

Attachment 3 – Assessment against SREP 20

Relevant Provisions	Comment
3. Aims of the Plan	The proposal is consistent with the aims of the plan.
<b>6. Planning Policies and Recommended Strategies</b>	
(1) Total catchment management	<p>The subdivision is not likely to result in significant adverse environmental effects on downstream local government areas from the proposal. The cumulative environmental impact of development proposals on the catchment has been considered and will not result in a significant impact.</p> <p>A Stormwater Management Study prepared by Site Plus has assessed the stormwater and water quality. Council has assessed the Stormwater Management Study and concluded that the stormwater both in context of water quality and water quantity can be managed on site through the construction and implementation of the submitted plans. The philosophy for stormwater management describes utilising the natural drainage depression of the site for the primary drainage infrastructure. The development will be serviced with appropriate stormwater management controls that have been designed to conservatively accommodate the level of development anticipated.</p>
(2) Environmentally sensitive areas	The subject land is not an environmentally sensitive area in the Hawkesbury-Nepean catchment.
(3) Water quality	<p>The development is unlikely to prejudice the achievement of the goals or use of the river for primary contact recreation (being recreational activities involving direct water contact, such as swimming) and aquatic ecosystem protection in the river system. The current water quality shall be maintained or improved, and the proposal will not jeopardise the achievement of the goals in the future.</p> <p>Council has assessed the Stormwater Management Study and concluded that the stormwater both in context of water quality and water quantity can be managed on site through the construction and implementation of the submitted plans.</p>
(4) Water quantity	The proposal is consistent with the interim or final river flow objectives.

	<p>To comply with Council's Design Specification 2016 Council's engineers will require that the post development stormwater discharge from the site does not exceed the pre-development discharge from the site. To achieve this an on-site stormwater detention basin is proposed which must comply with the above Specification.</p> <p>There will be no impact on the downstream receiving creek system. Any necessary amplification of the existing drainage system within Warradale Road will be at the cost of the developer.</p> <p>Council has assessed the Stormwater Management Study and concluded that the stormwater both in context of water quality and water quantity can be managed on site through the construction and implementation of the submitted plans.</p> <p>It is proposed that the On-site Detention &amp; Bio-Retention Basin will become the property of Council. Therefore, to a Voluntary Planning Agreement will need to be entered into for the long-term maintenance of this system.</p>
(5) Cultural heritage	<p>The site did not contain a registered Aboriginal Heritage site. However, during the site inspection survey one new Aboriginal site was identified. The new site has been assigned the name MC-OS-01 which consists of 4 Aboriginal artefacts. The site is located on the western side of Megarrity's Creek, south of the unnamed tributary. It is situated at the top of the creek of slope before it descends into Megarrity's Creek, the site is located wholly within the E2 zoned land.</p> <p>The Heritage Officer has made a recommendation that the registered site requires no action to manage by Council.</p> <p>Conditions are recommended to mitigate risks to aboriginal heritage should any items be found unexpectedly during construction.</p>
(6) Flora and fauna	<p>Council's Environment Officers initially identified the presence of Shale Sandstone Transition Forest within the R2 zoned land which was subsequently confirmed with the submission of a Biodiversity Assessment Report, prepared by Biosis, dated 9 July 2015. Officers recommended that the</p>

	<p>applicant obtain a biobanking agreement from OEH as one option to address the presence of threatened species on the site.</p> <p>Council's Environment Officer have made a number of recommendations in relation to this development which are all addressed in the recommended conditions of consent.</p>
(7) Riverine scenic quality	The proposed development is consistent with the landscape character as described in the Scenic Quality Study to the extent that the development does not fall within the extent of the SREP 20.
(8) Agriculture/aquaculture and fishing	While the proposal does not involve Agriculture/aquaculture or fishing, the development is considered to be sufficiently separated from existing intensive agriculture and adjoining uses to mitigate noise, odour and visual impacts. Furthermore, the development will not impede agricultural sustainability from the adverse impacts of other forms of proposed development.
(9) Rural residential development	<p>The assessing officer has considered any adverse environmental impacts of the development concerned. The proposal will not significantly impact on rural or residential land uses.</p> <p>The development shall maintain or introduce appropriate separation between rural residential use and agricultural use on the land that is proposed for development.</p>
(10) Urban development	<p>A Total Water Cycle Management Study or Plan or plan is not required for the development where effluent equivalent to that is produced does not exceed 2,500 people.</p> <p>Council has considered urban design options to reduce environmental impacts (such as variable lot sizes and shapes, and the clustering of development).</p>
(11) Recreation and tourism	Not applicable
(12) Metropolitan strategy	<p>Development shall complement the vision, goal, key principles and action plan of the Metropolitan Strategy. Council in assessing the application has considered:</p> <ul style="list-style-type: none"> <li>- the impacts of transport infrastructure proposals on water quality and air quality.</li> <li>- the impacts of metropolitan waste disposal on water quality.</li> <li>- the impacts of development on air quality.</li> <li>- the need for waste avoidance, waste reduction, reuse and recycling measures.</li> </ul>

	- the implications of predicted climate change on the location of development and its effect on conservation of natural resources.
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