

Civic Centre
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BLACKTOWN

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NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Environmental Planning and Assessment Act, 1979 (Section 81)

Applicant: CITY PROJECTS SECTION
PO BOX 63
BLACKTOWN 2148

Determination Number: 10-2502

DRAFT

Property Description: LOT 2 DP518730, RICHMOND ROAD, BLACKTOWN
LOT Z DP161045, RICHMOND ROAD, BLACKTOWN
LOT 332 DP135757, 64 RICHMOND ROAD, BLACKTOWN
LOT 1 DP853089, RICHMOND ROAD, BLACKTOWN

Development: Stage 1: Redevelopment of Blacktown Showground and Francis Park for cultural and recreational purposes including demolition, earthworks, water features, outdoor/recreational areas, cafe and other associated and landscaping works

Determination: *Pursuant to Clause 80(1) of the Act Council advises that the Development Application has been determined by:*

- Granting of consent subject to the conditions attached on the following pages.

By Delegated Authority – Director City Strategy and Development

Right of Appeal

Section 97 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 97 does not apply to State significant development or development that has been subject to a Commission of Inquiry.

NOTE: This Consent is generally valid for a period of five years effective from the date of this Notice, unless specified otherwise by Sections 83 and 95 of the Act, or by conditions of this Consent.

RON MOORE
GENERAL MANAGER

Per

Date

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 Section 109C of the Environmental Planning and Assessment Act 1979.

1.2 **Other Approvals**

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

1.2.2 This consent does not authorise the encroachment or overhang of any building or structure over or within any easement.

1.3 **Demolition**

1.3.1 Where any work on an older building is proposed, the applicant should ascertain whether the building contains any contaminants that may present a potential health risk to humans (including asbestos, lead-based paint and the like) and apply appropriate precautions during the work. Further information regarding safe working methods may be obtained from the following organisations and publications (including those which may supersede such publications):

- (a) NSW WorkCover Authority (Ph: 13 10 50) – "Short Guide to Working with Asbestos",
- (b) NSW Department of Environment and Conservation (Ph: 9995-5000) – "A Guide to Keep Your Family Safe from Lead", "A Renovators Guide to the Dangers of Lead",
- (c) "Code of Practice for the Safe Removal of Asbestos" – National Occupational Health and Safety Commission:2002 (1988),
- (d) Australian Standard 4361.1-1995 – Guide to Lead Paint Management (Industrial Applications),
- (e) Australian Standard 4361.2-1998 – Guide to Lead Paint Management (Residential and Commercial Applications), and
- (f) Australian Standard 2601-2001 – The Demolition of Structures.

1.4 **Other**

1.4.1 During all stages of the development, environmental legislation and regulations will be complied with.

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- 1.4.2 During all stages of the development extreme care shall be taken to prevent environmental harm within the railway corridor. Any form of environmental harm to areas within the railway corridor or legislative non-compliance that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.
- 1.4.3 During all stages of the development extreme care shall be taken to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.
- 1.4.4. Given the developments site's location next to the rail corridor, drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from Rail Authority.
- 1.4.5 Given the site's location next to the rail corridor, drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from RailCorp.
- 1.4.6 To ensure that graffiti can be easily removed, the Applicant is to ensure that fencing along the rail corridor is coated with anti-graffiti paint or coating.
- 1.4.7 The Applicant shall provide details of any intended encroachment into RailCorp's easement or RailCorp owned lands, for review and approval by RailCorp.
- 1.4.8 Council should consider providing a shared path along Richmond Road continuing along the frontage of the Showground site to connect the redevelopment of the Showground to existing cycleways in the area and to Blacktown Station. Consideration should be given to providing cycle crossing facilities at the signalised intersection.
- 1.4.9 Consideration should also be given to providing bicycle parking facilities either within the development or close to it, as well as end trip facilities such as showers, changing rooms, etc to encourage bicycle use for staff travelling to and from the development.

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:

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Drawing No.	Dated	Council File Enclosure No.
Landscaping Plans Revision F	Undated	108B – 108G
Landscape Architecture Development Application Report prepared by McGregor Coxall SL222	8 April 2011	108H
Blacktown Showground DA Water Quality Report Prepared by Equatica	April 2011	108J
Car park layout Plan No. A69/29V	April 2011	108L
Western Car park Bio-Retention Plan No. A69/29V	April 2011	108M
Eastern Car park bio Retention and details Plan No. A69/29V	April 2011	108N
Stormwater plans prepared by Taylor Thompson Whitting Job No 101516	April 2011	108O – 108V
Statement of Environmental Effects	November 2010	2A
Waste Management Plan	November 2010	2B
Architectural Plans Sheets 1 – 9 Revision A	November 2010	1A – 1I
Design Report Volume 1, 2 and 3	February 2009	1J

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: Blacktown

2.3 Engineering Matters

2.3.1 Definitions

- 2.3.1.1 Where this consent requires both engineering and building works to be undertaken, a separate Construction Certificate may be issued for each category of works i.e. a separate Construction Certificate for the Engineering works nominated in "Prior to Construction Certificate (Engineering)" and a separate Construction Certificate (for all building works relating to the erection and fit-out of a structure).

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2.3.2 **Design and Works Specification**

2.3.2.1 All engineering works required by Scope of Engineering Works and other sections of 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)
- (d) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version)
- (e) Blacktown City Council On Site Detention General Guidelines and Checklist
- (f) Blacktown City Council's Water Sensitive Urban Design and Integrated Water Cycle Management Policy

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.

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

2.3.3 **Payment of Engineering Fees**

2.3.3.1 Council is to undertake the checking of the engineering design plans and the issue of the Construction Certificate for the engineering works nominated in the "Prior to Construction Certificate (Engineering)" section, it will be necessary to submit the relevant engineering plans to Council's Developments Services Engineer to obtain a quote for this service.

A verbal quote will be provided within 48 hours based upon Council's Goods and Services Pricing Schedule. This will also be confirmed in writing.

2.3.3.2 Council is to undertake Construction inspections and the issue of the Compliance Certificate for engineering works, it will be necessary to contact Council's Development Services Engineer for a quote.

A verbal quote will be provided within 48 hours based upon Council's Goods and Services Pricing Schedule. This will also be confirmed in writing.

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2.3.4 Other Fee and Bond/Securities

2.3.4.1 The payment of the following fee to Council's Maintenance Section pursuant to Sections 608 and 609 of the Local Government Act 1993. The fee is subject to periodic review and may vary at actual time of payment.

(a) Vehicular Crossing Application and Inspection Fee: \$119.00.

2.3.4.2 A minimum of 5 working days written notice is to be provided to all occupiers of properties adjacent to any works approved by this consent and which is to be carried out on Council controlled lands such as roads, drainage reserves and parks. The written notice must contain details of the proposed works, a contact name and phone number and the proposed start and finish dates of the work. A copy of the notice is to also be provided to Councils Development Services Engineers

2.3.5 Other Necessary Approvals

2.3.5.1 A separate application or details (as necessary) shall be submitted for the separate approval of Council under the provisions of the Local Government Act 1993 and/or the Roads Act 1993 for any of the following (a) The installation of a vehicular footway crossing servicing the development as required by "Scope of Engineering Works and other sections of this consent" (b) Works on or occupation of existing public roads - that are not covered by a Roads Act Approval - which may require a Road Occupancy Licence or Work Zone Permit.

2.4 Other Matters

2.4.1 No construction preparatory work (including tree or vegetation removal, ground clearing, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued for the construction works.

3 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)

3.1 DA Plan Consistency

3.1.1 A Construction Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

3.2 Other

3.2.1 An Archival record of all buildings to be demolished shall be prepared and submitted to Council prior to the issue of the construction certificate. The record shall document all buildings for removal and provide options for the relocation and reuse of any significant monuments on the site.

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- 3.2.2 The design, installation and use of lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor must limit glare and reflectivity to the satisfaction of Rail Authority.
- 3.2.3 The Principle Certifying Authority shall not issue the Construction Certificate until confirmation has been received from the Rail Authority confirming that this condition has been satisfied.
- 3.2.4 Prior to the issue of the Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work method Statements (SWMS) for the proposed works are to be submitted to the Rail Authority for review and comment on the impacts on the rail corridor. The Principle Certifying Authority shall not issue the Construction certificate until written confirmation has been received from the Rail Authority confirming that this condition has been satisfied.
- 3.2.5 Prior to the issuing of a Construction Certificate the Applicant is to submit to the Rail Authority a plan showing all carnage and other aerial operations for the development and must comply with all RailCorp requirements. The Principle Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from the Rail Authority confirming that this condition has been satisfied.
- 3.2.6 Prior to the release of the construction certificate a traffic management plan for large events shall be submitted to Council. Details to be included are traffic flow management, car park management, surveillance details.
- 3.2.7 The existing entrance gates including the brickwork and plaque are to be preserved and left in situ within the development site. Details of retaining the items shall be submitted to Council prior to the release of the construction certificate.
- 3.2.8 The existing historic metal notice of the existing stables will be removed and placed on the new stables as part of the redevelopment. Details are to be submitted to Council prior to the release of the construction certificate.
- 3.2.9 A revised facilities plan shall be submitted to Council prior to the release of the Construction Certificate. The plans shall reflect the revised location of the stables and reorientation of the basketball court. In addition the revised plans shall include any amendments required through conditions of consent.
- 3.2.10 Prior to the release of the construction certificate, an amended landscape plan shall be submitted demonstrating that the screen planting between the car park and residential properties is planted with mature species capable of growing to a minimum height of 3 metres.

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- 3.2.11 The applicant shall provided along the boundary to the residential properties along Kent Street and Richmond Road lapped and capped timber fencing to a height of 2.4 metres. All costs associated with the new fencing shall be borne by the applicant. Details are to be submitted to Council prior to the release of the Construction Certificate.
- 3.2.12 To minimise any noise disturbance or adjoining residential properties, signage is to be erected within the car park requesting users of the Showground to exit the site in a quiet manner. Details of the signage shall be submitted to Council prior to the release of the Construction Certificate.

6 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)

6.1 Access/Parking

- 6.1.1 The internal driveway and parking areas are to be designed in accordance with Australian Standard 2890.1.
- 6.1.2 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.1.

6.2 Other Matters

- 6.2.1 Prior to the release of the Construction Certificate the applicant shall provide RailCorp an accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of RailCorp's representative.
- 6.2.2 Prior to the issue of the Construction certificate the applicant shall undertake a services search to establish the existence and location of any rail services. Persons performing the service search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the subject development site the Applicant must discuss with the Rail Authority as to whether these services are to be relocated or incorporated within the development site.
- 6.2.3 An acoustic assessment is to be submitted to Council prior to the issue of the Construction certificate demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads – Interim Guidelines".
- 6.2.4 Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate.

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- 6.2.5 Prior to the release of the construction certificate, confirmation is required from the Land and Property Authority that acceptability under the Listed Public Purposes is provided to ensure greater flexibility in terms of future land uses.

7 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

7.1 Building Code of Australia Compliance

- 7.1.1 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by :

- (a) Complying with the deemed to satisfy provisions, or
- (b) Formulating an alternative solution which:
 - (i) complies with the performance requirements, or
 - (ii) is shown to be at least equivalent to the deemed to satisfy provision, or
 - (iii) A combination of (a) and (b).

8 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)

8.1 Compliance with Conditions

- 8.1.1 All conditions in the "Prior to Construction Certificate (Engineering)" Section and the relevant conditions in the "General" Section of this consent, must be complied with prior to the issue of any Construction certificates.

- 8.1.2 All fees for Construction and Compliance Certificates, Roads Act 1993 and Local government Act 1993 approvals must be paid to Council prior to the issue of any of the above certificates or approvals.

8.2 Road-works

- 8.2.1 Road, bus bay and car park pavements are to be designed by a Professional Civil Engineer in accordance with the current version of Council's Engineering Guide for Developments and based upon soil tests performed by a registered NATA soils Laboratory and the traffic loadings listed in "Scope of Engineering Works" of this consent. The pavement designs must be lodged with Council for approval prior to issue of the Construction Certificate for Engineering works.

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8.2.2 A Traffic Management/Control Plan shall be included as part of the Roads Act Approval for road and drainage works to be carried out within public road reserves in strict compliance with the requirements of current Australian Standard 1742.3 (Traffic Control Devices for Works on Roads) and current RTA Traffic Control at Work Sites manual. Any persons preparing such traffic control layout plans shall be RTA accredited.

8.2.3 A Road Opening Occupancy Licence is required from the RTA for all works on Richmond Road. The application for this licence must be accompanied by a Traffic Management/Control plans.

8.3 **Drainage**

8.3.1 Council requires that any lot not draining directly to a public road be serviced by an inter-allotment drainage line and appropriate easement. Designs including longitudinal sections of the inter-allotment drainage lines are to be included with any Construction Certificate for engineering works.

8.4 **Erosion and Sediment Control**

8.4.1 Soil erosion and sediment control measures for road, drainage, On Site Stormwater Detention and earth works shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development. Details are to be included with the plans and specifications to accompany any Construction Certificate.

8.5 **On-Site Detention**

8.5.1 A certificate from a Registered Engineer (NPER) to be submitted to Council certifying that the structures associated with the on-site detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.

8.5.2 A certificate from a Professional Civil Engineer/Registered Surveyor must be obtained verifying that the On Site Detention system will function hydraulically in accordance with the approved report and Council's current development guide.

8.5.3 Any Construction Certificate issued for or including an On-site Stormwater Detention (OSD) System must be accompanied by;

- (a) A complete address of Council's OSD General Guidelines and Checklist requirements.
- (b) A Maintenance Schedule is to be presented with the designer's name, his signature and date on it in accordance with the Upper Parramatta River Catchment Trust handbook guideline. (If an underground tank is involved this must include reference to WorkCover Authority of NSW Occupational Health & Safety Act 1983 and Confined Spaces Regulation.)

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8.6 Compaction Requirements

8.6.1 In regard to the roadworks in Richmond Road at main entry point off Richmond Road and the Bus drop-off area, special attention is drawn to the following requirements of Council's current Works Specification – Civil.

- (i) Submission of compaction certificates for fill within road reserves.
- (ii) Submission of compaction certificates for road subgrade.
- (iii) Submission of compaction certificates for road pavement materials.
- (iv) Certificates from road material suppliers.

8.7 Asset Management

8.7.1 A detailed estimate of the cost of civil engineering work must be submitted to Council prior to the issue of the Construction Certificate for engineering works. If engineering works are of a value greater than \$25,000; documentary proof of payment of the levy required by the Building and Construction Industry Long Service Payments Act must be provided to Council prior to any approval of engineering plans either by Council or an appropriately accredited certifier.

8.8 Other Approvals/Clearances/Adjoining Owners Permission.

8.8.1 Written evidence shall be obtained from the Roads & Traffic Authority indicating compliance with its requirements, including the payment of any necessary supervision fees. A copy of any such permission shall accompany any Construction Certificate.

8.8.2 Sydney Water Corporation approval in the form of appropriately stamped Construction Certificate Plans is to be obtained to verify that the proposed works meets the Corporation's requirements concerning drainage connections into stormwater channels/basins and ancillary works relating to water or sewer mains.

8.9 Tree Preservation

8.9.1 A tree retention plan shall be included with any Construction Certificate indicating:

- (a) the trees to be retained.
- (b) all areas left undisturbed and to be cordoned off from construction works.

8.9.2 All trees on the site are to be retained and are to be protected by 1800 mm high mesh fencing located 2 metres from the trunk on all sides. This mesh is to be covered in a highly visible material and remain in good repair throughout the life of the construction.

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8.10 Flood Protection

- 8.10.1 A certificate is to be obtained from a Registered Engineer (NPER) certifying that all buildings has been designed to withstand the forces of floodwaters and the impact of any flotsam likely to be carried by such floodwaters.

8.11 Work Adjacent to Easements

- 8.11.1 Foundations adjacent to easements shall not place a loading on the pipe within the easement. Foundations shall be located at:

- (a) the depth of the invert of the existing pipeline, and/or
- (b) the depth of the invert of the proposed pipeline.

- 8.11.2 Pier and beam style construction shall be used adjacent to easements to the depth of the invert of the proposed or existing pipeline. A Registered Engineer (NPER) shall certify that this condition has been satisfied.

8.12 Ancillary Works

- 8.12.1 Ancillary works shall be undertaken at no cost to Council to make the engineering works required by this consent effective. Such works shall include but are not limited to the following:

- (a) the relocation of underground services where required by the positioning of new drainage and road infrastructure.
- (b) the relocation of above ground power and telephone services.
- (c) removal of redundant services.
- (d) the matching of new infrastructure into existing or future designed infrastructure.

8.13 Stormwater Quality Control

- 8.13.1 Stormwater Treatment Measures for the proposed development shall be designed in accordance with the requirements of Council's Water Sensitive Urban Design and Integrated Water Cycle Management Policy. Details are to be included with the plans and specifications accompanying any Construction Certificate.

8.14 Scope of Engineering Works

The following scope of works shall be included in the design documentation accompanying the Construction Certificate for engineering works:

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8.14.1 **Road and Drainage works**

- 8.14.1.1 The construction and dedication of any new section of road at the main entry to the site from Richmond Road including drainage, concrete path paving and any other ancillary work necessary to make this construction effective.
- 8.14.1.2 Redundant gutter and/or footway crossing(s) must be replaced with integral kerb and gutter. The footway area must be restored by turfing.
- 6.14.1.3 Construction of a bus drop off from Richmond Road. The bus drop off shall be constructed generally in accordance with the submitted plan, Blacktown Showground Redevelopment Stage 1 Car Park Layout by Blacktown City Council Plan No. A69/29V Sheet 1 of 0 Revision 1 and in accordance with Council Guidelines
- 8.14.1.4 The existing depression/watercourse through the site shall be piped and/or channelled to contain stormwater discharges up to the 1% A.E.P. (100 year Average Recurrence Interval) event.
- 8.14.1.5 Overland flows up to the 1% A.E.P. (100 year Average Recurrence Interval) event must be intercepted at the boundary of the site and conveyed through the site in a piped or channelled discharge system and discharged in a satisfactory manner.
- 8.14.1.6 Any drainage currently entering the site is to be collected and conveyed in an approved manner to the nearest appropriate point of discharge.
- 6.14.1.7 Amended drainage plans from job no. 101516 SKC Series prepared by Taylor Thomson Whitting dated 1-04-2011 are required to address the following:
- (i) A plan that clearly demonstrates the operation of the water treatment system including the bioretention system with subsoil lines, pumps if required, stormwater reuse tanks and the wetland, with all pits, pipes and levels to demonstrate that the system can be built and operate effectively.
 - (ii) A cross-section through each of the bioretention systems.
 - (iii) The bioretention system upstream of the wetland is to have the extended detention depth increased to 250 mm and the filter depth decreased to 550 mm.
 - (iv) Revised details of all the detention tank systems to account for the modified two stage orifice control.

NOTE: This is to be similar to the UPRCT version 4 arrangement.

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- (v) The low flow from OSD 1-B is to be directed to the bioretention system. Details are to be provided of the sandstone block outlet including scour protection and energy dissipation if necessary.
- (vi) The outlet pits from the western and eastern carparks are to have baffles around them to retain hydrocarbons and oils in the basin. Provide details.
- (vii) Details of the pits and orifice controls for the above ground storage detention systems.
- (viii) Any rainwater tank storage and any stormwater storages are to be physically separated with no chance of cross contamination.
- (ix) The gaps between the 900 mm x 900 mm access grates are to be a maximum of 6 m for the detention tank in accordance with the requirements of Council's Engineering Guide for Development 2005 (and as amended).
- (x) Details are to be provided of the small headwall details of pipes discharging to the open channel using sandstone blocks for the headwall, scour protection and energy dissipation if required.

6.14.1.8 Revised DRAINS models are to be prepared that:

- (i) Clearly demonstrates that the post developed flows for stage 1 do not exceed the pre developed flows for all storm events from 1 to 100 years at the four key locations identified in the Flood Risk Assessment and Stormwater Report prepared by Taylor Thomson Whitting. The revised model is to address the instability in parts of the model that generates flows and in particular the existing flows from Balmoral Street in the smaller storm events.
- (ii) Incorporates blocking factors of 0.2 for pits on grade and 0.5 for sag pits or grates only for all storms.
- (iii) Where the design storage of OSD 1-B is reduced it is not to be less than 278 m³ before overflow.
- (iv) Redesigns the detention systems for OSD 1-A, OSD 1-B and OSD 1-C to have a two stage orifice control system. The low flow outlet (minimum 25 mm) is to match the one or two year undeveloped flow from the catchment area. The larger orifice flow outlet is to be designed to ensure that there is no overflow in any 1 in 100 year ARI event and the storage is just filled in the worst case 100 year ARI event. This could be modelled as nested detention storages or use another appropriate modelling technique.

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- (v) Demonstrates that the pipe network can safely carry the 20 year ARI storm flows without surcharge.
- 6.14.1.9 A revised MUSIC model is to be prepared that accounts for the revised carpark bioretention systems, the upstream CDS Gross Pollutant Trap in Gribble Reserve and the Stormwater Reuse Tanks in addition to the other bioretention basins and wetland to determine the overall efficiency of the water quality system to meet the required water quality targets specified in the Blacktown Showground DA Water Quality Report prepared by Equatica dated April 2011. The bioretention system upstream of the wetland is to have the extended detention depth increased to 250 mm and the filter depth decreased to 550 mm maximum.
- 6.14.1.10 An experienced engineer is to prepare and have approved a detailed stormwater and rainwater reuse supply, pipe and fixture plan for non-potable water uses on the site including all toilet and urinal flushing and landscape watering or other appropriate uses. The plan is to show the stormwater/rainwater pipe arrangement, pump, solenoid controlled mains bypass (no tank top up), meters, isolation valves and an inline post filter together with any other treatment e.g. disinfection, to achieve the minimum water quality standard for the appropriate use. Details of the standards are to be supplied. Stormwater/rainwater warning signs are to be fitted to all external taps.
- 6.14.1.11 A Maintenance Schedule is to be prepared for the Stormwater Quality Improvement Devices including the bioretention basins, wetlands and rainwater/stormwater tanks.
- 6.14.1.12 A Flood Management Plan is to be prepared to address emergency flood management of the site including the use as appropriate of warning signs, notices of procedures, depth gauges, evacuation, etc.
- 6.14.1.13 Revised TUFLOW flood modelling is to be prepared to clearly demonstrate that there is no increase in flood levels in Richmond Road, or on any surrounding private property. This may be achieved by either overcoming errors or inconsistencies in the model itself, or by increasing the amount of storage within the showground site, or by a combination of both. The model is to also demonstrate that $VxD < 0.4$ in a 1 in 100 year ARI event for all pedestrian access areas within the site.
- 6.14.1.14 The offtake grate for the upstream stormwater supply for the bioretention basin is to be designed allowing for a minimum of 50% obstruction of the net area of the grate openings. Provision should also be made for a future increase in offtake flow to a minimum of 150 l/s to allow for an increase in future stormwater harvesting if required or allow additional flow through the wetland.
- 6.14.1.15 Details of interpretive signage to detail to the public the operation of the water quality system is to be provided. Installation is required prior to occupation.

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.
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6.14.1.16 The specified hydraulic conductivity of the actual filter media used in the bioretention basin is to be a minimum of 50% greater than the design hydraulic conductivity used in MUSIC. Details of the filter media specifications is to be supplied to the certifying authority prior to installation.

6.14.1.17 The floor level of the cafe and any other building is to be set a minimum of 500 mm above the adjacent 1 in 100 year flood level.

8.15.1 On Site Stormwater Detention System

8.15.1.1 On Site Detention

- (A) Council acknowledges the submission of the On-site Stormwater Detention concept plan Job No. 101516 Revision P8 dated 01.04.11 prepared by Taylor Thomson Whitting and the Flood Risk Assessment & Stormwater Report Revision P1 dated 08.04.11 prepared by Taylor Thomson Whitting (Council File No. JRPP-11-2502 enclosure No. 108O – 108V). The Construction Certificate issued in this regard must generally be in accordance with this concept.
- (B) This plan is considered sufficient in detail for the purpose of issuing Consent the final plan however may need to vary in accordance with further flood modelling to be provided at Construction Certificate stage
- (C) Any variation to the following design parameters of the above mentioned concept plan will require a lodgement of a Section 96 application to Council for amendment of the consent;
- (D) location of storage area
- (E) alteration of the type of storage - i.e changing from above ground to below ground storage
- (F) location of discharge outlet from the system.
- (G) Professional accreditation of OSD designers and certifiers must be in accordance with the requirements of Council's Policy.
- (H) The concept plan referred to above is for Development Application purposes only and is not to be used for construction.
- (I) Comprehensive design plans showing full construction details must be prepared by an accredited OSD designer to be issued with a Construction Certificate under the Environmental Planning and Assessment Act 1979 prior to the commencement of works.

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8.15.2 **Vehicular Crossings**

- 8.15.2.1 Construction of Council's standard commercial and industrial vehicular footway crossing to the community garden car park with the following nominated width at the property boundary in accordance with Council plan A(BS)103S.

Nominated Widths: 6 m

8.15.3 **Filling of Land**

- 8.15.3.1 Any boundary fencing or internal fencing that crosses the overland flow-path is to be open mesh style within 500mm of finished ground level with the mesh openings designed to provide a minimum 80% clear area. The underside of the fencing shall provide a minimum clear opening of 100 mm to ground level.

- 8.15.3.2 The filling must not impact on the adjacent property.

In this regard the submission of a detailed design of proposed lot filling and ancillary works are required.

NOTE: Additional fill may be required in conjunction with further development of the site

- 8.15.3.3 Batters are not to exceed a grade or slope of 5 metres horizontal to 1 metre vertical. These are to have topsoil placed on them and vegetated to ensure control of sediment and erosion. The fill batters are to be suitably designed to protect them from erosion from the channel.

8.15.4 **Footpaths**

- 8.15.4.1 The footway area being fully turfed in an appropriate manner to be free draining to the street and of neat appearance.

- 8.15.4.2 The provision of barrier fencing as required along the road frontage of the Drainage Reserve/Public Reserve - Details are to be shown on the Construction Certificate.

8.15.5 **Finished Boundary Levels**

- 8.15.5.1 Finished levels of all internal works at the road boundary of the property must be:

- (a) 4% above the top of the kerb.

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8.15.6 **Stormwater Quality Control**

- 8.15.6.1 A Maintenance Schedule must be provided for the stormwater treatment measures in accordance with the requirements of Council's Stormwater Quality Control Policy. The designer of the stormwater treatment measures must prepare the Maintenance Schedule and this schedule must show the designer's name, signature and date on it.

9 **PRIOR TO DEVELOPMENT WORKS**

9.1 **Safety/Health/Amenity**

- 9.1.1 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, and
- (b) connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility provided by the Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable to some other sewage management facility approved by Council.

- 9.1.2 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.

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.

- 9.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or

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- (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.

- 9.1.4 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.
- 9.1.5 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.
- 9.1.6 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 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided as a minimum.
- 9.1.7 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 dangerous to life or property.

9.2 Notification to Council

- 9.2.1 At least five (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.

9.3 Sydney Water Authorisation

- 9.3.1 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.

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OR

The approved plans are to be submitted to a Sydney Water Customer Centre or Quick Check Agent, 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 Quick Check Agent details, please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance.

9.4 Roads and Traffic Authority

- 9.4.1 Written evidence shall be obtained from the Roads & Traffic Authority indicating compliance with its requirements, including the payment of any necessary works supervision fees. A copy of such approval shall be lodged with Council.

9.5 Other

- 9.5.1 Prior to the works commencing on the site and or during site preparation works, the following recommendations from the contamination report shall be implemented including:

- (a) assessment of all hazardous buildings materials within all buildings to be demolished
- (b) assessment of soil material to be removed from the site as part of the proposed works to provide appropriate waste classification documentation
- (c) inspection of the site by experienced environmental personnel to assess any unexpected conditions or subsurface facilities that may be discovered between investigation locations.

- 9.5.2 The Applicant shall provide a Geotechnical Engineering Report to RailCorp for review by RailCorp's Geotechnical section prior to the commencement of works. The report shall demonstrate that the development has no negative impact on the rail corridor or the integrity of the infrastructure through its loading and ground deformation and shall contain structural design details/analysis for review by RailCorp. The report shall include the potential impact of demolition and excavation induced vibration in rail facilities, and loadings imposed on RailCorp Facilities by the development.

- 9.5.3 No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and 1500V catenary, contact and pull-off wires of the adjacent tracks, and to any high voltage aerial supplies within or adjacent to the rail corridor.

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9.5.4 Traffic Control Signals:

- (a) Traffic control signals shall be designed and constructed at the main access point to the showground on Richmond Road to form a 4 way intersection with the fourth leg being the driveway access to the existing retail premises located opposite the showground entrance. The signalised intersection is to be design in accordance with the RTA's Road Design Guide, relevant Austroads Guidelines and Australian Standards, to RTA/Council requirements, and at full cost to the developer and no cost to the RTA. The following shall be included:
- a separate right turn and left turn slip lane shall be provided in Richmond Road into the Showground entrance. An opposing right turn lane is to be provided for vehicles turning right into the retail premises driveway on the north eastern side of Richmond Road.
 - the intersection shall be designed to ensure that the latest design vehicle is able to enter and exit the Showground entrance and retail premises and exit safely to and from the south eastern and western intersection approached on Richmond Road.
 - Pedestrian crossings are to be provided on all legs.
 - provision shall be made for off road cyclists through the intersection.
 - street lighting shall be provided at the intersection to Australian Standards.
 - the intersection shall be designed to allow opposing right turn movements to operate concurrently.
 - any road widening required shall be provided at no cost to the RTA. This would include any plans of subdivision and associated survey/legal costs.
- (b) the proponent is required to negotiate with land owners of the retail premises at the fourth leg of the intersection to dedicate 15 metres of land as road within the retail development site for signal maintenance purposes.
- (c) the proponent is required to dedicate 15 metres of land as road within the retail development site for signal maintenance purposes.
- (d) the Traffic Control Signals (TCS) plan shall be drawn by a suitably qualified practitioner.
- (e) the design of the intersection is to be incorporated into the existing central turning median along Richmond Road with the turning median being removed and replaced with raised concrete medians where appropriate.

The provision of traffic signals at the main car park access on Richmond Road be subject to final approval by the RTA.

9.5.6 The design of the bus bay along Richmond Road shall be amended to provide an indented bus bay.

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.
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The redesigned bus bay shall be design to meet the RTA's requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with the RTA's Road Design Guide and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to the RTA for consideration and approval prior to the release of the construction certificate by Council and commencement of road works.

The RTA fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

The development will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the Works Authorisation Deed (WAD) will need to be executed prior to the RTA's assessment of the detailed civil design plans.

9.5.7 Any realignment boundary to facilitate a cycleway/footpath resulting from the proposed bus bay must be dedicated at road at no cost to the RTA.

9.5.8 If not already in place, full time "No Stopping" restrictions are to be implemented along the full Richmond Road frontage of the development site and statutory no stopping restrictions as part of the traffic signals. These restrictions should be implemented prior to the commencement of any demolition works relating to the proposed development. Prior to the installation of the parking restrictions the applicant is to contact the RTA's Traffic Management Services on phone: (02) 8849 2294 for a works instruction.

9.5.9 Council should ensure that the post development storm water discharge from the subject site into the RTA drainage system does not exceed the predevelopment discharge.

Should the post development discharge exceed the predevelopment discharge, detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to the RTA for approval, prior to the commencement of any works.

Details should be forwarded to:
The Sydney Asset Management
Roads and Traffic Authority
PO Box 973 Parramatta CBD 2124

A plan checking fee will be payable and a performance bond may be required before the RTA's approval is issued. With regard to the Civil Works requirement please contact the RTA's Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

9.5.10 A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a Construction Certificate.

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- 9.5.11 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.
- 9.5.12 The car parking provision is to be to Council's satisfaction.
- 9.5.13 The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) should be in accordance with AS 2890.21 – 2004 and AS2890.2 – 2002 for heavy vehicle usage.
- 9.5.14 The swept path of buses and coaches exiting the dedicated bus bay on Richmond Road shall be in accordance with AUSTROADS requirements and shall be designed so that buses and coaches are contained fully in the kerb side lane and not encroach into the other land when exiting the bus bay.
- 9.5.15 All vehicles are to enter and leave the site in a forward direction.
- 9.5.16 All vehicles are to be wholly contained on site before being required to stop.
- 9.5.17 The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS requirements. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
- 9.5.18 All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Richmond Road.
- 9.5.19 Any proposed landscaping and/or fencing must not restrict sight distance to pedestrians and cyclists travelling along the footpath of Richmond Road.
- 9.5.20 All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA.

10 DURING CONSTRUCTION (BUILDING)

10.1 Safety/Health/Amenity

- 10.1.1 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.

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.
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10.1.2 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.

10.1.3 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.

10.2 **Building Code of Australia Compliance**

10.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.

10.3 **Nuisance Control**

10.3.1 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.

10.3.2 The hours of any offensive noise-generating development works shall be limited to between 7.00am to 6.00pm, Mondays to Fridays: 8.00am to 1pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

10.3.3 Construction work on all buildings (except that on single dwelling houses and associated structures on the on the site of a single dwelling house) shall not occur on Saturdays and Sundays on weekends adjacent to a public holiday.

10.4 **Other**

10.4.1 The car park shall be constructed in accordance with Blacktown City Council standards and specifications. The car park shall be free draining and/or provide easy access to service pits.

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.
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- 10.4.2 The design of the car park shall meet the requirements of the Water urban Sensitive Design Guidelines Development Control Plan.
- 10.4.3 The access roadways shall be design and constructed in accordance with Blacktown City Council standards and specifications, in particular Council's Engineering Guides for Development 2004, as amended.
- 10.4.4 Access is to be provided to the open channel for maintenance vehicles including vehicles and specific plants to provide control points for rubbish collection.
- 10.4.5 The bus drop off shall be constructed in accordance with Blacktown City Council standards and specifications.
- 10.4.6 The promenade and general footway access are to be constructed in accordance with Blacktown City Council standards and specifications.
- 10.4.7 Materials for footpaths are to be readily available with a list of suppliers to be submitted to Council for general maintenance.
- 10.4.8 The bridge deck shall be constructed of materials which are fire resistant and anti graffiti proof.
- 10.4.9 The timber decking around the pond shall be constructed of durable timber grading in accordance with marine environment. Materials for the decking are to be readily available with a list of suppliers to be submitted to Council for general maintenance.
Visual delineation between hard stand and water shall be provided to avoid trip and fall incidents.
- 10.4.10 All structures including buildings, shelters, street furniture shall be applied with an anti graffiti coating.
- 10.4.11 Appropriate shared access driveways is to be provided within the site and shall be constructed in accordance with Blacktown City Council's standards and specifications.
- 10.4.12 Any artefacts that are discovered as part of the redevelopment of Stage 1 should be preserved and placed on display within the site.

11 DURING CONSTRUCTION (ENGINEERING)

11.1 Building Floor Levels

- 11.1.1 All required building floor levels shall be checked and certified by a Registered Surveyor confirming that all building floor levels are set a minimum of 500mm above the adjacent 1 in 100 year flood level BEFORE POURING THE CONCRETE SLAB.

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.
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CONCRETE SLAB.

11.2 Compaction Requirements

- 11.2.1 Land shall be filled where necessary. All fill including existing fill shall be compacted in accordance with the Council's "Works Specification - Civil (current version)". A compaction certificate shall be obtained from a Registered Engineer (NPER) verifying that the correct compaction requirements have been met.
- 11.2.2 Removal of any unsuitable soil and/or fill material and its replacement with suitable material compacted in accordance with the current version of Council's "Works Specification - Civil".
- 11.2.3 Special attention is drawn to the following requirements of Council's Works Specification - Civil (Current Version):
- (a) Submission of compaction certificates for fill within road reserves.
 - (b) Submission of compaction certificates for road sub-grade.
 - (c) Submission of compaction certificates for road pavement materials (sub-base and base courses).
 - (d) Compliance Certificates from road material suppliers.

11.3 Tree Protection

- 11.3.1 Existing vegetation shall be left undisturbed except where roads, drainage lines and filling and/or building works are proposed.
- 11.3.2 Prior to the commencement of any earthworks, and after the road centrelines have been pegged and/or permanently marked, the site shall be inspected by Council's representative or an appropriately accredited private certifier and the applicant's representative to identify and appropriately mark:-
- (i) The trees to be retained.
 - (ii) All areas to be left undisturbed and cordoned off.
- 11.3.3 There is to be no storage of materials stockpiling of excavated material or parking of machinery within the drip line of the crown of any trees to be retained.
- 11.3.4 Prior to the removal of any branches of the trees, which are to be, retained Council is to be notified at least 24 hours prior to any activity and the work is to be undertaken by a qualified Arborist.

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.
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11.4 Maintenance of Soil Erosion Measures

- 11.4.1 Soil erosion and sediment control measures shall be implemented in accordance with Council's Soil Erosion and Sediment Control Policy.
- 11.4.2 Re-vegetation must be applied to disturbed areas as soon as practical after completion of earthworks and must be established prior to release of the maintenance security. All open drains must be turfed.
- 11.4.3 All required soil erosion and sediment control measures are to be maintained during the entire construction period until disturbed areas are restored by turfing paving or revegetation. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is inadequate.

11.5 Filling of Land & Compaction

- 11.5.1 Regular wetting down of the site must be undertaken during the course of works being carried out in order to control wind blown dust from the site.
- 11.5.2 Roads adjoining the site must be kept clean and free of all excavated/transportable spoil materials.
- 11.5.3 Trucks transporting fill must have their loads covered
- 11.5.4 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.
- 11.5.5 Site filling 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.
- 11.5.6 Provisions of "Shaker Pads" and wash-down areas for trucks leaving the site details are to be shown on plans.
- 11.5.7 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.
- 11.5.8 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.

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.
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11.5.9 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.

11.5.10 Only clean fill shall be deposited 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.

11.6 Inspections of Works

11.6.1 Inspection Compliance Certificates issued by a Registered Engineer (NPER) or Registered Surveyor or Compliance Certificates issued by an accredited certifier, under Part A of Environmental Planning and Assessment Act 1979 as amended, are to be issued for works covered by the Construction Certificate for engineering works at the completion of the following mandatory inspection stages:

- (i) Soil Erosion and Sediment Control
 - (a) Implementation of erosion and sediment control
 - (b) Revegetation of disturbed areas
 - (c) Construction of major controls (i.e gabions mattresses shotcreting etc)
 - (d) Removal of sediment basins/ fencing etc.
 - (e) Internal sediment/ pollution control devices
 - (f) Final Inspection
- (ii) Traffic Control
 - (a) Implementation of traffic control
 - (b) Maintenance of traffic control during works
 - (c) Removal of traffic control
- (iii) Construction of Drainage Works
 - (a) Pipes before backfilling including trench excavation and bedding
 - (b) Sand Backfilling
 - (c) Final pipe inspection
 - (d) Pit bases and headwall aprons
 - (e) Pit Walls/wingwalls/headwalls
 - (f) Concrete pit tops
 - (g) Connection to existing system
 - (h) Tailout works
 - (i) Final Inspection

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- (iv) Construction of Road Pavement
 - (a) Boxing out
 - (b) Sub-grade roller test
 - (c) Subsoil drainage
 - (d) Sandstone roller test layer 1
 - (e) Sandstone roller test layer 2
 - (f) Kerb pre-laying
 - (g) Kerb during laying including provision of roof-water outlets
 - (h) Sandstone depth
 - (i) Pavement profiles
 - (j) DGB depths and roller tests
 - (k) Wearing Course
 - (l) Kerb final
 - (m) Concrete tests
 - (n) Formwork concrete pavements
 - (o) Final inspection
- (v) Provision of Street Furniture
 - (a) Street Furniture (including street signs guideposts guardrail etc)
 - (b) Erection of fencing adjoining public/ drainage reserves
- (vi) Footpath Works
 - (a) Footpath Trimming and/or turfing (to ensure 4% fall)
 - (b) Path-paving construction
 - (c) Service Adjustments
 - (d) Final Inspection
- (vii) Construction of on-site detention system
 - (a) Steel and Formwork for tank/HED control pit
 - (b) Completion of HED control pit
 - (c) Pit formwork
 - (d) Pipes upstream/downstream of HED control pit before backfilling
 - (e) Completion of OSD system
- (viii) Stormwater Quality Control
 - (a) Installation of Stormwater Quality Control devices
 - (b) Final Inspection
- (ix) CCTV Inspection of Drainage Structures (pipelines and pits)
 - (a) All road drainage

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- (x) Final overall Inspections
 - (a) Preliminary overall final inspection
 - (b) Overall final inspection

ALTERNATIVELY, one comprehensive Inspection Certificate or Compliance certificate may be issued to include all of the above-mentioned stages of construction.

Where Council is appointed as the Principal Certifying Authority for the development (e.g. all Torrens Title subdivisions), only Compliance Certificates issued by accredited certifiers will be accepted at the completion of the above-mentioned stages. Any Compliance Certificate must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination/Development Consent and Construction certificate.

11.7 Public Safety

- 11.7.1 The applicant is advised that all works undertaken in a public place 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.

11.8 Site Security

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

11.9 Traffic Control Plan

- 11.9.1 Where amendments to the approved Traffic Control Plan are required, a new plan shall be prepared and approved prior to implementation. Such plans shall be prepared in strict compliance with the requirements of the current version of Australian Standard 1742.3 (Traffic Control Device for works on Roads) as well as the current version of the RTA Traffic Control at Work Site manual. Any person preparing such Traffic Control plans shall have the relevant RTA accreditation, which must be stated on the submitted plans.

12 PRIOR TO OCCUPATION CERTIFICATE

12.1 Consolidation of Lots

- 12.1.1 The lots shall be consolidated into one title which shall be registered with the Department of Lands.

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12.2 Road Damage

- 12.2.1 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.

NOTE: Should the cost of damage repair work not exceed the road maintenance bond Council will automatically call up the bond to recover its costs. Should the repair costs exceed the bond amount a separate invoice will be issued.

12.3 Compliance with Conditions

- 12.3.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.
- 12.3.2 A Subdivision Certificate shall not be issued until all conditions of this consent have been satisfied.

12.4 Temporary Facilities Removal

- 12.4.1 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Soil Erosion Control Policy shall be provided.
- 12.4.2 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

12.5 Landscaping/Car Parking

- 12.5.1 All landscaping shall be completed in accordance with approved landscaping design plan. All turfed areas shall be finished level with adjoining surfaces and graded to approved points of drainage discharge.
- 12.5.2 Off-street car parking shall be encouraged by the installation of appropriate, permanent and prominent signs indicating its availability.
- 12.5.3 Entrance/exit points are to be clearly signposted and visible from the street and the site at all times.

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12.5.4 Access and parking for people with disabilities shall be provided in accordance with Australian Standard 2890.1.

12.5.5 All required internal roads and car parking spaces shall be line-marked, sealed with a hard standing, all-weather material to a standard suitable for the intended purpose.

12.6 Fee Payment

12.6.1 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.

12.7 Engineering Matters

12.7.1 Surveys/Certificates/Works As Executed plans

12.7.1.1 A works-as-executed plan (to a standard suitable for microfilming) under the hand of a Chartered Professional Engineer or a Registered Surveyor must be lodged with Blacktown City Council when the engineering works are completed. The works as executed plan must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines. The On Site Detention system identification plate can be purchased from Upper Parramatta River Catchment Trust /Council.

12.7.1.2 Upon completion of the works a certificate from a Registered Surveyor must be obtained and submitted to Council verifying the finished floor levels have been achieved upon completion of the construction of the floor. All levels must be to Australian Height Datum

12.7.1.3 A certificate from a Chartered Professional Engineer/Registered Surveyor must be obtained and submitted to Council verifying that the on-site detention system as constructed will function hydraulically in accordance with the approved design plans.

12.7.1.4 A certificate from a Registered Engineer (NPER) must be lodged with Council verifying that the structures associated with the on-site detention systems have been constructed to withstand all loads likely to be imposed on them during their lifetime.

12.7.1.5 A Certificate from a Registered Engineer (NPER) must be lodged with Council verifying that pier and beam style construction was used adjacent to the easement to the depth of the invert of the pipeline.

12.7.1.6 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.

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- 12.7.1.7 A certificate from a Chartered Professional Civil Engineer must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Council's Stormwater Quality Control Policy.
- 12.7.1.8 Written evidence is to be obtained from the Roads & Traffic Authority indicating compliance with its requirements including the payment of any necessary works supervision fees.
- 12.7.1.9 Special attention is drawn to the following requirements of Council's Works Specification - Civil (Current Version):
- (a) Submission of compaction certificates for fill within road reserves.
 - (b) Submission of compaction certificates for road sub-grade.
 - (c) Submission of compaction certificates for road pavement materials (sub base and base courses).
 - (d) Compliance Certificates from road material suppliers.
- 12.7.1.10 Details of interpretive signage to detail to the public the operation of the water quality system is to be provided prior to release of the Construction Certificate and installed prior to occupation.
- 12.7.1.11 An accredited plumber or engineer is to certify that all the requirements of the detailed plan of stormwater/rainwater reuse supply have been installed and are working correctly.
- 12.7.1.12 A Geotechnical Engineer is to undertake insitu Saturated Hydraulic Conductivity Testing of each of the bioretention systems in accordance with Practise Note 1 of the FAWB guidelines. Where the hydraulic conductivity of the soil differs from the rate specified in MUSIC (tolerance -10% to +100%), remediation works will be required over the whole filter area to restore the conductivity and the test repeated until the hydraulic conductivity is achieved. A Geotechnical Engineer is to then certify that in accordance with Practise Note 1 of the FAWB guidelines, the Saturated Hydraulic Conductivity is within tolerance to the rate specified in MUSIC for each of the bioretention systems.
- 12.7.1.13 A Hydraulic Engineer is to certify that all the requirements of the Flood Management Plan for the site have been implemented including the installation of all signage and notices.

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12.7.2 Easements/Restrictions/Positive Covenants

12.7.2.1 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s) or restriction(s). The form of 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 the Lands Title Office.

12.7.2.2 Restrictions and positive covenants must be provided over the on-site detention storage areas and outlet works.

12.7.2.3 Restrictions and/or positive covenant must be provided over the overland flow-path.

12.7.2.4 The creation of the following nominated easements. The easements shall have a minimum width of 3.5 metres.

- (a) Easement over piped watercourse.
- (b) Easement related to inter-allotment drainage.

12.7.2.5 Restrictions and positive covenants must be provided over the Stormwater Quality Control devices and outlet works.

12.7.2.6 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

12.7.3 Inspections

12.7.3.1 Any **additional** Council inspections by Council's Development Services Unit 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.

12.7.4 Inspection of Work

12.7.4.1 All road stormwater drainage structures (pipelines and pits) must be inspected by a CCTV in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to Council's Development Services Unit in the form of VHS video tape or DVD of the inspection video, a hard copy printout of the SEWRAT (or equivalent) report, and a CCTV certified statement in accordance

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with section 6.8 of Council's Works Specification Civil and that any defects identified by this inspection have been rectified.

12.8 Other

- 12.8.1 The applicant shall install conduits for the site, should Council adopt a policy for the installation of CCTV cameras within low-risk crime sites.

13 OPERATIONAL (PLANNING)

13.1 Access/Parking

- 13.1.1 All required off-street car parking spaces and internal roads shall be maintained to a standard suitable for the intended purpose.

- 13.1.2 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 and 2890.1.

13.2.2 General

- 13.2.1 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.

- 13.2.2 If artificial lighting is proposed full details are to be submitted indicating the manner in which adjoining properties are to be protected.

- 13.2.3 Emission of sound from the land shall be controlled at all times so as to not unreasonably impact upon nearby owners/occupants.

13.3 Other Matters

- 13.3.1 Prior to occupation of the cafe, a separate Development Application is to be submitted for the fit out of the cafe.

- 13.3.2 The development shall make provision for easy and ongoing access by rail vehicles, plant and equipment to support maintenance and emergency activities.

- 13.3.3 A lighting maintenance policy should be established for the site to ensure lighting is designed to relevant Australian Standards. The policy should be implemented prior to the use of the site.

- 13.3.4 The site at all times shall be maintained.

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