

Site Specific Guidelines

Part G Site Specific Guidelines

Table of Contents

1.0 INTRODUCTION	255
2.0 GUIDELINES FOR THE SUBDIVISION AND DEVELOPMENT OF SHERWOOD SCRUBS AND ADJOINING LAND.....	257
2.1 Objectives.....	257
2.2 Development Requirements.....	257
2.3 Specific Requirements applying to Lot 1 DP1002887.....	257
2.4 Specific Requirements applying to Lot 2 DP1002887.....	258
APPENDIX A: Designated Native Vegetation and Development Precincts.....	259
APPENDIX B: Schedule of Safe Useful Life Expectancy of trees on the northern portion of the subject site.....	260
3.0 GREYSTANES CREEK	270
3.1 Background.....	270
3.2 Application	270
3.3 Purpose	272
3.4 Setback.....	272
3.5 Fences.....	272
3.6 Landscaping and Site Design.....	273
3.7 Drainage	276
3.8 Fire.....	276
APPENDIX A Land Subject to the Greystanes Creek provisions	277
4.0 PROPOSED DEVELOPMENT AND SUBDIVISION OF EDDIE STREET AND GARY STREET.....	278
5.0 PROPOSED DEVELOPMENT AND SUBDIVISION OF BRADMAN STREET, GREYSTANES.....	279
5.1 Land to which this section applies.....	279
5.2 Aims and Objectives.....	279
6.0 PROPOSED ROAD WIDENING IN PITT STREET, NORTH OF GLADSTONE STREET (EASTERN SIDE).....	280
6.1 Land to which section 6.0 applies	280
7.0 FOREST GUM ESTATE	282
7.1 Land to which section 7.0 applies	282
7.2 Aims and Objectives.....	283
7.3 Development Controls and Guidelines.....	283

Site Specific Guidelines

UNDER SEPARATE COVER

- 8.0 Merrylands Neil Street Precinct
- 9.0 Merrylands Town Centre
- 10.0 Holroyd Gardens
- 11.0 Greystanes Estate Residential Lands Precinct Plan
- 12.0 Greystanes Employment Lands Precinct Plan
- 13.0 Former CSIRO Site, Pemulwuy Residential Lands Precinct Plan - Eastern Precinct
- 14.0 Former CSIRO Site, Pemulwuy Residential Lands Precinct Plan - Western Precinct
- 15.0 Former CSIRO Site, Pemulwuy Employment Lands Precinct Plan

Site Specific Guidelines

1.0 INTRODUCTION

This section of the DCP outlines where there are differing and overriding controls for specific areas of Holroyd.

Where the site specific documents contain their own definitions, these will be used instead of those contained in Part K of this DCP.

It should be noted that some of the site specific controls make reference to DCP titles and numbers which are no longer relevant. Please use the following table to determine how the cross-referencing should now be made. Where the controls include mention of 'this DCP No.' (or the like) and include a specific number, this should now be taken to mean 'this section of Part G of the DCP.'

'Precinct Plans' are also deemed to be DCPs under the new planning legislation.

'Old' DCP reference	Location in Holroyd DCP 2007
Development Control Plan No. 1 Guidelines for Parking	Part A – Introduction and General Guidelines
Development Control Plan No. 2 Commercial Code	Part C – Commercial Development
Development Control Plan No. 3 Industrial Code	Part D – Industrial Development
Development Control Plan No. 4 Guidelines for Villa/Townhouse and Integrated Housing Development	Part B – Residential Controls
Development Control Plan No. 4A Guidelines for Detached Dwellings including Alterations and Additions	Part B – Residential Controls
Development Control Plan No. 4B Guidelines for Dual Occupancy Development	Part B – Residential Controls
Development Control Plan No. 4E Guidelines for Family Support Accommodation	Part B – Residential Controls
Development Control Plan No. 5 Guidelines for Residential Flat Development	Part B – Residential Controls
Development Control Plan No. 6 Guidelines for Subdivision	Part A - Introduction and General Guidelines and Part B – Residential Controls
Development Control Plan No. 8 Guidelines for the Establishment of Professional Consulting Rooms	Part C – Commercial Development
Development Control Plan No. 10 Proposed Development and Subdivision - Eddy and Gary Street	Section 4 of this Part
Development Control Plan No. 19 Proposed road widening in Pitt Street	Section 6 of this Part
Development Control Plan No. 21 Advertising Structures	Part F – Advertising and Signs
Development Control Plan No. 23 Forest Gum Estate	Section 7 of this Part G
Development Control Plan No. 25 Planning Controls for Brothels	Part D – Industrial Development

Part G

Holroyd Development Control Plan 2007

Site Specific Guidelines

'Old' DCP reference	Location in Holroyd DCP 2007
Development Control Plan No. 26 Service Lane for Commercially zoned land. Merrylands Road southern side between Burford Street and Addlestone Road, Merrylands.	Section 9 (Merrylands Town Centre Precinct) of this Part – UNDER SEPARATE COVER
Development Control Plan No. 27 Guidelines for the Development of Child Care Centres	Part J – Childcare Centres
Development Control Plan No. 28 Yennora Distribution Park	Part D – Industrial Development
Development Control Plan No. 29 Greystanes Creek	Section 3 of this Part G
Development Control Plan No. 30 Guidelines for the Development of Holroyd Gardens	Section 10 (Holroyd Gardens) of this Part – UNDER SEPARATE COVER
Development Control Plan No. 31 Guidelines for Public Participation	Part A - Introduction and General Guidelines
Development Control Plan No. 32 Guidelines for Exempt and Complying Development	Part I – Exempt and Complying Development
Development Control Plan No. 33 Guidelines for the Subdivision and Development of Sherwood Scrubs and Adjoining Lands.	Section 2 (Sherwood Scrubs) of this Part
Development Control Plan No. 34 Guidelines for Road Widening, Road Closures and Splay Corners in and adjacent to Residential 2(c) zones	Section 13 (Guidelines for Road Widening, Road Closures and Splay Corners in and Adjacent to Residential 2(c) Zones) of Part A - Introduction and General Guidelines
Development Control Plan No. 35 Guidelines for Planning for Less Waste	Part A - Introduction and General Guidelines
Development Control Plan No. 37 Guidelines for dealing with land-locked sites	Part B – Residential Controls
Development Control Plan No. 38 Guidelines for Erosion and Sediment Control	Part A - Introduction and General Guidelines
Development Control Plan 39 Heritage DCP	Part H – Heritage and Conservation
Development Control Plan No. 41 Guidelines for Height Limits for Buildings Containing Dwellings	Part B – Residential Controls
Development Control Plan 44 Merrylands Neil Street Precinct	Section 8 (Merrylands Neil Street Precinct) of this Part – UNDER SEPARATE COVER
Development Control Plan 45 Merrylands Town Centre Precinct	Section 9 (Merrylands Town Centre Precinct) of this Part – UNDER SEPARATE COVER
Greystanes Estate Residential Lands Precinct Plan	Section 11 (Greystanes Estate Residential Lands Precinct) of this Part – UNDER SEPARATE COVER
Greystanes Estate Employment Lands Precinct Plan	Section 12 (Greystanes Estate Employment Lands Precinct) of this Part – UNDER SEPARATE COVER

Site Specific Guidelines

'Old' DCP reference	Location in Holroyd DCP 2007
Former CSIRO Site, Pemulwuy Residential Lands Precinct Plan - Eastern Precinct	Section 13 (Pemulwuy Residential Lands Precinct Plan - Eastern Precinct) of this Part – UNDER SEPARATE COVER
Former CSIRO Site, Pemulwuy Residential Lands Precinct Plan - Western Precinct	Section 14 (Pemulwuy Residential Lands Precinct Plan – Western Precinct) of this Part – UNDER SEPARATE COVER
Former CSIRO Site, Pemulwuy Employment Lands Precinct Plan	Section 15 (Former CSIRO Site, Pemulwuy Employment Lands Precinct Plan) of this Part – UNDER SEPARATE COVER

2.0 GUIDELINES FOR THE SUBDIVISION AND DEVELOPMENT OF SHERWOOD SCRUBS AND ADJOINING LAND

This section applies to certain land at Kenyons Road, Merrylands, being Lots 1 and 2 in DP 1002887("The Site").

2.1 Objectives

The objectives of this plan are:

- To ensure that the siting of any future development will be such that areas or items of significant vegetation and natural or built heritage are preserved;
- To ensure that future development meets sound environmental practices and standards; and
- To encourage adaptive re-use and restoration of heritage buildings within the site.

2.2 Development Requirements

2.2.1 Residential Development within the Subject Land

Holroyd Local Environmental Plan 1991 enables development for residential purposes within the subject land. This Development Control Plan supports the objectives of the LEP by specifying parameters for such development to ensure that:

- the height, scale, bulk and massing of any proposed buildings are of a scale, character, and diversity appropriate to the locality and the characteristics of the site; and
- the siting of development will be such that areas or items of significant vegetation or natural or built heritage are preserved.

2.3 Specific Requirements applying to Lot 1 DP1002887

2.3.1 Scale of Residential Development

Council will consider two storey development only where it satisfies environmental amenity, including solar access, overshadowing, visual and acoustic privacy, within and adjoining the development as per the provisions of [Part B](#) of this DCP. The design of the second storey should

Site Specific Guidelines

be integrated into the overall dwelling design and the reduced building footprint should assist in the retention of trees.

2.3.2 Protection of Significant Vegetation

- a) Any dwelling or other building erected with Lot 1 DP1002887 shall be wholly contained within a designated "Residential Precinct" as identified on [Appendix A](#).
- b) Unless otherwise directed by Council, all existing trees greater than 3.5m in height external to a designated "development precinct" are to be protected and preserved.
- c) Preservation of existing trees within designated "Residential Precincts" is to be maximised by the appropriate siting of dwellings, buildings and associated private open space areas. Specific trees likely to be affected by the siting of dwellings or structures are to be clearly identified on any plans for erection of such, and may be only be removed with the express consent of Council.
- d) As far as possible, disturbance of the ground surface within the drip line of all trees over 3.5 m in height is to be avoided. All dwellings, structures and access roads are to be located to avoid disturbance of the following individual specimens.

Tree Number*	Description
312	Broad-leaved Ironbark
192	Mature Grey Box
193	Mature Grey Box
249	Mature Grey Box

(* Tree Numbers as identified on [Appendix A](#)).

- e) Future development within Lot 1 DP1002887 shall make provision for establishment and maintenance of a "Native Vegetation Precinct". The location and extent of this precinct is to be as shown on Appendix A.

2.4 Specific Requirements applying to Lot 2 DP1002887

2.4.1 Future Development within Lot 2 DP1002887

- a) The provisions of Holroyd Local Environmental Plan 1991 with respect to adaptive re-use of heritage items apply to this site.
- b) Any application to Council for adaptive re-use and/or residential development within Lot 2 DP 1002887 shall be accompanied by a Conservation Plan prepared by a suitably qualified architect.

The Conservation plan will:

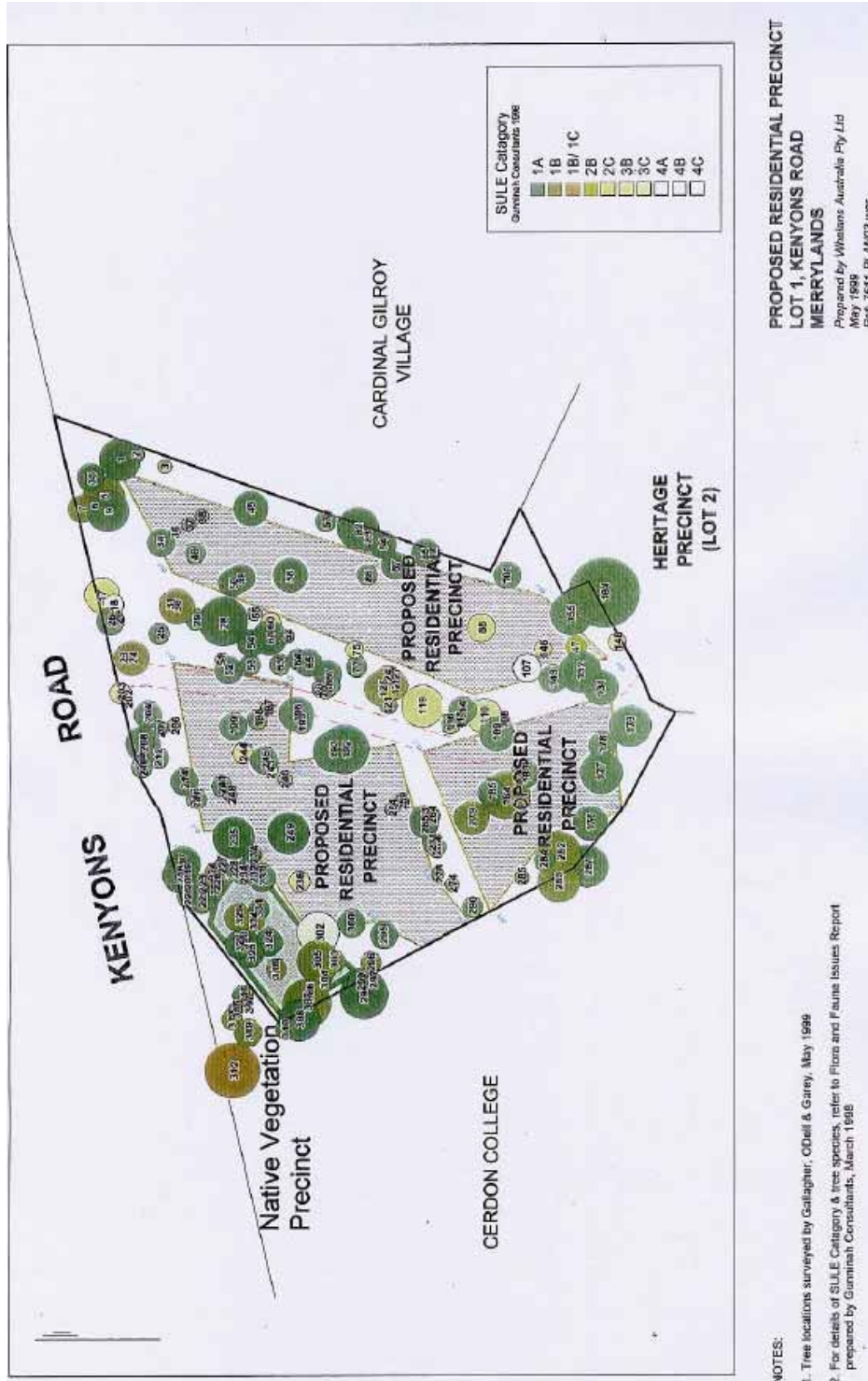
- a) describe the significance of buildings, structures and their setting as part of the environmental heritage of the City of Holroyd;
- b) consider appropriate steps for conservation of identified elements to be undertaken in conjunction with the proposed development; and
- c) describe appropriate steps to mitigate any adverse impact on the heritage significance of identified elements arising as a result of the proposed development.

Part G

Holroyd Development Control Plan 2007

Site Specific Guidelines

APPENDIX A: Designated Native Vegetation and Development Precincts



Site Specific Guidelines

APPENDIX B: Schedule of Safe Useful Life Expectancy of trees on the northern portion of the subject site

APPENDIX 2 – Details of the SULE estimations of trees on the northern portion of the subject site at Merrylands

KEY

Status	Height
* exotic species	Tree Height measured in metres
** exotic species with high weed potential	Age
C CPW species	M mature
H horticulture species	SM semi-mature
# native non-endemic species	J juvenile
DBH	SULE
Diameter at Breast Height measured in mm	see Table 1 for category descriptions

TABLE 1 SULE category descriptions (ex Barrell 1996)

	1. Long	2. Medium	3. Short	4. Removal
	Appeared retainable for at least 40 years with an acceptable degree of risk, assuming reasonable maintenance	Appeared retainable for 15 to 40 years with an acceptable degree of risk, assuming reasonable maintenance	Appeared retainable for 5 to 15 years with an acceptable degree of risk assuming reasonable maintenance	Trees which should be removed within the next 5 years
A	Structurally sound trees, site suited and located in positions that can accommodate future growth	Site suited trees which may only live 15 to 40 years	Short-lived species or trees which may only live 5 to 15 years	Trees which are immediately hazardous, dead or declining
B	Trees which could be made suitable for long term retention by remedial care ie Soil amelioration etc	Trees which may live for more than 40 years but are not culturally suited to the site conditions	Poorly structured specimens – trees which may live for more than 15 years but could be replaced with better specimens	Dangerous trees through damage, structural defects, instability or recent loss of adjacent trees
C	Trees of special significance which would warrant extraordinary efforts to secure their long term retention	Trees which could be made suitable for retention in the medium term by remedial care	Trees which may live for more than 15 years, but should be removed to prevent interference with more suitable existing trees	Trees which may live for more than 15 years but will require ongoing maintenance ie decaying or diseased stems
D	Significant, rare or endangered trees which require substantial treatment and are not suitable for retention in the long term	Problematic species and/or weed trees which will dominate the site in the future and will live to an excess of 40 years	Short lived trees which serve only a short term function, ie nurse plants etc.	Trees which are damaging to existing structures or may cause damage to existing structures within the next 5 to 15 years

Site Specific Guidelines

TABLE 2 – Details of trees surveyed, including estimations of SULE (as at the time of assessment)

No	Species	Status	DBH	Height	Age	SULE	Comments
1	<i>Eucalyptus moluccana</i>	C	400	16	SM	1A	
2	<i>Eucalyptus tereticornis</i>	C	200	10	SM	1A	
3	<i>Eucalyptus moluccana</i>	C	400	16	SM	1B	Moderate occurrence of deadwood. Investigate cavities and assess extent of deadwood
4	<i>Grevillea robusta</i>	#H	100	7	J	1A	
5	<i>Eucalyptus moluccana</i>	C	400	17	SM	1B	Moderate occurrence of deadwood. Investigate cavities and assess extent of deadwood
6	<i>Eucalyptus tereticornis</i>	C	350	17	SM	1B	Minor occurrence of deadwood. Investigate cavities and assess extent of deadwood.
7	<i>Eucalyptus moluccana</i>	C	350	17	SM	113	Minor occurrence of deadwood. Investigate cavities and assess extent of deadwood.
8	<i>Olea europaea ssp africana</i>	*+H	120x	5	SM	2D	Invasive.
9	<i>Eucalyptus moluccana</i>	C	350	16	SM	1A	
10	<i>Melaleuca quinquenervia</i>	#H	70	4	J	1A	
11	<i>Melaleuca quinquenervia</i>	#H	30	2.5	J	1A	
12	<i>Melaleuca quinquenervia</i>	#H	50	4.5	J	1A	
13	<i>Melaleuca quinquenervia</i>	#H	50	4	J	1A	
14	<i>Melaleuca quinquenervia</i>	#H	70	2.5	J	1A	
15	<i>Salix matsudana</i> 'Tortuosa'	*H	70x	3.5	J	3B	
16	<i>Salix matsudana</i> 'Tortuosa'	*H	70x	5	J	3B	
17	<i>Eucalyptus crebra</i>	C	300	17	SM	3B	Excessive compaction in root zone
18	<i>Eucalyptus tereticornis</i>	C	400	18	SM	4A	Dead.
19	<i>Eucalyptus crebra</i>	C	200	7	SM	4B	Senescent.
20	<i>Eucalyptus moluccana</i>	C	300	14	SM	1A	
21	<i>Eucalyptus moluccana</i>	C	300	14	SM	1A	
22	<i>Acacia parramattensis</i>	C	250	6	M	4C	Evidence of borer attack, although borers apparently absent.
23	<i>Eucalyptus moluccana</i>	C	300	15	SM	1B	Remove <i>Olea</i> sp seedlings at base
24	<i>Melaleuca styphelioides</i>		350x	6.5	SM	1B	Mechanically damaged, remove exotic species at base.
25	<i>Eucalyptus moluccana</i>	C	150	10	SM	1A	
26	<i>Eucalyptus tereticornis</i>	C	200	12	SM	1A	

Site Specific Guidelines

27	Jacaranda mimosifolia	*H	50x	3	SM	1A	
28	Eucalyptus moluccana	C	450	17	SM	1A	
29	Eucalyptus moluccana	C	200	10	SM	1A	
30	Eucalyptus moluccana	C	250x	14	SM	1B	Investigate extent of deadwood.
31	Melaleuca styphelioides		300	6	SM	1A	
32	Olea europaea ssp africana	**H	150x	4	SM	2D	Invasive.
33	Eucalyptus moluccana	C	150	8	SM	1A	
34	Eucalyptus moluccana	C	250	8	SM	1A	
35	Eucalyptus moluccana	C	250	10	SM	1A	
36	Eucalyptus moluccana	C	150	5	SM	1A	
37	Eucalyptus moluccana	C	150	8	SM	1A	
38	Eucalyptus moluccana	C	120	8	SM	1A	
39	Olea europaea ssp africana	**H	150x	6	M	2D	Invasive.
40	Melaleuca styphelioides		400	7	M	1A	Minor dieback.
41	Olea europaea ssp africana	**H	100x	4	M	2D	Invasive.
42	Olea europaea ssp africana	**H	120x	4	M	2D	Invasive.

TABLE 2 cont Details of trees surveyed, including estimations of SULE (at the time of assessment).

No	Species	Status	DBH	Height	Age	SULE	Comments
43	Olea europaea ssp africana	**H	150x	4	M	2D	Invasive.
44	Olea europaea ssp africana	**H	150x	4	M	2D	Invasive.
45	Eucalyptus moluccana	C	350	15	SM	1A	
46	Eucalyptus moluccana	C	100	4	J	3C	Impeding the growth of semi-mature specimen No 45.
47	Eucalyptus nicholii	#H	120	2.5	J	2B	Species occasionally becomes structurally unsafe in heavy soils, high ornamental value.
48	Melaleuca styphelioides		30	1.5	J	1A	
49	Melaleuca styphelioides		350	7	SM	1A	
50	Melaleuca styphelioides		250x	7	SM	1A	
51	Eucalyptus moluccana	C	200	10	SM	1A	
52	Eucalyptus moluccana	C	350	12	SM	1A	
53	Eucalyptus moluccana	C	250	13	SM	1A	
54	Eucalyptus moluccana	C	300	15	SM	1A	
55	Melaleuca styphelioides		200	5	SM	1A	
56	Eucalyptus scoparta	#H	200	4	SM	1A	
57	Melaleuca styphelioides		200	5	SM	1A	
58	Eucalyptus moluccana	C	300	16	SM	1A	
59	Jacaranda mimosifolia	*H	30	2	J	3B	Leaning specimen.
60	Eucalyptus moluccana	C	250	9	SM	3B	Poor condition, moderate levels of dieback
61	Eucalyptus moluccana	C	400	15	SM	1A	
62	Melaleuca styphelioides		300	6	SM	1A	
63	Eucalyptus moluccana	C	250	12	SM	1A	
64	Eucalyptus moluccana	C	300	12	SM	1A	
65	Eucalyptus moluccana	C	300	15	SM	1A	

Site Specific Guidelines

66	<i>Eucalyptus moluccana</i>	C	150	6	SM	3B	Poor condition, moderate levels of dieback
67	<i>Melaleuca styphelioides</i>		450	7	M	1A	
68	<i>Eucalyptus moluccana</i>	C	300	12	SM	1A	
69	<i>Eucalyptus moluccana</i>	C	250	12	SM	1A	
70	<i>Eucalyptus moluccana</i>	C	250	10	SM	1A	Minor dieback.
71	<i>Eucalyptus moluccana</i>	C	200	6	SM	1A	
72	<i>Grevillea robusta</i>	#H	50	2	J	3C	Impeding growth of No 73.
73	<i>Araucaria bidwillii</i>	#H	350	12	SM	1A	
74	<i>Eucalyptus moluccana</i>	C	100	4.5	J	3B	Poor condition, moderate levels of dieback.
75	<i>Eucalyptus moluccana</i>	C	300	6.5	SM	3B	Poor condition, moderate levels of dieback
76	<i>Acacia baileyana</i>	"#H	200	4	SM	2D	Invasive.
77	<i>Ligustrum lucidum</i>	**H	250	5	SM	2D	Invasive.
78	<i>Erythrina x sykesii</i>	**H	80	3.5	J	2D	Invasive.
79	<i>Eucalyptus elata</i>	#H	100	4	SM	1A	
80	<i>Corymbia maculata</i>	CH	50	4	J	1A	
81	<i>Jacaranda mimosifolia</i>	*H	20	1.5	J	1A	
82	<i>Eucalyptus moluccana</i>	C	500	18	M	1A	
83	<i>Eucalyptus moluccana</i>	C	350	18	SM	1A	
84	<i>Eucalyptus moluccana</i>	C	450	18	SM	1A	
85	<i>Eucalyptus moluccana</i>	C	400	18	SM	1A	
86	<i>Eucalyptus moluccana</i>	C	250	6	SM	1A	
87	<i>Eucalyptus moluccana</i>	C	400	15	SM	1A	
88	<i>Eucalyptus moluccana</i>	C	600	18	M	3B	High level of dieback.
89	<i>Liquidambar styraciflua</i>	*H	100	4.5	SM	1A	
90	<i>Schinus areira</i>	*H	100	1.5	J	1A	
91	<i>Corymbia maculata</i>	CH	120x	4	SM	1B	Directional pruning required, remove axillary stems.
92	<i>Acacia salignus</i>	#H	180x	3.5	SM	2C	Directional pruning required.

TABLE 2 cont Details of trees surveyed, including estimations of SULE (at the time of assessment).

No	Species	Status	DBH	Height	Age	SULE	Comments
93	<i>Callistemon citrinus</i>	#H	120x	3	SM	2A	
94	<i>Callistemon citrinus</i>	#H	120x	2.5	SM	2A	
95	<i>Leptospermum petersonii</i>	#H	70x	2	SM	2A	
96	<i>Callistemon citrinus</i>	#H	30x	3	SM	4C	Poor condition, moderate levels of dieback
97	<i>Leptospermum petersonii</i>	#H	20x	3	SM	2A	
98	<i>Lagerstoemia indica</i>	*H	100x	3.5	SM	1A	
99	<i>Callistemon citrinus</i>	#H	100x	2.5	SM	2A	
100	<i>Lagerstoemia indica</i>	*H	100x	3.5	SM	1A	
101	<i>Eucalyptus moluccana</i>	C	350	14	SM	1A	
102	<i>Acacia baileyana</i>	#H	150	5	SM	2D	
103	<i>Grevillea robusta</i>	#H	80	5.5	J	1A	
104	<i>Grevillea robusta</i>	#H	80	5	J	1A	
105	<i>Jacaranda mimosifolia</i>	*H	80	1.2	J	1A	
106	<i>Leptospermum petersonii</i>	#H	60	2.5	SM	2A	
107	<i>Eucalyptus moluccana</i>	C	300	14	SM	4C	Poor condition, moderate levels of dieback.
108	<i>Eucalyptus moluccana</i>	C	400	16	SM	1A	
109	<i>Eucalyptus moluccana</i>	C	450	16	SM	1A	Remove exotics at base.

Site Specific Guidelines

110	<i>Eucalyptus moluccana</i>	C	300	15	SM	3C	Impeding growth of No 109.
111	<i>Schefflera actinophylla</i>	*H	30	2	J	3B	
112	<i>Casuarina glauca</i>	H	50	1	J	1A	
113	<i>Eucalyptus moluccana</i>	C	50	3	J	4A	Dead.
114	<i>Eucalyptus moluccana</i>	C	350	12	SM	1A	
115	<i>Eucalyptus moluccana</i>	C	250	7	SM	1A	
116	<i>Eucalyptus moluccana</i>	C	250	9	SM	1A	
117	<i>Eucalyptus moluccana</i>	C	250	6.5	SM	4A	Senescent.
118	<i>Casuarina glauca</i>	H	100	4.5	J	1A	
119	<i>Eucalyptus moluccana</i>	C	450	18	SM	3B	High levels of dieback.
120	<i>Casuarina glauca</i>	H	70	4	J	1A	
121	<i>Eucalyptus moluccana</i>	C	200	6	SM	1A	
122	<i>Eucalyptus moluccana</i>	C	200	6.5	SM	1B	Low to moderate levels of deadwood in canopy.
123	<i>Eucalyptus moluccana</i>	C	250	12	SM	1B	Low to moderate levels of dieback in canopy.
124	<i>Eucalyptus moluccana</i>	C	250	12	SM	1B	Low to moderate levels of dieback in canopy.
125	<i>Eucalyptus moluccana</i>	C	300	12	SM	1B	Low to moderate levels of dieback to canopy.
126	<i>Eucalyptus moluccana</i>	C	100	4	J	1B	Low to moderate levels of dieback in canopy.
127	<i>Eucalyptus moluccana</i>	C	400	16	SM	1B	Low to moderate levels of dieback in canopy.
128	<i>Grevillea robusta</i>	#H	100	4.5	J	1B	Low to moderate levels of dieback in canopy.
129	<i>Tristaniopsis laurina</i>	#H	20	2	J	1A	
130	<i>Eucalyptus moluccana</i>	C	30	1.5	J	1A	
131	<i>Eucalyptus microcorys</i>	#H	350	7	SM	1A	Low levels of dieback in canopy.
132	<i>Eucalyptus moluccana</i>	C	450	12	SM	1A	
133	<i>Callistemon viminalis</i>	#H	100x	2.5	SM	2A	
134	<i>Callistemon viminalis</i>	#H	100x	2.5	SM	2A	
135	<i>Callistemon viminalis</i>	#H	100x	2.5	SM	2A	
136	<i>Callistemon viminalis</i>	#H	100x	2.5	SM	2A	
137	<i>Callistemon viminalis</i>	#H	100x	2.5	SM	2A	
138	<i>Callistemon viminalis</i>	#H	100x	2.5	SM	2A	
139	<i>Syagrus romanzoffianum</i>	*H	30	2	J	2B	
140	<i>Syagrus romanzoffianum</i>	*H	30	1.8	J	2B	
141	<i>Acacia longifolia</i>	H	70	2	SM	2A	
142	<i>Eucalyptus moluccana</i>	C	350	18	SM	1A	
143	<i>Eucalyptus moluccana</i>	C	450	17	SM	1A	

TABLE 2 cont Details of trees surveyed, including estimations of SULE (at the time of assessment).

No	Species	Status	DBH	Height	Age	SULE	Comments
144	<i>Grevillea robusta</i>	#H	250x	8	SM	2C	
145	<i>Acer negundo</i>	*H	30x	1.5	J	2C	
146	<i>Grevillea robusta</i>	#H	200	6	SM	2C	
147	<i>Grevillea robusta</i>	#H	250	6	SM	2C	
148	<i>Grevillea robusta</i>	#H	300	5	SM	2C	
149	<i>Lagerstoemia indica</i>	*H	100x	2.5	SM	1A	
150	<i>Lagerstoemia indica</i>	*H	100x	3.5	SM	1A	
151	<i>Callistemon viminalis</i>	#H	120x	3.5	SM	2A	
152	<i>Prunus sp</i>	*H	150x	3.5	SM	1A	
153	<i>Melia azedarach var australasica</i>	H	250	3.5	SM	1A	

Site Specific Guidelines

154	<i>Prunus</i> sp	*H	150x	3.5	SM	1A	
155	<i>Eucalyptus moluccana</i>	C	550	17	M	1A	
156	<i>Cupressus macrocarpa</i> cv	*H	150x	4	SM	3B	
157	<i>Cupressus macrocarpa</i> cv	*H	150x	4	SM	3B	
158	<i>Cupressus macrocarpa</i> cv	*H	150x	4	SM	3B	
159	<i>Populus nigra</i> 'Italica' (?)	*H	150x	3.5	SM	3B	
160	<i>Prunus</i> sp	*H	150x	3.5	SM	3B	
161	<i>Prunus</i> sp	*H	150x	3.5	SM	3B	
162	<i>Nerium oleander</i>	**H	50x	3.5	SM	2A	Occasionally invasive.
163	<i>Nerium oleander</i>	**H	50x	3.5	SM	1A	Occasionally invasive.
164	<i>Eucalyptus moluccana</i>	C	550	17	SM	1A	
165	<i>Plumeria acutifolia</i>	*H	120x	2.5	SM	1A	Remove exotics at base, directional pruning required.
166	<i>Lagerstoemia indica</i>	*H	70x	3	SM	2C	Remove exotics at base, directional pruning required.
167	<i>Euphorbia pulcherima</i>	*H	170x	2.5	SM	2C	Remove exotics at base, directional pruning required.
168	<i>Hibiscus rosa-sinensis</i>	*H	30x	2	SM	2C	Remove exotics at base, directional pruning required.
169	<i>Washingtonia filifera</i>	*H	30	1.2	J	2C	Remove exotics at base.
170	<i>Callistemon viminalis</i>	#H	100x	1	SM	2C	Remove exotics at base, directional pruning required.
171	<i>Murraya paniculata</i>	*H	100	3	SM	2C	Remove exotics at base.
172	<i>Fraxinus chinensis</i>	*H	70x	2	SM	2C	Remove exotics at base, directional pruning required.
173	<i>Eucalyptus moluccana</i>	C	450	16	SM	1A	
174	<i>Livistona muelleri</i> (?)	#H	20	3	SM	1A/2A (?)	
175	<i>Livistona muelleri</i> (?)	#H	20	3	SM	1A/2A (?)	
176	<i>Eucalyptus microcorys</i>	#H	250	7	SM	1A	
177	<i>Eucalyptus microcorys</i>	#H	400	12	SM	1A	
178	<i>Eucalyptus microcorys</i>	#H	350	14	SM	1A	
179	<i>Polygala myrtifolia</i>	*H	70x	3	SM	3A	
180	<i>Jacaranda mimosifolia</i>	*H	50	1.5	J	1A	
181	<i>Brachychiton acerifolius</i>	#H	30	1.5	J	1B	Directional pruning required, minor levels of dieback
182	<i>Jacaranda mimosifolia</i>	*H	180	4	SM	1A	
183	<i>Eucalyptus moluccana</i>	C	350	12	SM	1A	
184	<i>Eucalyptus moluccana</i>	C	550	12	SM	1B	Basal mechanical damage requires investigation. Some minor dieback.
185	<i>Eucalyptus moluccana</i>	C	350	10	SM	1A	
186	<i>Castanospermum australe</i>	#H	30	2.5	J	3C	Remove or transplant, impeding growth of No 183.
187	<i>Castanospermum australe</i>	#H	30	2.5	J	3C	Remove or transplant, impeding growth of No 183.
188	<i>Callistemon viminalis</i>	#H	30x	1.5	SM	2A	

Site Specific Guidelines

189	<i>Eucalyptus crebra</i>	C	100	3.5	J	1A
190	<i>Callistemon viminalis</i>	#H	30x	1.5	SM	2A
191	<i>Callistemon viminalis</i>	#H	30x	1.5	SM	2A
192	<i>Eucalyptus moluccana</i>	C	500	20	M	1A

TABLE 2 cont Details of trees surveyed, including estimations of SULE (at the time of. assessment).

No	Species	Status	DBH	Height	Age	SULE	Comments
193	<i>Eucalyptus moluccana</i>	C	500	20	M	1A	
194	<i>Callistemon viminalis</i>	#H	30x	1/5	SM	2A	
195	<i>Melaleuca styphelioides</i>		300	9	SM	1A	Minor mechanical damage.
196	<i>Eucalyptus moluccana</i>	C	350	12	SM	1A	
197	<i>Melaleuca styphelioides</i>		350x	6	SM	1A	
198	<i>Melaleuca styphelioides</i>		350	8	SM	1A	
199	<i>Eucalyptus moluccana</i>	C	350	12	SM	1A	
200	<i>Phoenix canariensis</i>	**H	100	1.5	J	2D	Invasive.
201	<i>Callistemon viminalis</i>	#H	20x	0.8	J	2A	
202	<i>Eucalyptus moluccana</i>	C	80	4	J	1A	
203	<i>Eucalyptus moluccana</i>	C	250	8	SM	3B	Fence-post damage to cambium.
204	<i>Eucalyptus moluccana</i>	C	300	9	SM	1A	
205	<i>Olea europaea ssp africana</i>	**H	50x	3	SM	2D	Invasive.
206	<i>Eucalyptus moluccana</i>	C	250	7	SM	1A	
207	<i>Eucalyptus moluccana</i>	C	200	4.5	SM	1A	
208	<i>Eucalyptus moluccana</i>	C	400	10	SM	1A	
209	<i>Eucalyptus moluccana</i>	C	150	6	SM	3B	Poor condition.
210	<i>Eucalyptus moluccana</i>	C	300	12	SM	1A	
211	<i>Eucalyptus moluccana</i>	C	150	5	SM	4A	Dead.
212	<i>Melaleuca styphelioides</i>		350	7	SM	1A	
213	<i>Melaleuca styphelioides</i>		300	5	SM	1A	
214	<i>Melaleuca styphelioides</i>		350	5	SM	1A	
215	<i>Melaleuca styphelioides</i>		300	8	SM	1A	
216	<i>Eucalyptus moluccana</i>	C	280	5	SM	3B	Poor condition.
217	<i>Eucalyptus moluccana</i>	C	250	16	SM	1A	No's 217-234 form a stand, remove exotic species at base.
218	<i>Eucalyptus moluccana</i>	C	400	16	SM	1A	
219	<i>Eucalyptus moluccana</i>	C	200	16	SM	1A	
220	<i>Eucalyptus moluccana</i>	C	300	16	SM	1A	
221	<i>Eucalyptus moluccana</i>	C	300	16	SM	1A	
222	<i>Eucalyptus moluccana</i>	C	300	10	SM	1A	
223	<i>Eucalyptus moluccana</i>	C	300	16	SM	1A	
224	<i>Eucalyptus moluccana</i>	C	200	16	SM	1A	
225	<i>Eucalyptus moluccana</i>	C	250	8	SM	1A	
226	<i>Eucalyptus moluccana</i>	C	250	8	SM	1A	
227	<i>Eucalyptus moluccana</i>	C	280	13	SM	1A	
228	<i>Eucalyptus moluccana</i>	C	300	13	SM	1A	
229	<i>Eucalyptus moluccana</i>	C	300	12	SM	1A	
230	<i>Melaleuca styphelioides</i>		250	5	SM	1A	
231	<i>Eucalyptus moluccana</i>	C	300	16	SM	1A	
232	<i>Eucalyptus moluccana</i>	C	350	16	SM	1A	
233	<i>Eucalyptus moluccana</i>	C	250	16	SM	1A	
234	<i>Eucalyptus moluccana</i>	C	300	8	SM	1A	
235	<i>Eucalyptus moluccana</i>	C	400	16	SM	1A	
236	<i>Eucalyptus moluccana</i>	C	150	5	SM	3B	Poor condition.
237	<i>Eucalyptus scoparia</i>	#H	50x	1.2	J	1B	Directional pruning required.
238	<i>Eucalyptus moluccana</i>	C	120	4.5	SM	1A	

Site Specific Guidelines

239	Eucalyptus moluccana	C	350	6	SM	4A	Possibly damaged by lightning strike.
240	Eucalyptus moluccana	C	100	6	SM	1A	
241	Eucalyptus moluccana	C	200	6	SM	1A	
242	Leptospermum laevigatum	#H	30x	1.5	SM	2A	
243	Eucalyptus moluccana	C	100x	4.5	SM	3B	Mechanically damaged, borer attack and dieback.
244	Eucalyptus moluccana	C	300	70	SM	3B	Mechanically damaged, borer attack and dieback.
245	Eucalyptus moluccana	C	300	12	SM	1A	
246	Eucalyptus moluccana	C	150	6	SM	1A	
247	Eucalyptus moluccana	C	200	5	SM	1A	
248	Eucalyptus moluccana	C	100	4	J	1A	

TABLE 2 cont Details of trees surveyed, including estimations of SULE (at the time of assessment).

No	Species	Status	DBH	Height	Age	SULE	Comments
249	Eucalyptus moluccana	C	500	18	M	1A	
250	Eucalyptus moluccana	C	300	7	SM	1A	
251	Eucalyptus moluccana	C	150	4	SM	1A	
252	Eucalyptus moluccana	C	150	4.5	SM	1A	
253	Eucalyptus moluccana	C	100	3	J	3B	Poor condition.
254	Eucalyptus moluccana	C	250	6	SM	1A	
255	Eucalyptus moluccana	C	200	5.5	SM	3B	Poor condition.
256	Eucalyptus moluccana	C	200	6	SM	1A	
257	Eucalyptus moluccana	C	200	6	SM	1A	
258	Eucalyptus moluccana	C	150	5	SM	1A	
259	Eucalyptus moluccana	C	300	7	SM	1A	
260	Eucalyptus moluccana	C	200	6	SM	1A	
261	Eucalyptus moluccana	C	100x	5	J	1B	Remedial pruning required, remove secondary branch at base.
262	Eucalyptus moluccana	C	100	3	J	1A	
263	Eucalyptus moluccana	C	250	6	SM	1B	Mechanically damaged at base, investigate extent of deadwood.
264	Eucalyptus moluccana	C	100x	5	J	1A	
265	Eucalyptus moluccana	C	300	8	SM	1A	
266	Eucalyptus moluccana	C	200	6	SM	1A	
267	Eucalyptus moluccana	C	200	5	SM	1A	
268	Eucalyptus moluccana	C	70	5	J	3C	Impeding growth of No 268.
269	Eucalyptus moluccana	C	300	6	SM	1A	
270	Eucalyptus moluccana	C	200	5	SM	1A	
271	Eucalyptus moluccana	C	250	6	SM	1A	
272	Eucalyptus moluccana	C	200	5.5	SM	1A	
273	Eucalyptus moluccana	C	150	4	SM	1A	
274	Eucalyptus moluccana	C	350	6	SM	1A	
275	Eucalyptus moluccana	C	250	6	SM	1A	
276	Eucalyptus moluccana	C	100	3	J	1B	Lignotuberous growth, future pruning required
277	Eucalyptus scoparia	#H	120x	4	SM	1A	
278	Eucalyptus scoparia	#H	100	4.5	J	1A	
279	Eucalyptus moluccana	C	500	16	M	1B	Investigate basal mechanical damage, borer attack although borers now absent.
280	Hakea salicifolia	#H	120x	3.5	SM	3B	Poor condition.
281	Eucalyptus moluccana	C	450	12	SM	1A	

Site Specific Guidelines

282	Eucalyptus moluccana	C	500	15	M	1B	Minor dieback.
283	Eucalyptus moluccana	C	400	15	SM	1B	Minor dieback.
284	Eucalyptus microcorys	#H	300	7.5	SM	1A	
285	Corymbia maculata	CH	300	10	SM	1A	
286	Grevillea robusta	#H	50	2.5	J	1A	
287	Eucalyptus scoparta	#H	100x	3.5	SM	1B	Investigate basal mechanical damage, borer attack although borers now absent.
288	Eucalyptus scoparia	#H	30x	2	J	1B	Investigate basal mechanical damage, borer attack although borers now absent.
289	Grevillea robusta	#H	30	3	J	1A	
290	Corymbia maculata	CH	350x	9	SM	1A	
291	Jacaranda mimosifolia	*H	10x	1.2	J	1A	
292	Jacaranda mimosifolia	*H	20	2	J	1A	
293	Jacaranda mimosifolia	*H	20	2	J	1A	
294	Corymbia citriodora	#H	150	6	SM	2B	This species prone to drop branches due to brittle timber
295	Eucalyptus moluccana	C	350	15	SM	1A	

TABLE 2 cont Details of trees surveyed, including estimations of SULE (at the time of assessment).

No	Species	Status	DBH	Height	Age	SULE	Comments
296	Eucalyptus moluccana	C	350	16	SM	1B	Investigate basal mechanical damage, borer attack although borers now absent.
297	Eucalyptus moluccana	C	200	8	SM	1B	Remove minor deadwood.
298	Eucalyptus moluccana	C	500	15	M	1A	
299	Eucalyptus fibrosa	C	350	15	SM	1A	
301	Eucalyptus scoparia	#H	100	6	J	1A	
302	Eucalyptus moluccana	C	450	18	SM	4B	Extensive basal damage Remove minor deadwood
303	Eucalyptus moluccana	C	300	17	SM	1B	
304	Eucalyptus moluccana	C	250	7	SM	1A	
305	Eucalyptus moluccana	C	500	18	M	1B	Remove minor deadwood.
306	Eucalyptus moluccana	C	300	10	SM	1A	
307	Eucalyptus moluccana	C	350	15	SM	1B	Remove minor deadwood.
308	Eucalyptus moluccana	C	450	16	SM	1A	
309	Eucalyptus moluccana	C	150	5	SM	1A	
310	Eucalyptus tereticornis	C	300	11	SM	1A	
311	Specimen (dead)		100	3.5	J	4A	
312	Eucalyptus fibrosa	C	1200	2	M	1B/1C	Significant specimen. Remove minor deadwood, investigate basal mechanical damage, borer attack although borers now absent.
313	Eucalyptus tereticornis	C	300x	15	SM	1B	
314	Eucalyptus tereticornis	C	120	6	SM	1A	
315	Eucalyptus moluccana	C	350x	15	SM	1A	
316	Eucalyptus moluccana	C	300	12	SM	1A	
317	Eucalyptus moluccana	C	250x	12	SM	1B	Remove minor deadwood, borer attack although borers apparently absent
318	Eucalyptus moluccana	C	350	9	SM	1B	Remove minor deadwood.

Part G

Holroyd Development Control Plan 2007

Site Specific Guidelines

319	Eucalyptus moluccana	C	250	12	SM	1B	Remove minor deadwood.
320	Eucalyptus moluccana	C	200	7	SM	1B	Remove minor deadwood.
321	Eucalyptus moluccana	C	100	6	J	4A	Dead.
322	Eucalyptus moluccana	C	200	7	SM	4A	Dead.
323	Eucalyptus moluccana	C	200	4	SM	4B	Possible lightning strike.
324	Eucalyptus moluccana	C	350	17	SM	1A	
325	Eucalyptus moluccana	C	350	15	SM	1A	
326	Eucalyptus moluccana	C	350	10	SM	1A	
327	Eucalyptus moluccana	C	350	15	SM	1A	
328	Eucalyptus moluccana	C	150	6	SM	1B	Investigate basal mechanical damage, borer attack, borers apparently absent.
329	Eucalyptus moluccana	C	500	17	M	1B	Investigate basal mechanical damage, borer attack, borers apparently absent.
330	Melaleuca styphelioides		50x	3	SM	1A	
331	Eucalyptus moluccana	C	300	12	SM	1A	
332	Eucalyptus moluccana	C	150	4	SM	1A	
333	Eucalyptus moluccana	C	150	5	SM	1A	
334	Eucalyptus moluccana	C	350	16	SM	1B	Remove minor deadwood, borer attack.

Site Specific Guidelines

3.0 GREYSTANES CREEK

3.1 Background

Greystanes Creek is a major tributary of Toongabbie Creek, which in turn is a major tributary to Parramatta River. The creek has its source at Prospect Hill and flows in a northward direction to its confluence with Toongabbie Creek, the creek forming the boundary between the City of Blacktown and the City of Holroyd.

In early 1993, a portion of Greystanes Creek between Oklahoma Avenue / Memphis Crescent and Octavia Road, Toongabbie was realigned as part of flood mitigation works, and a program of revegetation to re-establish the native vegetation was commenced under the supervision Holroyd City Council.

A Plan of Management (POM) for Greystanes Creek Reserve has also been prepared in consultation with Holroyd City Council, Blacktown City Council and the Upper Parramatta River Catchment Trust. This POM outlines future management strategies and works which will enhance the Greystanes Creek Reserve's value for recreation, wildlife habitat, nature conservation, water quality improvement, drainage, and flood mitigation. Private property adjacent to the Greystanes Creek Reserve will play a vital role in augmenting these works, and this section of the DCP aims to ensure that new development within the City of Holroyd is compatible with the aims of the Greystanes Creek Reserve POM. A separate DCP has also been prepared for land within the City of Blacktown.

3.2 Application

This section applies to land situated in the City of Holroyd outlined in heavy black as shown on the plan map marked Figure 1. A list of the properties subject to this plan is contained in [Appendix A](#).

All sections of the Plan shall apply when affected properties are developed for multiunit dwellings or are subdivided. For other forms of development the "Setback" and "Drainage" sections shall apply.

A separate plan applies to land situated in the City of Blacktown.

Site Specific Guidelines

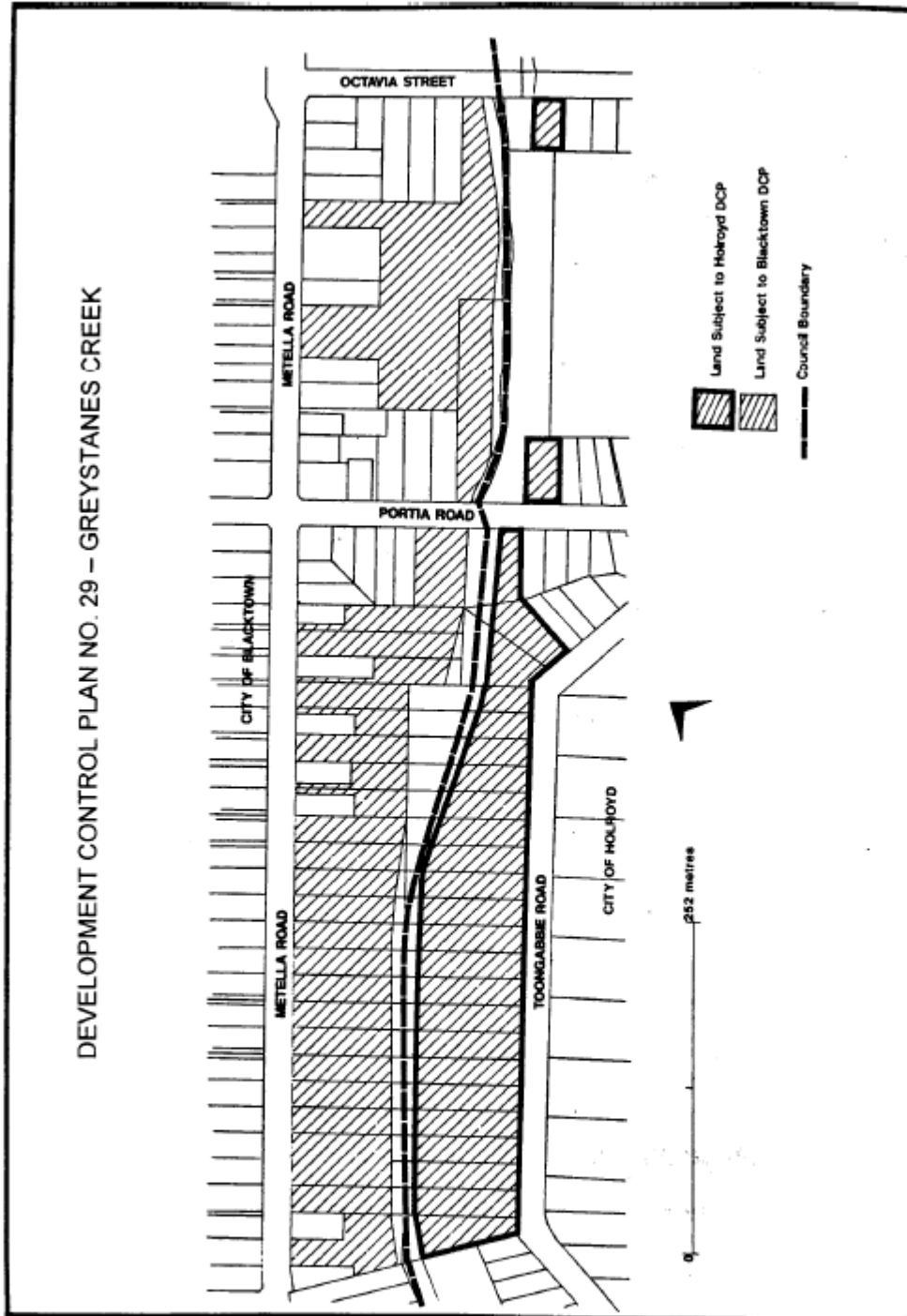


Figure 1. Land subject to Holroyd DCP No. 29 - Greystanes Creek is outlined in heavy black. A separate DCP applies to land within the City of Blacktown.

Site Specific Guidelines

3.3 Purpose

The purpose of this section of the DCP is to provide guidelines that will ensure development on land adjacent to Greystanes Creek Reserve is compatible with the Greystanes Creek Reserve Plan of Management by:

- (a) Extending the potential for a wildlife corridor by re-establishing the native bushland vegetation of the creek environment on land adjacent to the Reserve;
- (b) Enhancing the visual appeal, landscape characteristic and scenic quality of the Reserve;
- (c) Providing a visual buffer between the Reserve and development on land adjacent to the Reserve; and
- (d) Limiting sediment and nutrient run-off through the establishment of a vegetated buffer between new development and Greystanes Creek Reserve.

3.4 Setback

3.4.1 Objectives

- (a) To extend the potential for a wildlife corridor onto land adjacent to the Reserve.
- (b) To provide a visual buffer between the Reserve and development on adjacent land.

3.4.2 Controls

All buildings and structures shall be setback 10m from the boundary adjacent to the Greystanes Creek Reserve. Buildings and hard surfaces shall not be permitted within this 10m zone. This zone will constitute part of the overall landscaped area of the development.

The 10m setback has been derived from the expected size of the tree canopy for those tree species endemic to the area. This will permit the planting of trees close to the property boundary adjacent to the Greystanes Creek.

Reserve with the reduced likelihood of tree roots interfering with buildings or utilities when the trees mature. The tree canopy will also not extend over the roof of any buildings, which could be a matter of concern.

Consideration will be given to setbacks of less than 10m on those blocks that have a side boundary with the reserve.

3.5 Fences

3.5.1 Objectives

- (a) To minimise any physical barrier to the extension of the wildlife corridor from the Reserve onto adjacent land.
- (b) To minimise the visual barrier between the Reserve and development on adjacent land.

3.5.2 Controls

Fencing of property along boundaries with the Greystanes Creek Reserve shall have a maximum height of 1.8m and be of an open pool type construction. The fencing is to be of a dull metallic finish and of a colour that blends with the natural bushland environs. This type of fencing will extend the potential for a wildlife corridor by removing the physical barrier between plantings on the Reserve and adjacent land. The open fencing will enhance the scenic quality of the Reserve through the visual integration of the Reserve and adjacent land and increase safety by providing improved visibility.

Site Specific Guidelines

3.6 Landscaping and Site Design

3.6.1 Objective

- (a) To extend the potential for a wildlife corridor by re-establishing the native bushland environment on land adjacent to the Reserve.
- (b) To enhance the visual appeal, landscape characteristic and scenic quality of the Reserve.
- (c) To provide for shade and acoustic and visual privacy on land adjacent to the Reserve.

3.6.2 Controls – Retention of Native Vegetation

There shall be no removal of local endemic trees or understorey vegetation, other than noxious weeds, within the proposed 10m buffer. All plans for development must ensure that local endemic plant species are retained and protected. Vegetation to be retained is to be protected from damage during construction works, such as the compaction of soil and damage to root systems.

Council's Tree Management Order forbids the removal or lopping of any tree without Council consent.

3.6.3 Controls – Landscape Works

Within the 10m buffer zone landscape works shall be undertaken in accordance with this plan so as to re-establish local bushland vegetation.

The landscape works shall consist of a garden bed located adjacent to the boundary fence (Figure 2). The garden bed is to have a minimum width of 2.5m, be planted only with those endemic plant species listed in the Species List and shall include trees, shrubs and groundcover. The planting is to be of sufficient density to replicate a natural bushland ecosystem. The aim is to provide habitat for native wildlife, such as birds, invertebrates and insects.

The following density of plantings are given as a guideline:

3.6.4 Planting Densities

Trees:	1 per 4-5 m ²
Shrubs:	2 per 1m ²
Ground cover:	4-8 per m ²

Site Specific Guidelines

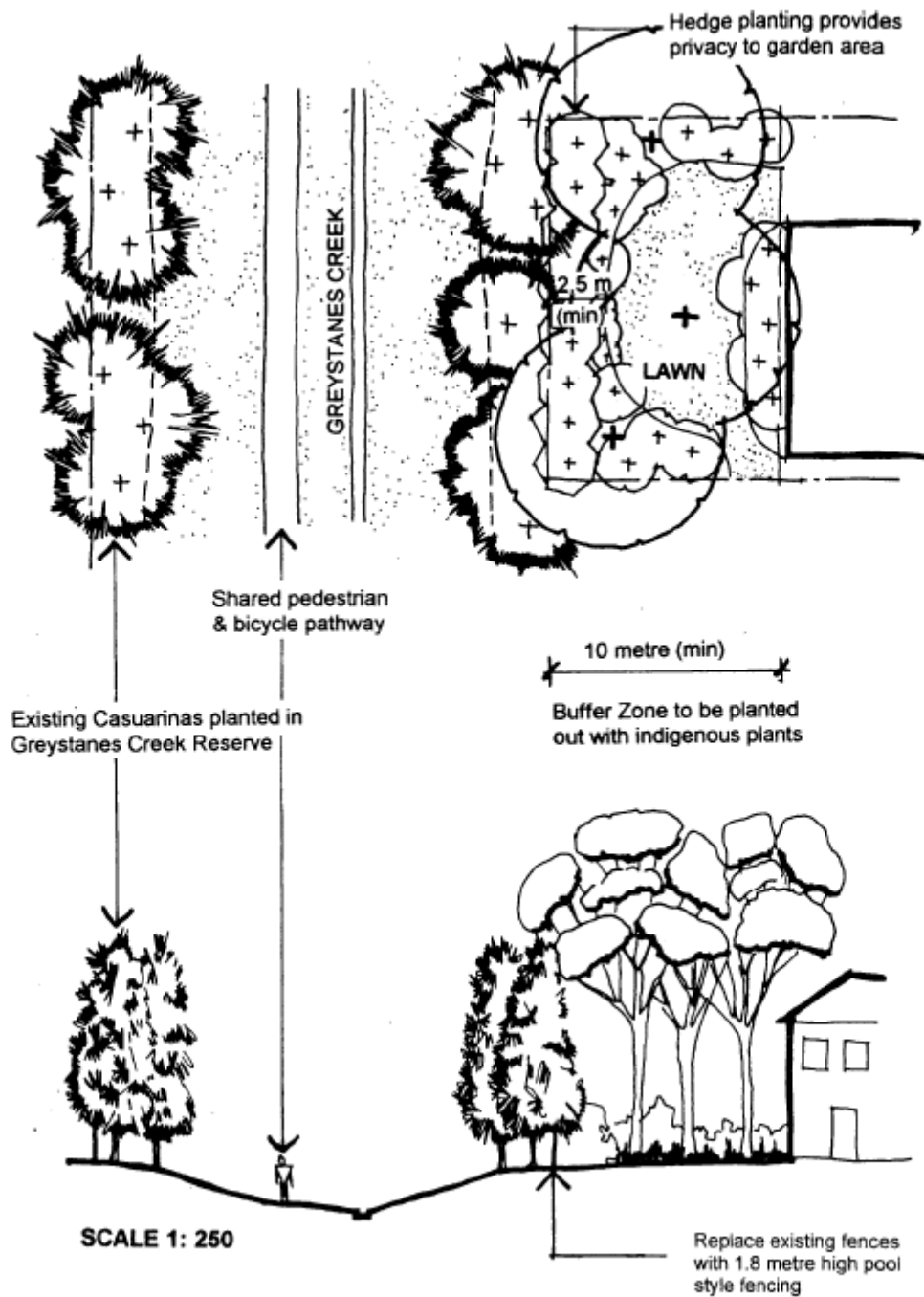


Figure 2. Landscape treatment for new development adjacent to Greystanes Creek Reserve.

Site Specific Guidelines

Species List

Trees

Angophora floribunda (Rough barked Apple)
Casuarina glauca (Swamp Oak)
Eucalyptus amplifolia (Cabbage Gum)
Eucalyptus molucana (Grey Box)
Eucalyptus tereticornis (Forest Red Gum)
Melaleuca linanrifolia (Snow-in Summer)
Melaleuca stypheloides (Prickly Leaf Paper Bark)
Melaleuca decora

Shrubs

Acacia decurrens (Black Wattle)
Acacia falcata
Acacia floribunda (Sally Wattle)
Acacia implexa
Acacia parramattensis (Sydney Green Wattle)
Bursaria spinosa (Blackthorn)
Daveisia ulcifolia
Desmodium brachypodium
Dillwynia sieberi
Indigofera australis (Native Indigo)
Kunzea ambigua (Tick Bush)
Leptospermum flavescens
Melaleuca nodosa
Omalanthus populifolius

Grasses and Groundcover

Atriplex semibaccata (Saltbush)
Atriplex australasica (Saltbush)
Brunoniella australis
Carex appressa (Sedge)
Centella asiatica (Centella)
Chloris truncata
Chloris ventricosa
Commelina cyanea (Creeping Christian)
Danthonia linkii var. *linkii* (Wallaby Grass)
Dianella longifolia (Blue Flax Lily)
Dianella revoluta
Dicathum sericeum
Dichelachne crinita
Dichondra repens (Kidney Weed)
Echinopogon caespitosus
Echinopogon ovatus
Einadia hastata (Saltbush)
Einadia polygonoides (Saltbush)
Glycine tabacina
Glycine clandestina
Juncus usitatus (Common Rush)
Oplismenus aemulus
Themeda australis (Kangaroo Grass)

Site Specific Guidelines

Council shall require that all vegetation planted in the landscaped area be grown from locally endemic plants. Plant material shall be ordered with sufficient lead-time to ensure that propagation material of local provenance can be made available. A list of specialist nurseries is available from Council.

Developers will be required to submit landscape plans with the Development Application. The details of the proposed landscaping are to be prepared by a suitably qualified person acceptable to Council. Council requires that a landscape bond be lodged on the basis of the value of the proposed development. The bond is to be retained for a minimum period of 12 months after the completion of development to ensure that landscaping works have been undertaken, are successful, and have been satisfactorily maintained.

3.7 Drainage

3.7.1 Objectives

- (a) To minimise urban run-off pollutants to Greystanes Creek.
- (b) To control erosion.

3.7.2 Controls

Appropriate erosion and sedimentation controls shall be undertaken in accordance with Council's Erosion and Sedimentation Control Policy to the satisfaction of Council's Building Surveyor. Measures to minimise nutrients and sediment entering Greystanes Creek shall be undertaken through the establishment of a vegetated buffer between the development and Greystanes Creek.

3.8 Fire

3.8.1 Objective

To minimise the potential for bushfire risk on the Reserve and adjacent land.

3.8.2 Controls

It is recommended that fuel reduction measures be undertaken on land adjacent to the Reserve and could include such measures as the provision of leaf guards to gutters. Within the Greystanes Creek Reserve itself, the creek and drainage channels form natural fire breaks, which, combined with fragmented and isolated nature of the vegetation, means that major fire events are unlikely to occur.

Site Specific Guidelines

APPENDIX A Land Subject to the Greystanes Creek provisions

DP 837421 Lot 41	139, Toongabbie Road, Toongabbie
DP 837421 Lot 40	137, Toongabbie Road, Toongabbie
DP 837421 Lot 39	135, Toongabbie Road, Toongabbie
DP 837421 Lot 38	133, Toongabbie Road, Toongabbie
DP 837421 Lot 37	131, Toongabbie Road, Toongabbie
DP 837421 Lot 36	129, Toongabbie Road, Toongabbie
DP 837421 Lot 35	127, Toongabbie Road, Toongabbie
DP 837421 Lot 34	125, Toongabbie Road, Toongabbie
DP 837421 Lot 33	123, Toongabbie Road, Toongabbie
DP 837421 Lot 32	121, Toongabbie Road, Toongabbie
DP 837421 Lot 31	119, Toongabbie Road, Toongabbie
DP 837421 Lot 30	117, Toongabbie Road, Toongabbie
DP 837421 Lot 29	115, Toongabbie Road, Toongabbie
DP 837421 Lot 28	113, Toongabbie Road, Toongabbie
DP 837421 Lot 27	111, Toongabbie Road, Toongabbie
DP 837421 Lot 26	109, Toongabbie Road, Toongabbie
DP 837421 Lot 25	107, Toongabbie Road, Toongabbie
DP 837421 Lot 24	105, Toongabbie Road, Toongabbie
DP 739182 Lot 16	103, Toongabbie Road, Toongabbie
DP 776366 Lot 18	101, Toongabbie Road, Toongabbie
DP 837421 Lot 23	99, Toongabbie Road, Toongabbie
DP 837421 Lot 22	97, Toongabbie Road, Toongabbie
DP 837421 Lot 21	95, Toongabbie Road, Toongabbie
DP 617512 Lot 1	26, Portia Road, Toongabbie
DP 11508 Lot 206	29, Portia Road, Toongabbie
DP 11508 Lot 181	18, Octavia Street, Toongabbie

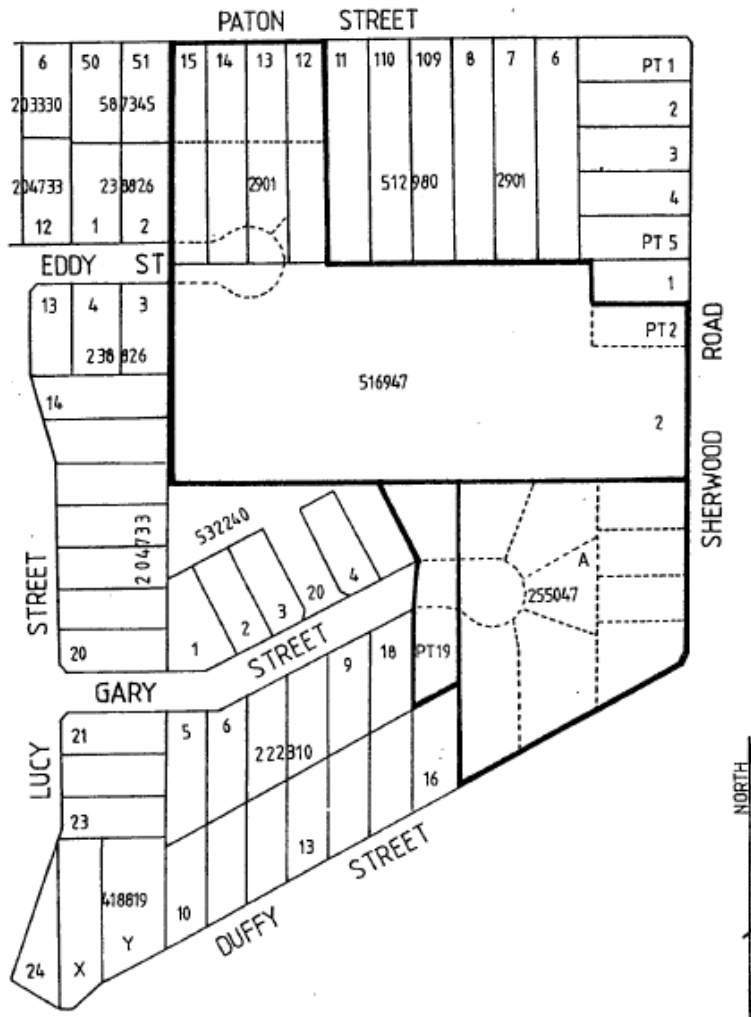
Part G

Holroyd Development Control Plan 2007

Site Specific Guidelines

4.0 PROPOSED DEVELOPMENT AND SUBDIVISION OF EDDIE STREET AND GARY STREET

This section provides for the termination of Eddy and Gary Streets, Merrylands by way of cul-de-sacs and the deletion of the proposed cul-de-sac off the eastern end of Gary Street as shown in the diagram below.



DEVELOPMENT CONTROL PLAN
OF PROPOSED ALTERATION TO EDDY
STREET AND GARY STREET DEVELOPMENT
CONTROL PLAN.

Part G

Holroyd Development Control Plan 2007

Site Specific Guidelines

5.0 PROPOSED DEVELOPMENT AND SUBDIVISION OF BRADMAN STREET, GREYSTANES

5.1 Land to which this section applies

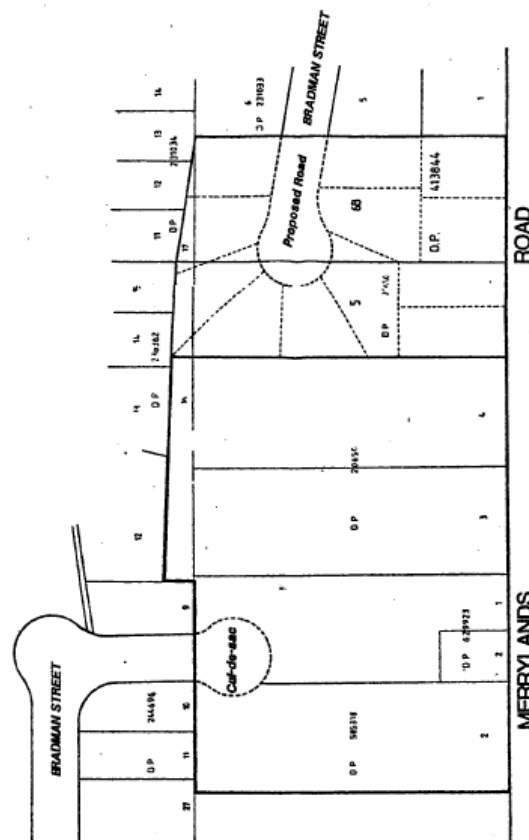
This section 5.0 of Part G of the DCP applies to land situated in the City of Holroyd, being Lot 2, D.P. 585318, Lots 1 and 2, D.P. 629923, Lots 3 and 4, D.P. 20650, Lot 5, D.P. 20650, Lot 6B, D.P.413844 and Lots 16 and 17, D.P. 238362, as shown in the diagram below.

5.2 Aims and Objectives

This plan aims to provide cul-de-sacs at the eastern and western ends of Bradman Street, Greystanes, instead of the "through road" shown elsewhere.

The objectives of this plan are to:

- Facilitate the development of Part Lot 2, D.P. 585318, Part Lot 1, D.P. 629923, Lots 3 & 4, D.P. 20650 and Part Lot 16, D.P. 238362, for Class "B" Residential Flat purposes;
- Facilitate the conventional subdivision of Lot 5, D.P. 20650, Lot 6B, D.P. 413844, Part Lot 16 and Lot 17, D.P. 238362 into 12 lots; and
- Prevent the linking of both existing sections of Bradman Street.



Part G

Holroyd Development Control Plan 2007

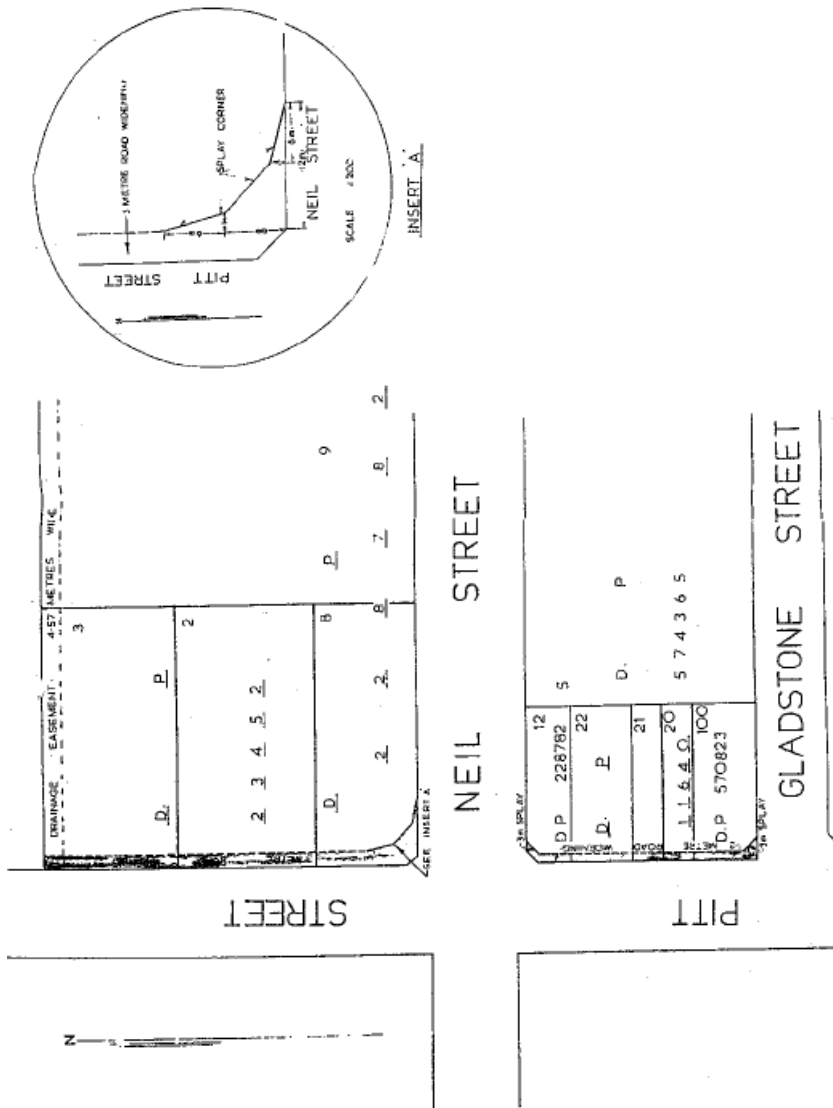
Site Specific Guidelines

6.0 PROPOSED ROAD WIDENING IN PITT STREET, NORTH OF GLADSTONE STREET (EASTERN SIDE)

6.1 Land to which section 6.0 applies

This section aims to set aside land in Pitt Street to be used for road widening. The objective is to improve traffic flow and traffic safety in the vicinity of the Pitt Street and Neil Street intersection.

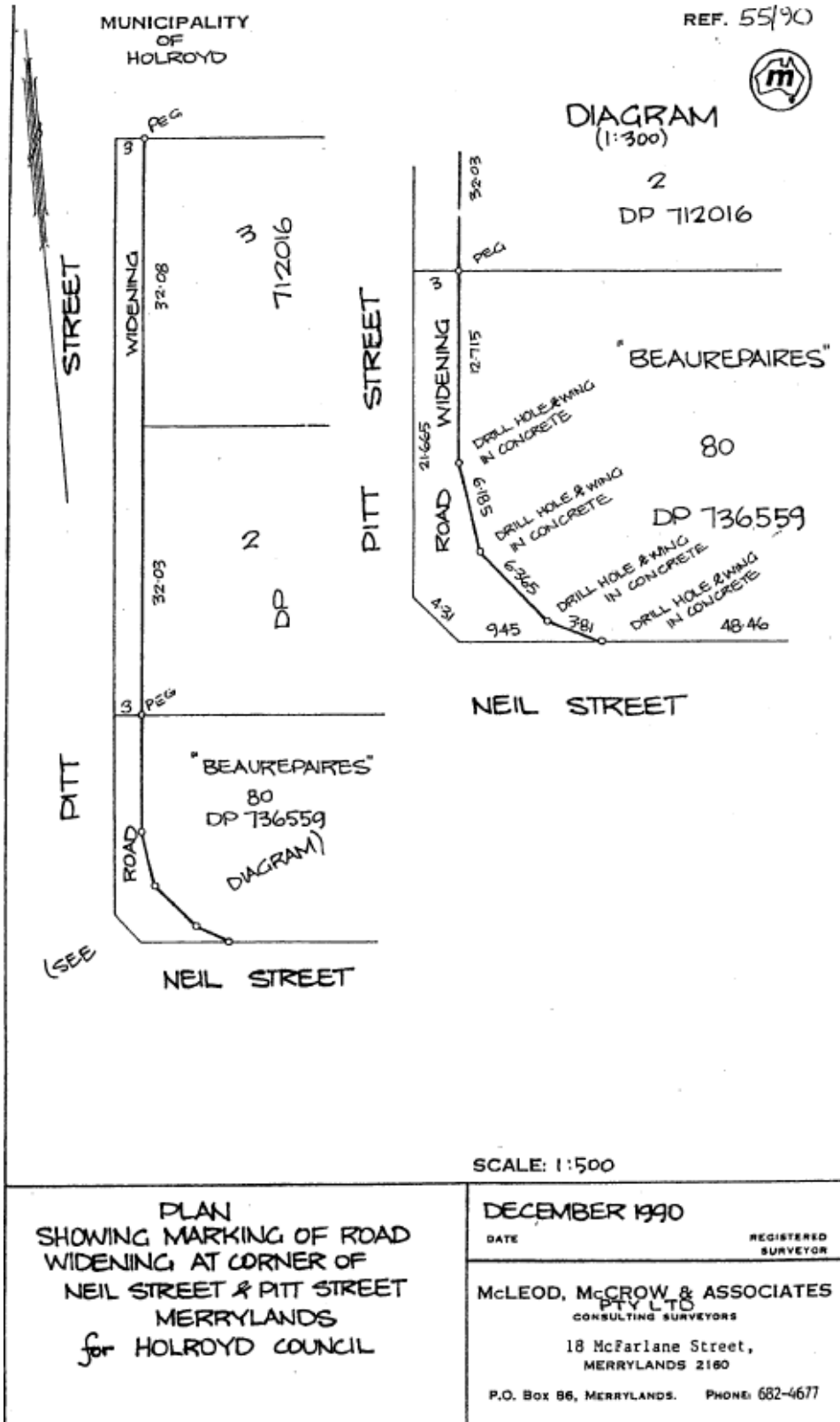
It applies to land situated in the City of Holroyd, being Lots 2 and 3, D.P.23452, Lot 8, D.P. 228782, Lot 12, D.P. 228782, Lots 20, 21 and 22, D.P. 11640 and Lot 100, D.P. 570823, and having frontage to Pitt Street, Merrylands as shown coloured grey on the map below.



Part G

Holroyd Development Control Plan 2007

Site Specific Guidelines



Site Specific Guidelines

7.0 FOREST GUM ESTATE

7.1 Land to which section 7.0 applies

The Forest Gum Estate at 28 Hackney Street, Greystanes is intended to be developed as a low density residential area consistent with that allowed under the Residential 2(a) Zone of Holroyd LEP 1991. The site will consist of 59 low density dwelling sites, 2 aged persons' dwelling sites and a family dwelling site, all ranging between 500 square metres and 600 square metres, as well as two public reserves.

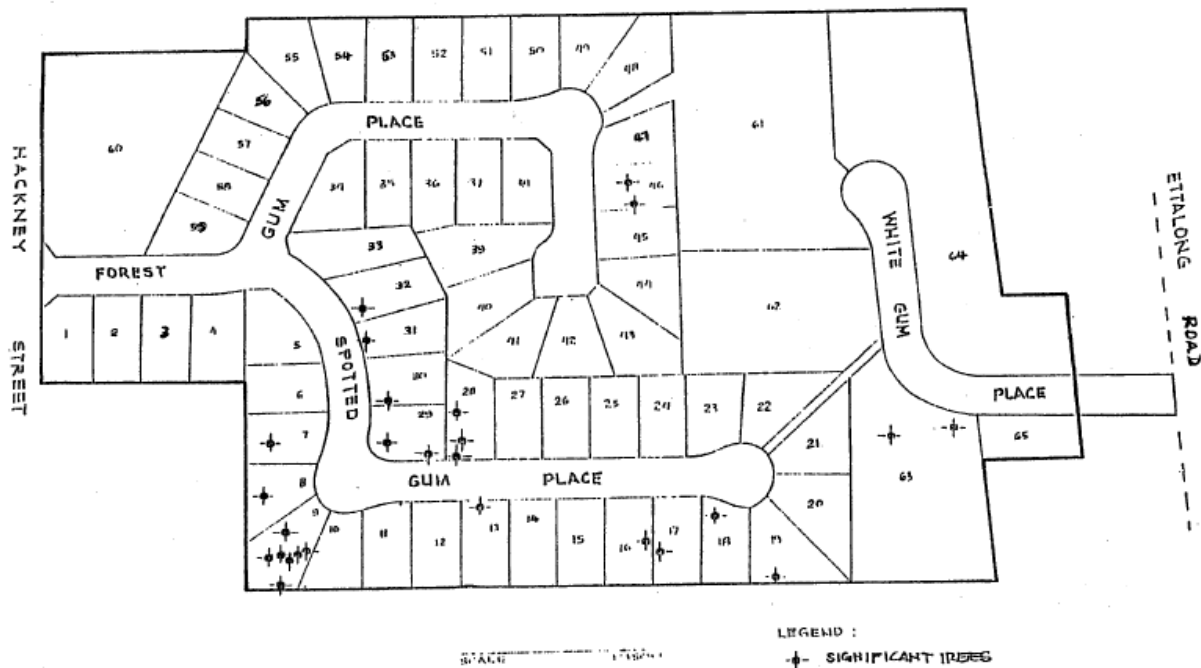
Under earlier development controls it would be possible for a dwelling house to have a gross floor area in excess of 200 square metres and up to 300 square metres depending on site area. Should the majority of development be of two storeys, it may lead to an over development of the site, which would not be compatible with maintaining a predominantly low density area.

As a response to potential over development, it is intended to impose additional development controls which would apply to this site. Rather than limiting the range of building forms by providing additional FSR controls, it is considered appropriate to contain development within an appropriate building envelope. In addition, controls on the minimum amount of private open space will ensure that sufficient private open space is provided for each dwelling.

As the Forest Gum Estate is a comparatively large development, it is appropriate to designate significant trees subject to Council's Tree Management Order and provide soil erosion and sedimentation controls within the Development Control Plan.

This section of the DCP applies to land situated in the City of Holroyd outlined in heavy black as shown on the plan map below.

Site Specific Guidelines



7.2 Aims and Objectives

- Provide low density development consistent with that allowed under the Residential 2(a) zone of Holroyd LEP 1991.
- Provide a building envelope to contain the bulk and scale of development.
- Identify and protect significant trees.
- Provide controls relating to soil erosion and sedimentation during construction and building works.

The provisions of [Part B](#) of this DCP relating to One and Two Storey Residential Development” and “Dual Occupancy” specifically apply to the subject land except where the provisions of this section apply.

7.3 Development Controls and Guidelines

7.3.1 Building envelope

A building height plane of 45° from the horizontal as measured at a height of 3.5 metres on the minimum setback from street frontages shall apply to the land to which this plan applies.

7.3.2 Two Storey Development

In respect of two storey development on street frontages, the first floor must be well integrated into the design of the development, avoiding overbearing bulk and scale in relationship to adjoining properties. Preference will be given to “stepped back” upper levels in order to avoid bulky vertical wall surfaces.

7.3.3 Private Open Space

Part G

Holroyd Development Control Plan 2007

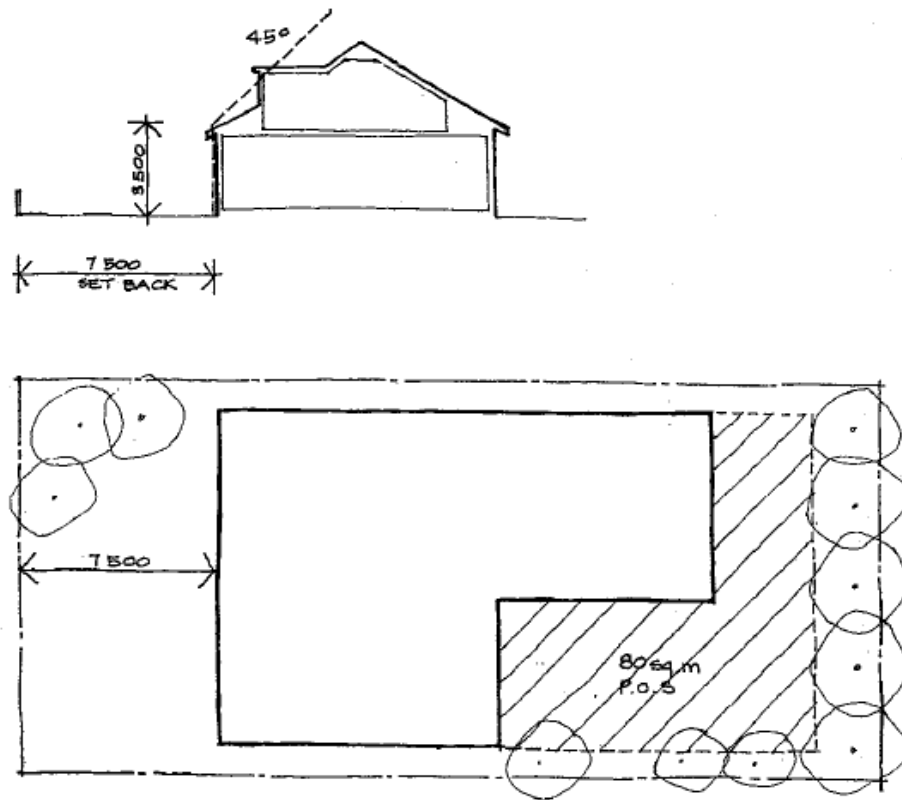
Site Specific Guidelines

A minimum area of 80 square metres excluding side and rear setbacks shall be provided as usable private open space for each allotment.

7.3.4 Tree Management

Those trees identified as being significant on the map are subject to the provisions of Holroyd City Council's Tree Management Order.

In respect of Lot 9 D.P. 845448 shown on the map Council may consider the removal of trees provided four significant trees are retained and a schedule of replacement trees is provided to the satisfaction of Council.



7.3.5 Soil Erosion and Sedimentation

Measures to prevent soil erosion and sedimentation as detailed in [Part A](#) of this DCP.