

ANNEXURE B

WOLLONDILLY DCP 2016 ASSESSMENT TABLE

VOLUME 1 – GENERAL

SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>Part 5 – Colonial Heritage (General)</p> <p>5.2 <u>General Controls</u></p>	<p>1. Development of heritage items and development on land within heritage conservation areas, including Landscape Conservation Areas, shall demonstrate consistency with the NSW Guidelines for Development in Conservation Areas 'Design in Context'. In particular the impact of the following aspects of a development should be considered:</p>	<p>It is considered that works involving heritage items proposed in this DA are not in conflict with the NSW Guidelines for Development in Conservation Areas 'Design in Context'. The subject site is not located in a designated heritage conservation area.</p>	<p align="center">Yes</p>
	<ul style="list-style-type: none"> • <i>Height and scale</i> - must respect the predominant scale (building height, bulk, density and massing) of the heritage buildings in the vicinity in order to retain the prevailing scale of the Conservation Area. The impact of an inappropriately scaled building cannot be compensated for by building form, design or detailing. 	<p>This proposal will not change the height, bulk, density or massing of existing on-site heritage structures. There are no heritage buildings in the close vicinity of the subject site and so there will be no impact upon the scale of any conversation area.</p>	<p align="center">Yes</p>
	<ul style="list-style-type: none"> • <i>View corridors</i> - must be retained to and from significant features within the Conservation Area. 	<p>Subject site is not in a heritage conservation area. No significant view corridor will be adversely impacted.</p>	<p align="center">Yes</p>
	<ul style="list-style-type: none"> • <i>Architectural style and form</i> - must be compatible with the existing heritage buildings in the vicinity. 	<p>The proposal only seeks to remove asbestos roofing and replace it with colorbond roofing on the heritage brick buildings and silos. There will be no adverse impact or change regarding the style and/or architectural form of these heritage buildings. There are no other heritage buildings in the close vicinity of the subject site.</p>	<p align="center">Yes</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>Part 5 – Colonial Heritage (General)</p> <p>5.2 <u>General Controls</u></p>	<ul style="list-style-type: none"> • <i>Materials, detailing and colour schemes</i> - must respect the materials of the existing heritage buildings in the vicinity. 	<p>It is considered that proposed colorbond roofing to replace existing asbestos roofing of the heritage silos and brick buildings identified on accompanying plans prepared by Rein Warry & Co. will respect the heritage value and significance of these items, and is considered the most appropriate material for these type of proposed works. There are no identified heritage items in the vicinity of the subject site.</p>	<p align="center">Yes</p>
	<ul style="list-style-type: none"> • <i>Siting</i> - must respect existing patterns of building setbacks of heritage buildings from property boundaries, which contribute to the harmony of the streetscape. 	<p>This proposal only seeks the removal of disused structures and the replacement of asbestos roofing on the heritage silos and brick buildings identified on accompanying plans prepared by Rein Warry & Co. No additional structures are proposed in this DA. As such, existing patterns of building setbacks of on-site heritage structures to surrounding property boundaries will be respected. It is not anticipated that proposed heritage works in this DA will result in an adverse impact on the public streetscape.</p>	<p align="center">Yes</p>
	<ul style="list-style-type: none"> • <i>Cumulative impact</i> - must be considered to ensure that the characteristic features of the conservation area that give harmony and cohesiveness to streetscapes and individual buildings are not eroded. 	<p>Subject site is not located in a heritage conservation area. Regardless, the nature and scale of works proposed with regards to on-site heritage buildings are not anticipated to contribute to adverse cumulative impacts with regards to characteristic heritage features of the site or area. On the contrary, these works (with particular reference to the</p>	<p align="center">Yes</p>

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<p>Part 5 – Colonial Heritage (General)</p> <p>5.2 <u>General Controls</u></p>		<p>replacement of asbestos roofing) will aid in preserving the characteristic heritage features of the site which will help to maintain them into the future.</p>	
<p>Part 5 – Colonial Heritage (General)</p> <p>5.3 <u>Controls for particular development types</u></p>	<p><u>2. Additions, Alterations and Ancillary Development</u></p> <p>1. Architectural treatments must be consistent with the existing form of building (in the case of development of a heritage listed building) and the built form of the conservation area (in the case of a development within a conservation area). Consideration shall be given of the elements of building design such as the scale, plan, roof form, verandahs, walls, fenestration, building materials and colour, and existing outbuildings.</p> <p>2. For renovation or restoration, significant exterior elements of heritage buildings and/or buildings that contribute to the heritage character of a conservation area must be retained.</p>	<p>It is considered that proposed colorbond roofing of the brick buildings and silos will be appropriate with regards to the existing form of these structures, and will allow them to be preserved into the future and remove hazardous materials. The proposal does not seek to significantly alter these structures and will not alter the shape or layout of these structures. The site is not located within a heritage conservation area.</p> <p>This DA only seeks the replacement of asbestos roofing of heritage brick buildings and silos as indicated on accompanying plans prepared by Rein Warry & Co. The significant exterior elements of these heritage structures will be largely maintained. No works will take place with regards to the Abbotsford Cottage ruins as part of this DA It is noted that disused shed structures will be removed as indicated on plans prepared by Rein Warry & Co.,</p>	<p align="center">Yes</p> <p align="center">Yes</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>Part 5 – Colonial Heritage (General)</p> <p>5.3 Controls for particular development types</p>	<p>3. The roof pitch of any addition or extension must be complementary to the existing roof pitch of the heritage building (if altering a heritage building) and/or of the pitch established in the character of the heritage conservation area or Landscape Conservation Area (if altering a building in a heritage conservation area or Landscape Conservation Area).</p>	<p>This proposal does not seek to undertake additions or extensions with regards to the existing structures at the subject site.</p>	<p>N/A</p>
	<p>4. Additions or extensions must not overwhelm the any heritage listed building being extended or located in the vicinity in a heritage conservation area including a Landscape Conservation Area.</p>	<p>See above comment.</p>	<p>N/A</p>
	<p>5. Front setback areas of heritage buildings and/or buildings that contribute to the heritage character of a conservation area must be retained.</p>	<p>This proposal will not impact or alter the front setback of any existing heritage structure at the subject site.</p>	<p>Yes</p>
	<p>6. The front facades of individual heritage items must not be significantly altered from their original form, as viewed from primary and secondary street frontages.</p>	<p>This DA only seeks the replacement of asbestos roofing of heritage brick buildings and silos as well as the removal of disused non-heritage shed structures as indicated on accompanying plans prepared by Rein Warry & Co. The facades of the heritage structures will not be dramatically altered when viewed from the public street frontage as a result of works in this DA, particularly given the significant setback distances of these structures to surrounding Abbotsford Road roadside frontages of the subject site.</p>	<p>Yes</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>Part 5 – Colonial Heritage (General)</p> <p>5.3 Controls for particular development types</p>	<p>7. Where possible, existing fences, gates and retaining walls and other ancillary structures should be retained where in style with the heritage item.</p>	<p>Noted. Disused non-heritage shed structures will be removed as indicated on accompanying plans prepared by Rein Warry & Co. due to the dilapidated state of these structures, the fact that they are no longer in use, to provide the existing heritage items greater curtilage, and to allow for future proposals over allotments created in the subject DA.</p>	<p align="center">Yes</p>
	<p><u>4. Subdivision of land containing a heritage item and/or land within a heritage conservation area or a Landscape Conservation Area.</u></p> <p>1. Must not compromise or adversely affect any historic layout of the subject lot and heritage significance of the original lot pattern.</p> <p>2. Must not compromise the curtilage of any heritage item or significant complimentary building, garden, driveway or other relic.</p>	<p>The subject proposal does not seek to adversely impact the historic layout of the subject lot or the heritage significance of the original lot pattern. All heritage items will be retained and no new construction is proposed at the site. This proposal will only create two (2) additional allotments, which largely conform with the existing separation of the land parcels that form the subject site. It is acknowledged that allotments created in this Staging DA may be subject to future subdivision applications, and these type of heritage considerations can be dealt with as necessary and appropriate during Council's assessment of such DA's upon submission.</p> <p>No new additional structures or significant development works are proposed in this Staging DA.</p>	<p align="center">Yes</p> <p align="center">Yes</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>Part 5 – Colonial Heritage (General)</p> <p>5.3 Controls for particular development types</p>	<p>3. Where a heritage impact assessment is required, it must consider the likely location of future buildings and/or building envelopes.</p>	<p>The proposed subdivision layout takes into account the location of heritage items on-site. Proposed Lot 101 will become a heritage allotment containing Archaeological Site No.A7 and Heritage Item No.I298 listed under Schedule 5 of WLEP2011, and has been designed so as to include these items and to particularly provide adequate curtilage to the Abbotsford ruins. Proposed Lot 102 will also contain Heritage Item No.I297 listed under Schedule 5 of WLEP2011, which will also have significant setbacks to proposed lot boundaries. It is acknowledged that allotments created in this Staging DA may be subject to future subdivision applications, and such it is anticipated that further detailed heritage considerations can be dealt with as necessary and appropriate during Council’s assessment of such future applications. Please also refer to the accompanying Curtilage Study (dated June 2013) prepared by NBRP Partners for Abottsford Planning Proposal which provides a heritage assessment of the subject site and discusses matters regarding curtilage for future development.</p> <p>This requirement can be determined by Council during the assessment of this Staging DA, or dealt with as part of future DA’s over allotments created in this</p>	<p>To be determined by Council.</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>Part 5 – Colonial Heritage (General)</p> <p>5.3 Controls for particular development types</p>		<p>proposal. Please also refer to the accompanying Curtilage Study (dated June 2013) prepared by NBRP Partners for Abottsford Planning Proposal which provides a heritage assessment of the subject site and discusses matters regarding curtilage for future development.</p>	
	<p><u>5. Colours and built form on sites containing heritage items and within heritage conservation areas or a Landscape Conservation Area.</u></p> <p>1. Works must use only the colours identified in Figure 3.</p> <p>2. Existing weatherboard walls are to be maintained in situ or may only be replaced with timber weatherboards. Lightweight over-cladding in imitation weatherboards (e.g. plastic, fibrous cement or metal) is prohibited.</p> <p>3. Roofs may only be corrugated, galvanised, clay tiled, clay slate or stone slate. Square profile or “cliplock” corrugated roofing is not permitted.</p> <p>4. Roof drainage may only be exposed gutters of quad, ogee or half-round profile in galvanised finish, with round downpipes in</p>	<p>Proposed colorbond roof replacement considered appropriate for the subject heritage structures. Specific details in this regard will be dealt with at a later stage of the development process pending Council approval of this DA.</p> <p>No weatherboard walls to be replaced in this proposal.</p> <p>Proposed colorbond roof replacement considered appropriate for the heritage structures subject to these works in this DA.</p> <p>Proposed colorbond roof replacement considered appropriate for the subject heritage structures. Specific details in this</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes</p>

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<p>Part 5 – Colonial Heritage (General)</p> <p>5.3 Controls for particular development types</p>	galvanised finish. Square profile or “cliplock” roofing is not permitted.	regard will be dealt with at a later stage of the development process pending Council approval of this DA.	
	5. Window and glazed door framing may only be timber framed except in commercial shopfronts where a metal frame size approximating timber (such as Vantage Magnum) may be considered.	Proposed works to on-site heritage structures in this DA do not involve replacement of windows or doors.	N/A
	6. Windows and glazed doors must be vertically proportioned to match the best historic examples in the conservation area or vicinity. Windows should be double-hung or casement sash types (not sliders or hopper windows over a fixed sash).	See above comment.	N/A
	7. Original front verandahs are to be retained in all new work and restoration must match original proportions and details.	Proposed physical works to on-site heritage structures in this DA do not involve verhandas.	N/A
	8. Chimneys must not be removed unless they are structurally unsound and unable to be restored.	Existing chimneys on heritage structures will not be removed as part of proposed works in this DA.	Yes
	9. Commercial development car parking must be provided behind the main building alignment. Parking areas and access driveways should be visually discreet and must be accessed via a rear lane where available.	Subject DA does not relate to commercial development car parking.	N/A
10. Verandahs must not be enclosed. Ground floor verandahs should not be	Proposed physical works to on-site heritage structures in this DA do not involve verhandas.	N/A	

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<p>Part 5 – Colonial Heritage (General)</p> <p>5.3 Controls for particular development types</p>	<p>enclosed by balustrades unless required under the BCA.</p> <p>11. Original unpainted brickwork and stonework should remain unpainted.</p> <p>12. Paint schemes should be simple. Applied finishes to external walls should be of subtle, earthy tones that complement the streetscape. Typically, this would be one color for the body of the building and one or two colors for the trim.</p> <p>13. Plant species types and landscaping formations found in and around the Heritage Conservation area or Landscape Conservation Area should be featured in new developments.</p>	<p>Proposed physical works to on-site heritage structures in this DA will not paint any original brick or stone work and only relates to the re-roofing of heritage structures as identified on accompanying plans prepared by Rein Warry & Co.</p> <p>Proposed physical works to on-site heritage structures in this DA will not involve the painting of heritage structures or applying finishes to external walls.</p> <p>Proposed physical works to on-site heritage structures in this DA will not affect landscaping or gardens with identified heritage value. This proposal does not seek to undertake any additional landscaping at the subject site or in relation to existing heritage items.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>
<p>PART 9 – Flooding</p>	<p>There are a number of areas in Wollondilly Shire which are subject to inundation by flooding or overland stormwater flows. If Council has any doubts as to whether an area is flood prone or subject to stormwater inundation it will require a report as to the extent of flooding from a suitably qualified Engineer or Surveyor. Controls for flood affected land are identified in Table C and applied based on the combination of land use category (refer to Table A) and flood risk</p>	<p>Please refer to the Flood Assessment Report (dated April 2019) prepared by FloodMit which accompanies this DA. It is again noted that the subject DA only comprises a 'Staging DA' to facilitate future development over the subject site. Future applications over allotments created in this DA, particularly in relation to Lot 102, will need to further deal with flood risk considerations.</p>	<p>Yes</p>

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<p>PART 9 – Flooding</p>	<p>precinct for the site (refer table B or further information may be available from Council via an application for flood information). Table C and the associated Key provides development controls which apply to flood affected land including overland flow flooding unless a Current Floodplain Risk Management Plan provides site specific controls.</p> <p><u>Applicable Categories to Subject DA:</u> <i>Land Use Category: Subdivision</i> - Low Risk Flood Precinct</p> <p><i><u>MD Management and Design</u></i> MD3 Applicants proposing subdivision or rezoning will be required to satisfactorily demonstrate that their proposal minimises the flood hazard to occupants and provides for flood evacuation by measures such as roadways rising continuously towards high ground.</p> <p><i>Land Use Category: Subdivision</i> - Medium Risk Flood Precinct</p> <p><i><u>SS Structural Soundness</u></i> SS2 Any permitted structure (including foundations and support) must require information to be provided by a competent engineer indicating that the structure can withstand the likely conditions experienced</p>	<p>Please refer to the Flood Assessment Report (dated April 2019) prepared by FloodMit which accompanies this DA. It is again noted that the subject DA only comprises a ‘Staging DA’ to facilitate future development over the subject site. Future applications over allotments created in this DA, particularly in relation to Lot 102, will need to further deal with flood risk considerations.</p> <p>Subject DA does not propose any new structures.</p>	<p align="center">Yes</p> <p align="center">N/A</p>

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<p>PART 9 – Flooding</p>	<p><i>during the PMF without suffering Structural Failure.</i></p> <p><u>HY Flood Affectation</u></p> <p>HY2 <i>Fencing must be compatible with the nature of flooding and be designed to pass flood flows during flood events up to the Flood Planning Level.</i></p> <p>HY3 <i>Any permitted development must require adequate information to be provided by a competent engineer indicating that the proposed development will be unlikely to significantly increase the 5% AEP and 1% AEP flood levels or peak flood flow velocities on adjacent properties</i></p> <p>HY4 <i>Any permitted filling of land in Floodway areas must require compensatory works such as excavated floodways to be provided to ensure that there is no adverse affect on flood levels.</i></p> <p>HY5 <i>Subdivision of land in Floodway areas must not be permitted unless the applicant is able to demonstrate that a significantly better outcome in terms of flood risk is achieved.</i></p>	<p>Noted. These details can be dealt with at a later stage of the development process and is anticipated to be determined by conditions of development consent imposed by Council.</p> <p>Please refer to the Flood Assessment Report (dated April 2019) prepared by FloodMit which accompanies this DA. It is again noted that the subject DA only comprises a ‘Staging DA’ to facilitate future development over the subject site. Future applications over allotments created in this DA, particularly in relation to Lot 102, will need to further deal with flood risk considerations.</p> <p>Subject proposal does not seek to undertake filling activities within a floodway area.</p> <p>The subject proposal does not seek to create allotments located solely within a floodway area.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>N/A</p>
<p>PART 9 – Environmental protection</p> <p>9.3 Controls</p>	<p>1. Development carried out on areas mapped as ‘sensitive land’ on the Natural Resources – Biodiversity Map and the Natural Resources Water Map under Wollondilly Local Environmental Plan, 2011 shall occur so as to either avoid, minimise</p>	<p>The proposed subdivision layout in this DA takes into consideration and respects areas of the subject site identified as ‘sensitive land’ on both <i>Natural Resources – Biodiversity</i> mapping and <i>Natural Resources – Water</i> mapping under</p>	<p>Yes</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>PART 9 – Environmental protection</p> <p>9.3 Controls</p>	<p>or mitigate any adverse impact as detailed in Clause 7.2 and 7.3 of Wollondilly Local Environmental Plan 2011.</p> <p>2. If a development is not able to avoid, minimise or mitigate an adverse impact on sensitive land mapped on the Natural Resources Biodiversity Map, the vegetation shall not be cleared or otherwise disturbed unless the impacts are offset through biobanking or a similar conservation arrangement.</p> <p>3. The consent authority shall not grant consent to any development that would result in the clearing or other disturbance of an environmental asset unless it is satisfied</p>	<p>WLEP2011. This DA does not propose any additional structures, does not seek to remove vegetation, and does not seek to undertake physical works within identified sensitive land riparian buffers for any on-site or surrounding watercourse. Further, this DA seeks to remove asbestos roofing from some existing on-site heritage structures as well as undertake site remediation works in order to remove contaminated material from the subject site. Appropriate measures will be in place during these works to ensure that adverse impacts are not made upon identified sensitive environmental areas, with these works also then helping to remove the threat of potential future impact upon such environmental values which may otherwise arise from existing asbestos and soil contamination at the subject site. See above comment.</p> <p>Proposed works in this DA do not seek to clear or otherwise significantly disturb areas of vegetation identified on Councils <i>Natural Resources – Biodiversity</i> mapping under WLEP2011.</p> <p>Proposed works in this DA do not seek to clear or otherwise significantly disturb environmental assets within or surrounding the subject site.</p>	<p>N/A</p> <p>N/A</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>PART 9 – Environmental protection</p> <p>9.3 Controls</p>	<p>that any adverse impacts will be offset through bio banking or a similar environmental conservation arrangement.</p> <p>4. Any development application on a site that includes sensitive land mapped on the Natural Resources – Water map under Wollondilly Local Environmental Plan, 2011 with a riparian buffer distance, must include an accurate survey of riparian buffer distances to determine the exact location of the buffer which is to be measured from the top of bank of each side of the watercourse. It should be noted that the LEP maps are indicative and based on watercourse centre lines with a riparian buffer distance, must include an accurate survey of riparian buffer distances to determine the exact location of the buffer which is to be measured from the top of bank of each side of the watercourse. It should be noted that the LEP maps are indicative and based on watercourse centre lines. These maps do not identify the location of the top of banks of watercourses as it is not the intent of the map to show this and the position of watercourse centre lines shown is only approximate. The map seeks to identify what buffer distance is to be applied to each watercourse and not the extent of that buffer on the ground. In circumstances where the applicant can provide evidence to the satisfaction of Council, e.g. advice from the NSW Office of Water or a Hydrological Report that the</p>	<p>No works are proposed to take place within the identified riparian buffer distances shown on <i>Natural Resources – Water</i> mapping under WLEP2011. Please see the site survey plan prepared by Rein Warry & Co. (sheet 1). If additional details are required by Council this can be determined during the assessment process of this DA. It is however noted that the subject proposal only comprises a Staging DA to separate parts of land within the subject site with differing future development potential, and so facilitate the future development of the subject site. More accurate and specific Riparian Plan details will be provided as part of future DA's over allotments created in this proposal pending Council approval.</p>	<p align="center">Yes</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>PART 9 – Environmental protection</p> <p>9.3 Controls</p>	<p>waterway is insufficiently defined this control will not apply.</p> <p>5. All stormwater generated from any development shall be treated to an acceptable standard to maintain water quality. In determining the “acceptable standard” the consent authority shall be mindful of the relevant guidelines of the State and Federal Governments. This treatment must be undertaken outside any areas mapped as sensitive land in the Natural Resources – Water map under Wollondilly Local Environmental Plan, 2011</p>	<p>Noted. The subject proposal does not propose any additional structures or otherwise stormwater generating development. It is however noted that an On-site Wastewater Feasibility and Water Quality Study (ref.no.201368 dated 16th April 2013) was prepared for the Abbotsford Planning Proposal by Harvest Scientific Services Pty Ltd, which is considered to adequately address the subject site with regards stormwater management considerations in this DA. The abovementioned document, which accompanies the subject DA, makes the following conclusion regarding stormwater and future development of the subject site:</p> <p><i>“Based on the findings of this Study it was found that in the context of the existing legislative framework that applies to the Study Area, the re-zoning of the Study Area for the proposed rural/residential land-use will not result adversely on stormwater quality within Stonequarry Creek and/or more generally the broader Hawkesbury-Nepean river system.”</i></p> <p>It is again noted that the subject proposal comprises a Staging DA to facilitate the future development of allotments created in this proposal, and is a much lower density development than that assessed</p>	<p align="center">Yes</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>PART 9 – Environmental protection</p> <p>9.3 Controls</p>	<p>6. Nothing in this section prevents minor works on environmental land for the purposes of providing infrastructure.</p> <p>7. Where a development is proposed on sites which do not contain areas mapped on the Natural Resources Water or Natural Resources Biodiversity maps and contain native vegetation, the development shall be located in accordance with the following (in order of preference):</p> <ul style="list-style-type: none"> i) on cleared parts of the site wherever possible; or ii) in locations where the least amount of vegetation removal would be required (e.g. close to roads) if the development is not able to be located wholly in a cleared area; or iii) If the development is not able to be located wholly in a cleared area, then the development should be located on parts of the site in which the vegetation is determined as being of the least significance and recovery potential. This includes consideration of vegetation removal for any main buildings, ancillary buildings, asset protection zones, effluent 	<p>in the abovementioned accompanying document. Specific and detailed design regarding stormwater management will be further dealt with as part of future DA's over allotments created in this proposal as appropriate and necessary.</p> <p>Noted.</p> <p>The subject site does contain areas identified as 'sensitive land' on <i>Natural Resources – Water</i> and <i>Natural Resources – Biodiversity</i> mapping under WLEP2011. However no vegetation clearing is required as part of this proposal, with no new proposed structures and all works being located within already disturbed areas of the subject site.</p>	<p>N/A</p> <p>Yes</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>PART 9 – Environmental protection</p> <p>9.3 Controls</p>	<p>disposal areas and access driveways that may be required for the development.</p> <p>8. In cases where native vegetation removal is required a flora and fauna report from an appropriately qualified ecologist may be required to satisfy compliance with any of the controls listed above.</p>	<p>Please see above comment. A Biodiversity Study prepared by ACS Environmental Pty Ltd for the Abbotsford Planning Proposal accompanies this DA which is considered to adequately address the subject site and biodiversity impact considerations for the purposes of this Staging DA. The accompanying amendment letter to the abovementioned Biodiversity Study also prepared by ACS Environmental Pty Ltd should also be referred to, which makes specific reference to this proposal.</p>	<p>Yes</p>

VOLUME 3 – SUBDIVISION OF LAND

SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>PART 2 – GENERAL REQUIREMENTS FOR ALL DEVELOPMENT</p> <p>2.1 Traffic and Transport</p>	<p>1. All new public roads must comply with Council’s design specifications including kerb and guttering, drainage pedestrian paths and <i>street</i> lighting.</p> <p>2. All access handles must comply with the following minimum widths: <i>Rural (All RU zones, E3 and E4) servicing 1,2 or 3 allotments</i> <i>- Minimum width of access handle 15m</i> <i>- Minimum width of pavement 4m</i></p> <p>3. In the case of an access handle servicing one allotment the access handle must wholly be part of the allotment it is servicing.</p> <p>4. In the case of an access handle servicing more than one allotment the access handle must be part of each of the allotments it is serving with reciprocal rights of carriageway provided.</p> <p>5. Road infrastructure enhancement shall be provided to existing roads in accordance with the following table unless the improvements are already present:</p> <p><u><i>Small Subdivision Requirements – RU2 Zone</i></u> <i>- Requirements will be determined on a case by case basis to ensure adequate infrastructure is available for the development.</i></p>	<p>Subject development does not include a new public road.</p> <p>The proposed access handle serving proposed Lot 101 is in accordance with these width requirements.</p> <p>The access handle to service proposed Lot 101 will be wholly part of this proposed allotment.</p> <p>See above comments. Proposed subdivision design does not include an access handle which serves more than one (1) allotment.</p> <p>Noted.</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>To be determined at a later stage of the development process.</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
PART 3 – GENERAL REQUIREMENTS FOR ALL DEVELOPMENT 2.1 Traffic and Transport	<i>Small Subdivision Requirements – E4 Zone</i> <i>- Requirements will be determined on a case by case basis to ensure adequate infrastructure is available for the development.</i>	Noted.	To be determined at a later stage of the development process.
	6. All intersections and new vehicular access points to public and/or private roads must have the relevant safe intersection sight distance for the relevant speed environment.	Adequate sight distance will be available for all access points to proposed allotments in this DA. See comments provided under Section 3.0 of the SEE regarding sight access details for proposed allotments.	Yes
	7. New street lighting must use only LED type lights.	Noted.	Yes
	8. Access handles servicing more than 1 allotment in a rural, residential or environmental zone must be provided with a streetlight within a reasonable proximity (to be determined by Council and imposed as a condition of development consent) to the point where the access handle connects to the public road. Where existing street lighting in the vicinity of the site is deemed to be adequate by Council this condition does not apply.	Proposed subdivision design does not include an access handle which serves more than one (1) allotment.	N/A
	9. Splay corners shall be provided for newly created corner lots with the following sizes: Residential Zones – 10m x 10m	Noted. Providing splay corners to allotments proposed in this DA is considered to be illogical at this stage given that proposed allotments 101, 102 and 103 are intended to separate the subject site into different areas of varying development potential. Specific design	To be provided as part of future development of the site.

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>PART 3 – GENERAL REQUIREMENTS FOR ALL DEVELOPMENT</p> <p>2.1 Traffic and Transport</p>		<p>matters regarding splay corners are anticipated to be more appropriately dealt with as part of future applications over allotments created in this Staging DA, where splay corners can be appropriately provided for future corner allotments (particularly with regards to future 4000m² allotments).</p>	
<p>2.2 Wastewater</p>	<p>1. All lots created must have access to one or more of the following:</p> <p>a. A reticulated sewage scheme operated by the relevant statutory sewage authority; or</p> <p>b. A private reticulated sewage scheme operated by person licensed under relevant legislation; or</p> <p>c. Sufficient land with the correct physical and chemical characteristics to allow for the wastewater to be treated and disposed of within the boundaries of the lot.</p>	<p>See comment below.</p> <p>See comment below.</p> <p>Each allotment created in this proposal has sufficient land and the chemical characteristics to allow for appropriate on-site wastewater management. Please refer to the On-site Wastewater Feasibility and Water Quality Study (ref.no.201368 dated 16th April 2013) prepared for the Abbotsford Planning Proposal by Harvest Scientific Services Pty Ltd, which is considered to adequately address wastewater management considerations at the subject site with regards to the subject DA. Further specific design details regarding wastewater management will be dealt with as appropriate and necessary as part of future applications over allotments created in this Staging DA.</p>	<p>N/A</p> <p>N/A</p> <p>Yes</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>2.2 Wastewater</p>	<p>2. A “pump out” system is not a satisfactory method of wastewater disposal for the purposes of Control 1.</p> <p>3. Any subdivision that is carried out on unsewered land (i.e. carried out under control 1(c) above) must meet the requirements of Council’s “On-site Sewage Management System and Grey Water re-use Policy”.</p>	<p>Noted. “Pump out” system not proposed for use in this DA.</p> <p>Noted. Please see response to Control 1(c) above. This Staging DA seeks to facilitate the future development of allotments created in this proposal. Detailed design and assessment regarding wastewater management will be further detailed as part of future applications to Council over allotments created in this proposal.</p>	<p align="center">Yes</p> <p align="center">Yes</p>
<p>2.3 Stormwater</p>	<p>1. Development involving the subdivision of land must demonstrate that stormwater management arrangements will allow for drainage to be directed to either a natural water body or a constructed stormwater management system without causing significant environmental harm or risks to human health and safety.</p> <p>2. Medium and Large subdivisions must include provision of integrated stormwater management systems to achieve Water Sensitive Urban Design outcomes. These shall be detailed in an assessment report (a Water Cycle Management Study or Similar) to be submitted with the development</p>	<p>Noted. Please refer to the On-site Wastewater Feasibility and Water Quality Study (ref.no.201368 dated 16th April 2013) prepared for the Abbotsford Planning Proposal by Harvest Scientific Services Pty Ltd, which is considered to adequately address stormwater management considerations at the subject site with regards to the subject Staging DA. Detailed design and assessment regarding stormwater management will be further detailed as part of future applications to Council over allotments created in this proposal.</p> <p>This proposal will only result in an additional two (2) allotments being created and so is not considered to comprise a medium or large subdivision development. Such details will be provided as appropriate and necessary as part of future applications over allotments</p>	<p align="center">Yes</p> <p align="center">Yes</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
2.3 Stormwater	application which must include modelling of both water quantity and quality and must also include a short and long term maintenance management plan.	created in this Staging DA.	
2.4 Lot Size and Shape	<p>1. Lots (other than lots in residential zones) shall have the following minimum dimensions:</p> <p><u><i>RU2 Zone</i></u> Minimum Lot Width – 50m Minimum Lot Width (Corner allotment) – 50m Minimum Lot Depth – 50m.</p> <p><u><i>E4 Zone</i></u> Minimum Lot Width – 30m Minimum Lot Width (Corner allotment) – 30m Minimum Lot Depth – 50m.</p> <p>3. These controls do not apply to subdivision that places each dwelling on its own allotment in the following cases: a. The subdivision of a dual occupancy or medium density development that is existing and lawful; or b. The subdivision of a proposed dual occupancy or medium density development that complies with all other relevant controls in Wollondilly Development Control Plan, 2016.</p> <p>4. These controls do not apply to land to be dedicated to Council for roads,</p>	<p>Proposed Lot 103 is considered to be in accordance with these lot dimension requirements.</p> <p>Proposed Lot 101 and 102 are considered to be in accordance with these lot dimension requirements.</p> <p>This subdivision proposal does not rely on this control.</p> <p>Noted. This control is not relevant to the subject proposal.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>N/A</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
2.4 Lot Size and Shape	environmental reserves or for public open space.		
	<p>5. Lots that are irregularly shaped because of their location in the road network and/or because of constraints of the site may proceed in spite of a non-compliance with controls 1 and 2 if the consent authority is satisfied that the lots, when developed, will be capable of supporting:</p> <ul style="list-style-type: none"> • a dwelling with a footprint of at least 150m² ; and • Any required asset protection zone wholly within the proposed lot boundaries; • If the subdivision occurs on unsewered land that the site can adequately accommodate any effluent disposal area that is required; and • the resulting character of that development would be consistent with the character of the area. 	This subdivision proposal does not rely on this control.	N/A
	<p>6. For the purposes of calculating minimum lot size for land within an R1, R2 or R3 zone, the area of the battle-axe handle is not included in the calculation of the area of a lot which it services. This is shown in the diagram below:.....</p>	Subject site is not contained within the R1, R2 or R3 zone.	N/A
<p>7. Proposed lots which face onto a cul-de-sac head shall achieve a minimum "chord" width of 10 metres. The area considered to be the chord of the cul-de-sac is demonstrated in the diagram below.</p>	Proposed allotments does not face onto a cul-de-sac.	N/A	

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
2.4 Lot Size and Shape	The width of any lot at the front building line shall be in accordance with the table above in control 2.	Noted. No new structures are proposed in this DA.	N/A
2.5 Landscape and Character	1. The subdivision of land in environmental and rural zones must demonstrate, to the satisfaction of the consent authority that the location of all building envelopes and access driveways will not result in degradation of the landscape character of the surrounding area.	These matters are discussed in the accompanying SEE and will also be determined by Council during the assessment process of this DA. It is not considered that this proposal will result in a degradation of the landscape character of the surrounding area.	Yes
	2. The subdivision of land in residential zones must ensure that there are no two access handles along the same property boundary.	Subject site is not located in a residential zone.	N/A
	3. Access handles to lots in residential zones (excluding R5 Large Lot Residential zones) must be provided with landscaping between the edge of the driveway pavement and the property boundary. The minimum width of such landscaping shall be 1m at all points. Formal landscaping is not required for those parts of access handles where driveways connect the access handle to vehicle parking or manoeuvring areas	Subject site is not located in a residential zone.	N/A
	4. Landscaping required by control 2.5(3) shall be provided with: a. An automatic watering system; and b. A mix of ground covers and shrubs that are appropriate for the width of the handle; and	See above comment.	N/A

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
2.5 Landscape and Character	<p>c. A mulched or rocked garden bed with permanent edging.</p> <p>5. Landscaping for access handles shall not obscure the buildings at the rear of the handle.</p> <p>6. The subdivision of land that proposes the opening of a new public road must include embellishment of the new road verges.</p>	<p>Noted.</p> <p>Subject proposal does not seek to open a new public road.</p>	<p>Yes</p> <p>N/A</p>
2.7 Building Envelopes	<p>1. Each lot created by subdivision of land within rural and environmental zones shall be provided within a building envelope that includes all developable land and excludes the following land:</p> <p>a. Land that is moderate or higher risk of geotechnical instability; and</p> <p>b. Land that is within a setback identified in Volume 4 of this DCP; and</p> <p>c. Land that is within 40 metres of the top of bank of a watercourse; and</p> <p>d. Land that contains significant native vegetation; and</p> <p>e. Land that has been identified as being subject to the 1% AEP flood extent; and</p> <p>f. Land that is required for an asset protection zone under a Bushfire Safety Authority; and</p> <p>g. Land that is subject to a transmission line or other utility service easement; and</p> <p>h. Land that is visually prominent or located upon a ridgeline and upon which the construction of a dwelling would degrade the landscape character of the area.</p>	<p>There is adequate space available on all proposed allotments to allow for an appropriate building envelope to be provided. However it is again noted that this proposal comprises a Staging DA, with allotments created to be further developed in future – particularly in relation to proposed Lot 102. Further design details regarding building envelopes for allotments created in future subdivision developments over the subject site will be dealt with as appropriate and necessary as part of such future DA's.</p>	<p>Yes</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>2.7 Building Envelopes</p>	<p>2. Town Centre Residential Lots and residential small lots may be created where a building envelope allows for one boundary as a zero lot line boundary. If such a boundary is to be created then satisfactory easements must be provided on the adjoining lot for eave overhang, drainage, maintenance and any other relevant matter. The subject easement must be registered as a restriction on the title of the burdened lot prior to the issue of any Subdivision Certificate for the land.</p>	<p>Subject land is not located in a residential land use zone.</p>	<p align="center">N/A</p>
<p>2.8 Environmental Protection</p>	<p>1. The subdivision of land that comprises significant stands of native vegetation must provide for asset protection zones for all future development outside of that vegetation. The allotment size and layout must facilitate this provision.</p> <p>2. The layout of any proposed subdivision must be designed to limit or avoid any adverse impacts on watercourses and vegetation and prevent future development occurring on steep and constrained land.</p>	<p>It is considered that the proposed subdivision design respects areas containing identified vegetation values. This proposal will not result in future development taking place within areas of environmental value within the subject site. It is noted however that the site does not contain “significant stand of native vegetation”, with only a relatively small area of the subject site having actual vegetation cover.</p> <p>This layout of the proposed subdivision is not anticipated to impact any areas of identified significant native vegetation, or sensitive land in relation to watercourses within or surrounding the subject site. No works, building envelopes or access driveways are proposed in locations which may affect on-site environmental values. This subdivision proposal will also not result in future development taking place on steep and constrained land.</p>	<p align="center">Yes</p> <p align="center">Yes</p>

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SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
2.9 Non-Residential Development	1. When the subdivision of land is proposed in an area where an existing nearby non-residential use may impact on future residents, the consent authority must be satisfied that the new development would not restrict the ability of the existing development to meet amenity requirements in relation to issues such as noise, odour and the like in accordance with the principles established in the case of <i>Inghams Enterprises vs Kira Holdings</i> .	There are no forms of existing non-residential development within the surrounding vicinity of the subject site that would warrant concerns regarding future land use conflict as a result of this proposal. This DA has been facilitated by the Abbotsford Planning Proposal which has already adequately assessed the use of the subject site for future subdivision development, including with regards to impacts on the surrounding locality from such development. This matter has therefore already been considered by Council prior to the submission of this DA.	Yes