

THE HILLS SHIRE COUNCIL

129 Showground Road, Castle Hill NSW 2154  
PO Box 75, Castle Hill NSW 1765

Telephone 02 9843 0555 Email council@thehills.nsw.gov.au  
Facsimile 02 9843 0409 www.thehills.nsw.gov.au  
DX 8455 Castle Hill ABN No. 25 034 494 656



PCU034846

13 June 2012



Ms Suzie Jattan  
JRPP Secretariat  
GPO Box 39  
SYDNEY NSW 2001

Department of Planning  
Received

18 JUN 2012

Scanning Room

Your Ref:

Our Ref:

Dear Suzie

**DA NO. 605/2012/JP - CONSTRUCTION OF AN APARTMENT DEVELOPMENT  
COMPRISING 161 UNITS AND ASSOCIATED BASEMENT CAR PARKING FOR 303  
CARS AND 8 MOTORCYCLES AND CONSOLIDATION OF LOTS 1-6 IN DP 21949  
AND LOT 2 IN DP 1041547 AND SUBDIVISION BOUNDARY ADJUSTMENT. - LOT  
2 DP 1041547 - 13 SEVEN HILLS ROAD, BAULKHAM HILLS**

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Please find attached copies of Land and Environment Court Order

Yours faithfully

Claro Patag  
**DEVELOPMENT ASSESSMENT CO-ORDINATOR**

#### English:

*This letter contains important information. If you do not speak English and require a translation/interpreter you can either:*

- *Come to Council's Administration Centre where we will be happy to assist*
- *Contact the Telephone Interpreter Service on 13 14 50 and ask them to call Council on 9843-0555 and enquire on your behalf.*

#### Korean

이 편지는 중요한 정보를 포함하고 있습니다. 만일 영어를 몰라서 번역이나 통역이 필요하시면 다음 중 한 가지를 하십시오:

- 카운슬의 행정 센터로 오시면 저희가 기꺼히 도와 드립니다.
- 전화 13 14 50 로 전화 통역 서비스에 연락해서 통역에게 9843-0555로 카운슬에 전화하여 당신 대신에 문의해 달라고 부탁드립니다.

#### Chinese

這封信包含有重要的訊息，如果您不會說英語和要求一個翻譯員／傳譯員，您可以：

- 來市議會的行政中心，我們很樂意幫助您。
- 打電話 13 14 50 到電話傳譯服務處，請他們打電話9843-0555到市議會幫您諮詢有關詳情。

#### Arabic

هذه الرسالة تحتوي على معلومات هامة. إذا كنت لا تتكلم الإنجليزية وتحتاج الى ترجمة/ مترجم فيمكنك أن:

- تأتي إلى مركز إدارة المجلس حيث يساعدنا أن تساعدك
- تتصل بخدمة الترجمة الهاتفية على ١٣١-٤٥٠ واطلب منهم الإتصال بالمجلس على ٩٨٤٣-٠٥٥٥ ويقوموا بالإستفسار بالنيابة عنك.

#### Italian

Questa lettera contiene informazioni importanti. Se non parli inglese e hai bisogno di una traduzione o di un interprete, puoi:

- o venire all'ufficio amministrativo centrale del municipio (Council's Administration Centre) dove saremo ben lieti di aiutarti.
- o contattare il servizio telefonico d'interpretariato (Telephone Interpreter Service) al numero 13 14 50 e chiedere loro di chiamare il municipio al numero 9843-0555 e chiedere raggiugli per te.

#### Greek

Το γράμμα αυτό περιλαμβάνει σημαντικές πληροφορίες. Αν δεν μιλάς Αγγλικά και χρειάζεσαι μετάφραση/ διερμηνέα μπορείς να:

- Ελθεις στο Διοικητικό Κέντρο της Δημαρχείας όπου ευχαρίστως θα σε βοηθήσουμε, η
- Τηλεφωνήσε στη Τηλεφωνική Υπηρεσία Διερμηνέων στο 13 14 50 και πες τους να τηλεφωνήσουν στη Δημαρχεία στο 9843-0555 και να ζητήσουν πληροφορίες εκ μέρους σου.

## ORDER

### COURT DETAILS

Court	LAND AND ENVIRONMENT COURT OF NEW SOUTH WALES
Division	Class 1
Registry	Level 4, 225 Macquarie Street, Sydney
Case number	10019 of 2012

### TITLE OF PROCEEDINGS

Applicant	Celex Pty Limited
Respondent	The Hills Shire Council

### DATE OF ORDER

Date made or given	15 May 2012
Date entered	4 JUN 2012



### TERMS OF ORDER

The Court notes that the parties or their representatives have reached agreement at a conciliation conference held pursuant to s 34 of the *Land and Environment Court Act 1979*, presided over by Commissioner Morris on 11 April and 2 May 2012, as to the terms of a decision in the proceedings that would be acceptable to the parties (being a decision that the Court could have made in the proper exercise of its functions) as set out in the document marked "A" annexed hereto entitled Agreement Between The Parties which is dated 15 May 2012 and executed by the parties' legal representatives.

By consent, the Court makes the following Orders:

- 1 The Deed of Agreement in respect of a land transfer of Lot 1 in Deposited Plan 21949 and Lot 1 in Deposited Plan 1041547 shall be executed and exchanged by **15 May 2012**.
- 2 Subject to paragraph 1 above being satisfied, the appeal is upheld.
- 3 Development Application No: 605/2012/JP for the subdivision and consolidation of allotments and the construction of a residential flat building containing a total of 161 units and associated basement parking is approved subject to the conditions included in Annexure 'B'.

**SEAL AND SIGNATURE**

Court seal

Signature

Capacity

Date

Leonie Walton  
Acting Registrar  
4 JUN 2012



**NOTICE**

Subject to limited exceptions, no variation of a judgment or order can occur except on application made within 14 days after entry of the judgment or order.

**PERSON PROVIDING DOCUMENT FOR SEALING UNDER UCPR 36.12**

Name

**The Hills Shire Council (Respondent)**

Legal representative

**M Pearce - The Hills Shire Council**

Contact name and telephone

**M Pearce - 9843 0166**

## ANNEXURE 'A'

### SECTION 34 AGREEMENT

#### COURT DETAILS

Court	Land and Environment Court of New South Wales
Class	1
Case number	10019 of 2012

#### TITLE OF PROCEEDINGS

Applicant	<b>CELEX PTY LIMITED</b>
Respondent	<b>THE HILLS SHIRE COUNCIL</b>

#### FILING DETAILS

Filed for	<b>Respondent</b>
Legal representative	M. Pearce – The Hills Shire Council
Contact name and telephone	M. Pearce – (02) 9843 0166



#### AGREEMENT

The parties have reached an agreement as to the terms of the decision in the proceedings that would be acceptable to the parties (being a decision the Court could have made in the proper exercise of its functions).

The terms of the agreement are as follows:

- 4 The Deed of Agreement in respect of a land transfer of Lot 1 in Deposited Plan 21949 and Lot 1 in Deposited Plan 1041547 shall be executed and exchanged by **15 May 2012**.
- 5 Upon the Council submitting evidence to the Court that a Deed of Agreement has been executed and exchanged (as required in paragraph 1 above), then the Court will determine by way of an approval, Development Application No: 605/2012/JP, subject to conditions of consent annexed to this Agreement and marked **Annexure "A"**.
- 6 The appeal is upheld but subject to paragraph 2 above being satisfied.
- 7 Pursuant to section 34(3)(a) and (b) of the *Land and Environment Court Act 1979*, the parties request the Court dispose of these proceedings in accordance with the terms of the agreement set out in paragraphs 1, 2 & 3 above.

**SIGNATURE**

Signature of legal representative  
for the Respondent

Matthew Pearce

Capacity

Solicitor

Date of signature

15 May 2012

Signature of legal representative  
for the Applicant

Peter Rigg

Capacity

Solicitor

Date of signature

15 May 2012



**ANNEXURE 'B'**  
**CONDITIONS OF CONSENT**



**GENERAL MATTERS**

**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 PLANS AND DOCUMENTS**

DRAWING NO.	DESCRIPTION	REVISION	DATE
DA00	Cover Page	C	April 2012
DA 01	Survey Plan	C	April 2012
DA02	Site Analysis	C	April 2012
DA03	Site Plan	D	April 2012
DA04	Basement 2 Plan	D	April 2012
DA05	Basement 1 Plan	F	May 2012
DA06	Lower Ground Floor Plan	F	May 2012
DA07	Ground Floor Plan	E	May 2012
DA08	Level 1 Floor Plan	C	April 2012
DA09	Level 2 Floor Plan	C	April 2012
DA10	Level 3 Floor Plan	C	April 2012
DA11	Level 4 Floor Plan	C	April 2012
DA12	Level 5 Floor Plan	C	April 2012
DA13	Roof Plan	C	April 2012
DA14	Elevations	C	April 2012
DA15	Elevations	C	April 2012
DA16	Sections	C	April 2012
DA17	Shadow Analysis	C	April 2012
DA18	Adaptable Unit Layouts	C	April 2012
DA19	Typical Unit Layouts	C	April 2012
DA20	Additional Sections	C	April 2012
PS01	Additional Sections	C	April 2012
PS02	Additional Sections	C	April 2012
PS03	Diagram – View Angles	C	April 2012
01/01	Finishes Schedule	C	April 2012
Maxim Louvres	MS60 Fixed Blade at 30° and Fixed Shutter (Shutter design for western boundary balconies)	-	-
L-01/4	Landscape Plan – RFA Landscape Architects	B	14/04/2012
L-02/4	Landscape Plan – RFA Landscape Architects	B	14/04/2012
L-03/4	Landscape Plan – RFA Landscape Architects	B	14/04/2012
L-04/4	Landscape Plan – RFA Landscape Architects	B	14/04/2012
S01	Draft Subdivision Plan (amended in red)	A	Nov 2011
200296	Plan of Subdivision (Bernard Moriarty)	-	8 July 2008

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.





## **2. Construction Certificate**

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by Council or an Accredited Certifier. Plans submitted with the Construction Certificate are to be amended to incorporate the conditions of the Development Consent.

## **3. Provision of Parking Spaces**

The development is required to be provided with 303 off-street car parking spaces and eight (8) motorcycle spaces. These parking spaces shall be available for off-street parking at all times.

Car parking allocation in respect of units in the development are to be in accordance with the "Table of Car Allocation for Ground Floor and Levels 1 to 5", attached and marked "A"

## **4. External Finishes & Materials**

External finishes and materials shall be in accordance with the Finishes Schedule shown in Drawing 01/01 Issue C dated April 2012 submitted with the development application and approved with this consent.

## **5. Building Work to be in Accordance with BCA**

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

## **6. Approval from relevant Road Authority**

The applicant shall obtain approval from the NSW Roads and Maritime Services (or the relevant road authority at the time) regarding road works external to the site under the provisions of the *Roads Act 1993* and an additional approval is required if the construction of the development (including excavation) along the road reserve requires rock anchors.

## **7. Compliance with the NSW Police Requirements**

Compliance with the requirements of the NSW Police attached and marked "B" to this consent and dated 13 January 2012, in terms of the relevant Crime Prevention through Environmental Design (CPTED) factors such as surveillance, access control and territorial reinforcement with the exception of traffic matters outlined in the letter which are addressed separately as separate conditions in this consent.

## **8. Acoustic Requirements**

The recommendations of the Acoustic Assessment and Report prepared by SLR Global Environmental Solutions Pty Ltd, referenced as Report Number 5633-R1 Revision 2 dated 11 April 2012 and submitted as part of the Development Application are to be implemented as part of this approval and in particular Section 6 – Treatment Recommendations in respect of external walls, glazing, roof construction and other detailing.

## **9. Tree Removal**

Approval is granted for the removal of trees numbered 1-24, 24A, 25-36, 36A, 37-48, and 49-53 in accordance with the Tree Report prepared by Treescan and dated August 2011.

## **10. Planting Requirements**

All trees planted as part of the approved Landscape Plans L-01/4 to L-04/04 are to be minimum 75 litre pot size. All shrubs planted as part of the approved landscape plan are to be 5 to 15 litres pot size. Groundcovers are to be planted at 5/m<sup>2</sup> with minimum pot size of 150mm. All planting requirements are to be in accordance with the Plant Schedule of the Plans.

## **11. Tree to be retained**

To maintain the treed environment of the Shire, the tree numbered 48A in accordance with the Tree Report prepared by Treescan and dated August 2011 is to be retained.

## **12. Property Numbering for Integrated Housing, Multi Unit Housing, Commercial Developments and Industrial Developments**

The responsibility for property numbering is vested solely in Council.

The property addresses and unit numbers for this development are-

### **Units 1-161/13-25 Seven Hills Road Baulkham Hills NSW 2153**

- Building D – Units 1- 18 / 13-25 Seven Hills Road Baulkham Hills NSW 2153
- Building C – Units 19- 32 / 13-25 Seven Hills Road Baulkham Hills NSW 2153





- Building B – Units 33- 51 / 13-25 Seven Hills Road Baulkham Hills NSW 2153
- Building A – Units 52- 82 / 13-25 Seven Hills Road Baulkham Hills NSW 2153
- Building H – Units 83-104 / 13-25 Seven Hills Road Baulkham Hills NSW 2153
- Building G – Units 105-121/13-25 Seven Hills Road Baulkham Hills NSW 2153
- Building F – Units 122-144/13-25 Seven Hills Road Baulkham Hills NSW 2153
- Building E – Units 145-161/13-25 Seven Hills Road Baulkham Hills NSW 2153

Please refer to approved numbering plans attached and marked "C" to this consent. These unit numbers, as issued, are to be displayed clearly on all unit door entrances.

Clear and accurate external directional signage is to be erected on site at driveway entry points, parking areas and on buildings. Unit numbering signage is also required on stairway access doors and lobby and lift entry doors.

It is a requirement that at both main entry points, a Block layout plan be installed showing position of all unit numbers and the blocks in which they are situated. It is essential that all numbering signage throughout the complex is clear to assist emergency service providers locate a destination with ease and speed, in the event of an emergency.

**NOTE: Any amendments to these plans that may affect the approved numbering MUST be referred to the Council's Land Information Section for additional assessment.**

### **13. Australia Post Mail Box Requirements**

Australia post requires there be one (1) single group of cluster mail boxes. Should more than one (1) cluster be required, contact Australia Post for their approval. The number of mail boxes be provided is to be equal to the number of units plus one (1) for the Strata Plan proprietors.

### **14. Adherence to Approved Waste Management Plan**

The Waste Management Plan by Australian Consultant Architects dated May 2012 must be adhered to at all stages in the demolition/construction/design of facilities and on-going use phases. All waste material nominated for recycling must be reused or recycled. Any material moved offsite is to be transported in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and only to a place that can lawfully be used as a waste facility. Dockets/receipts verifying recycling/disposal must be kept and presented to Council when required.

### **15. Waste Storage and Separation - Construction and Demolition**

The reuse and recycling of waste materials must be maximised during construction and demolition. The separation and recycling of the following waste materials is required:

- 1) masonry products (bricks, concrete, concrete roof tiles) to be sent for crushing/recycling;
- 2) timber waste to be separated and sent for recycling;
- 3) metals to be separated and sent for recycling;
- 4) clean waste plasterboard to be returned to the supplier for recycling (excluding plasterboard from demolition); and
- 5) mixed waste (plastic wrapping, cardboard etc) to be sent to a licenced recycling or disposal facility

This can be achieved by constructing a minimum of five trade waste compounds on-site. Each waste compound must be adequately sized to enclose the waste. Alternatively, mixed waste may be stored in one or more adequately sized waste compounds and sent to a waste contractor/waste facility that will sort the waste on their site for recycling. Waste must be adequately secured and contained within designated waste areas and must not leave the site onto neighbouring public or private properties. Personal waste must not litter the site. Copies of actual weighbridge receipts verifying recycling/disposal must be kept and presented to Council when required.

### **16. Surplus Excavated Material**

The disposal/landfill of surplus excavated material, other than to a DECC licensed facility, is not permitted without formal approval from Council prior to the commencement of works. Any

unauthorised disposal of waste, which includes excavated material, is a breach of the *Protection of the Environment Operations Act 1997* and subject to substantial penalties. Unless Council approves an alternate site, then all surplus excavated material must be disposed of at a licenced waste facility. Copies of actual receipts verifying recycling/disposal must be kept and presented to Council when required.

#### **17. Importation of Fill**

All fill imported onto the site must be Excavated Natural Material (ENM) and must not contain contaminants such as demolition material or organic wastes. Details of the source of the material are to be obtained and provided to Council in the event of the importation of fill.

#### **18. Commencement of Domestic Waste Services**

All garbage, recycling and garden organics bins (including bulk bins) are to be ordered no earlier than (3) days prior to occupancy of the development. The bins are to be ordered by the property owner or agent acting for the owner by calling Council's Waste Hotline on Ph 1800 623 895.

#### **19. Domestic Waste Management**

Construction of the garbage and recycling bin storage areas is to be in accordance with the "Bin Storage Facility Design Specifications" as attached and marked "D" to this consent. Storage facility is to be provided for a minimum of 6 x 1,100L bulk garbage bin(s) and 28 x 240L recycling bins in accordance with the Ground Floor Plan DA 07 Revision E dated May 2012.

#### **20. Garbage Storage – Odour Control**

A waste contractor shall be engaged to remove all waste from the garbage storage area on a regular basis so that no overflow of rubbish will occur. Practical measures are also to be taken to ensure that odour emission from the garbage storage area does not cause offensive odour as defined by the *Protection of the Environment Operations Act, 1997*.

#### **21. Process for Council Endorsement of Legal Documentation**

Where an encumbrance on the title of the property is required to be released or amended and Council is listed as the benefiting authority, the relevant release or amendment documentation must be submitted along with payment of the applicable fee as per Council's Schedule of Fees and Charges. This process includes the preparation of a report and the execution of the documents by Council. Sufficient time should be allowed before lodging a Subdivision Certificate application.

#### **22. Water Sensitive Urban Design Handover Process**

An operations and maintenance plan must be prepared for all WSUD proposals. The operations and maintenance plan must include:

- a) The location and type of each WSUD element, including details of its operation and design;
  - A brief description of the catchment characteristics, such as land uses, areas etc;
  - Estimated pollutant types, loads and indicative sources;
  - Intended maintenance responsibility, Council, landowner etc;
  - Inspection method and estimated frequency;
  - Adopted design cleaning/ maintenance frequency;
  - Estimate life-cycle costs;
  - Site access details, including confirmation of legal access, access limitations etc;
  - Access details for WSUD measure, such as covers, locks, traffic control requirements etc;
- j) Description of optimum cleaning method and alternatives, including equipment and personnel requirements;
- k) Landscape and weed control requirements, noting that intensive initial planting is required upfront to reduce the requirement for active weed removal;





- l) A work method statement;
- m) A standard inspection and cleaning form.

For the purposes of complying with the above a WSUD treatment system is considered to include all functional elements of the system as well as any landscaped areas directly surrounding the system.

Refer to the consultation draft document entitled Managing Urban Stormwater: Urban Design (October 2007) prepared by the SMCMA and the then NSW DECCW for more information.

### **23. Separate Application for Strata Subdivision**

A separate application must be submitted for any proposed strata titled subdivision of the approved development.

### **24. Approved Subdivision Plan – Combined Development/ Subdivision**

The subdivision component of the development must be carried out in accordance with the following approved plans, except where amended by other conditions of consent:

- Subdivision plan prepared by Bernard Anthony Moriarty Ref 200296; and
- Draft subdivision plan prepared by ACA Drawing Ref S01 Revision A dated November 2011 amended in red to re-label proposed lots A and B as proposed lots 1 and 2 respectively.

### **24A. Subdivision Certificate Pre-Lodgement Meeting/ Check**

- Prior to the submission of a Subdivision Certificate application for either subdivision a final plan pre-lodgement meeting is required to establish that all subdivision conditions, namely Conditions 24, 101 and 102, have been completed to the satisfaction of Council.
- Prior to either final plan pre-lodgement meeting a copy of the final plan and 88B Instrument must be submitted for checking.
- Should the two lot subdivision of the subject site occur after either building has been constructed, then the party wall and associated cross easements required must be shown on the final plan. Should the two lot subdivision of the subject site occur before the building has been constructed, then the subsequent party wall created when either building is constructed must be registered on the title of both properties (including cross easements) via the registration of either a dealing or deposited plan with NSW Land and Property Information.

### **25. Protection of Public Infrastructure**

Council must be notified of any damage to public infrastructure caused by the development. Adequate protection must be provided prior to work commencing and maintained during building operations. Any damage caused must be made good, to the satisfaction of Council, before an Occupation Certificate can be issued. Public infrastructure includes the road pavement, kerb and gutter, concrete footpaths, drainage structures, utilities and landscaping fronting the site.

### **26. Structures Adjacent to Piped Drainage Easements**

Buildings and structures, including footings and brick fences, adjacent to existing or proposed drainage easements must be located wholly outside the easement. A design must be provided by a structural engineer certifying that the structure will not impart a load on the pipe in the easement.

### **27. Requirements for Council Drainage Easements**

No works are permitted within existing or proposed public drainage easements unless approved by Council. Where works are permitted, the following requirements must be adhered to:

Provision for overland flow and access for earthmoving equipment must be maintained.

The existing ground levels must not be altered. No overland flow is to be diverted out of the easement.

No fill, stockpiles, building materials or sheds can be placed within the easement.

New or replacement fencing must be approved by Council. Open style fencing must be used.

### **28. Vehicular Access and Parking**

The formation, surfacing and drainage of all driveways, parking modules, circulation roadways and ramps is required, with their design and construction complying with:

- a) AS/ NZS 2890.1:2004
- b) AS/ NZS 2890.6:2009
- c) AS 2890.2:2002
- d) DCP Part D Section 1 – Parking
- e) Council's Driveway Specifications

Where conflict exists the Australian Standard must be used.

The following must be provided:

- i. All driveways and car parking areas must be prominently and permanently line marked, signposted and maintained to ensure entry and exit is in a forward direction at all times and that parking and traffic circulation is appropriately controlled.
- ii. All driveways and car parking areas must be separated from landscaped areas by a low level concrete kerb or wall.
- iii. All driveways and car parking areas must be concrete or bitumen. The pavement design must consider the largest design service vehicle expected to enter the site.
- iv. All driveways and car parking areas must be graded, collected and drained by pits and pipes to a suitable point of legal discharge.



### **29. Gutter and Footpath Crossing Application**

Each driveway requires the lodgement of a separate gutter and footpath crossing application, accompanied by the current fee as prescribed by Council's Schedule of Fees and Charges.

### **30. Minor Engineering Works**

The design and construction of the engineering works listed below must be provided for in accordance with the following documents and requirements:

- a) Council's Design Guidelines Subdivisions/ Developments
- b) Council's Works Specifications Subdivisions/ Developments

Any variance from these documents requires separate approval from Council.

Works on existing public roads or any other land under the care and control of Council must be approved and inspected by Council in accordance with the *Roads Act 1993* or the *Local Government Act 1993*.

#### **i. Driveway Requirements**

The design, finish, gradient and location of all driveway crossings must comply with the above documents and Council's driveway specifications which can be found on Council's website:

<http://www.thehills.nsw.gov.au/>

The proposed driveways must be built to Council's medium duty standard, except for the proposed driveway also catering for the waste collection/ service vehicle, which must be built to Council's heavy duty standard.

Drawing DA07 Revision E dated April 2012 shows a splay corner at the kerb line in Seven Hills Road for both driveways, which is not supported. Both driveways (and the service vehicle exit) must be delineated as private driveways (and not an extension of the public road network) through the use of a conventional layback and gutter crossing, designed and constructed in accordance with the specifications mentioned above. For both driveways, the width at the kerb must include a 1m splay on either side from the width at the property boundary (for example, the western driveway would be 8.5m wide at the boundary and 10.5m at the kerb line).

A separate driveway application fee is payable in accordance with Council's Schedule of Fees and Charges.

#### **ii. Disused Layback/ Driveway Removal**

All disused laybacks and driveways must be removed and replaced with full kerb and gutter together with the restoration and turfing of the adjoining footpath verge area.



### iii. **Concrete Footpath Paving**

A 1.5m wide concrete footpath paving, including access ramps at all intersections, must be provided across the Seven Hills Road street frontage of the development site transitioning into the existing footpath adjacent in accordance with Council's standard footpath detail and the above documents. A separate minor engineering works application and inspection fee is payable as per Council's Schedule of Fees and Charges.

### iv. **Footpath Verge Formation**

The grading, trimming, topsoiling and turfing of the Seven Hills Road footpath verge fronting the development site is required to ensure a gradient between 2% and 4% falling from the boundary to the top of kerb is provided. This work must include the construction of any retaining walls necessary to ensure complying grades within the footpath verge area. All retaining walls and associated footings must be contained wholly within the subject site. Any necessary adjustment or relocation of services is also required, to the requirements of the relevant service authority. All service pits and lids must match the finished surface level.

### v. **Site Stormwater Drainage**

The entire site area must be graded, collected and drained by pits and pipes to a suitable point of legal discharge based on a 1 in 10 year ARI storm event.

### vi. **Inter-allotment Stormwater Drainage**

Piped inter-allotment drainage designed for a 1 in 10 year ARI storm event catering for the entire site area must be provided, with an assumed impervious surface of 80%. The site must be uniformly graded towards the inter-allotment drainage easement where a grated surface inlet pit must be provided within the site. All collected inter-allotment stormwater is to be piped to an approved constructed public drainage system.

Where OSD is required, a suitable level difference must be provided in the stormwater pit. A separate minor engineering works application and inspection fee is payable as per Council's Schedule of Fees and Charges.

### vii. **Stormwater Drainage**

The proposed connection to Council's existing stormwater pipeline/ easement shown on Drawing 89024419-C003 Revision 3 dated 1 May 2012 prepared by Cardno must comply with the above documents. A separate minor engineering works application and inspection fee is payable in accordance with Council's Schedule of Fees and Charges.

All works (including the internal/ private stormwater works shown on the plans provided by Cardno) must be located outside of the 3m wide easement required to be created over this existing pipeline as per Drawing DA06 Revision D dated April 2012.

## **31. Supervision of Works**

All work in the road reserve must be supervised by a suitably qualified and experienced person. The supervisors name, address and contact phone number must be submitted to Council prior to works commencing in the road reserve. A construction programme and anticipated duration of works must be submitted to Council prior to works commencing in the road reserve.

## **32. Public Liability Insurance**

All contractors working in the road reserve must have a current public liability insurance policy with an indemnity limit of not less than \$10,000,000.00. A copy of this insurance must be submitted to Council prior to works commencing in the road reserve.

## **PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

### **33. Section 94 Contribution**

The following monetary contributions must be paid to Council in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979, to provide for the increased demand for public amenities and services resulting from the development.

Payments comprise of the following:-



	Purpose: 1 bedroom unit	Purpose: 2 bedroom unit	Purpose: 3 bedroom unit	Purpose: Credit	No. of 1 bedroom units: 15	No. of 2 bedroom units: 132	No. of 3 bedroom units: 14	Sum of Units	No. of Credits: 6	Total \$94
Roads & Traffic - Capital	\$ 41.52	\$ 57.48	\$ 86.21	\$ 111.76	\$ 622.80	\$ 7,587.36	\$ 1,205.94	\$ 9,417.10	\$ 670.56	\$ 8,746.54
Open Space - Land	\$ 1,422.82	\$ 1,970.06	\$ 2,955.10	\$ 3,830.66	\$ 21,342.30	\$ 260,047.92	\$ 41,371.40	\$ 322,761.62	\$ 22,983.96	\$ 299,777.66
Open Space - Capital	\$ 111.22	\$ 153.95	\$ 230.93	\$ 299.30	\$ 1,668.30	\$ 20,321.40	\$ 3,233.02	\$ 25,222.72	\$ 1,795.80	\$ 23,426.92
Community Facilities - Land	\$ 6.36	\$ 8.80	\$ 13.20	\$ 17.11	\$ 95.40	\$ 1,161.60	\$ 184.80	\$ 1,441.80	\$ 102.66	\$ 1,339.14
Community Facilities - Capital	\$ 78.27	\$ 108.30	\$ 162.51	\$ 210.66	\$ 1,174.05	\$ 14,295.60	\$ 2,275.14	\$ 17,744.79	\$ 1,263.96	\$ 16,480.83
<b>Total</b>	<b>\$ 1,660.19</b>	<b>\$ 2,298.59</b>	<b>\$ 3,447.95</b>	<b>\$ 4,469.49</b>	<b>\$ 24,902.85</b>	<b>\$ 303,413.88</b>	<b>\$ 48,271.30</b>	<b>\$ 376,588.03</b>	<b>\$ 26,816.94</b>	<b>\$ 349,771.09</b>

The contributions above are applicable at the time this consent was issued. Please be aware that Section 94 contributions are updated quarterly.

Prior to payment of the above contributions, the applicant is advised to contact Council's Development Contributions Officer on 9843 0268. Payment must be made by cheque or credit/debit card. Cash payments will not be accepted.

This condition has been imposed in accordance with Contributions Plan No. 7 – Southern Precincts (Baulkham Hills).

Council's Contributions Plans can be viewed at [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au) or a copy may be inspected or purchased at Council's Administration Centre.

#### **34. Stormwater Treatment - Car Parks**

The car parking areas must drain to a stormwater treatment device capable of removing litter, oil, grease and sediment prior to discharge to the stormwater system. Details of the stormwater treatment device are to be submitted to Council.

#### **35. Landscape Bond**

To ensure the public amenity of the streetscape a landscape bond in the amount of \$30,000.00 is to be lodged with Council prior to the issue of the Construction Certificate. It shall be refunded 6 months following the issue of the Final Occupation Certificate 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.

#### **36. Integral Energy**

A letter of consent showing satisfactory arrangements have been made underground electricity to the site in accordance with Integral Energy's Network Connection Contestable Works General Terms and Conditions Policy.

#### **37. Telecommunications**

A letter of consent showing satisfactory arrangements have been made with the relevant telecommunications carrier(s) for the provision of underground telecommunications services to the site.

#### **38. Internal Pavement Structural Design Certification (Waste Services)**

A Certified Practicing Engineer (CPEng) must confirm the structural adequacy of the internal pavement design to Council prior to the issue of a Construction Certificate. The proposed pavement design must be adequate to withstand the loads imposed by a loaded waste vehicle (i.e. 28 tonne axle load) from the boundary to the waste collection point including any manoeuvring areas.

#### **39. Design Verification**

Prior to the release of the Construction Certificate design verification is required from a qualified designer to confirm the development is in accordance with the approved plans and continues to satisfy the design quality principles in SEPP65.

#### **40. Concept Engineering Design Approval**

Submitted concept engineering design plans are for DA purposes only and must not be used for construction.







#### **41. Onsite Stormwater Detention – Upper Parramatta River Catchment Area**

Onsite Stormwater Detention (OSD) is required in accordance with Council's adopted policy for the Upper Parramatta River catchment area, the Upper Parramatta River Catchment Trust OSD Handbook.

The stormwater concept plans prepared by Cardno listed below are for development application purposes only and are not to be used for construction:

<b>Drawing:</b>	<b>Description:</b>	<b>Revision:</b>	<b>Date:</b>
89024419-C001	Basement 2	1	14/11/2011
89024419-C002	Basement 1	1	14/11/2011
89024419-C003	Lower Ground Floor	3	01/05/2012
89024419-C004	Ground Floor	1	14/11/2011
89024419-C005	Sediment and Erosion Control	1	14/11/2011

The detailed design must reflect the approved concept plans and the information and calculations included with the concept stormwater design report prepared by Cardno (Version 3) dated May 2012.

Comprehensive design plans showing full construction details must be prepared by an accredited OSD designer and submitted with:

- A completed OSD Drainage Design Summary Sheet;
- Drainage calculations and details, including those for all weirs, overland flow paths and diversion (catch) drains, catchment areas, times of concentration and estimated peak run-off volumes;
- A completed OSD Detailed Design Checklist;
- A maintenance schedule.

The design and construction of the OSD system must be approved by either Council or an accredited certifier. This certification must be included with the documentation approved as part of any Construction Certificate.

A Design Compliance Certificate (DCC) certifying the detailed design of the OSD system can be issued by Council subject to the following being provided:

- i. A completed application form;
- ii. Four copies of the design plans and specifications;
- iii. Payment of the applicable application and inspection fees.

#### **Water Sensitive Urban Design Elements**

The proposed water sensitive urban design elements, consisting of rainwater tanks, pit inserts, "stormfilter" cartridges and a silt arrestor; are to be located generally in accordance with the plans and information prepared by Cardno and submitted with the application.

Detailed plans for the water sensitive urban design elements must be submitted for approval. The detailed plans must be suitable for construction, and include detailed and representative longitudinal and cross sections of the proposed infrastructure. The design must be accompanied, informed and supported by detailed water quality and quantity modelling. The modelling must demonstrate a reduction in annual average pollution export loads from the development site in line with the following environmental targets:

- 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.

All model parameters and data outputs are to be provided.

These elements must be designed and constructed in accordance with best practice water sensitive urban design techniques and guidelines. Such guidelines include, but are not limited to, the following:

- Water Sensitive Urban Design – Technical Guidelines for Western Sydney, 2004, <http://www.wsud.org/tools-resources/index.html>; and
- Australian Runoff Quality – A Guide to Water Sensitive Urban Design, 2005, <http://www.ncwe.org.au/arq/>.

#### **42. Basement Car Park and Subsurface Drainage**

The stormwater pump-out system must provide for the following:

- a) A holding tank sized to store the run-off from a 12 hour 1 in 100 year ARI storm event;
- b) A alternating two pump system capable of emptying the holding tank at either the Permissible Site Discharge rate or the rate of inflow for a 5 hour 1 in 5 year ARI storm event, whichever is lower;
- c) An alarm system to alert a pump failure;
- d) 100mm freeboard to all nearby parking spaces;
- e) The system must be connected to the Onsite Stormwater Detention system before being discharged to the street, under gravity.

All relevant plans, calculations, hydraulic details and manufacturer specifications for the pump must be submitted with certification from the designer confirming the design complies with the above requirements.

#### **43. Registration of Drainage Easement**

The existing Council drainage easement must be widened from 2.44m to 3m prior to a Construction Certificate being issued. A copy of the registered easement plan and associated 88B Instrument must be submitted to Council.

#### **44. Draft Legal Documents**

Where an encumbrance on title is required to be created as part of this consent, draft copies of all legal documents must be submitted to Council for checking before a Construction Certificate is issued.

#### **45. 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 of **\$84,810.00** is required to be submitted to Council to guarantee the protection of the adjacent road pavement and public assets during construction works. The above amount is calculated at the rate of \$30.00 per square metre based on the public road frontage of the subject site (157m) plus an additional 50m on both sides (257m) and the width of the road measured from face of kerb on both sides (11m).

The bond must be lodged with Council prior to the issue of a Construction Certificate.

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.

#### **46. Security Bond – External Works**

In accordance with Section 80A(6)(b) of the *Environmental Planning and Assessment Act 1979*, a security bond is required to be submitted to Council to guarantee the construction, completion and performance of all works external to the site. The bonded amount must be based on 150% of the tendered value of providing all such works. The minimum bond amount is **\$10,000.00**.

The bond must be lodged with Council prior to the issue of any Construction Certificate.

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 completed to Council's satisfaction.

#### **47. Bank Guarantee Requirements**

Should a bank guarantee be the proposed method of submitting a security bond it must:

- a) Have no expiry date;
- b) Be forwarded direct from the issuing bank with a cover letter that refers to Development Consent DA 605/2012/JF;





- c) Specifically reference the items and amounts being guaranteed. A single bank guarantee is submitted for multiple items it must be itemised. Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

#### **48. Security Gates/ Visitor Access and Queuing**

The intercom/ security gate proposed on the western driveway must be located 6m (minimum) into the site, measured from the site boundary, to ensure there is sufficient room for a single vehicle to queue without extending into the Seven Hills Road footpath verge.

The intercom/ security gate proposed on the eastern driveway must be located 11m (minimum) into the site, measured from the site boundary, to ensure there is sufficient room for two vehicles to queue without extending into the Seven Hills Road footpath verge.

Access into the basement car parking area must be unimpeded for visitors who are unable to contact the resident they are visiting, so that they may enter the basement car parking to turn around and leave the site in a forward direction, as per the letter from Traffix dated 13 April 2012 and the additional advice on this matter in the letter from Australian Consulting Architects Pty Ltd dated 30 April 2012.

The Construction Certificate must include details for the proposed intercom/ security gates demonstrating compliance with the above.

### **PRIOR TO WORK COMMENCING ON THE SITE**

#### **49. Principal Certifying Authority**

A sign is to be erected in accordance with Clause 98 A (2) of the *Environmental Planning and Assessment Regulations 2000*.

#### **50. Builder and PCA Details Required**

Notification in writing of the builder's name, address, telephone and fax numbers to be submitted to the Principal Certifying Authority prior to work commencing.

Two days before work commences, Council shall be notified of the Principal Certifying Authority in accordance with the Regulations.

#### **51. Management of Building Sites – Builder's Details**

The erection of suitable fencing or other measures to restrict public access to the site and building works, materials or equipment when the building work is not in progress or the site is otherwise unoccupied.

The erection of a sign, in a prominent position, stating that unauthorised entry to the site is not permitted and giving an after hours contact name and telephone number. In the case of a privately certified development, the name and contact number of the Principal Certifying Authority.

#### **52. Consultation with Service Authorities**

Applicants are advised to consult with Telstra and Australia Post regarding the installation of telephone conduits and letterboxes respectively.

Unimpeded access must be available to the electricity supply authority, during and after building, to the electricity meters and metering equipment.

The building plans must be submitted to the appropriate Sydney Water office to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements. If the development complies with Sydney Water's requirements, the building plans will be stamped indicating that no further requirements are necessary.

#### **53. Approved Temporary Closet**

An approved temporary closet connected to the sewers of Sydney Water, or alternatively an approved chemical closet is to be provided on the land, prior to building operations being commenced.

#### **54. Erosion and Sedimentation Controls**

Erosion and sedimentation controls shall be in place prior to the commencement of site works; and maintained throughout construction activities until the site is landscaped and/or suitably revegetated. The controls shall be in accordance with the details approved by Council and/or as directed by Council Officers. These requirements shall be in accordance with Managing Urban Stormwater – Soils and Construction produced by the NSW Department of Housing (Blue Book).

#### **55. Erosion & Sediment Control Plan Kept on Site**

A copy of the Erosion and Sediment Control Plan must be kept on site at all times during construction and made available to Council officers on request.

#### **56. Site Water Management Plan**

A Site Water Management Plan is to be submitted to Council for approval. The plan is required to be site specific and be in accordance with "Managing Urban Stormwater - Soils and Construction" (The Blue Book) produced by the NSW Department of Housing.

#### **57. Stabilised Access Point**

A stabilised all weather access point is to be provided prior to commencement of site works, and maintained throughout construction activities until the site is stabilised. The controls shall be in accordance with the requirements with the details approved by Council and/or as directed by Council Officers. These requirements shall be in accordance with Managing Urban Stormwater – Soils and Construction produced by the NSW Department of Housing (Blue Book).

#### **58. Notification of Asbestos Removal**

Author to Commencement of any demolition works involving asbestos or asbestos containing materials, all adjoining neighbours and Council must be given a minimum five days written notification of the works.

#### **59. Stormwater Management**

All existing stormwater pits to the site will be covered with geofabric sediment fencing to prevent sediment runoff into the stormwater system. To prevent sediment contamination the filters will be regularly inspected and replaced during the duration of the works.

#### **60. Protection of Existing Trees**

The tree that is to be retained is to be protected during all works with 1.8m high chainwire fencing which is to be erected at least three (3) metres from the base of the tree and is to be in place prior to works commencing to restrict the following occurring:

- Stockpiling of materials within the root protection zone,
- Placement of fill within the root protection zone,
- Parking of vehicles within the root protection zone,
- Compaction of soil within the root protection zone.

All areas within the root protection zone are to be mulched with composted leaf mulch to a depth of not less than 100mm.

The installation of services within the root protection zone is not to be undertaken without consultation with Council's Tree Management Officer.

#### **61. Demolition Works & Asbestos Removal/Disposal**

The demolition of any existing structure is to be carried out in accordance with the *Occupational Health & Safety Regulations 2001 Part 8* and the *Australian Standard AS 2601-1991: The Demolition of Structures*. All vehicles leaving the site carrying demolition materials are to have loads covered and are not to track any soil or waste materials on the road. Should the demolition works obstruct or inconvenience pedestrian or vehicular traffic on adjoining public road or reserve, a separate application is to be made to Council to enclose the public place with a hoarding or fence. All demolition waste is to be removed from the





site according to the Council's approved waste management plan. — Demolition Waste Section. All asbestos, hazardous and/or intractable wastes are to be disposed in accordance with the Workcover Authority Guidelines and requirements. The asbestos must be removed by a bonded asbestos licensed operator. Supporting documentation (dockets/Receipts), verifying recycling and disposal must be kept, to be checked by Council if required.

#### **62. Discontinuation of Domestic Waste Service(s)**

Prior to commencement of any demolition works, Council must be notified to collect any garbage or recycling bins from any dwelling/building that is to be demolished and to discontinue the waste service (where the site ceases to be occupied during works). Construction or demolition workers must not use Council's domestic and garbage and recycling service for the disposal of waste. Please contact Council's Domestic Waste Hotline on 1800 623 895 for the discontinuation of waste services.

#### **63. Eastern Property Boundary – Rock Anchors**

It is a condition of this consent that prior to any excavation of the development along the eastern property boundary (adjacent to Council's public reserve) written consent shall be obtained from the Council in the event that rock anchors are to be used during such excavation work. If rock anchors are to be used in the excavation of the development the Council reserves its rights to seek reasonable monetary compensation.

#### **64. Traffic Control Plan**

A Traffic Control Plan is required to be prepared in strict compliance with the requirements of AS 1742.3 and the current RTA Traffic Control and Work Sites Manual and submitted to Council for approval. The person preparing the plan must have the relevant RTA accreditation to do so. Where amendments to the approved plan are required, they must be submitted to Council for approval prior to being implemented.

#### **65. NSW Roads and Maritime Services Design Approval**

Prior to any works commencing, the design and construction of the works in Seven Hills Road must be approved by the NSW Roads and Maritime Services (or the relevant Road Authority at the time). Four copies of the NSW Roads and Maritime Services' stamped approved construction plans and a covering letter from the NSW Roads and Maritime Services advising that suitable arrangements have been made to enable the commencement of works must be submitted to Council.

#### **66. Separate OSD Detailed Design Approval**

No work is to commence until a detailed design for the OSD system has been approved by either Council or an accredited certifier.

#### **67. Pre-Construction Public Infrastructure Dilapidation Report**

A public infrastructure inventory report must be prepared and submitted to Council recording the condition of all public assets in the direct vicinity of the development site. The report shall include:

- a) Designated construction access and delivery routes; and
- b) Photographic evidence of the condition of all public assets. The report shall clearly identify the date of recording.

### **DURING CONSTRUCTION**

#### **68. Hours of Work**

Work on the project to be limited to the following hours: -

**Monday to Friday - 7.00am to 5.00pm; and**

**Saturdays – 8.00am to 3.00pm**

No work to be carried out on Sunday or Public Holidays.



The builder/contractor shall be responsible to instruct and control sub-contractors regarding the hours of work. Council will exercise its powers under the *Protection of the Environment Operations Act*, in the event that the building operations cause noise to emanate from the property on Sunday or Public Holidays or otherwise than between the hours detailed above.

#### **69. Compliance with BASIX Certificate**

Under clause 97A of the *Environmental Planning and Assessment Regulations 2000*, it is a condition of this Development Consent that all commitments listed in BASIX Certificate No. 404069M\_02, dated 08 May 2012 (for Blocks A, G & H) and BASIX Certificate No. 404411M\_02 dated 08 May 2012 (for Blocks B, C, D, E & F), be complied with. Any subsequent version of these BASIX Certificates will supersede all previous versions of the certificate.

A Section 96 Application **may** be required should the subsequent version of this BASIX Certificate necessitate design changes to the development. However, a Section 96 Application **will** be required for a BASIX Certificate with a new number.

#### **70. Compliance with Critical Stage Inspections and Other Inspections Nominated by the Principal Certifying Authority**

Section 109E(d) of the *Environmental Planning and Assessment Act 1979* requires certain specific inspections (prescribed by Clause 162A of the Regulations) and known as "Critical Stage Inspections" to be carried out for building work. Prior to permitting commencement of the work, your Principal Certifying Authority is required to give notice of these inspections pursuant to Clause 103A of the Regulations.

An Occupation Certificate cannot be issued and the building may not be able to be used or occupied where any mandatory critical stage inspections or other inspections required by the Principal Certifying Authority are not carried out.

As Council is nominated as Principal Certifying Authority, notification of all inspections required is provided with the Construction Certificate approval.

**NOTE:** You are advised that inspections may only be carried out by the PCA unless by prior agreement of the PCA and subject to that person being an accredited certifier.

#### **71. Dust Control**

The emission of dust must be controlled to minimise nuisance to the occupants of the surrounding premises. In the absence of any alternative measures, the following measures must be taken to control the emission of dust:

- Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the construction work.
- All dusty surfaces must be wet down and suppressed by means of a fine water spray. Water used for dust suppression must not cause water pollution; and
- All stockpiles of materials that are likely to generate dust must be kept damp or covered.

#### **72. Rock Breaking Noise**

Upon receipt of a justified complaint in relation to noise pollution emanating from rock breaking as part of the excavation and construction processes, rock breaking will be restricted to between the hours of 9am to 3pm, Monday to Friday. No rock breaking shall occur any Saturday, Sunday or Public Holiday.

Details of noise mitigation measures and likely duration of the activity will also be required to be submitted to Council seven (7) days of receiving notice from Council.

#### **73. Construction Noise**

The emission of noise from the construction of the development shall comply with the *Interim Construction Noise Guideline* published by the Department of Environment and Climate Change (July 2009).







#### **74. Washing of Vehicles**

The car wash bay is to be roofed and bunded to exclude rainwater. All wastewater from car washing is to be discharged to the sewer under the Trade Waste Agreement from Sydney Water. Alternate water management and disposal options may be possible where water is recycled, minimised or reused on the site. Any such option is to comply with:

- a) Council's Stormwater Management Plan
- b) Environmental Protection Authority's *Environment Protection Authority Manual for Authorised Officer's: Technical Section (Car Washing Waste)*
- c) Environmental Protection Authority's *Managing Urban Stormwater: treatment techniques*.

#### **75. Contamination**

Ground conditions are to be monitored and should evidence such as, but not limited to, imported fill and/or inappropriate waste disposal indicate the likely presence of contamination on site, works are to cease, Council is to be notified and a site contamination investigation is to be carried out in accordance with *State Environmental Planning Policy 55 – Remediation of Land*.

The report is to be submitted to Council for review prior to works recommencing on site.

#### **76. Stockpiles**

Stockpiles of topsoil, sand, aggregate or other material capable of being moved by water shall be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.

#### **77. Asbestos Removal**

Asbestos and asbestos containing material shall be removed by a licenced asbestos removalists and all work must be in accordance with the requirements of the NSW Workcover Authority. Asbestos and asbestos containing material is to be disposed of in accordance with the requirements of the Department of Environment, Climate Change and Water (DECCW). All dockets and paper work for the disposal shall be retained and made available to Council upon request.

#### **78. Dust Control**

The emission of dust must be controlled to minimise nuisance to the occupants of the surrounding premises. In the absence of any alternative measures, the following measures must be taken to control the emission of dust:

- Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the construction work.
- All dusty surfaces must be wet down and suppressed by means of a fine water spray. Water used for dust suppression must not cause water pollution; and
- All stockpiles of materials that are likely to generate dust must be kept damp or covered.

#### **79. Standard of Works**

All work must be completed in accordance with this consent and Council's Works Specification Subdivisions/ Developments and must include any necessary works required to make the construction effective. All works and public utility relocation must incur no cost to Council.

### **PRIOR TO THE ISSUE OF A FINAL OCCUPATION AND/OR SUBDIVISION CERTIFICATE**

#### **80. Design Verification Certificate**

Prior to the release of the Occupation Certificate design verification is required from a qualified designer to confirm that the development has been constructed in accordance with approved plans and details and has satisfied the design quality principles in SEPP65 and Clause 154A of the *Environmental Planning & Assessment Regulations 2000*.

**81. Section 73 Certificate**

A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Development and Plumbing section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) and then refer to Water Servicing Co-ordinator under "Developing Your Land" or telephone 13 20 92 for assistance.

**82. Provision of Electricity Services**

Submission of a compliance certificate from the relevant provider confirming satisfactory arrangements have been made for the provision of electricity services (including undergrounding of services where appropriate).

**83. Provision of Telecommunications Services**

The submission of a compliance certificate from the relevant telecommunications provider, authorised under the *Telecommunications Act* confirming satisfactory arrangements have been made for the provision of, or relocation of, telecommunication services including telecommunications cables and associated infrastructure. This includes undergrounding of aerial telecommunications lines and cables where required by the relevant telecommunications carrier.

**84. Acoustic Compliance Report**

The acoustic consultant shall progressively inspect the installation of the required noise suppressant components as recommended in report titled Road Traffic Noise Assessment Report Number 5633-R1 prepared by SLR Global Environmental Solutions dated 11 April

Certification is to be provided to Council as to the correct installation of components and that the required criteria's have been met.

**85. Landscaping Prior to Issue of Occupation Certificate**

The landscaping of the site shall be carried out prior to issue of the Final Occupation Certificate in accordance with the Landscape Plans L-01/4 to L-04/04 Revision B dated 14/4/12. All landscaping is to be maintained at all times in accordance with BHDCP Part D, Section 3 – Landscaping and the approved plan.

**86. Internal Pavement Construction Certification (Waste Services)**

Certification from a Certified Practising Engineer (CPEng) must be submitted to Council prior to the issue of an Occupation Certificate confirming that the internal pavement has been constructed in accordance with the approved plans and is suitable for use by a loaded waste vehicle.

**87. Inspection of Bin Bay Storage Areas**

Inspection of the bin bay storage areas is to be undertaken by Council's Waste Management Project Officer to ensure compliance with Council's design specifications.

**88. Confirmation of Pipe Locations**

A letter from a registered surveyor must be provided certifying that all pipes and drainage structures are located within the proposed drainage easements.

**89. Completion of Engineering Works**

An Occupation Certificate must not be issued prior to the completion of all engineering works covered by this consent, in accordance with this consent.

**90. Compliance with NSW Roads and Maritime Services Requirements**



A letter from the NSW Roads and Maritime Services (or the relevant Road Authority at the time) must be submitted confirming that all works in Seven Hills Road have been completed in accordance with their requirements and that they have no objection to the issuing of an Occupation Certificate.

#### **91. Post Construction Public Infrastructure Dilapidation Report**

Before an Occupation Certificate is issued, an updated public infrastructure inventory report must be prepared and submitted to Council. The updated report must identify any damage to public assets in the direct vicinity of the development site and the means of rectification for the approval of Council.

#### **92. Consolidation of Allotments**

All allotments included in this consent must be consolidated into a single allotment before an Occupation Certificate is issued. A copy of the registered plan must be submitted to Council.

#### **93. Pump System Certification**

Certification that the stormwater pump system has been constructed in accordance with the approved design and the conditions of this approval must be provided by a suitably qualified hydraulic engineer.

#### **94. OSD System Certification**

The Onsite Stormwater Detention (OSD) system must be completed to the satisfaction of the Principal Certifying Authority (PCA) prior to the issuing of an Occupation Certificate. The following documentation is required to be submitted upon completion of the OSD system and prior to a final inspection:

- a) Works as executed plans prepared on a copy of the approved plans;
- b) A certificate of hydraulic compliance (Form B.11) from a suitably qualified engineer or surveyor verifying that the constructed OSD system will function hydraulically;
- c) A certificate of structural adequacy from a suitably qualified structural engineer verifying that the structures associated with the constructed OSD system are structurally adequate and capable of withstanding all loads likely to be imposed on them during their lifetime.

Where Council is not the PCA a copy of the above documentation must be submitted to Council.

#### **95. Completion of Water Sensitive Urban Design Elements**

An Occupation Certificate must not be issued prior to the completion of the WSUD elements conditioned earlier in this consent. The following documentation must be submitted in order to obtain an Occupation Certificate:

- a) WAE drawings and any required engineering certifications;
- b) Records of inspections;
- c) An approved operations and maintenance plan; and
- d) A certificate of structural adequacy from a suitably qualified structural engineer verifying that any structural element of the WSUD system are structurally adequate and capable of withstanding all loads likely to be imposed on them during their lifetime.

Where Council is not the PCA a copy of the above documentation must be submitted to Council.

#### **96. Creation and Registration of Restrictions and Positive Covenants**

##### **a) Creation of Restrictions and Positive Covenants**

The submission to Council of all necessary documentation together with payment of the endorsement fee prescribed in Council's Schedule of Fees and Charges to create the following over the title of the property. The wording must nominate The Hills Shire Council as the authority to release, vary or modify each restriction or positive covenant. Standard wording is available on Council's website and must be used.

##### **i. Restriction – OSD Modification**

A restriction restricting development over or the varying of any finished levels and layout of the constructed onsite stormwater detention system.

**ii. Positive Covenant – OSD Maintenance**

A positive covenant to ensure the ongoing maintenance of the constructed onsite stormwater detention system at the expense of the property owner.

**iii. Restriction – WSUD Modification**

A restriction restricting development over or the varying of any finished levels and layout of the constructed water sensitive urban design elements.

**iv. Positive Covenant – WSUD Maintenance**

A positive covenant to ensure the ongoing maintenance of the constructed water sensitive urban design elements at the expense of the property owner.

**v. Positive Covenant – Stormwater Pump Maintenance**

A positive covenant to ensure the ongoing maintenance of the constructed stormwater pump-out system at the expense of the property owner.

**vi. Restriction – Bedroom Numbers**

A restriction must be created on the title of each dwelling limiting the number of bedrooms to that shown on the plans and details approved with this consent. The restriction must also state that no internal alterations are permitted that result in the creation of additional bedrooms.

**b) Registration of Request Documents**

The request documents endorsed by Council must be registered and a copy of the registered documents submitted to Council before an Occupation Certificate is issued.



**97. Offensive Noise**

The use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to "offensive noise" as defined under the provisions of the *Protection of the Environment Operation Act 1997*.

**98. Maintenance of Car Park Stormwater Treatment Device**

All wastewater and stormwater treatment devices (including drainage systems, sumps and traps), shall be regularly maintained in order to remain effective.

All solid and liquid waste is to be collected and removed by a licenced contractor.

**99. Servicing of Bins**

Council contracted or private garbage/recycling collection vehicles servicing the development are not permitted to reverse in or out of the site. Collection vehicles must be travelling in a forward direction at all times to service bins.

**100. Traffic Safety Report after issue of Occupation Certificate**

Twelve months (one year) following the issuing of an Occupation Certificate for the development, a traffic safety report must be prepared by a suitably qualified and experienced traffic engineer and provided to Council. This traffic report must consider the use and operation of the intercom/security gates in practice; inclusive of recommendations of works required should there be any vehicular or pedestrian safety concerns identified in the study period, such as vehicles queued out into Seven Hills Road. Any recommendations of this report, once confirmed by Council, must be implemented by the person with the benefit of the consent, at their expense, including (in the worst case) the removal of the intercom/ security gates.

Should not enough units within the development be sold/occupied twelve months (one year) following the issuing of an Occupation Certificate, the preparation and submission of this report must be deferred for a further twelve months (one year) to ensure the traffic

assessment provides an accurate critique of the operation of the intercom/ security gates when used by a critical mass.

#### **PRIOR TO THE ISSUING OF A SUBDIVISION CERTIFICATE**

##### **101. Final Subdivision Fees**

All outstanding fees must be paid before a Subdivision Certificate can be issued.

##### **102. Subdivision Certificate Application**

When submitted, the Subdivision Certificate application must include:

- a) The final plan and administration sheet, along with ten copies of both.
- b) The original plus one copy of the 88B Instrument.
- c) All certificates and supplementary information as required by this consent.
- d) An electronic copy of the final plan on disk in ".dwg" format.

Council will not accept a Subdivision Certificate application without all the items listed above.



## ATTACHMENT "A" (REFER CONDITION 3)



Table of Car Allocation

**13-25 Seven Hills Rd Baulkham Hills**  
**CAR ALLOCATION TABLE**

Ground Floor		
Unit Number	No. of Bedrooms	No. of car spaces
A.LG.1	2	2
A.LG.2	2	1 (d)
A.LG.3	2	1
A.LG.4	2	1
A.LG.5	2	1
A.LG.6	1	1 (d)
B.LG.1	1	1 (d)
B.LG.2	3	1 (d), 1
B.LG.3	1	1
B.LG.4	1	1
C.LG.1	2	1

note: (d) represents disabled car space







Ground Floor		
Unit Number	No. of Bedrooms	No. of Car Spaces
A.G.1	2	2
A.G.2	2	1 (d)
A.G.3	2	2
A.G.4	2	1
A.G.5	2	1
A.G.6	1	1
B.G.1	1	1 (d)
B.G.2	3	1 (d), 1
B.G.3	1	1
B.G.4	2	2
C.G.1	2	1
C.G.2	2	2
C.G.3	2	2
D.G.1	2	1
D.G.2	1	1
D.G.3	2	1
E.G.1	2	1
E.G.2	2	1
E.G.3	2	1
F.G.1	2	1
F.G.2	2	1
F.G.3	2	1
F.G.4	2	1
G.G.1	2	2
G.G.2	2	2
G.G.3	2	1
H.G.1	2	2
H.G.2	2	2
H.G.3	2	1

note: (d) represents disabled car space

Level 1		
Unit Number	No. of Bedrooms	No. of Car spaces
A.1.1	2	1
A.1.2	2	1
A.1.3	2	1
A.1.4	2	1
A.1.5	2	1
A.1.6	1	1
B.1.1	1	1, 1(d)
B.1.2	3	1
B.1.3	1	1
B.1.4	2	1
C.1.1	2	2
C.1.2	2	2
C.1.3	2	2
D.1.1	2	2
D.1.2	2	2
D.1.3	2	2
E.1.1	2	2
E.1.2	2	1
E.1.3	2	1
F.1.1	2	1
F.1.2	2	1
F.1.3	2	1
F.1.4	2	1
G.1.1	2	2
G.1.2	2	2
G.1.3	2	1
H.1.1	2	2
H.1.2	2	2
H.1.3	2	1
H.1.4	2	1

note: (d) represents disabled car space



Level 2		
Unit Number	No. of Bedrooms	No. of Car Spaces
A.2.1	2	
A.2.2	2	2
A.2.3	2	1
A.2.4	2	1
A.2.5	2	1
A.2.6	1	1 (d), 1
B.2.1	1	1
B.2.2	3	2
B.2.3	1	1
B.2.4	2	2
C.2.1	2	2
C.2.2	2	2
C.2.3	2	2
D.2.1	2	2
D.2.2	2	2
D.2.3	2	2
E.2.1	2	1
E.2.2	2	1
E.2.3	2	1
F.2.1	2	1
F.2.2	2	1
F.2.3	2	1
F.2.4	2	1
G.2.1	2	2
G.2.2	2	2
G.2.3	2	1
H.2.1	2	2
H.2.2	2	2
H.2.3	2	1
H.2.4	2	1

note: (d) represents disabled car space



Level 3		
Unit Number	No. of Bedrooms	No. of Car spaces
A.3.1	3	2
A.3.2	2	2
A.3.3	2	1
A.3.4	2	1
B.3.1	1	1
B.3.2	2	2
C.3.1	3	2
C.3.2	2	2
C.3.3	2	2
D.3.1	2	1
D.3.2	2	1
D.3.3	2	1
E.3.1	2	2
E.3.2	2	1
E.3.3	2	1
F.3.1	2	2
F.3.2	2	2
F.3.3	2	2
F.3.4	2	1
G.3.1	2	2
G.3.2	2	2
G.3.3	2	1
H.3.1	2	2
H.3.2	2	2
H.3.3	2	1
H.3.4	2	1





Level 4		
Unit Number	No. of Bedrooms	No. of Garages
A.4.1	2	2
A.4.2	2	2
A.4.3	3	2
B.4.1	3	2
C.4.1	3	2
D.4.1	2	2
D.4.2	2	2
D.4.3	2	2
E.4.1	2	2
E.4.2	2	1
E.4.3	2	1
F.4.1	2	2
F.4.2	2	2
F.4.3	2	1
F.4.4	2	2
G.4.1	2	2
G.4.2	2	2
G.4.3	2	1
H.4.1	2	2
H.4.2	2	2
H.4.3	2	1
H.4.4	2	1

Level 5		
Unit Number	No. of Bedrooms	No. of Car spaces
D.5.1	3	2
D.5.2	2	1
D.5.3	2	2
E.5.1	3	2
E.5.2	2	2
F.5.1	3	2
F.5.2	2	2
F.5.3	2	2
G.5.1	3	2
G.5.2	2	2
H.5.1	3	2
H.5.2	2	2
H.5.3	2	2

OVERALL TOTAL

241







## ATTACHMENT "B" (REFER CONDITION 7)



## NSW POLICE FORCE

### THE HILLS LOCAL AREA COMMAND

Castle Hill Police Station  
Cnr Castle & Pennant St  
Castle Hill NSW 2154  
Ph. 9680 5399  
Fax: 9680 5303

Friday 13<sup>th</sup> January 2012

Claro PATAG  
Town Planning Co-ordinator  
Baulkham Hills Shire Council  
P.O. Box 75  
Castle Hill NSW 1765

DOC. No.:
BQX No.:
02 FEB 2012
THE HILLS SHIRE COUNCIL

Dear Mr PATAG,

**Subject: Development Application No. 605/2012/JP Demolition of existing structures and construction of an apartment development comprising 161 units**

**Property: Lot 2 DP 1041547, Lot 6 DP 21949, Lot 5 DP 21949, Lot 4 DP 21949, Lot 1 21949, Lot 2 DP 21949, Lot 3 DP 21949  
13 - 25 Seven Hills Road, Baulkham Hills NSW 2153**

**Police Ref: 2012/636**

We refer to your development application which seeks approval for the demolition of existing structures and construction of an apartment development of 161 units. After perusing the paperwork and plans associated with this proposal, Police have several concerns with the development and there are a number of Crime Prevention Through Environmental Design (CPTED) factors that should be considered.

#### Surveillance

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would-be offenders are often deterred from committing crime in areas with high levels of surveillance. This can be achieved by having clear sightlines between public and private places, and effective lighting of public places.

### Car Park

Internal car park structures such as concrete columns, solid internal walls, service rooms and enclosed fire exits can create significant visual obstruction in car parks. From a criminal's perspective, obstructions reduce risk and provide opportunities for cover and entrapment. This needs to be considered in the car park which is situated in the basement.

Also Police recommend that the car parking area in the basement be painted white to greatly help to reflect light. Painted facilities not only look larger and more spacious than unpainted car parks, but can greatly reduce the number of lights required to illuminate the car park and on-going energy costs.

### Vegetation

The safety objective of "to see and be seen" is important in landscaped areas. Dense vegetation can provide concealment and entrapment opportunities. As this development proposes to have landscaping throughout the site, it must be emphasised that the vegetation be kept trimmed at all times. Lower tree limbs should be above average head height and shrubs should not provide easy concealment.

### Bicycle Parking

Bicycle parking areas should be located within view of capable guardians. The provision of covered, lockable racks to secure bicycles increases the effort required to commit crime.

### Lighting and Technical Supervision

Lighting should meet minimum Australian standards. Effective lighting can reduce fear, increase community activity, improve visibility and increase the likelihood that offenders will be detected and apprehended. Special attention should be made to lighting the entry and exit points from the buildings, car park and access/exit driveways.

The access/exit driveways need to be adequately lit to improve visibility and increase the likelihood that offenders will be detected and apprehended. At the same time throughout the site transition lighting is needed to reduce vision impairment, i.e. reducing a person walking from dark to light places.

### CCTV

Police suggest the use of a CCTV system to monitor the common open space, especially if no access control to the area is provided. Police would also suggest the use of CCTV to monitor access/exit driveways and possibly the underground car parks.

Based on information received from the Australian Federal Police, CCTV footage is effective in criminal matters when the images display shots of an alleged offender





from the shoulder upwards. CCTV cameras need to be able to zoom in on a person of interest without loss of focus.

### **Territorial Reinforcement**

With few exceptions, criminals do not want to be detected, challenged or apprehended. For offenders, the capability of a guardian to detect, challenge or apprehend is an important consideration. The strategic location of supervisors and employees increases the risk to offenders and crime effort. It is argued that employees are more effective as guardians (crime deterrents) than passing members of the community.

Territorial reinforcement can be achieved through:

- ✓ Design that encourages people to gather in public space and to feel some responsibility for its use and condition
- ✓ Design with clear transitions and boundaries between public and private space
- ✓ Clear design cues on who is to use space and what it is to be used for.

Confusion resulting from ambiguous entry design can legitimise exploration, trespassing and excuse making by opportunistic criminals. It is recommended that all public access points are well marked and inviting.

### **Environmental Maintenance**

Clean, well-maintained areas often exhibit strong territorial cues. Rundown areas negatively impact upon perceptions of fear and may affect community confidence to use public space and ultimately, it may affect crime opportunity. Vandalism can induce fear and avoidance behaviour in a public space, therefore the rapid repair of vandalism and graffiti, the replacement of car park lighting and general site cleanliness is important to create a feeling of ownership. Ownership increases the likelihood that people will report or attempt to prevent crime.

### **Access Control**

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. All areas of the development not open to the public need to have clear indications of this.

### **Security / Entry Control System**

One of the major issues that have been brought to Police attention in this Local Government Area is the prevalence of offenders breaching the security access to the unit block, particularly the car park areas, and breaking into the units' garages and storage areas. Offenders often gain access to commit these offences despite the presence of a security shutter restricting unauthorised access at the entrance to the car



park area. Due to the isolation of the garages and storage areas these offences are not usually noticed by the residents until much later. It is obvious to attending Police that a better quality of construction between garages, improved strength to garage doors and better quality locking mechanism would reduce the incidence of this type of crime.

Police support the use of roller shutters placed at the vehicular entrance to the residential parking areas however the proposal does not specify any further access control either into the grounds of the development or the residential buildings. Police recommend separate shutters restricting access to each of the basement levels and an intercom system to restrict both pedestrian and vehicular access to the building. A similar system should be in place to restrict access to the grounds of the development as most break ins occur at the side and rear of buildings.

Police would also suggest that an allowance be made that would permit the residents or developer to install an alarm system in their garages/storage areas that would be connected to the relevant unit (i.e. the developer either installs the alarm system throughout the site or provides cabling or wireless connectivity between the unit and the garage/storage area). The alarm would alert the residents in a timely manner to any unauthorised access to their garages/storage areas so that Police can be called as soon as possible.

#### **Natural Ladders**

Natural ladders are design features, trees or nearby structures that help criminals to climb on to balconies, rooflofts, ledges and windows. Current design trends in multi-story apartment blocks are making it easy for "Spiderman" type burglars to target residences.

Police recommend that the development avoid creating outer ledges capable of supporting hands/feet and balustrades should not provide anchor points for ropes.

#### **Other Matters**

A concern Police have with this application is its proximity to The Bull and Bush. 77% of all public order incidents are alcohol related. Street offences, public violence and vandalism often occur within eyesight of pubs and other licensed premises. Parks, arcades, shops and houses near licensed premises are at great risk of crime than many other areas.

After consulting with the Licensing Officer in regards to this proposal Police highly recommend the use of all access control measures to prevent unwanted access to the grounds of the development.

Traffic Officer Cheryl CRICK requests that the Traffic Impact Assessment Report is provided as she would like to comment on the proposal.

Unfortunately, offenders target this type of development, both in its construction phase and when the building/s are occupied. Police would support the use of security



sensor lights and a security company to monitor the site while construction is in progress.

If there are any questions in relation to this report please contact me at Castle Hill Police Station on 9680 5399.

Respectfully yours,



Constable Jodie SUTERS  
Crime Prevention Officer  
Castle Hill Police

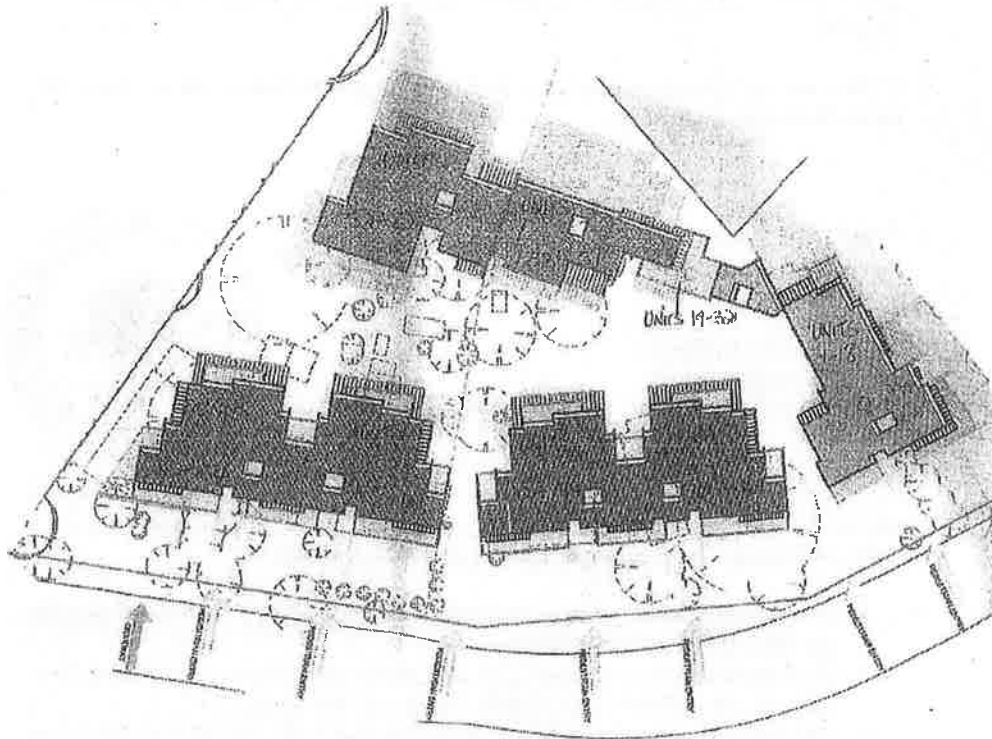


*The NSW Police Force (NSWPF) has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained in this evaluation, any person who does so, acknowledges that:*

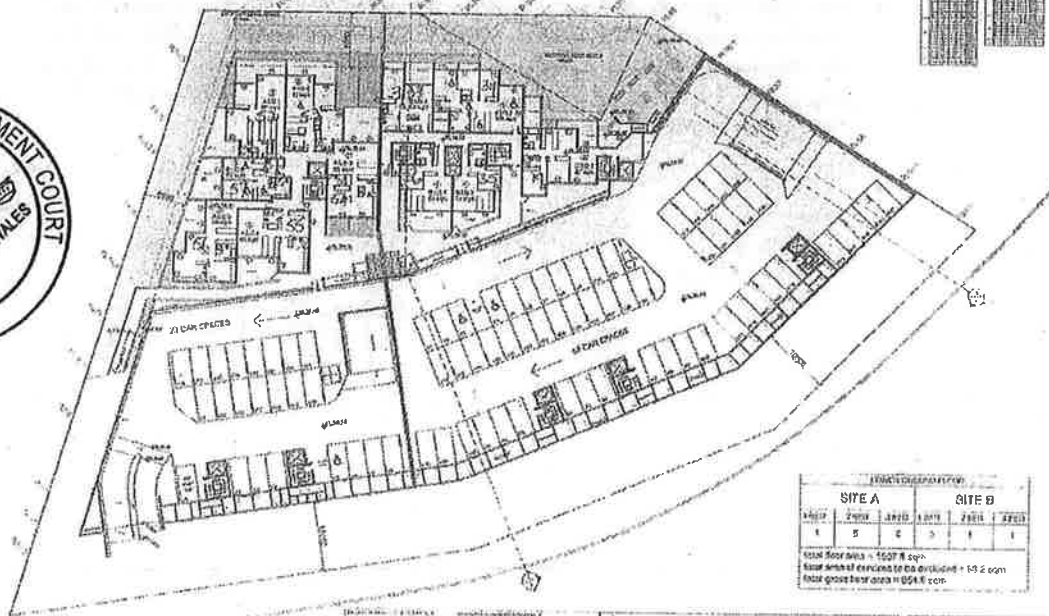
- *It is not possible to make areas evaluated by the NSWPF absolutely safe for the community and their property*
- *Recommendations are based upon information provided to, and observations made by the NSWPF at the time the evaluation was made*
- *The evaluation is a confidential document and is for use by the council or organisation referred to on page one*
- *The contents of this evaluation are not to be copied or circulated otherwise than for the purpose of the council or organisation referred to on page one.*
- *The NSW Police Force hopes that by using recommendations contained within this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that the area evaluated will be free from criminal activity if its recommendations are followed.*



## ATTACHMENT "C" (REFER CONDITION 12)



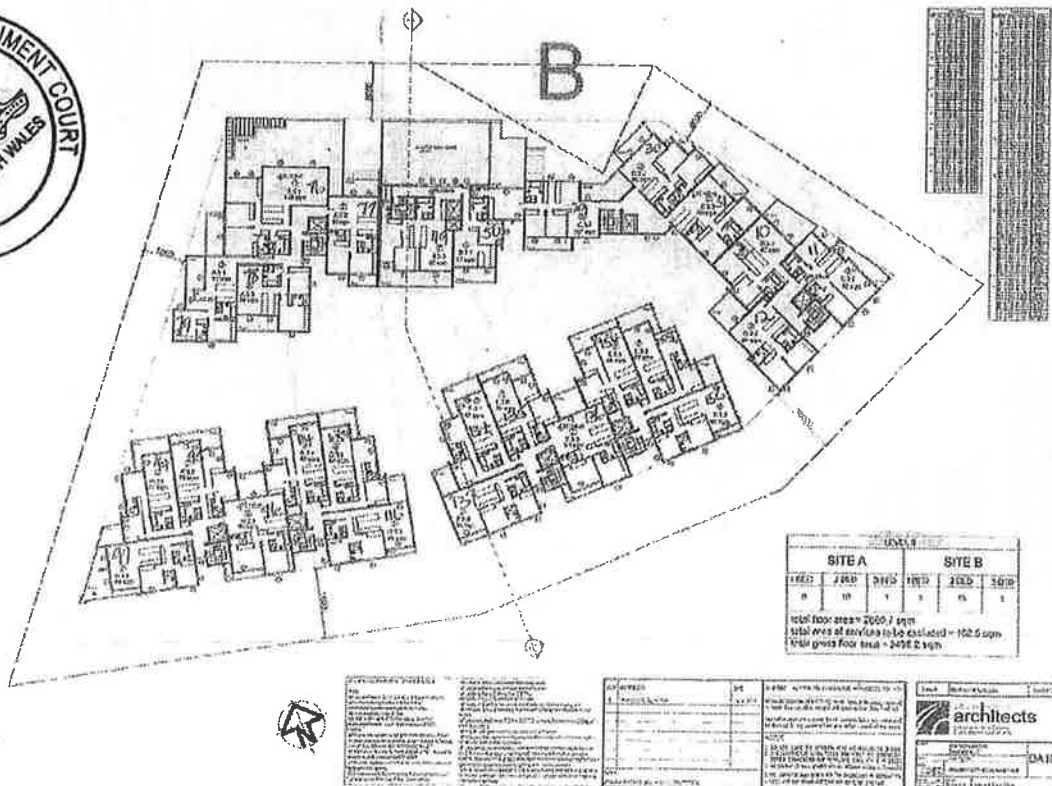
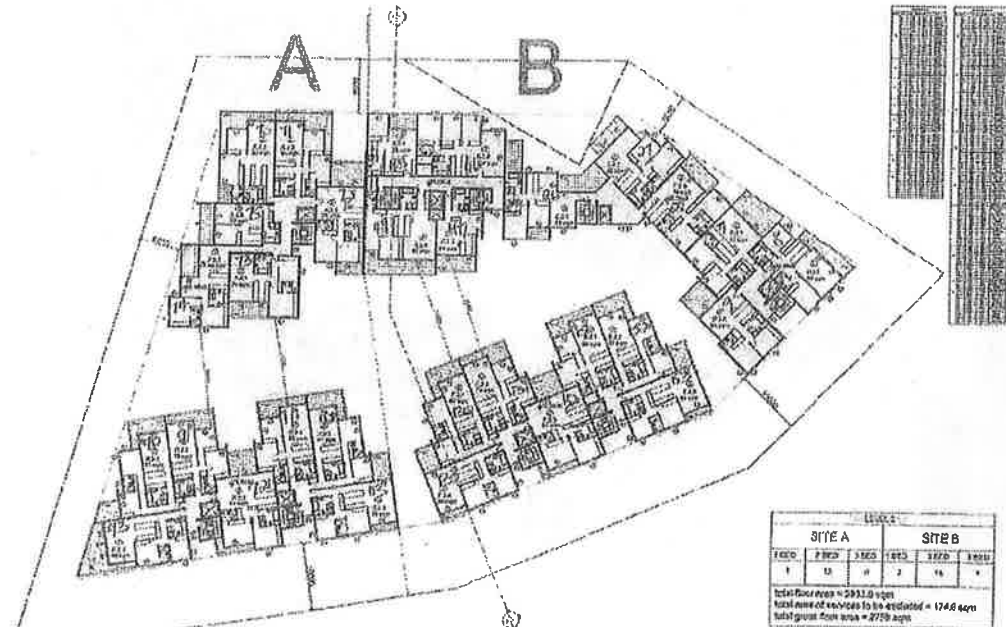
STREET & UNIT NUMBERING PLAN  
 DA 605/2012 JP  
 13-25 SEVEN HILLS ROAD GAILKIRK HILLS



PRIMARY & MAILING ADDRESS  
 UNITS 1-11/13-25 SEVEN HILLS ROAD  
 GAILKIRK HILLS NSW 2153

<p>DA 605/2012 JP</p> <p>13-25 SEVEN HILLS ROAD GAILKIRK HILLS</p>		<p>architects</p> <p>DA 605/2012 JP</p>	
<p>DA 605/2012 JP</p> <p>13-25 SEVEN HILLS ROAD GAILKIRK HILLS</p>		<p>architects</p> <p>DA 605/2012 JP</p>	





architects

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

BY: \_\_\_\_\_

CHECKED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

BY: \_\_\_\_\_

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APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

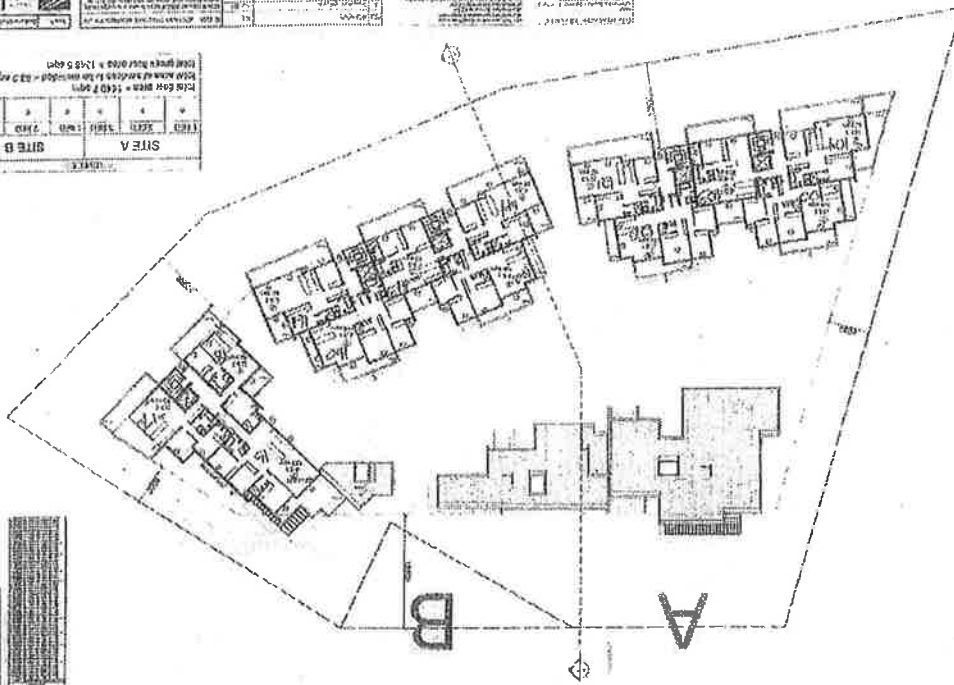
BY: \_\_\_\_\_

CHECKED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

TABLE 1: SITE DATA

ITEM	DESCRIPTION	UNIT	VALUE
1	Site Area	sqm	1245.5
2	Building Area	sqm	1540.7
3	Roof Area	sqm	1540.7
4	Site Area	sqm	1245.5
5	Building Area	sqm	1540.7
6	Roof Area	sqm	1540.7



architects

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

BY: \_\_\_\_\_

CHECKED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

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BY: \_\_\_\_\_

CHECKED: \_\_\_\_\_

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PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

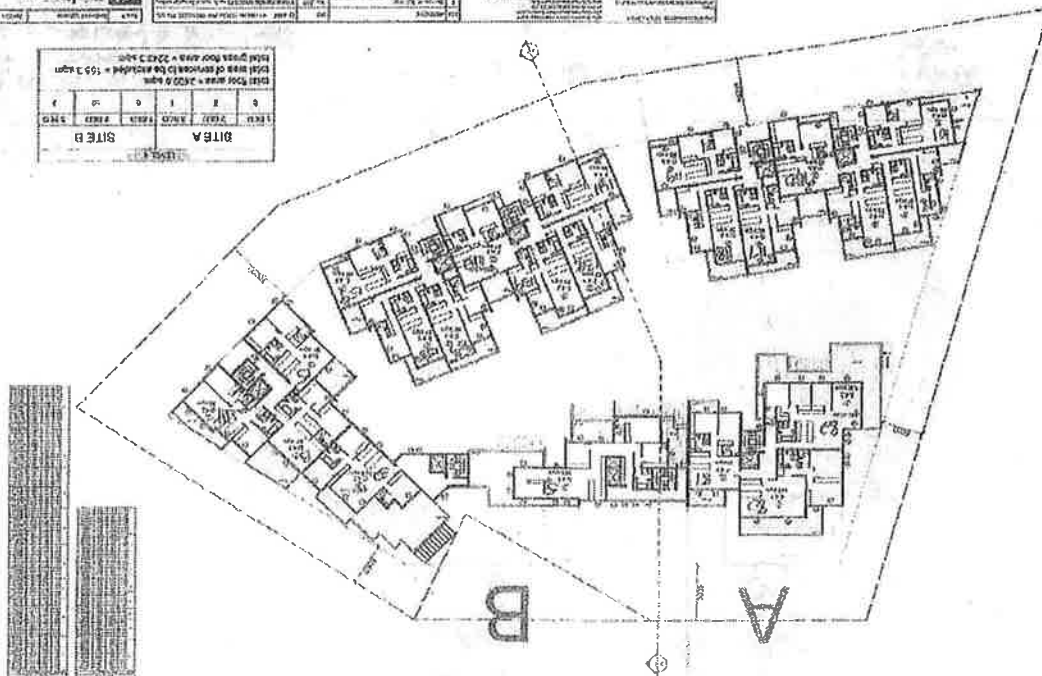
BY: \_\_\_\_\_

CHECKED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

TABLE 1: SITE DATA

ITEM	DESCRIPTION	UNIT	VALUE
1	Site Area	sqm	1245.5
2	Building Area	sqm	1540.7
3	Roof Area	sqm	1540.7
4	Site Area	sqm	1245.5
5	Building Area	sqm	1540.7
6	Roof Area	sqm	1540.7



**ATTACHMENT "D" (REFER CONDITON 19)**







## **Information For Waste Management in Multi Unit Dwelling Developments**

### **The Better Practise Guide For Waste Management In Multi Unit Dwellings**

An Important resource which may prove useful is the Better Practise Guide for Waste Management in Multi-Unit Dwellings developed by the DECC. It outlines the essential points to be considered when designing a waste management system for medium or high-density residential developments.

The guide can be found on the DECC website:

<http://www.environment.nsw.gov.au/warr/BetterPracticeMUD.htm> or can be obtained by contacting Council's Waste Management Project Officer.

### **Baulkham Hills Shire Council Bin Storage Facility Design Specifications**

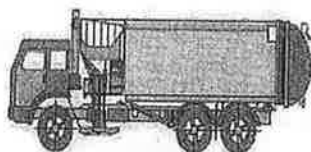
**Where a bin storage facility is required it must meet the following requirements:**

Storage facility is to be provided for the minimum number of garbage and recycling bins as specified by Council. All bin storage compounds are to be constructed:

- 1) To store both garbage and recycling bins together in the same bay;
- 2) of brickwork compatible with the development with walls a minimum of 1.5m high;
- 3) of dimensions which will store and allow the manoeuvring of at least the minimum number of garbage and recycling bins required;
- 4) with a level floor of 100mm thick reinforced concrete with a smooth, non-slip finish and suitably drained to landscaped areas or sewer;
- 5) with a water supply and tap to facilitate bin washing onto turfed or garden areas (If tap is located inside the bin storage compound it is not to protrude into the space indicated for the placement of bins);
- 6) with a minimum clear wall opening of:
  - 6.1) 1.5m for a bin compound requiring a bin of maximum size 1100L;
  - 6.2) 1.0m for a bin compound requiring bin of maximum size 660L bin; or
  - 6.3) 820mm for a bin compound requiring only 240L bins;
- 7) with a door (hinged or sliding gates of painted wood or metal, or panel-lift/roller/tilta door) in the wall opening which, when fully opened, is flush with the outside wall and/or not blocking the driveway or footway, and which allows most direct access to the bins for servicing by the collection vehicle;
- 8) with a suitable resident access door (allowing wheelchair access for adaptable sites);
- 9) with a 'bin servicing area' constructed of smooth, non-slip 100mm thick reinforced concrete, with a maximum grade of 5%, adjacent to the opening of the bin compound and extending out (including kerb crossing where required) to allow safe manoeuvring and servicing of the bulk garbage bin(s) by the garbage truck operator;

- 10) with a heavy duty driveway and driveway crossing (suitably splayed) where the collection vehicles are required to enter the site;
- 11) with signage provided by Council to be mounted in a visible location on an internal wall in the bin compound and is to be maintained by the Body Corporate (signage is to indicate the correct use of the garbage and recycling service);
- 12) with permanent signage, which is to be maintained by the Body Corporate and mounted in a visible location on:
  - 12.1) an internal wall in the bin compound, indicating which units or building the bin compound is allocated to (if bin compound is not provided for all units or if more than one bin compound is provided);
  - 12.2) the front of the bin compound, indicating "No Parking in front of Bin Compound - 24 hours", where the bin compound opening and access path have frontage to the street or internal driveway (applicable only if the bin compound contains bulk garbage bins).
- 13) for use only by the residents of the completed development and no builders or contractors waste is to remain in the bin compound;
- 14) details to be submitted with the Construction Certificate.

#### **Garbage Collection Vehicle Specification**



Vehicle	Length	Width	Height	Servicing Height	Weight (Loaded)	Turning Circle
Garbage- HRV	9211mm	2400mm	3546mm	3700mm	22.5 t	19.8m
Garbage (Bulk)	9977mm	2400mm	3545mm	3545mm	22.5 t	22m
Recycling - HRV	9359mm	2400mm	3700mm	3700mm	15 t	19.8m
Organics - HRV	9211mm	2400mm	3546mm	3700mm	22.5 t	19.8m

**Note:** Council contracted or private garbage/recycling collection vehicles servicing the development are not permitted to reverse in or out of the site. Collection vehicles must be travelling in a forward direction at all times.





### **Servicing Height Requirements for Basement Garbage Rooms and Loading Docks in Multi Unit Developments**

Vehicle	Length	Width	Servicing Height	Weight (Loaded)	Turning Circle
Garbage – HRV (for servicing 240 litre bins)	9211mm	2400mm	4200mm	22.5 t	19.8m
Garbage – HRV (for servicing Bulk Bins)	9977mm	2400mm	3600mm	22.5 t	22m
Recycling – HRV (for servicing 240 litre bins)	9359mm	2400mm	4200mm	15 t	19.8m

**Note:** Council contracted or private garbage/recycling collection vehicles servicing the development are not permitted to reverse in or out of the site. Collection vehicles must be travelling in a forward direction at all times.

### **Bin Specifications**



Bin Type	Depth	Width	Height
140L	540mm	500mm	1065mm
240L	735mm	580mm	1080mm
660L	850mm	1370mm	1250mm
1,100L	1245mm	1370mm	1470mm

### **Operational Waste Management Plan**

For large developments a detailed site specific operational waste management plan should be submitted and approved by Council's Waste Management project officer. It should address the following issues:

- Location of bin storage area(s),
- Details of how residents will be expected to transport their waste to the storage area,
- Where bins are to be serviced from,
- The proposed method of transportation of bins to and from the kerb,
- The person(s) responsible for the maintenance of the bins and bin storage area, and
- Details of any equipment to be used (Trailers, garbage chutes, etc),
- Any further details.

**For any further information please contact Council's Waste Management Project Officer on Ph: 9762 1111**

