



Turning Knowledge
Into Value

Statement of Environmental Effects

Subdivision of Residue Lot 12 into 3 Rural Residential
Lots with Road and Fire Trail Extension at 2B Aldington
Road, Kemps Creek

Prepared for JACFIN Pty Ltd

4 September 2020

Calibre Professional Services Pty Ltd

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Appendix O	Waste Management Plan by Calibre

1. Introduction

This Statement of Environmental Effects (SEE) has been prepared by Calibre Professional Services (NSW) Pty Ltd (Calibre) on behalf of Jacfin Pty Ltd in support of a Development Application (DA) under Part 4 of the *Environmental Planning and Assessment Act 1979*. This DA seeks the consent of Penrith City Council for the subdivision of residue lot 12 approved under DA /19/0785 into three (3) rural residential lots with road and fire trail extensions at 2B Aldington Road, Kemps Creek, formally described as Lot A in DP 392643 (subject site).

Works proposed under this Development Application represent Stage Two of the two-stage subdivision of Lot A in DP 392643. Consent was granted by Penrith Council to the Torrens title subdivision creating 11 Rural-Residential Lots and 2 Residue Lots on 21 August 2020 forming Stage One of the Development. Stage Two of the development comprising of proposed lots 10-12 in place of residue lot 12 was deferred for further testing.

This development application proposes the rural residential subdivision of residue lot 12, into proposed lots 21-23 to form Stage Two, and will be supported by additional contamination testing over the subject site. This testing is currently being undertaken and a revised site contamination assessment incorporating these results will be provided to Council as soon as it complete. It is recommended that this application is read in conjunction with the Statement of Environmental Effects for Stage One.

Jacfin Pty Ltd are the owners and developers of the proposed subdivision. A copy of the appropriate Owners Consent for the submission of the Development Application has been provided separately.

The determining authority will be Penrith City Council as the cost of works for the proposed development is below \$20 million.

The Development Application is nominated as 'integrated development' under Section 4.46 of the *Environmental Planning and Assessment Act* and requires concurrence from the NSW Rural Fire Service in accordance with section 100B of the *Rural Fires Act 1997* as the site is identified as bushfire prone land, and the proposal is for a rural residential subdivision.

The proposed development has been assessed against Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and all the requirements under the *Penrith Local Environmental Plan 2010 (LEP)*.

The following documents are in support of this application:

Appendix A	Subdivision Plan and Indicative Building Pads Plan by Calibre
Appendix B	Stormwater Management Plan by Calibre
Appendix C	Civil Engineering Plans by Calibre
Appendix D	Acoustic Report prepared by Wilkinson Murray
Appendix E	Ecological and Riparian Issues Report by Gunninah
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Appendix N	Subdivision Plans for DA 445.2019
Appendix O	Waste Management Plan by Calibre

2. The Site

2.1 Site Details

The site subject to this Development Application is residue lot 12 in parent Lot A in DP 392643, being 2B Aldington Road Kemps Creek, as shown in Figure 2-1. Residue lot 12 was established under DA 19/0785 being the approval for Stage One of the development. The subject site is located at the boundary of Fairfield City Council, and Penrith City Council. At present, the site is used for grazing purposes which required the site to be cleared for pasture. As a result, the site does not contain any biodiversity conservation value or notable vegetation. Rather, is occupied by exotic pasture grassland with relatively sparse, low density native grasses.

The site lays adjacent to industrial lots to the north and west located within the Western Sydney Employment Area, primary production lots to the south and rural residential lots to the east. The northern boundary of residue lot 12 is shared with a former brick quarry.

In regard to the surrounding context, the majority of the land adjacent is within the Western Sydney Employment Area and is being development for industrial purposes. Land to the north and west of the subject site, known as 'Oakdale Central' and 'Oakdale South' has been development for industrial warehouses.

The development proposed under this application consists of Stage Two of the subdivision of Lot A in DP 392643. The area of the site subject to Stage One has been outlined in white below. The area outlined in red is that part of the site subject to this application. The remainder of the subject lot will be subject to future development applications for industrial land development.

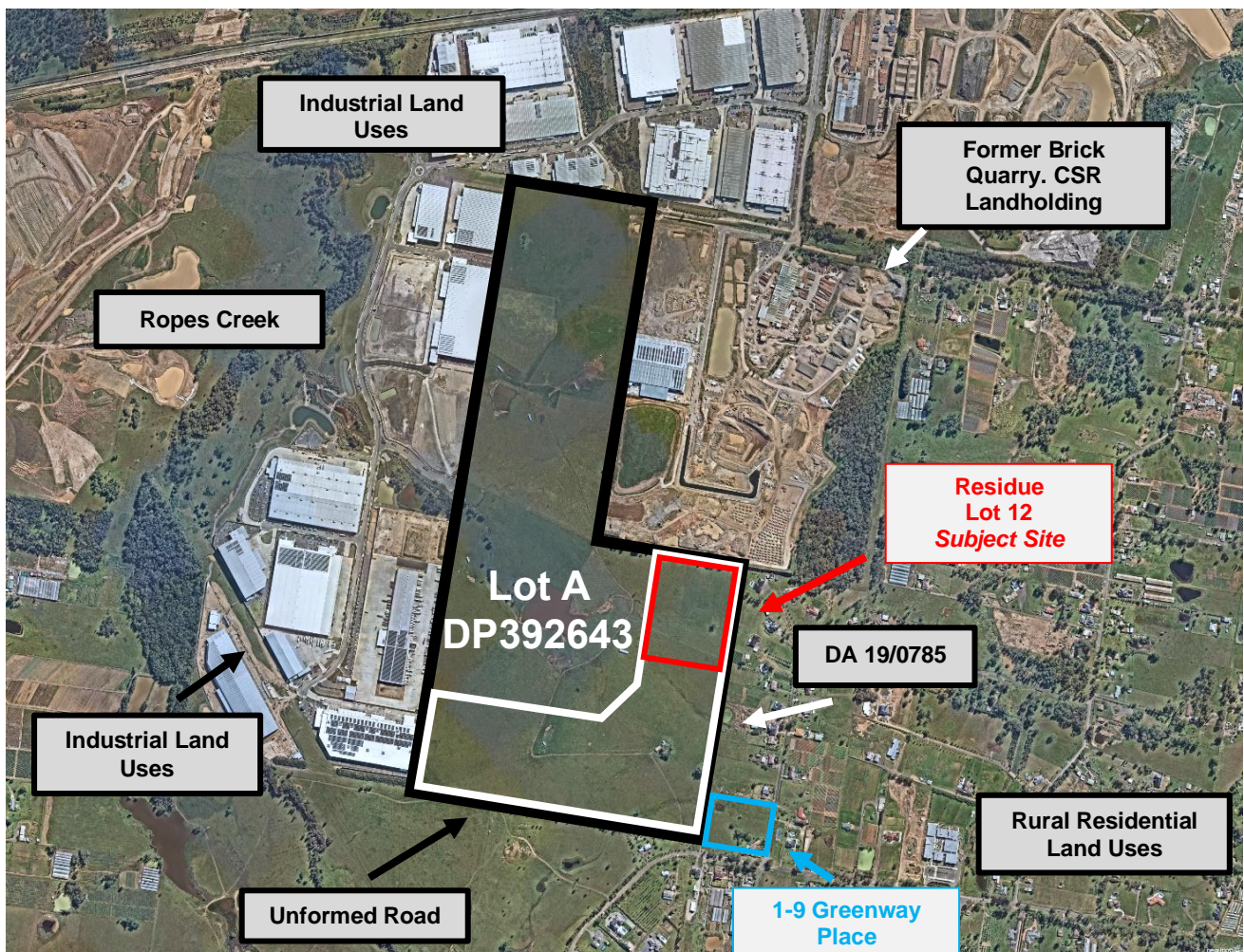


Figure 2-1 Aerial Context of Subject Site

2.2 Site Background

2.2.1 Rezoning and Concept Approval

The portion of the site to be subdivided under this application was rezoned from IN1 General Industrial to RU4 Primary Production Small Lots in 2016 and was removed from the Western Sydney Employment Area as part of that rezoning. The rezoning followed a recommendation by the Planning Assessment Commission in October 2013. During its assessment of a concept plan application which proposed industrial uses for the site, it was proposed that a realignment of the land use boundaries to enable rural residential development within 250m of the southern and eastern boundaries of the site should be considered. The then Department of Planning and Environment considered the rezoning of part of the site to enable rural residential development. On the basis that it considered the use had merit, it subsequently took steps, in consultation with, and with the support of Council, Penrith City Council, and the community to rezone the land to RU4 Primary Production Small Lots in 2016.

Concept Approval (10_0129), approved 28 October 2013 is in place for the site as a whole, through the major projects approval process which proposed redevelopment of the entire site for industrial and warehousing purposes. There is an existing VPA over the subject site executed in conjunction with Stage One Project Approval granted for the development of the north-eastern part of the site. The VPA has no relevance to the current application. Since partial rezoning of the subject site to RU4 Primary Production Small Lots in 2016, the uses approved under the Concept Approval no longer represent appropriate uses contemplated by the underlying zone on this part of the site. The balance area remains zoned General Industrial.

An application to modify the Concept Approval (910_0129 MOD 1) is currently under assessment by the Department of Planning, Industry and Environment. This modification seeks the Concept Approval for rural residential development on the RU4 zoned land as part of the defined project subject of the Concept Plan Approval. This modification is still under assessment by the Department. The Concept Approval modification application seeks approval for revised Site Development Guidelines for the industrial zoned part of the site, which will provide for a 10m landscape interface zone buffer is proposed at the rear of the future industrial which will adjoin the RU4 land.



Figure 2-2 Extract from Modified Concept Plan under Assessment

2.2.2 Relevant Development Applications

Numerous development applications have been lodged for rural-residential subdivisions, in the vicinity of, and subjecting Lot A in DP 392643. Details of these have been provided below.

DA445.1/2019

DA 445.1/2019 is currently under assessment by Fairfield City Council for a subdivision creating 2 rural residential lots, and the construction of an access road off Greenway Place at 1-9 Greenway Place, Horsley Park, described as Lot 21 in DP 1010514. The two lots proposed under this DA are 1.289ha to 1.355 ha in size and will be serviced by a 20m wide road with access from Greenway Place. A subdivision plan for this development has been provided in Figure 2-3.

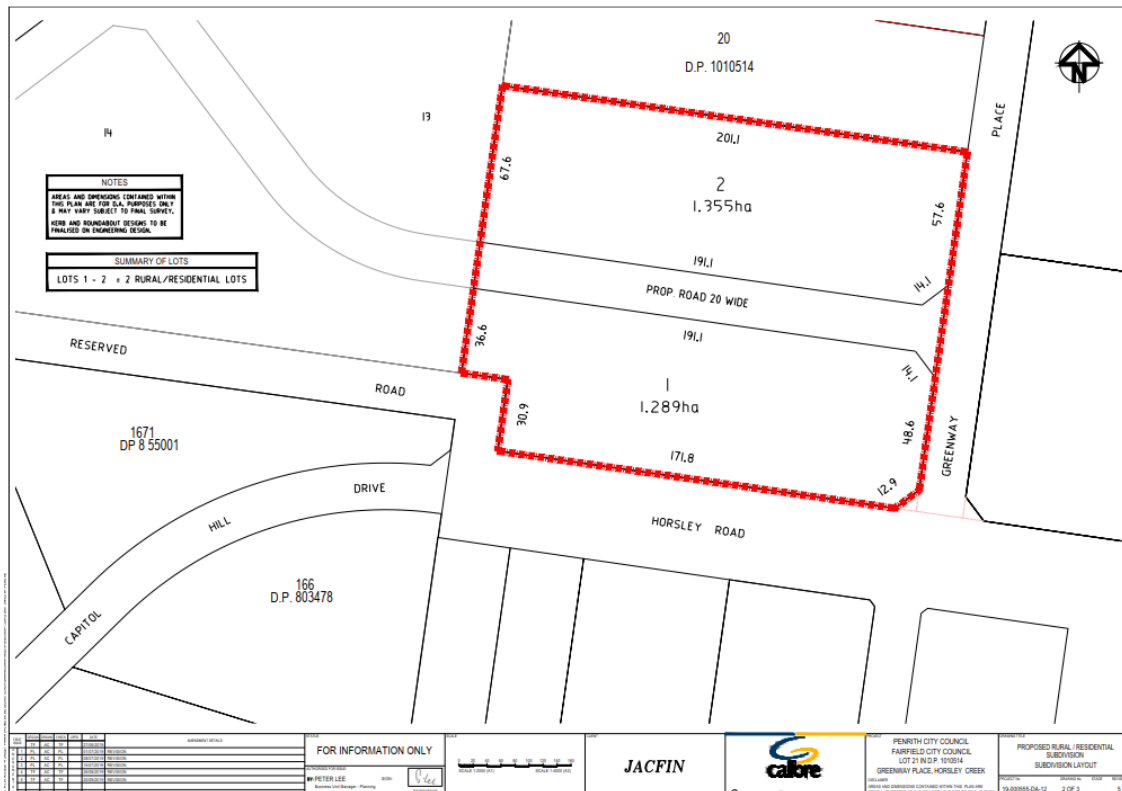


Figure 2-3 Subdivision Plan for DA 445.1/2019

DA 19/0785:

DA 19/0785 was lodged with Penrith City Council on 8 November 2019 for a subdivision creating 14 rural residential lots and 1 residue lot, with road and fire trail extension at 2B Aldington Road, Kemps Creek as part of the Stage One development of Lot A in DP 392643. Three of the proposed lots were deferred in a residue lot, pending further study relating to landfill gas. Access to this subdivision is proposed via an extension of the new road proposed under 445.1.2019 connecting to Greenway Place. The development also proposes a 20m wide fire trail along the rear of the proposed lots, shared with the industrial zoned land. A subdivision plan for this development has been provided in Figure 2-4.

Council expressed that in order to progress with rural residential development on site, further testing for gas transmission on the three lots adjoining CSR landfill property was required. Consent was granted by Penrith Council to the Torrens title subdivision creating 11 Rural-Residential Lots and 2 Residue Lots on 21 August 2020 forming Stage One of the Development. This development application comprises Stage Two of the development being the rural residential subdivision of residue lot 12, into proposed lots 21-23 to form Stage Two, and is supported by additional contamination testing over the subject site.

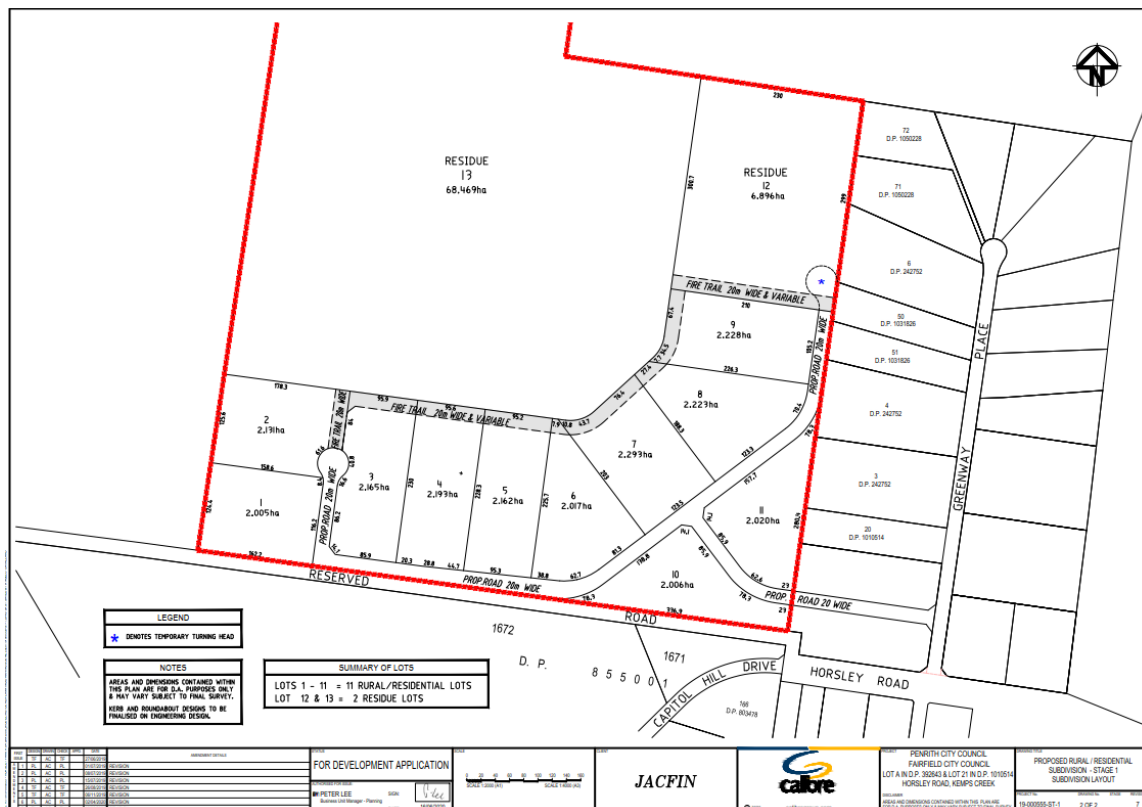


Figure 2-4: Subdivision Layout under DA 19/0785

2.3 Land Use Zoning

The portion of the site subject to THIS Development Application is majorly zoned RU4 Primary Production Small Lots under the provisions of the *Penrith Local Environmental Plan 2010 (LEP)*, as shown in Figure 2-5. The remainder of the site is zoned IN1 General Industrial and E2 Environmental Conservation under the *State Environmental Planning Policy (Western Sydney Employment Area) 2009*.

Subdivision is permissible with consent within RU4 Primary Production Small Lots Zoning with respect to the zone boundaries. This application does not propose any works on the section of the site zoned IN1 General Industrial and E2 Environmental Conservation. The industrial portion of the subject site will be retained within proposed residue lot 13 and will be subject to future development under a separate application.

The *Penrith LEP 2010* sets out the objectives of the RU4 Primary Production Small Lots zone, as follows:

To enable sustainable primary industry and other compatible land uses

To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature

- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure land uses are of a scale and nature that is compatible with the environmental capabilities of the land.
- To preserve and improve natural resources through appropriate land management practises.
- To maintain the rural landscape character of the land.
- To ensure that development does not unreasonably increase the demand for public services or facilities.

Comment: The proposal addresses the zones objectives as follows:

- The subdivision has been designed to minimise conflict with land uses in the adjoining zones, with only two of the lots proposed sharing a direct boundary with the IN1 Lands to the north.
- The proposed subdivision seeks the creation of 3 lots ranging from 2.001ha to 2.183ha in area, which is sufficient to provide for well-separated indicative building pads and indicative effluent disposal areas.
- The subject land does not include any natural resources that would be negatively impacted by the subdivision in the manner proposed.
- The proposed subdivision lot sizes are sufficient to maintain the rural character of the locality.
- As the proposal will only create 3 additional lots, the additional demand for public facilities and services will not be significant.

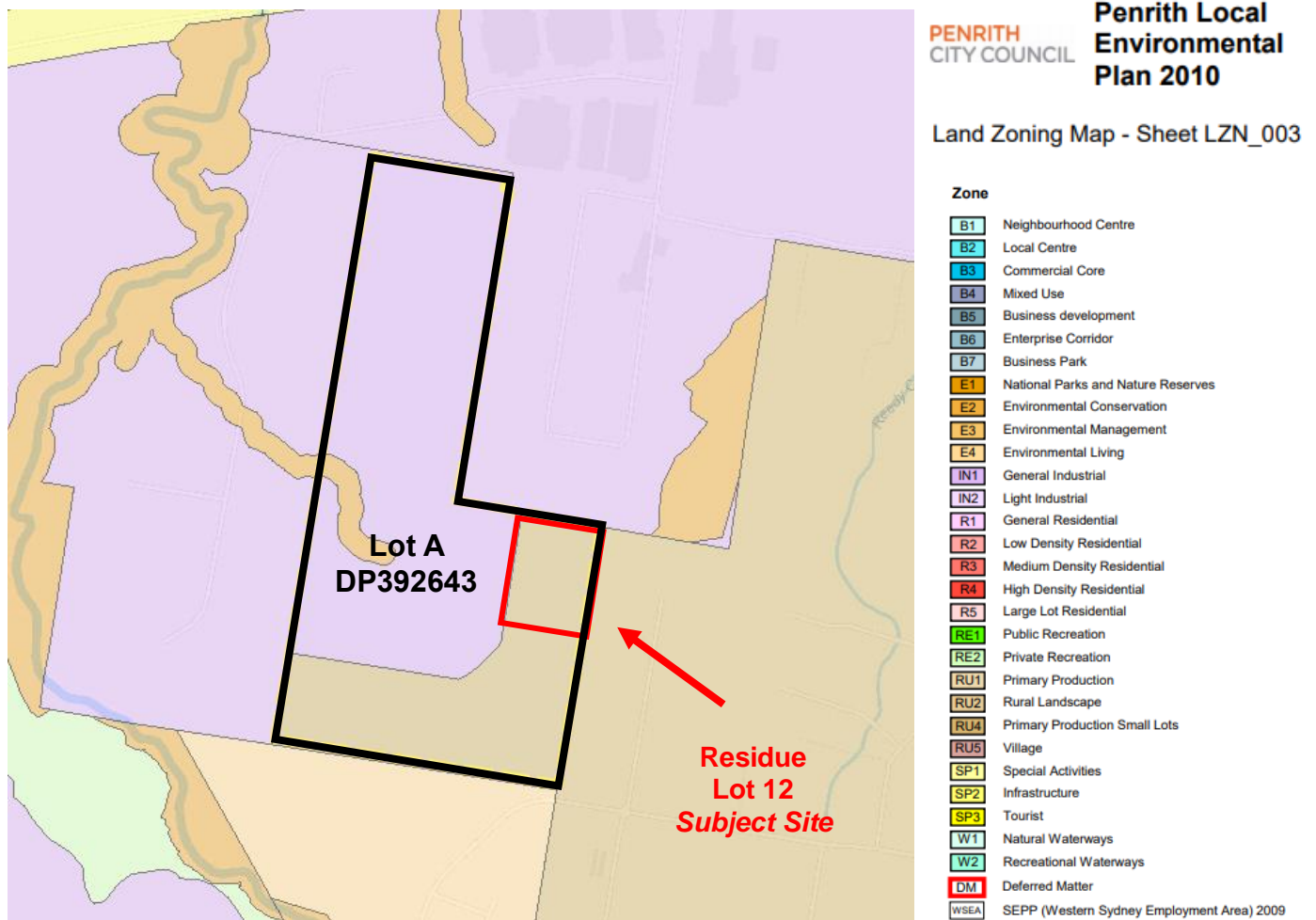


Figure 2-5 Land Use Zoning Map

3. Proposed Development

This Development Application proposes the subdivision of residue lot 12 established in DA 19/0785 into three (3) rural residential lots with road and fire trail extensions at 2B Aldington Road, Kemps Creek, formally described as Lot A in DP 392643. Works under this development application form Stage Two of the subdivision of Lot A in DP 292643. A subdivision plan has been provided below.

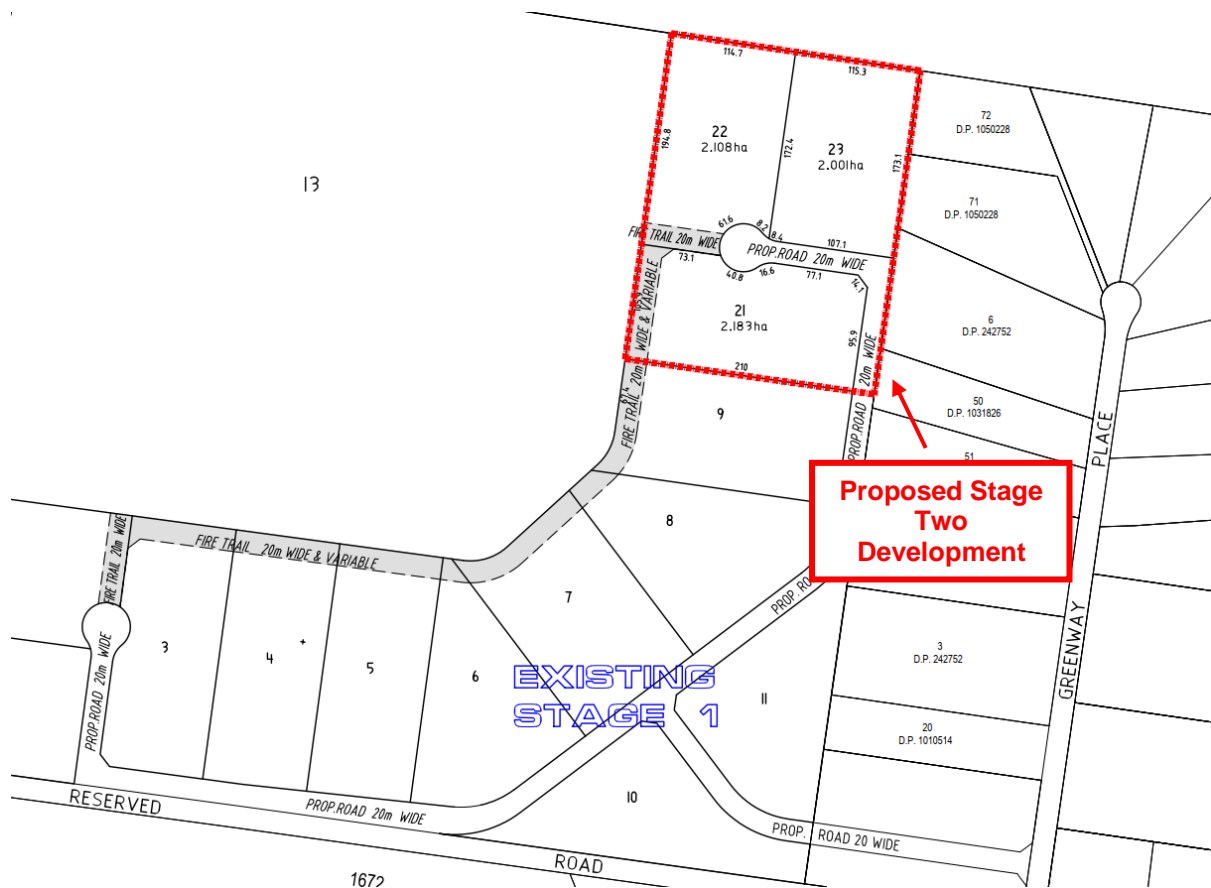


Figure 3-1 Proposed Stage Two Subdivision Plan

The proposed three-lot subdivision is a subdivision of Residue Lot 12 in Stage One under DA 19/0785. The three lots proposed range from 2.001 hectares to 2.183 hectares in size. The lots have been designed to maintain adequate separation between proposed dwellings so as to maintain a rural character. Indicative Building Pad Plans have been provided for the three lots proposed included in the subdivision plan set in Appendix A of this report and shown in Figure 3-2. The Indicative Building Pad Plans demonstrate that each proposed lot provides sufficient space for building locations and that indicative effluent disposal is available on for proposed lot. The lots also accommodate on-site waste disposal areas and make provision for drainage.

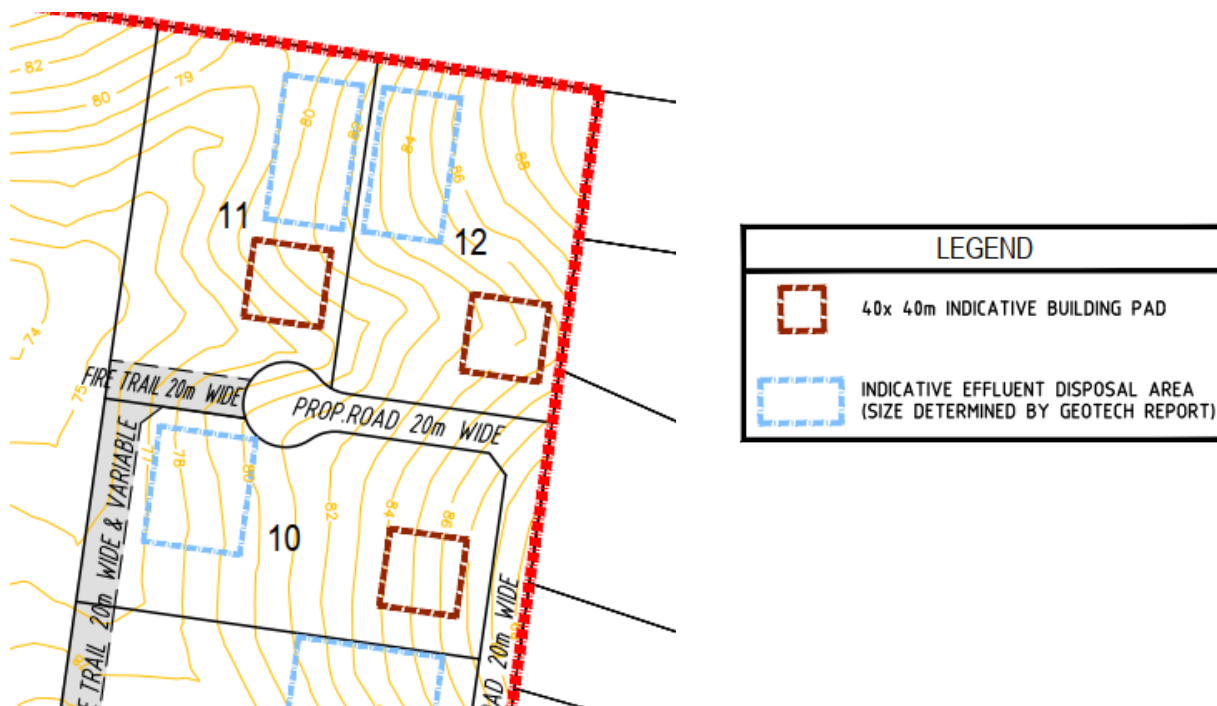


Figure 3-2 Indicative Building Pad Locations with Effluent Disposal Area

Access to the three lots proposed will be provided through an extension of the road network approved under Stage One in DA 19/0785. This road will extend north, before turning west to service the three proposed lots and form a cul-de-sac head. This road is an extension of the new road proposed under DA 445.1/2019 lodged with Fairfield Council which connects to Greenway Drive. Therefore, the 3 lots proposed will be serviced of a new road adjoining Greenway Place.

The subject site is identified as being Bushfire Prone Land. This application proposes the extension of the 20m wide fire trail provided under DA 19/0785 to service Stage Two of the subdivision and connect to the proposed cul-de-sac head. This ensures that alternative egress is available for both stages of the development should one of the cul-de-sacs become isolated during a bushfire event. The fire trail also acts as a fire break between the proposed rural residential lots and the open grassland to the west.

3.1 Integrated Development

The Development Application is nominated as 'integrated' development under Section 4.46 of the *EP&A Act* as the site contains bushfire prone land which requires a bushfire safety authority from the NSW Rural Fire Service in accordance with s100B of the *Rural Fires Act 1997*.

A Bushfire Assessment has been conducted on the subject site with a report by BlackAsh Bushfire Consultants dated 14 October 2019 confirming that the proposed subdivision satisfied the standards of Planning for Bushfire Protection 2006 and presents minimal bushfire risk. PBP 2006 is satisfied and the proposal will also satisfy the requirements of PBP 2018. Asset Protection zones are nominated on the southern and western boundaries.

In addition, this application proposes the extension of the 20m wide fire trail approved under DA 19/0785 along the rear of lot 21 and connecting through to the proposed cul-de-sac to service the subdivision. This fire trail connects to the cul-de-sac in Stage One, ensuring that alternative egress is available should one of the cul-de-sacs become isolated during a bushfire event. The fire trail also acts as a fire break between the proposed rural residential lots and the open grassland to the west. These measures have been assessed by NSW Rural Fire Service to issue a bushfire safety authority.

It is important to note that this subdivision application is not integrated development for referral under the Water Management Act as the land is not within an area of a defined watercourse. This is addresses in Appendix L – Geomorphological Assessment report by Martens Consulting Engineers.

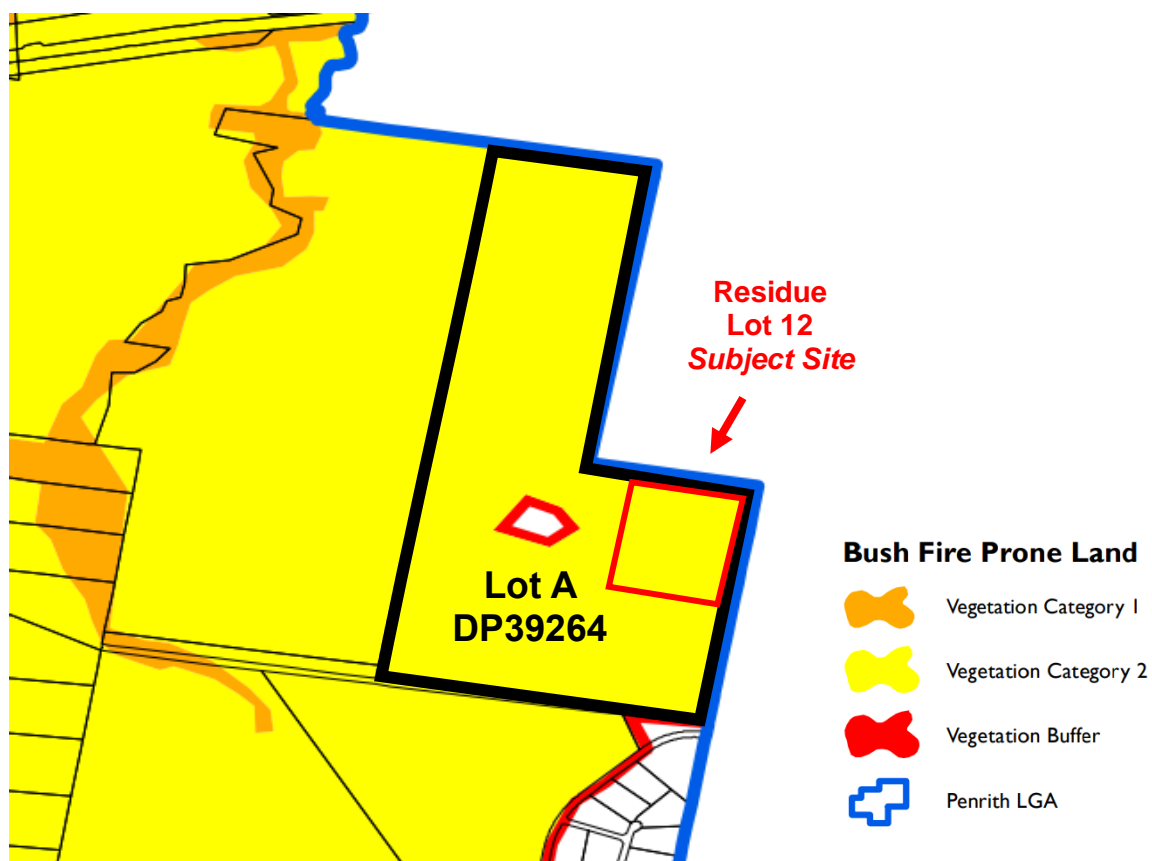


Figure 3-3 Penrith LEP 2010 Bushfire Prone Land Map

4. Statutory Planning Controls and Compliance

4.1 Penrith Local Environmental Plan 2010

The relevant Environmental Planning Instrument to the subject site is the *Penrith Local Environmental Plan 2010 (LEP)*. The clauses relevant to this application have been assessed below:

Clause 4.1 Minimum Subdivision Lot Size

Clause 4.1 of the *Penrith LEP 2010* sets the minimum lot size for land in the RU4 Primary Production Small Lots Zone, via the Lot Size Map. The minimum lot size specified by the Lot Size Map for the subject site is 2ha, as shown in Figure 4-1.

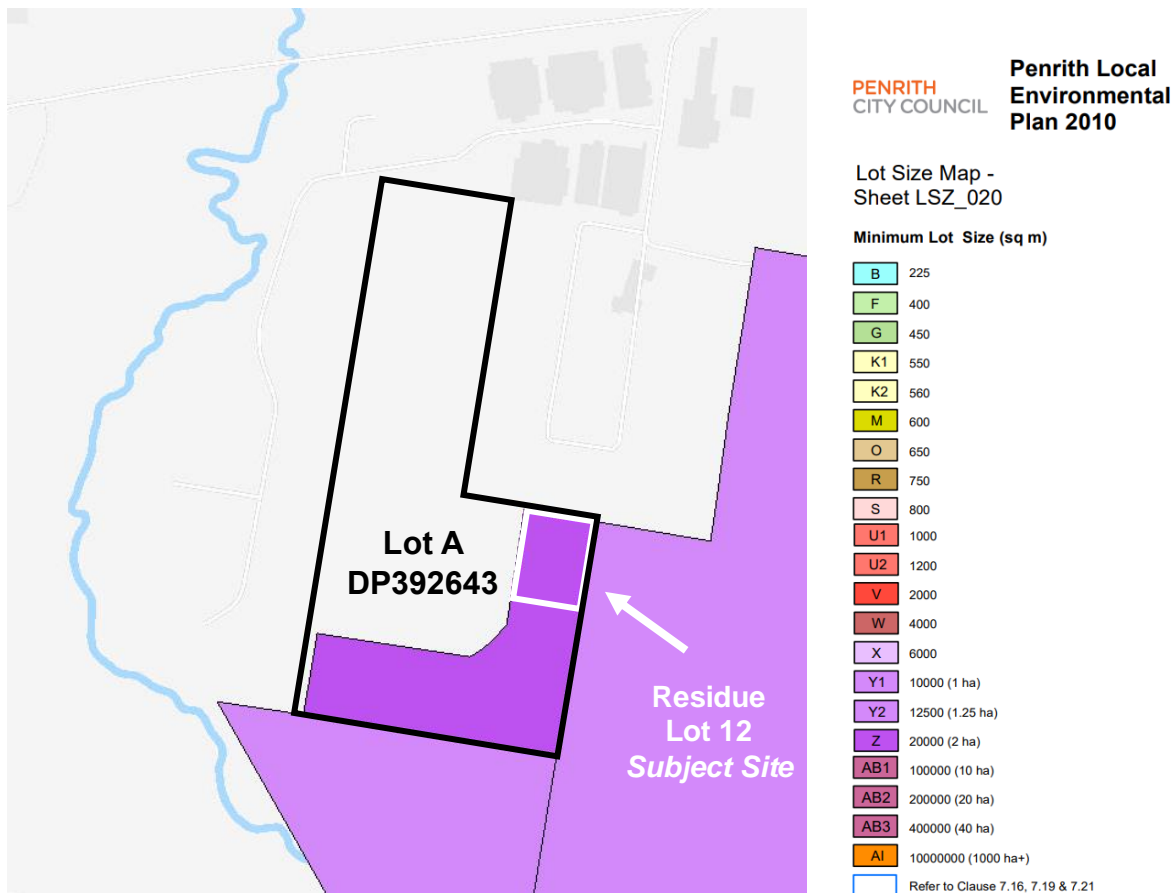


Figure 4-1 Minimum Lot Size Map

The objectives of Clause 4.1 are as follows:

- To ensure that lots sizes are compatible with the environmental capabilities of the land being subdivided;
- To minimise any likely impact of subdivision and development on the amenity of neighbouring properties;
- To ensure that lot size 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;
- To regulate the density of development and ensure that there is not an unreasonable increase in the demand for public services or public facilities; and
- To ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls.

Comment: The proposal complies with the objectives of Clause 4.1 as follows:

- The proposed subdivision seeks the creation of 3 lots ranging from 2.001ha to 2.183ha in area, which is sufficient to provide well-separated indicative building pads and indicative effluent disposal areas.
- The proposed lot sizes are sufficient to ensure adequate separation from adjoining properties to minimise amenity impacts.
- The proposed lot sizes are sufficient in area to allow for a degree of flexibility in the location of indicative building pads and indicative effluent disposal areas so that the natural features of the site are preserved, and the proposed dwellings can take advantage of views offered by the elevated positions on the site. Please refer to the Indicative Building Pad plans in Appendix A.
- As the proposal will only create an additional 3 lots, the additional demand on public facilities and services will not be significant.
- The proposed lot areas and dimensions are sufficient to allow for DCP compliant indicative building pads, access points and indicative effluent disposal areas to be accommodated on each lot.

Clause 7.1 Earthworks

The objectives of this clause are as follows:

- (a) To ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land; and
- (b) To allow earthworks of a minor nature without separate development consent.

Comment: The road and subdivision construction has been designed to balance cut and fill earthwork volumes and will not require the transport and disposal off site of significant volumes of excess or waste materials. It is proposed to utilise cut earthworks materials on site, along with topsoil, rock and other site materials, thereby minimising any disposal of materials off site. Refer to the Engineering Plans included as Appendix B of this report for further details.

Clause 7.2 Flood Planning

The objectives of this clause are as follows:

- (a) To minimise the flood risk to life and property associated with the use of the land,
- (b) To limit uses to those compatible with flow conveyance function and hazard,
- (c) To manage uses to be compatible with flood risks,
- (d) To enable safe and effective evacuation of land,
- (e) To ensure the existing flood regime and flow conveyance capacity is not compromised,
- (f) To avoid detrimental effects on the environment that would cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or waterways.

Comment: The site was formerly located in the SEPP Western Sydney Employment Area and is therefore not covered by flood planning maps under *Penrith LEP 2010*. However, a Stormwater Management Strategy has been prepared by Calibre which shows that the subject subdivision is not flood affected. Overland flow can be appropriately managed to contain the 100-year flows within the proposed stormwater system. Refer to the Stormwater Management Plan included as Appendix G of this report for further details on this matter.

Clause 7.9 Development of Land in the Flight Paths of the Site Reserved for the Proposed Second Sydney Airport

The objectives of this clause is to ensure that development in the vicinity of the proposed Badgerys's Creek airport site -

- (a) Has regard to the use or potential future use of the site as an airport, and
- (b) Does not hinder or have any other adverse impact on development or operation of an airport on that site.

Comment: The subject site is located outside the Aircraft Noise Exposure Forecast 20 Contour, which indicates that the site would experience less than 20 noise events in excess of 70 dB(A) during the course of the day. However, under the scenarios where a second runway is in operation at the new airport, the frequency of 90 dB (A) noise events would exceed this threshold, in which case noise mitigation is required. As such, despite only one runway being approved currently, and the timeframe for a second runway being as yet unknown and potentially distant, it is prudent to ensure that rural residential properties will need to be designed to achieve internal noise level consistent with AS2021:2015, to ensure minimum standards of residential amenity are maintained

in the event a second runway be constructed in the future. Further details can be found in the DA Noise Report in Appendix D of this report.

4.2 Penrith Development Control Plan 2014

The subdivision layout has been developed considering the controls under part C11 Subdivision of the Penrith Development Control Plan 2014, with particular reference to 11.1 General Subdivision Requirements and 11.2 regarding Rural Subdivisions.

11.1 General Subdivision Requirements

1) Engineering Works

- a. *Where roads and other engineering works are required to support a proposed subdivision, detailed must be included in the development application. Applicants are advised to consult with Council's Development Services Unit in relation to any subdivision proposal.*

Comment: The Engineering Plans included in Appendix C of this report detail the engineering works to be carried out with this subdivision proposal. The development proposes the extension of the road network approved under DA 19/0785 to service the three proposed lots and form a cul-de-sac head. This road extension is expected to carry very low volumes of traffic and has taken access and egress in the event of a bush fire into account as well as the required drainage of the proposed road reserve. The proposal also includes the extension of the fire trail approved under DA 19/0785 to connect up with the cul-de-sac head to provide the proposed lots emergency access in the event of a bushfire and serve as a fire break/buffer to the adjoining undeveloped industrial land.

2) Site Planning

- a. *Any proposed subdivision must demonstrate how the proposed subdivision design has taken into account the principles set out in Section C1 'Site Planning and Design Principles' of this DCP. This includes, but is not limited to:*
 - i. *Site analysis and response to the site context;*

Comment: The proposed 3 lot rural residential subdivision is responsive to the context and analysis of the site. Land to the north and west of the subject site is undergoing a transition into industrial development. The proposed subdivision is orientated away from these areas and creates an opportunity for building pads to be setback from industrial frontages to minimise the potential for land use conflict. The indicative building pad locations and indicative effluent disposal area locations are shown on the Building Pads plan in Appendix A.

- ii. *Social impact of the proposed subdivision;*

Comment: The proposed development is limited to a 3-lot rural residential subdivision therefore will not significantly alter demand for social services, carrying minimal social impact. The profile of new residents will be similar to those of existing residents of the adjoining rural residential subdivisions to Horsley Park in the east and Mt Vernon in the south.

- iii. *Economic assessment of the proposed subdivision;*

Comment: The proposed subdivision will have negligible economic impact on the locality as the proposed development is limited to a 3-lot rural residential subdivision with associated road and fire trail extension.

- iv. *Environmental assessment of the proposed subdivision;*

Comment: The proposed subdivision will have negligible environmental impacts and does not propose the removal of any notable vegetation. The subject site was previously cleared of most native vegetation, and only contains low densities of native grasses and groundcover species. The site does not have any biodiversity conservation value or significance. Further details can be found in the Ecological and Riparian Issues Report included in Appendix E of this report.

- v. *Urban design assessment of the proposed subdivision;*

Comment: Subdivision design has given consideration to the potential location and orientation of future indicative building pads to ensure privacy, access to views and prevailing breezes, separation from incompatible land uses, streetscape, management of effluent from on-site waste disposal and the relationship to existing adjoining dwellings in the vicinity of Greenway Place. The proposed subdivision layout provides a suitable response to the site characteristics discussed above and provides opportunities for high amenity responses to siting houses within the landscape. The proposed subdivision has been designed to integrate with the character and form of surrounding subdivision developments including Stage One of the development.

vi. Compliance with the provisions of this DCP relating to specific land uses;

Comment: The provisions of the Penrith DCP Part D1 Rural Land Uses was taken into account throughout the design of the 3-lot rural residential subdivision and the potential siting of indicative building pads.

vii. The allotment size, shape and orientation;

Comment: Allotments proposed are regular and rectangular in shape where the topography, parent lot shape and road location requirements allow. Indicative building pad locations have taken orientation into account, which varies according to the shape of the site, road frontage and site topography. The proposed lots have been provided with additional fire trail access, which also acts as a buffer to the residue lot which will be subject to future industrial development.

viii. The alignment of roads with the natural topography;

Comment: The road extension proposed in this DA aligns with the ridgeline in the south east corner of the site. The proposed cul-de-sac head is aligned downslope and will drain via the proposed fire trail to the residue lot.

ix. Potential energy and water savings from the subdivision design and allotment orientation; and

Comment: The three proposed rural residential lots have been orientated to ensure that indicative building pad locations can be sited with the opportunity for passive solar design and the ability to locate solar panels in unobstructed locations.

x. The ability of proposed allotments to operate efficiently for the proposed use and potential future development.

Comment: The three proposed lots meet the minimum area requirements and minimum dimensions, thus are considered suitable for the proposed use.

b. As part of any site analysis, the proposed subdivision must demonstrate its integration with the natural and physical features of the site including, but not limited to:

i. Slope and orientation of land;

Comment: The proposed subdivision takes into account the slope and orientation of the land. The site and shape of the lots creates opportunities for indicative building pads to be sited to sit off the peak of the ridge whilst remaining upslope from indicative effluent disposal areas.

ii. Opportunities for solar and daylight access to dwellings (if applicable);

Comment: This subdivision application has provided indicative building pad locations for the three proposed lots to demonstrate that dwellings can be positioned to receive adequate solar and daylight access. There is no established vegetation on the site, or neighbouring sites which would not cause obstruction to solar access to future dwellings.

iii. Design of roads and access ways (individual site access);

Comment: Access to the three lots proposed will be provided through an extension of the road network approved under Stage One in DA 19/0785. This road will extend north, before turning west to service the three proposed lots and form a cul-de-sac head. The proposed cul-de-sac head is aligned downslope therefore will drain via the proposed fire trail to the residue lot. All lots are provided with alternative egress, either by road or by way of fire trail. Consideration has been given to the potential locations of individual access points to the proposed road network in terms of safe sight distances for driveway entries.

iv. Retention of special qualities or features such as trees or views;

Comment: The subject site is not deemed to have any significant trees or carry any notable vegetation. The site is currently vegetated with low density grasses and has an open character. Indicative building pad locations reflect the ability of wider views in the landscape, particularly to the south, west and east. Further details can be found in the Ecological and Riparian Issues Report included in Appendix E of this report.

v. Availability of utilities;

Comment: Town water supply is available in Horsley Road and Greenway Place. Initial investigations indicate that there should be sufficient pressure available to service the 3 lots proposed, however confirmation with Sydney Water via a Section 73 Certification application is needed. While there is sewer available in the locality, it is not located nearby, and an on-site wastewater treatment approach has been chosen in this instance. Please refer to the Water and Wastewater advice in Appendix I for further advice on this matter. Other urban services such as electricity and telecommunications are available.

vi. Provision of adequate site drainage;

Comment: The stormwater strategy outlined in the Stormwater Management Plan for Lot A DP 392643 was prepared in accordance with the Penrith City Council Design Guidelines for Engineering Works for Subdivisions and Developments, and a combination of swales and culvert drains are proposed which will adequately address both quantity and water quality requirements. Further information can be found in the Stormwater Management Plan included as Appendix B of this report.

vii. Possible need to retain the existing subdivision character;

Comment: The subject site was partially rezoned from its previous zoning of IN1 General Industrial to include a portion of land zoned RU4 Primary Production Small Lots. Land subject to this DA is within the RU4 zoning and is subject to a minimum lot size of 2 hectares. This demonstrates a planning intent to subdivide the property from its current broad hectare state. The site is also surrounded by industrial uses to the north and west, and rural residence subdivisions of sizes as low as 1 hectare to the east and south. Therefore, the subject site is an isolated remnant of a previous land use pattern which is not reflective of the future direction for the area.

viii. Heritage and archaeological conservation;

Comment: The site's European and Indigenous Heritage was previously assessed as part of the Concept Approval under the former Part 3A process. The site has been heavily disturbed by previous grazing activities and is not identified as a place of European Heritage Significance under the *Penrith LEP 2010*.

ix. Adequacy of each allotment considering relevant development standards for the proposed future use of the land;

Comment: The relevant principal development standards that apply to this lot under *Penrith LEP 2010* include Clause 4.1 Minimum Lot Size which specifies a minimum lot size of two hectares for the subject land. The proposed lots range from 2.001 hectares to 2.183 hectares in size, therefore are compliant with this clause.

Clause 4.2 Rural Subdivision of *Penrith LEP 2010* also applies to the portion of land with a RU4 Primary Production Small Lots Zone. This application does not propose any primary production small lots, as lots are proposed to contain dwellings. Therefore, this clause is not relevant to this application. No other principle development standards apply to the proposal.

x. Relationship to adjacent subdivision patterns; and

Comment: The subject site is situated on the border of Penrith City Council and Fairfield City Council, and notable adjacent subdivision applications have been lodged with both councils.

The 3-lot rural residential subdivision proposed under this Development Application represents Stage Two of the two-stage subdivision of Lot A in DP 392643. DA 19/0785 was approved by Penrith City Council for Stage One of the development, consenting to a Torrens title subdivision creating 11 Rural-Residential Lots ranging from 2.005ha to 2.293ha in size and 2 Residue Lots including Residue Lot 12, a single road with cul-de-sacs at either end or a fire trail along the common boundary with residue lot 13. The Stage Two subdivision proposed under this application will integrate with the Stage One subdivision as both stages feature rural-residential subdivisions with lots of a similar size and will be serviced off the same road.

The subdivision of Lot A in DP 392643 will join the subdivision proposed under DA 445.1/2019 lodged with Fairfield City Council for the 2-lot rural residential subdivision of Lot 21 in DP 1010514 for lots fronting Greenway Place. Proposed lots range from 1.289ha in size to 1.355ha in size, and shared common boundaries with Stage One lots. Stages One and Stage Two of the subdivision of Lot A in DP 392643 rely on this subdivision for access, proposing the new road off Greenway Place.

xi. Potential land use conflicts with adjacent lands.

Comment: To the north of the site is a brickwork currently undergoing transition to industrial use. The industrial subdivision of this land (within the Fairfield LGA) includes a landscaped buffer along the common boundary of the site shared with proposed lots 22 and 23. By locating indicative building pads towards the front of the lot, approximately 110 metres of separation can be achieved from the industrial boundary with the subject site.

Proposed lot 13 (residue) is subject to a Part 3A Approval (10-0129) for a concept plan approval granted 28 October 2013 (with proposed modifications), that originally sought industrial development over the entire subject site. Following a rezoning process by the Department of Planning and Environment, part of the subject site was rezoned to RU4 Primary Production Small Lots under the *Penrith LEP 2010*. The Concept Plan is currently undergoing modification to reflect the development of the RU4 portion of the site as rural residential. The proposed amended Concept Plan provides for a 10-metre landscaped buffer along the boundary of proposed Lot 15.

The proposed subdivision layout provides for a fire trail approximately 20m wide along the interface shared with residue lot 13 which adds to the building separation between the two land uses. Indicative building pad locations are set back of at least 20 metres from the boundary of the proposed lots to maintain separation between the proposed land uses.

- c. *Existing vegetation and natural drainage lines should be retained enhanced, wherever possible.*

Comment: The subject site is not deemed to have any significant trees or carry any notable vegetation. The site is currently vegetated with low density grasses and has an open character. Indicative building pad locations reflect the ability of wider views in the landscape, particularly to the south, west and east. Refer to the Ecological and Riparian Issues Report included in Appendix E of this report for further details.

A drainage depression is located within proposed lot 22. A geomorphological analysis prepared by Martens Consulting Engineers regarding both of these drainage features indicates that the drainage depression does not constitute as a river or watercourse within the meaning of the *Water Management Act 2000*. Further details on this matter can be found in the Geomorphological Assessment included as Appendix L of the report.

- d. *Existing dams should be retained, where possible.*

Comment: There are no existing dams within the proposed RU4 subdivision area on this lot. An existing dam on the IN1 zoned residue lot will not be affected by this proposal.

- e. *Long and narrow allotments should be avoided. Allotments should have a maximum of 4:1 depth to width ratio.*

Comment: All proposed allotments have a depth to width ratio of less than 4:1

- f. *'Battle-axe' allotments are discouraged by Council. No more than two allotments shall be served by a shared access corridor. Where a corridor is shared, reciprocal rights of way and easements for drainage shall be granted over the access corridor for the benefit of both allotments.*

Comment: The proposed development does not feature any 'battle-axe' allotments.

- g. *Applications for subdivision need to demonstrate that each of the proposed allotments can support the proposed development/buildings by providing a Potential Development Area Plan. This Plan (based on a survey/diagram) shall show the potential development area of each allotment (after taking into account setbacks that may be required to meet built form or environment controls in this DCP).*

Comment: A potential Development Area Plan (PDAP) is included in the Plan of Subdivision set which has been included in Appendix A of this report. The PDAP includes indicative building pad locations as well as indicative locations for effluent disposal. Indicative building pads demonstrate that building pads are sited according to the requirements of this DCP.

- h. *Applications should be accompanied by landscape plans indicating proposed landscaping (including streets and how they are positioned so as not to compromise the effectiveness of street lighting) and parking arrangements.*

Comment: Detailed of landscaping can be found in the Engineering drawings in Appendix C of this report.

- i. *New allotment should locate so as to protect, enhance or conserve areas of high scenic or recreational value. Councils may consider subdivisions/buildings in these higher value areas where ridgelines, vistas and other geographic features are not interrupted or where building materials that blend with the environment are to be used*

Comment: There are no areas of high scenic or recreational value either within or adjacent to the subject site. The proposed subdivision has taken the landform into consideration in terms of providing opportunities to site dwellings to minimise visual impacts and to take advantages of views from elevated parts of the site and exposure to breezes.

3) *Subdivision of Natural Resources Sensitive Land*

- a. *Where applicable, applicants are required to address the environmental impacts of any proposed subdivision of land where the proposed allotments are within or adjacent to land shown on the Natural Resources Sensitivity Land Map of the LEP.*

Comment: Neither the subject site nor the adjacent lands are identified as being Natural Resources Sensitive Land under the *Penrith LEP 2010*.

- b. *Council will generally not support the subdivision of land within or adjacent to the land noted on the Natural Resources Sensitivity Land Map where the subdivision will result in fragmentation that will make control of the environmental outcomes difficult to achieve.*

Comment: Neither the subject site nor the adjacent lands are identified as being Natural Resources Sensitive Land under the Penrith LEP 2010.

- c. *Council may require dedication of conservation easements, where necessary, over land adjacent to the land shown on the Natural Resources Sensitivity Land Map to protect areas identified to be of significance.*

Comment: Not applicable – the subject site is not identified as Natural Resources Sensitive Land as described by the Penrith LEP and associated maps.

4) Vegetation Management

- a. *Any subdivision proposal is required to address the objectives and controls set out in the Vegetation Management and Landscape Design sections with particular focus on the protection of existing vegetation.*

Comment: The subject site does not contain any biodiversity conservation value, or notable vegetation. The site contains exotic pasture grassland with relatively sparse, low density native grasses. No significant or notable vegetation needs to be removed for the purpose of this development. Refer to the Ecological and Riparian Issues Report included in Appendix E of this report for further details.

- b. *Not more than 10% of the vegetation on any site shall be cleared (or required to be cleared) as the result of any subdivision proposal.*

Comment: The subject site was previously cleared for grazing purposes. Therefore, this proposal requires minimal clearing of vegetation, and does not propose the removal of any notable vegetation.

- c. *The design of any subdivision layout must ensure that the potential development pattern supported by the proposed subdivision design will be consistent with the existing landscape character of the area.*

Comment: The proposed subdivision forms Stage Two of a residential subdivision over the subject site. Landscaping will be consistent with neighbouring development applications approved by Penrith City Council for the Stage One subdivision of Lot A in DP 392643 and Fairfield Council for the subdivision of Lot 21 in DP 1010514. The resulting landscape is consistent with the surrounding landscape character of the area.

- d. *A subdivision application on land identified as or adjacent to 'bushfire prone land' will need to address the controls set out in the Vegetation Management Section relating to bushfire protection and the provision of asset protection zones. Where possible, removal of significant vegetation is to be minimised.*

Comment: The bushfire risk on the site relates to the possibility of grassland fires, primarily from the adjacent residue lot 13. This open grassland is characterised as Vegetation Category 2 in the Bushfire Prone Land mapping.

There is no woody vegetation on the site, or immediately adjacent to the site that constitutes a bushfire risk. The closest stand of mapped vegetation to the subject site is approximately 150m away at the closest point, separated from the site by an industrial development site. The residue lot has a concept masterplan approved over it for industrial purposes, which is currently being amended. The residue land is likely to develop in the near future and the major source of bush fire risk affecting the site is likely to be removed when developed. Some residual grassfire risk remains to the south, where a large open grassland lot remains, which is approved for rural residential subdivision (with that approval currently subject to a modification application) and is likely to be developed for rural residential use in the future.

The Bushfire Assessment Report prepared for the site by BlackAsh consultants recommends the establishment of a fire trail for alternative egress to all lots (in conjunction with the proposed road layout). The proposed subdivision proposes the extension of the 20m wide fire trail under in DA 19/0785 to service the lots. The fire trail will run along the rear of proposed lot 21 and intersect proposed lots 21 and 22 to join with the cul-de-sac.

- e. *Tree protection measures must be provided in accordance with Australian Standard AS 4970-2009 Protection of trees on development sites.*

Comment: The subject site does not contain any biodiversity conservation value, or notable vegetation. The proposed development does not require the removal of significant or notable vegetation. Refer to the Ecological and Riparian Issues Report included in Appendix E of this report for further details on this matter.

5) Water Management

- a. *Any subdivision proposal is required to address the objectives and controls set out in the Water Management Section. The subdivision design should consider the following and incorporate measures to address:*
 - i. *The potential impacts of any future development on water catchments and surface water quality;*

Comment: The proposed development will have limited impact on water catchments and surface water quality. The majority of the landform would remain undisturbed as a result of the proposed subdivision, with construction of roads, services and the like. This is not forecast to alter the runoff characteristics of the site significantly. The proposed development will discharge into existing overland drainage lines and in the future into the future industrial development of proposed lot 15 and would be picked up in any treatment train established on this site. Refer Stormwater Management Letter in Appendix B for further details.

- ii. *The potential impacts of any future development on watercourses, riparian corridors and wetlands or other environmentally sensitive areas. Lot design may need to facilitate the fronting onto riparian land to facilitate surveillance and prevent degradation of these areas;*

Comment: There are no watercourses, riparian corridors or environmentally sensitive areas within the RU4 portions of the subject site. Refer to the Geomorphological Assessment in Appendix L and the Ecological and Riparian Impact Assessment Report in Appendix E for further details.

- iii. *The potential for flood risk and damage to life and property, and the need to provide safe emergency access/egress from the site;*

Comment: The area of the subject site intended for rural residential purposes is not identified under *Penrith LEP 2010* as having potential flood risk.

- iv. Issues arising from stormwater and drainage requirements; and

Comment: The subject site takes some external runoff from a small area of catchment in Greenway Place, as well as runoff generated from the site itself. The runoff characteristics have been modelled in the Stormwater Management Plan in Appendix B. A proposed system of swales and under-road drainage culverts will be installed that will manage both the water quantity and which will also meet relevant water quality objectives. Refer Stormwater Management Plan in Appendix B for further details on this matter.

- v. *The potential for the site design to incorporate features of water sensitive urban design.*

Comment: The proposed swale drains for the site will also serve a water quality management function. Please refer to the Stormwater Management Plan included as Appendix B of this report for further information.

- b. *Council will not approve any subdivision of lots where it is evident that a flood free building envelope and safe internal access from/to the public road cannot be provided. The building envelope for any dwelling should be flood free in a 1:100 Average Recurrence Interval (ARI) flood. Evidence of this must be provided as part of any application.*

Comment: The subject site is located at the top of a catchment, so there are no indicative building pad locations that are potentially flood affected. The site proposes flood-free access to the existing road network via Greenway Place.

- c. *Council will not support the subdivision of any land located in a floodway or areas of high flood hazard.*

Comment: Not applicable – There are no floodway's or areas of high flood hazard on the subject site.

- d. *Subdivision of land below the flood planning level in rural zones creating additional allotments will generally not be supported. However, Council may consider a subdivision application where the applicant can demonstrate that:*
 - i. *The floor hazard is low;*
 - ii. *Flood free access can be provided; and*
 - iii. *A minimum of 1000m² within each allotment is flood free, allowing for a dwelling and all ancillary works;*

Comment: Not applicable – the site is not below the flood planning level

- e. *Generally, land situated within existing residential, commercial and industrial zones may only be subdivided to enable its development for urban purposes where the level of the existing land to be developed is not lower than the 1:100 ARI flood. All lots created by such subdivision shall have the portion of the lot that can be built upon filled to a level at least 0.5m above the 1:100 ARI flood.*

Comment: Not applicable – The site is not below the 1:100 ARI flood level.

- f. *Significant filling of flood planning land will not be supported. If minor filling is required on flood planning land, the provisions relating to flood liable lands will apply (refer to the Water Management section).*

Comment: Not applicable – there is no flood planning level on the subject site.

6) *Land Management*

- a. *Any subdivision proposal is required to address the objectives and controls set out in the Land Management section with particular focus on ensuring that the proposed subdivision is appropriate taking into consideration:*

i. *Site instability due to geology, slope or landfill;*

Comment: The proposed 3 lot subdivision is not located in the vicinity of any landfill. Geotechnical studies have been previously undertaken for the site and indicate that there are no geological constraints for the development of the subject land.

ii. *The need for excavation and fill to create developable allotments;*

Comment: The proposed development will only require earthworks for the road extension and fire trail extension, as well as construction of associated drainage and infrastructure. The majority of the landform will remain undisturbed. Engineering Plans have been included in Appendix C of this report.

iii. *The potential for erosion and sedimentation; and*

Comment: The proposed development is for a 3-lot rural residential and requires minimal works to facilitate the development. The risk of erosion and sedimentation is considered minor and can be effectively managed throughout the construction process. Suitable measures to prevent erosion and sedimentation will be documented in the Construction Certificate stage.

iv. *The potential for salinity.*

Comment: A Salinity Investigation and Management Plan was prepared by Douglass Partners and has been included as Appendix J of this report. The investigation details that the subject sites contains soils ranging from mildly aggressive to concrete, mildly to moderately aggressive to steel and ranging from slightly saline to very saline material and sodic to highly sodic soils across the site. These conditions are not considered to be significant impediments to the proposed development and the site would be suitable for development with the implementation of the Salinity Management Plan through appropriate conditions of development consent.

- b. *Any subdivision application must address whether the proposed site has any potential for contamination (in accordance with the Contaminated Land Management Act 1997), other than by normal grazing activities. If required by Council, the land will need to be remediated in accordance with legislative requirements before subdivision can be permitted.*

Comment: A Detailed Site Investigation with Limited Intrusive Investigation (DSI) was undertaken by Douglas Partners in September/October 2019 and found that the site is suitable for the proposed rural residential use. However, this is subject to the following additional tests and investigations occurring prior to construction:

- Additional soil and soil leachate testing of carcinogenic PAHs in soils surrounding power poles at the site to allow further statistical analysis to be carried out with reference to NEPC (2013) and to assess the mobility of carcinogenic PAHs in soils.
- Should further investigations confirm that contamination requiring remediation exists, a Work Method Statement (WMS) or Remediation Action Plan (RAP) will be required to document how burial and/or disposal of such soils will be carried out.

7) *Culture and Heritage*

- a. *Subdivision of a heritage item or in the vicinity of a heritage item or where there is the likelihood of an Aboriginal archaeological heritage item must address the objectives and controls set out in the Culture and Heritage section. The proposed subdivision must minimise:*

i. *The impact on Aboriginal or European archaeology on the site; and*

ii. *The impact on Aboriginal objects and places.*

Comment: The heritage values and archaeological potential of the subject site were investigated as part of the prior Concept Approval for the site issued by the Planning Assessment Commission (now the Independent Planning Commission). The site was previously cleared for grazing purposes, and not found to have an Aboriginal Archaeological Heritage Items.

8) *Access and Transport*

- a. *Any subdivision proposal is required to address the objectives and controls set out in the Transport, Access and Parking section with particular focus on ensuring that the proposed subdivision is appropriate taking into consideration:*

i. The appropriate location of land uses to minimise transport requirements; Penrith Development Control Plan 2014 C11 Subdivision C11-7

Comment: The location of the proposed land use (rural residential subdivision) is appropriate for the current zoning of the RU4 land. The two-hectare minimum subdivision size applicable to the RU4 land minimises the potential number of dwellings that can be established on the site and has the effect of limiting transport requirements to that necessary to service the 3 dwellings. A low-frequency bus service operates along Horsley Road in the vicinity of the subject site, with stops near the intersection of Greenway Place. Refer to the Transport Impact Assessment included as Appendix G to this report for further details on this matter.

ii. Likely traffic generation;

Comment: The likely traffic generation of the proposed subdivision was assessed in a Transport Impact Assessment prepared for both Stages 1 and 2. The 3 lots proposed in Stage Two, in conjunction with the 11 lots in Stage One will generate 13-14 additional vehicles per hour (vph) in the AM and PM peak periods. The level of traffic generation will not affect the performance of the intersection between Horsley Road and Greenway Place, which is anticipated to maintain a Level of Service "A" post development. Further details can be found in the Transport Impact Assessment included in Appendix G of this report.

iii. Safe access and egress to the site; and

Comment: Access to the three lots proposed will be provided through an extension of the road network approved under Stage One in DA 19/0785. This road will extend north, before turning west to service the three proposed lots and form a cul-de-sac head. The road approved under DA 19/0785 to service Stage One is an extension of the new road proposed under DA 445.1/2019 lodged with Fairfield Council which connects to Greenway Drive.

The Transport Impact Assessment Report indicates that there is sufficient separation from the proposed new road on the adjoining Lot 21 to Greenway Place (under separate application to Fairfield City Council) to the existing intersection between Greenway Place and Horsley Road. Greenway Place carries low traffic volumes as it is a semi-rural cul-de-sac that currently services 19 lots. The intersection of Greenway Place with Horsley Road and Garfield Road is controlled by a roundabout that currently operates with a Level of Service "A". This Level of service will be maintained in the post-development scenario.

iv. Appropriate lot sizes to provide facilities for cars, pedestrians and bicycles.

b. Council will not approve any subdivision of new lots in situations where each lot cannot be provided with a safe access point to an existing public road.

Comment: Each lot has been provided with a safe access point to the new road proposed under DA 445.1/2019 under assessment by Fairfield Council which links up to Greenway Place as part of the existing road network.

c. Council may not approve subdivision of allotments where access is to a Crown Road only.

Comment: An existing unformed Crown Road is situated on the southern boundary of the subject lot. The subdivision has been designed so that access is not required from this road, and this application does not propose the opening of this road. Access to the Stage Two Subdivision is gained via Lot 21 in DP 1010514, under a separate application to Fairfield City Council.

d. Site frontage must be sufficient to permit vehicular and pedestrian access to the site.

Comment: Access to the existing road network is described in point 8 (a) (iii) above

e. A minimum allotment frontage of 25m must be provided when the allotment has a vehicle access point to a collector or major road.

Comment: This application does not propose any lots with a frontage to a collector or major road.

f. Council and the Roads and Maritime Services (RMS) require that access points are grouped at existing or limited access points whenever feasible to minimise the traffic impact and risk on additional access points to road networks.

Comment: Stages One and Two for the proposed subdivision have been designed so that the development relies on the construction of a new road connecting to a single access point to Greenway Place.

g. Where an internal road system is proposed to a new subdivision, the application must demonstrate a distinctive and hierarchical network of roads with clear physical distinctions between each type of road, based on function, capacity, vehicle speeds and public transport.

Comment: This development application proposes the extension of the road network approved under DA 19/0785 to service the proposed three lots. The proposed extension takes the form of a branching cul-de-sac, which is connected to another cul-de-sac as part of Stage One by a fire trail for alternative egress in bushfire situations.

- h. Any proposed road system must provide acceptable levels of access, safety and convenience for all road users, while ensuring acceptable levels of amenity and protection from the impact of traffic.*

Comment: Please refer to the responses to points 8 (a) (i), (ii) and (iii) above that demonstrate compliance with this point.

- i. Council may levy a road contribution or require road upgrading for all proposed lots whether the lots are accessed by sealed or unsealed roads. The amount of the contribution will depend on the current standard of the road and the increased levels of traffic to be generated.*

Comment: The proposal is not reliant on access by existing sealed or unsealed roads within Penrith LGA. A road network has been provided which means each lot gets access to a newly formed public road. This road will gain access from Greenway Place so future residents can access the proposed lots from the existing Horsley Park residential community rather than via the industrial Western Sydney Employment Area. There will be no road connection between the new residential subdivision and the residue industrial zoned land.

9) Noise and Vibration

- a. Any subdivision proposal is required to address the objectives and controls set out in the Noise and Vibration section with particular focus on designing lots so sensitive buildings (especially dwellings) will have sufficient setbacks or noise mitigation measures to minimise noise and vibration impacts.*

Comment: There are two identified noise sources that potentially affect the proposed rural residential subdivision, namely noise from the adjoining industrial development (existing and proposed) and potential noise from aircraft overflight once the Nancy Bird Walton Airport becomes operational. Both noise sources have been assessed by Wilkinson Murray, who indicate that the industrial noise levels will be below the acceptable thresholds and that the site is 'conditionally acceptable' under Australian Standard AS 2021-2000 with respect to Aircraft Noise, requiring dwelling construction to conform to the requirements of AS2021:2015. This can be achieved through appropriate conditions of approval specifying standards for the future construction of dwelling houses.

10) Infrastructure and Services

- a. Council will not approve of any subdivision of new lots where requirements for effluent/wastewater disposal cannot be adequately met on each individual lot.*

Comment: Each proposed lot is of a sufficient size to accommodate an effluent disposal area sufficient to adequately dispose of wastewater generated on site. Indicative effluent disposal areas have been marked on the Building Envelope Plans for the three lots included as Appendix A of this report.

- b. Council will not approve of any subdivision of new lots where the provision of services, such as electricity, telephone and other centralised services, would result in additional costs not paid for by the applicant.*

Comment: This development application proposes servicing for the three proposed lots, as part of the subdivision works.

- c. Satisfactory arrangements will be required to be made with Sydney Water in conjunction with the submission of the subdivision application. Documentary evidence will be required of the consultation which has been undertaken.*

Comment: Each lot will be serviced by a potable water connection via the proposed road. Wastewater will be provided by disposal systems and irrigators located on the proposed lots as part of the development applications for each individual dwelling. Refer Water and Wastewater Servicing Advice in Appendix F for further information on this matter.

11.2 Rural Subdivisions

1) Land Capability

- (a) *As part of any subdivision application for rural lands, an applicant must address the impacts that the proposed subdivision will have on the agricultural capability and sustainability of the proposed allotments as well as the impact on agriculture in the surrounding area.*

Comment: The land is currently used for grazing purposes. The surrounding land use context is changing rapidly, with land to the west and north being developed for industrial purposes (along with the balance area of the subject site in the residual area in lot 13) and the area immediately to the south of the subject site (42 Capitol Place) redeveloping into a rural residential subdivision. The potential for use of the land for rural purposes in accordance with the zoning will be similar to existing lots in Greenway Place (Within the Fairfield LGA) that combine rural residential with market gardening uses.

- (b) *This must also address social, economic and environmental factors.*

Comment: This area is in transition, with the expansion of industrial development under the Western Sydney Employment Area on adjoining land significantly changing the character of the area. The Development of the Badgery's Creek Airport is an additional driver of change in the suburbs surrounding the airport site and the key transport corridors that access it. Furthermore, Fairfield Council has a preferred structure plan for the urbanisation of Horsley Park and Cecil Park that shows the surrounding area within Fairfield City redeveloping for urban residential over time. There will be no ongoing large-scale agricultural uses in the vicinity of the subject site other than the occasional small market garden use and the area will take on an increasing urban character

2) Avoiding Land Use Conflicts

- (a) *The application will need to address how any potential land use conflicts (including, but not limited to noise, dust, odour, traffic, light, etc. (will be minimise if any proposed subdivision is located within 1km of:*

- i) *An existing, approved or licensed intensive agricultural operation within one kilometre of the subject site.*

Comment: There are no existing, approved or licensed intensive agricultural operations within one kilometre of the subject site.

- ii) *A waste or resource management facility*

Comment: There are no active waste or resource management facilities in the vicinity of the subject site.

- iii) *A noxious, offensive or hazardous land use; or*

Comment: There are no noxious, offensive or hazardous land uses in the vicinity of the subject site.

- iv) *A sensitive land use.*

Comment: There are no sensitive land uses in the vicinity of the subject site.

- (b) *Site locations must ensure existing land uses will comply with the EPA Odour Control Guidelines and other relevant publications.*

Comment: Not applicable.

- (c) *Use of building envelopes, buffer zones and planting will be considered in helping to mitigate these issues.*

Comment: Not applicable.

3) Subdivisions for Dwellings

- (a) *Applications for subdivision that will include a new dwelling should be accompanied proposal for siting of a dwelling.*

Comment: This application does not propose any dwelling houses however provides a plan showing the indicative building pad locations.

- (b) *In some circumstances, the building envelope (ground area and height) and/or design guidelines specifying the proposed building location/height must be registered on the Certificate of Title as part of the subdivision approval process.*

Comment: This application does not propose building locations registered on the certificate of title.

(c) The building envelope must comply with the relevant setbacks from roads, watercourses, other buildings and side boundaries in the Rural Land Uses Section of this Plan.

Comment: The indicative building pads comply with the setbacks stipulated by the DCP.

5. Supporting Documentation

Acoustic

A Noise Assessment report for the proposed development has been prepared by Wilkinson Murray that details the existing and proposed acoustic environment of the proposed subdivision and how the proposal will respond to potential noise impacts. The site is exposed to industrial noise from existing and proposed industrial development adjacent to the subject site, however due to the combination of proposed mitigation measures on the boundaries of these adjoining developments and the separation distance of the proposed dwelling sites to the industrial uses, acceptable background noise levels can be achieved to permit rural residential use.

The site is also exposed to future aircraft noise once the Nancy Bird Walton Airport in Western Sydney becomes operational. The site is located outside of the proposed ANEF 20 contour for the initial operations of the airport with the single runway, however in the future, once the second, parallel runway is approved and becomes operational, the site will be exposed to noise levels greater than that defined by the ANEF 20, according to the 2050 Aircraft Noise Exposure Forecast. As such, the report recommends that the building standards included within AS2021:2015 be adopted in respect of future dwellings on the site, to ensure acceptable future amenity for the future dwellings.

Refer DA Noise Assessment in Appendix D for further details on this matter.

Bushfire

The proposal for the residential subdivision is categorised as Integrated Development, under Section 4.46 of the *Environmental Planning and Assessment Act 1979*. Integrated development requires development consent from Council and General Terms of Approval from the NSW Rural Fire Service.

The Bushfire Assessment Report prepared for the site by BlackAsh consultants recommends the establishment of a fire trail for alternative egress to all lots (in conjunction with the proposed road layout) which has been provided in the proposed subdivision plan.

The site is afforded adequate bushfire protection measures that can provide for compliance with Planning for Bush Fire Protection 2018.

Refer Bushfire Assessment Report in Appendix H for further details on this matter.

Contamination and Salinity

Douglas Partners have provided a suite of three reports that address contamination on site, site salinity and the suitability of the site for on-site effluent disposal. The reports are as follows:

- Detailed Site Investigation and Limited Intrusive Investigation – Appendix I
- Salinity Investigation and Management Plan – Appendix J
- On-Site Effluent Disposal Assessment – Appendix K

A Detailed Site Investigation with Limited Intrusive Investigation (DSI) was undertaken by Douglas Partners in September/October 2019. The DSI found general indications that the site is suitable for the proposed rural residential use of the land. However, this is subject to the following additional tests and investigations occurring prior to construction:

Additional soil and soil leachate testing of carcinogenic PAHs in soils surrounding power poles at the site to allow further statistical analysis to be carried out with reference to NEPC (2013) and to assess the mobility of carcinogenic PAHs in soils.

Should further investigations confirm that contamination requiring remediation exists, a Work Method Statement (WMS) or Remediation Action Plan (RAP) will be required to document how burial and / or disposal of such soils will be carried out.

Refer to Detailed Site Investigation and Limited Intrusive Investigation in Appendix I for further details on this matter.

The Salinity Investigation and Management Plan found that there are soils that are mildly aggressive to concrete, mildly to moderately aggressive to steel and ranging from slightly saline to very saline material and sodic to highly sodic soils across the site. These conditions are naturally occurring features of the local landscape and are not considered to be significant impediments to the proposed development, provided appropriate remediation or management techniques are employed. The report proposes a Salinity Management Plan that would counteract the impacts of the existing soil conditions. These management techniques vary across the site, based on the soil conditions encountered. The site would be suitable for development with the implementation of the Salinity Management Plan through appropriate conditions of development consent.

Refer Salinity Investigation and Management Plan in Appendix J for further details on this matter.

The On-Site Effluent Disposal Assessment Report indicates that the residential subdivision can be developed in accordance with NSW Environment and Health Protection Guidelines (1998) and AS 1547:2012. The site is considered suitable for the disposal of domestic effluent provided that the limitations raised in the report are addressed and recommended site and soil improvements contained within this report are implemented. Primarily this includes:

Positioning application areas in areas where the depth to bedrock is more than 1.0 m (for irrigation) or 1.5 m (for trenches or beds); and

Blending lime and gypsum into the site soils to improve the CEC, pH and sodicity within the application area.

The report suggests that sufficient room is available for the proposed on-site effluent disposal within each lot, however for some lots the disposal area may need to be moved to ensure the disposal area does not encroach on gullies and their buffer. This would be identified through more detailed investigation at the dwelling house development application stage. The size of the proposed lots is sufficient to accommodate various options for the location of the onsite effluent disposal areas, to be determined as part of future applications.

The options for effluent treatment / disposal include:

- Primary treated effluent to traditional absorptions trenches or beds;
- Secondary (or better) treated effluent disposing to an irrigation system (spray, drip or LPED); or
- Secondary (or better) treated effluent disposing to evapotranspiration (ETA) trenches or beds.

These matters can be adequately addressed through the imposition of appropriate conditions of development consent. Refer On-Site Effluent Disposal Assessment Report in Appendix K of this report.

Stormwater

Calibre has prepared a Stormwater Management Plan comprising a letter report and schematic drawings demonstrating how the proposed development will address relevant requirements for the management of stormwater quality and quantity. This will be achieved by a series of swale drains and new road culverts. The stormwater strategy outlined in this report and presented in drawings (19_000555_SK01_REV04-A, dated 30/09/2019) addresses Council requirements for water quality, water quantity, and operation and maintenance required by Penrith City Council.

Refer Stormwater Management Plan in Appendix B.

Flora and Fauna

Gunninah has provided an Ecological & Riparian Issues & Assessment Report in respect of the proposed subdivision which concludes that:

- The subject land at Kemps Creek (the RU4 land on Lot A and Lot 21) has been substantially cleared and managed over a very long period for agricultural and/or residential purposes. The overwhelming majority of the subject land consists now of an exotic pasture grassland, with only relatively sparse native groundcover species, and two small copses of remnant eucalypts (as well as the trees around the dwelling on Lot 21. The subject land is of no biodiversity conservation value or significance.
- Furthermore, with respect to threatened biota, the proposed future rural-residential subdivision of the RU4 portion at Kemps Creek, generally in accordance with the plans provided in Attachment A of this Report, would not involve the removal or modification of any habitat of relevance or significance for the threatened biota that could occur on the subject land. The development area is not considered important for the survival of a “viable local population” of any threatened biota – given the circumstances and condition of the subject land.
- The proposed future rural-residential subdivision of the RU4 land on Lot A and Lot 21 generally in accordance with the plans provided in Attachment A of this Report, is not “likely” to impose a “significant effect” upon any threatened biota or their habitats – pursuant to Section 5A of the EP&A Act. A Species Impact Statement is not required for the proposal or any future Development Application.
- Similarly, the proposed future rural-residential subdivision, generally in accordance with the plans provided in Attachment A of this Report, would not be “likely” to impose a “significant impact” (if indeed any impact at all) upon any threatened or migratory species listed in the EPBC Act. A Referral of the project to the Commonwealth is not required.

Refer Ecological & Riparian Issues & Assessment Report in Appendix E for further information on this matter.

Geomorphological Issues

The site has been investigated for the presence of potential waterways by Martens Consulting Engineers who have provided a Geomorphological Assessment which identified one drainage depressions on the subject site and carried out a “nine-part test” on each referred to in *Silva v Ku-Ring-gai Council* [2009]. This assessment concluded that the drainage depression meet the characteristics of a waterway or river as defined under the Water Management Act 2000. As such it concludes that there are no “rivers” or “waterfront land” as defined by Water Management Act 2000 within 40m of the proposed subdivision. Therefore, it does not trigger the requirements of the Water Management Act 2000 or of Integrated Development under the Environmental Planning and Assessment Act 1979.

Refer Geomorphological Assessment in Appendix L for further information on this matter.

Traffic

Ason Group has conducted a review of the subdivision proposal and concluded that:

Access to the Site will be provided to / from Greenway Place, with the new intersection connection road to be designed in accordance with Fairfield Council’s requirements and reference the appropriate Australian Standards and Austroads guidelines under DA 445.1/2019.

The internal access roads within the Site will be designed in accordance with Penrith Council’s requirements and reference the appropriate Australian Standards and Austroads guidelines.

Cul-de-sac treatments at the end of each internal road will be designed in accordance with Penrith Council’s requirements for waste collection vehicles, which would also meet the design requirements for fire appliances and other Heavy Rigid Vehicles.

The traffic generation of the Site is very moderate and would have no impact on the operation of the key intersection of Horsley Drive & Greenway Place & Garfield Road; nor breach environmental amenity guidelines in Greenway Place.

Refer Transport Impact Assessment in Appendix H for further information on this matter.

6. Pre-lodgement Meeting Notes

A pre-lodgement meeting was held with Penrith City Council on 13 August 2019 with the following matters being raised for discussion:

- The subject parcel of land is identified as being bush fire prone and is therefore required to be assessed accordingly under the 'Planning for Bushfire Protection (PBP) – 2006' document prepared by the Rural Fire Services. Any development application received requires an approval in accordance with Section 100B of the Rural Fire Act 1997 and is therefore considered to be 'Integrated Development' as provided by Clause 4.46 of the Environmental Planning and Assessment Act, 1979.*

Comment: The application is to be referred to the Rural Fire Service with the Bushfire Report attached. Asset Protection Zones have been identified and perimeter road/fire trail requirements have been included as per specialist advice received from BlackAsh consultants regarding RFS requirements.

- A review of Council's mapping system has identified that a marked watercourse may be located within 40m of the subject parcel of land on Lot A, DP 392643. If this is the case, any development application received is required to be referred under the requirements of the Water Management Act 2000 to the Natural Resource Access Regulator for the provision of a Controlled Activity Approval and is therefore considered to be 'Integrated Development' as provided by Clause 4.46 of the Environmental Planning and Assessment Act, 1979.*

Comment: Jacfin have commissioned a geomorphological assessment of two drainage depressions on the subject land, one of which currently appears on the Hydroline Spatial Data set that is published by the NRAR. This report assesses the drainage depressions according to the nine part test referred to in *Silva v Ku-Ring-gai Council* [2009], and concludes that the drainage depressions do not exhibit any of the characteristics of a waterway and that there is no waterfront land present on the subject site or within 40 metres of the site boundary. As such, there is no requirement to refer the application to the NRAR for a Controlled Activity Approval. Refer Appendix L for further details on this matter.

- The current proposal has identified that part of the subject site is located within the adjoining Fairfield Council area and will provide for two proposed lots as well as roadworks associated with the expected development. In this regard, it is considered appropriate that separate concurrent development applications shall be lodged with both Penrith City Council and Fairfield Council relating specifically to land proposed to be developed within each respective Council area.*

Comment: This Development Application forms Stage Two of the two-stage subdivision of Lot A in DP 392643. The subdivision for Stage One was approved by Penrith City Council in August 2020 under DA 19/0785. The adjoining land, Lot 21 in DP 10101514 was proposed for subdivision under a separate DA lodged to Fairfield City Council under 445.1/2019 and is currently under assessment. Each Council will approve works only on land within their own LGA.

- Any application received by Council shall identify the provision of temporary road access measures to be provided to the Penrith City Council portion of the subject site from the intersection of Horsley Road and Capitol Hill Drive. This is to enable possible construction works should an application be approved by Penrith City Council and in lieu of any application upon the Fairfield Council portion being not commenced, supported or delayed so as to not be constructed concurrently with any possible development approval granted by Penrith City Council.*

Comment: This development does not propose any temporary access measures. Access is proposed through an extension of the road approved under DA 19/0785 which connects onto a proposed new road under DA 445.1/2019 linking to Greenway Place, subject to Fairfield City Council approval. Council can condition the consent such that is reliant on approved access from Greenway Place.

- Further to the above point, consideration should be given to how any proposal relates appropriately to its surrounds especially noting the varied nature of uses provided in the vicinity of the subject site. Consideration should be given to the appropriateness of incorporating landscape buffers especially alongside industrial uses to minimise possible amenity as well as visual impact concerns to any future subdivision pattern.*

Comment: The current application to modify the concept approval over the whole of the site proposes a 10m landscape interface zone on the industrial portion of the subject site. This will screen any industrial buildings and will be provided in the separate subdivision of the industrial land.

- Details are to be provided in regard to the nature of any ground level differences between the subject parcel of land and adjoining neighbouring lots. In particular, it is noted that future warehouse and distribution centres identified to be created for the residue lot will be provided with an amount of cut into the existing natural ground contours which may create an inappropriate interface with the current proposal. In this regard, any design including lot configuration must be responsive and consider its surrounds.*

Comment: The future warehouse and distribution centres that will eventually occupy the residue lot will be sited lower than the proposed residential lots. These matters and the appropriate interface between the future industrial development and the rural residential subdivision are being addressed by a modification to the Concept Approval for the site currently before the Department of Planning, Industry and Environment.

- *Any application received should give consideration to the approved 42 Lot Subdivision at No. 19 - 105 Capitol Hill Drive, Mount Vernon directly to the south of the subject site which is currently subject to a modification application (DA19/0448).*

Comment: The proposed subdivision is separated from the 19-105 Capitol Hill Drive site by a road reserve that will remain undeveloped. The proposed development to the south of the unformed road reserve will be of a similar nature to that which is proposed on the RU4 land and is unlikely to impact on or be impacted by the adjoining development.

- *As discussed within the Pre-lodgement meeting, the proposed road configuration is not considered in its present form an acceptable design solution. It is noted that the current loop road layout is a consequence of discussions held between the applicant and the Rural Fire Services but while so, it is considered that the design should explore the possibilities of an amended road network. In this regard and as to be discussed by other departments within this correspondence, any application received should consider the provision of a right of carriageway (rather than a formalised road) to the rear of lots 3 to 10 adjoining the residue lot (to allow for RFS compliance).*

Comment: This application proposes the extension of the 20-metre-wide fire trail approved under DA 19/0785 to service the three lots proposed rather than a formalised loop road in the current proposed subdivision to address this issue.

- To also assist in minimising the amount of road forms, consideration should be given to bulb endings features being provided to roads fronting proposed lots 1-2 and lots 11-12 (in the form of dead-end roads).

Comment: Cul-de-sac bulbs are provided in order to make it easier for service vehicles to turn around at the end of each road, especially with regard to waste collection vehicles.

- *Any application received shall identify on plans the location of expected building envelopes and effluent disposal areas.*

Comment: The proposed subdivision plans show the location of indicative building envelopes and indicative effluent disposal areas.

- *Any application received shall identify on plans the location of all retaining walls to be provided.*

Comment: The attached engineering plans display the location of all proposed retaining walls.

In addition, the pre-lodgement meeting notes raised comments relating to engineering matters which the following statements aim to address:

Road Design

The subdivision roads are designed as shown on the accompanying draft Engineering design and shall be in accordance with Council's Standards for Engineering Development, with the following notes:

Road reserves are to be provided 20m wide

- Road carriageways are 8m wide with shoulders 0.5m wide on each side
- It is not proposed to include upright or roll kerb and gutter, stormwater drainage will be accommodated by swale drains in accordance with the Stormwater Management plan as attached. Concrete edge strips will be used to ensure that the constructed road pavements are secure and are protected from fretting or deterioration due to road traffic
- Roads will be graded using one-way crossfall, which is in keeping with the intended use of these roads as access to rural residential development only, and to enable a rural type character and presentation of the estate. One-way crossfall on the roads will enable the simplification of the road drainage by swales as above and will facilitate access to properties, with less dependence on pipe crossings and culverts for driveway access, as well as a neater, simpler drainage system than would be necessary using two-way road crossfall.

Road Safety Audit

It is not proposed to provide a road safety audit for the subdivision roads at this stage as the traffic assessment report has satisfactorily considered all the traffic matters.

Waste Management

The road and subdivision construction has been designed to balance cut and fill earthwork volumes and will not require the transport and disposal off site of significant volumes of excess or waste materials. It is proposed to utilise cut earthworks materials on site, along with topsoil, rock and other site materials, thereby minimising any disposal of materials off site.

A Waste Management Plan has been prepared for the subject site and is included at Appendix N.

7. Structure Planning

From 9 November 2018 to February 2019, Fairfield City Council exhibited a series of Draft Structure Plan Options covering land in the suburbs of Cecil Park and Horsley Park, including land in Greenway Place immediately adjacent to the subject site. Lot 21 DP 1010514 upon which this subdivision relies on for access, is included in the land subject to the draft structure plan.

In its meeting of 9 April 2019 Fairfield City Council adopted a Preferred Draft Structure Plan Option, showing the retention of land in Greenway Place in a “Low Density: Agribusiness and Estate Homes” land use category, with a 4,046m² (1 acre) minimum lot size, potentially increasing the number of lots bounding the site to the east, Refer to Figure 7-1.

In addition, an indicative Major Road connection has been shown westwards from Horsley Road, which could incorporate the existing Crown Road (Francis Road) on the subject site's southern boundary. As such, the layout does not make provision for any access via Francis Road and orients away from this potential future corridor,

The proposed subdivision does not conflict with the Draft Structure Planning Proposal by Fairfield Council.

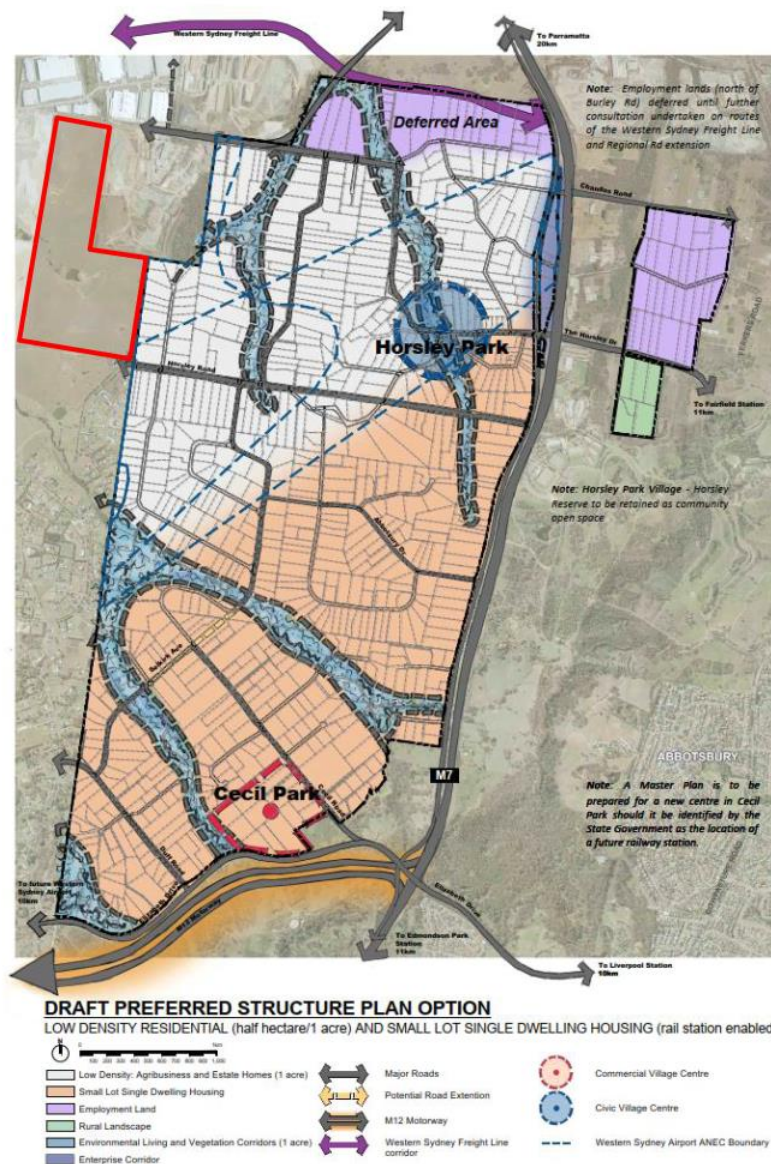


Figure 7-1 Draft Preferred Structure Plan

8. Section 4.15 Assessment

In determining a development application, a consent authority is to take into consideration the following matters:

a) *The provisions of:*

i. *Any Environmental Planning Instrument*

Comment: The relevant environmental planning instrument to this application is the *Penrith Local Environmental Plan 2010 (LEP)*. Section 4 of this SEE assesses the proposed development against the *Penrith LEP 2010*.

ii. *Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified that consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)*

Comment: There are no draft environmental planning instrument that has been the subject of public consultation which are relevant to the proposed development. Fairfield City Council has undertaken public consultation on Structure Plan options for the Horsley Park Area, however no Draft Environmental Planning Instrument has been exhibited.

iii. *Any Development Control Plan*

Comment: The Penrith Development Control Plan 2014 is the relevant DCP to the proposed development and has been assessed in Section 4.4 of this SEE.

iv. *Any planning agreement that has been entered into under Section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4.*

Comment: There is no planning agreement that relates to the subject land to be developed for rural residential purposes.

v. *The regulations (to the extent that they prescribe matters for the purpose of this paragraph)*

Comment: There are no prescribed matters under the Environmental Planning and Assessment 2000 that may impact on the consideration of this application.

b) *The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.*

Comment: The proposed development is limited to a 3-lot rural residential subdivision therefore will not significantly alter demand for social services, carrying minimal social impact, and negligible economic impact on the locality. The proposed subdivision will have minimal environmental impact as it does not propose the removal of any notable vegetation.

The layout of the subdivision will integrate with neighbouring development applications and is typical to what is found in the adjoining Horsley Park and Mount Vernon estates being large rural residential lots and cul-de-sacs. A 10m landscape interface zone will apply to the adjoining development of the residue lot parcel with any future industrial development.

The potential acoustic impacts on the proposed development arising from the development's proximity to adjoining industrial development and to the Nancy Bird Walton Airport (under construction) have been considered. Acoustic impacts can be appropriately managed through conditions of consent to ensure that indoor noise levels within future dwellings are within acceptable thresholds.

The proposed subdivision has been prepared in accordance with the principles in Planning for Bushfire Protection (2006, 2018) and has been provided with the appropriate Asset Protection Zones and alternative egress via proposed fire trail.

c) *The suitability of the site for the development.*

Comment: The site is suitable for the proposed subdivision reflecting the precise form of land use contemplated by the Department of Planning, Industry and Environment when it rezoned the relevant part of the site in 2016.

d) *Any submissions made in accordance with this Act or the regulations.*

Comment: This Development Application will be subject to Council's notification requirements.

e) *The public interest.*

Comment: There are no aspects of the proposed development that would be contrary to the public interest.

9. Conclusion

This Statement of Environmental Effects has addressed all the relevant matters for consideration with respect to the proposed subdivision of residue lot 12 created in DA 19/0785 into three (3) rural residential lots and proposed road and fire trail extension at 2B Aldington Road, Kemps Creek, formally described as Lot A in DP 392643. Works proposed under this Development Application represent Stage Two of the two-stage subdivision of Lot A in DP 392643.

The proposed development promotes the orderly and economic use of the site and has been assessed against Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and all the requirements under the *Penrith Local Environmental Plan 2010 (LEP)* as well as the relevant controls of the Penrith Development Control Plan.

The Development Application is nominated as 'integrated development' under Section 4.46 of the *Environmental Planning and Assessment Act* and requires concurrence from the NSW Rural Fire Service in accordance with section 100B of the *Rural Fires Act 1997* as the site is identified as bushfire prone land, and the proposal is for a rural residential subdivision.

Council are requested to issue development consent to enable the proposed subdivision approval to proceed.



SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix A Subdivision Plan and Indicative Building Pads Plan

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix B Stormwater Management Plan

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix C Civil Engineering Plan

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix D Acoustic Report

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix E Ecological and Riparian Issues Report

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix F Water and Wastewater Advice

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix G Transport Impact Assessment

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix H Bushfire Assessment Report

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix I Detailed Site Investigation and Limited Intrusive Investigation

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix J Salinity Investigation and Management Plan

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix K One-site Effluent Disposal Assessment

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix L Geomorphological Assessment

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

**Appendix M Subdivisions Plans for Stage
One DA 19/0785**

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

**Appendix N Subdivision Plan for DA
445.1/2019**

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SUBDIVISION OF RESIDUE LOT 12 INTO 3 RURAL RESIDENTIAL
LOTS WITH ROAD AND FIRE TRAIL EXTENSION AT 2B
ALDINGTON ROAD, KEMPS CREEK

Appendix O Waste Management Plan

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Contact Us

Calibre Professional Services Pty Ltd
55 070 683 037

Level 2, 2 Burbank Place
Norwest, 2153
8808 5000

calibregroup.com

