



Statement of Environmental Effects

Subdivision of Caddens Hill Stages 5 and 6 creating 183 residential lots, 1 detention basin lot, roadworks, utility servicing and streetscape landscaping.

O'Connell Street, Caddens

February 2017

Legacy Property



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1 Introduction

1.1 Overview

Stimson and Baker Planning has been engaged by Legacy Property to prepare a Statement of Environmental Effects in relation to a proposed subdivision in Caddens on property between Caddens Road and O'Connell Street.

The proposed development includes the subdivision of Caddens Hill Stages 5 and 6 creating 183 residential lots, 1 detention basin lot, roadworks, utility servicing and streetscape landscaping.

This application covers stages 5 and 6 in the overall development of the Caddens Estate. Stage 1 has already been approved for subdivision creating 99 lots (DA15/0992). Stages 2,3 & 4 are currently being assessed by Council and comprises 257 lots (DA16/1166). The staging is intended to allow for the staged release of Construction Certificates and Subdivision Certificates, and in detail comprises the following lot delivery:

- Stage 5 – 105 lots
- Stage 6 – 78 lots

Bulk earthworks relating to this proposal will be approved under DA16/1166.

It is also noted that the land that is the subject of this application, is created as a result of super lot development application DA16/1154 that was recently lodged with Penrith City Council.

Comprising of multiple lots, the site has one applicable zone, being *R1 General Residential*. The relevant environmental planning instrument is *Penrith Local Environmental Plan 2010* and the proposal is permissible with consent.

The proposal is defined as *development* in Section 4 of the *Environmental Planning and Assessment Act 1979* (EPA Act). Section 76A of the EPA Act stipulates that the development must not be carried out on the subject site until consent has been obtained.

A referral to the NSW Office of Water and General Terms of Approval (GTA's) will need to be received from them prior to determination.

This report describes the proposed development and subject site in detail and undertakes an assessment of the proposal against the relevant aims, objectives and development provisions of Council's LEP and DCP, and Section 79C(1) of the EPA Act.

1.2 Report Structure

This Statement of Environmental Effects is structured as follows:

- Section 1: Introduction – provides an overview of the proposal, planning history for the site and background to the application.
- Section 2: The Site and Surrounds – provides an analysis of the subject site, development within the locality and a consideration of the local and regional context.
- Section 3: Development Proposal – provides a detailed description of the proposed development and its characteristics.
- Section 4: Statutory Context – provides for consideration of the proposal against the specific planning instruments and policies that are applicable.
- Section 5: Section 79C Assessment – provides an assessment against section 79C of the EPA Act.
- Section 6: Conclusion and Recommendation – summarises the report and presents a recommendation.

1.3 Supporting Documentation

The proposal is accompanied by the following documentation:

Documentation	Prepared By
Subdivision Plans	Vince Morgan Surveyors
Landscape Masterplan Report	Place Design Group
Building Envelope Plan	DKO Architecture
Civil Plans	J Wyndham Prince
Stormwater Report	J Wyndham Prince
Environmental Site Assessment Report	JBS & G
Review of RAP and Remediation Requirements	DLA Environmental
Site Audit Report	Golder Associates

1.4 Legislation, Environmental Planning Instruments and Policies to be considered

- *State Environmental Planning Policy No 55 – Remediation of Land*
- *Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River*
- *Penrith Local Environmental Plan 2010*
- *Penrith Development Control Plan 2014*

1.5 Consent Authority

The consent authority for this application is Penrith City Council.

1.6 Sequencing of Applications for this Estate

Stage 1 of the project was approved in August 2016 (DA15/0922).

Development applications DA16/1154 and DA16/1155 are currently being considered by Council. These DA's create the super lots on which the overall staging of the development is proposed.

Development Application DA16/1166 covering stages 2.3 and 4 is scheduled to be determined by the Sydney West Planning Panel on 22 February 2017.

This DA represents works for stages 5 and 6 of the project.

A future application will be submitted in respect of the recreational facilities within the estate.

2 The Site and Surrounds

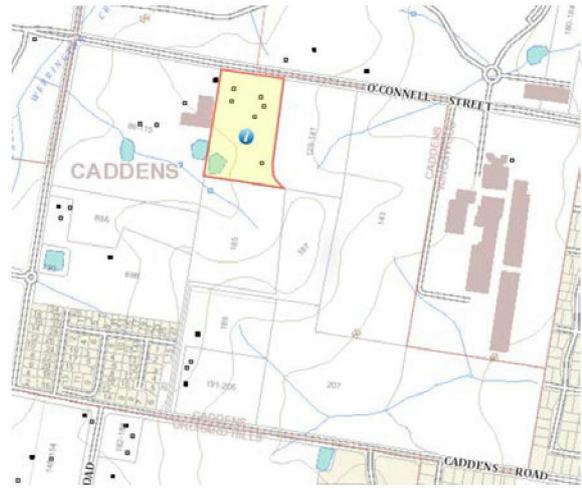
2.1 The Subject Site and Surrounds

In its entirety, the project site is over 30 hectares in area, with frontages to both O'Connell Street and Caddens Road.

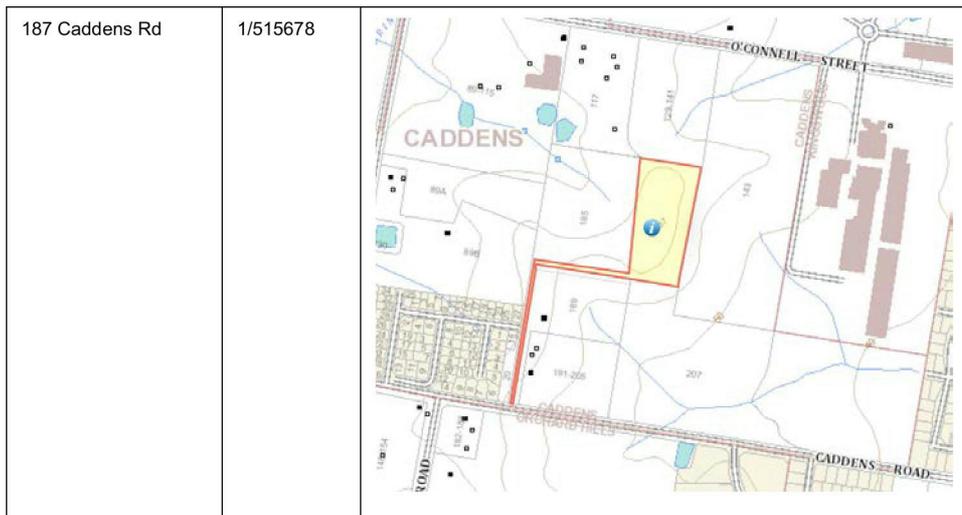


Figure 1 Subject site

The site that is the subject of this application however comprises the following multiple lots as indicated on the SIX Maps website.

Address	Lot/DP	
117 O'Connell St	11/522660	

129-141 O'Connell St	12/522660	
143 O'Connell St	51/1189505	
185 Caddens Rd	101/564332	



As this locality is a residential release area, the surrounds have historically been characterised as rural, however there is increased development activity occurring consistent with what is being proposed as part of this application.

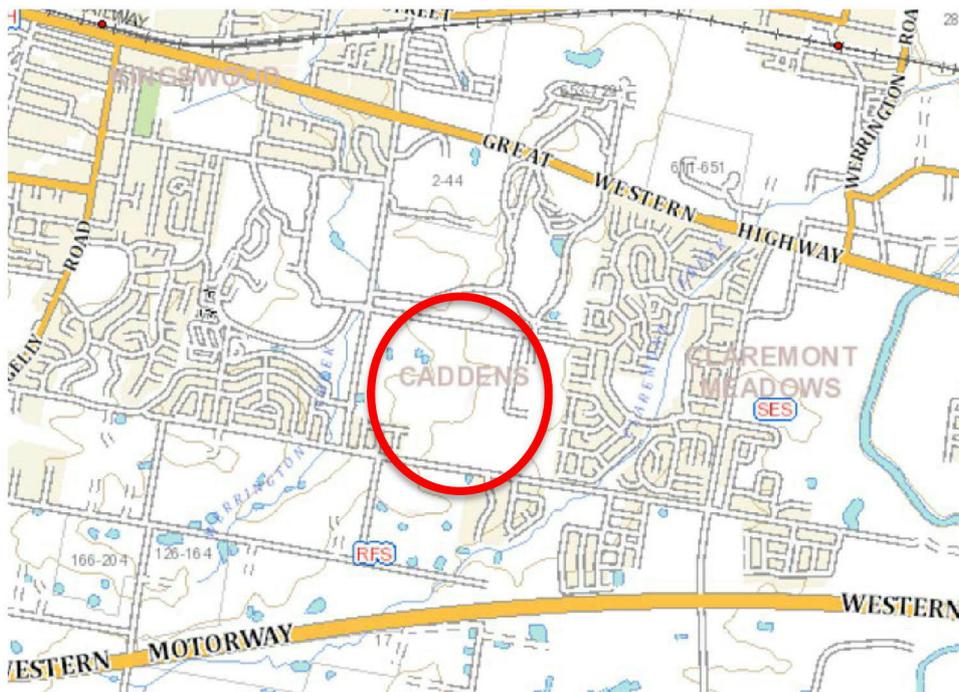


Figure 2 Surrounding cadastre

The site is well connected to the Great Western Highway to the north, Bringelly and The Northern Roads to the west, and in turn the M4 Motorway to the south.

Surrounding land uses include recently developed residential dwellings to the west as part of the development of Caddens, rural residential development to the south, and the State Records Centre immediately to the east. The area to the north of the site across O'Connell Street is identified as a neighbourhood centre to serve the community of Caddens and its surrounds.

Topography

The site presents undulating topography generally falling to the north-east, towards O'Connell Street.

Bulk earthworks for the site are proposed under DA16/1166.

Vehicular Access

Vehicular access is currently available from Caddens Road and O'Connell Street.

Utilities and Services

There are existing reticulated sewer, water and electricity services to or near the site.

Vegetation

There is very limited vegetation on the site that has been previously assessed not to be significant.

All vegetation is proposed for removal in conjunction with the bulk earthworks proposed under DA16/1166.

2.2 Existing Development

The site is currently vacant.

3 Development Proposal

3.1 Objectives of the Proposal

This application seeks consent for the subdivision of Caddens Hill Stages 5 and 6 creating 183 residential lots, 1 detention basin lot, roadworks, utility servicing and streetscape landscaping.

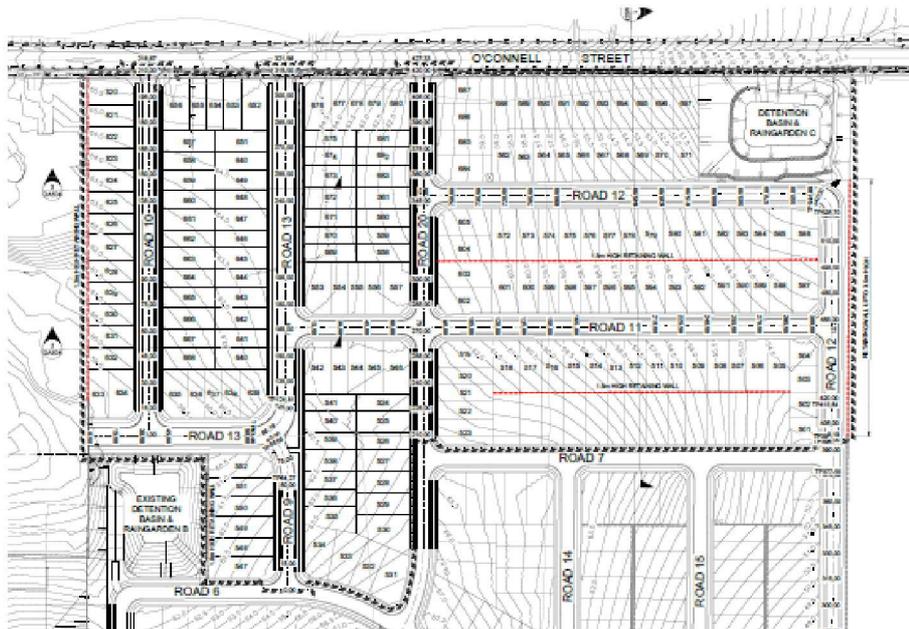


Figure 3: Site Plan

3.2 Details of the Proposal

This application includes many elements. In detail the proposal includes:

3.2.1 Bulk Earthworks

All bulk earthworks required on the site were detailed in plans accompanying DA16/1166. The majority of the area subject to this DA will be accepting fill from the rest of the site.

3.2.2 Road Layout

The detailed design of the proposed road layout has resulted in some minor variations to the layout shown in Council's DCP, arising mainly from the layout proposed in stages 2, 3 and 4. The majority of the layout is otherwise consistent with the DCP plan.

3.2.3 Subdivision

The overall estate development includes approximately 540 lots across a total of six stages. In August 2016, a DA was approved for 99 lots within Stage 1. The application for stages 2, 3 and 4 included a further 257 lots, with consideration being given to future arrangements of Stages 5 and 6.

The staging of this application is intended to allow for the staged release of Construction Certificates and Subdivision Certificates, and in detail comprises the following lot delivery:

- Stage 5 – 105 lots
- Stage 6 – 78 lots

3.2.4 Stormwater Concept Plan

The application includes a comprehensive approach to the handling of stormwater on the site. The accompanying Stormwater Management Strategy Report contains the following description of these proposed works.

The proposed stormwater management strategy for the development of Stages 5 to 6 will consist of:

- Detention Basin "B" with a total active storage of approximately 1300 m³
- Detention Basin "C" with total active storage of 1600 m³
- Raingarden filter bed area within Basin "B" of 860 m²
- Raingarden filter bed area within Basin "C" of 780 m²

Results demonstrate that the proposed detention basins will ensure that peak post development discharges are restricted to less than the pre development levels at all key comparison locations. Water quality will be managed by on-lot rainwater tanks, gross pollutant trap and rain gardens co-located within detention basins. The proposed works are provided on engineering design drawing set 110358/DA511 to 110358/DA512.

The proposed Stormwater Management Strategy for Stages 5 to 6 of the O'Connell Street, Caddens development provides a basis for the detailed design and development of the Construction Certificate drawings to ensure that the environmental, urban amenity, engineering and economic objectives for stormwater management and site discharge are achieved.

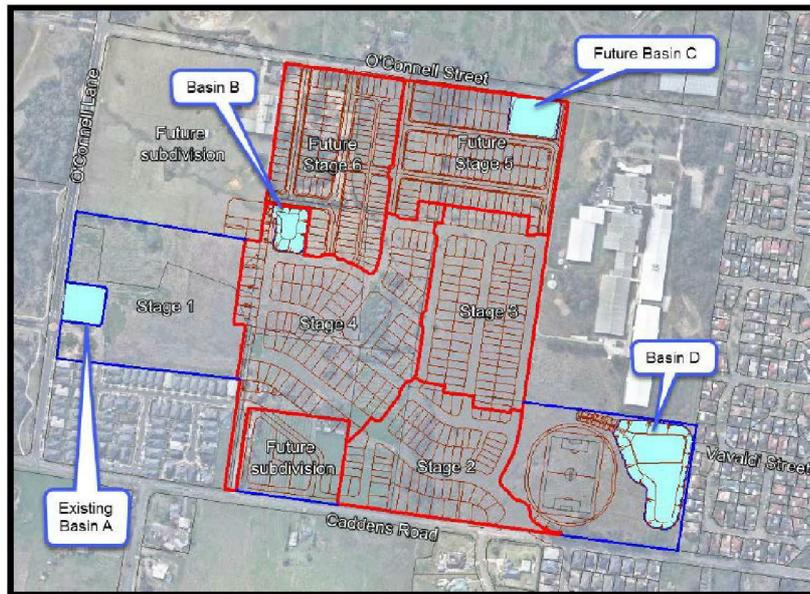


Figure 4 Diagram from stormwater strategy

It is noted that Basin D, which serves part of the subdivision proposed in this application, will be delivered as part of the Stage 4 works on the site. This basin forms part of the separate DA16/1166.

3.2.5 Landscape Master Plan and Urban Design

The landscaping approach to the entire estate is contained within the accompanying Landscape DA Report. The principles applied to the landscaping of the estate include:

- Continue the principles set out in the WELL Precinct Control Documents and the Penrith City Council DCP.
- Capitalise on the many views and vistas created by the topography of the site.
- Address site drainage and retention issues, and integrate WSUD principles where feasible.
- Provide open space and play areas suitable for a range of users.



Figure 5 Precinct Master Plan

4 Statutory Context

The following section provides an assessment of the proposed development against the relevant planning instruments and policies.

4.1 State Environmental Planning Policy No 55 – Remediation of Land

Under Clause 7(1)(A) the consent authority must not consent to a development application unless consideration has been given to whether the land is contaminated. Over time assessments have been undertaken on the various allotments that are the subject of this application. The following table identifies the status of each lot and its corresponding assessment.

Existing Lot / DP	DCP Potentially Contaminated	Current Status of Contamination Investigations	Conclusion
Lot 11 DP522660	Yes	Geotechnique Phase 2 and RAP Works under RAP currently pending. Further advice by DLA Environmental is appended for consideration.	Site is suitable for residential uses subject to complete of works in accordance with the RAP
Lot 12 DP522660	Yes	Site Audit Statement issued 2009 JBS&G completed a walkover to confirm there is no evidence of contamination since SAS issued	Site is suitable for residential uses
Lot 101 DP564332	Yes	Site Audit Statement issued 2009 JBS&G completed a walkover to confirm there is no evidence of contamination since SAS issued	Site is suitable for residential uses
Lot 1 DP515678	Yes	Phase 2 ESA completed October 2016.	Site is suitable for residential uses
Lot 51 DP1189505	No	Phase 1 ESA completed.	Site is suitable for residential uses

In summary, the subject site satisfies the provisions of the SEPP and is considered suitable for the proposed development.

4.2 State Environmental Planning Policy (Infrastructure) 2007

The aim of SEPP Infrastructure is to facilitate the effective delivery of infrastructure across the State.

Schedule 3 of the SEPP triggers the need for a referral to Roads and Maritime Services NSW for comment only.

4.3 Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River

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

Appropriate conditions of consent would normally be applied to any approval to ensure the health of the river system is not compromised by way of sediment or erosion from the works or use.

4.4 Penrith Local Environmental Plan 2010

The LEP is the primary environmental planning instrument relating to the proposed development. The objectives of the LEP are as follows:

- (a) *to provide the mechanism and planning framework for the management, orderly and economic development, and conservation of land in Penrith,*
- (b) *to promote development that is consistent with the Council's vision for Penrith, namely, one of a sustainable and prosperous region with harmony of urban and rural qualities and with a strong commitment to healthy and safe communities and environmental protection and enhancement,*
- (c) *to accommodate and support Penrith's future population growth by providing a diversity of housing types, in areas well located with regard to services, facilities and transport, that meet the current and emerging needs of Penrith's communities and safeguard residential amenity,*
- (d) *to foster viable employment, transport, education, agricultural production and future investment opportunities and recreational activities that are suitable for the needs and skills of residents, the workforce and visitors, allowing Penrith to fulfil its role as a regional city in the Sydney Metropolitan Region,*
- (e) *to reinforce Penrith's urban growth limits by allowing rural living opportunities where they will promote the intrinsic rural values and functions of Penrith's rural lands and the social well-being of its rural communities,*
- (f) *to protect and enhance the environmental values and heritage of Penrith, including places of historical, aesthetic, architectural, natural, cultural, visual and Aboriginal significance,*
- (g) *to minimise the risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by managing development in sensitive areas,*
- (h) *to ensure that development incorporates the principles of sustainable development through the delivery of balanced social, economic and*

environmental outcomes, and that development is designed in a way that assists in reducing and adapting to the likely impacts of climate change.

It is submitted that the proposed development is not inconsistent with these objectives.

The site is zoned *R1 General Residential*. The objectives of the R1 zone are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that a high level of residential amenity is achieved and maintained.*
- *To ensure that new development reflects the desired future character and dwelling densities of the area.*

The proposed development is consistent with the objectives in that:

- It will result in additional housing stock in the LGA.
- A variety of housing types will be constructed.
- The infrastructure and recreational needs of the wider area will be provided for.
- A high level of amenity will be provided through the proposed estate landscaping and urban design works.
- The objectives of the DCP as they relate to desired future character and dwelling densities have been achieved.

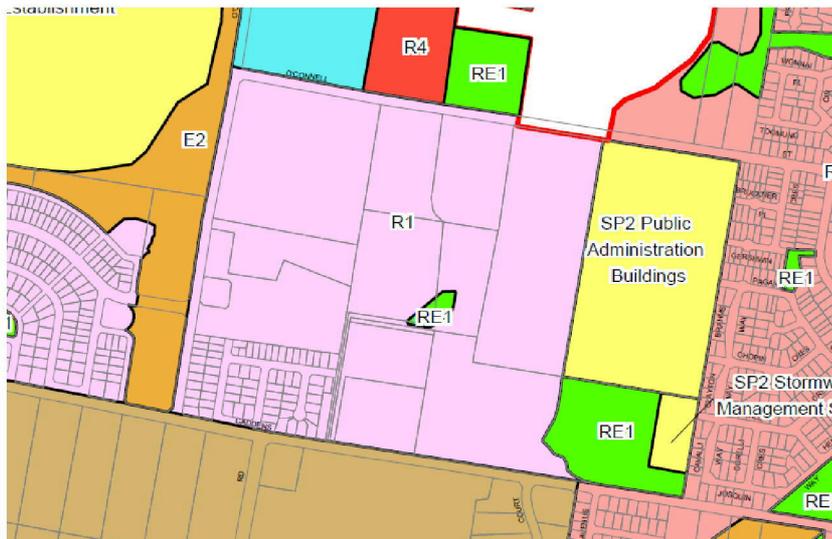


Figure 6 Land zoning

Subdivision of the subject land is permissible under the LEP.

The following relevant clauses have also been considered in respect of this development proposal.

Part 4 Principal Development Standards:				
Standard	Permitted	Proposed	Comment	
4.1 Minimum subdivision lot size:			A range of lot sizes are proposed as part of this application consistent with the objectives of the LEP and the DCP. In reference to Figure 7 below, areas marked 'G' on the LEP overlay are identified as having a minimum lot size of 450sqm. A total of 9 lots out of 183 residential lots, representing 5%, do not comply with the 450sqm minimum lot size since they are located within the area marked 'G' and are below the 450sqm area. Consequently a request to vary the development standard in accordance with Clause 4.6 is included later in this report.	
4.2 Rural Subdivision:	N/A	N/A	-	
4.3 Height of Buildings:	9m	<9m	The site has a 9m height limit. No structures proposed as part of this application exceed this height.	
4.4 Floor Space Ratio	N/A	N/A	-	
4.5 Calculation of Floor Space Ratio and site area	N/A	N/A	-	
4.6 Exceptions to development standards			A request to vary the minimum lot size in accordance with Clause 4.6 is detailed later in this report.	

Part 5 Miscellaneous Provisions		Comment
Provision		
5.1 Relevant acquisition authority		N/A
5.2 Classification and reclassification of public land		N/A
5.3 Development near zone boundaries		N/A
5.4 Controls relating to miscellaneous permissible uses		N/A
5.5 Development within the coastal zone		N/A
5.6 Architectural roof features		N/A
5.7 Development below mean high water mark		N/A
5.8 Conversion of fire alarms		N/A
5.9 Preservation of trees and vegetation		The accompanying plans detail the vegetation that is proposed to be removed. The requirement to remove this vegetation arises from the bulk earthworks that are required on the site.
5.10 Heritage conservation		N/A
5.11 Bush fire hazard reduction		N/A
5.12 Infrastructure development and use of existing buildings of the Crown		N/A

5.13	Eco-tourist facilities	N/A
Part 6 Urban release areas		
Provision		Comment
6.1	Arrangements for designated State public infrastructure	Appropriate contributions will be paid in respect of the development that will reflect all works proposed as part of the estate development.
6.2	Public utility infrastructure	The development can be appropriately serviced by the required infrastructure. Some augmentation may be required that will be confirmed with the relevant authorities prior to construction.
6.3	Development control plan	The proposed development is generally consistent with the provisions of the Penrith DCP.
6.4	Relationship between Part and remainder of Plan	Noted
6.5–6.19	(Repealed)	N/A
Part 7 Additional Local Provisions		
Provision		Comment
7.1	Earthworks	N/A. Addressed under separate DA16/1166.
7.2	Flood planning	N/A
7.3	Development on natural resources sensitive land	N/A
7.4	Sustainable Development	N/A
7.5	Protection of scenic character and landscape values	N/A
7.6	Salinity	N/A
7.7	Servicing	Refer to 6.2 above
7.8	Active street frontages	N/A
7.9	Development of land in flight path of proposed Second Sydney Airport	N/A
7.10	Dual occupancies and secondary dwellings in certain rural and environmental zones	N/A
7.11	Penrith Health and Education Precinct	N/A
7.12	Maximum gross floor area of commercial premises	N/A
7.13	Exhibition homes limited to 2 years	N/A
7.14	Cherrywood Village	N/A
7.15	Claremont Meadows	N/A
7.16	Glenmore Park Stage 2	N/A
7.17	Dwelling houses on certain land in Castlereagh, Cranebrook, Llandilo, Londonderry, Kemps Creek and Mulgoa	N/A
7.18	Mulgoa Valley	N/A
7.19	Villages of Mulgoa and Wallacia	N/A
7.20	Orchard Hills	N/A
7.21	Twin Creeks	N/A

- (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
- (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
- (b) *the concurrence of the Director-General has been obtained*

This section of the Statement of Environmental Effects can be considered as the formal request to vary the cited development standards and is based on the document "Varying Development Standards: A Guide (August 2011)" (Guide)

What is the name of the environmental planning instrument that applies to the land?

Penrith Local Environmental Plan 2010

What is the zoning of that land?

The subject site is zoned *R1 General Residential*

What are the objectives of the zone?

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that a high level of residential amenity is achieved and maintained.*
- *To ensure that new development reflects the desired future character and dwelling densities of the area.*

The proposed development is consistent with the objectives in that:

- It will result in additional housing stock in the LGA.
- A variety of housing types will be constructed.
- The infrastructure and recreational needs of the wider area will be provided for.
- A high level of amenity will be provided through the proposed estate landscaping and urban design works.
- The objectives of the DCP as they relate to desired future character and dwelling densities have been achieved.

What is the development standard being varied? e.g. FSR, height, lot size

Minimum Lot Size – 450sqm

Under what clause is the development standard listed in the environmental planning instrument?

Clause 4.1 Minimum Subdivision Lot Size

What are the objectives of the development standard?

Clause 4.1 Minimum Subdivision Lot Size objectives include:

4.1 Minimum subdivision lot size

- (1) *The objectives of this clause are as follows:*
- (a) *to ensure that lot sizes are compatible with the environmental capabilities of the land being subdivided,*
 - (b) *to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,*
 - (c) *to ensure that lot sizes and dimensions allow developments to be sited to protect natural or cultural features including heritage items and retain special features such as trees and views,*
 - (d) *to regulate the density of development and ensure that there is not an unreasonable increase in the demand for public services or public facilities,*
 - (e) *to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls.*

What is the numeric value of the development standard in the environmental planning instrument?

The minimum subdivision lot size is 450sqm.

What is the proposed numeric value of the development standard in your development application?

A total of 9 lots out of 183 residential lots, representing 5%, do not comply with the 450sqm minimum lot size.

What is the percentage variation (between your proposal and the environmental planning instrument)?

A total of 9 lots out of 183 residential lots, representing 5%, do not comply with the 450sqm minimum lot size.

These are lots 492, 489, 490, 526, 536, 537, 539, 548 and 551.

How is strict compliance with the development standard unreasonable or unnecessary in this particular case

The proposal meets the general intent of *Clause 4.1 Minimum Subdivision Lot Size* and complies with the objectives of this development standard as follows:

- In analysing the site, the intention is to capitalise on limited opportunities to incorporate smaller lots where the topography is flatter as part of providing an appropriate level of diversity and housing mix. This approach ensures the

lot sizes are compatible with the environmental capabilities of those areas of the land.

- The placement of the proposed smaller lots will not result in any unacceptable impacts on the amenity, or potential amenity, of neighbouring properties.
- The location of the proposed smaller lots are such that they will not impact on any potential natural or cultural features of the land.
- There would be no unreasonable increase in densities on the site as a result of supporting the variation. The proposal will contribute an appropriate dwelling yield to the dwelling yield targets for the precinct.
- The documentation submitted with this application demonstrates that development consistent with the relevant development controls can be accommodated on those sites.

In summary, the detailed design process undertaken by Legacy would see the appropriate lot types proposed in the appropriate locations.

How would strict compliance hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Act.

Section 5(a)(i) and (ii) of the *Environmental Planning and Assessment Act 1979* provide:

The objects of this Act are:

- (a) *to encourage:*
- (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
 - (ii) the promotion and co-ordination of the orderly and economic use and development of land,*
 - (iii) the protection, provision and co-ordination of communication and utility services,*
 - (iv) the provision of land for public purposes,*
 - (v) the provision and co-ordination of community services and facilities, and*
 - (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
 - (vii) ecologically sustainable development, and*
 - (viii) the provision and maintenance of affordable housing, and*
- (b) *to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) *to provide increased opportunity for public involvement and participation in environmental planning and assessment.*

It is submitted that the variation to the minimum lot size would still achieve an appropriate lot configuration while maintaining the objectives of the relevant clause within the LEP. The objects of the Act are not hindered through the proposed variation being supported.

Complying strictly with the control will not result in any superior outcome, however it will allow more dense lots to be located in areas that are most appropriate, resulting in an improved environmental planning outcome.

The resultant lot layout represents the most orderly development of the land.

Is the development standard a performance based control? Give details.

No, it is prescriptive.

Would strict compliance with the standard, in your particular case, be unreasonable or unnecessary? Why?

Strict compliance with the standard in this case is unreasonable and unnecessary as dwelling types would need to be constructed on sloping land that would require excessive cutting and retaining. The proposed layout reduces the need for such works and in turn, maximizes the general amenity and visual presentation of dwellings when viewed in the streetscape.

The proposed development meets the objectives of the zone, it meets the relevant development standard clauses and it is considered that the objectives of the Act would not be undermined by supporting the variation.

Are there sufficient environmental planning grounds to justify contravening the development standard? Give details.

The following environmental grounds are submitted in support of the variation:

- The resultant built outcome will be more responsive to the topography of the land.
- Excessive cut and retaining will be minimised through the appropriate location of more dense housing lots.
- As a result of the above, potential future conflicts between dwellings (ie overshadowing, overlooking, solar access, will be minimised.
- The proposed development will continue to achieve an appropriate response to section 1.2.2 of the Caddens section of the DCP in that it will respond to the topographical constraints of the site, and the amenity (both current and future) will be maintained or enhanced as a result.
- No precedence would be created given this variation relates to the specific site characteristics that are unique to this development proposal.

Summary

It is considered that the proposed variation to support lots that are smaller than the minimum lot size is warranted as the proposed design and development provides a better planning outcome as outlined in this Clause 4.6 variation request. Compliance

with the development standard in relation to the minimum lot size is unnecessary and unreasonable in the circumstances of this development and there are sufficient planning grounds to justify the variations.

4.5 Penrith Development Control Plan 2014

Development Control Plans contain finer grain planning controls in respect of specific development types. The following Part of Penrith DCP 2014 specifically relates to development at Caddens and is considered in detail below.

Part E1: Caddens	
Control	Comment
<p>1.2.1 Urban Structure</p> <ol style="list-style-type: none"> 1) The principal land use at Caddens will be residential. The residential areas will be located on either side of a linear riparian corridor and around open space areas on hilltops and ridges. 2) The location of the Precinct Centre, riparian corridor and active open space will provide focal points for the new community. 3) The Precinct Centre will form the hub of the WELL Precinct and serve the residential community, the university and TAFE community, and future employment areas. 4) Active and passive open spaces will be distributed throughout Caddens and integrate with the natural features of the Werrington Creek riparian corridor. 5) The area will be legible and highly accessible and incorporate a bus route, cycle routes and walking tracks. 6) Higher density forms of housing will be located in close proximity to the Precinct Centre and other areas of higher amenity. 7) Caddens Road is to function as a rural road segmented by strategic closures. 8) Development facing and accessing Caddens Road will contain larger, wider lots that provide a transition between the new urban area and the rural landscape to the south. 9) Views to and vistas from the hilltops will be protected by way of lower rise development and revegetated open space. 	<p>The development that is the subject of this application is for residential purposes.</p> <p>Important transport links identified in the DCP are provided, including a 2.5 m wide shared cycle path, as well as primary vehicle circulation.</p> <p>View corridors and public amenity works have been considered in the design and are best illustrated in the Landscape DA Report.</p>
<p>1.2.2 Character Area Design Principles</p> <p>Hilltops</p> <p>The hilltops will be characterised by open space and sensitively designed residential development on generally larger lots that respond to the undulating landform while creating an opportunity for visual connections to the ridge line and hilltop parks.</p> <p>Development is to:</p> <ol style="list-style-type: none"> 1) Respond to the topographical constraints. 2) Provide, where possible, opportunities for views to hilltops and ridges. 3) Minimise the height, bulk and scale of dwellings on steep slopes when viewed individually and collectively both from within and outside the locality. 4) Provide appropriate residential amenity, particularly with respect to visual privacy and the relationship between dwellings. 5) Provide pedestrian and cyclist links to public open space. 	<p>The proposal incorporates the design principles listed in the DCP. The location of various sized lots, and their orientation, has resulted in a minor variation to the lot layout. This is considered to be a preferred outcome that takes into account the actual site characteristics.</p>

1.2.3 Dwelling Yield and Diversity

Controls

- 1) A minimum of 1,247 dwellings is to be delivered.
- 2) For each precinct the minimum dwelling yield outlined in Table E1.1 is to be achieved.
- 3) As part of a subdivision application, an applicant is to demonstrate to Council how the objective of 15 dwellings per hectare is to be achieved for that development so that the overall precinct minimum dwelling yields will be achieved.
- 4) The creation of a super lot or residue parcel is to specify the minimum dwelling yield which that lot will be required to deliver.

Table E1.1 – Dwelling yield

Sub precinct	Minimum dwelling yield
A	377
B	634
C	102
D	134
Total	1247

The minimum dwelling yield for sub precinct B is 634 dwellings. It is expected that once all stages are completed, the contribution by Legacy within this precinct would be approximately 540 lots. With the development of other lands within the precinct it is expected that these targets will be met.

1.3.1 Street Network and Design

Controls

- 1) The street network is to be provided generally in accordance with Figure E1.6 and must incorporate a new collector road to by-pass Caddens Road.
- 2) Where any variation to the residential street network indicated at Figure E1.6 is proposed, the alternative street network is to be designed to achieve the following principles:
 - a) establish a direct and open network that is based on a modified grid system;
 - b) encourage walking and cycling and reduce travel distances;
 - c) maximise connectivity between residential areas, open space and the Precinct Centre;
 - d) take account of topography and accommodate significant vegetation;
 - e) provide frontage to and maximise surveillance of open space and the riparian corridor;
 - f) provide views and vistas to landscape features; and
 - g) minimise the use of cul-de-sacs. If required, the maximum number of dwellings to be served by the head of a cul-de-sac is six.
- 3) Streets are to be provided in accordance with the cross-sections at Figure E1.7. The dimensions shown on these typical diagrams are minimums only. Alternative street designs may be permitted on a case by case basis if they preserve the functional objectives and requirements of the design standards.
- 4) Except where otherwise provided for in this DCP, all streets and roundabouts are to be designed and constructed in accordance with the minimum requirements set out in the Penrith Council Engineering Design Specifications.
- 5) Where roads are adjacent to public reserves or riparian corridors, the verge widths may be reduced to a minimum of 1m, subject to footpaths, public utilities, bollards and fencing being adequately provided for, and riparian corridors requirements being addressed.
- 6) Where possible and practicable, the verge width is to be increased to 4.8m in front of dwellings where the front setback is less than 4.5m.
- 7) Street trees are required on all streets. Street planting is to:
 - a) minimise risk to utilities and services;
 - b) be durable and suited to the street environment and include endemic species;
 - c) maintain adequate lines of sight for vehicles and pedestrians, especially around driveways and street corners;
 - d) provide appropriate shade;
 - e) provide an attractive and interesting landscape character without blocking the potential for street surveillance; and
 - f) be sited to minimise interference with street lighting.

The street network is provided generally in accordance with the DCP. Some minor variations arise as a result of the previous DA covering Stages 2, 3 and 4.

The street layout proposed also reflects Legacy's ability to deliver complete roads (pavements and verges) in the context of their acquisition (settlement of) the various parcels of land.

Street trees are also proposed throughout the estate creating design outcomes sought in the DCP.

1.3.2 Street Furniture and Public Art

Controls

- 1) Public art may be freestanding art objects or works integrated into building facades, other built edges, water courses and landscaping adjoining public spaces.
- 2) Street furniture is to enhance pedestrian comfort, convenience and amenity and to form an integral element of the streetscape.
- 3) The provision of street furniture in public spaces must include, as appropriate:
 - a) Seats.
 - b) Litter bins.
 - c) Drinking fountains.
 - d) Lighting.
 - e) Information signs.
 - f) Bicycle racks.
 - g) Planter boxes.
 - h) Other items suitable to the function of each public space.
- 4) Street furniture throughout precincts should be consistent in design and style.
- 5) Street furniture is to be located so as not to impede mobility, in accordance with A51428:1-4.
- 6) Location and detailing of all proposed street furniture and public art is to be indicated on the Landscape Plans submitted with Development Applications.

Public domain works are detailed within the Landscape Master Plan Report.

1.3.3 Pedestrian and Cycle network

Controls

- 1) Key pedestrian and cycleway routes are to be provided generally in accordance with Figure E1.8.
- 2) The design of cycleways located within the road reserve is to be in accordance with Figure E1.7.
- 3) The minimum width of off-street shared cycle and pedestrian pathways is to be 2.5m (as shown in Figure E1.7g).
- 4) The minimum width of pedestrian footpaths is 1.5m.
- 5) All pedestrian and cycleway routes and facilities are to be consistent with the Planning Guidelines for Walking and Cycling (DOP & RTA 2004).
- 6) Pedestrian and cycle routes and facilities in public spaces are to be safe, well lit, clearly defined, functional and accessible to all.
- 7) Pedestrian and cycle pathways, and pedestrian refuge islands are to be designed to be fully accessible by all in terms of access points and gradients, generally in accordance with Australian Standard 1428:1-4.
- 8) Pedestrian and cycle pathways are to be constructed as part of road infrastructure works with detailed designs to be submitted with DAs.

A pedestrian and cycle network consistent with these requirements is provided through the estate.

1.3.4 Public Transport

Controls:

- 1) Bus routes are to be provided generally in accordance with the requirements of Transport for NSW. Figure E1.9 provides an indicative concept plan of the route and bus stops.
- 2) Roundabouts on bus routes are to be designed to accommodate bus manoeuvrability.
- 3) Bus stops (where known) are to be provided on-street and not within indented bays. Bus shelters are to be provided at key stops and installed at the subdivision construction stage.

Public transport will be able to be accommodated in the estate. Bus stops could be placed when appropriate locations are identified.

1.3.5 Open Space, Environmental Conservation and Landscape Network

A comprehensive response to this part of the DCP is provided within the Landscape Master Plan Report.

The design incorporates the broader objectives sought and generally complies with the controls identified.

1.3.6 Biodiversity

Controls

- 1) A Flora and Fauna Management Plan (FFMP) is to be prepared by a suitably qualified ecologist for the areas of high conservation significance along the Werrington Creek riparian corridor. The FFMP should include a Vegetation Management Plan and a Riparian Corridor Management Plan.
- 2) The FFMP is to be submitted as part of any subdivision of land adjoining the Werrington Creek riparian corridor and should detail weed removal, revegetation and rehabilitation, rubbish removal, habitat enhancement and ongoing protection and management measures.
- 3) All subdivision design and bulk earthworks are to consider the need to minimise weed dispersion and eradication.
- 4) Existing native vegetation in the riparian corridor is to be conserved and enhanced, and where required revegetated with endemic species as set out in the Vegetation Management Plan.

No significant examples of vegetation exist on the site.

A FFMP is not required.

1.3.7 Aboriginal and European Heritage

Controls

- 1) Areas of Aboriginal archaeological conservation value are identified at Figure E1.19. No development is to occur in this area without appropriate investigation, consent under Section 90 of the National Parks and Wildlife Act 1974 and consultation with the relevant local Aboriginal groups.
- 2) Any construction work that has the potential to encroach on the conservation area is to be fenced off during construction works.
- 3) Any development that encroaches on the conservation area is to be subject to archaeological salvage excavation following consultation with relevant local Aboriginal groups.
- 4) Archaeological test excavations are to be undertaken in accordance with Section 87 of the National Parks and Wildlife Act 1974 to determine the significance of areas with potential Aboriginal heritage value shown in Figure E1.19.
- 5) An item of European heritage significance (the ruins of a 19th century house located in the area of the proposed eastern hilltop park) is shown at Figure E1.19. Prior to demolition archival recording of the archaeological features is to be undertaken and a permit under Section 139 of the Heritage Act 1977 obtained. Demolition is to be monitored.
- 6) Interpretive signage that provides information on the Aboriginal and European history and heritage significance of the locality is to be provided within public domain areas. Street names should reflect the history of the land.

This clause applies to the subject site and the proponent will comply with any requirements identified by Council.

No adverse impacts are expected as a result of the proposal.

1.3.8 Bushfire Hazard Management

Controls

- 1) Subject to detailed design at subdivision stage, a 20m precautionary bushfire setback is to be provided from the vegetation in the core riparian zone (see Figure E1.17).
The setback:
 - a) may incorporate roads;
 - b) is to be located wholly outside of a core riparian zone; and
 - c) may be used for open space and recreation subject to appropriate fuel management.
- 2) Vegetation within the area of public open space in the south eastern corner of Caddens is to be managed as a 'fuel reduced area'.

This is not applicable.

1.3.9 Water Cycle Management

Controls

- 1) A riparian corridor 20m in width plus a 10m wide buffer zone is to be provided along both sides of Werrington Creek in accordance with Figures E1.16 and E1.17.
- 2) No residential allotment is to be located at a level lower than the 1% AEP flood level plus a freeboard of 500mm. Pedestrian and cycle pathways and open space may extend within the 1% AEP flood level, provided that the safe access criteria contained in the NSW Floodplain Manual are met.
- 3) Stormwater management plans are to be prepared for the catchments covering Caddens and are to demonstrate how the quantity and quality of urban run-off as a result of development will be managed.
- 4) Stormwater detention is to reduce post development flows to pre development levels.
- 5) All development is to incorporate water sensitive urban design (WSUD). A WSUD Strategy is to be submitted as part of any subdivision DA in accordance with Council's Sustainability Blueprint for Urban Release Areas (June 2005).
- 6) Erosion control and bank stabilisation measures are to be incorporated within the waterway where required.

The Stormwater Management Strategy Report by Wyndham Prince addresses water cycle management issues. This includes a response to Council's WSUD requirements.

1.3.10 Contamination Management

Controls

- 1) DAs for development in areas of potential contamination as identified at Figure E1.20 shall be accompanied by a Phase 2 Environmental Site Assessment in accordance with Council's policies and requirements.
- 2) A hazardous materials assessment is required as part of the demolition of any building.

The subject site has been identified as being suitable for the proposed use.

This has been considered earlier in this report and in earlier applications on the estate.

1.3.11 Salinity Management

Controls

- 1) DAs for subdivision of land identified in Figure E1.21 as being constrained by salinity are to be accompanied by a salinity report prepared by a suitably qualified consultant. The report is to include comprehensive sampling and cover the conditions of the site, the impact of the proposed subdivision on the saline land and the mitigation measures that will be required during the course of construction. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity (DNR). All works are to conform to the Western Sydney Salinity Code of Practice, June 2003 (WSROC) and Council's policies.
- 2) Groundwater recharge is to be minimised by:
 - a) directing runoff from paved areas into lined stormwater drains rather than along grassed channels as necessary;
 - b) lining or locating any pondages higher in the landscape to avoid recharge where proximity to the water table is likely to create groundwater mounding;
 - c) encouraging use of low water demanding plants and tree planting especially adjacent to watercourses.
- 3) For road works within areas identified as a salinity hazard:
 - a) disturbance of subsoil should be minimised;
 - b) engineering designs should consider salinity impacts; and
 - c) subsoil drainage is to be installed along both sides of all roads.
- 4) All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. A Soil and Water Management Plan, prepared in accordance with Council policies is to be submitted with any subdivision DA.
- 5) Land at the base of slopes near creeks may require saline tolerant species

This is not applicable to this application.

1.4.1 Subdivision and Neighbourhood Design

Controls

- 1) Subdivision layout should generally be in accordance with Figure E1.2 and is to create a recognisable, open and networked street hierarchy that responds to natural topography, the location of existing significant trees and solar design principles.
- 2) Pedestrian connectivity is to be provided between residential development and public open space areas, public transport nodes, and community facilities and services.
- 3) Lot orientation and configuration is to be generally consistent with the subdivision principles shown at Figure E1.22. Preferred lot orientation is either on a north-south or east-west axis as per Figure E1.22. Where there are other forms of amenity available, such as views or an outlook over open space, an alternative lot orientation can be considered.
- 4) A diverse range of lot types and frontages should be provided in each street. The repetition of lots with the same frontage along a street is to be avoided. For lots 12.5m wide and above, no more than five lots in a row should have the same frontage.
- 5) The minimum area for corner lots is 450m².
- 6) The minimum lot dimensions for all dwelling types at Caddens are set out in Table E1.2.

Table E1.2: Minimum lot dimensions

Dwelling type	Lot area (m ²)	Lot width (m)
Residential flat buildings	1000	30
Detached – contiguous (sharing a common border) with Caddens Road*	600	18
Detached - hilltops*	450	15
Detached	450	15
Detached	350	12.5
Built to boundary	350	10-15
Semi-detached	225	7.5-10
Attached	195	7.5-9.5

- 7) All applications for subdivision proposing residential allotments with a site area of less than 350m² are to be accompanied by development plans for the proposed dwellings on those lots. Council may waive this requirement where an application for subdivision creates no more than 2 lots with a site area less than 350m² per dwelling and it is satisfied that the subdivision application demonstrates (through use of restrictions such as building envelopes, preferred locations for garages and open space and the like) that an appropriate built form that complies with the relevant provisions of this DCP can be delivered on the lot. These restrictions will be approved as part of the subdivision application and will be required to be complied with by any future application proposing a dwelling on that lot.
- 8) On lots greater than or equal to 350m² in size where a built to boundary (zero lot line) dwelling is permitted, the side of the allotment that may have a zero lot alignment shall be shown on the approved subdivision plan. The Section 88B instrument for the subject lot and the adjoining lot shall include a note identifying the potential for a building to have a zero lot line.

The layout of the proposed subdivision is generally in accordance with the DCP. The variations proposed are primarily in response to the topography of the site and the resultant opportunity to provide a diversity of housing product in more appropriate locations. Those areas identified for more dense forms of housing will also result in better lot orientation, maximising solar access and general amenity.

Some corner lots are proposed to be slightly below the desirable 450sqm area, however the variations sought are only minor and the resultant lots contribute to the diversity of lot types and frontages that make up the development.

In terms of lot dimensions. The proposed lots generally comply. Legacy proposes some smaller lots that they wish to trial a certain type of housing stack new to this locality. Their 'Patio' Style housing product results in high quality visual presentation to street elevations, particularly secondary frontages on corner lots where the need for lengthy solid fencing is minimised. These are a new style of dwelling layout that Legacy would consider in future stages depending on their success.

Consistent with the DA Stage 1, a 'Building Envelope Plan' is included with the application showing specific setback controls for the lots less than 300sqm in area as well as a Design Guideline covering the provision of double garages on 10m frontage lots.

1.4.2 Streetscape, Feature Elements and Roof Design

Not relevant for this application.

1.4.3 Dwelling Height, Massing and Siting

Controls

- 1) The maximum number of storeys, measured from existing ground level, must be in accordance with those shown in Figure E1.24.
- 2) Single and attached housing is generally to be 2 storeys in height. Council may permit a third storey if it is satisfied that it is located:
 - a) on a prominent street corner; or
 - b) on the lower side of land with a finished ground level slope equal to or more than 15%; and
 - c) is not likely to impact adversely on the existing or future amenity of any adjoining land in terms of overshadowing and visual privacy.
- 3) Buildings should be designed to ensure that 50% of the area of the required Principal Private Open Space of both the proposed development and the adjoining properties receive at least 3 hours of sunlight between 9am and 3pm on the 21 June.
- 4) For lots equal to, or greater than, 450m², the upper (second) level of a dwelling is to be no more than 30% of the lot area.

These elements can be demonstrated in future dwelling applications. However, it is noted that the design of lots will enable compliance with these controls.

1.4.4 Building Setbacks

Controls

- 1) Dwellings are to be consistent with the minimum front, side and rear setback controls in Table E1.3 and the front setback principles diagram at Figure E1.25.

Table E1.3: Building Setbacks

Dwelling type	Front*	Side	2nd storey side	Rear
Detached contiguous (sharing a common border) with Caddens Rd (min. frontage: 18m)	6m	2m	2m	6m
Detached (frontage: 18m & greater)	4.5m	1.5m	1.5m	6m
Detached (frontage: 15m to less than 18m)	4.5m	0.9m	1.2m	6m
Detached (frontage: 12.5m to less than 15m)	4.5m	0.9m	1.2m	4m
Built to boundary	4.5m	0.9m & zero	2.4m from the adjoining built to boundary side boundary	4m**
Semi-detached	3m	0.9m & zero	1.2m on the unattached side	4m**
Attached	3m	zero	zero	4m**
Corner		See requirements in text below		

* measured from the front boundary to the building façade line

** excluding garage

- 2) On corner lots the setback for a secondary frontage is to be as follows:
 - a) 2m for all detached and semi detached dwellings on lots less than 18m wide; and
 - b) 3m for dwellings on lots 18m and wider.
- 3) Corner lots are to be splayed with the indent on both the primary and secondary street to be generally 5m. The building setback from the splayed corner boundary is to be a minimum of 2m.
- 4) Any building contiguous (sharing a common border) with Caddens Road is to be set back 6m from the boundary to Caddens Road.
- 5) Dwellings contiguous (sharing a common border) with Caddens Road are to be orientated and accessed in accordance with Figure E1.26.
- 6) Garages are to be set back a minimum of 1m behind the front building facade line as shown in Figure E1.26.
- 7) Garages on secondary streets are to be set back 1m behind the dwelling façade on the secondary street.
- 8) No setback is required for rear lane garages.
- 9) Dwellings are to be consistent with the side and rear setback controls at Table E1.3. Projections permitted into side and rear setback areas include eaves, sun hoods, gutters, down pipes, flues, light fittings and electricity or gas meters, rainwater tanks and hot water units.

These elements can be demonstrated in future dwelling applications.

A Building Envelope Plan is included with the application for lots less than 300sqm in area and details setback requirements.

1.4.5 Development Forms

Not relevant for this application.

1.4.6 Private Open Space

Not relevant for this application.

1.4.7 Site Cover and Landscaped Areas	Not relevant for this application.
1.4.8 Fencing	Not relevant for this application.
1.4.9 Garages and Access Controls 1) Garages are to be sited as per the preferred siting diagram at Figure E1.33. 2) Where a carport or garage entry forms part of the front façade of a dwelling, it is to be set back a minimum of 5.5m from the front boundary and at least 1m behind the building façade. 3) Front loaded double garages are only permissible on lots with a frontage width equal to or greater than 12.5m. 4) The maximum dimension for garage doors is to be less than 50% of the front façade, 6m in width and 2.4m in height. Triple fronted garages are not permitted. 5) Carports and garages are to be treated as an important element of the dwelling façade and are to be integrated with, and complementary to, the dwelling design in terms of design and materials. Garage doors are to be visually recessed through use of materials, colours, and overhangs. 6) The maximum number of dwellings to be serviced from a shared driveway is 10. 7) Garages are to comply with AS 2890.1 Off Street parking, including: a) minimum internal width between main walls of 3m for a single garage; b) minimum internal width between main walls of 5.5m for a double garage. 8) Driveway access to garages on steep land must comply with AS 2890.1. Stencil-crete on driveways is not permitted. 9) Driveways are to be no wider than 4.5m at the front boundary and should be a minimum of 1.5m from street trees. 10) Where possible, the garage for a corner lot should be accessed from the secondary street, unless the secondary street is Caddens Road. 11) At grade car parking for residential and commercial buildings must be appropriately screened from view.	Compliance against these provisions will be considered in future dwelling applications. However it is noted that the Building Envelope Plan submitted with this application provides for a mix of single and double garages. In approving this plan, the proponent is seeking to have that plan prevail over the DCP controls for future housing applications. A Design Guideline has been prepared to support the Building Envelope Plan in relation to delivery of double garages on 10m frontage lots.

1.5.1 Visual Privacy and Acoustic Amenity

Controls

- 1) Direct overlooking of main habitable areas and private open spaces of adjacent dwellings should be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscaping.
- 2) Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 3m are to:
 - a) be obscured by fencing, screens or appropriate landscaping; or
 - b) be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window; or
 - c) have sill height of 1.7m above floor level; or
 - d) have fixed opaque glazing in any part of the window below 1.7m above floor level.
- 3) The design of dwellings must minimise the opportunity for sound transmission through the building structure, with particular attention given to protecting bedrooms and living areas.
- 4) In attached dwellings, bedrooms of one dwelling are not to share walls with living spaces or garages of adjoining dwellings, unless it is demonstrated that the shared walls and floors meet the noise transmission and insulation requirements of the Building Code of Australia.
- 5) The internal layout of residential buildings, window openings, the location and design of outdoor living areas and elements (i.e. courtyards, balconies and retaining walls), and building plant equipment should be designed to minimise noise impact and transmission and enhance visual amenity.
- 6) Residential subdivision and development must be designed to comply with the NSW Road Noise Policy criteria and must be consistent with the following controls:
 - a) To mitigate the effects of noise on existing residential development to the west of the Caddens Road By-pass, appropriately designed acoustic treatments such as low height walls or other methods/treatments which will achieve NSW Road Noise Policy criteria are to be provided where required along Collector Road 1.

 Note: Mounding along the linear park is not considered appropriate due to resulting safety and practicality issues.
 - b) To mitigate the impacts of traffic noise from the Caddens Road By-pass 1 on new development a combination of the following measures is to be used;
 - i) dwelling setbacks;
 - ii) internal dwelling layouts designed to minimise noise in living and sleeping areas;
 - iii) fencing constructed with a suitably solid mass, and
 - iv) locating courtyards and principal private open space areas away from the noise source in order to comply with the NSW Road Noise Policy.
- 7) For new residential development along the Caddens Road By-pass, where external traffic noise levels cannot be met at the nearest facade of the dwelling to the noise source, dwellings must be designed to meet the following internal noise levels:
 - a) In a naturally ventilated - windows open condition (i.e. windows open up to 5% of the floor area, or attenuated natural ventilation open to 5% of the floor area), or mechanically ventilated windows closed condition:

Sleeping areas	LAeq 1 hour, Day 40dB
	LAeq 1 hour, Night 35dB
Living areas	LAeq 1 hour, Day 45dB
	LAeq 1 hour, Night 40dB
 - b) Where a naturally ventilated - windows open condition cannot be achieved, it will be necessary to incorporate mechanical ventilation compliant with AS1668 and the Building Code of Australia. The noise levels above shall be met with mechanical ventilation or air-conditioning systems not operating. The following LAeq noise levels shall not be exceeded when doors and windows are shut and mechanical ventilation or air conditioning is operating:

Sleeping areas	LAeq 1 hour, Day 43dB
	LAeq 1 hour, Night 38dB
Living areas	LAeq 1 hour, Day 46dB

On a site by site basis, matters relating to acoustics and visual privacy would be addressed in individual dwelling applications.

The lots prepared in this application are not affected by noise impacts associated with the 'Caddens Road By-Pass'.

LAeq 1 hour, Night 43dB	
1.5.2 Safety and Surveillance	Not relevant for this application.
1.5.3 Sustainable Building Design	Not relevant for this application.

It is submitted that the proposed generally satisfies the controls within the Penrith DCP and can be supported by Council.

5 Section 79C Assessment

An assessment of the proposal has been undertaken in accordance with the statutory requirements of the EPA Act. The following assessment against Section 79C of the EPA Act has been undertaken.

5.1 Section 79C(1)(a)(i) – Any Environmental Planning Instruments

The relevant environmental planning instruments have been considered earlier in this report.

The proposal is permissible with consent and is considered satisfactory when assessed against the relevant requirements.

5.2 Section 79C(1)(a)(ii) – Any Draft Environmental Planning Instrument

There are no known draft Environmental Planning Instruments applicable to the subject site.

5.3 Section 79C(1)(a)(iii) – Any Development Control Plan

Compliance against the relevant DCP's has been considered earlier in this report.

5.4 Section 79C(1)(a)(iiia) – Any Planning Agreement or Draft Planning Agreement entered into under Section 93f

There are no known planning agreements that apply to the site or development. However, it is noted that a Voluntary Planning Agreement is currently being negotiated with the Council in respect of the infrastructure and recreation facilities that form part of the overall estate development.

5.5 Section 79C(1)(a)(iv) – The Regulations

There are no sections of the regulations that are relevant to the proposal at this stage.

5.6 Section 79C(1)(b) – The Likely Impacts of the Development

The following impacts have been considered in the preparation of this development proposal.

5.6.1 Flora and Fauna

There are no significant flora or fauna examples on the site. Removal of existing vegetation as part of bulk earthworks is addressed as part of DA16/1166.

A comprehensive landscape strategy is proposed for the project and will provide significant tree planting.

5.6.2 Stormwater and Flooding

A stormwater concept strategy has been submitted with the development application demonstrating compliance with Council's requirements in this regard.

5.6.3 Erosion and Sediment Control

It is expected that Council would impose appropriate conditions of consent to ensure that erosion and sediment control measures were installed on the site prior to construction commencing.

5.6.4 Traffic Generation and Parking

Resultant traffic generation would be within expectations given the dwelling yield that is being proposed.

The design of roads and geometry of intersections is consistent with Council requirements.

No unacceptable impacts are expected in this regard.

5.6.5 Noise Impacts

Whilst there will be some noise associated with the construction of the development, longer term there is not expected to be any noise impacts above and beyond what might normally be associated with a residential environment.

5.6.6 Heritage Issues

There are no heritage issues associated with the proposal or this part of the release area.

5.6.7 Visual Impact

There will be no negative visual impacts arising from this application given its consistency with the DCP and the built outcomes sought under that planning document.

5.6.8 Services

The site can be appropriately serviced to allow for the proposed development. Some augmentation may be required and will be confirmed prior to construction.

5.6.9 Social and Economic

There are no negative social or economic impacts arising as a result of this application. Increased housing stock, diversity of built form, additional recreational land, and the construction jobs associated with the overall development are considered to be positive impacts of this proposal.

5.7 Section 79C(1)(c) – The Suitability of the Site

The proposal is generally consistent with the planning controls that apply in this zone. Moreover, the objectives of the zone have been satisfied, ensuring that the proposed subdivision would not result in any unacceptable impact on any adjoining landowners or buildings.

For the reasons outlined in this report the site is considered suitable for this development proposal.

5.8 Section 79C(1)(d) – Any Submission Made

Council will undertake a notification process in accordance with its controls and policies. We welcome the opportunity to provide additional information in response to those.

5.9 Section 79C(1)(e) – The Public Interest

Given the type of development, its general compliance with the planning controls, how the objectives are satisfied and the suitability of the site it is considered that the public interest would not be jeopardised as a result of this development.

Indeed the provision of additional housing stock in accordance with Council's Strategic Objectives is considered to serve the public interest well.

6 Conclusion and Recommendation

The proposed development has been assessed against the requirements of the Penrith LEP and DCP and is considered to represent a form of development that is acceptable.

The proposed subdivision and associated works would not result in any unacceptable impact on the locality.

The site is considered quite suitable for a use of this nature and is consistent with the strategic objectives of the Council for this release area.

An assessment against section 79C of the EPA Act has not resulted in any significant issues arising.

Accordingly it is recommended that the application be approved.