

MEMORANDUM TO THE JRPP

TO: JOINT REGIONAL PLANNING PANEL REPRESENTATIVES
JOINT REGIONAL PLANNING PANEL SECRETARIATE

FROM: GAVIN CHERRY – DEVELOPMENT ASSESSMENT COORDINATOR

SUBJECT: REQUEST FOR AMENDED CONDITIONS OF CONSENT
DEVELOPMENT APPLICATION 993/2010/JP – PROPOSED AMENDED
CENTRAL RESIDENTIAL PRECINCT – NORWEST TOWN CENTRE

DATE: 16 SEPTEMBER 2010

COPIES TO: MANAGER - DEVELOPMENT ASSESSMENT

In response to further discussions with the applicant on 14 September 2010, the following amended conditions of consent are proposed for inclusion within the recommendation for approval concerning Development Application 993/2010/JP:-

STAGE 1 CONDITIONS OF CONSENT

- Recommended Condition No. 1 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify plan amendment errors / discrepancies:-**

"1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED DEVELOPMENT PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	REVISION	DATE
DA002	Site Analysis	D	29/07/2010
DA003	Site Plan	E	10/08/2010
DA004	Development Staging	F	02/09/2010
DA005	Vehicle Movement Diagram	D	27/07/2010
DA100	House Type 1,2 and 3	D	10/06/2010
DA101	House Type 4,5 and 6	D	10/06/2010
DA102	House Type 7,8 and 9	D	10/06/2010
DA103	House Type 10 and Community Area	D	10/06/2010

DA200	Street Elevations	D	10/06/2010
DA201	Street Elevations	D	10/06/2010
DA202	Street Elevations	D	10/06/2010
DA400	Site Images	-	-
001	Landscape Master Plan	E	05/08/2010
101	Landscape Plan (Works in Stage 1)	C	29/04/2010
102	Landscape Plan (Works in Stage 1)	E	23/06/2010
103	Landscape Plan (Works in Stage 1)	D	23/06/2010
104	Landscape Plan (Works in Stage 1)	C	29/04/2010
501	Landscape Details	D	23/06/2010
502	Landscape Sections	D	29/04/2010
503	Landscape Details	C	29/04/2010
504	Landscape Details	C	29/04/2010
00510_DA_C231	Bulk Earthworks - Plan	1	29/04/2010
00510_DA_C232	Bulk Earthworks - Section	1	29/04/2010
00510_DA_C232	Cut Fill Plan	1	29/04/2010
510DAC701	Sediment and Erosion Control	2	29/04/2010
510DAC801	Electrical Substation Plan	1	29/04/2010

REFERENCED SUBDIVISION PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	SHEET	DATE
Plan Form 6	Plan of Subdivision of Proposed Lot 2101 (Being a Subdivision of Lot 210 in DP 1129196)	1 of 3	24/08/2010
Plan Form 6D	Plan of Subdivision of Proposed Lot 2101 (Being a Subdivision of Lot 210 in DP 1129196)	2 of 3	24/08/2010
Plan Form 6D	Plan of Subdivision of Proposed Lot 2101 (Being a Subdivision of Lot 210 in DP 1129196)	3 of 3	24/08/2010
Plan Form 4	Location Plan - Plan of Subdivision of Proposed Lot 2101 (Being a Subdivision of Lot 210 in DP 1129196)	1 of 3	24/08/2010
Plan Form 2	Detail Plan - Plan of Subdivision of Proposed Lot 2101 (Being a Subdivision of Lot 210 in DP 1129196)	2 of 3	24/08/2010
Plan Form 2	Community Property Plan	3 of 3	24/08/2010

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

Note: No works are approved within the riparian corridor between the central and eastern residential precincts other than those indicated on the approved landscape plans. Landscaping and associated earthworks in this area are to be addressed under a separate development application."

- 2. Recommended Condition No. 3 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify errors on the submitted Landscape Master Plan:-**

"3. Tree Removal

Approval is granted for the removal of **all trees** within the property boundary on Landscape Master Plan Issue E prepared by Site Image Landscape Architects dated 5 August 2010 affected by the proposed development. This does not include tree removal to the north of the site or east of Avenue D being the future wetland park and eastern residential precinct.

All other trees are to remain and are to be protected during all works. Suitable replacement trees are to be planted upon completion of construction."

- 3. Recommended Condition No. 33 within the JRPP Planning Report be deleted as the air conditioning units are notated on the plans. Conditions to be renumbered as appropriate.**
- 4. Recommended Condition No. 45(i) and (ix) within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to amend the location of the required cycleway:-**

"i. Shared Cycleway / Foot Path - Solent Circuit

Brick paved shared footpath and cycleway of 2.5m width **along the southern side of Solent Circuit** to link with the existing cycleway on the southern side of Solent Circuit adjacent to Norwest Lake.

Brick paved footpath 1.5m width along the Solent Circuit Frontage of the development site."

ix. Stormwater Management - Water Quality Control Measures

Based strictly on stormwater quality management principles, Water Quality Control Measures consisting of Vegetated swales, Proprietary gross pollutant traps - Hydrofilter HF1000 (or similar) and Stormfilter (or similar), Proprietary pit insert - Enviropod 200 (or similar), Bio-retention Basin; and Rainwater tanks are to be located generally in accordance with the following references:

- Stormwater Management Plan for Norwest Town Centre and Riparian Corridor (Revision B dated October 2007).
- Stormwater Management Plan (Supplementary Report) for Norwest Town Centre Residential Development (Revision B dated October 2009).
- Concept Stormwater Drainage Plans Sheets 1 to 4, Drawings –
 - 00510_DA_C201 – Revision 01 - dated 18 December 2009
 - 00510_DA_C202 – Revision 01 - dated 18 December 2009
 - 00510_DA_C203 – Revision 01 - dated 18 December 2009
 - 00510_DA_C204 – Revision 01 - dated 18 December 2009
- MUSIC Model "Water Quality - Norwest.sqz.

NOTE: The applicant is to utilise latest best practice guidelines in designing Water Quality Control Measures. Such guidelines include but are not limited to:

- Water Sensitive Urban Design – Technical Guidelines for Western Sydney, 2004, <http://www.wsud.org/tech.htm>; and

- Australian Runoff Quality – A Guide to Water Sensitive Urban Design, 2005, <http://www.ncwe.org.au/arq/>.

Submission of detailed design and construction plans for the Water Quality Control Measures shall include:

- a) long section and cross sections of the proposed design elements;
 - b)** appropriate all weather vehicular access designed and constructed up to the proprietary gross pollutant traps, Hydrofilter HF1000 (or similar) and Stormfilter (or similar), to allow for the periodic maintenance of the devices in accordance with guidelines provided by the device supplier;
 - c)** water quality and quantity modelling of the entire stormwater system for the proposed development including all model parameters, data outputs and model result files;
 - d)** Such detailed modelling is required to inform and support the detailed design and construction of the proposed Water Quality Control Measures. This is to demonstrate a reduction in annual average pollution export loads from the development site in line with the latest NSW Department of Environment Climate Change and Water environmental targets of:
 - 90% reduction in the annual average load of gross pollutants
 - 85% reduction in the annual average load of total suspended solids
 - 65% reduction in the annual average load of total phosphorous
 - **45%** reduction in the annual average load of total nitrogen
5. **Recommended Condition No. 60 within the JRPP Planning Report be deleted as it is a duplication on Recommend Condition No. 57**
 6. **Recommended Condition No. 71 from Stage 2 being carried over to Stage 1. Recommended Condition No. 72 from Stage 2 is as follows:-**

"72. Public Asset Creation Summary

The submission of the following information is required:

- a) The length and tendered cost of all constructed road works (public roads);
- b) The land area dedicated as public road;
- c) The length and cost of all constructed drainage works (excluding common or inter-allotment drainage lines);
- d) The length, width and cost of constructed concrete foot-paving;
- e) The length, width and cost of constructed cycleway;

NOTE: This information must be tabulated and sorted by street name (all works) and pipe size (for drainage works)."

STAGE 2 CONDITIONS OF CONSENT

- 1. Recommended Condition No. 1 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify plan amendment errors / discrepancies and remove reference to the earthworks plans which are contained within Stage 1:-**

"1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED DEVELOPMENT PLANS AND DOCUMENTS

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DA102	House Type 7,8 and 9	D	10/06/2010
DA103	House Type 10 and Community Area	D	10/06/2010
DA200	Street Elevations	D	10/06/2010
DA201	Street Elevations	D	10/06/2010
DA202	Street Elevations	D	10/06/2010
DA400	Site Images	-	-
001	Landscape Master Plan	E	05/08/2010
101	Landscape Plan (Works in Stage 2)	C	29/04/2010
103	Landscape Plan (Works in Stage 2)	D	23/06/2010
501	Landscape Details	D	23/06/2010
502	Landscape Sections	D	29/04/2010
503	Landscape Details	C	29/04/2010
510DAC701	Sediment and Erosion Control	2	29/04/2010
510DAC801	Electrical Substation Plan	1	29/04/2010

DRAWING NO.	DESCRIPTION	SHEET	DATE
Plan Form 6	Plan of Subdivision of Proposed Community Development Lot 2	1 of 3	24/08/2010
Plan Form 6D	Plan of Subdivision of Proposed Community Development Lot 2	2 of 3	24/08/2010
Plan Form 6A	Plan of Subdivision of Proposed Community Development Lot 2	3 of 3	24/08/2010

Plan Form 2	Detail Plan - Plan of Subdivision of Proposed Community Development Lot 2	1 of 1	24/08/2010
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No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

Note: No works are approved within the riparian corridor between the central and eastern residential precincts other than those indicated on the approved landscape plans. Landscaping and associated earthworks in this area are to be addressed under a separate development application."

2. Recommended Condition No. 3 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify errors on the submitted Landscape Master Plan:-

"3. Tree Removal

Approval is granted for the removal of **all trees** within the property boundary on Landscape Master Plan Issue E prepared by Site Image Landscape Architects dated 5 August 2010 affected by the proposed development if this removal has not been undertaken within the preceding stage. This does not include tree removal to the north of the site or east of Avenue D being the future wetland park and eastern residential precinct.

All other trees are to remain and are to be protected during all works. Suitable replacement trees are to be planted upon completion of construction."

2. Recommended Condition No. 9 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to remove reference to air conditioning locations as they are depicted on the plans:-

"9. Additional DCP Requirements

The following Development Control Plan requirement are to be adhered to:-

- A collapsible clothes line is to be provided for each dwelling.
- A waste storage cupboard in the kitchen of all dwellings or waste storage bays are to be provided."

3. Recommended Condition No. 37 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to remove enable the bond to be carried over from the preceding stage:-

"37. Security Bond – Pavement and Public Asset Protection

In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, a security bond to the value of \$135,000 is required to be submitted to Council **(or carried over from the preceding stage)** to guarantee the protection of the adjacent road pavement and public assets during construction works. The bond shall be lodged with Council prior to the issue of a Construction Certificate.

NOTE: The value of this bond shall be confirmed with Council prior to submission and may be in the form of cash or an unconditional bank guarantee. The bond is refundable upon written application to Council along with payment of the applicable bond release fee, and is subject to all work being restored to Council's satisfaction. Should the cost of restoring any damage exceed the value of the bond, Council will undertake the works and issue an invoice for the recovery of these remaining costs."

4. **Recommended Condition No. 39(ii) within the JRPP Planning Report be deleted as internal pavement design and structural certification is not required in this stage.**
5. **Recommended Condition No. 62 within the JRPP Planning Report be deleted as WAE plans are only required within Stage 1.**
6. **Recommended Condition No. 71 within the JRPP Planning Report be deleted as this condition has been carried over into Stage 1.**

STAGE 3 CONDITIONS OF CONSENT

- 1. Recommended Condition No. 1 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify plan amendment errors / discrepancies and remove reference to the earthworks plans which are contained within Stage 1:-**

"1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED DEVELOPMENT PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	REVISION	DATE
DA002	Site Analysis	D	29/07/2010
DA003	Site Plan	E	10/08/2010
DA004	Development Staging	F	02/09/2010
DA005	Vehicle Movement Diagram	D	27/07/2010
DA100	House Type 1,2 and 3	D	10/06/2010
DA101	House Type 4,5 and 6	D	10/06/2010
DA102	House Type 7,8 and 9	D	10/06/2010
DA103	House Type 10 and Community Area	D	10/06/2010
DA200	Street Elevations	D	10/06/2010
DA201	Street Elevations	D	10/06/2010
DA202	Street Elevations	D	10/06/2010
DA400	Site Images	-	-
001	Landscape Master Plan	E	05/08/2010
101	Landscape Plan (Works in Stage 3)	C	29/04/2010
102	Landscape Plan (Works in Stage 3)	E	23/06/2010
501	Landscape Details	D	23/06/2010
502	Landscape Sections	D	29/04/2010
503	Landscape Details	C	29/04/2010
510DAC701	Sediment and Erosion Control	2	29/04/2010
510DAC801	Electrical Substation Plan	1	29/04/2010

REFERENCED SUBDIVISION PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	SHEET	DATE
Plan Form 6	Plan of Subdivision of Proposed Community Development Lot 3	1 of 4	24/08/2010
Plan Form 6D	Plan of Subdivision of Proposed Community Development Lot 3	2 of 4	24/08/2010
Plan Form 6A	Plan of Subdivision of Proposed	3 of 4	24/08/2010

	Community Development Lot 3		
Plan Form 6A	Plan of Subdivision of Proposed Community Development Lot 3	4 of 4	24/08/2010
Plan Form 2	Detail Plan - Plan of Subdivision of Proposed Community Development Lot 3	1 of 1	24/08/2010

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

Note: No works are approved within the riparian corridor between the central and eastern residential precincts other than those indicated on the approved landscape plans. Landscaping and associated earthworks in this area are to be addressed under a separate development application.

2. Recommended Condition No. 6 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify errors on the submitted Landscape Master Plan:-

"6. Tree Removal

Approval is granted for the removal of **all trees** within the property boundary on Landscape Master Plan Issue E prepared by Site Image Landscape Architects dated 5 August 2010 affected by the proposed development if this removal has not been undertaken within the preceding stage. This does not include tree removal to the north of the site or east of Avenue D being the future wetland park and eastern residential precinct.

All other trees are to remain and are to be protected during all works. Suitable replacement trees are to be planted upon completion of construction."

3. Recommended Condition No. 8 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify an error in the parking requirements:-

"8. Provision of Parking Spaces

The development is required to be provided with forty **two (42)** residential car parking spaces. These car parking spaces shall be available for off street parking at all times."

4. Recommended Condition No. 9 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to remove reference to air conditioning locations as they are depicted on the plans:-

"9. Additional DCP Requirements

The following Development Control Plan requirement are to be adhered to:-

- A collapsible clothes line is to be provided for each dwelling.
- A waste storage cupboard in the kitchen of all dwellings or waste storage bays are to be provided."

5. Recommended Condition No. 37 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to remove enable the bond to be carried over from the preceding stage:-

"37. Security Bond – Pavement and Public Asset Protection

In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, a security bond to the value of \$135,000 is required to be submitted to Council **(or carried over from the preceding stage)** to guarantee the protection of the adjacent road pavement and public assets during construction works. The bond shall be lodged with Council prior to the issue of a Construction Certificate.

NOTE: The value of this bond shall be confirmed with Council prior to submission and may be in the form of cash or an unconditional bank guarantee. The bond is refundable upon written application to Council along with payment of the applicable bond release fee, and is subject to all work being restored to Council's satisfaction. Should the cost of restoring any damage exceed the value of the bond, Council will undertake the works and issue an invoice for the recovery of these remaining costs."

- 6. Recommended Condition No. 62 within the JRPP Planning Report be deleted as WAE plans are only required within Stage 1.**

STAGE 4 CONDITIONS OF CONSENT

- 1. Recommended Condition No. 1 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify plan amendment errors / discrepancies and remove reference to the earthworks plans which are contained within Stage 1:-**

"1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED DEVELOPMENT PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	REVISION	DATE
DA002	Site Analysis	D	29/07/2010
DA003	Site Plan	E	10/08/2010
DA004	Development Staging	F	02/09/2010
DA005	Vehicle Movement Diagram	D	27/07/2010
DA100	House Type 1,2 and 3	D	10/06/2010
DA101	House Type 4,5 and 6	D	10/06/2010
DA102	House Type 7,8 and 9	D	10/06/2010
DA103	House Type 10 and Community Area	D	10/06/2010
DA200	Street Elevations	D	10/06/2010
DA201	Street Elevations	D	10/06/2010
DA202	Street Elevations	D	10/06/2010
DA400	Site Images	-	-
001	Landscape Master Plan	E	05/08/2010
101	Landscape Plan (Works in Stage 4)	C	29/04/2010
102	Landscape Plan (Works in Stage 4)	E	23/06/2010
501	Landscape Details	D	23/06/2010
502	Landscape Sections (Section 2 and 4)	D	29/04/2010
503	Landscape Details	C	29/04/2010
510DAC701	Sediment and Erosion Control	2	29/04/2010
510DAC801	Electrical Substation Plan	1	29/04/2010

REFERENCED SUBDIVISION PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	SHEET	DATE
Plan Form 6	Plan of Subdivision of Proposed Community Development Lot 4	1 of 4	24/08/2010
Plan Form 6D	Plan of Subdivision of Proposed Community Development Lot 4	2 of 4	24/08/2010
Plan Form 6A	Plan of Subdivision of Proposed	3 of 4	24/08/2010

	Community Development Lot 4		
Plan Form 6A	Plan of Subdivision of Proposed Community Development Lot 4	4 of 4	24/08/2010
Plan Form 2	Detail Plan - Plan of Subdivision of Proposed Community Development Lot 4	1 of 1	13/08/2010

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

Note: No works are approved within the riparian corridor between the central and eastern residential precincts other than those indicated on the approved landscape plans. Landscaping and associated earthworks in this area are to be addressed under a separate development application.

2. Recommended Condition No. 6 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify errors on the submitted Landscape Master Plan:-

"6. Tree Removal

Approval is granted for the removal of **all trees** within the property boundary on Landscape Master Plan Issue E prepared by Site Image Landscape Architects dated 5 August 2010 affected by the proposed development if this removal has not been undertaken within the preceding stage. This does not include tree removal to the north of the site or east of Avenue D being the future wetland park and eastern residential precinct.

All other trees are to remain and are to be protected during all works. Suitable replacement trees are to be planted upon completion of construction."

3. Recommended Condition No. 9 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to remove reference to air conditioning locations as they are depicted on the plans:-

"9. Additional DCP Requirements

The following Development Control Plan requirement are to be adhered to:-

- A collapsible clothes line is to be provided for each dwelling.
- A waste storage cupboard in the kitchen of all dwellings or waste storage bays are to be provided.
- The eaves associated with Dwelling 46 are to be located outside of the Transmission Easement or concurrence provided from Integral Energy (or applicable authority) prior to the issue of the Construction Certificate.

3. Recommended Condition No. 37 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to remove enable the bond to be carried over from the preceding stage:-

"37. Security Bond – Pavement and Public Asset Protection

In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, a security bond to the value of \$135,000 is required to be submitted to Council

(or carried over from the preceding stage) to guarantee the protection of the adjacent road pavement and public assets during construction works. The bond shall be lodged with Council prior to the issue of a Construction Certificate.

NOTE: The value of this bond shall be confirmed with Council prior to submission and may be in the form of cash or an unconditional bank guarantee. The bond is refundable upon written application to Council along with payment of the applicable bond release fee, and is subject to all work being restored to Council's satisfaction. Should the cost of restoring any damage exceed the value of the bond, Council will undertake the works and issue an invoice for the recovery of these remaining costs."

- 5. Recommended Condition No. 60 within the JRPP Planning Report be deleted as WAE plans are only required within Stage 1.**

STAGE 5 CONDITIONS OF CONSENT

- 1. Recommended Condition No. 1 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify plan amendment errors / discrepancies and remove reference to the earthworks plans which are contained within Stage 1:-**

"1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED DEVELOPMENT PLANS AND DOCUMENTS

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DA103	House Type 10 and Community Area	D	10/06/2010
DA200	Street Elevations	D	10/06/2010
DA201	Street Elevations	D	10/06/2010
DA202	Street Elevations	D	10/06/2010
DA400	Site Images	-	-
001	Landscape Master Plan	E	05/08/2010
102	Landscape Plan (Works in Stage 5)	E	23/06/2010
104	Landscape Plan (Works in Stage 5)	C	29/04/2010
501	Landscape Details	D	23/06/2010
502	Landscape Sections (Section 4)	D	29/04/2010
503	Landscape Details	C	29/04/2010
510DAC701	Sediment and Erosion Control	2	29/04/2010
510DAC801	Electrical Substation Plan	1	29/04/2010

REFERENCED SUBDIVISION PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	SHEET	DATE
Plan Form 6	Plan of Subdivision of Proposed Community Development Lot 5	1 of 4	24/08/2010
Plan Form 6D	Plan of Subdivision of Proposed Community Development Lot 5	2 of 4	24/08/2010
Plan Form 6A	Plan of Subdivision of Proposed	3 of 4	24/08/2010

	Community Development Lot 5		
Plan Form 6A	Plan of Subdivision of Proposed Community Development Lot 5	4 of 4	24/08/2010
Plan Form 2	Detail Plan - Plan of Subdivision of Proposed Community Development Lot 5	1 of 1	05/08/2010

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

Note: No works are approved within the riparian corridor between the central and eastern residential precincts other than those indicated on the approved landscape plans. Landscaping and associated earthworks in this area are to be addressed under a separate development application.

2. Recommended Condition No. 3 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify errors on the submitted Landscape Master Plan:-

"3. Tree Removal

Approval is granted for the removal of **all trees** within the property boundary on Landscape Master Plan Issue E prepared by Site Image Landscape Architects dated 5 August 2010 affected by the proposed development if this removal has not been undertaken within the preceding stage. This does not include tree removal to the north of the site or east of Avenue D being the future wetland park and eastern residential precinct.

All other trees are to remain and are to be protected during all works. Suitable replacement trees are to be planted upon completion of construction."

3. Recommended Condition No. 9 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to remove reference to air conditioning locations as they are depicted on the plans:-

"9. Additional DCP Requirements

The following Development Control Plan requirement are to be adhered to:-

- A collapsible clothes line is to be provided for each dwelling.
- A waste storage cupboard in the kitchen of all dwellings or waste storage bays are to be provided.

4. Recommended Condition No. 34 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition as the Landscape Bond can be reduced due to the scale of development within Stage 5.

"34. Landscape Bond

A landscape bond in the amount of **\$15,000** is to be lodged with Council prior to the issue of the Construction Certificate or carried over from the preceding stages. It shall be refunded 6 months following the issue of the Final Occupation Certificate for Stage 5 and the submission to Council of certification from a qualified Landscape Architect or Council's Tree Management Team, that the works have been carried out in accordance with the approved landscape plan."

5. **Recommended Condition No. 38 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to remove enable the bond to be carried over from the preceding stage:-**

"38. Security Bond – Pavement and Public Asset Protection

In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, a security bond to the value of \$135,000 is required to be submitted to Council **(or carried over from the preceding stage)** to guarantee the protection of the adjacent road pavement and public assets during construction works. The bond shall be lodged with Council prior to the issue of a Construction Certificate.

NOTE: The value of this bond shall be confirmed with Council prior to submission and may be in the form of cash or an unconditional bank guarantee. The bond is refundable upon written application to Council along with payment of the applicable bond release fee, and is subject to all work being restored to Council's satisfaction. Should the cost of restoring any damage exceed the value of the bond, Council will undertake the works and issue an invoice for the recovery of these remaining costs."

6. **Recommended Condition No. 62 within the JRPP Planning Report be deleted as WAE plans are only required within Stage 1.**

STAGE 6 CONDITIONS OF CONSENT

- 1. Recommended Condition No. 1 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify plan amendment errors / discrepancies and remove reference to the earthworks plans which are contained within Stage 1:-**

"1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

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503	Landscape Details	C	29/04/2010
510DAC701	Sediment and Erosion Control	2	29/04/2010
510DAC801	Electrical Substation Plan	1	29/04/2010

REFERENCED SUBDIVISION PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	SHEET	DATE
Plan Form 6	Plan of Subdivision of Proposed Community Development Lot 6	1 of 4	24/08/2010
Plan Form 6D	Plan of Subdivision of Proposed Community Development Lot 6	2 of 4	24/08/2010
Plan Form 6A	Plan of Subdivision of Proposed	3 of 4	24/08/2010

	Community Development Lot 6		
Plan Form 6A	Plan of Subdivision of Proposed Community Development Lot 6	4 of 4	24/08/2010
Plan Form 2	Detail Plan - Plan of Subdivision of Proposed Community Development Lot 6	1 of 1	13/08/2010

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

Note: No works are approved within the riparian corridor between the central and eastern residential precincts other than those indicated on the approved landscape plans. Landscaping and associated earthworks in this area are to be addressed under a separate development application.

2. Recommended Condition No. 3 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to rectify errors on the submitted Landscape Master Plan:-

"3. Tree Removal

Approval is granted for the removal of **all trees** within the property boundary on Landscape Master Plan Issue E prepared by Site Image Landscape Architects dated 5 August 2010 affected by the proposed development if this removal has not been undertaken within the preceding stage. This does not include tree removal to the north of the site or east of Avenue D being the future wetland park and eastern residential precinct.

All other trees are to remain and are to be protected during all works. Suitable replacement trees are to be planted upon completion of construction."

3. Recommended Condition No. 10 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to remove reference to air conditioning locations as they are depicted on the plans:-

"10. Additional DCP Requirements

The following Development Control Plan requirement are to be adhered to:-

- A collapsible clothes line is to be provided for each dwelling.
- A waste storage cupboard in the kitchen of all dwellings or waste storage bays are to be provided.

4. Recommended Condition No. 35 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition as the Landscape Bond can be reduced due to the scale of development within Stage 5.

"35. Landscape Bond

A landscape bond in the amount of **\$15,000** is to be lodged with Council prior to the issue of the Construction Certificate or carried over from the preceding stages. It shall be refunded 6 months following the issue of the Final Occupation Certificate for Stage 5 and the submission to Council of certification from a qualified Landscape Architect or Council's Tree Management Team, that the works have been carried out in accordance with the approved landscape plan."

6. **Recommended Condition No. 38 within the JRPP Planning Report be deleted and replaced with the following amended recommended condition to remove enable the bond to be carried over from the preceding stage:-**

"38. Security Bond – Pavement and Public Asset Protection

In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, a security bond to the value of \$135,000 is required to be submitted to Council **(or carried over from the preceding stage)** to guarantee the protection of the adjacent road pavement and public assets during construction works. The bond shall be lodged with Council prior to the issue of a Construction Certificate.

NOTE: The value of this bond shall be confirmed with Council prior to submission and may be in the form of cash or an unconditional bank guarantee. The bond is refundable upon written application to Council along with payment of the applicable bond release fee, and is subject to all work being restored to Council's satisfaction. Should the cost of restoring any damage exceed the value of the bond, Council will undertake the works and issue an invoice for the recovery of these remaining costs."

7. **Recommended Condition No. 41(ii) within the JRPP Planning Report be deleted as internal pavement design and structural certification is not required in this stage.**
8. **Recommended Condition No. 43 within the JRPP Planning Report be deleted as internal pavement structural design is not required in this stage.**
9. **Recommended Condition No. 65 within the JRPP Planning Report be deleted as WAE plans are only required within Stage 1.**



GAVIN CHERRY

DEVELOPMENT ASSESSMENT COORDINATOR