

ANNEXURE C
WOLLONDILLY DCP 2016 ASSESSMENT TABLE -
DRAFT SITE SPECIFIC AMENDMENTS FOR ABBOTSFORD

VOLUME 3 – SUBDIVISION OF LAND

SECTION/CLAUSE	RELEVANT CONTROL	RESPONSE	COMPLIES?
<p>PART 3 – Controls for Specific Locations</p> <p>3.13 Abbotsford</p>	<p>General</p> <p>1. Council will not grant consent to the carrying out of development unless the development application is accompanied by a site analysis prepared for the land upon which the development is proposed, that addresses the following matters to Council's satisfaction:</p> <ul style="list-style-type: none"> a) The slope and contours of the land, b) The location of any watercourses and associated flooding or drainage characteristics, c) The location of any trees and vegetation, d) The location and key views associated with any heritage items, e) Views to and from the land, f) The location of visually prominent ridgelines and landscapes, and g) A written statement and/or drawings explaining how the design of the proposed subdivision has taken the site analysis into account. 	<p>It is considered that the accompanying plan set of plans prepared by Rein Warry & Co. (ref.no.7042 dated 15th May 2019 – in 8 Sheets) provide adequate detail for the purposes of this Staging DA to separate the subject site into areas of different development potential. Further specific site plan details can be provided as part of future proposals over allotments created in this Staging DA which address the specific features of the different locations to be developed. It is considered that the accompanying SEE adequately explains the way in which the proposed design of this Staging DA takes previous analysis of the subject site into account.</p>	<p align="center">Yes</p>
	<p>Building Envelopes</p> <p>2. Council will not grant consent to the carrying out of development unless the development application is accompanied by a concept plan showing the location of building envelopes and indicative dwelling locations to demonstrate that:</p> <ul style="list-style-type: none"> a) Development will be within a landscaped setting, b) The scale and footprint of the built form is secondary to the Abbotsford Homestead, 	<p>The subject proposal comprises a Staging DA to separate the subject site into areas of different future development potential. Further specific details such as those relating to the provision of building envelopes or indicative dwelling locations will be addressed as part of future proposals over allotments created in this Staging DA This proposal does not seek any new residential construction.</p>	<p align="center">To be dealt with as part of future proposals.</p>

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<p>PART 3 – Controls for Specific Locations</p> <p>3.13 Abbotsford</p>	<p>c) Key views to Abbotsford Homestead, Byrnes Exhibition Dairy and Abbotsford Silos are not obstructed, d) All habitable buildings shall be constructed above the PMF level, and e) All habitable buildings will not be located on visually prominent ridgelines.</p> <p>3. This control applies to the area of the site mapped as 4000 sq.m on the Minimum Lot Size Map which forms part of the Wollondilly Local Environmental Plan 2011.</p> <ul style="list-style-type: none"> - Building envelopes shall be detailed on plans lodged as part of any development application for subdivision to protect sight lines. - Details of this building restriction shall be included within a Section 88B instrument to accompany any application for a subdivision certificate and shall be registered on the title of all lots. - The wastewater irrigation may be located outside the building envelope. <p>4. This control applies to the area of the site mapped as 20 hectares on the Minimum Lot Size Map which forms part of the Wollondilly Local Environmental Plan 2011.</p> <ul style="list-style-type: none"> - A geotechnical assessment is required to establish a suitable building envelope for the residential lot with regard to slope stability. - Details of this building restriction shall be included within a Section 88B instrument to accompany any application for a subdivision certificate and shall be registered on the title of the lot. 	<p>See response to Control 2.</p> <p>See response to Control 2.</p>	<p>To be dealt with as part of future proposals.</p> <p>To be dealt with as part of future proposals.</p>

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<p>PART 3 – Controls for Specific Locations</p>	<p>- The building envelope must include an area to accommodate the necessary wastewater irrigation.</p>		
<p>3.13 Abbotsford</p>	<p>Heritage 5. Council will not grant consent to the carrying out of development unless the development application is accompanied by a Heritage Impact Statement. The Heritage Impact Statement should include consideration of: a) The Abbotsford Homestead, Byrnes Exhibition Dairy and Abbotsford Silos, b) The impacts of the development on a significant colonial farm, c) The impact of the development and how and if this impact can be mitigated, d) How the opportunity to interpret an early pastoral property and its rural setting can be retained, and e) Graphical representations of the proposed development on the proposed lots in the vicinity of heritage structures within the site, including the visual connections of 'Abbotsford' to the Vault Hill 6. Council will not grant consent to the carrying out of development unless the development application is accompanied by an Archaeological Management Plan. 7. The following landscape elements are to be protected by a restriction on the relevant lots: a) The western-most araucaria tree on the hill top b) Apparent thorn hedging on the northern side of the existing main driveway for the</p>	<p>Both a Curtilage Study (dated June 2013) and Heritage Impact Statement prepared by NBRSPartners (dated August 2015) which address heritage values at the subject site accompany this application, and are considered adequate for the purposes of this Staging DA. Further heritage assessment is able to be undertaken as appropriate and necessary as part of future proposals over allotments created in this Staging DA to address specific heritage considerations for such future proposals. Works involving heritage in this DA only seek to make a positive impact regarding the preservation, maintenance and ongoing significance of heritage values at the subject site as detailed in this accompanying SEE.</p> <p>See response to Control 7.</p> <p>Noted.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

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<p>PART 3 – Controls for Specific Locations</p> <p>3.13 Abbotsford</p>	<p>Abbotsford Homestead. Details of this restriction shall be included within a Section 88B instrument to accompany any application for a subdivision certificate and shall be registered on the title of all affected lots.</p> <p>8. The subdivision shall be designed to retain and enhance key view lines associated with Abbotsford Homestead, Byrnes Exhibition Dairy and Abbotsford Silos.</p>	<p>Noted.</p> <p>It is considered that the proposed subdivision design in this Staging DA achieves this objective.</p>	<p>Yes</p> <p>Yes</p>
	<p>Boundary Treatments, Fences & Gates</p> <p>9. Boundary fencing must be see-through rural style fencing (post and rail/ post and wire with chicken wire mesh detail) with cherry laurel hedging to a maximum height of 1200mm.</p> <p>10. Entrance gates must be constructed from timber and traditional in style.</p> <p>11. An interpretative sign/entrance feature is required near an entry road to the development to provide a link to the Abbotsford Homestead and the site's heritage. It should include a few lines of text about the history of the place including key dates, use and importance.</p>	<p>Noted. Specific fencing details will be dealt with at a later stage of the development process.</p> <p>Noted. Specific entrance gate details will be dealt with at a later stage of the development process, and as part of future proposals over allotments created in this Staging DA.</p> <p>Noted. Such details will be dealt with as part of future proposals over allotments created in this Staging DA.</p>	<p>Yes</p> <p>To be dealt with as part of future proposals.</p> <p>To be dealt with as part of future proposals.</p>
	<p>Contamination</p> <p>12. Council will not grant consent to the carrying out of development unless the development application is accompanied by a Phase 2 Contaminated Site Assessment in order to satisfy the requirements of</p>	<p>Noted. Please see comments provided in relation to proposed site remediation works under Section 3.0 of the accompanying SEE. A Phase 2 Assessment will be prepared as</p>	<p>Yes (pending approval of this DA)</p>

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PART 3 – Controls for Specific Locations	Clause 7(1) of State Environmental Planning Policy 55 – Remediation of Land.	appropriate and necessary pending future success of this Staging DA.	
3.13 Abbotsford	<p>Flood Risk</p> <p>13. For the purposes of Volume 1 of this plan, the site is to be regarded as being at risk of flood.</p> <p>14. Flood free access is to be provided from all new lots to Barkers Lodge Road.</p>	<p>Noted. See comments provided in relation to Part 9 Flooding under DCP2016 Volume 1 in Annexure B to the SEE.</p> <p>Noted. To be dealt with as part of future proposals over allotments created in this Staging DA.</p>	<p>Yes</p> <p>To be dealt with as part of future proposals.</p>
	<p>Connectivity</p> <p>15. A shared pathway shall be constructed to provide access from new development to and connect with Picton Sportsground to link with the existing path network.</p>	To be dealt with as part of future proposals over allotments created in this Staging DA.	To be dealt with as part of future proposals.
	<p>Biodiversity</p> <p>16. Council will not grant consent to the carrying out of development unless the development application is accompanied by a flora and fauna report to determine the impact of the development on the biodiversity values of the site. In addition to the standard scope for such a report, it should specifically include:</p> <p>a) a map that identifies the presence and boundaries of vegetation communities on the site,</p> <p>b) A map that identifies areas of native and exotic grasses including those areas satisfying the definition of 'derived' native grassland under the scientific determination for Cumberland Plain Woodland under NSW legislation,</p> <p>c) Details of methodology and outcomes of surveys within quadrats in the area of Cumberland Plain Woodland on the site</p>	A Biodiversity Study for the Abbotsford Road Planning Proposal (dated June 2013) and Letter of Amendment to the Biodiversity Study for the Abbotsford Road Planning Proposal prepared by ACS Environmental Pty Ltd both accompany this application and are considered to adequately address biodiversity considerations relevant to this Staging DA. Please refer to these accompanying documents. Further biodiversity considerations can be dealt with as appropriate and necessary as part of the future applications over allotments created in this Staging DA.	Yes

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PART 3 – Controls for Specific Locations 3.13 Abbotsford	using best practice involving the identification of coverage of each identified native species within each coverage, and d) Methodology and outcomes of targeted surveys of threatened fauna species particularly Flying Foxes given the close proximity of the site to the Grey-Headed Flying Fox Camp occupying Stonequarry Creek.		