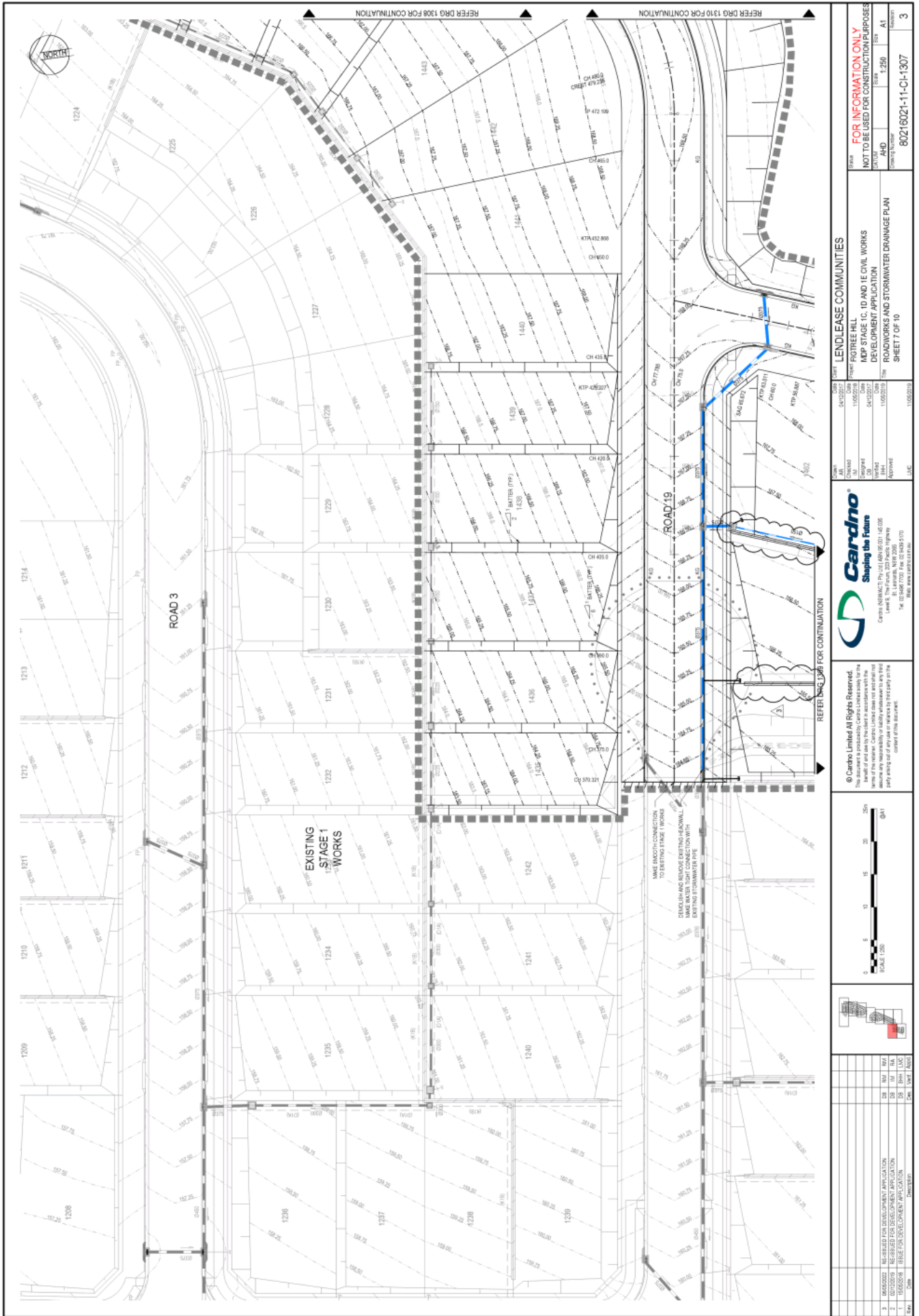
LENDLEASE COMMUNITIES

FOOTRE HILL
MOP STAGE 1C, 1D AND 1E CIVIL WORKS
DEVELOPMENT APPLICATION
ROADWORKS AND STORMWATER DRAINAGE PLAN
SHEET 3 OF 10

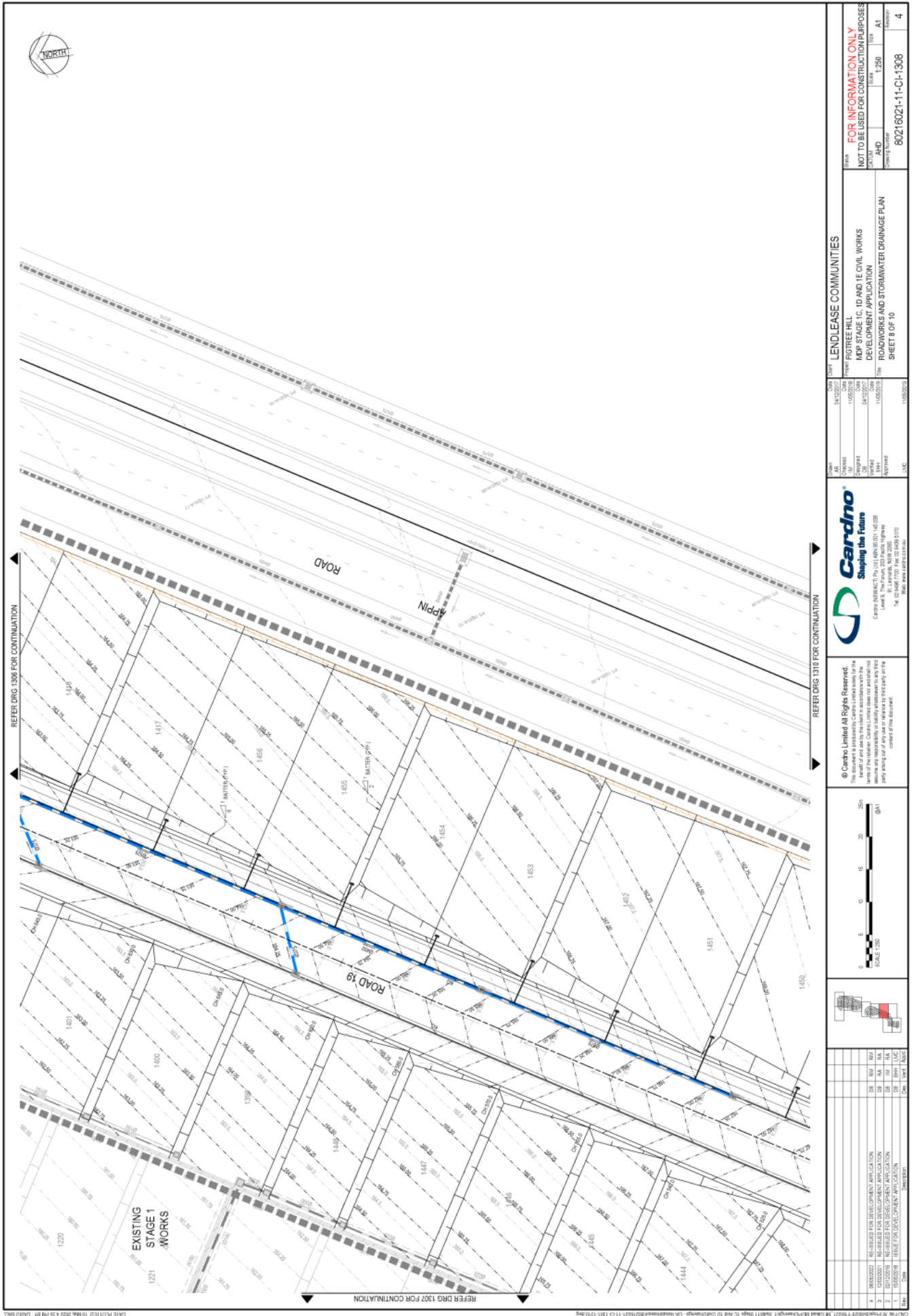
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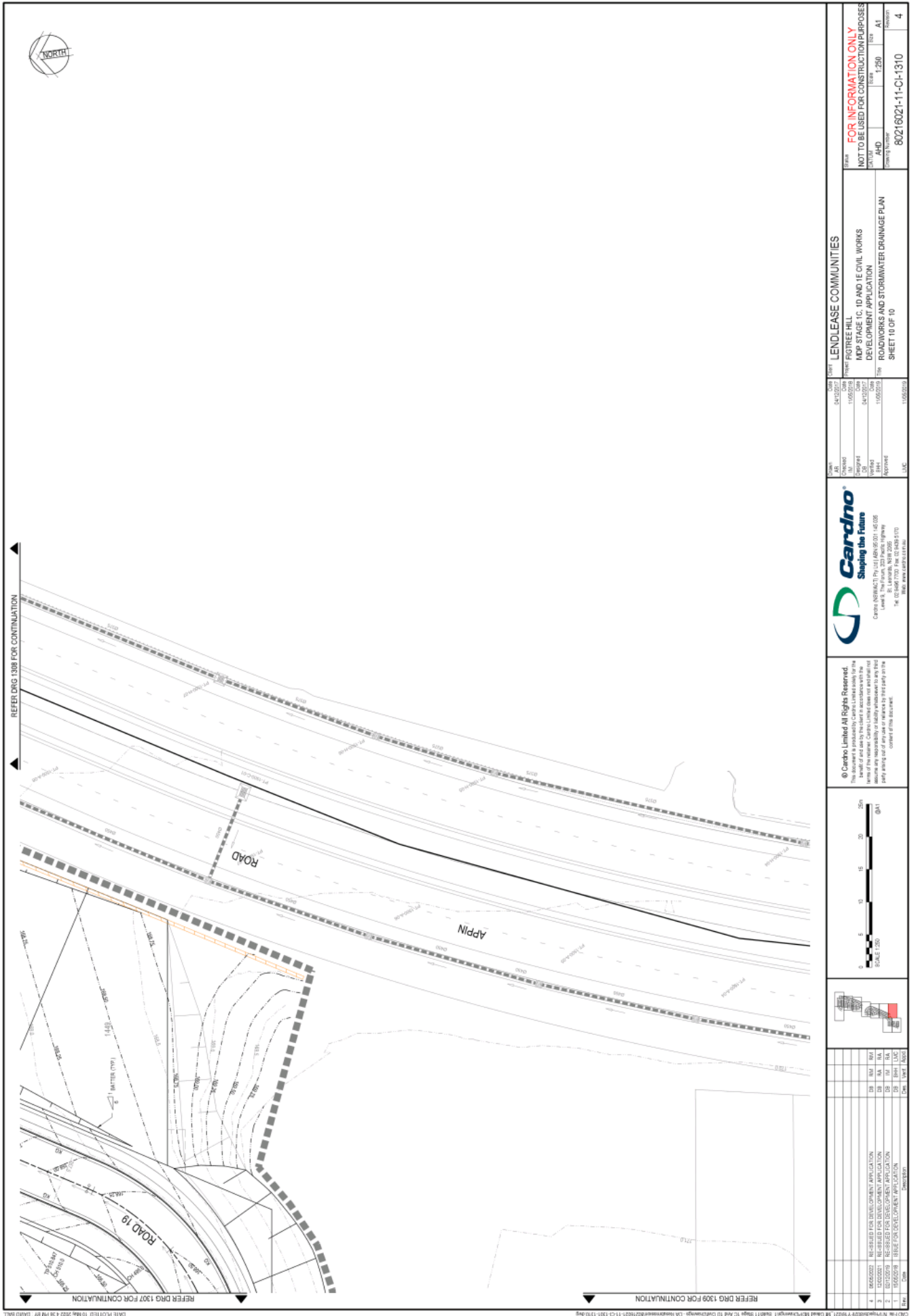
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| Discipline | AT | Revision | 4 |

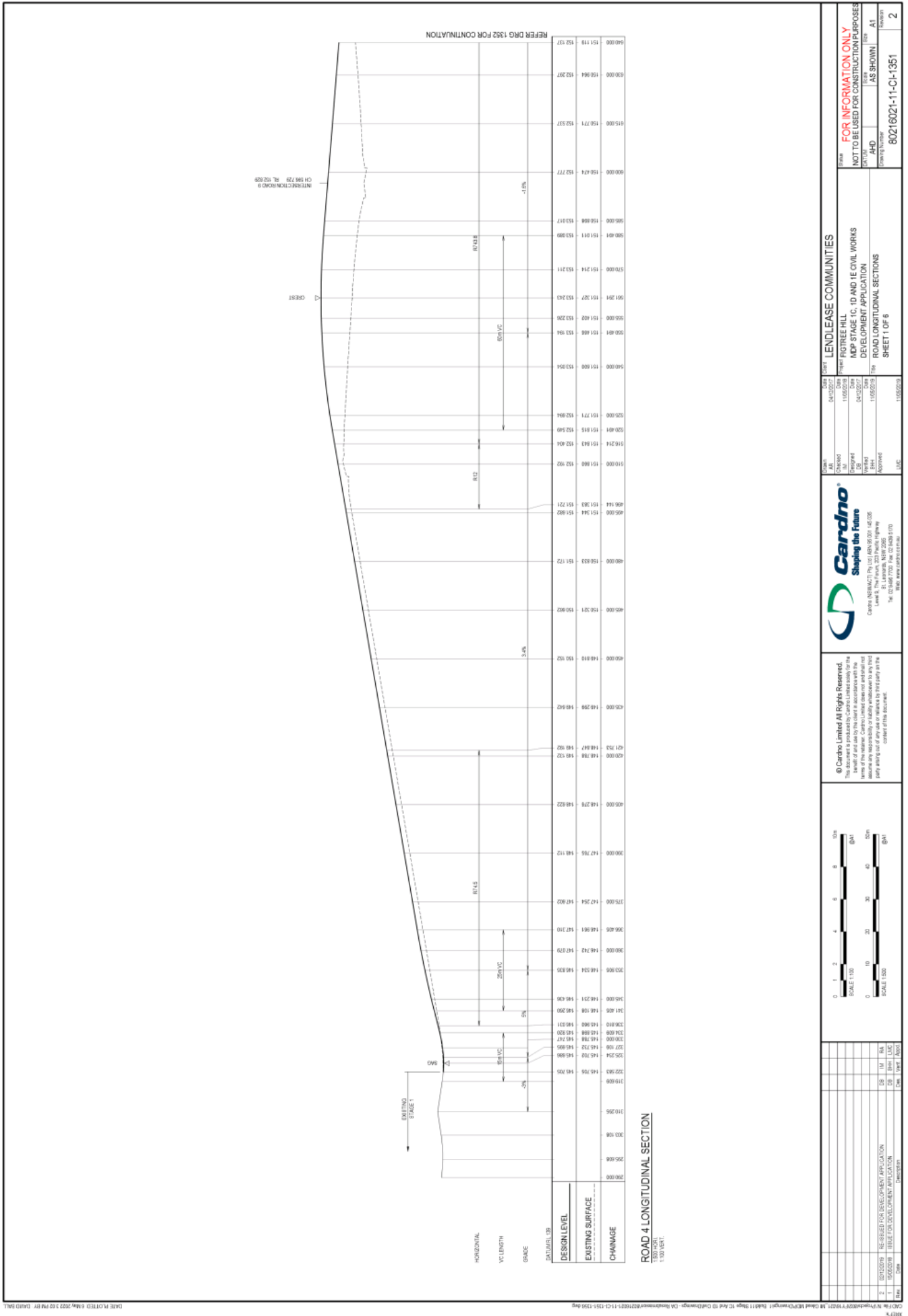


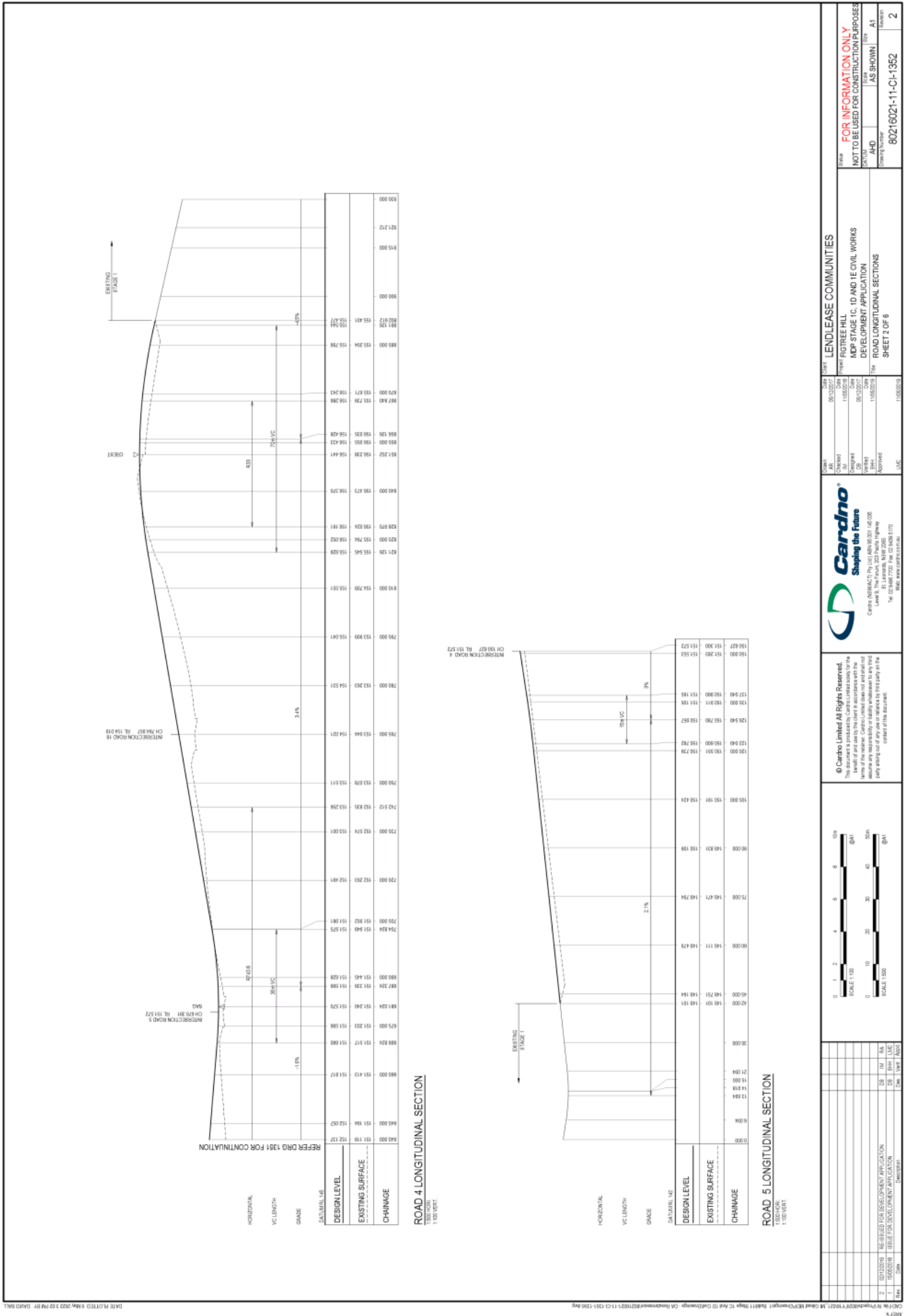
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| <p>Client: LENDLEASE COMMUNITIES</p> | <p>Project: FOTRE HILL MOP STAGE 1C, 1D AND 1E CIVIL WORKS DEVELOPMENT APPLICATION ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 7 OF 10</p> |
| <p>Drawn: [Name]</p> | <p>Checked: [Name]</p> |
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| <p>Project No: 80216021-11-C1-1307</p> | <p>Revision: 3</p> |
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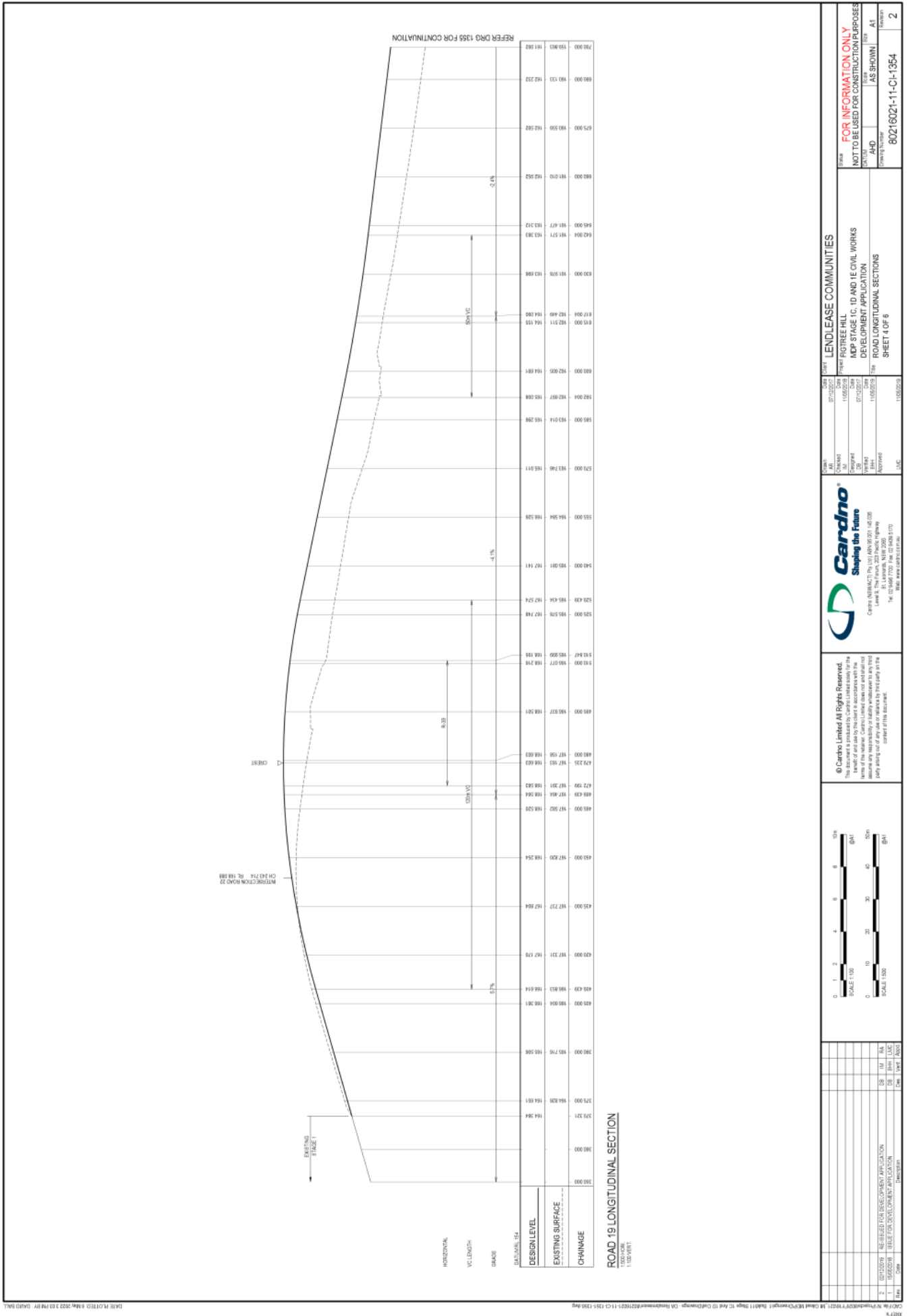
LENDEASE COMMUNITIES
 FORTREE HILL
 MOP STAGE 1C, 1D AND 1E CIVIL WORKS
 DEVELOPMENT APPLICATION
 ROAD LONGITUDINAL SECTIONS
 SHEET 2 OF 6

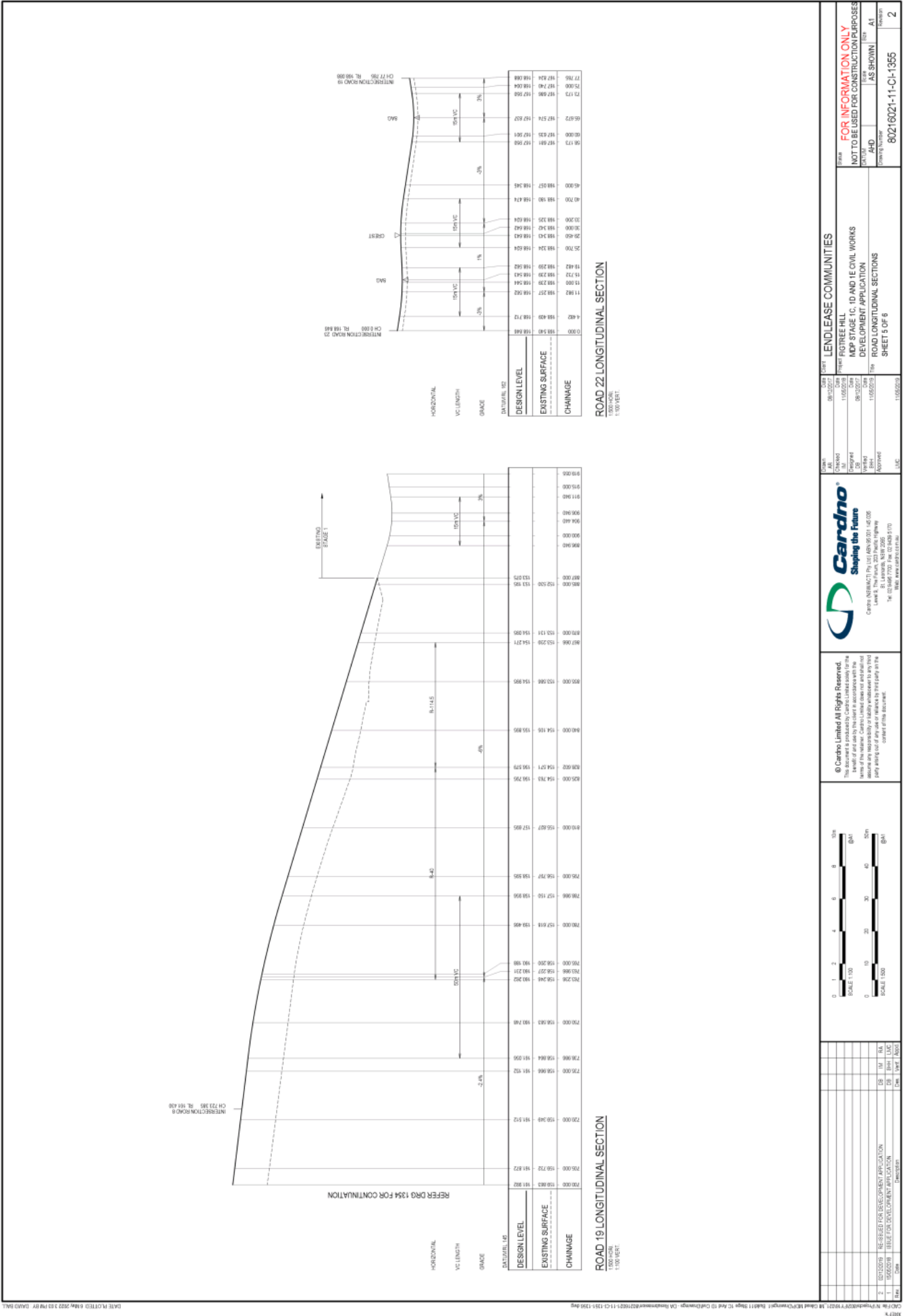
DATE: 11/05/2024
 DRAWN BY: JLC
 CHECKED BY: JLC
 PROJECT NO: 80216021-11-C1-1352
 SHEET NO: 2

Cardno
 Shaping the Future
 CIVIL ENGINEERING
 15 Lakewood, 203 Pacific Highway
 Lewis, Tasmania 7243
 Tel: 03 6231 2200 Fax: 03 6231 2170
 Web: www.cardno.com.au

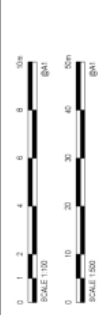
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| Rev | Date | Description |
|-----|------------|------------------------------------|
| 1 | 11/05/2024 | ISSUED FOR DEVELOPMENT APPLICATION |
| 2 | 11/05/2024 | ISSUED FOR DEVELOPMENT APPLICATION |





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| Rev | Date | Description | Drawn | Checked |
|-----|------|-------------------------------------|-------|---------|
| 1 | | ISSUED FOR DEVELOPMENT APPLICATION | | |
| 2 | | REVISED FOR DEVELOPMENT APPLICATION | | |
| 3 | | REVISED FOR DEVELOPMENT APPLICATION | | |

FOR INFORMATION ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DATE: 11/05/2022
DRAWN: AHD
CHECKED: JAS SHOWN
SCALE: A1
PROJECT: 80216021-11-C1-1355

LENDEASE COMMUNITIES
FOOTREE HILL
MOP STAGE 1C, 1D AND 1E CIVIL WORKS
DEVELOPMENT APPLICATION
ROAD LONGITUDINAL SECTIONS
SHEET 5 OF 6

Gilead Streetscape Design - Stage 1

Client: Lendlease Communities
Document: A17054_SK 002
Date: February 2018
Revision: G



ASPECT StudiosTM
ASPECT Studios Pty Ltd ABN 11 120 219 961

Contents

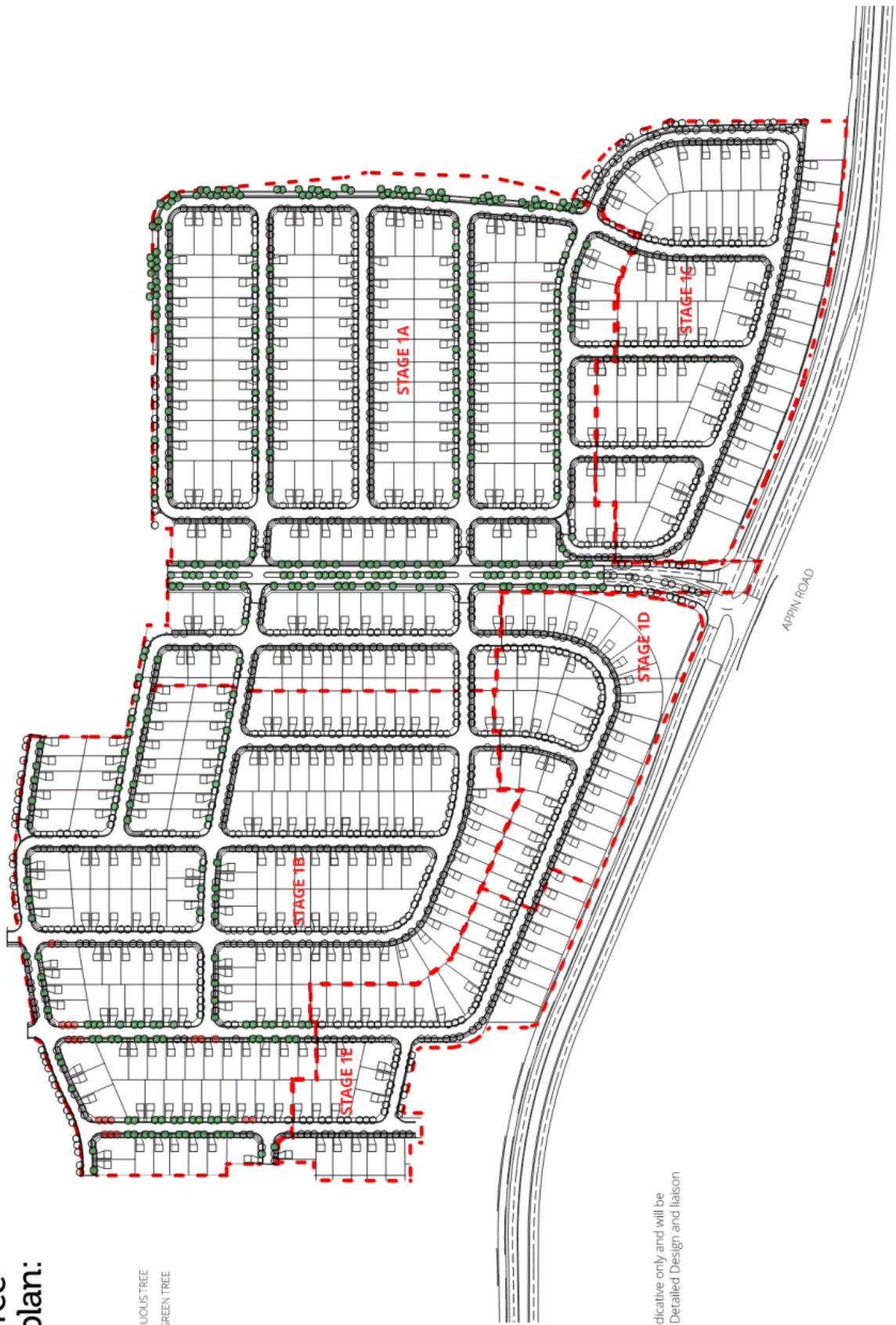
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|--|-----------|
| Chapter 1 Street Tree Masterplan: Stage 1 | 2 |
| Chapter 2 Proposed Tree Species | 03 |
| 2.1 Boulevard | 03 |
| 2.2 Collector Roads | 05 |
| 2.3 Green Avenue | 07 |
| 2.4 Local Roads | 09 |
| 2.5 Access Streets (adjacent Open Space & Biobank) | 11 |

Chapter 1

Street Tree Masterplan: Stage 1

LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE



NOTES

Tree locations are indicative only and will be confirmed following Detailed Design and liaison with Council

Chapter 2

Proposed Tree Species

2.1 Boulevard: General

Agathis robusta

Common Name: Kauri Pine
 Mature Size: 25m high x 10m wide
 Origin: Papua New Guinea, QLD
 Form: Large evergreen tree



Comments

- Iconic tree to create a sense of place
- Distinctive form
- Tolerates mild frosts and pollution

DCP Compliance : **NO**

DCP Comment: Alternative to Norfolk Island Pine

Corymbia maculata

Common Name: Spotted Gum
 Mature Size: 30m high x 10m wide
 Origin: NSW, VIC, QLD
 Form: Large evergreen tree



Comments

- A highly valued ornamental tree
- Adaptable to most soils and is drought and frost tolerant.
- Reliable and consistent form
- Excellent tree for urban settings

DCP Compliance : **YES**

Fraxinus oxycarpa 'Raywood'

Common Name: Claret Ash
 Mature Size: 12m high x 10m wide
 Origin: Asia
 Form: Medium deciduous tree



Comments

- Striking Autumn foliage
- Only use where ample verge space
- Drought tolerant

DCP Compliance : **NO**

DCP Comment: Drought tolerant, robust tree where space permits



Chapter 2

Proposed Tree Species

2.1 Boulevard: Retail / Commercial Precincts

Boulevard: Entry

Platanus x acerifolia

Common Name: London Plane
 Mature Size: 25m high x 35m wide
 Origin: Europe
 Form: Large Deciduous Tree



Comments

- Easily grown in a range of soil condition
- Reliable form & growth rate
- Excellent urban tree

Comments

- A tall, broad spreading tree when open-grown, densely foliaged with large, shiny, dark green leaves which have a distinctive rusty-brown underside.
- Often used in large landscapes as an iconic tree.

DCP Compliance : **NO**

DCP Comment: Suggested alternative for Magnolia Soulangeana (on DCP's list)

Ficus macrophylla

Common Name: Moreton Bay Fig
 Mature Size: 40m high x 40m wide
 Origin: Eastern Australia
 Form: Large Evergreen tree






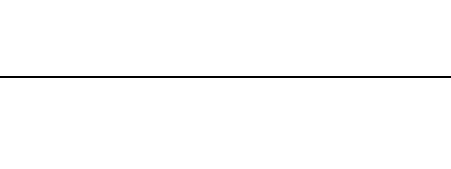
DCP Compliance : **NO**

DCP Comment: For use in civic locations where reliable tree required

Chapter 2

Proposed Tree Species

2.2 Collector Roads

| | | | |
|--|--|--|--|
| <p>Angophora costata</p> <p>Common Name: Smooth-barked Apple-myrtle Mature Size: 20m high x 12m wide Origin: Eastern Australia Form: Medium-Large Evergreen Tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> • Large spreading • Drought tolerant • Adaptable to a range of sites • Distinctive bark • Moderate to fast growth rate | <p>DCP Compliance : NO</p> <p>DCP Comment: Excellent alternative to evergreen species on DCP's list</p> |
| <p>Flindersia australis</p> <p>Common Name: Crow's Ash Mature Size: 20m high x 6m wide Origin: NSW & QLD Form: Large Evergreen Tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> • Requires well drained soils • Scaly grey bark | <p>DCP Compliance : NO</p> <p>DCP Comment: Excellent alternative to evergreen species on DCP's list</p> |
| <p>Fraxinus pennsylvanica 'Cimmzam'</p> <p>Common Name: Green Ash Mature Size: 11m high x 8m wide Origin: Eastern, Central North America Form: Medium Deciduous Tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> • Provides great summer shade • Tolerant of frost as well as drought. • Performs best in full sun. | <p>DCP Compliance : NO</p> <p>DCP Comment: Excellent accent species in lieu of Pyrus sp on DCP's list</p> |
| <p>Fraxinus oxycarpa 'Raywood'</p> <p>Common Name: Claret Ash Mature Size: 12m high x 10m wide Origin: Asia Form: Medium deciduous tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> • Striking Autumn foliage • Only use where ample verge space • Drought tolerant | <p>DCP Compliance : NO</p> <p>DCP Comment: Drought tolerant, robust tree where space permits</p> |

Chapter 2

Proposed Tree Species

2.2 Collector Roads

| | | | |
|---|--|--|--|
| <p><u>Jacaranda mimosifolia</u></p> | <p>Common Name: Jacaranda Mature Size: 10m high x 8m wide Origin: South America Form: Medium deciduous tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> • Lilac-blue flower clusters in Summer • An ornamental tree widely grown in urban areas • Drought tolerate |
| <p><u>Lophostemon confertus</u></p> | <p>Common Name: Brush Box Mature Size: 12-15m high x 10-12m wide Origin: Eastern Australia Form: Large evergreen tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> • Attractive & reliable form & shape • Adaptable to a range of soil conditions: tolerates drought condition • Moderate growth rate |
| <p><u>Ulmus parvifolia 'Burnley Select'</u></p> | <p>Common Name: Chinese Elm Mature Size: 12m high x 6m wide Origin: Asla Form: Medium semi-deciduous tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> • Reliable tree where space permits • Tolerates dry conditions • Moderate to fast growth rate |

DCP Compliance : **YES**

DCP Compliance : **YES**

DCP Compliance : **YES**



DCP Comment: Reliable, robust tree for additional evergreen diversity

DCP Comment: Alternative form & appearance in lieu of Pyrus

Chapter 2

Proposed Tree Species

2.3 Green Avenue

| | | |
|---|--|--|
| <p><i>Corymbia ficifolia</i> Common Name: Red Flowering Gum Mature Size: 6-10m high x 6-8m wide Origin: WA Form: Medium evergreen tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> Nut drop can be an issue: consider location when specifying Prolific and striking flowering Use only where space permits (wide trunk) Large number of cultivars available <p>DCP Compliance : NO DCP Comment: Alternative evergreen species to provide greater diversity in species</p> |
| <p><i>Cupaniopsis anacardioides</i> Common Name: Tuckeroo Mature Size: 8m high x 5-8m wide Origin: NSW, QLD Form: Small evergreen tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> Drought tolerant Formative pruning required to ensure good structure <p>DCP Compliance : NO DCP Comment: Alternative evergreen species to provide greater diversity in species</p> |
| <p><i>Melaleuca decora</i> Common Name: White Paperbark Mature Size: 10m high x 6m wide Origin: Eastern Australia Form: Small evergreen tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> Profuse flowering in Spring Very hardy in most soils <p>DCP Compliance : YES DCP Comment: Alternative to provide greater diversity in species selection</p> |
| <p><i>Stenocarpus sinuatus</i> Common Name: Firewheel Tree Mature Size: 12m high x 6m wide Origin: Eastern Australia Form: Medium evergreen tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> Red tube-shape flowers appear in a wheel-shaped cluster during late summer Well drained sandy to clay-silty loam preferred <p>DCP Compliance : NO DCP Comment: Alternative to provide greater diversity in species selection</p> |

Chapter 2

Proposed Tree Species

2.3 Green Avenue

Tristaniaopsis laurina

Common Name: Kanooka
 Mature Size: 10-12m high x 8-10m wide
 Origin: Eastern Australia
 Form: Medium evergreen tree



Comments

- Yellow flowers in spring
- Slow to moderate growth rate
- Tolerates dampness

Comments

- Well drained sandy to clay soils
- Drooping branches form a dense rounded crown
- Moderate to fast growth rate

DCP Compliance : **YES**

DCP Comment: Additional evergreen species to provide greater diversity of species

Waterhousea floribunda

Common Name: Weeping Lilly Pilly
 Mature Size: 10m high x 6-8m wide
 Origin: Eastern Australia
 Form: Medium evergreen tree



Comments

- Well drained sandy to clay soils
- Drooping branches form a dense rounded crown
- Moderate to fast growth rate




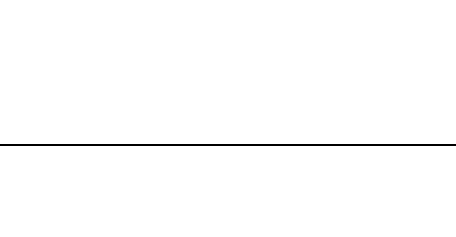
DCP Compliance : **NO**

DCP Comment: Additional evergreen species to provide greater diversity of species

Chapter 2

Proposed Tree Species

2.4 Local Roads

| | | | |
|--|--|--|---|
| <p>Cupaniopsis anacardioides</p> <p>Common Name: Tuckeroo Mature Size: 8m high x 5-8m wide Origin: NSW, QLD Form: Small evergreen tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> Drought tolerant Formative pruning required | <p>DCP Compliance : NO</p> <p>DCP Comment: Alternative evergreen species to provide greater diversity in species</p> |
| <p>Lagerstroemia indica</p> <p>Common Name: Crepe Myrtle Mature Size: 3-5m high x 4m wide Origin: Eastern Asia Form: Small deciduous tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> Ideal tree where planting space is limited Tolerates dry conditions but will benefit from supplementary irrigation. | <p>DCP Compliance : NO</p> <p>DCP Comment: Alternative deciduous species for use where space limited (no similar species nominated as part of DCP)</p> |
| <p>Pistacia chinensis</p> <p>Common Name: Chinese Pistachio Mature Size: 8m high x 6m wide Origin: Eastern Asia Form: Medium deciduous tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> Reliable small tree where space is limited Striking autumn foliage colour | <p>DCP Compliance : NO</p> <p>DCP Comment: Alternative deciduous species for use where space limited (no similar species nominated as part of DCP)</p> |
| <p>Stenocarpus sinuatus</p> <p>Common Name: Firewheel Tree Mature Size: 12m high x 6m wide Origin: Eastern Australia Form: Medium evergreen tree</p> |  | <p>Comments</p> <ul style="list-style-type: none"> Red tube-shape flowers appear in a wheel-shaped cluster during late summer Well drained sandy to clay-silty loam | <p>DCP Compliance : NO</p> <p>DCP Comment: Alternative to provide greater diversity in species selection</p> |

Chapter 2

Proposed Tree Species

2.4 Local Roads

Tristaniopsis laurina

Common Name: White Gum
 Mature Size: 10-12m high x 8-10m wide
 Origin: Eastern Australia
 Form: Medium evergreen tree



Comments

- Yellow flowers in spring
- Prefers moist fertile soils

Comments

- Well drained sandy to clay soils
- Drooping branches that form a dense rounded crown
- Fuffy cup-shaped white flowers

DCP Compliance : **YES**

DCP Comment: Additional evergreen species to provide greater diversity of species

Waterhousea floribunda

Common Name: Weeping Lilly Pilly
 Mature Size: 8m high x 5-6m wide
 Origin: Eastern Australia
 Form: Medium evergreen tree











DCP Compliance : **NO**

Chapter 2

Proposed Tree Species

2.5 Access Streets (adjacent Open Space & Biobank)

| <i>Angophora floribunda</i> | <i>Cupaniopsis anacardioides</i> | <i>Tristaniopsis laurina</i> | <i>Waterhousea floribunda</i> |
|---|--|---|---|
| <p>Common Name: Rough-barked Apple</p> <p>Mature Size: 12-25m high x 6-10m wide</p> <p>Origin: VIC, NSW, QLD</p> <p>Form: Medium - Large Evergreen Tree</p> | <p>Common Name: Tuckeroo</p> <p>Mature Size: 8m high x 5-8m wide</p> <p>Origin: NSW, QLD</p> <p>Form: Small Evergreen Tree</p> | <p>Common Name: Kanooka</p> <p>Mature Size: 10-12m high x 8-10m wide</p> <p>Origin: Eastern Australia</p> <p>Form: Medium Evergreen Tree</p> | <p>Common Name: Weeping Lilly Pilly</p> <p>Mature Size: 10m high x 6-8m wide</p> <p>Origin: Eastern Australia</p> <p>Form: Medium Evergreen Tree</p> |
|  |  |  |  |
| <p>Comments</p> <ul style="list-style-type: none"> • As a shade and shelter tree • Adaptable to a wide range of soil types | <p>Comments</p> <ul style="list-style-type: none"> • Drought tolerant • Formative pruning required to ensure balanced tree | <p>Comments</p> <ul style="list-style-type: none"> • Yellow flowers in spring • Slow to moderate growth rate • Tolerates dampness | <p>Comments</p> <ul style="list-style-type: none"> • Well drained sandy to clay soils • Drooping branches form a dense rounded crown • Moderate to fast growth rate |
|  |  |  |  |
| <p>DCP Compliance : NO</p> <p>DCP Comment: Additional evergreen species to provide greater diversity of species</p> | <p>DCP Compliance : NO</p> <p>DCP Comment: Alternative evergreen species to provide greater diversity in species</p> | <p>DCP Compliance : YES</p> | <p>DCP Compliance : NO</p> <p>DCP Comment: Additional evergreen species to provide greater diversity of species</p> |



14 March 2022

TfNSW Reference: SYD18/01301/08
Council Reference: 2687/2018/DA-SW

The General Manager
Campbelltown City Council
PO BOX 57
Campbelltown NSW 2560

Attention: **David Timmins**

ADDENDUM, REVISED PLANS & ACOUSTIC FENCE SPECIFICATIONS FOR PROPOSED RESIDENTIAL SUBDIVISION INTO 139 LOTS - 913 APPIN ROAD, GILEAD - LOT 1 DP1240836, LOT 61 DP752042

Dear Sir/Madam,

Reference is made to Council's correspondence dated 10 November 2021, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment.

This letter supersedes the TfNSW previous letter dated 24 February 2022.

It is noted construction of the Northern Site Access / Appin Road intersection does not form part of this application.

TfNSW has reviewed the submitted information and raises no objection to the application subject to the following conditions being included in any consent issued by Council:

1. The proposed acoustic wall should be designed and constructed as part of WAD for Appin Road Upgrade by Lendlease and meet TfNSW requirements. Detailed design plans of the proposed acoustic wall should be submitted to TfNSW for review and approval.

Noise studies must be conducted and output (including expected noise levels at completion) must be allowed for in designing the walls.

2. The acoustic wall including the foundation should be located wholly within the private property boundary. Necessary maintenance access should be provided to TfNSW satisfaction.

Transport for NSW

27 Argyle Street, Parramatta NSW 2150 | Locked Bag 5085, Parramatta NSW 2124
P (02) 8849 2666 | W transport.nsw.gov.au | ABN 18 804 239 602

3. All vehicular access to future subdivided lots should be provided from proposed internal roads. Direct access will not be allowed from Appin Road.
4. The subject property is affected by a road proposal as shown by the pink colour on the attached Aerial – “X”. All new building or structures, together with any improvements integral to the future use of the site, are to be erected clear of the land required for road (unlimited in height or depth).

The area required for road should be identified on any plan of development.

5. Detailed design plans and hydraulic calculations of any changes to the TfNSW stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

6. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of any Construction Certificate.
7. All vehicles are to enter and leave the site in a forward direction.
8. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Appin Road during construction activities.
9. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Appin Road.
10. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
11. All works/regulatory signposting associated with the proposed development are to be at no cost to TfNSW.

Furthermore, TfNSW has completed a concept design for the proposed Appin Road upgrade between Rosemeadow and Mt Gilead. The investigations completed to date indicate that no part of the subject property would be required if the preferred option is adopted. However, the proposal may change, as it has not yet been approved and it is not possible at this date to provide any more definite information as to the likely requirement for any part of the property.

The applicant should be advised to contact the project team (Ph. 1800 810 680 or Email

appingroadupgrade@ghd.com) or visit the project website at <https://roadswaterways.transport.nsw.gov.au/projects/appin-road-improvements/rosemeadow-mtgilead.html>

Please note, there is a current misalignment with the NSW cadastral and TfNSW property data. Therefore, the attached aerial should only be used as a representation.

If you have any further questions, please contact the undersigned on 88492331 or email development.sydney@transport.nsw.gov.au. I hope this has been of assistance.

Yours sincerely,

Zhaleh Alamouti
Senior Land Use Planner



All communications to be addressed to:

Headquarters
4 Murray Rose Ave
Sydney Olympic Park NSW 2127

Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 1300 NSW RFS
e-mail: records@rfs.nsw.gov.au

Facsimile: 8741 5433



The General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Your Ref: 2687/2018/DA-SW
Our Ref: D18/6965
DA18082414699 AJ

ATTENTION: Rennie Rounds

23 April 2019

Dear Madam

Integrated Development Application - 1//1240836 & 61//752042 - 1 & 913 Appin Road Gilead 2560

I refer to your correspondence dated 13 August 2018 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the 'Environmental Planning and Assessment Act 1979', and a Bush Fire Safety Authority, under Section 100B of the 'Rural Fires Act 1997', are now issued subject to the following conditions:

1. The development proposal is to generally comply with the subdivision layout identified on the drawing prepared by LTS Lockley numbered 43240 021 SUB, revision dated 25/8/18, unless amended by conditions of this bush fire safety authority.
2. In recognition that the rezoning of this site was supported by NSW RFS based on three proposed points of access on Appin Road, the following shall be satisfied prior to issue of any subdivision:
 - Council shall be satisfied that the proposed two points of access onto Appin Road have the capacity to provide safe access to and from the site for fire fighting vehicles and for residents evacuating the site during an emergency.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

3. At the issue of subdivision certificate and in perpetuity the entirety of stages 1C, 1D and 1E including lots within future road widening corridor shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
4. At the issue of subdivision certificate and until such time as future stages are developed such that the hazard is removed, temporary asset protection zones in accordance with Image 8 of the Bushfire Hazard Assessment Report prepared by Building Code & Bushfire Hazard Solutions P/L dated 16/5/18, shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and NSW Rural Fire Service's document 'Standards for Asset Protection Zones'. A suitable legal instrument shall ensure the creation and maintenance of these APZs occurs until such time as the hazard is removed.
5. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on lots 1372 to 1380 requiring the provision of asset protection zones (APZ) as identified on the drawing prepared by Building Code & Bushfire Hazard Solutions P/L numbered Image 7, dated 16/5/18. The restriction shall prevent the construction of a dwelling or class 10 building within 6m of a dwelling within the APZ.

The APZ shall be managed as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Note: Separation distances between future construction on proposed lots 1372-1380 to the adjoining northern hazard are likely to result in a bushfire attack level (BAL) of BAL 40 and may restrict future complying development or dual occupancy/multi dwelling development occurring on these lots.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

6. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
7. Fire hydrant spacing, sizing and pressures shall comply with Australian Standard AS 2419.1– 2005 'Fire Hydrant Installations'.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

8. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
9. If through road connections to future stages are not yet open, temporary turning heads shall be provided for dead end roads connecting to future stages. Turning heads shall incorporate a minimum 12 metre outer radius.

10. Two unimpeded public access roads onto Appin Road shall be provided, at a minimum, for every stage of the proposal. In this regard, temporary connection of Road 19 to Appin Road, approved by Stage 1A/1B, shall remain open during construction of Stages 1C, 1D and 1E.

General Advice – consent authority to note

This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the 'Building Code of Australia' must be subject to separate application under section 4.14 of the EP & A Act and address the requirements of 'Planning for Bush Fire Protection 2006' or 'Planning for Bush Fire Protection 2018' (whichever is applicable at that time).

Should you wish to discuss this matter please contact Anna Jones on 1300 NSW RFS.

Yours sincerely

Martha Dotter
A/Team Leader Development Assessment & Planning

For general information on bush fire protection please visit www.rfs.nsw.gov.au



117 Bull Street, Newcastle West NSW 2302
Tel 02 4908 4300 | www.subsidenceadvisory.nsw.gov.au
24 Hour Emergency Service: Free Call 1800 248 083
ABN 87 445 348 918

FN17-60402P1
TSUB18-00407

Lend Lease
ATTN: Matt Cooper
Matt.cooper@lendlease.com

Dear Matt

RE PROPOSED 136 LOT SUBDIVISION OVER 3 STAGES (STAGES 1C, 1D & 1E) AT APPIN ROAD MOUNT GILEAD; LOT 1 DP 1240836 & LOT 61 DP 752042; TSUB18-00407

NOTICE OF DETERMINATION

I refer to the application detailed above. Subsidence Advisory NSW has determined to grant approval under section 22 of the *Coal Mine Subsidence Compensation Act 2017*.

Approval has been granted, subject to the conditions set out in the attached determination under Schedule 2. The stamped approved plans are attached.

Once relevant documentation to meet the conditions in Schedule 2 are available, please email through to SA-Risk@finance.nsw.gov.au quoting reference **TSUB18-00407**.

Should you have any questions about the determination I can be contacted by phone on 02 4908 4300 or via email at john.johnston@finance.nsw.gov.au

Yours faithfully,

John Johnston
Senior Risk Engineer

17 May 2019

DETERMINATION

Issued in accordance with section 22 of the *Coal Mine Subsidence Compensation Act 2017*

As delegate for Subsidence Advisory NSW under delegation executed 17 May 2019 approval is for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

Determination Date: 17 May 2019

Approval to Lapse on: 17 May 2024

The conditions of approval are imposed for the following reasons:

- a) To confirm and clarify the terms of Subsidence Advisory NSW approval.
- b) To minimise the risk of damage to surface development from mine subsidence.

John Johnston
Senior Risk Engineer

17 May 2019

SCHEDULE 1

Application No: **TSUB18-00407**
Applicant: **LEND LEASE**
Site Address: **APPIN ROAD MOUNT GILEAD**
Lot and DP: **LOT 1 DP 1240836 & LOT 61 DP 752042**
Proposal: **136 LOT SUBDIVISION OVER 3 STAGES (STAGES 1C, 1D & 1E)**
Mine Subsidence District: **SOUTH CAMPBELLTOWN**

SCHEDULE 2

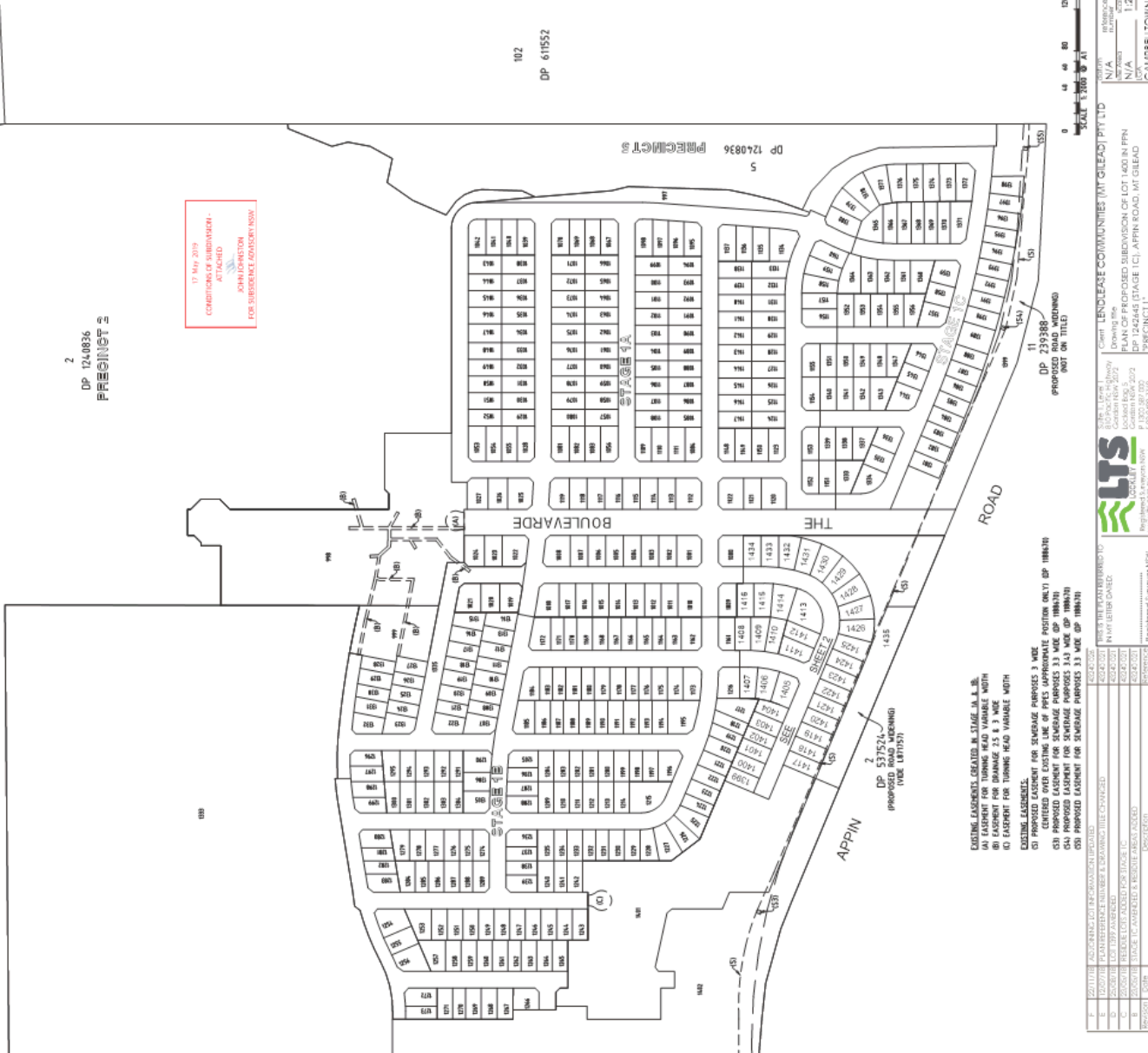
CONDITIONS OF APPROVAL

| GENERAL | |
|--|--|
| Plans, standards and guidelines | |
| 1. | <p>The development being undertaken strictly in accordance with the details set out on the application form, any information submitted with the application and the plans submitted, as amended or as modified by the conditions of this approval.</p> <p>Note: Any proposal to modify the terms or conditions of this approval, whilst still maintaining substantially the same development to that approved, will require the submission of formal advice for consideration by Subsidence Advisory NSW. If amendments to the design result in the development not remaining substantially the same as that approved by this approval, a new Application will have to be submitted to Subsidence Advisory NSW.</p> |
| 2. | This approval expires 5 years after the date the approval was granted if subdivision works have not physically commenced. |
| 3. | Subsidence Advisory NSW is to be notified of any changes to lot numbering and the registered DP number. |
| 4. | Approval under section 22 of the <i>Coal Mine Subsidence Compensation Act 2017</i> is also required for the erection of all improvements on the land. As a guide, improvements shall comply with Subsidence Advisory NSW nominated Surface Development Guidelines, or otherwise assessed on merit. |

Dispute Resolution

If you are dissatisfied with the determination of this application an appeal may be formally submitted with the Chief Executive Officer for an independent internal review. The application must be made in writing and must provide reasons why the determination should be changed.

STAGE 1D



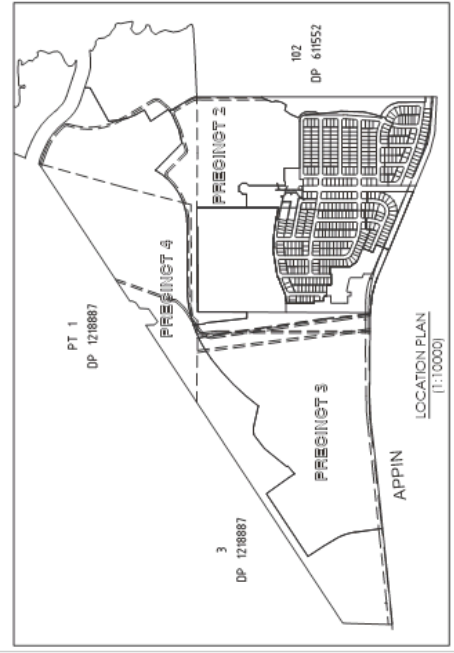
17 May 2019
 CONDITIONS OF SUBDIVISION
 ATTACHED
 JOHN DORRISON
 FOR SUBDIVISION ENGINEERING

2
 DP 1240836
 PRECINCT 2

3
 DP 1240836
 PRECINCT 3

102
 DP 61552

- EXISTING EASEMENTS, CREATED IN STAGE 1A, I.E. AN EASEMENT FOR TURNING HEAD VARIABLE WIDTH AND EASEMENT FOR TURNING HEAD VARIABLE WIDTH TO EASEMENT FOR TURNING HEAD VARIABLE WIDTH
- EXISTING EASEMENTS
- DP PROPOSED EASEMENT FOR SIDEWALK PURPOSES 3 WIDE CENTERED OVER EXISTING LINE OF PAVES APPROXIMATE POSITION ONLY DP 108840
- DP PROPOSED EASEMENT FOR SIDEWALK PURPOSES 3.3 WIDE DP 108840
- DP PROPOSED EASEMENT FOR SIDEWALK PURPOSES 3.3 WIDE DP 108840
- DP PROPOSED EASEMENT FOR SIDEWALK PURPOSES 3.3 WIDE DP 108840

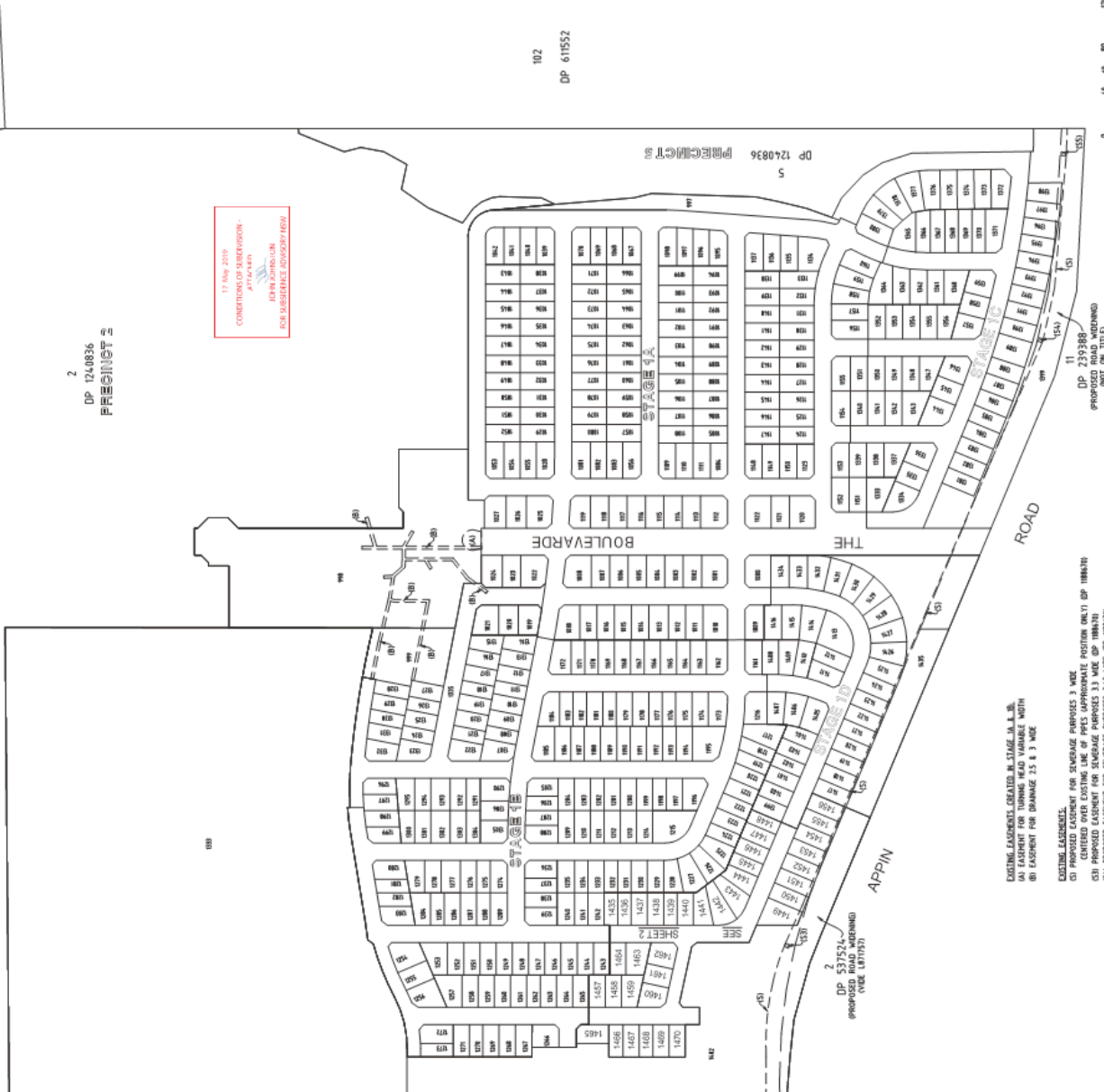


DATE: 17 May 2019
 DRAWING NO: 1240836-01
 PROJECT: DP 1240836 PRECINCT 2
 CLIENT: JOHN DORRISON
 DRAWING TITLE: CONDITIONS OF SUBDIVISION ATTACHED
 DRAWING NO: 1240836-01
 PROJECT: DP 1240836 PRECINCT 2
 CLIENT: JOHN DORRISON
 DRAWING TITLE: CONDITIONS OF SUBDIVISION ATTACHED

| | | |
|-----|--------------------|------------|
| NO. | DESCRIPTION | DATE |
| 1 | ISSUED FOR TENDERS | 17/05/2019 |
| 2 | ISSUED FOR TENDERS | 17/05/2019 |
| 3 | ISSUED FOR TENDERS | 17/05/2019 |
| 4 | ISSUED FOR TENDERS | 17/05/2019 |
| 5 | ISSUED FOR TENDERS | 17/05/2019 |
| 6 | ISSUED FOR TENDERS | 17/05/2019 |
| 7 | ISSUED FOR TENDERS | 17/05/2019 |
| 8 | ISSUED FOR TENDERS | 17/05/2019 |
| 9 | ISSUED FOR TENDERS | 17/05/2019 |
| 10 | ISSUED FOR TENDERS | 17/05/2019 |

SCALE: 1:10000
 SHEET 1 OF 1
 DATE: 17/05/2019

STAGE 1E



17 May 2019
 CONDITIONS OF SUBDIVISION -
 ATTACHED
 FOR INFORMATION
 FOR SUBSTANCE ADVISORY BOARD

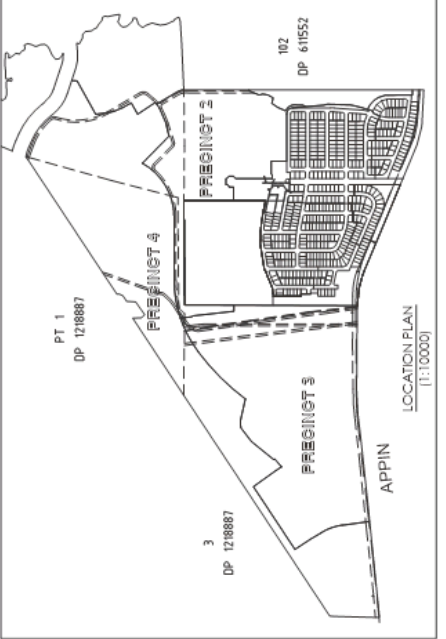
2
 DP 1240836
 PRECINCT 2

3
 DP 1240836
 PRECINCT 3

EXISTING EASEMENTS, CREATED IN STAGE 1A, I.E.
 AN EASEMENT FOR TURNING HEAD VARIABLE WIDTH
 OF CASSETT FOR BOUNDARY 2, 3 & 7

EXISTING EASEMENTS
 (3) PROPOSED CASSETT FOR SEWAGE PURPOSES 3 WIDE
 CENTERED OVER EXISTING LINE OF PIPES APPROXIMATE POSITION ONLY DP 108880
 (3) PROPOSED CASSETT FOR SEWAGE PURPOSES 3.3 WIDE DP 108880
 (3) PROPOSED CASSETT FOR SEWAGE PURPOSES 3.3 WIDE DP 108880
 (3) PROPOSED CASSETT FOR SEWAGE PURPOSES 3.3 WIDE DP 108880

| NO. | DATE | DESCRIPTION | BY | CHECKED BY |
|-----|------------|---|-----|------------|
| E | 12/02/2018 | PLAN SUBMITTED FOR PRELIMINARY APPROVAL | ... | ... |
| D | 12/02/2018 | PLAN APPROVED FOR PRELIMINARY APPROVAL | ... | ... |
| C | 22/05/2018 | REVISION TO PLAN FOR STAGE 1C | ... | ... |
| B | 12/02/2018 | PLAN APPROVED FOR PRELIMINARY APPROVAL | ... | ... |
| A | 12/02/2018 | PLAN APPROVED FOR PRELIMINARY APPROVAL | ... | ... |



LOCATION PLAN
 (1:10000)

102
 DP 61552

SCALE 1:300 @ A1
 0 4 8 12 16 20
 0 4 8 12 16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80 84 88 92 96 100 104 108 112 116 120 124 128 132 136 140 144 148 152 156 160 164 168 172 176 180 184 188 192 196 200

PROJECT: LENDLEASE COMMUNITIES (MT GLEADY) PT 1 LTD
 DRAWING NO: 1240836
 DATE: 12/02/2018
 SHEET: 2 OF 2

DATE: 17 May 2019
 DRAWING NO: 1240836
 DATE: 12/02/2018
 SHEET: 2 OF 2

REGISTERED SURVEYOR
 L.S. (L.S. SURVEYS)
 1240836

REGISTERED SURVEYOR
 L.S. (L.S. SURVEYS)
 1240836



**Planning,
Industry &
Environment**

IRF20/1746

Secretary's Certificate
**Satisfactory Arrangements for designated State public
infrastructure**

**Development Application
2687/2017/DA-SW**

For the purposes of clause 6.1 in the *Campbelltown Local Environmental Plan 2015*, I, Brett Whitworth, Deputy Secretary, Greater Sydney, Place and Infrastructure as delegate for the Secretary of the Department of Planning, Industry and Environment, certify that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to:

| | |
|--------------------------------------|--|
| Development application number: | 2687/2018/DA-SW |
| Address: | Lot 1 Appin Road, Gilead NSW 2560 (Lot 1 DP 1240836) 913 Appin Road, Gilead NSW 2560 (Lot 61 DP 752042) |
| Development application description: | Subdivision into 139 Residential and three Residue Allotments with associated civil and road works |
| Map at Attachment A-C: | Yes |

Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure

Date:

(as delegate for the Secretary)

**the satisfactory arrangements certificate is being issued in relation to the above development application only.*



Planning, Industry & Environment

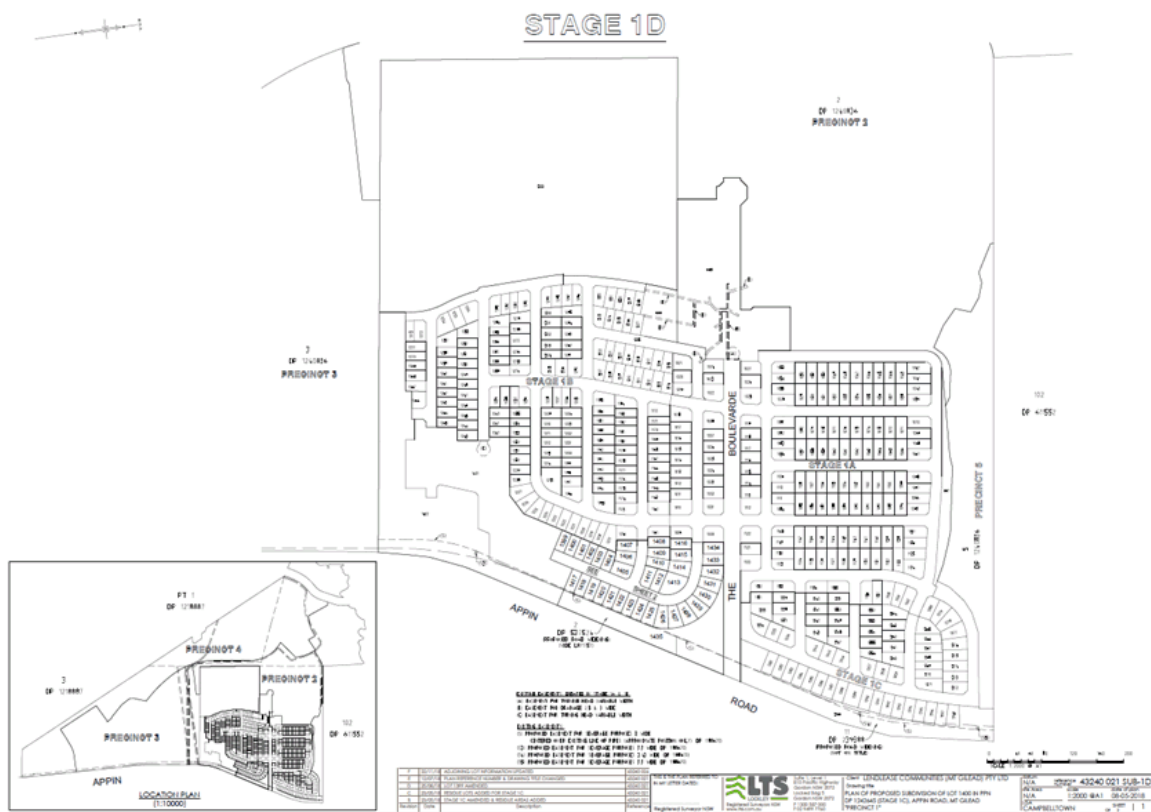
IRF20/1746

Secretary's Certificate

Satisfactory Arrangements for designated State public infrastructure

Development Application 2687/2017/DA-SW

Attachment B



320 Pitt Street Sydney NSW 2000 | GPO Box 39 Sydney NSW 2001 | dpie.nsw.gov.au

DA-2687/2018/DA-SW

| State Environmental Planning Policy (Precincts - Western Parkland City) 2021 | | |
|---|--|-----------------------|
| Clause | Comment | Compliance |
| Part 3.2 Land use and other development controls resulting from precinct planning | | |
| <p>3.11 Controls applying to Colebee, Edmondson Park, Bingara Gorge, Menangle Park, Mount Gilead and Glenlee Precincts</p> <p>For the purposes of this Chapter, the provisions applying to the carrying out of development in the following precincts are those specified below for the precincts—</p> <p>(d) the provisions of Campbelltown Local Environmental Plan 2015 are specified for the land within Menangle Park Precinct and Mount Gilead Precinct within the Greater Macarthur Growth Area</p> | <p>The provision of the Campbelltown Local Environmental Plan 2015 apply to land within the Mount Gilead Precinct. This report provides an assessment of the proposal against the relevant provisions of the Campbelltown Local Environmental Plan 2015.</p> | <p>Yes</p> |
| Part 3.3 Land Use—Environment Conservation and Recreation Zones | | |
| <p>3.13 Application of Part and of other planning instruments</p> <p>(1) This Part applies to land within a growth centre precinct that is zoned under this Part.</p> <p>(2) Land that is zoned under this Part is not subject to the provisions of any environmental planning instrument (other than a State environmental planning policy or regional environmental plan) applying to the land concerned, except to the extent that this Chapter otherwise provides.</p> <p>(3) This Part does not apply to land to which a Precinct Plan applies or land referred to in section 3.11.</p> | <p>This part does not apply as the land is referred to in clause 3.11.</p> | <p>Not applicable</p> |
| Part 3.4 Development controls—general | | |
| <p>3.21 Development applications in growth centres—matters for consideration until finalisation of precinct planning for land</p> <p>(1) Until provisions have been specified in a Precinct Plan or in section 3.11 with respect to the development of the land, consent is not to be granted to the carrying out of development on land within a growth centre unless the consent authority has taken into consideration the following—</p> | <p>Provisions have been specified in section 3.11 with respect the development of the land. Accordingly, the provisions of the clause do not prevent consent from being granted.</p> | <p>Not applicable</p> |

DA-2687/2018/DA-SW

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| <p>(a) whether the proposed development will preclude the future urban and employment development land uses identified in the relevant growth centre structure plan,</p> <p>(b) whether the extent of the investment in, and the operational and economic life of, the proposed development will result in the effective alienation of the land from those future land uses,</p> <p>(c) whether the proposed development will result in further fragmentation of land holdings,</p> <p>(d) whether the proposed development is incompatible with desired land uses in any draft environmental planning instrument that proposes to specify provisions in a Precinct Plan or in section 3.11,</p> <p>(e) whether the proposed development is consistent with the precinct planning strategies and principles set out in any publicly exhibited document that is relevant to the development,</p> <p>(f) whether the proposed development will hinder the orderly and co-ordinated provision of infrastructure that is planned for the growth centre,</p> <p>(g) in the case of transitional land—whether (in addition) the proposed development will protect areas of aboriginal heritage, ecological diversity or biological diversity as well as protecting the scenic amenity of the land.</p> <p>(2) This section does not apply to land zoned under Part 3.3.</p> | | |
| <p>3.22 Referral to Department of Planning after release of precinct</p> <p>(1) This section applies to land within a growth centres precinct that has been released by the Minister under the Environmental Planning and Assessment Regulation 2000 for urban development, and so applies until provisions have been specified in a Precinct Plan or in section 3.11 with respect to the development of the land.</p> <p>(2) The consent authority must, in the case of a development application for the carrying out of development (not being for a single residential dwelling)—</p> | <p>This clause does not apply to the land as provisions have been specified in section 3.11 with respect to the development of the land.</p> | <p>Not applicable</p> |

DA-2687/2018/DA-SW

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| <p>(a) with a capital investment value of more than \$500,000, or</p> <p>(b) in respect of land that has an area of more than 2 hectares, or</p> <p>(c) that is a subdivision of land (being a subdivision that creates 2 or more lots),</p> <p>refer the application to the Planning Secretary for comment.</p> <p>(3) The consent authority must take any comments received from the Planning Secretary (within 21 days after the development application was referred to the Planning Secretary for comment) into consideration when determining whether to grant consent to any such development.</p> <p>(4) In this section, capital investment value of development has the same meaning as in the Environmental Planning and Assessment Regulation 2000.</p> <p>(5) Despite subsection (1), this section does not apply to land within the Alex Avenue and Riverstone Precincts that is not land to which the Alex Avenue and Riverstone Precinct Plan 2010 (as referred to in Appendix 4) applies.</p> <p>(6) Despite subsection (5), this section does apply to Lot 2, DP 563818.</p> | | |
| <p>3.23 Water recycling and conservation</p> <p>(1) This section applies to land within a growth centre—</p> <p>(a) that is serviced by a water recycling plant, or</p> <p>(b) that will be serviced by a water recycling plant as soon as the plant becomes operational.</p> <p>(2) A consent authority must not grant consent to the carrying out of development on land unless the consent authority is satisfied that recycled water from the water recycling plant will be provided to the development.</p> <p>(3) However, the consent authority may grant consent if it is satisfied that the development will be provided with recycled water from a water recycling or water conservation system approved by the Minister and specified in the Table to this section.</p> | <p>This clause does not apply as the land is not serviced by a water recycling plant.</p> <p>This clause does not apply as the land will not be serviced by a water recycling plant.</p> | <p>Not applicable</p> <p>Not applicable</p> |

DA-2687/2018/DA-SW

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| <p>(4) Despite subsection (1), this section does not apply to land in the Wilton Growth Area.</p> | | |
| <p>3.24 Public utility undertakings and clearing of native vegetation</p> <p>(1) Development for public utility undertakings (other than electricity generating works or water recycling facilities) may be carried out without consent on land to which this Chapter applies (subject to subsection (3)).</p> <p>(2) A public authority, or a person acting on behalf of a public authority, must not carry out development comprising the clearing of native vegetation (within the meaning of the Native Vegetation Act 2003) on land that is not subject land (within the meaning of clause 17 of Schedule 7 to the Threatened Species Conservation Act 1995) unless the authority or person has—</p> <p>(a) given written notice of the intention to carry out the development to the Department of Planning and Infrastructure, and</p> <p>(b) taken into consideration any response to the notice that is received from that Department within 21 days after the notice is given.</p> | <p>Development for public utility undertakings not proposed.</p> <p>A public authority, or a person acting on behalf of a public authority is not proposing the clearing of native vegetation on land that is not subject to biodiversity certification.</p> | <p>Not applicable</p> <p>Not applicable</p> |
| <p>3.25 Electricity generating works and water recycling facilities</p> <p>(1) The consent authority must not grant consent to development for the purpose of electricity generating works or water recycling facilities unless it is satisfied that the development—</p> <p>(a) will be of a small scale, and</p> <p>(b) is likely to have only a minor environmental impact, and</p> <p>(c) is consistent with the principles of ecologically sustainable development.</p> | <p>Development for the purpose of electricity generating works or water recycling facilities not proposed.</p> | <p>Not applicable</p> |

DA-2687/2018/DA-SW

| Part 3.5 Development controls—flood prone and major creeks land | | |
|--|--|-----------------------|
| <p>3.26 Development on flood prone and major creeks land—additional heads of consideration</p> <p>(1) This section applies to development requiring consent that is carried out on flood prone and major creeks land (other than any such land to which section 3.27 applies).</p> <p>(2) Consent is not to be granted to the carrying out of development to which this section applies unless the consent authority has taken the following into consideration—</p> <p>(a) whether or not the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties,</p> <p>(b) whether or not the development will alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain,</p> <p>(c) whether the development will enable safe occupation of the flood prone and major creeks land,</p> <p>(d) whether or not the development will detrimentally affect the floodplain environment or cause avoidable erosion, siltation, salinity, destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse,</p> <p>(e) whether or not the development will be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding,</p> <p>(f) whether or not the development is compatible with the flow conveyance function of the floodway,</p> <p>(g) whether or not the development is compatible with the flood hazard,</p> <p>(h) in the case of development consisting of the excavation or filling of land, whether or not the development—</p> <p>(i) will detrimentally affect the existing drainage patterns and soil stability in the locality, and</p> | <p>This clause does not apply as the development would not be carried out on flood prone or major creeks land, meaning land coloured blue on the South West Growth Centre Development Control Map.</p> | <p>Not applicable</p> |

DA-2687/2018/DA-SW

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|---|---|---|
| <p>(ii) will significantly impact on the likely future use or redevelopment of the land, and</p> <p>(iii) will adversely impact on the existing and likely amenity of adjoining properties, and</p> <p>(iv) will minimise the disturbance of relics, and</p> <p>(v) will adversely impact on any watercourse, drinking water catchment or environmentally sensitive area.</p> | | |
| <p>Part 3.6 Development controls—vegetation</p> | | |
| <p>3.28 Land to which Part applies</p> | | |
| <p>(1) This Part applies to the following land—</p> <p>(a) land zoned under Part 3,</p> <p>(b) flood prone and major creeks land,</p> <p>(c) transitional land,</p> <p>(d) land that is—</p> <p>(i) under State Environmental Planning Policy (Western Sydney Parklands) 2009, in an environmental conservation area shown on the State Environmental Planning Policy (Western Sydney Parklands) 2009 Environmental Conservation Areas Map, and</p> <p>(ii) in a growth centre.</p> | <p>This Part does not apply as:</p> <p>The land is not zoned under Part 3 of the GC SEPP.</p> <p>The land is not flood prone and major creeks land.</p> <p>The land is not transitional land.</p> <p>The land is not under State Environmental Planning Policy (Western Sydney Parklands) 2009, in an environmental conservation area shown on the State Environmental Planning Policy (Western Sydney Parklands) 2009 Environmental Conservation Areas Map, and in a growth centre. While the land is in a growth centre, it does not satisfy the requisite criteria of clause 21(d)(i) above.</p> | <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> |

PO Box 57, Campbelltown NSW 2560

T 02 4645 4000

F 02 4645 4111

W campbelltown.nsw.gov.au