

DA910/2013/JP – Solent Circuit

GENERAL MATTERS

1. Development in Accordance with Submitted Plans (as amended)

The development being carried out in accordance with the approved plans and details submitted to Council, as amended in red, stamped and returned with this consent unless varied by other specific conditions.

The amendments in red include:

- Revegetation zone of Lot 2102 in accordance with the Vegetation Management Plan
- Various changes to the landscape plan (inclusion of native planting)

REFERENCED PLANS

DRAWING NO.	DESCRIPTION	REVISION	DATE
A001	Site Analysis Plan	02	11/06/2013
A002	Vehicular and Pedestrian Access Plan	02	11/06/2013
A003	Aerial Location Image	02	11/06/2013
A004	Site Plan	02	11/06/2013
A005	Site Elevations 1	01	20/02/2013
A006	Site Elevations 2	01	20/02/2013
A007	Site Sections 1	02	11/06/2013
A008	Site Sections 2	01	20/02/2013
A009	Site Massing Images	02	11/06/2013
A013	Garbage Collections Points	02	11/06/2013
006	Landscape Master Plan	F	13/06/2013
007	Landscape Area A	E	28/02/2013
008	Landscape Area A	E	28/02/2013
009	Landscape Area B	E	28/02/2013
0010	Landscape Area B	F	13/06/2013
0011	Landscape Area C	E	28/02/2013
0012	Landscape Area C	F	13/06/2013
0013	Landscape Conclusion	F	13/06/2013
0014	Landscape Area D	A	13/06/2013
0015	Road Width Analysis	A	13/06/2013
0016	East Precinct Tree Protection	A	13/06/2013

2. Compliance with Master Plan

Approval is granted for the proposed Master Plan in accordance with the plans and details provided with the application to provide guidance for future development of the site. All Stages of works the subject of the Master Plan will require the submission to and approval by Council, of a Development Application.

3. Provision of Parking Spaces

The residential flat building developments are required to be provided with parking at the following rates:

- 1 space per 1 bedroom unit
- 1.5 spaces per 2 bedroom unit
- 2 spaces per 3 bedroom unit
- 2 visitor spaces per 5 units

Each attached dwelling is to be provided with a double garage with sufficient area on the driveway for another car to be parked in front of the garage door.

4. Compliance with Office of Water Requirements

Compliance with the requirements of the Office of Water attached as Appendix 1 to this consent and dated 4 April 2013.

5. Compliance with Roads and Maritime Service (RMS) Requirements

The following condition is required by Roads and Maritime Services (RMS) or as otherwise agreed by RMS and Council in writing:

- (a) The layout of the proposed car parking areas associated with the development (including driveways, grades, turn paths, sight distance requirements) should be in accordance with AS2890.1-2004.
- (b) Any new traffic facilities, signs or line marking proposed on public roads as part of this development proposal is to be designed in accordance with the current standards and RMS supplements. These detailed plans will need to be referred to Local Traffic Committee for consideration and approval by Council.
- (c) All works associated with the proposed development are to be at no cost to the RMS.

6. Compliance with NSW Police Requirements

The following condition is required by NSW Police or as otherwise agreed by NSW Police and Council in writing:

- a. Natural surveillance is to be maximised and physical barriers installed to secure the property from trespassers.
- b. High resolution CCTV is to be installed to monitor common open spaces and the car park access/egress points and entrances to the unit blocks.
- c. Lighting is required to meet Australian Standards. In particular, lighting is to be installed at the entry and exit points of the buildings, driveways and within the carparking areas.
- d. All landscape works are to be maintained to ensure adequate sight lines are available and reduce opportunity for concealment and entrapment. Pedestrian pathways are to be maintained with low landscaping for 3-5m either side to prevent concealment.
- e. Bicycle parking is to be lockable and covered and be within sight of capable guardians.
- f. All public access points are to be clearly marked.
- g. The site is to be maintained at all times, including repair of vandalism and graffiti, the replacement of lighting and general site cleanliness.

- h. The installation of gates or a similar form of access control within the carparking areas to restrict access to the residential carparks after hours and further access control both into the grounds of the development or the residential buildings. Ensure that security shutters cannot be easily manipulated.
- i. Security sensor lights and a security company to monitor the site is to be used while construction is in progress. Offenders often target this type of development, including in the construction phase.
- j. The installation of signage at fire exits and stairs to ensure that these exits/stairs are kept closed.
- k. Avoid the creation of 'natural ladders' such as ledges, capable of supporting hands/feet and use of balustrades that will not provide an anchor point for ropes.

7. Compliance with Sydney Water Requirements

The following condition is required by Sydney Water or as otherwise agreed by Sydney Water and Council in writing:

(a) Stormwater

The water quality targets set out in the 'Stormwater Management Plan for Norwest Town Centre and Riparian Corridor (Table 1) are below accepted best practice. The Water Sensitive Urban Design (WSUD) elements for the development are to achieve water quality targets aligned with the Growth Centres Commission targets as referenced in the attached Sydney Water guidelines 'Pipe Connections to Sydney Water Natural Creeks and Stormwater Assets'.

Pollutant	Requirement
Gross Pollutants	90% reduction in pollutant loads
Total Suspended Solids	85% reduction in pollutant loads
Total Phosphorus	65% reduction in pollutant loads
Total Nitrogen	45% reduction in pollutant loads

(b) Lake Management Plan

There is Carp in Strangers Creek immediately downstream of the Norwest Lakes. The proponent should prepare a Lake Management Plan to prevent the export of carp and other aquatic flora and fauna pests to the downstream trunk drainage creek system owned and managed by Sydney Water.

8. Street Naming

A written application for street naming must be submitted to Council for approval.

The street names proposed must comply with Guidelines for the Naming of Roads produced by the NSW Geographical Names Board. The guidelines can be obtained from the Boards website:

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

The application must nominate three suggested names per street, in order of preference, and must relate to the physical, historical or cultural character of the area.

9. 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 C 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.

10. Road Design/ Construction Requirements

The design, location and construction of the public road dissecting the site connecting Solent Circuit and Rosetta Crescent (proposed) must comply with the DCP and Council's Design Guidelines Subdivisions/ Developments. Should Rosetta Crescent not yet be constructed a temporary turning head will be required adjacent to the site's northern boundary.

The internal (private) roads, as shown on:

- Drawing A004 Revision 02 dated 11 June 2013 prepared by Gilsenan Associates
- Drawing A013 Revision 02 dated 11 June 2013 prepared by Gilsenan Associates
- Drawing 0015 Issue A dated 13 June 2013 prepared by Site Image Landscaping Architects

Are to be design, located and constructed generally as shown on those plans, with the following additional requirements applied:

- (a) Where a private road is intended to be utilised by larger service vehicles, namely a waste collection vehicle, a swept turning path analysis for a HRV will need to be provided with the concept engineering design for these works as part of each built form application, demonstrating that the width and alignment of these roads allow for this vehicle to manoeuvre through the site without having to undertake any reversing movements. Localised widening at intersections and bends may be required to accommodate this.
- (b) The turning head adjacent to garbage collection points "A" and "B" as shown on Drawing A013 Revision 02 above must have a minimum diameter of 19m measured from the face of kerb on either side. The central landscaped island will also need to be removed to accommodate the above design vehicle.
- (c) The garbage collection point "C" as shown on Drawing A013 Revision 02 will need to be relocated so that the waste collection vehicle does not need to travel down the blind aisle, which is the case currently.
- (d) The four separate driveways on Solent Circuit fronting or adjacent to the building noted "A2" will need to be consolidated and the off-street parking layout in this location amended.

11. Strangers Creek Connection/ Stormwater Requirements

The design, layout and embellishment of the creek corridor linking Norwest Lake/ Solent Circuit to Strangers Creek (Sydney Water's stormwater management zoned land) downstream must comply with the previous approvals over this part of the site. Any

change to this previously approved design, layout and embellishment will require revised modelling and detailed plans as part of the relevant built form development application(s). The buildings shown "A1" and "A2" must have a finished floor level a minimum of 500mm above the 1 in 100 year ARI flood level associated with this creek connection. The driveway/ basement entrance associated with these buildings must be located away from the creek so as to provide the same freeboard.

12. Provision of Electrical Services

Submission of a notification of arrangement certificate confirming satisfactory arrangements have been made for the provision of electrical services. This must include the under-grounding of the existing electrical services within the site and removal of all redundant poles and cables, unless otherwise approved by Council in writing. The certificate must refer to this development consent and all of the lots created.

13. Bat Action Plan

All future Development Application must include a Bat Action Plan. The Plan is to include provision for:

- (a) Placement of 6 bat roost boxes to a minimum height of 3m in retained trees or, where suitable trees are not available on-site, roost boxes are to be attached to specially-installed poles with a minimum height of 3m.
- (b) A timeline which outlines how the removal of hollow-bearing trees is to be undertaken outside of the microbat breeding season of October to February, or if required to be undertaken within the microbat breeding season then it will outline how impacts are to be minimised.
- (c) Tree lopping shall be undertaken in such a way that the risk of injury or mortality to roosting bats is minimised, such as top-down lopping, with lopped sections gently lowered to the ground, or by lowering whole trees to the ground with the "grab" attachment of a machine.
- (d) An experienced wildlife handler/ecologist shall be in attendance during the felling of trees on this site in order to rescue any injured wildlife.
- (e) e. Potential bat roosts in lowered trees or sections of trees shall be searched by an experienced ecologist and any bats shall be removed and, if uninjured, either released into roost boxes on the site upon dusk or fed, warmed and released in the evening, or, if injured or dependent young, transferred to the care of a wildlife carer and released on the site when re-habilitated.

14. Vegetation Management Plan

A Vegetation Management Plan to Council's satisfaction is required to be submitted with future Development Application(s) for Lot 2102.

- This will outline how weeds will be managed on site and will contain replanting measures which will be carried out to ensure this vegetation represents a structured native vegetation community using local provenance groundcovers, shrubs and canopy species prior to any works commencing on site.
- The Vegetation Management Plan will contain key performance criteria which must be obtained at each reporting period (annually for 5 years).
- All plantings are to be of local provenance species listed on the Final Determination of the CPW and RFEF communities, which may take time to source and propagate.
- Invoices detailing their source will be required. Maintenance visits are to be conducted at 2-monthly intervals for the first year after planting and 6-monthly intervals for the second year after planting.

Planting densities are to include:

- 8 groundcovers per 1m² (increase to 16 per 1m² in areas that are likely to be susceptible to erosion or weed invasion)
- 2 low shrubs per 4m²
- 2 tall shrubs per 4m²
- 1 small tree per 10m²

- 1 large tree per 25m²
- Occasional vines and scramblers

Diversity of species is to include:

- At least 10 groundcover species native to RFEF grading out to CPW where appropriate
- At least 4 shrub species native to RFEF grading out to CPW where appropriate
- At least 4 small tree species native to RFEF grading out to CPW where appropriate
- At least 2 canopy tree species native to RFEF grading out to CPW where appropriate

15. Landscaping

A site specific Landscape Plan for Lot 2103 is to be submitted to Council's satisfaction with all future Development Applications. This plan is to show how landscaping will incorporate the use of local provenance plants native to the local vegetation communities being River-flat Eucalypt Forest and Cumberland Plain Woodland. Eighty percent of the plants (excluding turf) used in the street tree planting and in common areas are to be of local provenance groundcovers, shrubs and trees. Please note that Lot 2102 is excluded from landscaping and will be subject to a Council-approved Vegetation Management Plan.

16. 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.

17. Unit Sizes

The unit sizes for the residential flat buildings will be considered with the built form Development Applications (Stage 2), and will have regard to Residential Flat Design Code, SEPP 65 and The Hills 2012 DCP Part D Section 8 Norwest Town Centre Residential Development.

18. Signalisation of Norwest Boulevard/Solent Circuit (east)

In accordance with the Norwest Town Centre Master Plan (DA 790/2006/HC), a signalised intersection at Norwest Boulevard/Solent Circuit (east) shall be provided at the expense of the applicant prior to the occupation of 400 units within the Norwest Town Centre Residential Precinct (including the West, Central and Eastern Precincts). The design of this signalised intersection shall be prepared by Council and approved by the RMS.

THE USE OF THE SITE

19. Agreement for Onsite Waste Collection

Subsequent development applications are to be accompanied by a signed Indemnity Agreement to enable the onsite servicing of bins from the private road network by Council's waste collection vehicles. The waste service will not commence and bins will have to be taken to the public road for collection if the Indemnity Agreement has not been received.