

- ii. privacy requirements for dwelling houses in accordance with Council's Development Control Plan.

The amended Residential Design Guidelines are to be submitted for the approval of the Director Strategic Assessments prior to the determination of the first application in relation to the subdivision or civil works for the residential precinct.

- (2) An Affordable Housing Strategy is to be prepared and submitted to the satisfaction of the Director Strategic Assessments prior to the determination of the first application in relation to the subdivision or civil works for the residential precinct.

B3 Public Domain Design Guidelines

- (1) The **Public Design Guidelines** are to be prepared prior to the determination of the first application in relation to the subdivision or civil works for the residential precinct. The Guidelines are to include details in relation to:
 - a. boundary treatments (i.e. fencing & landscaping) details for the existing dwellings on Coopers Road. Such details are to be determined in consultation with the existing property owners and are to result in cohesive and integrated streetscape solution;
 - b. the treatment of all roads and access paths (vehicle, pedestrian and cycle);
 - c. the landscape detailing of all parks/open space including the use of water sensitive urban design. Such details are to the future Cooper Road Park which is to be designed to maximise the retention of Cumberland Plain Woodland;
 - d. signage, lighting and street furniture;
 - e. treatment of the residential precinct at the interface with the operational land including where the public domain and open space abuts the retained lands;
 - f. the incorporation of the Peppercorn trees, cultural plantings and other significant vegetation into the open space and public domain design within the surplus lands; and
 - g. the interpretation of the former historic railway line and the associated cultural plantings.

The Public Domain Design Guidelines are to be developed in consultation with Council.

A copy of the approved Public Domain Design Guideline is to be submitted to the Director Strategic Assessments prior to the determination of the first application in relation to the subdivision or civil works for the residential precinct.

B4 Business Park Design Guidelines

- (1) The **Business Park Design Guidelines** are to be amended to incorporate the following landscape setback requirements:
 - a. **Site E:**
 - i. a minimum building setback of 6 metres to the northern boundary
 - ii. a minimum building setback of 10 metres to the southern boundary
 - b. **Site A:** a minimum building setback of 6 metres for the northern boundary

A minimum of 60% of the nominated landscaped setbacks areas are to incorporate deep soil planting.

B5 Heritage Requirements

- (1) A **Heritage Interpretation Plan** for the Potts Hill Reservoirs site committed to by the Proponent shall be prepared to the satisfaction of the Director, Heritage Branch of the Department of Planning prior to the determination of the first application in relation to the subdivision or civil works for the residential precinct. The Plan shall interpret the site and its history within the new development. The Plan shall specifically outline the interpretation policy for the site including having reference to the former Migrants Camp, signage, street names, the original street pattern, the former railway alignment and cultural plantings.
- (2) The Proponent shall prepare a **Moveable Heritage Plan** for the Potts Hill Reservoirs site to the satisfaction of the Director, Heritage Office of the Department of Planning prior to the determination of the first application in relation to the subdivision or civil works for the residential precinct. The Plan shall

outline the policy for the retention and conservation of the moveable objects in existing sheds on the Potts Hill Reservoir site.

B6 Construction Impacts

- (1) The Proponent shall submit a **Construction Environmental Management Plan (CEMP)** for:
- (a) the residential precinct with the first application in relation to subdivision or civil works for the residential precinct; and
 - (b) the Bagdad Street site prior to the determination of the first application or the issue of a construction certificate whichever is the first.

The CEMP (as an overarching plan) is to address: construction noise, air quality, soil and erosion, salinity, contamination, construction traffic and measures to mitigate adverse construction impacts on the operational land. The Plan shall provide for continuous and safe access for pedestrians and cyclists during construction as appropriate, particularly at the interface of the site with existing public roads.

B7 Shared Bicycle and Pedestrian Strategy

- (1) Prior to the determination of the first application in relation to the subdivision or civil works for the residential precinct, the Proponent is to complete investigations into the opportunities to improve pedestrian access to Copper Street. Such investigations are to include consultation with Council.
- The outcomes of these investigations are to be incorporated into the Public Domain Design Guidelines, as appropriate.
- (2) Prior to the determination of the first application in relation to the Bagdad Street site, the Proponent is to complete investigations into the opportunities to improve pedestrian access. Such investigations are to include consultation with Council.
- (3) The proponent shall prepare a **Shared Bicycle / Pedestrian Strategy** for the Concept Plan site in consultation with Council, to be implemented by the completion of construction of the residential precinct. The Plan shall be prepared having regard to the Department's Best Practice Guidelines for Walking and Cycling and prior to the determination of the first application in relation to the subdivision or civil works for the residential precinct.

PART C – FURTHER ASSESSMENT REQUIREMENTS

C1 Residential Subdivision and Civil works

- (1) Prior to the registration of the any lots or the commencement of civil works, the Proponent shall prepare and submit a construction/development staging plan which clearly identifies the following:
 - a. A staging plan depicting the proposed sequence of development for the entire residential precinct; and
 - b. scope of each future development stage and the delivery of associated infrastructure in each stage.

C2 Contamination

- (1) A **Remedial Action Plan** is to be submitted with the first application for subdivision and civil works for the Residential Precinct.
- (2) Upon completion of the remediation works on the site and prior to the registration of any lot or the commencement of civil works in the Residential Precinct, the Applicant shall submit a Site Audit Summary Report and a Site Audit Statement and Validation & Monitoring Report to the Director of Strategic Assessments. The Site Audit must be prepared in accordance with the *Contaminated Land Management Act 1997* and completed by an accredited site auditor. This site audit must verify that the land is suitable for the proposed land use/s pursuant to clause 18 of SEPP 55.
- (4) All future applications within the employment precinct shall demonstrate compliance with *Statement Environmental Planning Policy No. 55- Remediation of Land* including to demonstrate that the land proposed to be developed has been fully remediated.

C3 South Sydney Freight Line

- (1) The potential impact on the residential precinct of the freight noise and acoustic barriers proposed as part of the South Sydney Freight Line construction is to be resolved prior to determination of any future application for the residential subdivision of the superlot relevant to this northern portion of the precinct.

If determined appropriate, the Residential Design Guidelines are to be amended to address appropriate acoustic attenuation measures to be incorporated into the design of affected residential properties. The Residential Design Guidelines shall also include measures to reduce the visual impacts of the acoustic barriers.

C4 Road design and construction

- (1) The internal road network is to be designed and constructed to the satisfaction of the relevant roads authority.
- (2) Further assessment of the following is required for all future project approvals as relevant:
 - i) Road design, including layout and associated specifications,
 - ii) pedestrian and cyclist access;
 - iii) traffic calming and pedestrian safety measures;
 - iv) Landscaping;
 - v) Street lighting;
 - vi) Signage; and
 - vii) Connectivity and integration with existing bus routes and networks.
- (3) Further assessment of the impact of operational traffic resulting from the proposal on Cooper Road and the need for further traffic calming or pedestrian safety measures is required once the detailed design of the residential precinct has been finalised. This assessment shall be undertaken in consultation with Council and shall be submitted with the relevant future project applications for development of the residential precinct.
- (4) Further assessment of the detailed design of the following roads and infrastructure committed to by the Proponent will be required with the relevant future application to the satisfaction of the Roads authority:
 - i) roundabouts at 2 entrances along Cooper Road;
 - ii) roundabout at the entrance to the residential precinct along Brunker Road;

- iii) the appropriate intersection at the junction of Brunner Road and the eastern employment land with the possible full or partial closure of Lambert Street;
- iv) the signalised intersection at the junction of Rookwood Rd and the eastern employment land (north of Boardman Street);
- v) the combined cycleway/pedestrian path on the northern side of Brunner Rd between Cooper Rd and Graf Avenue; and
- vi) the footpath on the eastern side of Cooper Road from Brunner Rd to the Freight line.

C5 Carparking

- (1) All future applications within the residential precinct and the Bagdad Street site are to comply with the carparking rates specified in Bankstown Development Control Plan 2005, Part D8- Parking.
- (2) All developments within the employment precinct are to justify the carparking rates proposed including to provide the following:
 - i) Employee numbers and usage patterns, with the assumption of some public transport use by employees;
 - ii) travel demand management measures with the goal of encouraging public and active transport use, with monitoring and scheduled reviews of success; and
 - iii) adequate and secure bicycle storage facilities and cyclist amenities as part of the development.

C6 Utilities and stormwater

- (1) Further assessment of the following is required for all future project approvals for the residential precinct and the Bagdad Street site:
 - i. Provision of utilities; and
 - ii. Stormwater drainage and storage.
- (2) All future applications for the both the residential and employment lands will be required to address stormwater management. The design of the stormwater system and any associated upgrade work (on and off site) are to be resolved to the satisfaction of Council including measures to capture and re-use stormwater on site.

C7 Built form- ESD

- (1) All future applications are demonstrate that ESD provisions have been incorporated into the development to reduce water and energy consumption including demonstrating compliance with the provisions in the Design Guidelines.

C8 Section 94 Contributions

- (1) Section 94 Contributions are to be resolved with the determination of each future application and are to be subject to the relevant Council Contribution Plan applicable at that time.

In determining the applicable developer contributions, the Council is to take into account the financial costs of works-in-kind, land dedications, and infrastructure and service provision committed to by the Proponent both on-site and off-site, as appropriate.

In the event that a dispute between the Proponent and the Council in relation to developer contributions can not be resolved, the Department will act to mediate the matter.