



Planning Proposal

March 2025

Astoria Street and Harris Avenue, Marsden Park

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1. Objectives or intended outcomes

1.1 Introduction

Marsden Park Developments Pty Ltd (trading as Sydney Business Park) is proposing minor adjustments to the land zoning in the Sydney Business Park estate located in the Marsden Park Industrial Precinct.

DA-20-00743 which applies to lots 6 and 7 DP 1210172 Astoria Street, Marsden Park, Lot 50 DP 1265695 and Lot 313 DP 1213756, 25 Harris Avenue, Marsden Park, approved an adjustment to Detention Basin E which is zoned SP2 Infrastructure (Drainage) under *State Environmental Planning Policy (Precincts - Central River City) 2021* (Central River City SEPP). The adjustment resulted in 1.1 hectares surplus drainage land. It is proposed to be rezoned this land to IN1 Industrial General under the *Central River City SEPP*.

1.2 Applicable land

The site, shown at Figure 1, is located in the employment estate known as the Sydney Business Park, Marsden Park. Sydney Business Park comprises an area of 256 hectares, which is a large part of the 551 hectare Marsden Park Industrial Precinct.

The Sydney Business Park masterplan is shown at Figure 2.

The subject lots that are affected by this Planning Proposal are:

- Lot 313 DP 1213756, 25 Harris Avenue Marsden Park
- Lot 3008 DP 1272401, Astoria Street Marsden Park

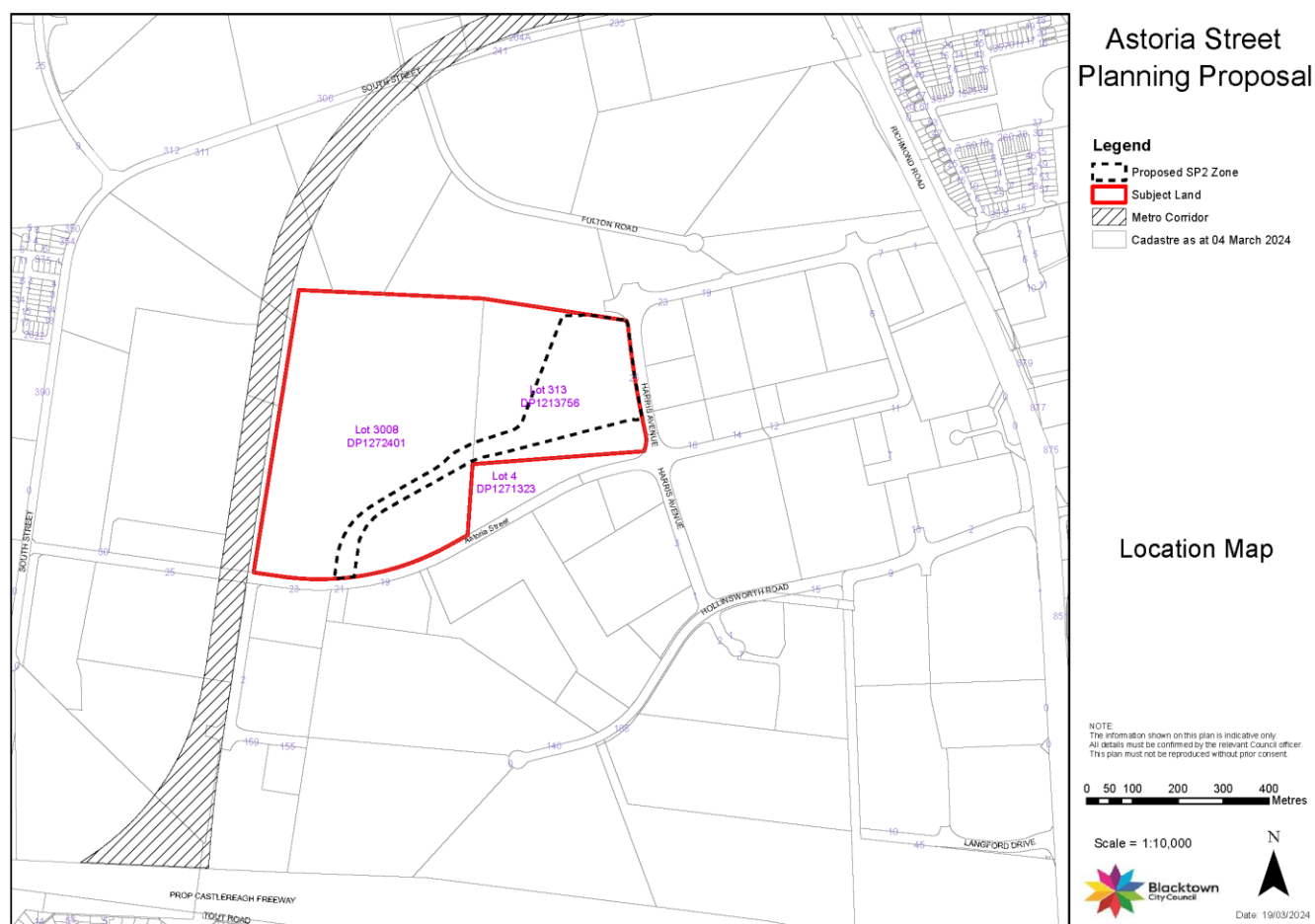


Figure 1: Location map

1.3 Sydney Business Park Development

Sydney Business Park is being developed via a development services agreement with the landowner, Ganian Pty Ltd. The approved developments close to Basin E and drainage channel are shown at Figure 2. They include:

- Bucher Municipal Facility on Lot 1 DP 1254181, to the south-west of the basin
- Cameron Interstate Facility on Lot 1 DP 1271323, to the south of the basin
- IKEA warehouse facility on Lot 1 DP 1208554, to the west of the basin
- the 'Lot 3' warehouse facilities on Lot 101 DP1272037, to the south-west of the basin
- Axalta Coating Systems Facility on Lot 123 DP 1194052
- Approved warehouse and distribution facility on Lot 301 DP 1213756 to the east

Blacktown Waste Services landfill to the north of the drainage channel and to the west of Basin E.

MASTER PLAN



D I R E C T O R Y			
	1 2-ZONE BUSINESS PARK SALES & LEASING OFFICE		21 NIPPON FINANCE
	2 HOME CO-OP/STORY		22 GOVERNMENT OF YUKON
	3 COSTCO WHOLESALE		23 BUCHER MUNICIPAL
	4 HOME CO-OP/STORY		24 BUCHER INDUSTRIAL
	5 IKEA HOME STORE		25 BUCHER INDUSTRIAL
	6 BUNNINGS WAREHOUSE		26 IKEA HOME-DEPARTMENT CENTRE
	7 McDONALDS		27 TOLL
	8 SHELL & LIQUOR EXPRESS		28 LE SUROIS
	9 PROTEK AND SERVICE CENTRE		29 TD BANK
	10 STORAGE KING		31 TOSHIBA AIR-CONDITIONING
	11 REECE		32 YUKON TECHNOLOGY
	12 ALDI		33 ZINGO
	13 LIBERT & SPENCER		34 CPI INTERNATIONAL MARKETING (YUKON) INC.
	14 TOLL		35 KUMA
	15 REMCO INC.		36 HENTUCK
	16 THE MARRISON WAREHOUSE		37 OLG
	17 WATERS MANAGEMENT		38 COMMERCIAL OFFICE BUILDING
	18 WATERS		39 TRUCK & TRAILER CENTRE TOWARDS
	19 ASICS		
	20 GARMIN		40 BUCHER
	21 AVAILABLE		41 ULTRA TUBE
	22 BUCHER		
	23 TOLL		42 J&H TREES
	24 AMARAL CONTRACTS INC.		43 BOOSEY'S
	25 DUKUS DISTRIBUTION CENTRE		44 SIV-WOOD
	26 LAFCO		45 FAMOUS PLAYERS

Figure 2: Sydney Business Park Master Plan (Source: Sydney Business Park)

1.4 Relevant development applications

There are 2 development applications relevant to this Planning Proposal:

DA-20-00743 – approved 18 December 2020

DA-20-00743 applies to lots 6 and 7 DP 1210172 Astoria Street, Marsden Park, Lot 50 DP 1265695 and Lot 313 DP 1213756, 25 Harris Avenue, Marsden Park.

The approved development modifies the existing detention basin (known as Basin E) and TC06 Channel, with associated bulk earthworks, retaining walls, maintenance access tracks and stormwater drainage infrastructure.

The approved engineering works, which led to a modification of the land take for Basin E. Attachment 1 provides DA Conditions of Consent.

Attachment 2 shows the stamped approved plans.

DA-22-01698 – approved 23 June 2023

DA-22-01698 applies to lots 4 and 5 DP 1271323 (now superseded) and Lot 313 DP 1213756, 25 Harris Avenue, Marsden Park.

The approved development is for a subdivision of land into 3 development lots and 2 residue lots, and the construction of a warehouse and distribution factory with ancillary offices and associated earthworks, car parking, landscaping and signage on 1 of the development lots.

This Planning Proposal seeks to address condition 1.1 of the consent:

- 1.1 The applicant must lodge a Planning Proposal to amend the existing zone boundaries to align with the approved property boundaries in this consent and submit evidence of its submission to Council.

Attachment 3 provides DA Conditions of consent.

Attachment 4 shows the stamped approved plans.

1.5 Current planning controls

State Environmental Planning Policy (Precincts - Central River City) 2021 applies to the land. Most of the site is zoned IN1 General Industrial under Appendix 13, Marsden Park Industrial Precinct Plan. The drainage land is zoned SP2 Local Drainage. These zones are shown on the Land Zoning Map.

The Lot Size Map only applies to the land zoned IN1 General Industrial and not land the currently zoned SP2 Local Drainage.

SP2 land is shown in the Land Reservation Acquisition Map.

There are no height of building or floor space ratio controls which apply on the land.

2. Explanation of provisions

2.1 Amendments to State Environmental Planning Policy (Precincts - Central River City) 2021 and Blacktown LEP 2015

The Planning Proposal seeks to amend Appendix 13 Marsden Park Industrial Precinct in the *State Environmental Planning Policy (Precincts – Central River City) 2021*. The purpose is to rezone 1.1 hectares of surplus drainage land from SP2 Local Drainage to IN1 General Industrial.

The tables below show the difference in areas of each lot and zone.

	Area under the current SEPP controls (square metres)	Area under the proposed SEPP controls (square metres)	Difference (square metres)
IN1 General Industrial	43,536	50,797	7,259
SP2 Infrastructure (Drainage)	68,44	61,175	7,259

Table: 1 Proposed change to area of zones on Lot 313 DP 1213756, 25 Harris Avenue Marsden Park

	Area under the current SEPP controls (square metres)	Area under the proposed SEPP controls (square metres)	Difference (square metres)
IN1 General Industrial	216,160	219,923	3,763
SP2 Infrastructure (Drainage)	32,752	28,989	3,763

Table: 2 Proposed change to areas of zones on Lot 313 DP 1213756, 25 Harris Avenue Marsden Park

2.2 Mapping amendments

State Environmental Planning Policy (Precincts - Central River City) 2021		Proposed amendment
Map title	Map sheet	Description
Land Zoning Map	SEPP SRGC NW LZN 005	Rezone land zoned SP2 Local Drainage to IN1
Land Reservation Acquisition Map	SEPP SRGC NW LRA 005	Remove land no longer required to be acquired by Council
Lot Size Map	SEPP SRGC NW LSZ 005	Amend the Lot Size Map to reflect the change in zones

Table 3: Description of map amendments

The existing and proposed SEPP maps are found at attachment 5.

3. Justification

3.1 Section A – Need for the Planning Proposal

3.1.1 Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is not the result of an endorsed Local Strategic Planning Statement, strategic study or report. This Planning Proposal was required to satisfy Condition 1.1 as part of the consent for DA 22-01698, issued on 23 June 2023.

This condition of consent is as follows:

- 1.1 The applicant must lodge a Planning Proposal to amend the existing zone boundaries to align with the approved property boundaries in this consent and submit evidence of its submission to Council.

See Attachment 3 Conditions of consent and Attachment 4 stamped approved plans

3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal is required to amend the zoning and lot size map of the *State Environmental Planning Policy (Precincts – Central River City) 2021*.

3.2 Section B – Relationship to strategic planning framework

3.2.1 Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal supports the objectives and priorities of the *Greater Sydney Region Plan* and the *Central City District Plan*.

For the Greater Sydney Region Plan, the Planning Proposal complies with the following objectives

Objective 3: Infrastructure adapts to meet future needs

Objective 6: Services and infrastructure meet communities' changing needs

Objective 23: Industrial and urban services land is planned, retained and managed

For the Central City District Plan, the Planning Proposal complies with the following Planning Priorities

C1– A city supported by infrastructure

C3 – Providing services and social infrastructure to meet peoples' changing needs

C 11 – Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land.,

C12– Supporting growth of targeted industry sectors

3.2.1 Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or local strategic plan?

Blacktown Local Strategic Planning Statement

The *Blacktown Local Strategic Planning Statement 2020* (LSPS) is Council's key strategic land use planning document that will facilitate and manage future growth and development within the City of Blacktown to 2040.

The Planning Proposal supports the LSPS priorities, specifically:

- Planning Priority LPP 1 – Planning for a city supported by infrastructure
- Planning Priority LPP 9 – Maximising opportunities to attract advanced manufacturing to, and innovation in, industrial and urban services land.

Community strategic plan

Our Blacktown 2041, our community strategic plan, states Council's vision and aspirations for the future of the City and facilitates and manages future growth and development within the City to 2041. The Planning Proposal is consistent with this direction and supports all the strategic directions of the community strategic plan as follows s:

- A vibrant, inclusive and resilient community
- A clean, sustainable and climate resilient city
- A smart and prosperous economy
- A growing city supported by accessible infrastructure
- A healthy, sporting and active city
- A leading city.

These are detailed at attachment 6.

3.3.3 Is the planning proposal consistent with any other applicable State and regional studies or strategies?

This Planning Proposal will not contradict or hinder the application of the other relevant State environmental planning policies. The details are at attachment 7.

3.3.4 Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The consistency of the Planning Proposal to relevant Section 9.1 Directions is detailed at attachment 8. The relevant Directions for this Planning Proposal are:

- i. 1.1 Implementation of Regional Plans
- ii. 1.16 North West Rail Link Corridor Strategy
- iii. 4.1 Flooding
- iv. 4.3 Planning for Bushfire Protection
- v. 5.2 Reserving Land for Public Purposes
- vi. 7.1 Employment Zones

3.3 Section C – Environmental, social and economic impacts

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site is identified as containing bushfire prone land being Bushfire Category 1 and Bushfire Category 2 on Council's Bushfire prone land maps. The vegetation has now been removed. There is no more bushfire threat on the site.

Ecological considerations were addressed during the planning of the Marsden Park Industrial Precinct. Any other additional ecological issues were addressed in the relevant development applications for the site.

3.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The impact of traffic was assessed in DA-22-0168. The proposed adjustment of the zoning boundaries reflects the details on the stamped approved plans. There are no further increases in traffic as a result of this Planning Proposal.

3.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

There are no adverse economic or social effects foreseen as a result of this proposal. There may be beneficial economic effects due to the increase in net developable area available for industrial development.

3.4 Section D – State and Commonwealth interests

3.4.1 Is there adequate public infrastructure for the Planning Proposal?

The *Land Use and Infrastructure Implementation Plan* (May 2017) recognises the need to upgrade local infrastructure to service the planned development of the North West Priority Growth Area.

This Planning Proposal is the result of a review of infrastructure, which identified land not required for drainage.

3.5 Section E – State and Commonwealth interests

3.5.1 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The Gateway Determination required Council to consult with the NSW Rural Fire Service (RFS). The RFS responded advised in a letter dated 13 February 2025, that there were no issues of concerns related to bushfire.

4. Mapping

The proposed map amendments to the *State Environmental Planning Policy (Precincts – Central River City) 2021* are included at attachment 5. The mapping changes relate to the Land Zoning Map, Land Reservation Acquisition Map and Lot Size Map.

5. Community consultation

Community consultation will be undertaken as per the requirements of the Gateway determination and the *Environmental Planning and Assessment Act 1979*.

6. Timeline

Stage	Estimated date
Consideration by Council	October 2024
Council decision	October 2024
Gateway Determination	December 2024
Commencement and completion of public exhibition period	March - April 2025
Consider submissions	April 2025
Post-exhibition review and additional studies	May 2025
Submission to the Department for finalisation (where applicable)	July 2025
Gazettal of LEP amendment	August 2025

Table 2: Proposed timeline

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Environmental Planning and Assessment Act, 1979 (Section 4.18)

Sydney Business Park C/O- Calibre Professional Services
15 Hollinsworth Road
MARSDEN PARK NSW 2765

Determination Number:
DA-20-00743

Property Description: Lot 313 DP 1213756, 25 Harris Avenue MARSDEN PARK
Lot 50 DP 1265695, Astoria Street MARSDEN PARK
Lot 6 and 7 DP 1210172, Astoria Street MARSDEN PARK

Development: Earthworks and drainage works to modify the existing Detention Basin (known as Basin E) and TC06 Channel, with associated bulk earthworks, retaining walls, maintenance access tracks and stormwater drainage infrastructure.

Determination: *Under Section 4.16 of the Act Council advises that the Development Application has been determined by:*

- GRANTING OF CONSENT SUBJECT TO CONDITIONS ATTACHED ON THE FOLLOWING PAGES.

BY DELEGATED AUTHORITY - DIRECTOR PLANNING AND DEVELOPMENT

Right of Appeal

Section 8.7 of the Act confers on an applicant who is dissatisfied with the determination of the consent authority a right of appeal to the Land and Environment Court. Section 8.7 does not apply to State significant development or development that has been subject to a Commission of Inquiry.

Review of Determination

Section 8.3 of the Act provides that an applicant may request the Council to review the determination. Section 8.3 does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 8.2 of the act in respect of Crown applications.

Note: This Consent is generally valid for a period of 5 years effective from the date of this Notice, unless specified otherwise by Sections 4.20 and 4.53 of the Act, or by conditions of this Consent.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per 

Date 18 December 2020

1 ADVISORY NOTES

1.1 Terminology

1.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.

1.1.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Part 6 of the Environmental Planning and Assessment Act 1979.

1.2 Scope of Consent

1.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

1.3 Other Approvals

1.3.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.

1.3.2 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:

- (a) the removal of any tree(s) not indicated on the approved plans and any tree(s) located greater than 3 m from the building perimeter, and
- (b) any fence, retaining wall, land excavation or filling, advertising structure or other development not being exempt development, and
- (c) demolition of any existing buildings and associated structures in accordance with the requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

1.3.3 If any aboriginal objects are found during construction, work is to cease immediately. The Office of Environment and Heritage (OEH) is to be notified and the site, and objects, are to be assessed by a suitably qualified Aboriginal Heritage Consultant in accordance with the requirements of OEH. No further works are to be undertaken on the site without the written consent of OEH.

1.4 Services

1.4.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Recognised energy provider

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per



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- (c) Natural Gas Company
- (d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans are to be appropriately stamped and all amended plans will require re-stamping. For further information go to: www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 1300 082 746 for assistance.

- 1.4.2 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
- 1.4.3 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number: 1800 810 443.
- 1.4.4 The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
- 1.5 **Identification Survey**
 - 1.5.1 The applicant is advised to obtain an identification survey from a registered surveyor to ascertain the correct location of the property boundaries, and to ensure the development does not encroach upon adjoining properties.
- 1.6 **Engineering Notes**

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

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- 1.6.1 All works requiring approval under the *Roads Act 1993* (except standard vehicular crossings) or *Local Government Act 1993* must be approved PRIOR to the issue of any Construction Certificate.

1.7 Payment of Engineering Fees

- 1.7.1 If the applicant wishes for Council to issue the Construction Certificate as nominated in the 'Prior to Construction Certificate please:

- Complete application form
- Submit all relevant plans produced by a suitably qualified person and in accordance with Councils Standards.

1.8 Road Damage

- 1.8.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

2 GENERAL

2.1 Scope of Consent

- 2.1.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Drawing No.	Dated
General Arrangement Plan Stage 1 Dwg No. 001, Revision 2	03/11/2020
Sheet Layout Plan Stage 1 Dwg No. 002, Revision 2	03/11/2020
Sediment & Erosion Control Plan Stage 1 Dwg No. A101, Revision 2	03/11/2020
Site Regrading Plan Sheet 01 of 02 Stage 1 Dwg No. A201, Revision 2	03/11/2020
Site Regrading Plan Sheet 02 of 02 Stage 1 Dwg No. A202, Revision 2	03/11/2020
Retaining Wall Longitudinal Sections Sheet 01 of 02 Stage 1 Dwg No. 804, Revision 2	03/11/2020
Retaining Wall Longitudinal Sections Sheet 02 of 02 Stage 1 Dwg No. 805, Revision 2	03/11/2020
Sediment & Erosion Control Plan Stage 2 Dwg No. 901, Revision 2	03/11/2020
Site Regrading Plan Stage 2 Dwg No. 902, Revision 2	03/11/2020
Landscape Plan Stage 1	201108

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
 (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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Dwg No. DA-LA-01, Revision A	
Landscape Plan Stage 1	201108
Dwg No. DA-LA-02, Revision A	
Landscape Plan Stage 1	201108
Dwg No. DA-LA-03, Revision A	
Landscape Plan Stage 2	201108
Dwg No. DA-LA-04, Revision A	
Plant Schedule, Specification & Landscape Details	201108
Dwg No. DA-LA-05, Revision A	

*Unless modified by any condition of this consent.

2.2 Suburb Name

- 2.2.1 The land the subject of this consent is known to be located in the following suburb. This suburb name shall be used for all correspondence and property transactions:

Suburb: Marsden Park

2.3 Engineering Matters

2.3.1 Design and Works Specification

- 2.3.1.1 All engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:


- (a) Blacktown City Council's Works Specification - Civil (Current Version)
- (b) Blacktown City Council's Engineering Guide for Development (Current Version)
- (c) Blacktown City Council Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
- (d) Blacktown City Council Growth Centre Precincts Development Control Plan
- (e) Blacktown City Council On Site Detention General Guidelines, S3QM online tool and standard drawing A(BS)175M
- (f) On Site Stormwater Detention Handbook - Upper Parramatta River Catchment Trust FOURTH Edition.

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements **MUST** be submitted to Council with any application for Construction Certificate, *Road Act 1993* or *Local Government Act 1993* approval.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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Any Construction Certificates issued by Private Certifiers must also be accompanied by the above documents.

NOTE: Any variations from these design requirements must be separately approved by Council.

2.3.1.2 The Applicant is required to submit to Council, Bonds and/or Contributions for works associated with the development in conjunction with the civil engineering works required to be constructed as part of this development. Works may include:

- Maintenance of the construction works
- Removal of temporary infrastructure

These matters will be individually addressed within the consent

Note: A bond release inspection fee will apply.

2.3.1.3 Prior to release of any bond securities held by Council for civil engineering works, the payment of a bond release inspection fee in accordance with Council's Goods and Services Pricing Schedule must be made.

2.3.1.4 Written notice must be provided to adjacent properties, at least 5 days prior to works commencing, where works are approved by this consent and located within Council controlled lands (i.e. Roads, drainage reserves, parks, etc.)

A copy of this notice must be provided to Council's Co-ordinator of Engineering Approval.

2.3.2 Other Necessary Approvals

2.3.2.1 A separate application will be required for the following approvals, under the *Local Government Act 1993* and/or the *Roads Act 1993*.

- Vehicular Crossing
- Works on or occupation of existing public roads (Not including works covered by a Roads Act Approval)

2.4 Other Matters

2.4.1 No construction preparatory work (such as, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued.

3 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)

3.1 DA Plan Consistency


3.1.1 A Construction Certificate or Subdivision Works Certificate for the proposed development shall only be issued when the accompanying plans, specifications

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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and/or details are consistent with the approved Development Application design plans.

3.2 Works in Kind

3.2.1 It may be possible to reduce monetary Section 7.11 contributions by carrying out Section 7.11 works as part of a 'Works-in-Kind' agreement with Council, subject to the following:

- the Section 7.11 works must be listed in a Section 7.11 Contributions Plan
- Council must have agreed to the Works in Kind (WIK)
- the Section 7.11 works cannot commence before the WIK agreement is executed by all parties
- the WIK agreement is in accordance with Council's WIK Policy
- the reduction of Section 7.11 contributions is not available until works have been satisfactorily completed in accordance with the WIK agreement.

A written application to enter into a WIK agreement must be provided to Council. Council's Section 7.11 Finance Committee will consider all applications on merit and advise the applicant in writing if the agreement is endorsed. Council reserves the right to approve or reject any WIK application. Council will not reduce the monetary Section 7.11 contribution on a consent unless these conditions are complied with.

3.3 Special Infrastructure Contribution

3.3.1 The applicant is to make a special infrastructure contribution in accordance with any determination made by the Minister administering the Environmental Planning and Assessment Act 1979 under Section 7.23 of that Act that is in force on the date of the consent, and must obtain a certificate to that effect from the Department of Planning and Environment before a Construction Certificate is issued in relation to any part of the development to which this consent relates.

More information

Information about the special infrastructure contribution can be found on the Department of Planning and Environment's website:

<http://www.planning.nsw.gov.au/Policy-and-Legislation/Infrastructure/Infrastructure-Funding>

4 PRIOR TO CONSTRUCTION CERTIFICATE (ENVIRONMENTAL HEALTH)

4.1 General

4.1.1 The recommendations provided in *Supplementary Contamination Investigation*, prepared by Douglas Partners Pty Ltd, (Ref.: 94569.02) dated February 2020, must be carried out.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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- 4.1.2 All areas potentially/contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with;
- NSW Environment Protection Authority's *Guidelines for Consultants Reporting on Contaminated Sites* (2020)
 - NSW Environment Protection Authority's *Contaminated Sites Sampling Design Guidelines* (1995).
 - NSW Environment Protection Authority's "Contaminated Sites: Guidelines for NSW Site Auditor Scheme" 3rd edition (2017)
 - National Environment Protection Council "National Environment Protection (Assessment of Site Contamination) Measure" (2013)

A NSW Environment Protection Authority accredited Site Auditor shall review the validation report and submit to Council a Site Audit Statement. The Site Audit Statement shall verify that the investigation, remediation and validation was carried out in accordance with the aforementioned guidelines and that the site is suitable for the proposed use.

5 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)

5.1 General

- 5.1.1 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before any Construction Certificate or Subdivision Works Certificate can be issued.

- 5.1.2 The engineering drawings referred to below are not for construction. The Construction Certificate/Subdivision Works Certificate drawings shall be generally in accordance with the approved drawings and conditions of consent. Any significant variation to the design shall require a section 4.55 application.

Construction Certificate/Subdivision Works Certificate plans shall be generally in accordance with the following drawings and relevant Consent conditions:

Prepared By	Project No.	Drawing No.	Revision	Dated
Calibre	18-000050	000 – 907 (41 Sheets)	2	03/11/2020

The following items are required to be addressed on the Construction Certificate plans:

- i. Appropriate fencing to be provided around the basin and channel works.

5.2 Asset Design Requirements

- 5.2.1 The applicant is to prepare and submit detailed design documentation for construction to Council's Asset Design Services Team for its concurrence and

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approval in writing. The detailed design documentation will need to address interim and ultimate development conditions.

- 5.2.2 Include CP21 item numbers on title of drawings.
- 5.2.3 The applicant is to provide detailed design of discharge control pits/structures to allow for applicable blockage factors and tailwater conditions. Note that the basin discharge is to be controlled by culvert capacity and not debris screens and pit surface inlets.
- 5.2.4 Basin outlet debris deflection structures/bars shall be angled to avert trash build up and prevent pedestrians being pinned against the inlet structure during basin flooding.
- 5.2.5 Bioretention basin cell surface levels to be raised as high as practical. Bioretention basin cell surface levels are to be no higher than the upstream gross pollutant trap invert levels.
- 5.2.6 The typical section for Channel TC06, between Chainages 80 and 375, shall be amended to ensure that retaining walls are located outside the boundaries of the proposed SP2 zoned land.
- 5.2.7 The SP2 works and acquisition areas are to be clear of existing land fill cells and their zone of influence. Details of land fill cells are to be shown on design plans based on approved surveyed locations of the land fill cells.
- 5.2.8 Prior to the execution of a WIK agreement to construct the S7.11 works, the final design of the trunk channel and basin is to be submitted to Council's Design Review Panel for approval.

5.3 Regional Infrastructure

- 5.3.1 Prior to the issue of a Construction Certificate for the proposed subdivision, submission is required of concept landscape drawings based on the current concept of S7.11 infrastructure works to Council's Design Review Panel for approval, prior to any further engineering design of the current concept. The drawings are to be submitted to Council's City Architects Office for inclusion on the agenda for the meeting.
- 5.3.2 Prior to the issue of a Construction Certificate for the design and construction of the proposed S7.11 infrastructure (i.e. Contribution Plan No.21 - M1.6 Detention Basin, M1.7 Bioretention, M1.8 Drainage Channel, M1.15 Gross Pollutant Trap, and M1.16 Gross Pollutant Trap) the applicant is to prepare and submit to Council's Asset Design Services Team for its concurrence and approval in writing, all investigation and concept design requirements as set out in Sections 3.1 (Pre DA Stage - Data Collection and review) and 3.2 (DA Stage - Concept Design Verification, Optimisation & Risk Management), respectively, of Council's document "Guidelines for the Investigation and Design of Section 94 Stormwater Works".

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5.4 Construction Certificate Requirements

5.4.1 Under the *Environmental Planning and Assessment Act 1979* a Construction Certificate is required. These works include but are not limited to the following:

- Road and drainage construction
- On-site stormwater detention
- Water quality treatment
- Earthworks

The above requirements are further outlined in this section of the consent.

5.5 Roads Act Requirements

5.5.1 Under *Section 138 of the Roads Act 1993* an approval for engineering work is required. These works include but are not limited to the following:

- Any works within Council's road reserve, notably the future drainage connection to the extension of Hawthorne Ave
- Kerb inlet pit connections or construction
- Vehicular crossings

The above requirements are further outlined in this section of the consent.

5.6 Other Engineering Requirements

5.6.1 If the estimated cost of engineering works is \$25,000 or greater proof of long service levy payment is required.

5.6.2 Any ancillary works undertaken shall be at no cost to Council.

5.6.3 Submit written permission from the affected property owner for any works proposed on adjoining land.

5.6.4 Submit a Public Utilities Plan demonstrating adequate clearance between services to stormwater pits, pipes, driveways, light poles, etc.

5.7 Drainage

5.7.1 Drainage from the site must be connected into Council's existing drainage system.

5.8 Erosion and Sediment Control

5.8.1 Provide a sediment and erosion control plan in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development.

5.9 Earthworks

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5.9.1 Batters are not to exceed a grade of 1V:5H and are to be stabilised with topsoil, turf and vegetation.

5.9.2 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.

5.10 On-Site Detention

5.10.1 On-site detention system shall be designed in accordance with the parameters set out in Council's Water Sensitive Urban Design Standard Drawings A(BS)175M On-site detention requirements - Sheet 20, or an S3QM Certificate

5.10.2 The on-site detention system shall be generally designed to achieve the following:

- i. All systems shall use at least 2 orifice plates to control flows:
 - The 1.5 year ARI orifice shall be designed to convey a maximum of 40/L/s/ha
 - The 100 year ARI orifice shall be designed to convey a maximum of 190 L/s/ha
- ii. Storage shall be provided as follows:
 - Volume up to 1.5 year ARI TWL = 300 m³/ha
 - Volume up to 100 year ARI TWL = 455 m³/ha
- iii. Orifice flow rates will be adjusted for bypass with a maximum site bypass of 15% as per the following table:

Total OSD BYPASS (%)	ENVIRONMENTAL DISCHARGE (1.5 YEAR ARI ORIFICE) (L/s/ha)	ENVIRONMENTAL STORAGE (BELOW 1.5 YEAR ARI WEIR) (m ³ /ha)	FLOOD DISCHARGE (100 Year ARI ORIFICE) (L/s/ha)	FLOOD STORAGE (BELOW EMERGENCY WEIR) (m ³ /ha)
0	40.0	300	190	455
2.5	38.5	300	176	455
5	37.0	300	162	455
7.5	35.5	300	148	455
10	34.0	300	134	455
12.5	32.5	300	120	455
15	31.0	300	106	455

5.10.3 A registered engineer (NER) must certify that:

- The structures associated with the on-site stormwater detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.
- The on-site stormwater detention system will perform to meet the on-site stormwater detention requirements and function hydraulically in general accordance with Council's Engineering Guide for Development, DCP Part J -

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Water Sensitive Urban Design and Integrated Water Cycle Management,
S3QM Deemed to comply tool and Councils Standard Drawing A(BS)175M.

5.10.4 The following documents shall be submitted to accompany the on-site detention design in accordance with the design:

- Comprehensive drainage drawings with cross-sectional details of the storage area, pit numbers, pipe sizes, catchment plan, etc.
- On-site detention detailed design submission and calculation summary sheet
- A maintenance schedule that complies with Council's Water Sensitive Urban Design maintenance guidelines, signed and dated by the designer
- S3QM Deemed to Comply On-site detention summary details

5.11 Stormwater Quality Control

5.11.1 Stormwater quality treatment system shall be designed in accordance with Council's Engineering Guide for Development and DCP Part J - Water Sensitive Urban Design and Integrated Water Cycle Management.

5.11.2 Provide a maintenance schedule for the stormwater quality device that is signed and dated by the designer.

5.11.3 Bio-retention basin(s) to be designed in accordance with Council's Water Sensitive Urban Design standard drawings and Council's Engineering Guide for Development and DCP Part J - Water Sensitive Urban Design and Integrated Water Cycle Management.

5.12 Vehicular Crossings

5.12.1 Plans to demonstrate the construction a commercial and industrial vehicular crossing to Council's standard A(BS)103S.

6 PRIOR TO DEVELOPMENT WORKS

6.1 Safety/Health/Amenity

6.1.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

- (a) a standard flushing toilet, or
- (b) a temporary on-site toilet which is regularly maintained and the waste disposed to an approved sewerage management facility.

6.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

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- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

This condition does not apply to:

- (a) building work carried out inside an existing building, or
- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

6.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

6.1.4 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.

6.1.5 All soil erosion and sedimentation control measures indicated in the documentation accompanying the Construction Certificate shall be installed prior to the commencement of development works.

6.1.6 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40 mm or larger aggregate placed 150 mm deep, and extending from the street kerb/road shoulder to the land shall be provided as a minimum.

6.1.7 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent such work being

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dangerous to life or property.

- 6.1.8 Should any excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:
- (a) shall be preserved and protected from damage, and
 - (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
 - (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting work commences, be given notice of such intention and particulars of the excavation or supporting work.

6.2 Notification to Council

- 6.2.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Clauses 135 and 136 of the Environmental Planning and Assessment Regulation 2000, indicating details of the appointed Principal Certifying Authority and the date construction work is proposed to commence.
- 6.2.2 At least 5 full working days written notice must be given for the commencement of engineering works. Such notice must be accompanied by evidence of the contractors Public Liability and Workers Compensation Insurances. For Public Liability Insurance this should be a minimum amount of \$10,000,000.

6.3 Tree Protection

- 6.3.1 Any tree not approved for removal or more than 3 m from the building perimeter is to be effectively protected against damage.

6.4 Sydney Water Authorisation

- 6.4.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal Certifying Authority to verify that the development meets the Corporation's requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

OR

The approved plans are to be submitted to a Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For further information please refer to the "Developing Your Land" section of the website: www.sydneywater.com.au, or telephone 1300 082 746 for assistance.

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6.5 Adjoining Owners

6.5.1 Written permission from the respective owner(s) must be obtained to:

- (a) discharge stormwater onto adjoining owner's land.
- (b) carry out works on adjoining land.
- (c) drain the site across land owned by others.

A copy of such written permission shall be lodged with Council.

7 DURING CONSTRUCTION (GENERAL)

7.1 Safety/Health/Amenity

7.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

7.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

7.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) involves the enclosure of a public place,

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

7.1.4 Soil erosion and sediment control measures (including the connection of roofwater downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.

7.1.5 All measures specified in the Construction Certificate to control soil erosion and sedimentation shall be maintained throughout development works.

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- 7.1.6 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40 mm or larger aggregate placed 150 mm deep, and extending from the street kerb/road shoulder to the land shall be provided.
- 7.1.7 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.
- 7.1.8 Should any excavation associated with the ongoing development works extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:
- (a) shall be preserved and protected from damage, and
 - (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
 - (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting works be given notice of such intention and particulars of the excavation or supporting works.

7.2 Nuisance Control

- 7.2.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.
- 7.2.2 The hours of any offensive noise-generating development works shall be limited to between 7 am to 6 pm, Mondays to Fridays: 8 am to 1 pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

7.3 Tree Protection

- 7.3.1 The measures required to effectively protect trees on the land shall be maintained throughout the development works.

7.4 Site Contamination

- 7.4.1 Should any contaminated material be unearthed during the construction works, all works are to cease immediately and a suitably qualified environmental site contamination consultant is to investigate and report on the findings. Any recommended remediation and validation works are to be undertaken pursuant to Council's Contamination Lands Policy.
- 7.4.2 The recommendations provided in *Supplementary Contamination Investigation*, prepared by Douglas Partners Pty Ltd, (Ref.: 94569.02) dated February 2020,

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are to be implemented.

8 DURING CONSTRUCTION (ENVIRONMENTAL HEALTH)

8.1 Environmental Management

- 8.1.1 The recommendations provided in *Supplementary Contamination Investigation*, prepared by Douglas Partners Pty Ltd, (Ref.: 94569.02) dated February 2020, must be carried out.
- 8.1.2 An unexpected finds policy (UFP) should be prepared and implemented for the proposed site redevelopment works.
- 8.1.3 Any materials requiring off-site disposal will need to be classified, managed and disposed of in accordance with the Protection of the Environment Operations Act (NSW) 1997 and the NSW Environment Protection Authority's Waste Classification Guidelines (2014).
- 8.1.4 Any asbestos material is to be handled and treated in accordance with the SafeWork NSW document "*Your Guide to Working With Asbestos - Safety guidelines and requirements for work involving asbestos*" dated March 2008.

9 DURING CONSTRUCTION (ENGINEERING)

9.1 Notification of Works

- 9.1.1 A written notification of works must be submitted to Council's Engineering Approvals Team prior to the commencement of any engineering works required by this consent. This must be submitted a minimum 5 business days prior to commencement of engineering works.
- 9.1.2 A notification of works flyer (letter drop) is to be provided to all residential housing, businesses and organisations adjacent to any engineering works approved by this consent. This is for works undertaken on Council controlled lands such as roads, drainage reserves and parks. The notification of works flyer must contain details of the proposed works, locality map of works, contact details and the anticipated time period. A signed copy of the notice is to be provided to Council's Engineering Approvals Team and is to show the date of the letter drop as well as highlight the area that received the notification.

9.2 Insurances

- 9.2.1 Current copies of relevant insurance Certificates of Currency are to be submitted to Council's Engineering Approvals Team. This shall be submitted prior to commencement of engineering works required by this consent that are carried out on Council controlled lands such as roads, drainage reserves and parks. This includes Public Liability Insurance with a minimum of \$20,000,000 Indemnity and Workers Compensation.

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9.3 Service Authority Approvals

- 9.3.1 Prior to the commencement for construction of footway crossings and driveways a clearance shall be obtained from the relevant telecommunications carriers and Endeavour Energy. The clearance shall notify that all necessary ducts have been provided under the proposed crossing.

9.4 Boundary Levels

- 9.4.1 Any construction at the property boundary, including but not limited to fences, retaining walls and driveways shall not be carried out until boundary alignment levels have been fixed.

9.5 Tree Protection and Preservation

- 9.5.1 Existing vegetation and trees shall be left undisturbed except where roads, stormwater drainage infrastructure, site filling and/or building works are proposed.
- 9.5.2 Prior to commencement of engineering works that may disturb existing vegetation/trees, the site shall be inspected to identify and appropriately mark out any trees to be retained as well as determine areas that are to be left undisturbed. Proposed roads must be set-out onsite prior to this inspection. Note: Inspection must be carried out by Council's representative or an appropriately accredited private certifier. The applicant's representative must be present during this inspection.
- 9.5.3 There is to be no storage of materials, stockpiling of excavated material or parking of plant/machinery within the drip line of the crown of any retained trees.
- 9.5.4 Council must be notified a minimum of 24 hours prior to the removal of any branches from existing trees which are to be retained. Subject to Council's direction, this work must be generally undertaken by a qualified Arborist.

9.6 Soil Erosion and Sediment Control Measures

- 9.6.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.
- 9.6.2 Re-vegetation and restoration of all disturbed areas as a result of the development works shall be completed as soon as practicable after the completion of earthworks and before the commencement of any other works on-site. The revegetated/restored areas must be established prior to the release of maintenance security/bonds. Note: All open drains must be turfed.
- 9.6.3 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored

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to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

9.7 Filling of Land and Compaction Requirements

- 9.7.1 Suitable land fill replacement is required when unsuitable soils are removed. All fill including existing fill shall be compacted in accordance with Council's Works Specification - Civil (current version). A compaction certificate shall be obtained from an appropriately qualified practising registered engineer (NER) verifying that the correct compaction requirements have been met. This compaction certificate is to be submitted to Council.
- 9.7.2 Site filling within lot boundaries (not in road reserves) and compaction is to be carried out under the supervision of a Chartered Geotechnical Engineer and shall be in accordance with Blacktown City Council's "Works Specification - Civil (Current Version)". Minimum standard compaction of 95% must be achieved and certified by a NATA registered soils lab and details submitted to Council.
- 9.7.3 Only clean fill shall be deposited/imported on site in accordance with Council's Works Specification - Civil (Current Version). Note: dry builder's waste i.e. bricks plaster and timber industrial waste or putrescible materials are not to be deposited on site. Validation of the imported fill material will be required by a suitably qualified registered engineer.
- 9.7.4 Appropriate dust control measures are to be implemented during construction to reduce any impact on local air quality and reduce dust emissions. This will include but not be limited to regularly wetting down of the site during the course of works being carried out in order to control wind blown dust.
- 9.7.5 All roads adjoining the site must be kept clean and free of all materials. Infringement Notices incurring a monetary penalty may be issued by Council where this measure is not being complied with.
- 9.7.6 Trucks transporting cut and fill must have their loads covered and provisions of "shaker pads" and wash-down areas for trucks leaving the site are to be made available. All details are to be shown on soil erosion and sediment control plans.
- 9.7.7 Prior to the placement of any fill on the site all topsoil and vegetation must be removed down to a suitable sub-grade material. The topsoil is to be stockpiled for use in revegetation of the site.

9.8 Filling in Contaminated Land

- 9.8.1 During the course of placement of filling the applicant shall undertake further testing for potential soil contamination. Validation of the imported fill material will be required.

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9.8.2 All testing and validation of the fill material shall be undertaken by a suitably qualified environmental consultant in accordance with Council's Policy and Procedures for the determination of Rezoning Development and Building Applications involving Contaminated Land. A Remediation and Validation Report documenting the testing undertaken shall be submitted to Council for approval.

9.8.3 Should any remediation works be required documentary evidence prepared by a suitably qualified environmental consultant validating the site is to be submitted to Council for approval.

9.9 **Inspection of Engineering Works - Environmental Planning and Assessment Act 1979.**

9.9.1 Comprehensive inspection compliance certificate(s) to be issued for all engineering works required by this consent and the approved construction certificate. The inspection compliance certificate(s) can only be issued by Council or an accredited certifier, under *Part 4A of the Environmental Planning and Assessment Act 1979* as amended. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

Where Council is appointed as the Principal Certifying Authority for the development, compliance certificates issued by accredited certifiers in lieu of council inspections will only be accepted by prior agreement or by Council request. All compliance certificate(s) must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent and Construction Certificate.

9.10 **Inspection of Engineering Works - Roads Act 1993 or Local Government Act 1993**

9.10.1 All inspection(s) required by this consent for any engineering works that are approved under the *Roads Act 1993* or *Local Government Act 1993* must be made by Council's Development Overseers.

Inspections must be pre-booked with a minimum 24 hours' notice. Council's Development Overseers may be contacted on 02 9839 6586 between 6 am – 7 am, Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

9.11 **Public Safety**

9.11.1 The applicant is advised that all works undertaken are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

9.12 **Site Security**

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18 December 2020

- 9.12.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

9.13 Traffic Control

- 9.13.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a person who holds a current Roads and Maritime Services (RMS) Work Zone Traffic Management Plan accreditation and photo card for all works that are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 - 2009.
- 9.13.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc.) required by the certified Traffic Control Plan must be setup, installed, monitored and maintained and by a person who holds a current Roads and Maritime Services (RMS) accreditation and photo card to implement Traffic Control Plans.
- 9.13.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold a current Roads and Maritime Services (RMS) Traffic Controller accreditation and photo card and carry it with them.
- 9.13.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified Roads and Maritime Services (RMS) accredited work site traffic controllers will ensure a smooth transition with other nearby traffic control setups. The coordination, communication and cohesion between adjacent traffic control systems shall be addressed by the applicant and must satisfy all the requirements of AS 1742.3 - 2009.
- 9.13.5 Where the Traffic Control Plan may change during the course of construction to facilitate new works, a revised traffic control plan shall be prepared and certified by a person who holds a current Roads and Maritime Services (RMS) accreditation to prepare a Work Zone Traffic Management Plan. This Plan must satisfy all the requirements of AS 1742.3 – 2009 and the current version of the RMS *Traffic Control at Work Sites* manual and shall be submitted to Council prior to implementation.

10 PRIOR TO ENGINEERING COMPLIANCE CERTIFICATE

10.1 Road Damage

- 10.1.1 The cost of repairing any damage caused to Council's assets in the vicinity of the subject site as a result of the development works be met in full by the applicant/developer.


10.2 Consent Compliance

- 10.2.1 An Engineering Compliance Certificate shall not be issued until all relevant conditions of this consent have been satisfied.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per 
Blacktown City Council
18 December 2020

10.3 Fee Payment

- 10.3.1 Any fee payable to Council as part of a Construction, Compliance or Occupation Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

10.4 Site Contamination

- 10.4.1 Prior to the issue of the Engineering Compliance Certificate, an EPA recognised accredited geoscientist is to validate that the site is suitable for use as local drainage and has been remediated in accordance with the *Supplementary Contamination Investigation*, prepared by Douglas Partners Pty Ltd, (Ref.: 94569.02) dated February 2020 and also confirm the site is not contaminated in accordance with the strict criteria as set out in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 as amended 2013.

10.5 Engineering Matters

10.5.1 Surveys/Certificates/Works As Executed plans

- 10.5.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed, in a colour softcopy format (.PDF). All engineering Work-as-Executed plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works (including works under the *Roads Act 1993* and the *Local Government Act 1993* covered by this Development Application).
- 10.5.1.2 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the On-Site Detention System as constructed will perform to meet the on-site stormwater detention requirements in accordance with the approved design plans.
- 10.5.1.3 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the On-Site Detention System(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime.
- 10.5.1.4 A Certificate shall be submitted by a Registered Surveyor indicating that all pipelines and associated structures lie wholly within any easements required by this consent.
- 10.5.1.5 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.

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10.5.1.6 The submission to Council of Compliance Certificate(s) and construction inspection reports required by this consent for engineering works. A final inspection report is to be included noting that all works are complete.

When Council has been nominated or defaulted as the nominee for engineering compliance. Final inspections can be arranged through Councils Coordinator of Engineering Approvals contactable on (02) 9839 6263. A final inspection checklist must be completed by the applicant prior to the final inspection.

10.5.1.7 Structural certification 'as built' by a qualified Engineer (NER) for all structural items approved by the scope of this consent. This relates to the following components:

- a) Retaining walls over 0.6 m in height
- b) Rigid pavements
- c) Non-standard stormwater pits
- d) Culverts and/or bridges

10.5.1.8 A certificate or letter signed by an appropriately qualified professional, indicating that all pre-cast pits/culverts have been specifically designed and manufactured for the project in accordance with the approved civil plans (specific reference required) and the necessary Australian Standards.

10.5.1.9 A Certificate shall be submitted by a suitably qualified geotechnical engineer verifying that any fill material imported to site is virgin excavated natural material (VENM) or (ENM).

10.5.2 Easements/Restrictions/Positive Covenants

10.5.2.1 Any easement or restriction created as a result of this consent must be in accordance with the following:

- (a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).
- (b) The standard format for easements and restrictions as accepted by NSW Land Registry Services (LRS).

10.5.2.2 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Land Registry Services (LRS) over the on-site detention storage areas and outlet works. Documentary evidence of this LRS lodgement shall be submitted to Council.

10.5.2.3 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Land Registry Services (LRS) over the Stormwater Quality Control devices/system and outlet works. Documentary evidence of this lodgement shall be submitted to Council.

10.5.2.4 All relevant Section 88B restrictions and covenants created, as part of this consent

These conditions are imposed for the following reasons:

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Blacktown City Council
18 December 2020

shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

10.5.3 Bonds/Securities/Payments in Lieu of Works

10.5.3.1 A maintenance security of 5% of the value of the required engineering works must be lodged with Council prior to the practical completion of the works. Council will hold this security for a period of at least twelve months.

- (a) In the case of subdivision - This period commences at the release of the final plan of subdivision. (Issue of Subdivision Certificate)
- (b) In the case where no subdivision occurs - This period commences at the date of practical completion of the development.

This maintenance period may be extended in the following situations to allow for the completion of i) necessary maintenance and or ii) all outstanding minor works.

10.5.3.2 Where Council's has granted approval of providing security in lieu of outstanding works. A security, in the form of a bank guarantee or a cash deposit, shall be lodged with Council to cover outstanding works required by this consent. The security amount will be calculated at Council's approved rate upon request

10.5.4 Inspections

10.5.4.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

10.5.5 Inspection of Work

10.5.5.1 All road stormwater drainage structures (pipelines and pits) must be inspected via CCTV after completion of road pavement construction works (excluding any deferred AC works) and the provision of all public utility services in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to council in the form of video footage of the inspections, a SEWRAT (or equivalent) report, and a certified CCTV statement in accordance with section 6.8 of Council's Works Specification Civil indicating that any defects identified by this inspection have been rectified.

11 OPERATIONAL (ENVIRONMENTAL HEALTH)

11.1 Environmental Management


11.1.1 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

These conditions are imposed for the following reasons:

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Per


Blacktown City Council
18 December 2020

- 11.1.2 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 11.1.3 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

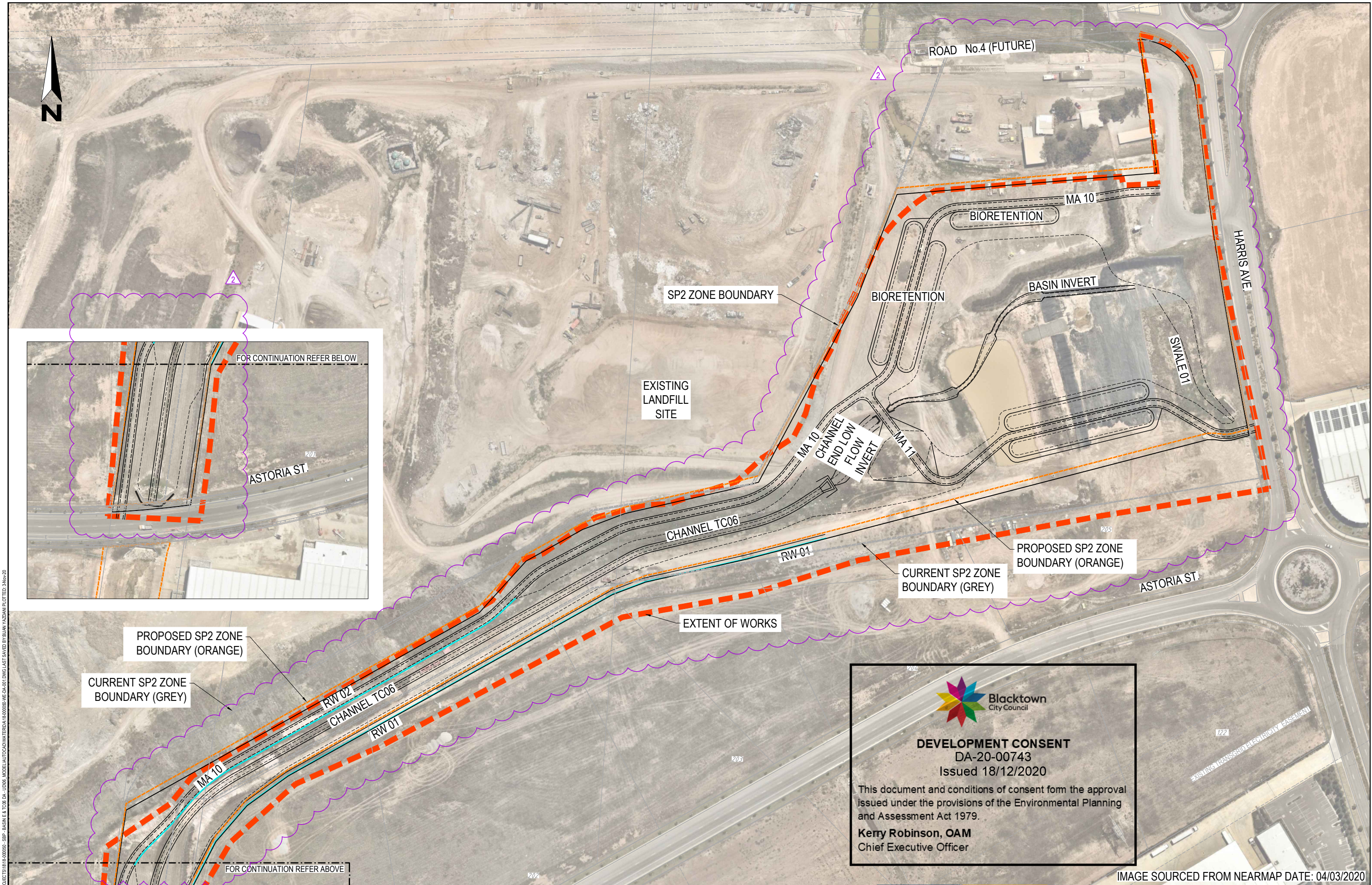
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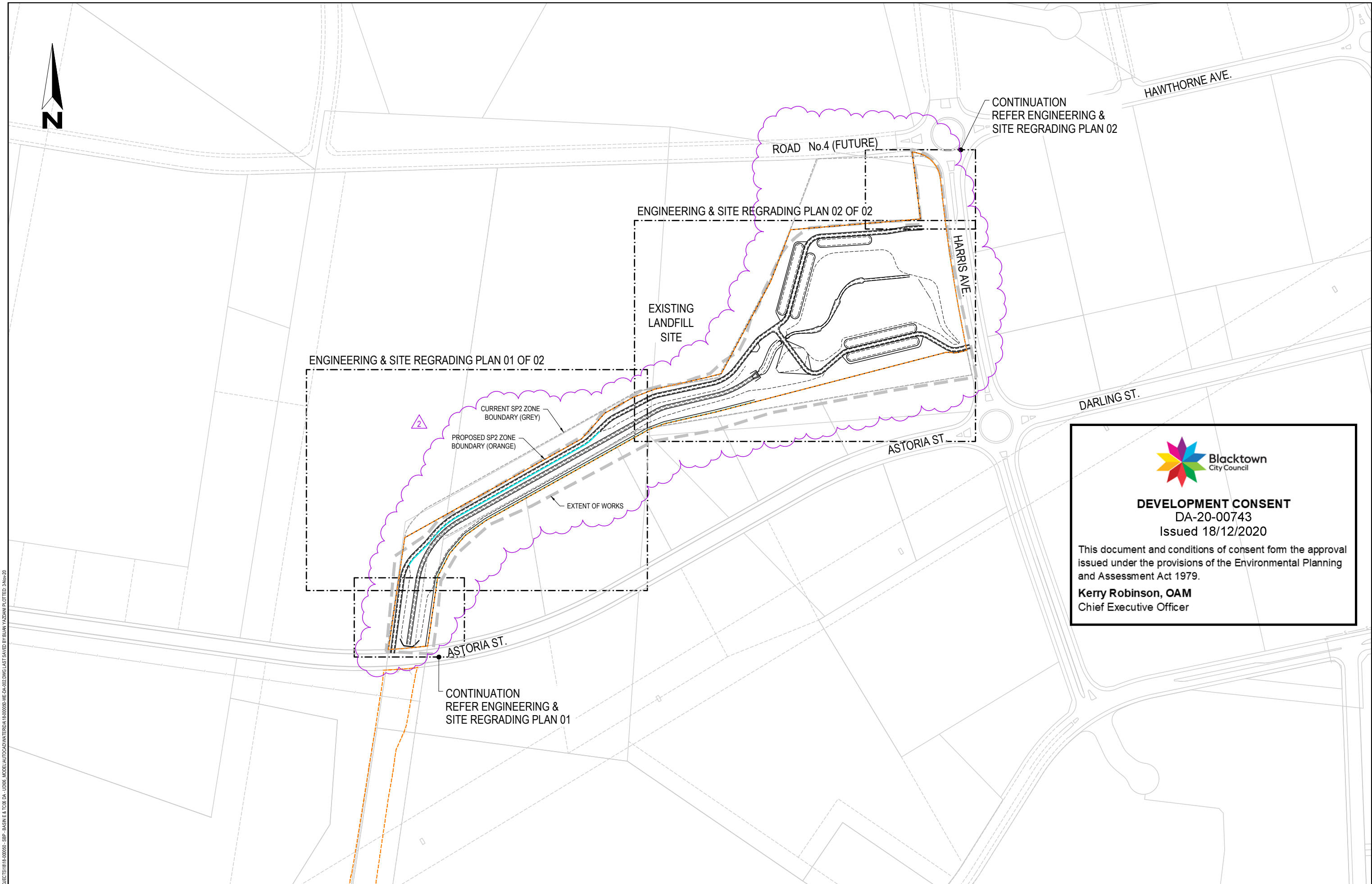
Per


Blacktown City Council
18 December 2020



FILE: I:\STANDARD\BROWNS\LOCAL PROJECTS\18-000050 - SP2 - BASIN E & TC06 DA - LUDS MODEL\TC06\WATER\DA 18-000050-NE-04-01.DWG LAST SAVED BY: BUAN YUZHANG PLOTTED: 3/6/20

FIRST ISSUE	DESIGN				DRAWN		CHECK	APPD.	DATE	AMENDMENT DETAILS
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AMENDMENTS	01	GW	BY	CR	EF	19/05/2020	SP2 ZONE BOUNDARY ADDED TO PLANS & LOT BOUNDARIES ADDED TO SECTIONS			
	02	GW	BY	TE	EF	03/11/2020	PLANS UPDATED TO ADDRESS COUNCIL COMMENTS			



DEVELOPMENT CONSENT
DA-20-00743
Issued 18/12/2020

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Kerry Robinson, OAM
Chief Executive Officer

AMENDMENT	AMENDMENT DETAILS					
	FIRST ISSUE	DESIGN	DRAWN	CHECK	APPROD.	DATE
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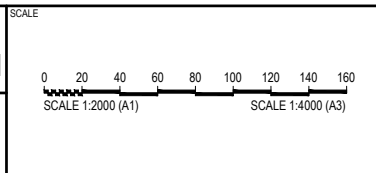
FOR DEVELOPMENT APPLICATION

STATUS: **FOR DEVELOPMENT APPLICATION**

AUTHORISED FOR ISSUE:

BY: JOSEPH MEKARY
BE (Civil) MIEAust. CPEng NER
MBA NPM JP

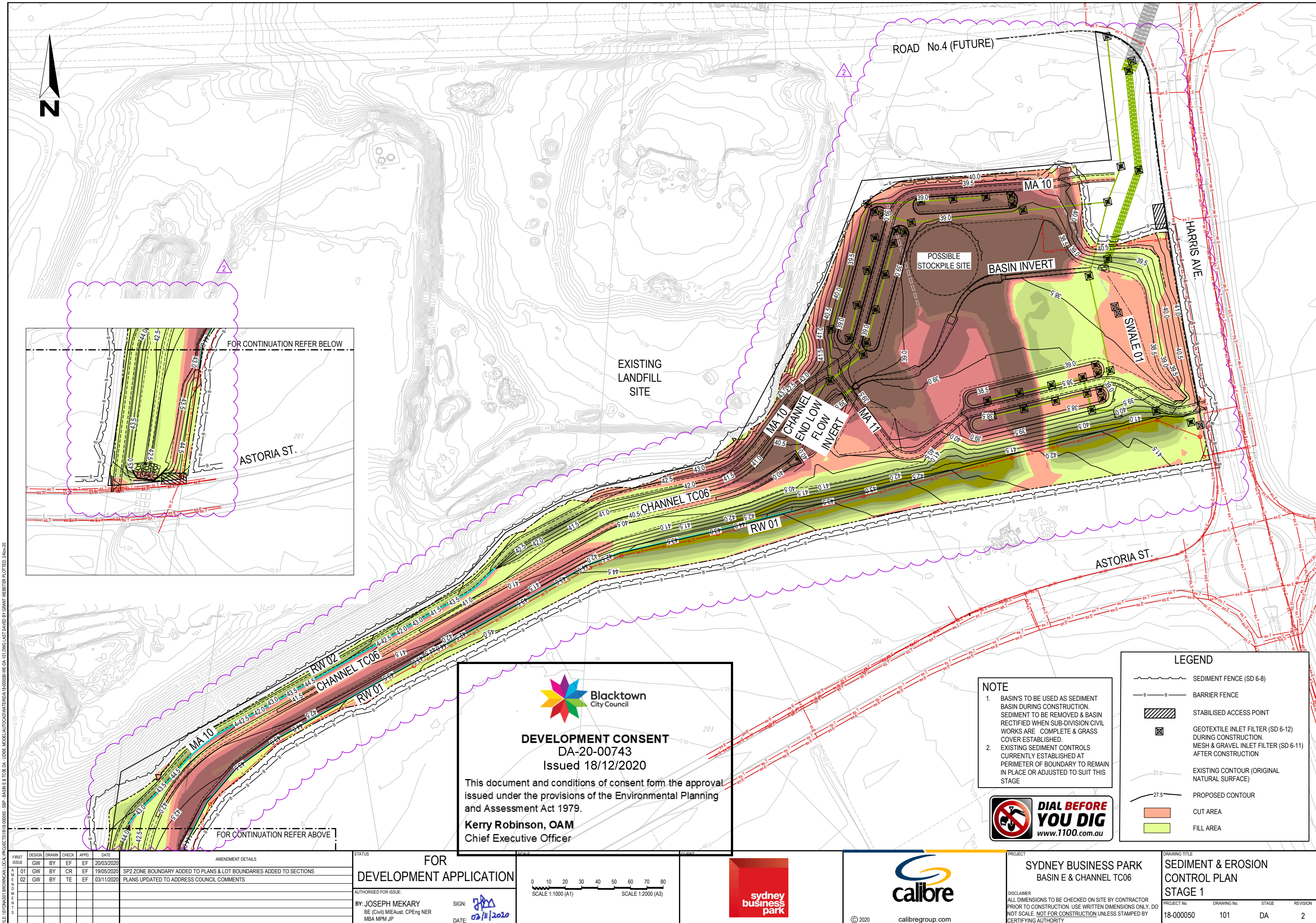
SIGN:
DATE: 02/11/2020



SYDNEY BUSINESS PARK
BASIN E & CHANNEL TC06

DISCLAIMER
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY CERTIFYING AUTHORITY

DRAWING TITLE			
SHEET LATYOUT PLAN STAGE 1			
PROJECT No.	DRAWING No.	STAGE	REVISION
18-000050	002	DA	2



AMENDMENT DETAILS					
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01	GW	BY	EF	EF	20/03/2020
02	GW	BY	CR	EF	19/05/2020
03	GW	BY	TE	EF	03/11/2020


FOR
DEVELOPMENT APPLICATION

STATUS

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MBA NPM JP

SIGN: 
DATE: 02/11/2020

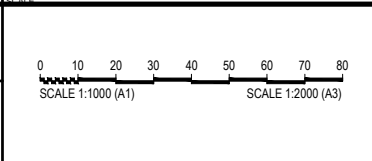


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Chief Executive Officer



PROJECT

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








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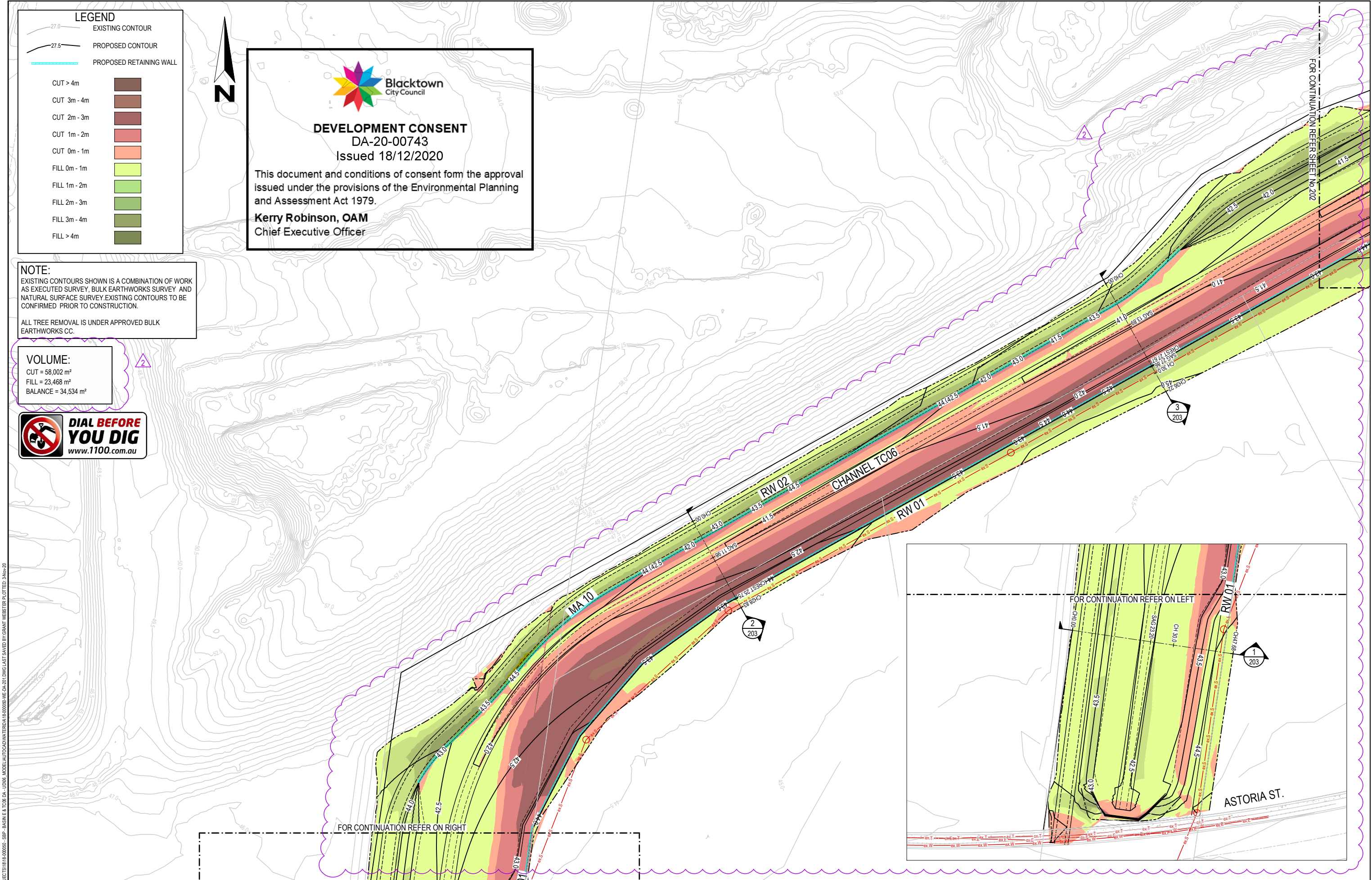
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SEDIMENT & EROSION CONTROL PLAN STAGE 1			
PROJECT No.	DRAWING No.	STAGE	REVISION
18-000050	101	DA	2

NOTE

- BASIN'S TO BE USED AS SEDIMENT BASIN DURING CONSTRUCTION. SEDIMENT TO BE REMOVED & BASIN RECTIFIED WHEN SUB-DIVISION CIVIL WORKS ARE COMPLETE & GRASS COVER ESTABLISHED.
- EXISTING SEDIMENT CONTROLS CURRENTLY ESTABLISHED AT PERIMETER OF BOUNDARY TO REMAIN IN PLACE OR ADJUSTED TO SUIT THIS STAGE



LEGEND	
	SEDIMENT FENCE (SD 6-8)
	BARRIER FENCE
	STABILISED ACCESS POINT
	GEOTEXTILE INLET FILTER (SD 6-12) DURING CONSTRUCTION.
	MESH & GRAVEL INLET FILTER (SD 6-11) AFTER CONSTRUCTION
	EXISTING CONTOUR (ORIGINAL NATURAL SURFACE)
	PROPOSED CONTOUR
	CUT AREA
	FILL AREA



LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED RETAINING WALL

CUT > 4m
CUT 3m - 4m
CUT 2m - 3m
CUT 1m - 2m
CUT 0m - 1m
FILL 0m - 1m
FILL 1m - 2m
FILL 2m - 3m
FILL 3m - 4m
FILL > 4m

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DA-20-00743
Issued 18/12/2020

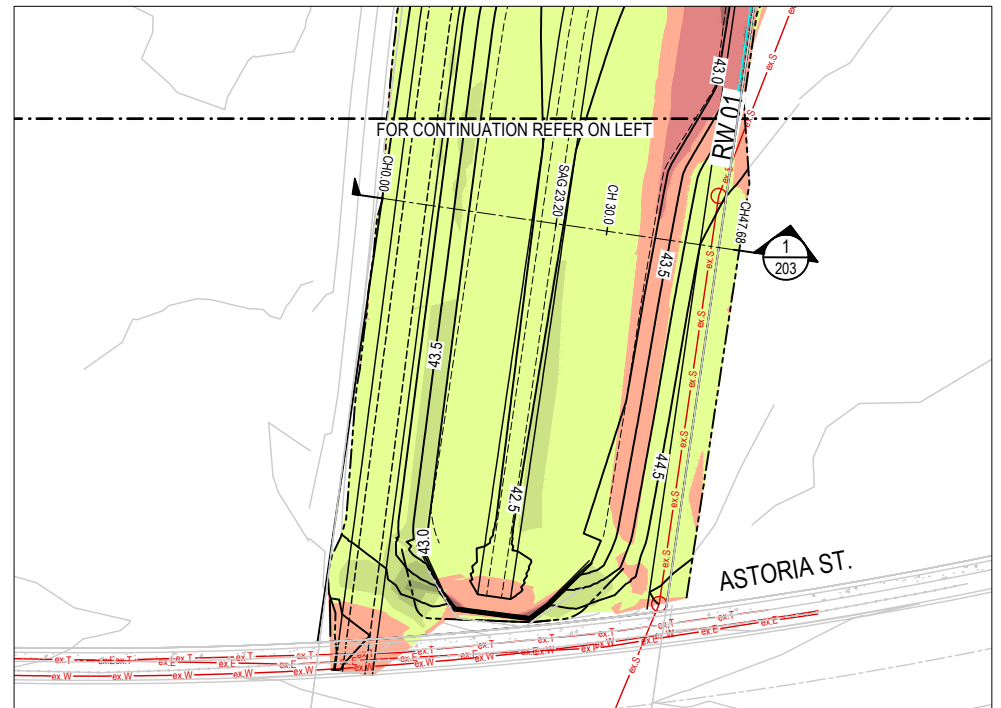
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Kerry Robinson, OAM
Chief Executive Officer

NOTE:
EXISTING CONTOURS SHOWN IS A COMBINATION OF WORK AS EXECUTED SURVEY, BULK EARTHWORKS SURVEY AND NATURAL SURFACE SURVEY EXISTING CONTOURS TO BE CONFIRMED PRIOR TO CONSTRUCTION.

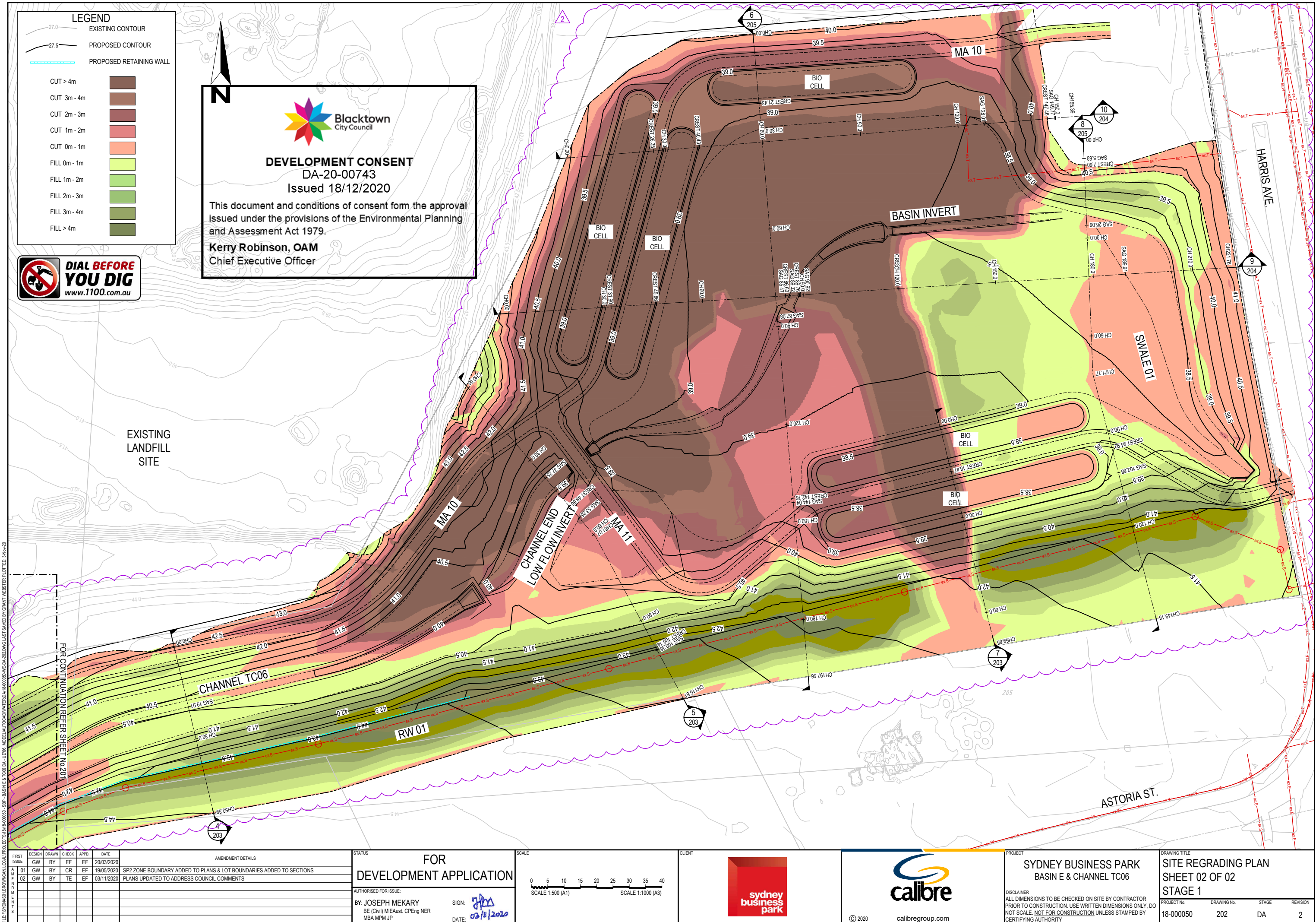
ALL TREE REMOVAL IS UNDER APPROVED BULK EARTHWORKS CC.

VOLUME:
CUT = 58,002 m³
FILL = 23,468 m³
BALANCE = 34,534 m³



FILE: I:\STANDARD\BROWMAN\LOCAL PROJECTS\1818-000050 - SP2 - BASIN E & TC06 DA - L002 - MODEL\TC06\WATERDA\18000050-WE-DA-20.DWG LAST SAVED BY GRANT WEBSTER PLOTTED 3-Nov-20

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02	GW	BY	TE	EF	03/11/2020	BY: JOSEPH MEKARY BE (Civil) MIEAust. CPEng NER MBA NPM JP		SCALE 1:1000 (A3)		© 2020 calibregroup.com		ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY CERTIFYING AUTHORITY		DRAWING No.	
						SIGN: [Signature] DATE: 02/11/2020						STAGE		REVISION	
												18-000050		201	
												DA		2	



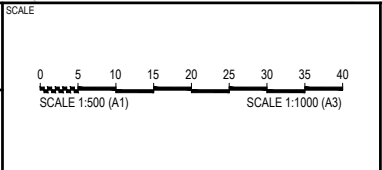
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01	GW	BY	EF	EF	20/03/2020
02	GW	BY	CR	EF	19/05/2020
03	GW	BY	TE	EF	03/11/2020
AMENDMENT DETAILS					
SP2 ZONE BOUNDARY ADDED TO PLANS & LOT BOUNDARIES ADDED TO SECTIONS					
PLANS UPDATED TO ADDRESS COUNCIL COMMENTS					

FOR
DEVELOPMENT APPLICATION

AUTHORISED FOR ISSUE:
BY: JOSEPH MEKARY
BE (Civil) MIEAust. CPEng NER
MBA NPM JP

SIGN:
DATE: 02/11/2020

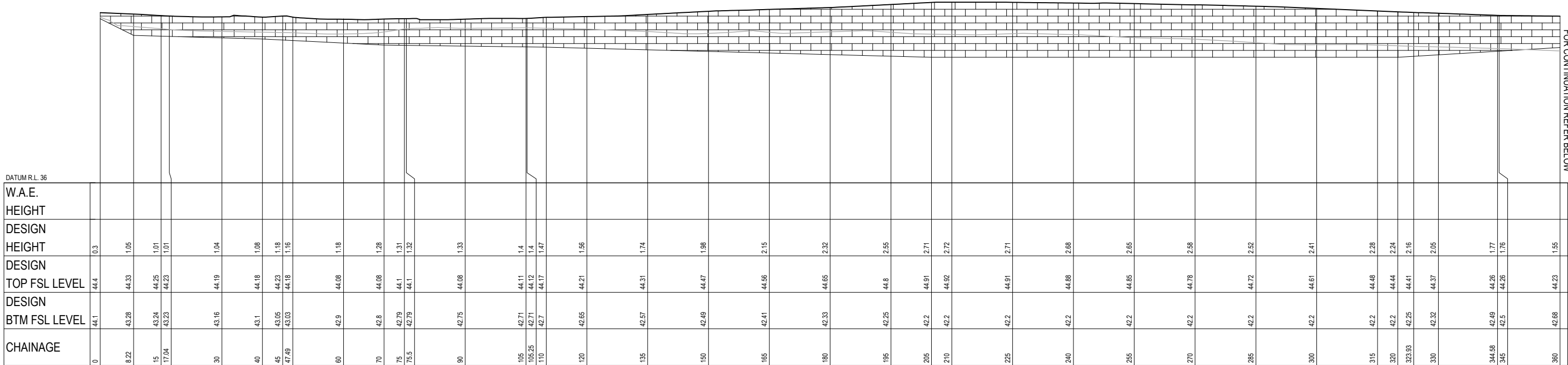


PROJECT
SYDNEY BUSINESS PARK
BASIN E & CHANNEL TC06

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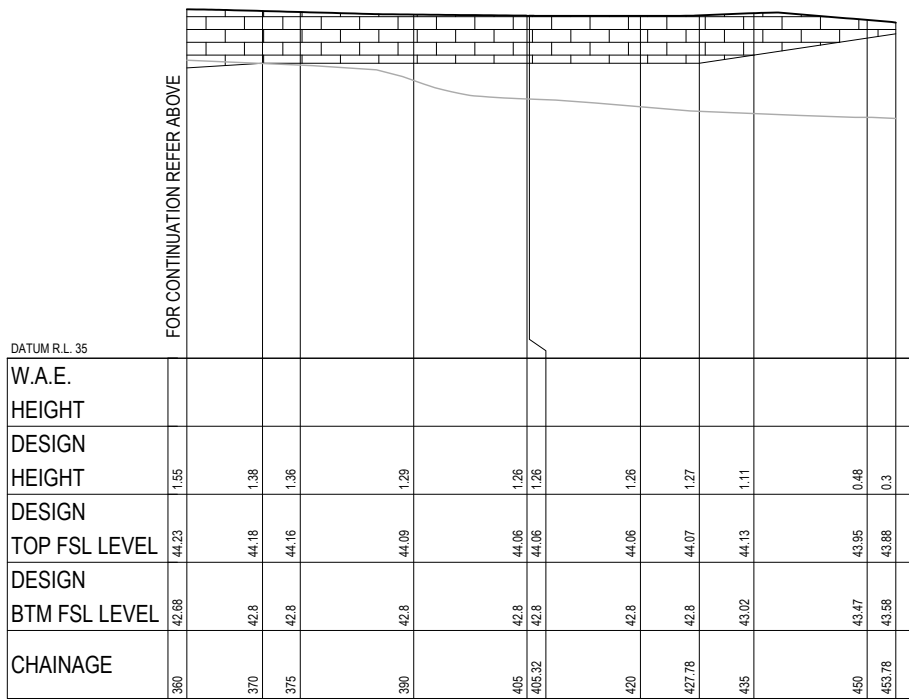
DRAWING TITLE
SITE REGRADING PLAN
SHEET 02 OF 02
STAGE 1

PROJECT No. 18-000050
DRAWING No. 202
STAGE DA
REVISION 2



LONGITUDINAL SECTION CENTRELINE - RW01

SCALE 1:500 (H)
SCALE 1:100 (V)



LONGITUDINAL SECTION CENTRELINE - RW01

SCALE 1:500 (H)
SCALE 1:100 (V)



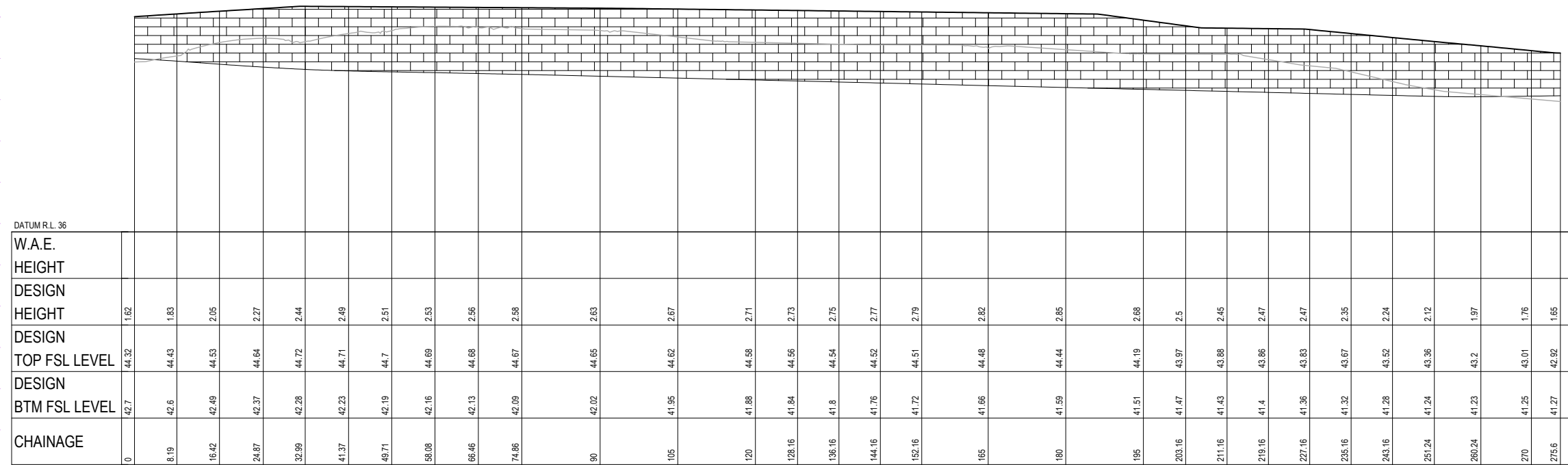
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DA-20-00743
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AMENDMENT DETAILS						FOR DEVELOPMENT APPLICATION		SCALE		CLIENT		PROJECT		DRAWING TITLE	
DESIGN	DRAWN	CHECK	APPRO	DATE		AUTHORISED FOR ISSUE: BY: JOSEPH MEKARY BE (Civil) MIEAust. CPEng NER MBA MPM JP		0 1 2 3 4 5 6 7 8 SCALE 1:100 (A1) 0 5 10 15 20 25 30 35 40 SCALE 1:500 (A1) SCALE 1:200 (A3) SCALE 1:1000 (A3)						SYDNEY BUSINESS PARK BASIN E & CHANNEL TC06	
01	GW	BY	EF	20/03/2020	SP2 ZONE BOUNDARY ADDED TO PLANS & LOT BOUNDARIES ADDED TO SECTIONS										
02	GW	BY	TE	03/11/2020	PLANS UPDATED TO ADDRESS COUNCIL COMMENTS	SIGN: DATE: 02/11/2020								RETAINING WALL LONGITUDINAL SECTIONS SHEET 01 OF 02 STAGE 1	
														PROJECT No. 18-000050	
														DRAWING No. 804	
														STAGE DA	
														REVISION 2	



LONGITUDINAL SECTION CENTRELINE - RW02
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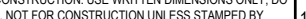



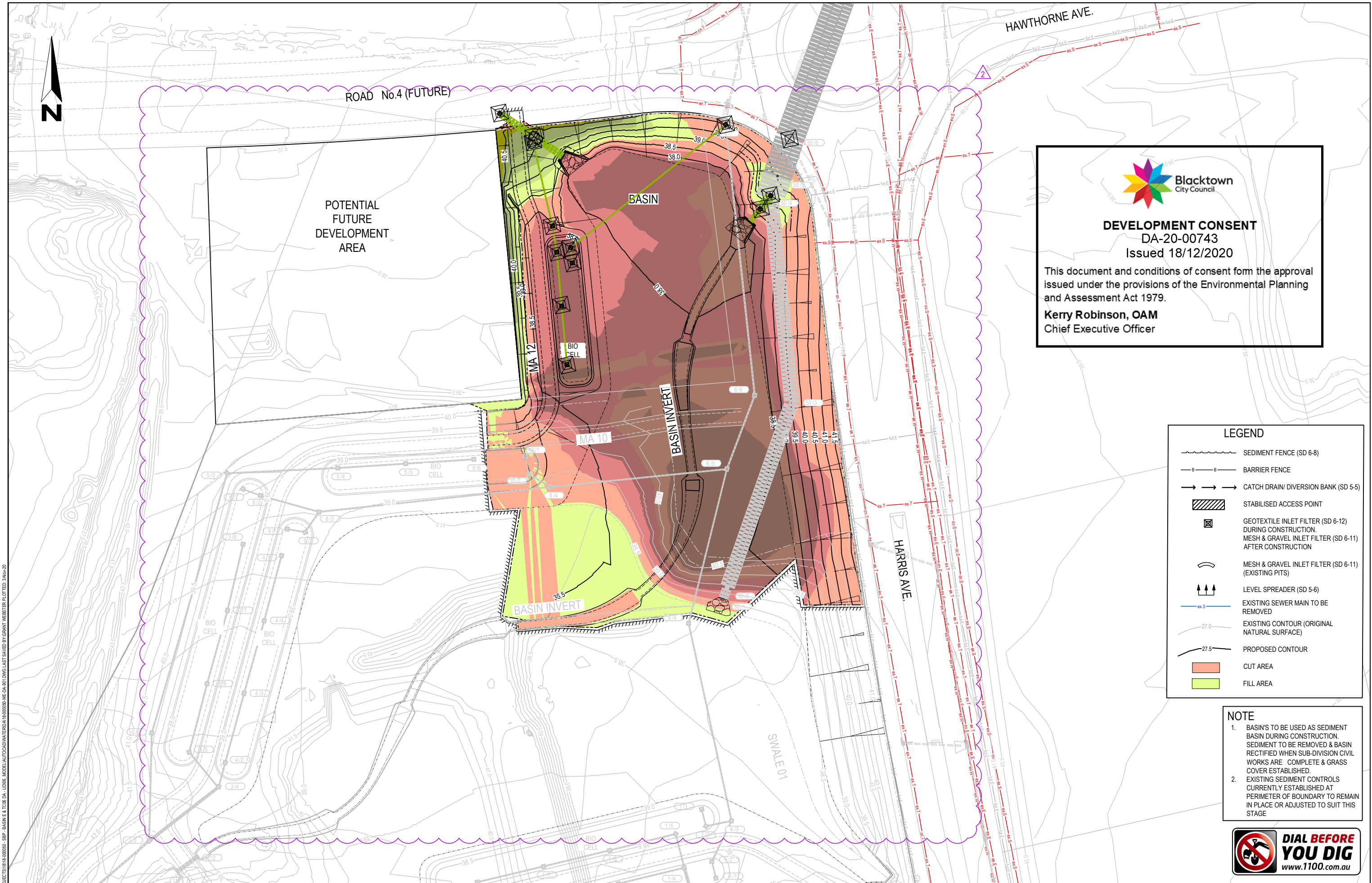
DEVELOPMENT CONSENT
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FIRST ISSUE	AMENDMENT DETAILS					STATUS	FOR DEVELOPMENT APPLICATION	SCALE	CLIENT	PROJECT	DRAWING TITLE		
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AMENDMENTS	01	GW	BY	CR	EF	19/05/2020	SP2 ZONE BOUNDARY ADDED TO PLANS & LOT BOUNDARIES ADDED TO SECTIONS	0 1 2 3 4 5 6 7 8 SCALE 1:100 (A1) SCALE 1:200 (A3) 0 5 10 15 20 25 30 35 40 SCALE 1:500 (A1) SCALE 1:1000 (A3)		 © 2020 calibregroup.com	SYDNEY BUSINESS PARK BASIN E & CHANNEL TC06	RETAINING WALL LONGITUDINAL SECTIONS SHEET 02 OF 02 STAGE 1	
	02	GW	BY	TE	EF	03/11/2020	PLANS UPDATED TO ADDRESS COUNCIL COMMENTS						





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DEVELOPMENT CONSENT
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Chief Executive Officer

LEGEND




- SEDIMENT FENCE (SD 6-8)
- BARRIER FENCE
- CATCH DRAIN/ DIVERSION BANK (SD 5-5)
- STABILISED ACCESS POINT
- GEOTEXTILE INLET FILTER (SD 6-12) DURING CONSTRUCTION. MESH & GRAVEL INLET FILTER (SD 6-11) AFTER CONSTRUCTION
- MESH & GRAVEL INLET FILTER (SD 6-11) (EXISTING PITS)
- LEVEL SPREADER (SD 5-6)
- EXISTING SEWER MAIN TO BE REMOVED
- EXISTING CONTOUR (ORIGINAL NATURAL SURFACE)
- PROPOSED CONTOUR
- CUT AREA
- FILL AREA

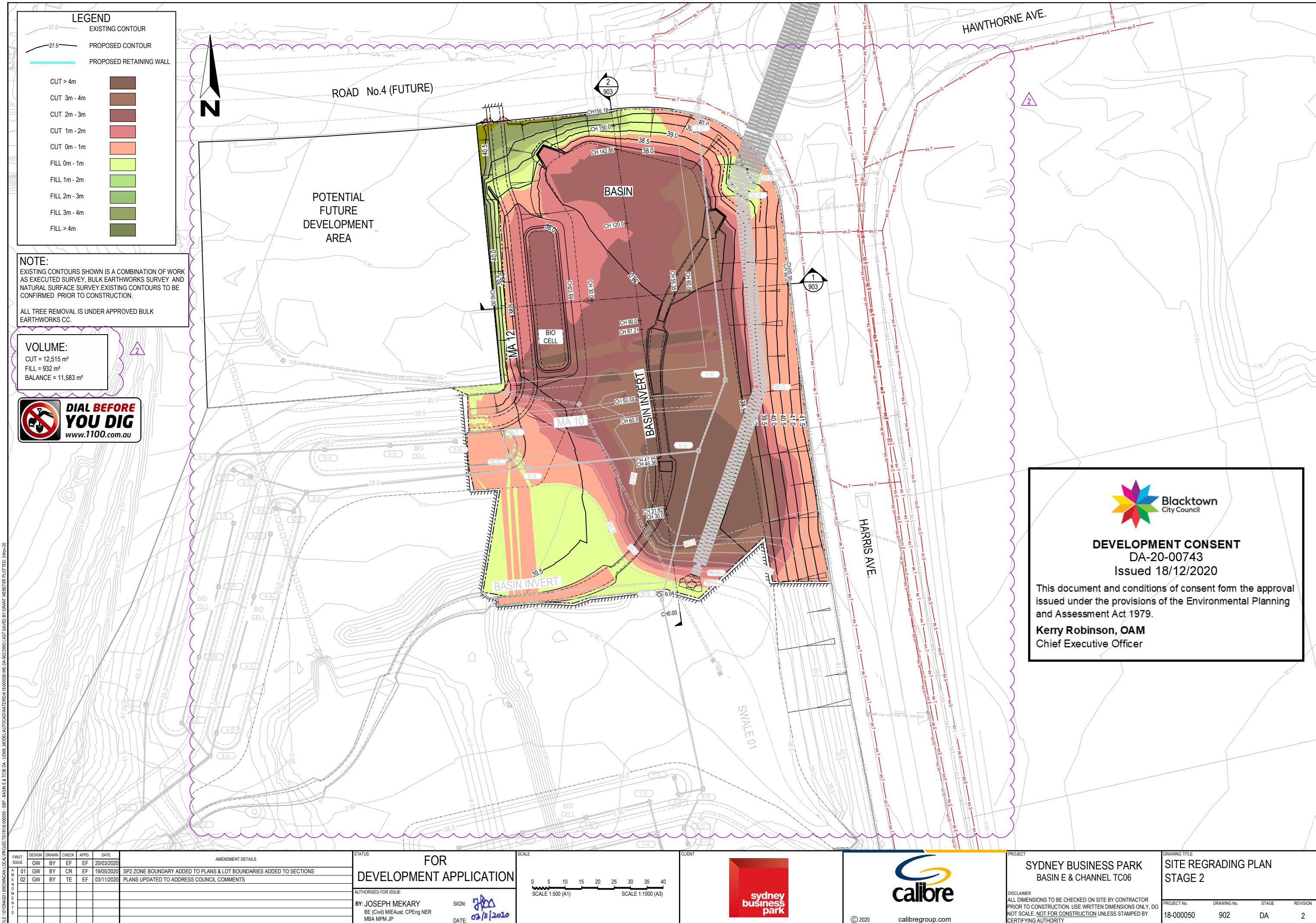
NOTE

- BASIN'S TO BE USED AS SEDIMENT BASIN DURING CONSTRUCTION. SEDIMENT TO BE REMOVED & BASIN RECTIFIED WHEN SUB-DIVISION CIVIL WORKS ARE COMPLETE & GRASS COVER ESTABLISHED.
- EXISTING SEDIMENT CONTROLS CURRENTLY ESTABLISHED AT PERIMETER OF BOUNDARY TO REMAIN IN PLACE OR ADJUSTED TO SUIT THIS STAGE



FILE: C:\STANDARD\BROWMAN\LOCAL PROJECTS\1818-000005- SSP- BASIN E & TC06 DA- UD06 MODEL\TC06\WATER\DA 18180005-WE-DA-90.DWG LAST SAVED BY GRANT WEBSTER PLOTTED: 3-Jan-20

AMENDMENT DETAILS						STATUS		SCALE		CLIENT	PROJECT	DRAWING TITLE	
FIRST ISSUE	DESIGN	DRAWN	CHECK	APPD.	DATE	FOR DEVELOPMENT APPLICATION		0 5 10 15 20 25 30 35 40 SCALE 1:500 (A1) SCALE 1:1000 (A3)					
A 1 2 3 4 5 6 7 8 9 10	01	GW	BY	CR	EF	19/05/2020	SP2 ZONE BOUNDARY ADDED TO PLANS & LOT BOUNDARIES ADDED TO SECTIONS					SYDNEY BUSINESS PARK BASIN E & CHANNEL TC06	SEDIMENT & EROSION CONTROL PLAN STAGE 2
	02	GW	BY	TE	EF	03/11/2020	PLANS UPDATED TO ADDRESS COUNCIL COMMENTS						
							AUTHORISED FOR ISSUE:						
							BY: JOSEPH MEKARY						
							BE (Civil) MIEAust. CPEng NER						
							MBA MPM JP						
							SIGN: 						
							DATE: 02/11/2020						
											DISCLAIMER ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY CERTIFYING AUTHORITY	PROJECT No. DRAWING No. STAGE REVISION 18-000050 901 DA 2	
							© 2020 calibregroup.com						

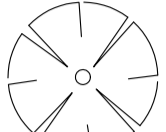




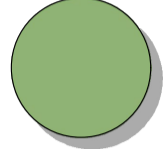
DEVELOPMENT CONSENT
DA-20-00743
Issued 18/12/2020

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Kerry Robinson, OAM
Chief Executive Officer



EXISTING STREET TREES



NEW TREES



RB1 - REMOVABLE BOLLARD



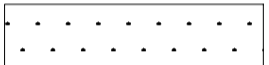
S1 - BENCH SEAT



PS1 - PICNIC SETTING



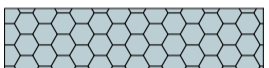
FW1 - FLOOD WARNING SIGN



PLANTING MIX TYPE 1 - BIO RETENTION BASIN



PLANTING MIX TYPE 2 - BIO RETENTION BATTERS



PLANTING MIX TYPE 3 - CREEK LINE PLANTING



PLANTING MIX TYPE 4 - TERRESTRIAL PLANTING



PLANTING MIX TYPE 5 - TERRESTRIAL PLANTING (GRASSES ONLY)



PLANTING MIX TYPE 6 - STRUCTURED PLANTING



NEW TURF

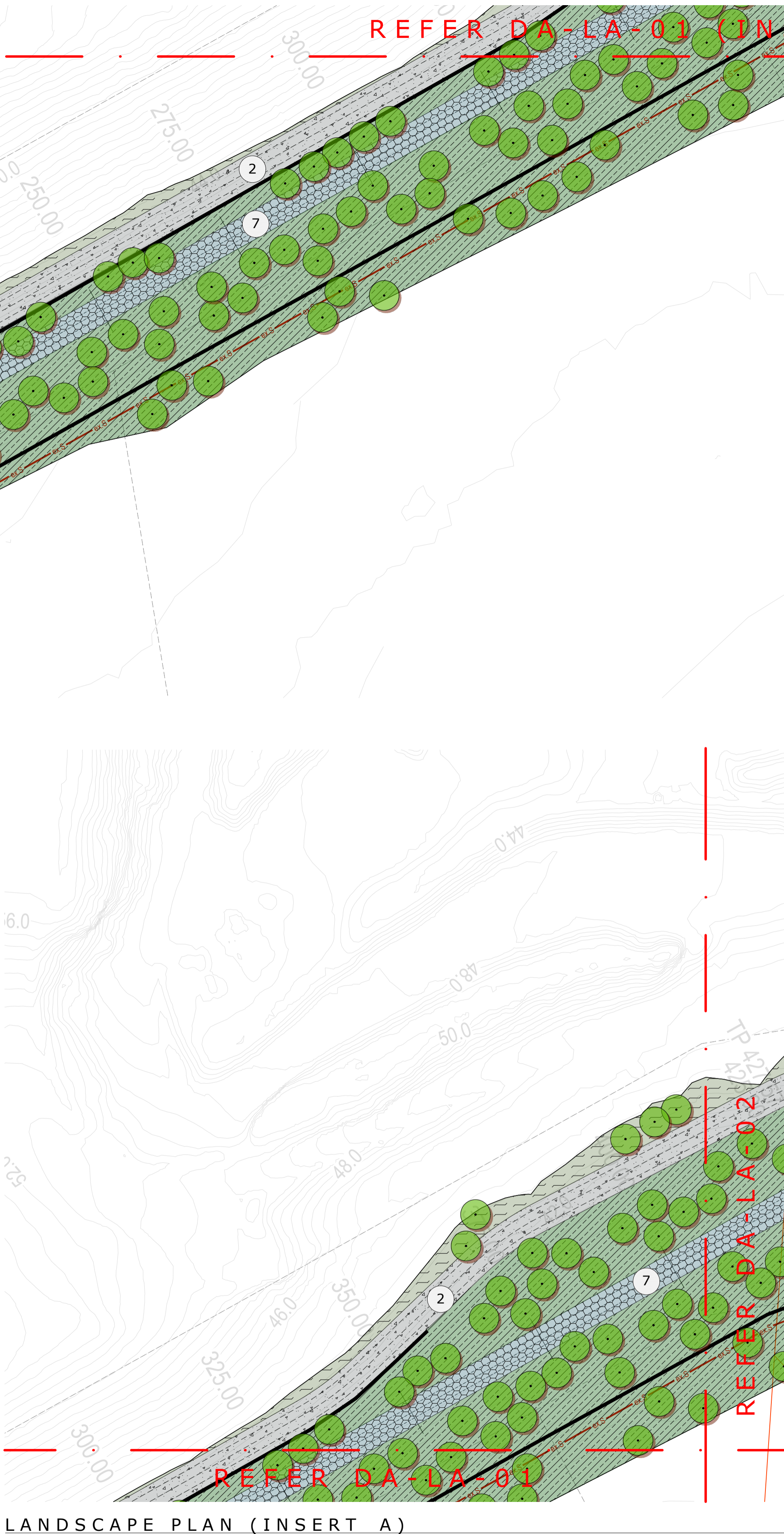
LEGEND

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6. PASSIVE RECREATION AREA WITH PICNIC SHELTER & SEATING
7. NEW CREEK LINE

LANDSCAPE NOTES

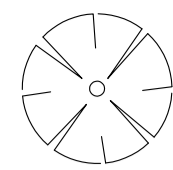


LANDSCAPE PLAN
SCALE - 1:500

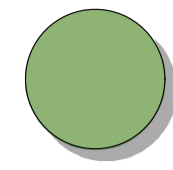


LANDSCAPE PLAN (INSERT A)
SCALE - 1:500

REV	DATE	ISSUE / AMENDMENT	DRAW CHECK		LANDSCAPE ARCHITECT	CONSULTANTS	CLIENT	NORTH	PROJECT	DRAWING TITLE		
P1	201102	FOR COMMENT	SC	SC		CIVIL ENGINEER CALIBRE CONSULTING			SYDNEY BUSINESS PARK BASIN E	LANDSCAPE PLAN STAGE 1		
A	201108	FOR DEVELOPMENT APPLICATION (DA)	SC	SC						DO NOT SCALE OFF THIS DRAWING - USE FIGURED DIMENSIONS ONLY - VERIFY ALL DIMENSIONS ON SITE - RESOLVE DISCREPANCIES WITH ARCHITECT BEFORE PROCEEDING. COPYRIGHT OF THIS DRAWING AND THE DESIGNS EXERCISED REMAIN VESTED IN COCO DESIGN.		
										SCALE 1:500 @ A1	PROJECT NO 2008	DRAWING NO DA-LA-01



EXISTING STREET TREES



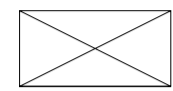
NEW TREES



RB1 - REMOVABLE BOLLARD



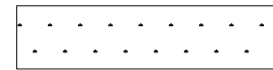
S1 - BENCH SEAT



PS1 - PICNIC SETTING



FW1 - FLOOD WARNING SIGN



PLANTING MIX TYPE 1 - BIO RETENTION BASIN



PLANTING MIX TYPE 2 - BIO RETENTION BATTERS



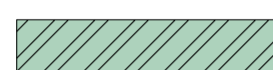
PLANTING MIX TYPE 3 - CREEK LINE PLANTING



PLANTING MIX TYPE 4 - TERRESTRIAL PLANTING



PLANTING MIX TYPE 5 - TERRESTRIAL PLANTING (GRASSES ONLY)



PLANTING MIX TYPE 6 - STRUCTURED PLANTING



NEW TURF

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LANDSCAPE NOTES

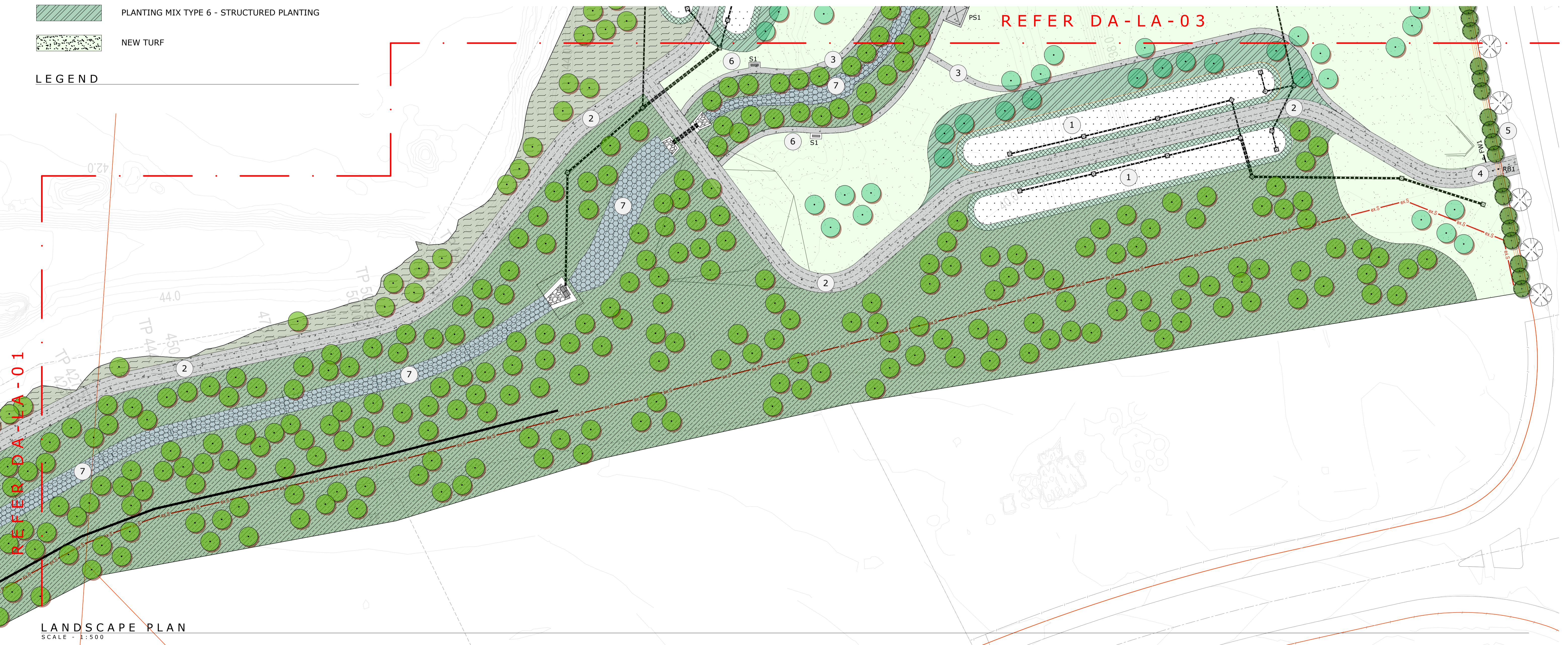


DEVELOPMENT CONSENT

DA-20-00743
Issued 18/12/2020

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Chief Executive Officer



REV	DATE	ISSUE / AMENDMENT	DRAW	CHECK	LANDSCAPE ARCHITECT	CONSULTANTS	CLIENT	NORTH	PROJECT	DRAWING TITLE
P1	201102	FOR COMMENT	SC	SC		CIVIL ENGINEER			SYDNEY BUSINESS PARK BASIN E	LANDSCAPE PLAN STAGE 1
A	201108	FOR DEVELOPMENT APPLICATION (DA)	SC	SC		CALIBRE CONSULTING				

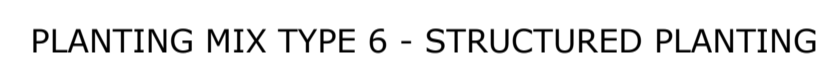
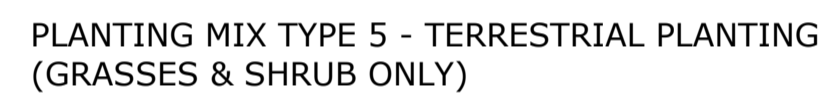
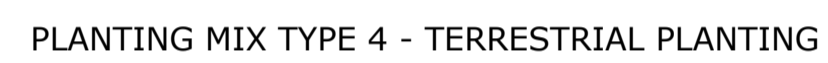
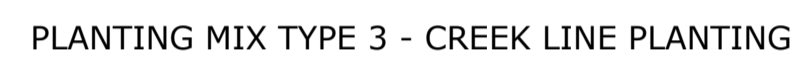
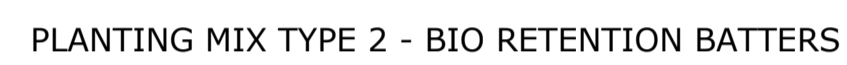
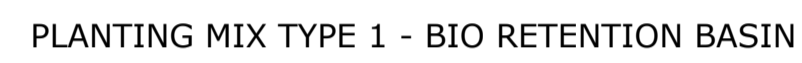
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SCALE	PROJECT NO	DRAWING NO
1:500 @ A1	2008	DA-LA-02



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Kerry Robinson, OAM
 Chief Executive Officer




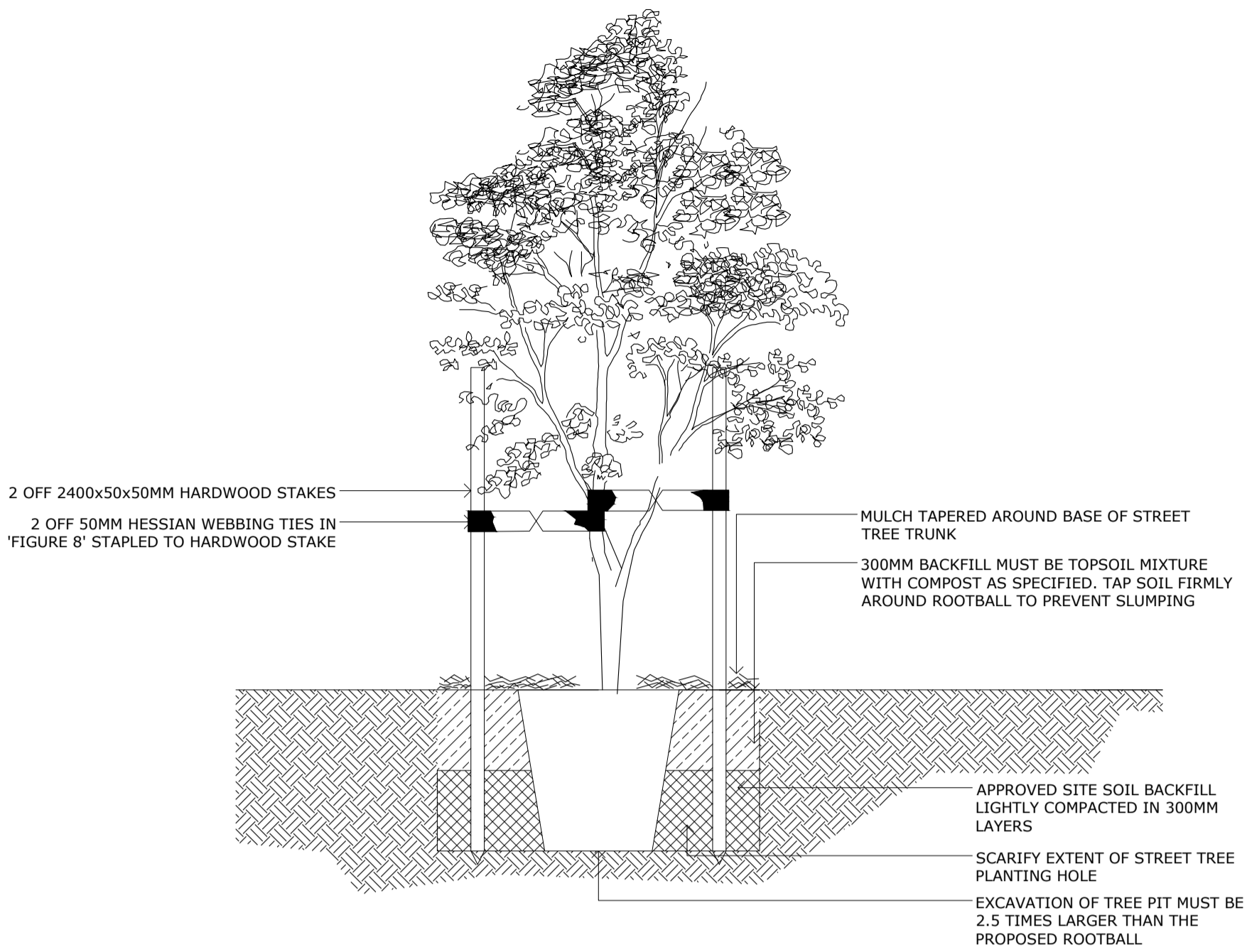
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7. NEW CREEK LINE

LANDSCAPE NOTES



LANDSCAPE PLAN
SCALE - 1:500

REV	DATE	ISSUE / AMENDMENT	DRAW CHECK		LANDSCAPE ARCHITECT	CONSULTANTS	CLIENT	NORTH	PROJECT	DRAWING TITLE			
P1	201102	FOR COMMENT	SC	SC		CIVIL ENGINEER CALIBRE CONSULTING			SYDNEY BUSINESS PARK BASIN E	LANDSCAPE PLAN STAGE 2			
A	201108	FOR DEVELOPMENT APPLICATION (DA)	SC	SC						<small>DO NOT SCALE OFF THIS DRAWING - USE FIGURED DIMENSIONS ONLY - VERIFY ALL DIMENSIONS ON SITE - RESOLVE DISCREPANCIES WITH ARCHITECT BEFORE PROCEEDING. COPYRIGHT OF THIS DRAWING AND THE DESIGN DEVELOPMENT REMAIN VESTED IN COO DESIGN.</small>			
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											1:500 @ A1	2008	DA-LA-04

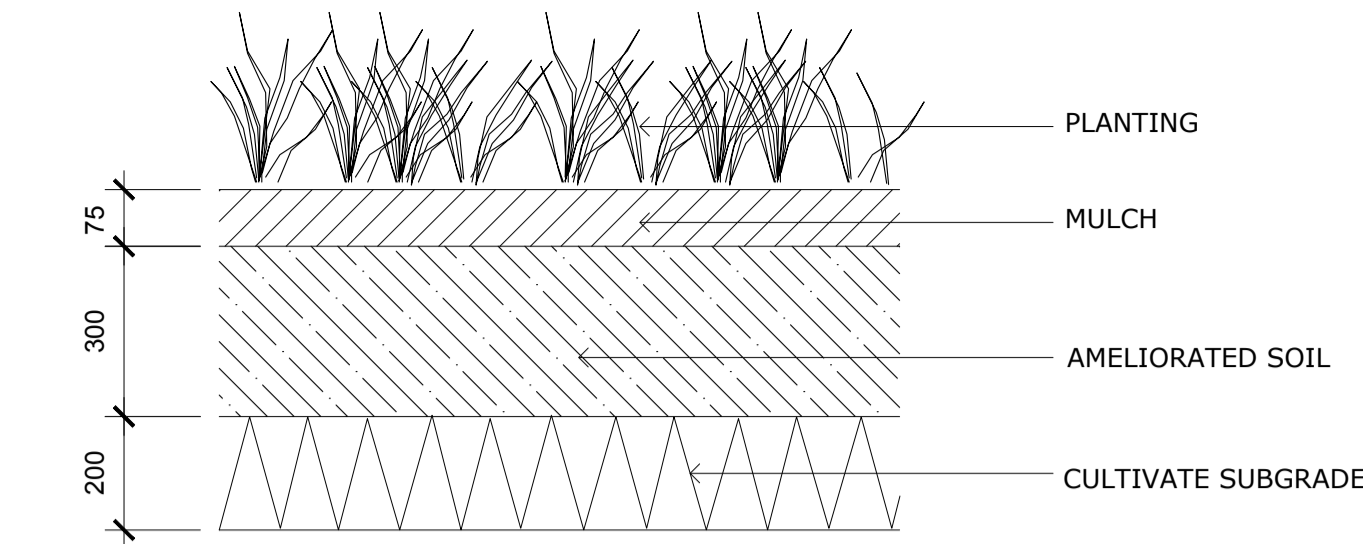


TREE PLANTING DETAIL

SCALE - 1 : 20

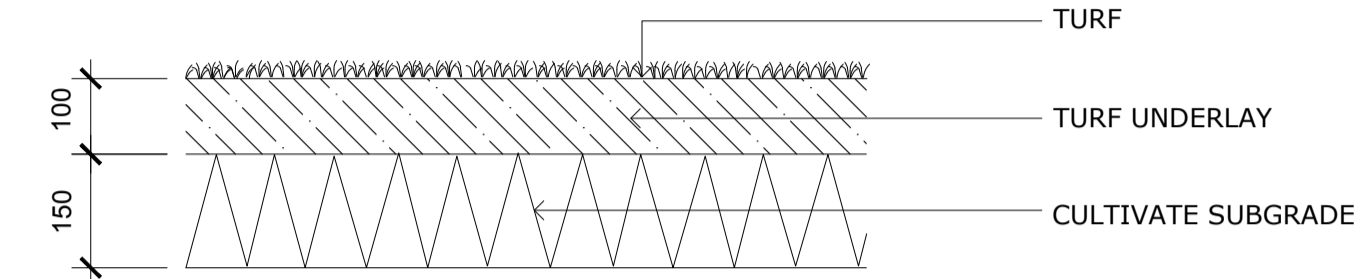
- All soft landscape areas to be ripped and cultivated up to 200mm depth
- Soils to conform to AS4419-2003 Soils for landscaping & garden use
 - Soil Types & Depths
 - Turf Areas: STU Turf Underlay or equivalent up to 100mm depth
 - Mass Planting Areas (Ameliorated): Place site won topsoil at 300mm depth & ameliorate with 20% by volume compost, 200gsm Gypsum, 200gsm Lime & 50gsm Urea
- Mulches to conform to AS4454-2003 Soil Conditioners for landscaping & garden use
 - Mulch Types & Depths
 - Mass Planting Areas: 'Forest Blend Mulch' or equivalent up to 75mm depth
- Turf must be Kikuyu (Pennisetum clandestinum) unless otherwise stated
- Planting
 - Plants must be supplied by an approved nursery supplier as nominated by the Superintendent
 - Plants must be true to species or cultivar as per the Landscape Plan & Plant Schedule. No substitutions are allowed unless approved in writing by the Superintendent.
 - Planting holes must be dug to a depth and width that is slightly larger than the width of the plant root ball. Base of planting hole must be loosened to depth of 75mm. Root ball must be backfilled with friable topsoil. Upon completion of the planting operation the base of each stem must finish flush with the surface of the topsoil.
 - A mulch dish must be formed around the base of each plant to aid in water absorption
 - No trees re to be removed, ringbarked, cut, topped or lopper or willfully destroyed (other than those within the proposed building footprint or as shown on approved plans) without the prior consent of Council and in accordance with Council's Tree Preservation Order & Policy
 - Stakes must be driven into the ground at least one third of their length, avoiding damage to the root system. Trees are to be tied loosely so that while stakes provide support during storms etc under normal conditions the trees are effectively un-staked.
 - For trees > 2.5M high: Three 50x50x2400mm stakes per tree
 - For trees 1.0 - 2.5M high: Two 50x50x1800mm stakes per tree
 - For trees <1.0M high: One 38x38x1200mm stake per tree (or as required)
 - Tree Supply: All the tree supply stocks shall comply with the guidance given in the publication Specifying Trees: a guide to assessment of tree quality by Ross Clark (NATSPEC, 2003).
 - Plant Stock Procurement: All scheduled plant stock shall be pre-ordered prior to issue of Construction Certificate or 3 months prior to the commence of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. Written confirmation of the order shall be provided to Council's Landscape Architect prior to issue of any Construction Certificate. The order confirmation shall include name, address and contact details of supplier and expected supply date.
- Maintenance
 - Maintenance period fifty-two (52) weeks from date of Practical Completion.
 - Scope of works includes (but is not limited to) the following: Mowing & Trimming, Topdressing, Plant Replacements, Insect & Disease Control, Reinstatement / Removal of Stakes & Ties, Weeding (hand removal and / or chemical (herbicide), Fertilising, Rubbish Removal, Re-Mulching & Watering

SPECIFICATION



MASS PLANTING DETAIL

SCALE - 1 : 10



TURF DETAIL

SCALE - 1 : 10

CODE	SPECIES	COMMON NAME	HEIGHT	POT SIZE	DENSITY
STREET TREES					
WFL	Waterhousia floribunda	Weeping Lilly Pilly	10M	200L	As Shown
TREES					
ACO	Angophora costata	Smooth-Barked Apple	16M	75L	As Shown
AFL	Angophora floribunda	Rough-Barked Apple	20M	75L	As Shown
CMA	Corymbia maculata	Spotted Gum	24M	75L	As Shown
CAN	Cupaniopsis anacardioides	Tuckeroo	8M	100L	As Shown
ETE	Eucalyptus tereticornis	Red Forest Gum	22M	75L	As Shown
PLANTING MIX TYPE 1 - BIO RETENTION BASIN					
cap	Carex appressa	Tall Sedge	1M	tube	8/m2
jus	Juncus usitatus	Common Rush	1.2M	tube	8/m2
ino	Isolepis nodosa	Knobby Club Rush	1.2M	tube	8/m2
PLANTING MIX TYPE 2 - BIO RETENTION BATTERS					
dlo	Dianella longifolia	Blueberry Lily	1.4M	tube	8/m2
llo	Lomandra longifolia	Spiny Mat-Rush	1.4M	tube	8/m2
PLANTING MIX TYPE 3 - CREEK LINE PLANTING					
bfi	Bolboschoenus fluviatililis	River Bull Rush	2M	tube	8/m2
cap	Carex appressa	Tall Sedge	1M	tube	8/m2
cgr	Cyperus gracilis	Slender Flat Sedge	0.8M	tube	8/m2
icy	Imperata cylindrica	Bladey Grass	1.4M	tube	8/m2
ino	Isolepis nodosa	Knobby Club Rush	1.2M	tube	8/m2
jus	Juncus usitatus	Common Rush	1.2M	tube	8/m2
sva	Schoenoplectus validus	Soft Stem Bull Rush	2.2M	tube	8/m2
PLANTING MIX TYPE 4 - TERRESTRIAL PLANTING					
Bsi	Bursaria spinosa	Native Blackthorn	3M	tube	1/4m2
Iau	Indigofera australis	Australian Indigo	4M	tube	1/4m2
Mli	Melaleuca linariifolia	Narrow-leaved Paperbark	3M	tube	1/4m2
cap	Carex appressa	Tall Sedge	1M	tube	8/m2
dte	Danthonia tenuior	Wallaby Grass	0.8M	tube	8/m2
icy	Imperata cylindrica	Bladey Grass	1.4M	tube	8/m2
llo	Lomandra longifolia	Spiny Mat-Rush	1.4M	tube	8/m2
lka	Lomandra 'Katrinus'	Katrinus	1.4M	tube	8/m2
pal	Pennisetum alopecuroides	Swamp Foxtail	1.6M	tube	8/m2
pes	Poa 'Eskdale'	Eskdale	0.8M	tube	8/m2
PLANTING MIX TYPE 5 - TERRESTRIAL PLANTING (GRASSES ONLY)					
cap	Carex appressa	Tall Sedge	1M	tube	8/m2
dte	Danthonia tenuior	Wallaby Grass	0.8M	tube	8/m2
icy	Imperata cylindrica	Bladey Grass	1.4M	tube	8/m2
llo	Lomandra longifolia	Spiny Mat-Rush	1.4M	tube	8/m2
lka	Lomandra 'Katrinus'	Katrinus	1.4M	tube	8/m2
pal	Pennisetum alopecuroides	Swamp Foxtail	1.6M	tube	8/m2
pes	Poa 'Eskdale'	Eskdale	0.8M	tube	8/m2
PLANTING MIX TYPE 6 - STRUCTURED PLANTING					
Aam	Acmena 'Alyn Magic'	Alyn Magic	1.5M	200mm	4/m2
Clj	Callistemon 'Little John'	Little John	0.6M	200mm	4/m2
Mct	Melaleuca 'Claret Tops'	Claret Tops	0.8M	200mm	4/m2
Rop	Rhapeleipsis 'Oriental Pearl'	Oriental Pearl	0.6M	200mm	4/m2
Wfr	Westringia fruticosa	Coastal Rosemary	1.4M	200mm	4/m2
Wzn	Westringia 'Zena'	Zena	0.4M	200mm	4/m2
dss	Dianella 'Streetscape'	Streetscape	0.4M	140mm	6/m2
lka	Lomandra 'Katrinus'	Katrinus	1.4M	140mm	6/m2
lit	Lomandra 'Lime Tuff'	Lime Tuff	1.2M	140mm	6/m2
pes	Poa 'Eskdale'	Eskdale	0.8M	140mm	6/m2
tjm	Trachelospermum jasminoides	Star Jasmine	0.2M	140mm	6/m2

PLANT SCHEDULE



DEVELOPMENT CONSENT

DA-20-00743
Issued 18/12/2020

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Kerry Robinson, OAM
Chief Executive Officer

1 DEFERRED COMMENCEMENT MATTERS

- 1.1 The applicant must lodge a Planning Proposal to amend the existing zone boundaries to align with the approved property boundaries in this consent and submit the evidence of its submission to Council.
- 1.2 All of the requirements listed in the above condition must be completed within 12 months of the date of this "Deferred Commencement" consent. Should these matters not be completed to Council's satisfaction within this time period, this "Deferred Commencement" consent will lapse.

2 ADVISORY NOTES

2.1 Terminology

- 2.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.
- 2.1.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Part 6 of the Environmental Planning and Assessment Act 1979.

2.2 Scope of Consent

- 2.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

2.3 Other Approvals

- 2.3.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.
- 2.3.2 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:
- (a) any fence, retaining wall, land excavation or filling, advertising structure or other development not being exempt development, and
 - (b) the installation of vehicular footway crossings servicing the development, and
 - (c) the use of any crane that swings over public air space. If a crane is used to construct this development that swings over public air space, separate Council approval under the Roads Act 1993 and Local Government Act 1993 is required.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per















Blacktown City Council
23 June 2023

Astoria Street Planning Proposal

Current LandZone

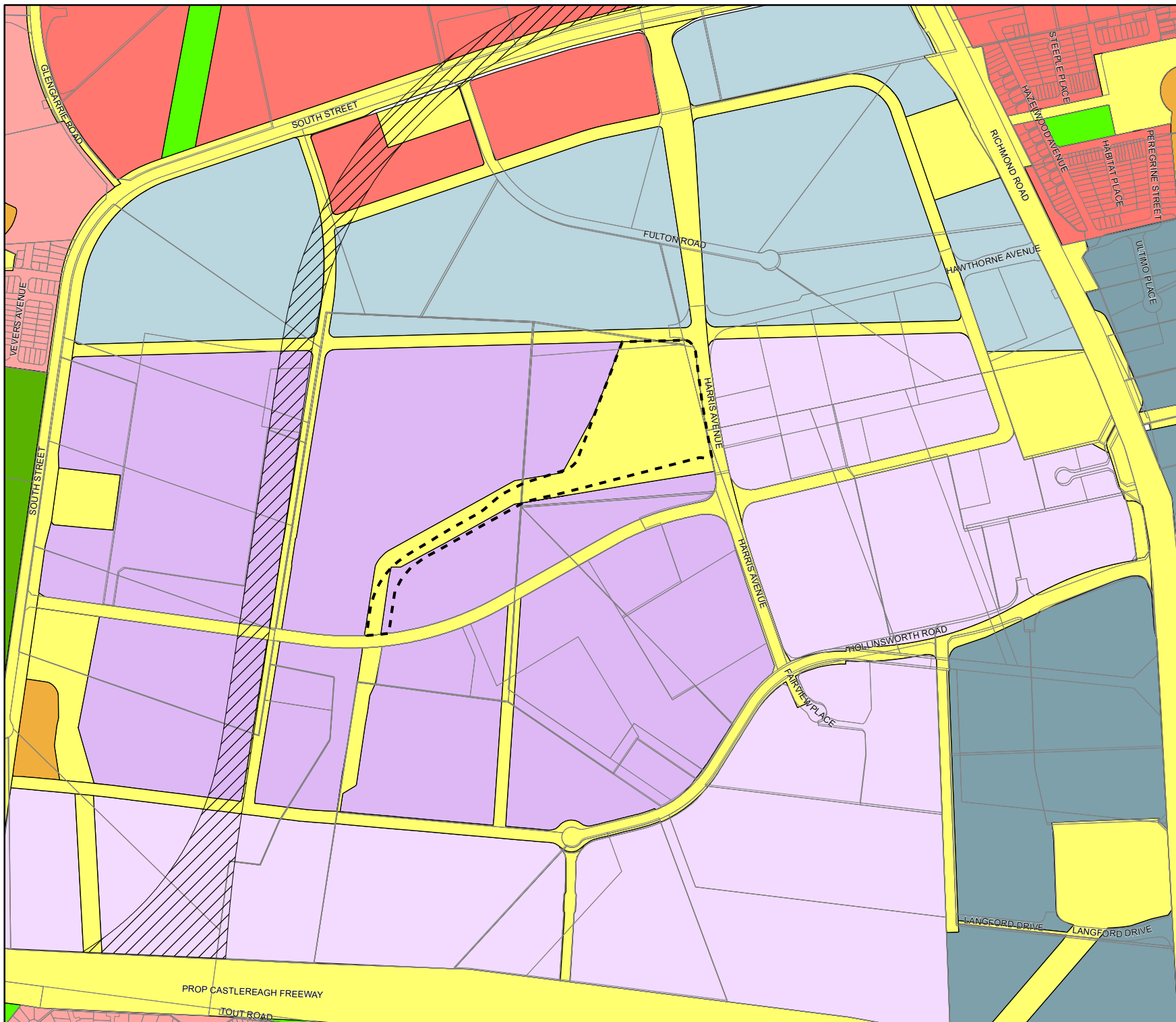
Legend

-  Proposed SP2 Zone
-  Cadastre as at 01 Sept 2023
-  Metro Corridor
-  B5 Business Development
-  B7 Business Park
-  C2 Environmental Conservation
-  IN1 General Industrial
-  IN2 Light Industrial
-  R2 Low Density Residential
-  R3 Medium Density Residential
-  RE1 Public Recreation
-  REP Regional Open Space
-  REP Regional Park
-  SEPP Environment Conservation
-  SEPP Public Recreation - Regional
-  SP2 Infrastructure

NOTE:
The information shown on this plan is indicative only.
All details must be confirmed by the relevant Council officer.
This plan must not be reproduced without prior consent.

0 50 100 200 300 400 Metres


















Scale = 1:10,000



Astoria Street Planning Proposal

Proposed LandZone

Legend

-  Cadastre as at 05Oct2023
-  Metro Corridor
-  B1 Neighbourhood Centre
-  B2 Local Centre
-  B4 Mixed Use
-  B5 Business Development
-  B7 Business Park
-  C2 Environmental Conservation
-  C3 Environmental Management
-  C4 Environmental Living
-  IN1 General Industrial
-  IN2 Light Industrial
-  R2 Low Density Residential
-  R3 Medium Density Residential
-  RE1 Public Recreation
-  SEPP Public Recreation - Regional
-  SP2 Infrastructure

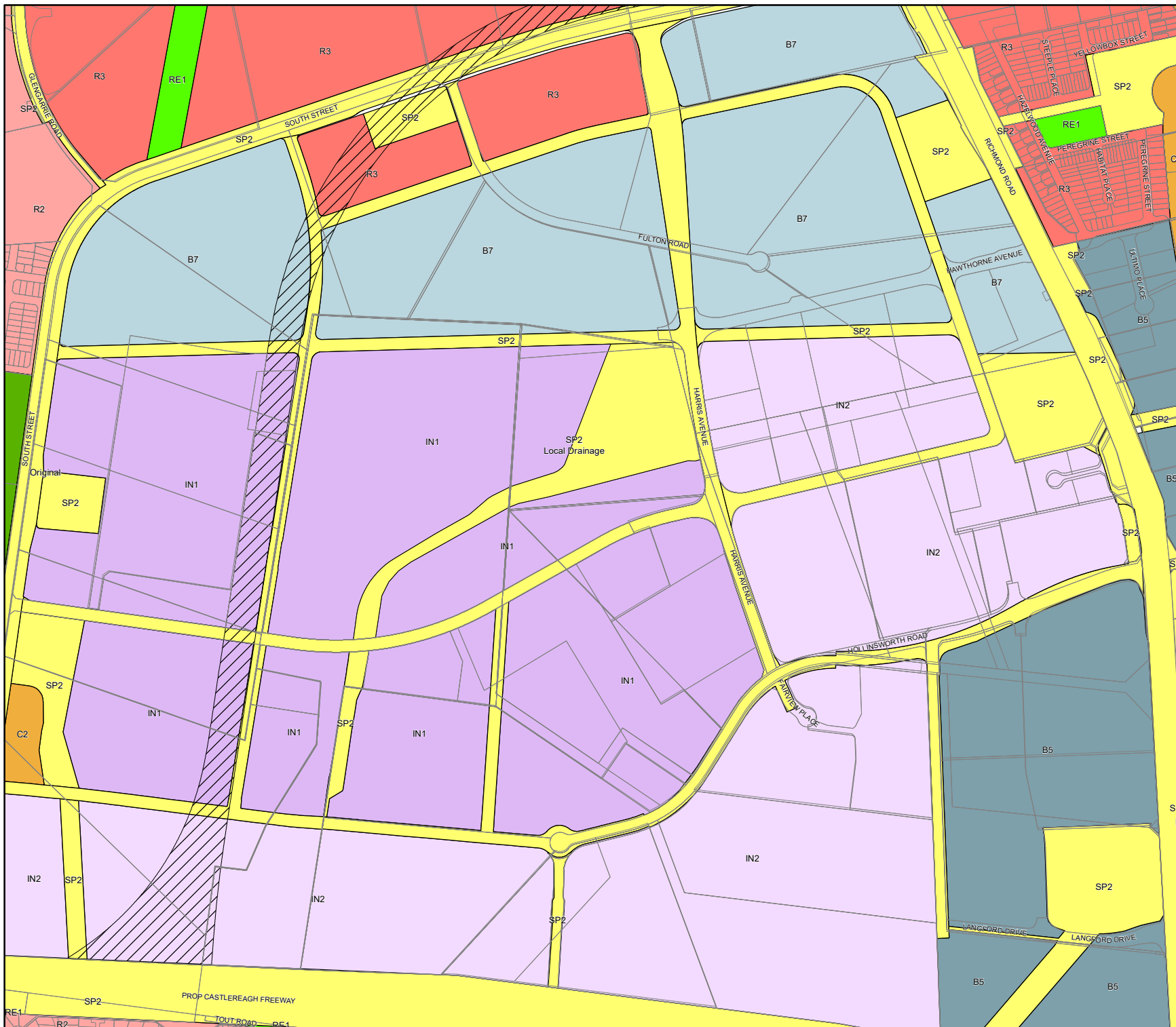
NOTE:
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0 50 100 200 300 400 Metres

Scale = 1:10,000





Date: 17/10/2023



Astoria Street Planning Proposal



Current Lot Size (LSZ)

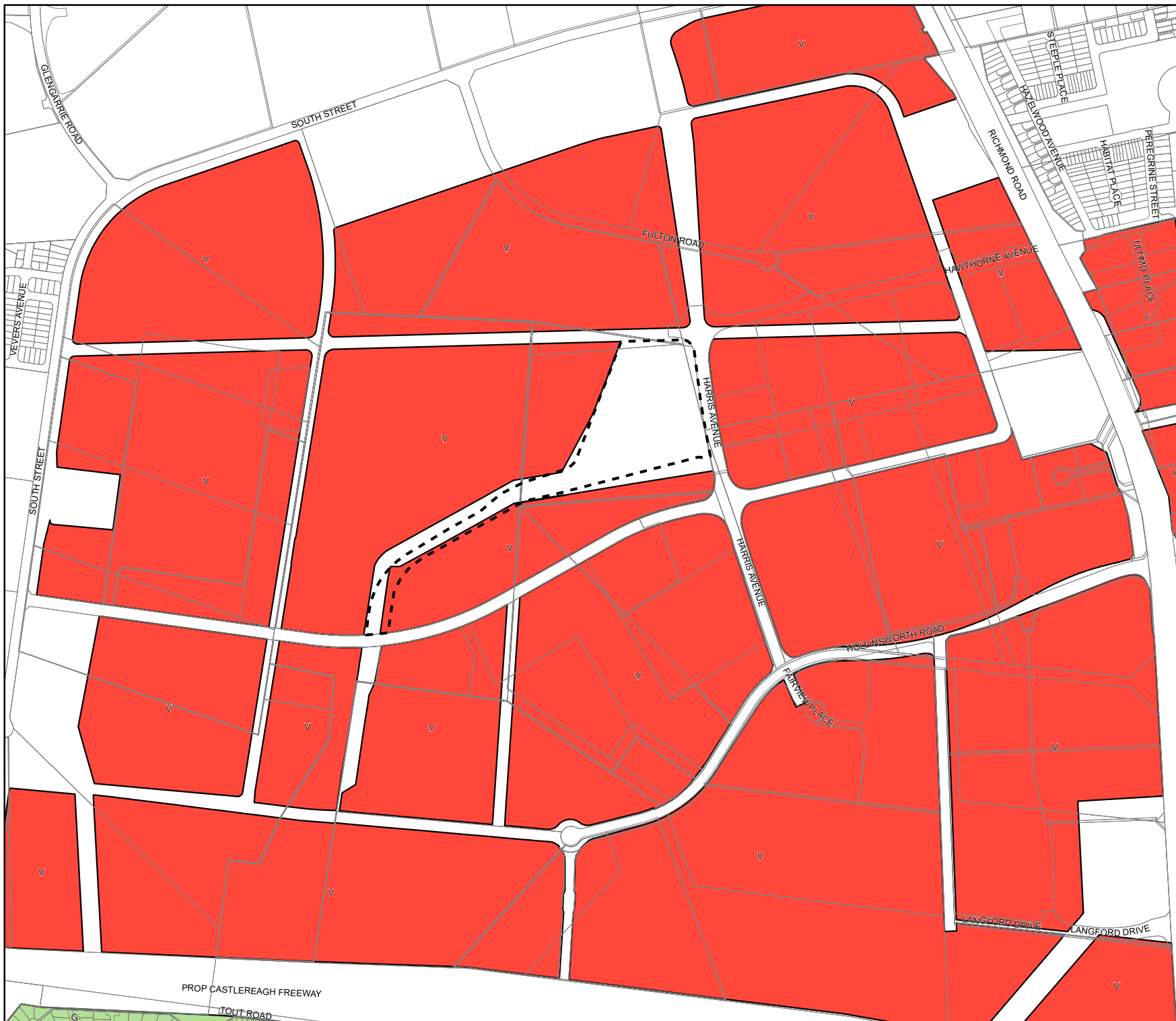
Legend

-  Proposed SP2 Zone
-  Cadastre as at 05Oct2023

Lot Size zones

Minimum Lot Size

-  G 450 - 474
-  V 2000 - 2999



NOTE:
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0 50 100 200 300 400 Metres



Scale = 1:10,000





Astoria Street Planning Proposal

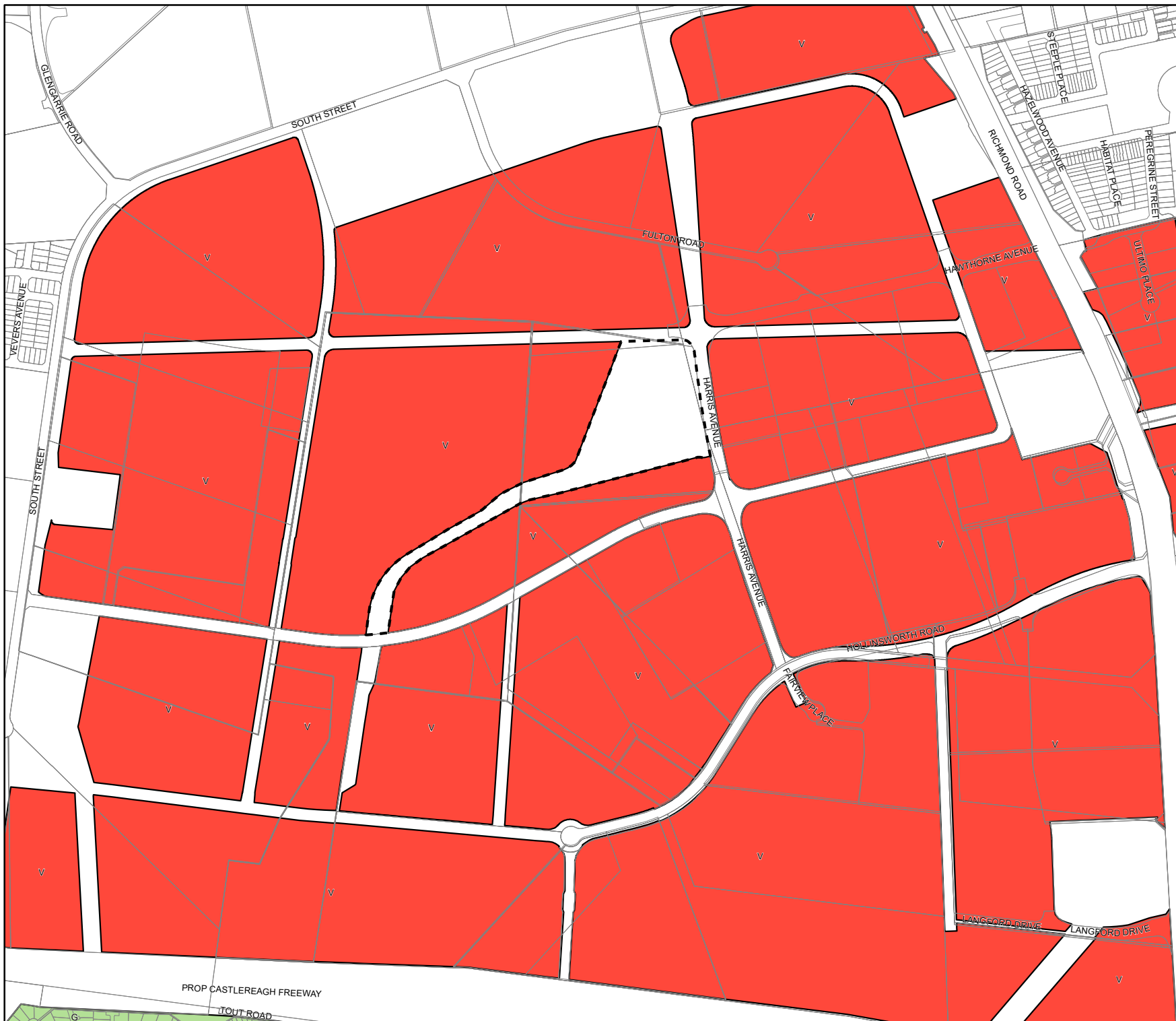
Proposed Lot Size (LSZ)

Legend

-  Proposed SP2 Zone
-  Cadastre as at 05Oct2023

EPI_Lot_Size

Minimum Lot Size	
	G 450 - 474
	V 2000 - 2999



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0 50 100 200 300 400 Metres

Scale = 1:10,000



Legend

-  Proposed SP2 Zone
-  Cadastre as at 05 Oct 2023
-  Land Reservation Acquisition

 Proposed SP2 Zone
 Cadastre as at 05 Oct 2023
 Land Reservation Acquisition

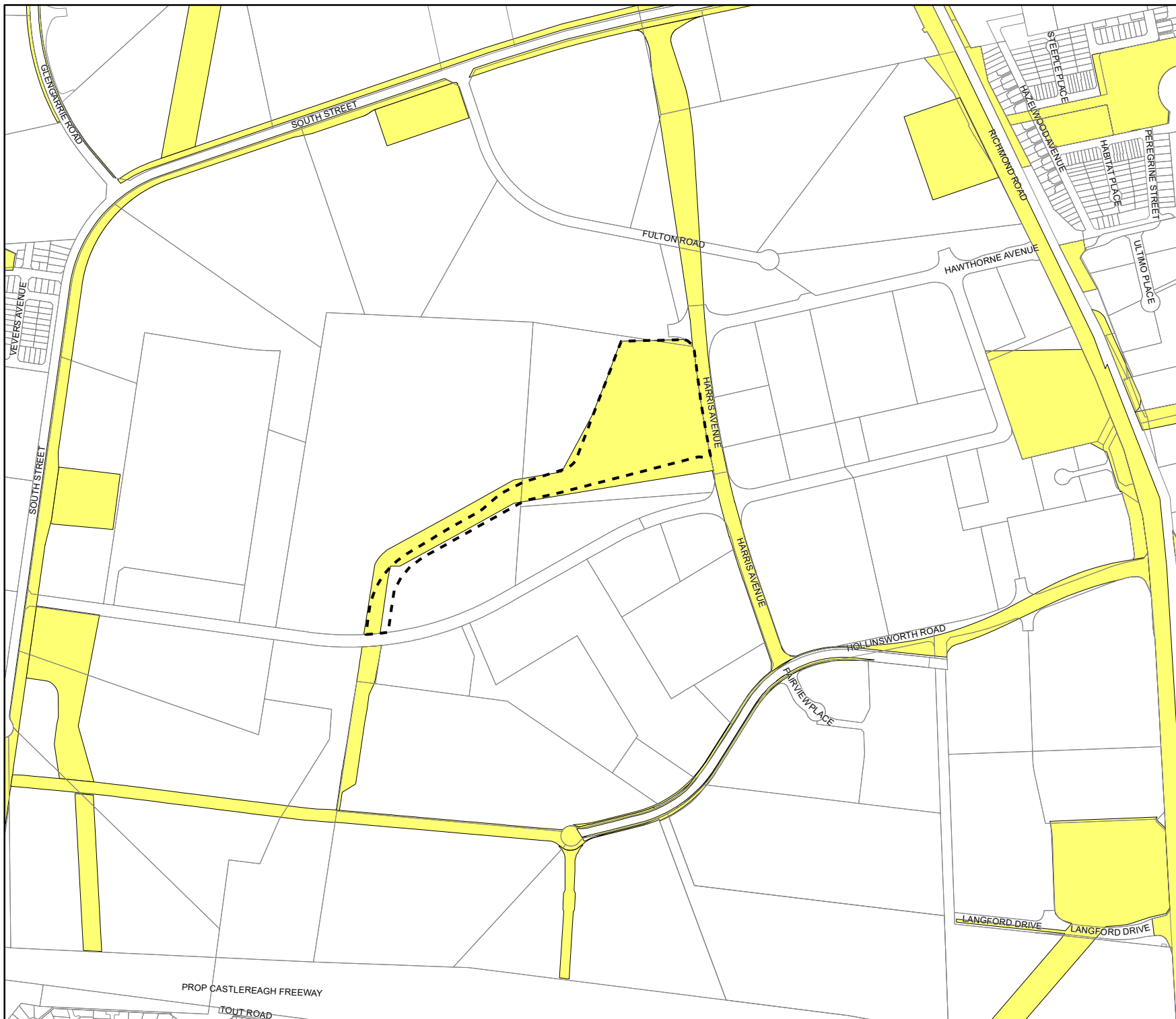
0 50 100 200 300 400
Metres



N





Date: 30/10/2023



Astoria Street Planning Proposal

Proposed Land Reservation Acquisition

Legend

-  Cadastre as at 05 Oct 2023
-  Land Reservation Acquisition

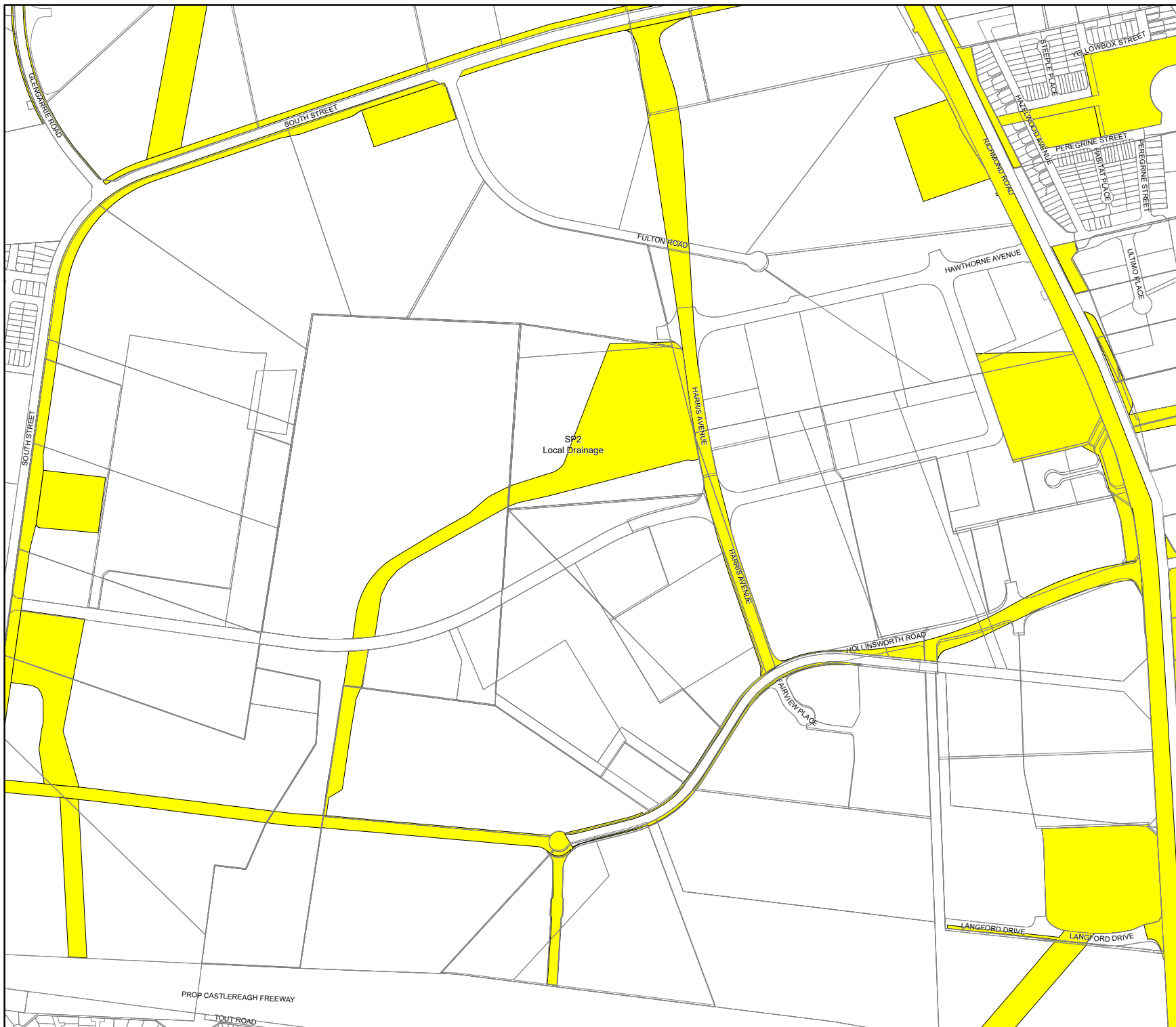
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0 50 100 200 300 400 Metres

Scale = 1:10,000



Date: 30/10/2023



Consistency with strategic plans

A. Greater Sydney Region Plan – A Metropolis of 3 Cities

Direction	Objective	Does this objective apply to the Planning Proposal	How does this Planning Proposal implement the Direction and Objective?
Infrastructure and Collaboration			
1. A city supported by infrastructure	Objective 1: Infrastructure supports the 3 cities	No	
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	No	
	Objective 3: Infrastructure adapts to meet future needs	Yes	A revision of drainage land requirements in a DA has resulted in identifying surplus land. This land will be used for industrial purpose. The Deferred commencement condition required this Planning Proposal.
	Objective 4: Infrastructure use is optimised	No	
2. A collaborative city	Objective 5: Benefits of growth realised by collaboration of governments, community and business	No	
Liveability			
3. A city for people A city of great places	Objective 6: Services and infrastructure meet communities' changing needs	Yes	The redesign of Basin E will result in efficiencies in drainage design.
	Objective 7: Communities are healthy, resilient and socially connected	No	.
	Objective 8: Greater Sydney's communities are culturally	No	

	rich with diverse neighbourhoods		
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	No	
4. Housing the City	Objective 10: Greater housing supply	No	
	Objective 11: Housing is more diverse and affordable	No	
5. A city of great places	Objective 12: Great places that bring people together	No	
	Objective 13: Environmental heritage is identified, conserved and enhanced	No	
Productivity			
6. A well-connected city	Objective 14: A Metropolis of 3 Cities – integrated land use and transport creates walkable and 30- minute cities	No	
	Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	No	
	Objective 16: Freight and logistics network is competitive and efficient	No	
	Objective 17: Regional connectivity is enhanced	No	
7. Jobs and skills for the city	Objective 18: Harbour CBD is stronger and more competitive	No	
	Objective 19: Greater Parramatta is stronger and better connected	No	
	Objective 20:	No	

	Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City		
	Objective 21: Internationally competitive health, education, research and innovation precincts	No	
	Objective 22: Investment and business activity in centres	No	
	Objective 23: Industrial and urban services land is planned, retained and managed	Yes	The Planning Proposal results in an increase in industrial land which will be planned and managed appropriately.
	Objective 24: Economic sectors are targeted for success	No	
Sustainability			
8. A city in its landscape	Objective 25: The coast and waterways are protected and healthier	No	
	Objective 26: A cool and green parkland city in the South Creek corridor	Yes	
	Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	No	
	Objective 28: Scenic and cultural landscapes are protected	No	
	Objective 29: Environmental, social and economic values in rural areas are protected and enhanced	No	
	Objective 30: Urban tree canopy cover is increased	No	
	Objective 31:	No	

	Public open space is accessible, protected and enhanced		
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	No	
9. An efficient city	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	No	
	Objective 34: Energy and water flows are captured, used and re-used	No	
	Objective 35: More waste is re-used and recycled to support the development of a circular economy	No	
10. A resilient city	Objective 36: People and places adapt to climate change and future shocks and stresses	No	
	Objective 37: Exposure to natural and urban hazards is reduced	No	
	Objective 38: Heatwaves and extreme heat are managed	No	
Implementation			
11. Implementation	Objective 39: A collaborative approach to city planning	No	
	Objective 40: Plans refined by monitoring and reporting	No	

B. Central City District Plan

Planning Priorities	Does this priority apply to the Planning Proposal	How does this Planning Proposal implement the Planning Priority and Action
Infrastructure and Collaboration		
C 1: Planning for a city supported by infrastructure	Yes	Consistent A revision of drainage land requirements in a DA has resulted in land which will be used for industrial purpose.
C 2: Working through collaboration	No	No
Livability		
C 3: Providing services and social infrastructure to meet people's changing needs	Yes	A revision of drainage land requirements in a DA has resulted in land which will be used for industrial purpose.
C 4: Fostering healthy, creative, culturally rich and socially connected communities	No	No
C 5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	No	No
C 6: Creating and renewing great places and local centres, and respecting heritage the District's heritage	No	No
Productivity		
C 7: Growing a stronger and more competitive Greater Parramatta	No	No
C 8: Delivering a more connected and competitive GPOP Economic Corridor	No	No
C 9: Delivering integrated land use and transport planning a 30-minute city	No	No
C 10: Growing investment, business opportunities and jobs in strategic centres	No	No
C 11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	Yes	Consistent. The additional land for industrial purposes will enable greater business investment.
C 12: Supporting growth of targeted industry sectors	Yes	The additional land for industrial purposes will enable greater business investment.
Sustainability		

C 13: Protecting and improving the health and enjoyment of the District's waterways	No	No
C 14: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	No	No
C 15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	No	No
C 16: Increasing urban tree canopy cover and delivering Green Grid connections	No	No
C 17: Delivering high quality open space	No	No
C 18: Better managing rural areas	No	No
C 19: Reducing carbon emissions and managing energy, water and waste efficiently	No	No
C 20: Adapting to the impacts of urban and natural hazards and climate change	No	No
Implementation		
C 21: Preparing local strategic planning statements informed by local strategic planning	No	No
C 22: Monitoring and reporting on the delivery of the plan	No	No

C. Future Transport Strategy 2022

Connecting our customers' whole lives	
C1 Connectivity is improved across NSW	
C1.1 Enhance 30-minute metropolitan cities	Consistent
C1.2 Connect our regional cities, centres, towns and villages	Not applicable
C1.3 Facilitate digital connectivity and smart city technologies	Not applicable
C1.4 Improve digital connectivity along our transport corridors	Not applicable
C2 Multimodal mobility supports end to-end journeys	
C2.1 Support car-free, active, sustainable transport options	Not applicable
C2.2 Provide customer-centric design for public transport interchanges	Not applicable
C2.3 Integrate emerging mobility choices	Not applicable
C2.4 Facilitate efficient freight connectivity and access	Not applicable
C2.5 Improve our technology-enabled customer service	Not applicable
C3 Equitable, accessible and secure transport for all	
C3.1 Provide transport choices for people no matter where they live	Consistent
C3.2 Develop an inclusive transport system enabling access to services and places for all	Not applicable
C3.3 Make customers feel secure travelling day and night	Not applicable
C4 Our transport networks are safe	
C4.1 Deliver strategies to achieve ambitious safety targets	Not applicable
C4.2 Promote safe behaviours	Not applicable
C4.3 Expand technology and innovation to improve safety	Not applicable
C4.4 Integrate a Safe Systems approach	Not applicable
C4.5 Improve the safety of people walking and cycling	Not applicable
C4.6 Deliver safer speed settings and infrastructure safety treatments on regional roads	Not applicable
C4.7 Improve resilience to human threats and disruption	Not applicable
C4.8 Create safer waterway access and infrastructure	Not applicable
Successful places for communities	
P1 Supporting growth through smarter planning	
P1.1 Transform rail between metropolitan cities	Not applicable
P1.2 Support growth around public transport	Consistent
P1.3 Ensure public transport is available on day one	Not applicable
P1.4 Improve parking provision and management	Not applicable
P2 Transport infrastructure makes a tangible improvement to places	

P2.1 Support thriving and healthy 15-minute neighbourhoods	Consistent
P2.2 Manage street space as public space	Consistent
P2.3 Incorporate green, blue and OCHRE infrastructure	Not applicable
P2.4 Build well-designed transport infrastructure that makes places more liveable and successful	Not applicable
P2.5 Improve the amenity of places along State Roads	Not applicable
P3 Transition to net zero greenhouse gas emission	
P3.1 Achieve net zero emissions from our operations and fleet by 2035	Not applicable
P3.2 Help the transport sector achieve net zero emissions by 2050	Not applicable
P4 Transport minimises environmental impacts	
P4.1 Ensure a net increase in urban trees and no net loss in biodiversity	Not applicable
P4.2 Improve air quality and reduce noise	Not applicable
P4.3 Use space and assets more sustainably	Not applicable
P4.4 Use more sustainable materials	Not applicable
P4.5 Design out waste and keep materials in use	Not applicable
P5 Transport is resilient and adaptable to shocks and stresses	
P5.1 Provide customer journey resilience	Not applicable
P5.2 Plan and monitor for shocks and stresses	Not applicable
P5.3 Build and upgrade for shocks and stresses	Not applicable
P5.4 Consider climate change impacts in all our decisions	Not applicable

D. Blacktown Community Strategic Plan 2041

Strategic Direction	Compliance
A vibrant and inclusive City	Consistent. The Planning Proposal does not prevent Blacktown LGA from being a vibrant inclusive City
A clean, sustainable and healthy environment	Consistent. The Planning Proposal does not prevent Blacktown LGA from a clean, sustainable and healthy environment
A smart and prosperous economy	Consistent. The Planning Proposal does not prevent the Blacktown LGA from being a smart and prosperous economy.
A growing city supported by accessible infrastructure	Consistent. The Planning Proposal does not prevent the Blacktown LGA from being a growing city supported by accessible infrastructure
A sporting and active city	Consistent. The Planning Proposal does not prevent the Blacktown LGA from being a sporting and active city.
A leading city	The Planning Proposal does not prevent the Blacktown LGA from being a leading city.

E. Blacktown Local Strategic Planning Statement

Local Planning Priority	Action	How does this Planning Proposal implement the Planning Priorities and Action
Infrastructure and Collaboration		
LPP 1: Planning for a City supported by infrastructure	1. Collaborate to identify the full range of infrastructure required to support the City's growth and sustainability as part of a comprehensive, rolling infrastructure delivery program	A revised design of drainage facilities reduces the land required for Basin E and associated channels.
	2. Collaborate to prioritise infrastructure planning and investment in the right place, at the right time and for the right cost, to align with forecast growth	Consistent
	3. Work with the NSW Government and agencies to secure, protect and build transport corridors, including the Sydney Metro extension from Tallawong to St Marys, the Outer Sydney Orbital, Bells Line of Road-Castlereagh Connection and the Western Sydney Freight Line	Consistent
	4. Continue to maintain and upgrade essential community infrastructure in areas in Blacktown City to meet contemporary standards	Consistent
LPP 2: Collaborating, partnering and engaging to implement the LSPS	5. Maintain an updated Community Engagement Strategy and Community Participation Plan	Consistent
	6. Work with the NSW Government, Central City and Western City District councils, WSROC, the private sector and the community to implement the district plans	Consistent
	7. Work with the Australian and NSW governments, the private sector and the community to implement the LSPS	Consistent
Liveability		

LPP 3: Providing services and social infrastructure to meet people's changing needs	8. Collaborate with the NSW Government to improve the funding model for community facilities in the NWGA	Consistent
	9. Collaborate with the NSW Government to rectify the gap in planning for and provision of infrastructure arising from development occurring at higher densities than forecast in the NWGA, impacting on transport, open space, schools and other community facility needs	Consistent
	10. Review facilities against forecast population growth and monitor the community's changing needs	Consistent
	11. Collaborate with the NSW Government and other education providers to maximise opportunities for shared and joint use of education facilities	Consistent
	12. Implement the BISP masterplan and deliver the International Centre of Training Excellence	Consistent
	13. Construct the Blacktown Animal Rehoming Centre	Consistent
LPP 4: Respecting heritage and fostering healthy, creative, culturally rich and socially connected communities	14. Maintain an updated heritage strategy	Consistent
	15. Plan for facilities and spaces that foster healthy, creative, culturally rich, safe and socially connected communities	Consistent
	16. Plan for arts, culture, health and social interaction opportunities in the master planning for Strategic Centres and Urban Renewal Precincts, supported by equitable funding	Consistent
	17. Implement the St Bartholomew's Cemetery Transformational Project	Consistent

LPP 5: Providing housing supply, choice and affordability with access to jobs, services and public transport	18. Maintain an updated Blacktown Local Housing Strategy	Consistent
	19. Collaborate on housing affordability across Greater Sydney	Consistent
LPP 6: Creating and renewing great places and centres	20. Undertake place-based planning appropriate to the hierarchy and role of each strategic centre and Urban Renewal Precinct	Consistent
	21. Maintain an updated strategy for all commercial centres	Consistent
	22. Collaborate on planning for the Schofields and Seven Hills precincts and planning for the Marsden Park Strategic Centre	Consistent
	23. Review planning controls to enhance and promote great places in Blacktown City	Consistent
	24. Collaborate with the NSW Government to plan for and renew social housing, in particular in conjunction with place-based planning for the new Sydney Metro extension between St Marys and Tallawong	Not applicable
Productivity		
LPP 7: Delivering integrated land use and transport planning and a 30-minute city	25. Maintain an updated integrated land use and transport management plan	Consistent
	26. Review planning controls to facilitate integration of land use planning and transport corridors and encourage sustainable transport choices	Consistent
	27. Improve connectivity and accessibility in Strategic Centres and Urban Renewal Precincts	Consistent
	28. Collaborate with the NSW Government to identify, secure and protect transport corridors	Consistent

LPP 8: Growing mixed use, investment, business and job opportunities in Strategic Centres	29. Collaborate with the NSW Government to undertake place-based planning and review planning controls in the Blacktown, Mount Druitt and Marsden Park Strategic Centres	Consistent
	30. Implement Warrick Lane Transformational Project in the Blacktown Strategic Centre	Consistent
LPP 9: Maximising opportunities to attract advanced manufacturing to, and innovation in, industrial and urban services land	31. Review planning controls to promote advanced manufacturing and innovation in industrial and urban services land	Consistent
	32. Review planning controls to manage the interfaces between industrial and urban services land and other uses	Consistent
LPP 10: Growing targeted industry sector	33. Maintain an updated economic development strategy	Consistent
	34. Collaborate with the NSW Government and the private sector to promote health, medical research and innovation, and education opportunities in the Blacktown and Mount Druitt Strategic Centres and implement the Health Precinct Transformational Project	Consistent
	35. Investigate a future health precinct around the planned Rouse Hill Hospital	Consistent
	36. Implement the Australian Catholic University – Blacktown Transformational Project	Consistent
Sustainability		
LPP 11: Protecting and improving the health and enjoyment of waterways	37. Maintain an updated Integrated Water Management Strategy	Consistent
	38. Promote best practice water sensitive urban design to address the impacts of stormwater	Consistent

	39. Collaborate on a catchment-wide scale to improve waterway health and community access to waterways	Consistent
	40. Collaborate to deliver projects that rehabilitate waterways to a more natural condition	Consistent
LPP 12: Creating a Parkland City urban structure and emphasising the importance of South Creek	41. Collaborate as part of a whole-of-catchment approach to managing South Creek	Consistent
	42. Collaborate with the NSW Government to improve public access to Eastern Creek and South Creek for walking and cycling	Consistent
LPP 13: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	43. Maintain an updated biodiversity strategy for Blacktown City	Consistent
	44. Identify and protect scenic and cultural landscapes	Consistent
	45. Maintain updated plans of management for natural areas, parks and areas of cultural significance	Consistent
LPP 14: Increasing urban tree canopy cover and Green Grid connections	46. Collaborate to increase tree canopy cover, deliver Green Grid connections and cool the urban environment	Consistent
	47. Collaborate to extend the Western Sydney Parklands north along Eastern Creek to connect with South Creek	Consistent
LPP 15: Delivering high quality open space	48. Maintain an updated recreation and open space strategy	Consistent
	49. Collaborate to address the shortfall in open space and recreation facilities in the NWGA	Consistent
	50. Collaborate to maximise shared and joint use of school facilities to optimise community use of recreation space	Consistent
	51. Plan for open space and recreation when master planning Strategic	Consistent

	Centres, Urban Renewal Precincts and the NWGA	
	52. Collaborate to explore new recreational opportunities, including at Prospect Reservoir	Consistent
LPP 16: Reducing carbon emissions and managing energy, water and waste efficiently	53. Investigate options to improve energy, water and waste efficiency in Urban Renewal Precincts and the NWGA via master planning	Consistent
	54. Incorporate best practice energy, water and waste management for Council-led projects	Consistent
	55. Review energy, water and waste efficiency provisions in planning controls	Consistent
	56. Collaborate on a Greater Sydney-wide response to the management of waste	Consistent
LPP 17: Adapting to the impacts of urban and natural hazards and climate change	57. Review planning controls to reduce urban heat, particularly in the NWGA	Consistent
	58. Collaborate to implement Resilient Valley, Resilient Communities as it relates to Blacktown City	Consistent
	59. Maintain an updated flood risk management plan and planning controls	Consistent
Implementation		
LPP 18: Delivering, monitoring and reporting on the actions in the LSPS	60. Establish a Blacktown City LSPS Implementation Monitoring Committee to oversee and report on LSPS implementation, chaired by Council and incorporating senior representatives of relevant State agencies	Consistent
	61. Use the Monitoring Committee to report progress against the LSPS to Council every quarter as part of Council's Integrated Planning and Reporting Framework	Consistent

	62. Advocate for the fair allocation of funding to Blacktown City in support of our growing community	Consistent
	63. Review the LSPS within 7 years as required by legislation	Consistent

Consistency with applicable State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy	Consistency
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Consistent The Planning Proposal enables the application of the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Consistent The Planning Proposal enables the application of the SEPP.
State Environmental Planning Policy (Housing) 2021	Consistent The Planning Proposal enables the application of the SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	Consistent The Planning Proposal enables the application of the SEPP.
SEPP (Precincts – Central River City) 2021	Consistent The Planning Proposal enables application of the SEPP:
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	Not applicable
State Environmental Planning Policy (Planning Systems) 2021	Not applicable
State Environmental Planning Policy (Primary Production) 2021	Not applicable
State Environmental Planning Policy (Resilience and Hazards) 2021	Not applicable
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable
State Environmental Planning Policy (Sustainable Buildings) 2022	Consistent The Planning Proposal enables application of the SEPP:
State Environmental Planning Policy (Transport and Infrastructure) 2021	The Planning Proposal enables the application of the SEPP. It is consistent with the SEPP.

Consistency with relevant Section 9.1 Directions by the Minister

Direction	Consistency of Planning Proposal
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	Consistent. The proposed land use zones will align with approved Development Applications.
1.2 Development of Aboriginal Land Council Land	Not Applicable
1.3 Approval and Referral Requirements	Not Applicable
1.4 Site Specific Provisions	Not Applicable
1.4A Exclusion of development Standards from Variation	Not Applicable
Focus area 1: Planning Systems – Place-Based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not Applicable
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implantation plan	Consistent.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not Applicable
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not Applicable
1.11 Implementation of Bayside West Precincts 2036 Plan	Not Applicable
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not Applicable
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not Applicable
1.14 Implementation of Greater Macarthur 2040	Not Applicable
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not Applicable
1.16 North West Rail Link Corridor Strategy	Consistent. The Planning Proposal does not affect the Corridor.
1.17 Implementation of the Bays West Place Strategy	Not Applicable
1.18 Implementation of the Macquarie Park Innovation Precinct	Not Applicable
1.19 Implementation of the Westmead Place Strategy	Not Applicable

Direction	Consistency of Planning Proposal
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not Applicable
1.21 Implementation of South West Growth Area Structure Plan	Not Applicable
1.22 Implementation of the Cherrybrook Station Place Strategy	Not Applicable
Focus area 2: Design and Place	Not Applicable
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Not Applicable
3.2 Heritage Conservation	Not Applicable
3.3 Sydney Drinking Water Catchments	Not Applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not Applicable
3.5 Recreation Vehicle Areas	Not Applicable
3.6 Strategic Conservation Planning	Not Applicable
3.7 Public Bushland	Consistent.
3.8 Willandra Lakes Region	Not Applicable
3.9 Sydney Harbour Foreshores and Waterways Area	Not Applicable
3.10 Water Catchment Protection	Not Applicable
Focus area 4: Resilience and Hazards	
4.1 Flooding	Consistent. The site is not flood prone. DA 20-00743 modified Basin E. This resulted in less land required for infrastructure purposes.
4.2 Coastal Management	Not Applicable
4.3 Planning for Bushfire Protection	Consistent. The site as containing bushfire prone land being Bushfire Category 1 and Bushfire Category 2 on Council's Bushfire prone land maps. The vegetation has been removed. The proposed adjustment to the zone of an approved relocated drainage basin does not increase the threat of bushfire on the site.
4.4 Remediation of Contaminated Land	Not Applicable
4.5 Acid Sulphate Soils	Not Applicable
4.6 Mine Subsidence and Unstable Land	Consistent.
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Not Applicable
5.2 Reserving Land for Public Purposes	Consistent. The revision of drainage designs has resulted in a reduction in land take. This

Direction	Consistency of Planning Proposal
	has been approved in DAs. The Planning Proposal is consistent with the DAs.
5.3 Development Near Regulated Airports and Defence Airfields	Not Applicable
5.4 Shooting Ranges	Not Applicable
5.5 High Pressure Dangerous Goods Pipelines	Consistent.
Focus area 6: Housing	
6.1 Residential Zones	Consistent.
6.2 Caravan Parks and Manufactured Home Estates	Not Applicable
Focus area 7 Industry Employment	
7.1 Employment Zones	Consistent. The Planning Proposal results in more industrial land.
7.2 Reduction in non-hosted short-term rental accommodation period	Not Applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not Applicable
Focus area 9: Primary Production	
9.1 Rural Zones	Not Applicable
9.2 Rural Lands	Not Applicable
9.3 Oyster Aquaculture	Not Applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable