



DCP COMPLIANCE ASSESSMENT

Consideration	Control	Comments	Compliance
C1 Site Planning and Design Principles			
1.1.2 – Key Areas with Scenic and Landscape Values		The site is identified as land in the PLEP 2010 as <i>in the LEP Scenic and Landscape Values Map</i> . A Visual Impact Assessment has been prepared by Urbis at Appendix T .	Yes
<p><i>1. New proposals or land identified in the LEP Scenic and Landscape Values Map (including gateway sites) or on land zoned E1 National Parks and Nature Reserves or E2 Environmental Conservation, are to submit a visual impact assessment with the development application. This assessment involves describing, analysing and evaluating the visual impacts of the proposed development, and identifying measures to minimise the impacts and ensure the development is sympathetic to the scenic and landscape character of the area.</i></p>			
C2 Vegetation Management			
2.1 – Preservation of Trees and Vegetation		For any trees that are to be retained, it is recommended that Tree Protection Zones (TPZ) are to be implemented for any retained tree in accordance with Australian Standard AS4970 (section 5.1).	Yes
<p><i>1. Development Consent</i></p> <p><i>a) In accordance with Clause 5.9 of Penrith LEP 2010, a person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation which is prescribed by this Plan without development consent, or a permit granted by Council.</i></p>			
		The proposed development and removal of unsafe or dangerous trees results in the removal of 382 trees of 1800 trees or 21.22% of the trees estimated to occur within the subject site. A Tree Assessment Report has been prepared by Travers Bushfire and Ecology to assess the condition and significance of each tree on site (Appendix O).	



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<p>2.2 – Biodiversity corridors and Areas of Remnant Indigenous Vegetation in Non-Urban Areas</p> <p><i>5. Development Near Biodiversity Corridors and Areas of Remnant Indigenous Vegetation</i></p> <p><i>a) all new development adjacent to biodiversity corridors and areas of remnant indigenous vegetation must be located, designed and constructed to prevent or minimise, as far as possible, adverse impacts on vegetation and habitat.</i></p>		<p>Field investigations undertaken by Travers Ecology and Bushfire have confirmed that the matters of consideration under the relevant legislation that are located on the site:</p> <ul style="list-style-type: none"> • Three (3) threatened fauna species East-coast Freetail Bat, Greater Broad-nosed Bat and Large-footed Myotis, • No threatened flora species were detected during the survey. <p>A Flora and Fauna report has been prepared for the application which forms Appendix P of this report. The assessment confirms that whilst matters for consideration under the EPBC Act are located on the site, the proposal is not considered to cause a significant impact on matters of national environmental significance. As such referral under the EPBC Act is not required for the application. The proposal has also been assessed having regard to applicable state legislation.</p>	Yes
C3 Water Management			
<p>3.2 – Catchment Management and Water Quality</p> <p>Commercial land use developments are required to meet Council’s water conservation and stormwater quality and quantity targets.</p> <p><i>Affected developments must submit a WSUD Strategy (report dealing with measures to be implemented as part of the development) with a Development Application.</i></p>		<p>Warren Smith & Partners have prepared a Civil Engineering Services Report at Appendix K. The report and the masterplanning approach have been based on WSUD principles.</p>	Yes
<p>3.3- Watercourses, wetlands and riparian corridors</p> <p><i>4) Protection and Enhancement of Riparian Corridors</i></p>		<p>A Watercourse Assessment has been prepared for the application by Travers Bushfire and Ecology. This report as attached as Appendix Q of this report and confirms that the proposal will provide a good levels of riparian protection and revegetation including native vegetation protection zones immediately adjoining</p>	Yes



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	<p>a) All riparian corridors should comprise a vegetated riparian zone along each side of the waterway (see Figure C3.1)</p>	<p>the riparian corridors and as such is considered to have a positive impact on the watercourses located on site when considered holistically.</p>	
<p>3.5 – Flood Planning</p> <p>1) Submission requirements</p> <p>a) Where relevant, a comprehensive flood study, incorporating:</p> <p>i) A survey of the main watercourse;</p> <p>ii) A survey of the site; and</p> <p>iii) A detailed flood and drainage investigation which establishes the estimated 1% AEP (100 year ARI) flood level; is to be submitted with any development application on land identified as fully or partially flood affected. The levels on the survey are required to be verified during construction by a survey certificate.</p> <p>6) Industrial/Commercial – New Development</p> <p>a) Floor levels shall be at least 0.5m above the 1% AEP (100 year ARI) flood or the building shall be flood-proofed to at least 0.5m above the 1% AEP (100 year ARI) flood. If floor levels are below the 1% AEP (100 year ARI) flood the matters listed in section 7 i) – vii) shall be addressed.</p> <p>b) Flood safe access and emergency egress shall be provided to all new developments.</p>		<p>The site is traversed by Jerrys Creek. The proposal has been designed having regard to flooding constraints and reflect recommendations contained in the specialist reports supporting the DA.</p>	<p>Yes</p>
<p>3.6 – Stormwater Management and Drainage</p> <p>On-Site Stormwater Detention (OSD)</p>		<p>The stormwater drainage network has been designed to capture and reticulate the majority of the site’s catchment to a number of proposed basins on site.</p>	<p>Yes</p>



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<p>a) <i>Adequate stormwater systems shall be designed and constructed to ensure that, for all rainwater events up to and including the 1:100 Average Recurrence Interval (ARI) event, new development and redevelopments do not increase stormwater peak flows in any downstream areas.</i></p> <p>b) <i>On-site stormwater detention systems must release water after any rainfall events to maximise future capacity and, therefore, cannot include rainwater tanks, water retention basins or dams.</i></p> <p>c) <i>Detention storage is to be located at a level that is above the 1:5 ARI flood level.</i></p> <p>d) <i>On-site detention systems are to be designed using a catchment wide approach. Advice should be sought from Council's Engineering Services Unit in this regard.</i></p> <p>e) <i>For developments above 2 hectares, designs shall be prepared by a suitable qualified civil engineer.</i></p> <p>f) <i>On-site stormwater detention mechanisms should have a maintenance program in place.</i></p> <p>g) <i>On-site stormwater detention mechanisms should be placed on the title of the relevant allotment/property to ensure their retention and maintenance.</i></p> <p><i>New Drainage Design</i></p> <p>a) <i>Any new piped drainage system shall be designed to control minor stormwater flows under normal operating conditions for an ARI of 5 years.</i></p>		<p>These basins will act as on-site detention, ensuring the post development flow rates of the development do not increase when compared with the pre-development state. The required volume of these tanks has been calculated using a RORBS model and is outlined in the Stormwater Management Plan (SWMP) by Stormy Water Solutions. The location of these basins is outside of the 5% AEP flood extents as per PCC requirements.</p>	



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	b) <i>Any new drainage system shall be designed to control major stormwater flows under normal operating conditions for an ARI of 100 years.</i>		
C5 Waste Management			
5.1 Waste Management Plans			
1) <i>Applicants are to submit a Waste Management Plan when lodging a development application for:</i>			
a) <i>Demolition or construction of buildings;</i>		Waste management plans for construction and demolition, and operational waste are included in the Appendices to this SEE	Yes
C6 Landscape Design			
6.1- Controls			
The proposed development is classified as 'Category 3' as it is greater than \$2 million in value. Submission requirements for 'Category 3' development include:		The proposal includes:	Yes
<ul style="list-style-type: none"> • Site analysis • Tree Survey Assessment Report/Aboriginal Survey Report • Landscape Concept Plan • Landscape Detail Plan and additional details 		<ul style="list-style-type: none"> - Site analysis - Tree Survey Assessment Report/Aboriginal Survey Report - Landscape Concept Plan - Landscape Detail Plan and additional details 	
C7- Culture and Heritage			
7.2- Aboriginal Culture and Heritage			
1) <i>If the development, including subdivision, but not strata subdivision, is on land identified as potentially archaeologically sensitive, an archaeological investigation is</i>		An Archaeological Assessment is provided at Appendix V and is addressed at in this SEE.	Yes



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	<p>required with the development application. The office of Environment and Heritage should be contacted for advice on survey needs and requirements.</p> <p>2) Despite (a) above, an archaeological assessment is required if the site area is 5 hectares or more. The archaeological assessment should determine whether or not Aboriginal archaeological resources are present on the site, and where appropriate, identify management principles to be implemented.</p> <p>3) The requirements states in (a) and (b) above will not apply to developments where there is no:</p> <p>a) Disturbance of the soil, or</p> <p>b) Construction works on the land. For the purposes of this section, any internal or external works to an existing building is not deemed to be construction work.</p>		
C8- Public Domain			
<p>8.1 – Pedestrian Amenity</p> <p>2) Active Street Frontage and Address</p> <p>a) Active street frontages are to be located on the ground/street level of all buildings, being one or a combination of the following:</p> <p>i) A shop front or entrance to a retail premises or public building with the entrance visible from the street;</p> <p>ii) A café or restaurant, if accompanied by an entry from the street;</p>		<p>The proposal is not considered to be out of character with the existing landscape and local character of the area. The new buildings reflect a high quality and contemporary design, but remain of low scale and are positioned reflective of the landscape character and relationship to the cemetery grounds.</p> <p>The proposal respects the interface with the public domain with an appropriate fencing strategy befitting use and locational setting.</p> <p>Street trees that are formally planted along the internal road network are incorporated into the public domain.</p> <p>The proposal includes the adaptive re-use of the existing Golf Club buildings maintaining a degree of activity in close proximity to the Wallacia township.</p>	Yes



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<p>iii) Active office uses, such as a reception area, if visible from the street; or</p> <p>iv) Activation of the secondary frontage of a corner site; e.g. continuing glazing around the corner.</p> <p>b) Glazed entries to commercial or residential lobbies are to occupy less than 50% of the street frontage and have a maximum frontage of 12m. The remainder of the street frontage is to be active.</p> <p>4) Landscape in the Public Domain and Street Tree Planting</p> <p>a) The landscaping design for the development should incorporate the public domain including those areas of the site not physically accessed but visible from the street and other locations.</p> <p>b) Street trees should not compromise water and energy conservation measures on the accessibility, safety and security of the development and public domain.</p> <p>c) Street trees are to be shown on the landscape plan and should include details of the species and be appropriate to the streetscape. Required street trees for the public domain must be at an advanced growth stage, minimum 25 to 45 litre pot size and generally a minimum of 1.5m in height.</p> <p>d) Landscape plans accompanying the development will be required for certain types of development.</p>			
<p>8.3 Lighting</p> <p>1) Council's adopted Public Lighting Policy and the implementation of an energy efficient lighting system should</p>		<p>The lighting requirement would be very similar to that of the existing golf course operations and consequently, no significant change is anticipated. This issue of lighting impact has been addressed in the Visual Impact Assessment included in the Appendices to this SEE.</p>	<p>Yes</p>



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<p><i>be incorporated into any design. Other factors for consideration of the design and location of lighting are:</i></p> <p><i>a. The location of all entrances into the building and its relationship to the street and public domain;</i></p> <p><i>b. The future uses of the public domain, particularly those sections that will be used at night, to ensure appropriate levels of visibility;</i></p> <p><i>c. The location and type of vegetation within the public domain;</i></p> <p><i>d. The likelihood for vandalism of the lighting and its maintenance requirements;</i></p> <p><i>e. The appropriateness of movement sensitive and diffused lights at specific locations; and</i></p> <p><i>f. Potential for lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance (refer to AS 4282 Control of the obstructive effects of outdoor lighting).</i></p>			
<p>C10 Transport, Access and Parking</p>			
<p>10.2 – Traffic Management and Safety</p> <p>1) <i>Traffic Studies</i></p> <p><i>a) Development applications for major development proposals should be accompanied by an appropriate Traffic Report. The Traffic Report should detail the assessed impact of projected pedestrian and vehicular traffic associated with the proposal, with recommendations on the extent and nature of the traffic</i></p>		<p>Traffic Impact Assessment undertaken by The Traffic Planning Partnership (TTPP) is included at Appendix W. The key findings from this report conclude that:</p> <ul style="list-style-type: none"> • There is sufficient SISD at the proposed site access point. It is considered that vehicles egressing the site would have sufficient visibility to exit the site safely. • Internal road widths satisfy NSW Rural Fire Services requirements. 	<p>Yes</p>



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<p><i>facilities necessary to preserve or improve the safety and efficiency of the adjacent road system.</i></p> <p>2) Road Safety</p> <p>a) Each development should demonstrate how it will:</p> <p>i) Provide safe entry and exit vehicles and pedestrians which reflect the proposed land use, and the operating speed of the character of the road;</p> <p>ii) Minimise the potential for vehicular/pedestrian conflicts, providing protection for pedestrians where necessary;</p> <p>iii) Not restrict traffic flow or create a hazard to traffic on roads in the vicinity of the development;</p> <p>iv) Provide suitable off-street parking facilities to accommodate vehicles generated by the development; and</p> <p>v) Identify the need, where apparent, for any additional on-street traffic facilities or road works which may be required to maintain the safe and efficient movement of vehicles and pedestrians.</p> <p>b) Where feasible, vehicle access for developments should be from service roads/lanes.</p>		<ul style="list-style-type: none"> • There are sufficient internal car parking spaces for visitors and staff, with additional kerbside parking within the internal road layout, providing appropriate parking provision. • Both Park Road and the proposed site access have sufficient capacity to accommodate expected traffic volumes anticipated from the development. The existing Panthers Golf Club intersection also has appropriate spare capacity to cope with vehicles entering the site in relation to the proposed 'Function Room' facility. • The proposed development is expected to generate moderate levels of traffic and would not have a detrimental impact on the existing road network. • Overall, there will be no adverse traffic and parking implications associated with the proposal. • In light of the above, no traffic implications are likely to occur as a result of the proposal. 	
<p>10.5 Parking, Access and Driveways</p> <p>b) For any proposed development, Council will require the provision of on-site car parking to a standard appropriate to the intensity of the proposed development as set out in Table C10.2 below.</p> <p>d) For commercial developments providing employment for 20 people or more, bicycle parking is to be in secure and</p>		<p>Refer to comments above</p>	<p>Yes</p>



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	<p><i>accessible locations, and provided with weather protection. The following associated facilities are to be provided:</i></p> <p><i>i) Change and shower for cyclists and are to be conveniently located close to the bicycle storage areas.</i></p> <p><i>Where the building is to be strata-titled, the bicycle storage facilities and shower/change facilities are to be made available to all occupants of the building.</i></p>		
C12 Noise and Vibration			
<p>12.4 Industrial and Commercial Development</p> <p><i>a) Council will not grant consent to any noise generating industrial development, commercial development or licensed premises unless it can be demonstrated:</i></p> <p><i>i) The development complies with the relevant State Government authority or agency standards and guidelines for noise, as well as any relevant Australian Standards;</i></p> <p><i>ii) The development is not intrusive (as defined in the EPA's Industrial Noise Policy);</i></p> <p><i>iii) Road traffic noise generated by the development complies with the provisions of Section 12.1 Road Traffic Noise of this Section;</i></p> <p><i>iv) The development complies with rail noise and vibration criteria; and</i></p> <p><i>v) The development does not adversely impact on the amenity of the area or cause sleep disturbance.</i></p> <p><i>a) All development applications where the above controls are relevant are required to provide a Noise Impact Statement</i></p>		<p>An Acoustic Assessment of the proposal has been prepared by Acoustic Studio at Appendix X. The assessment specifically addressed the impacts of the following:</p> <ul style="list-style-type: none"> - Traffic Noise Intrusion; - Mechanical Plant; and - Use. <p>The proposed development will meet all relevant noise emission criteria at the nearest sensitive receivers.</p>	Yes



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<i>prepared by a qualified acoustic consultant in accordance with the requirements set out in the DA Submission Requirements Appendix of this DCP.</i>			
C13 Infrastructure and Services			
13.1 On site Sewage Management			
<i>1. New OSSM Systems</i>			
<i>a) Approvals are required for the installation and operation of all new OSSM systems. Installation and operational approvals will initially be assessed together.</i>		Warren Smith & Partners have prepared a Civil Engineering Services Report at Appendix K. The report addresses sewage management.	Yes
<i>b) The installation and operation of OSSM systems are to be in accordance with Council's On-Site Sewage Management and Greywater Reuse Policy.</i>			
<i>c) A Wastewater Assessment Report is required to be submitted with an application for the installation of a new domestic OSSM system when the criteria of Council's On-Site Sewage Management and Greywater Reuse Policy have been met.</i>			
<i>d) A Wastewater Assessment Report is also required with an application for all commercial systems, in accordance with Council's On-Site Sewage Management and Greywater Reuse Policy.</i>			
13.2 – Utilities and Services			
<i>1) General</i>			
<i>a) Any site analysis (see the Site Planning and Design Principles Section) should address the existing and proposed provision of services/utilities to a property and whether there</i>		Warren Smith & Partners have prepared a Civil Engineering Services Report at Appendix K. The report addresses utilities and services management.	Yes



Consideration	Control	Comments	Compliance
<p><i>is satisfactory capacity to address the required demand of the proposal.</i></p> <p><i>b) Satisfactory arrangements should be made with the servicing authorities for the provision of services to the property.</i></p> <p><i>c) Where possible, services (including easements) should not be located in areas where vegetation will be removed or damaged.</i></p>			
<p>Part D - Land Use Controls D5 Other Land Uses</p>			
<p>5.8 Cemeteries, Crematoria and Funeral Homes</p> <p>1. Cemeteries, crematoria and funeral homes may not locate immediately adjacent to properties used primarily for residential development only (including rural residential/rural living or seniors housing) unless a sufficient separation can be obtained between any buildings on the site and any adjacent dwellings. The extent of the separation needed will vary with the scale of the proposed development</p>		<p>The site is not located immediately adjacent residential properties</p>	<p>Yes</p>
<p>2. Sufficient separation should also be provided to minimise potential conflicts between cemeteries and crematoria and properties used for agriculture in rural areas</p>		<p>The landscape masterplan incorporates separations as reflected in the burial plan, and ancillary crematorium being positioned as part of the basement to the chapel building located centrally within the eastern portion of the site.</p>	<p>Yes</p>
<p>3. Cemeteries and crematoria must locate on a site with a minimum area of 10 hectares</p>		<p>The site area is 42ha.</p>	<p>Yes</p>



4. A landscaped buffer zone 15m wide must be provided to the side and rear boundaries of the site.	The proposal gives provision of landscape buffers that exceed 15m,	Yes
5. Cemeteries, crematoria and funeral homes must locate on a road with sufficient capacity to accommodate likely traffic generation	Park Road is capable of accommodating additional traffic generation. This has been confirmed in the Traffic impact report	Yes
6. A traffic impact assessment may be required for the development of a cemetery, crematorium or funeral home.	A Traffic Impact assessment is provided as part of this DA. The report confirms that the use can occur on the site without generating unacceptable traffic impacts	Yes
7. Cemeteries and crematoria must comply with relevant legislation including the Public Health Act 1991 and Protection of the Environment Operations Act 1997 and supporting regulations	The proposed cemetery is design to enable compliance with the Public Health Act 1991 and Protection of the Environment Operations Act 1997 and supporting regulations. This is reflected in specialist studies that confirm the site is suitable for the use. Ongoing compliance with these statutes would form reasonable conditions of consent.	Yes
Part E - Key Precincts E9 Mulgoa Valley		
9.1.1 Heritage Items and Vistas		
1. No structures are to be located in the view corridors linking the heritage items of Cox's Cottage, St Thomas's Church and Fernhill.	All buildings will not impact on the view of heritage items and are sufficiently screened. This has been confirmed in both the Heritage and Visual Impact Assessments accompanying this DA.	Yes
2. Figures E9.1 and E9.2 show the extent of the historic landscapes and curtilages in the Mulgoa Valley and should be used in assessing the impact development may have on them. Buildings are to be screened from view from heritage items and their curtilages. (Figures E9.1 and E9.2 are located at the end of Section 9.1)	All buildings will not impact on the view of heritage items and are sufficiently screened. This has been confirmed in both the Heritage and Visual Impact Assessments accompanying this DA.	Yes



<p>3. The vistas from the major heritage items in Mulgoa Valley are shown on the LEP on the Scenic and Landscape Values Map. No development is permitted in the vistas of these heritage items unless they are for the purpose of restoring, rehabilitating or preserving elements of the heritage items, such as fences, outbuildings, gates, roadways or plantings. Such structures should be designed and sited so as not to detract from the vistas.</p>	<p>All buildings will not impact on the view of heritage items and are sufficiently screened. This has been confirmed in both the Heritage and Visual Impact Assessments accompanying this DA</p>	<p>Yes</p>
<p>4. Landscaping, including trees, should be sensitively sited to complement rather than interfere with the vistas.</p>	<p>The design philosophy is for a landscape / memorial parkland. The key elements of the proposal reflect this philosophy and complement with and are aligned to planning objectives for this locality.</p>	<p>Yes</p>
<p>9.1.2 Siting</p> <p>1. Buildings are to be located on mid-slopes to avoid visual impact on ridges and to avoid the banks of watercourses.</p>	<p>All buildings are sufficiently distanced from stream banks and watercourses reflecting the recommendations of specialist studies that have informed and support this DA.</p>	<p>Yes</p>
<p>2. Buildings are to be setback at least 30m from public roads and at least 100m from Mulgoa Road. This control may be varied depending on the topography of the site</p>	<p>Buildings are setback to meet minimum requirements.</p>	<p>Yes</p>
<p>3. Buildings are to minimise excavation, filling and high foundations by avoiding slopes greater than 1 in 6.</p>	<p>Minimal excavation and filling is required.</p>	<p>Yes</p>
<p>4. The longest façade of a building is to be parallel to the contours of the land</p>	<p>The longest facade of the Chapel and administration building give consideration to contours.</p>	<p>Yes</p>



<p>5. Buildings are to be grouped to minimise the visual impact of buildings in an open rural landscape.</p>	<p>Buildings are not grouped but sufficiently separated to avoid clusters. The appearance of the proposal will maintain its semi-rural and open spacious character.</p>	<p>Yes</p>
<p>9.1.3 Building Form, Materials and Colours</p>		
<p>1. Buildings are to be a maximum of two storeys in height.</p>	<p>No building, existing or proposed, exceeds two storeys in height.</p>	<p>Yes</p>
<p>2. Pitched roofs are preferable with a slope of between 30 and 45 degrees. Skillion roofs by themselves are to be avoided except as verandahs or for extensions.</p>	<p>The proposed chapel building has a pitched roof, whilst the administration building has a flat roof.</p>	<p>Yes</p>
<p>3. Large elements, especially flat surfaces, are to be avoided. Building façades and roof lines are to be broken into small elements. Garden structures, such as trellises and pergolas, can assist in breaking up large elements</p>	<p>The building facades provide good articulation. The new chapel building is a high quality design reflective of the social benefit providing a space that is embracing of people of all faiths and non-faiths</p>	<p>Yes</p>
<p>4. Buildings are to be designed with a horizontal rather than vertical emphasis. For example, elements such as verandahs and wide eaves can add a horizontal emphasis</p>	<p>The buildings proposed satisfy this requirement.</p>	<p>Yes</p>
<p>5. Windows and doors, expressed as openings in solid walls, are to have a vertical rather than a horizontal emphasis, and large unbroken glazed panels are to be avoided.</p>	<p>The new buildings incorporate new glazing to provide variation to elevations.</p>	<p>Yes</p>
<p>6. Building materials are to match or complement those of older rural buildings and heritage items. Examples of appropriate materials are:</p> <p>a) Walls – Dressed Hawkesbury sandstone, rendered brickwork, rendered concrete block work, pise, mud brick, earth wall construction,</p>	<p>The proposed building materials will integrate with the surrounding landscape, and provide variation to the buildings appearance. A materials palate has been provided.</p>	<p>Yes</p>

<p>painted weatherboard (horizontal), corrugated iron and timber slab construction; and</p> <p>b) Roofs – Slate, timber shingles, clay tiles of traditional shape and colour, corrugated iron and ribbed sheet metal.</p>		
<p>1. Building colours are to be derived from the local natural landscape, especially the stone and soil, and from the traditional colours of the historic buildings of the Valley. Examples are:</p> <p>a) Walls – Light Indian Red, Biscuit, Light Stone, Drab, Light Red/Brown, Light Cream, Pink Beige and Brown Pink. Lighter colours are also acceptable, but avoid white and variegated and mottled colours in brickwork;</p> <p>b) Roofs – Unpainted iron, Light Olive Green, Paynes Grey, slate grey and blue/grey; and</p> <p>c) Trim – Bold rich deep colours such as Maroon, Terracotta and Brunswick Green.</p>	<p>The proposed building materials will integrate with the surrounding landscape, and provide variation to the buildings appearance. A materials palate that include colours has been provided.</p> <p>Burial memorialisation are detailed in the landscape masterplan and appropriate reflect the memorial garden vision for the site. This is quite and distinctly different from traditional cemeteries that placed heavy emphasis on significant memorialisation. This approach is not contemplated and in fact is contrary to the design objectives embodied in the proposal</p>	<p>Yes</p>
<p>9.1.4 Planting</p> <p>1. Existing stands of indigenous vegetation and key individual indigenous trees that contribute to the landscape character shall be retained.</p>	<p>Existing vegetation will be retained where possible. A comprehensive tree survey and analysis has informed the landscape design philosophy that is embodied in the proposal.</p>	<p>Yes</p>
<p>2. Historic plantings of introduced trees and shrubs shall be retained where they have been identified as significant, or form a positive visual feature in the landscape, or complement a place of historic or cultural significance. For example, the entrance drive of Pinus pinea (Stone pines) at Winbourne, the Araucaria bidwillii (Bunya pines) at Glenmore, the Ficus rubiginosa (Port Jackson Fig) at</p>	<p>No historic introduced plantings occur on site.</p>	<p>Yes</p>



Fairlight, and <i>Cinnamomum camphora</i> (Camphor Laurel) at Glenleigh		
3. Regrowth vegetation in the view corridors linking Cox's Cottage/St Thomas's Church/Fernhill may be selectively thinned to restore the landscape to an historic parklike character. However, the rough barked angophora species (<i>A. subvelutina</i> and <i>A. floribunda</i>) and their hybrids must be retained. For screening or to enhance this landscape character, clumps of three or four of these angophoras should be planted in appropriate locations. Naturally occurring seedlings or those specially propagated from specimens in the locality (provenance stock) for the purpose should be used.	Noted	Yes
4. Non-traditional introduced species with strongly coloured or otherwise prominent foliage is not recommended for planting in the Mulgoa Valley Precinct; e.g. golden cypress and <i>Pinus patula</i> . These species tend to detract from the landscape of traditional introduced species such as bunya pines or showy indigenous shrubs like wattles.	Noted	Yes
9.1.5 Access, Parking and Services	The roads follow the contours of the land.	Yes
1. Driveways and access roads shall follow the contours of the land as much as possible and be of the minimum width.		
2. Driveways and access roads shall be constructed of compacted gravel, or paved or sealed in a dark coloured material if located on steep slopes.	All roads and access will be sealed.	Yes



3.	Parking areas shall be separated from access roads and from the buildings they serve by planting and other landscaping.	All parking is separated within in parking areas or kerbside paralleled parking consistent with contemporary cemetery design.	Yes
4.	Large parking areas shall not be visible from public roads	All parking areas will not be visible from the road.	Yes
5.	Services should be appropriately located and screened by walls and vegetation to form part of a coherent group.	The existing maintenance workshop will be adapted to service the proposed use. Mechanical services for new buildings are low scale and discreet and are located central to the site.	Yes
9.1.6 Fences and Entrances			
1.	If practicable, avoid fences on road frontage boundaries	A fencing strategy has been prepared and forms part of the landscape masterplan and landscape design documentation. It is considered that the approach is sympathetic to the character of the area and responsive to the DCP objectives.	Yes
2.	Fences should be simple and unpretentious, and in keeping with traditional forms; e.g. unpainted timber post and rail, timber post and wire, or steel post and wire. Masonry fences, such as brick, blockwork or stone, should be avoided.	As above	Yes
3.	Gates and entrances should also be simple, and in keeping with traditional forms. Examples are: a) Rendered and pointed brickwork, blockwork, sandstone, painted timber or post and rail; b) Decorated gateposts with the property name carved or painted onto the gatepost or painted onto a wide timber top rail; and c) Decorated iron, steel or timber gates.	As above	Yes
4.	Gates and entrances should relate to the materials and colours of the building to which they belong.		Yes



9.1.7 Signage		
1. Signage, where permissible, shall relate to the style, character and function of the building or activity.	No signage is proposed	Yes
2. Signage shall not be freestanding in the natural landscape, but relate to walls, fences or buildings.	No signage is proposed	Yes
3. Signage shall be no larger than 0.72m ² and no higher than 2m	No signage is proposed	Yes
4. Illuminated signage is not permitted.	No signage is proposed	Yes
5. A distinctive signage system for the Valley is encouraged based on colonial lettering faces, proportions, sizes and details.	No signage is proposed	Yes