

8.1 INTRODUCTION

SEPP 59 requires development applications for the subdivision of land including infrastructure provision and detailed specific development proposals. Each development application will need to be consistent with the objectives of this Precinct Plan and address a range of issues. In many cases the provisions identified and approved at subdivision stage will need to be incorporated into detailed planning proposals.

This Chapter provides guidelines for the preparation of a development application. It outlines information that may need to be submitted with a development application and should be read in conjunction with the previous chapters within this Precinct Plan. *Table 3* summarises the relevant sections of the Plan that need to be addressed in a development application.

The actual requirements for each development application should be confirmed with the Consent Authority prior to submission.

Table 3 Development Application Requirements

		Relevant Section of Precinct Plan	Subdivision	Built Form
Urban Design Strategy	Urban Structure	4.3.1	✓	✓
	Site Attributes	4.3.2	✓	✓
	Land Use	4.3.3	✓	✓
	Neighbourhood Design	4.3.4	✓	✓
	Ecology and Heritage	4.3.5	✓	✓
	Quality Built Form and Housing	4.3.6	✓	✓
	Safety and Security	4.3.7	✓	✓
	Open Space Strategy	4.4.1	✓	
	Cycle and Pedestrian Routes	4.4.2	✓	
	Trees and Ecological Habitats	4.4.3	✓	✓
	Individual Tree Strategy	4.4.4	✓	✓
	Linear Park	4.4.5	✓	
	Central Park	4.4.6	✓	
	Scattered Tree Park	4.4.7	✓	

	Relevant Section of Precinct Plan	Subdivision	Built Form
Secondary Linear Park	4.4.8	✓	
Ridgeline Linear Park	4.4.9	✓	
Wet basins	4.4.10	✓	
Private Domain - Subdivisions	4.5	✓	
Block Structure	4.5.1	✓	
Lot Structure	4.5.2	✓	
Co-ordinated Development and Integrated Development Sites	4.5.3	✓	✓
Private Domain - Built Form Controls	4.6		✓
Mixed Use Area - Non Residential	4.6.1		✓
Built Form - Residential	4.6.2		✓
Adaptable Housing	4.6.3		✓
Height Limit	4.6.4		✓
Building Articulation and Address	4.6.5		✓
Building Materials	4.6.6		✓

		Relevant Section of Precinct Plan	Subdivision	Built Form
	Energy Efficiency	4.6.7	✓	✓
	Solar Access and Sun Shading	4.6.8	✓	✓
	Setbacks	4.6.9		✓
	Visual and Acoustic Privacy	4.6.10		✓
	External Private Open Space	4.6.11		✓
	Parking	4.6.12		✓
	Servicing	4.6.13		✓
	Telecommunications	4.6.14	✓	✓
	Summary of Main Controls	4.6.15	✓	✓
Traffic & Transport	Land Use Location	5.6.1		✓
	Estate Access	5.6.2	✓	
	Public Road Design	5.6.3	✓	✓
	Public Transport	5.6.4	✓	✓
	Pedestrian & Cycling	5.6.5 & 4.4.2	✓	
	Parking	5.6.6 & 4.6.12	✓	✓
	Service Areas for Village Centre	5.6.7	✓	✓

		Relevant Section of Precinct Plan	Subdivision	Built Form
Biodiversity & Heritage	Strategic Archaeological Management	6.2.1	✓	✓
	Conservation Area Management	6.2.2 & 6.4.2	✓	✓
	Scarred Tree	6.2.3	✓	✓
	Excavation for Salvage & Consent to Destroy	6.2.4	✓	✓
	General Management Measures	6.2.5	✓	✓
	European Heritage	6.3	✓	✓
	Biodiversity	6.4		
	Fauna Movement Corridors	6.4.3	✓	✓
	Development Areas	6.4.4	✓	✓
	Biodiversity Management Measures	6.4.5	✓	✓
Environmental Management	Stormwater Management	7.2	✓	✓
	Flood Risk Management	7.3	✓	✓

	Relevant Section of Precinct Plan	Subdivision	Built Form
Waste Management	7.4	✓	✓
Site Contamination & Remediation	7.5	✓	✓
Earthworks Procedure	7.6	✓	✓
Soil Erosion & Sediment Control	7.7	✓	✓
Salinity	7.8	✓	✓
Noise & Vibration Control	7.9	✓	✓
Air Quality (Dust)	7.10	✓	✓

Issue

Consent Authority

SEPP 59

Site analysis

Statement of Environmental Effects

Survey Plan

8.2 DEVELOPMENT APPLICATIONS**Development Application Requirements**

Applications are to address Holroyd City Council's Development Application requirements.

Submissions are to demonstrate how the relevant provisions of SEPP 59 have been addressed.

A site analysis is to be provided to identify and explain the key features of the site and how the proposed development will relate to the immediate surrounds.

For all applications (other than designated development) a Statement of Environmental Effects (SEE) is to be submitted with a development application. The statement must:

- ❖ explain how the proposal has resolved relevant matters for consideration under S79C of the *Environmental Planning and Assessment Act 1979*; and
- ❖ explain how the project has responded to the information contained in the site analysis; and set out the measures to mitigate impacts.

A survey plan of the development site is to be submitted. The plan should show:

- ❖ property boundaries;
- ❖ existing and proposed levels;
- ❖ existing natural features including trees and creeklines;
- ❖ the position of buildings on the site and adjoining sites.

Notification Plan	A plan showing the height and external configuration of proposed development. Ten copies are to be provided on an A4 size sheet.
Precinct Plan	Submissions are to demonstrate how the relevant provisions of the Precinct Plan have been addressed. Where the proposal varies from the provisions of the plan, the application should provide reasons – See Section 1.4.
Section 94 Contributions/Developer Agreement	Contributions or works in kind provided in accordance with the relevant Developer Agreement and/or Section 94 Plan.

8.3 LANDSCAPE AND BUILT FORM

Subdivision Applications

Issue	Submission Requirements
Urban Design Strategy	Subdivision of land for the northern residential lands stage and southern residential lands stage must provide a plan showing connections and layout generally in accordance with <i>Figure 8</i> .
Open Space Strategy	Subdivision of land for the northern residential lands stage and southern residential lands stage must provide a plan showing provision of open space generally in accordance with <i>Figure 9</i> .
Cycle and pedestrian routes	Subdivision of land for the northern residential lands stage and southern residential lands stage must provide a plan showing provision of cycleways and pedestrian routes generally in accordance with <i>Figure 10</i> .
Trees, Ecological Habitats and parks	A landscape masterplan should accompany the first application received to subdivide land in each stage of the Estate and must comply with the provisions set out in Sections 4.4.3 - 4.4.10. The landscape masterplan

Integrated Development	<p>must be prepared by a qualified landscape architect.</p> <p>Subdivision of land into integrated sites must be accompanied by building envelope details including floor plans, elevations and building materials</p>
Co-ordinated Sites	<p>Subdivision of land on co-ordinated sites must be accompanied with building envelope details that demonstrate overshadowing, solar access and cut and fill.</p>
Subdivision Controls	<p>Subdivisions are to comply with the provisions set out in Section 4.5.</p>
Telecommunications	<p>Subdivision of land must demonstrate provision of telecommunication infrastructure.</p>
Mixed Use Area	<p>Development Applications for the Built Form and/or ancillary works</p>
	<p>Developments for the non-residential mixed use area should comply with the provisions in Section 4.6.1.</p>
Built Form	<p>Developments should comply with the provisions in Section 4.6.2. Plans are to detail the dwelling mix and number of bedrooms.</p>
Height Limits	<p>Developments should comply with the provisions set out in Section 4.6.4. Plans are to show:</p> <ul style="list-style-type: none"> ❖ the heights of buildings relative to finished ground levels; ❖ the amount of cut and fill.
Building Articulation and Address	<p>Developments should comply with the provisions set out in Section 4.6.5. Plans are to show:</p> <ul style="list-style-type: none"> ❖ elevations and architectural treatment of all facades including building entrances and articulation; and ❖ treatment of garages and carports.

Building Materials	Developments should comply with the provisions set out in Section 4.6.6. A schedule of building materials and finishes are to be submitted with the plans.
Energy Efficiency	Developments are to comply with the provisions set out in Section 4.6.7. Development applications are to be accompanied by a NatHERS or equivalent certificate provided by a qualified person.
Setbacks	<p>Developments should comply with the provisions set out in Section 4.6.9. Plans are to show:</p> <ul style="list-style-type: none"> ❖ the position of proposed buildings relative to property boundaries and adjoining developments; ❖ location of utilities and services; ❖ location of outdoor recreation areas and open space.
Solar Access and Sun Shading	Developments are to comply with the provisions set out in Section 4.6.8. Shadow diagrams are to be submitted for co-ordinated development sites, Integrated Development sites and buildings two storeys or higher (this includes a single storey dwelling over aboveground parking).
Visual and Acoustic Privacy	Developments are to comply with the provisions set out in Section 4.6.10. Applications will be required to demonstrate how compliance is achieved.
External Private Open Space	<p>Developments are to comply with the provisions set out in Section 4.6.11. Plans accompanying the application are to:</p> <ul style="list-style-type: none"> ❖ dimension open space areas; ❖ provide calculations on the amount of open space provided; and ❖ provide landscape plans prepared by a qualified landscape architect showing treatment of areas.

Telecommunications	Development Applications must demonstrate provision of telecommunication infrastructure.
Parking	Development applications must demonstrate compliance with Section 4.6.12. Plans are to show the requisite number of parking spaces and the parking layout. The application is to indicate the calculations and assumptions made to derive the number of parking spaces.
	<p>8.4 TRANSPORT</p> <p>Subdivision Applications</p> <p>Submission Requirements</p>
Issue	Submission Requirements
Transport Infrastructure	<p>Applications for subdivision must include:</p> <ul style="list-style-type: none"> ❖ provision for cycleways as shown in <i>Figure 10</i>; ❖ intersection improvements as showing in <i>Figure 28</i> and Section 5.6.2; ❖ bus stop locations as shown in <i>Figure 28</i>; and ❖ provide verification of public transport arrangements. <p>Applications will also need to demonstrate that the interim transitway as outlined in Section 5.6.4 can be accommodated if required.</p>
Road Design	<p>Applications for subdivision of land must demonstrate compliance with the provisions of:</p> <ul style="list-style-type: none"> ❖ Section 5.6.2 – Estate Access; ❖ Section 5.6.3 – Public Road Design; ❖ Section 5.6.4 – Public Transport ❖ Section 5.6.6 – Parking.

	<p>Plans are to indicate the proposed design principles in accordance with the characteristics outlined in the above sections including:</p> <ul style="list-style-type: none"> ❖ road layout; ❖ intersection details; ❖ on street parking provisions, design and management; and ❖ any traffic calming devices and bus only access treatment.
<p>Pedestrian and Cycling</p>	<p>Applications for subdivision must demonstrate compliance with the provisions of Section 5.6.5. Plans are to detail pedestrian and cycling facilities and should be consistent with the proposed landscape masterplan.</p> <p>Development Applications for the Built Form and/or Ancillary Works</p>
<p>Issue</p>	<p>Submission Requirements</p>
<p>Transport Integrations</p>	<p>Development applications must demonstrate compliance with the provisions of Section 5.6.1</p>
<p>Site Access and Service Areas</p>	<p>Development applications must demonstrate compliance with the provisions of <i>Figure 28</i> and for the shopping centre the provisions of Section 5.6.7.</p>
<p>Pedestrian and Cycling</p>	<p>Development applications for sites incorporating facilities for the public pedestrian and cycle network must demonstrate compliance with the provisions of Sections 5.6.5 and 4.4.2 Pedestrian and Cycling and the applicable landscape masterplan for each subdivision.</p> <p>Plans are to detail pedestrian and cycling facilities and linkages to facilities on adjoining land.</p>

Parking

Development applications must demonstrate compliance with the provisions of Sections 5.6.6 and 4.6.12 Parking in relation to the provision and design of off street parking.

Plans are to show the requisite number of parking spaces and the parking layout as required by Sections 5.6.6 and 4.6.12. The application is to indicate the calculations and assumptions made to derive the number of parking spaces.

8.5 BIODIVERSITY AND HERITAGE

Subdivision Applications

Issue

Submission Requirements

Archaeology

Applications for the subdivision of land should demonstrate general compliance with the provisions of Section 6.2 Aboriginal Archaeology and Heritage. Documentation is to provide details of consultation with the local Aboriginal community, including input on the naming of parklands, reserves and roadways and other relevant issues.

Cultural Heritage

Applications for the subdivision of land should also demonstrate general compliance with the provisions of Section 6.3 European Heritage

Biodiversity

An assessment under Section 5A of the *EP&A Act 1979* must accompany development applications for the subdivision of land.

Application for the subdivision of land must take into account the required buffers either side of creeklines.

Where an application is received which relates to land containing the proposed vegetated corridors, it should demonstrate the enhancement of biodiversity and the connectivity of fauna and flora corridors to areas/corridors external to the site in accordance with Section 6.4.3.

	<p>A bushland management plan is to be submitted with the first development application that relates to the conservation or open space corridors. The plan is to demonstrate compliance with the management measures outlined in Section 6.4.5 and include details of education and maintenance programs.</p>
	<p>A fire management plan is to be submitted with the first development application that relates to the conservation or open space corridors. The plan is to address the management measures outlined in Section 6.4.5.</p>
	<p>A feral and domestic animal management plan in accordance with the requirements of Section 6.4.5 is to be submitted with the first development application that relates to the open space corridors.</p>
	<p>Applications for the subdivision of land are to include a tree survey of the area, identifying significant stands of trees. The plan should indicate any trees that are to be removed.</p>
Pine Plantation	<p>A program for removal of the pine plantation and its partial replacement is to be submitted with the subdivision which relates to <i>Figure 11</i>. The program is to detail the method of removal including recycling of the timber, timing of removal and proposed re-plantings of native vegetation.</p>
	<p>Development Applications for Built Forms and/or Ancillary Works</p>
Issue	<p>Submission Requirements</p>
Biodiversity	<p>Development applications must demonstrate the provisions of the required buffers either side of creeklines.</p> <p>Development applications which relate to sites containing proposed vegetated corridors should demonstrate the enhancement of biodiversity and the connectivity of fauna and flora corridors to adjacent areas/corridors external to the site in accordance with</p>

	<p>Section 6.4.3.</p> <p>Development applications must demonstrate compliance with the relevant bushland management plan, fire management plan and feral and domestic animal management plan, and with the management measures outlined in Section 6.4.5.</p>
<p>Issue</p> <p>Stormwater and Soil Erosion Management</p>	<p>8.6 ENVIRONMENTAL MANAGEMENT</p> <p>Subdivisions Applications</p> <p>Submission Requirements</p> <p>The first application received in relation to the Northern Residential Lands must demonstrate the provision of adequate on-site detention and outline arrangements for the upgrading of the CSIRO regional detention basin immediately to the north of the site. Should it prove impractical or impossible to modify the CSIRO basin to meet these objectives, a flood retarding basin will be provided within the Estate to satisfy the objective of downstream flows.</p> <p>The first application received in relation to the Southern Residential Lands must demonstrate the provisions of adequate detention in accordance with <i>Figure 33</i>.</p> <p>Applications for subdivision of land must comply with the provisions and controls of Section 7.2 Stormwater Management and current Stormwater Management Plans prepared by Councils. The applications must demonstrate how the objectives of total water cycle management including water quality and quantity management are to be met.</p> <p>A stormwater management plan shall be prepared including:</p> <ul style="list-style-type: none"> ❖ soil erosion and sediment control plan in compliance with Section 7.2.2(i), Section 7.7 Soil Erosion and Sediment Control and the

requirements of the Managing Urban Stormwater Guidelines: Soils and Construction published by the Department of Housing;

- ❖ details of the major/minor stormwater systems;
- ❖ details and justification of the:
 - verification of flood impacts both within the Estate and further downstream;
 - verification of impacts on flood behaviour in Greystanes and Prospect Creeks; and
 - flood hazard facilities in drainage corridor;
- ❖ location of any existing or proposed watercourses and details on how the watercourses are to be treated;
- ❖ details of low flow naturalistic channel and bed control features;
- ❖ details of the multiple use features in the drainage corridor;
- ❖ details of the gross pollutant traps;
- ❖ assessment of change in runoff volume and impacts on downstream channel stability;
- ❖ maintenance and inspection requirements for detention systems;
- ❖ the plan shall detail how the stormwater facilities shall be designed to ensure mosquito problems are avoided; and
- ❖ emergency response plan for the PMF and extent of potential inundation.

The plan and these details must be prepared by an appropriately qualified engineer.

Earthworks and Site Contamination

Applications for the subdivision of land where earthworks are proposed involving the placement of fill must demonstrate compliance with Section 7.6

	Earthworks Procedures.
	The SEE should address SEPP 55 (Managing Contaminated Lands). A Phase I audit should be completed for each portion of the Estate as set out in Section 7.5 Site Contamination and Remediation and Section 7.6 Earthworks Procedures.
Salinity	Applications for subdivisions of land must demonstrate how the management of known and potential salinity hazards has been addressed in the subdivision proposals in accordance with Section 7.8 Salinity and should consult Council for relevant monitoring data.
Construction Noise	<p>Construction noise must be managed in accordance with EPA's construction noise guidelines.</p> <p>Construction hours must be in accordance with Consent Authority's adopted policy.</p>
Dust	Development applications must demonstrate that adequate dust mitigation measures will be implemented during the construction stage.
	<p>Development Applications for Built Form and/or Ancillary Works</p>
Issue	Submission Requirements
Stormwater and Soil Erosion Management	<p>Development applications must demonstrate compliance with the provisions and controls of Section 7.2 Stormwater Management and must demonstrate how the objectives of total water cycle management including water quality and quantity management are to be met.</p> <p>A site specific stormwater management plan shall be prepared as part of the SEE including:</p> <ul style="list-style-type: none"> ❖ soil erosion and sediment control plan in compliance with Section 7.2.2 (i), Section 7.7 Soil Erosion and Sediment Control and the requirements of the <i>Managing Urban Stormwater Guidelines: Soils and Construction</i> published by the Department of Housing; ❖ details of the on-site stormwater systems and

	<p>connection into stormwater infrastructure;</p> <ul style="list-style-type: none"> ❖ details of compliance with Section 7.3 Flood Risk Management in relation to siting of development and provision of evacuation routes including verification that habitable floor levels and developable land other than open space are at least 0.5m above the 100 year ARI flood level in the drainage corridor; ❖ location of any on site existing or proposed watercourses and details on how the watercourses are to be treated; ❖ means of maximising runoff infiltration potential and use of rainwater tanks; ❖ assessment of change in runoff volume and impacts on downstream channel stability; ❖ details of stormwater harvesting and reuse proposals; <p>The plan and these details must be prepared by an appropriately qualified engineer.</p>
Waste Management	<p>Development applications must demonstrate compliance with Section 7.4 Waste Management both during and after development.</p> <p>Applications are to outline wastes to be generated by the proposed development and methods for waste disposal in accordance with Section 7.4.</p>
Earthworks	<p>Developments where earthworks are proposed involving the placement of fill must demonstrate compliance with Section 7.6 Earthwork Procedures.</p>
Salinity	<p>Development applications must demonstrate how the management of known and potential salinity hazards has been addressed in landscaping and building layout and design accordance with Section 7.8 Salinity. Applicants to consult with Council.</p>
Noise and Vibration	<p>Development applications must demonstrate compliance with Section 7.9 Noise and Vibration</p>

Construction Noise	<p>Control.</p> <p>Construction noise must be managed in accordance with EPA's construction noise guidelines.</p> <p>Construction hours must be in accordance with the Consent Authority's adopted policy.</p>
Dust	<p>Development applications must demonstrate that adequate dust mitigation measures will be implemented during the construction stage.</p>