

2014SYW052 - The Hills, 1194/2014/JP, Integrated Housing Development comprising 153 Dwellings and Associated Subdivision, Lot 48 DP 280036, Caddies Boulevard, Rouse Hill

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	DATE
A20321 Sheet 1	Part Product Mix	19.5.14 Rev. D
A20321 Sheet 2	Part Product Mix	19.5.14 Rev. D
A20321 Sheet 2	Overall Site Plan	19.5.14 Rev. E
A20321 Sheet 3	Part Ground Site Plan	19.5.14 Rev. E
A20321 Sheet 4	Part Ground Site Plan	19.5.14 Rev. E
A20321 Sheet 5	Part Ground Site Plan	19.5.14 Rev. E
A20321 Sheet 6	Part Ground Site Plan	19.5.14 Rev. E
A20321 Sheet 7	Part Ground Site Plan	19.5.14 Rev. E
A20321 Sheet 8	Part Ground Site Plan	19.5.14 Rev. E
A20321 Sheet 9	Part Ground Site Plan	19.5.14 Rev. E
A20321 Sheet 10	Part Ground Site Plan	19.5.14 Rev. E
A20321 Sheet 11	Part First Site Plan	19.5.14 Rev. E
A20321 Sheet 12	Part First Site Plan	19.5.14 Rev. E
A20321 Sheet 13	Part First Site Plan	19.5.14 Rev. E
A20321 Sheet 14	Part First Site Plan	19.5.14 Rev. E
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A20321 Sheet 5	Type A/Façade B Floor Plans	19.5.14 Rev. D
A20321 Sheet 6	Type A/Façade B Elevations	19.5.14 Rev. D
A20321 Sheet 7	Type A/Façade C Floor Plans	19.5.14 Rev. D
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L-01	Landscape Plan – Lot 148 Galara Street	08-07-14 Rev. E
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L-01	Landscape Plan – Lot 150 Romney Street	08-07-14 Rev. E
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L-02	Landscape Plan – Lot 155 Romney Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 156 Romney Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 156 Romney Street	08-07-14 Rev. E
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	Street	
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L-01	Landscape Plan – Lot 165 Saxon Lane	08-07-14 Rev. E
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L-01	Landscape Plan – Lot 166 Saxon Lane	08-07-14 Rev. E
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L-01	Landscape Plan – Lot 173 Caddies Boulevard	07-07-14 Rev. E
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L-01	Landscape Plan – Lot 174 Caddies Boulevard	07-07-14 Rev. E
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L-01	Landscape Plan – Lot 175 Caddies Boulevard	07-07-14 Rev. E
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L-02	Landscape Plan – Lot 177 Saxon Lane	07-07-14 Rev. E
L-01	Landscape Plan – Lot 178 Saxon Lane	07-07-14 Rev. E
L-02	Landscape Plan – Lot 178 Saxon Lane	07-07-14 Rev. E
L-01	Landscape Plan – Lot 179 Saxon Lane	07-07-14 Rev. E
L-02	Landscape Plan – Lot 179 Saxon Lane	07-07-14 Rev. E
L-01	Landscape Plan – Lot 180 Saxon Lane	07-07-14 Rev. E
L-02	Landscape Plan – Lot 180 Saxon Lane	07-07-14 Rev. E
L-01	Landscape Plan – Lot 181 Saxon Lane	08-07-14 Rev. E
L-02	Landscape Plan – Lot 181 Saxon Lane	08-07-14 Rev. E
L-01	Landscape Plan – Lot 182 Saxon Lane	08-07-14 Rev. E
L-02	Landscape Plan – Lot 182 Saxon Lane	08-07-14 Rev. E

L-01	Landscape Plan – Lot 183 Saxon Lane	08-07-14 Rev. E
L-02	Landscape Plan – Lot 183 Saxon Lane	08-07-14 Rev. E
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L-01	Landscape Plan – Lot 185 Saxon Lane	08-07-14 Rev. E
L-02	Landscape Plan – Lot 185 Saxon Lane	08-07-14 Rev. E
L-01	Landscape Plan – Lot 186 Saxon Lane	08-07-14 Rev. E
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L-01	Landscape Plan – Lot 187 Saxon Lane	08-07-14 Rev. E
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L-01	Landscape Plan – Lot 188 Saxon Lane	08-07-14 Rev. E
L-02	Landscape Plan – Lot 188 Saxon Lane	08-07-14 Rev. E
L-01	Landscape Plan – Lot 189 Peppin Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 189 Peppin Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 190 Peppin Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 190 Peppin Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 191 Peppin Street	08-07-14 Rev. E
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L-01	Landscape Plan – Lot 192 Peppin Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 192 Peppin Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 193 Romney Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 193 Romney Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 194 Romney Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 194 Romney Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 195 Romney Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 195 Romney Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 196 Saxon Lane	08-07-14 Rev. E
L-02	Landscape Plan – Lot 196 Saxon Lane	08-07-14 Rev. E
L-01	Landscape Plan – Lot 197 Bascule Street	09-07-14 Rev. E

L-02	Landscape Plan – Lot 197 Bascule Street	09-07-14 Rev. E
L-01	Landscape Plan – Lot 198 Bascule Street	09-07-14 Rev. E
L-02	Landscape Plan – Lot 198 Bascule Street	09-07-14 Rev. E
L-01	Landscape Plan – Lot 199 Grazier Road	09-07-14 Rev. E
L-02	Landscape Plan – Lot 199 Grazier Road	09-07-14 Rev. E
L-01	Landscape Plan – Lot 200 Grazier Road	09-07-14 Rev. E
L-02	Landscape Plan – Lot 200 Grazier Road	09-07-14 Rev. E
L-01	Landscape Plan – Lot 201 Grazier Road	09-07-14 Rev. E
L-02	Landscape Plan – Lot 201 Grazier Road	09-07-14 Rev. E
L-01	Landscape Plan – Lot 202 Grazier Road	09-07-14 Rev. E
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L-01	Landscape Plan – Lot 203 Grazier Road	09-07-14 Rev. E
L-02	Landscape Plan – Lot 203 Grazier Road	09-07-14 Rev. E
L-01	Landscape Plan – Lot 204 Caddies Boulevard	09-07-14 Rev. E
L-02	Landscape Plan – Lot 204 Caddies Boulevard	09-07-14 Rev. E
L-01	Landscape Plan – Lot 205 Caddies Boulevard	09-07-14 Rev. E
L-02	Landscape Plan – Lot 205 Caddies Boulevard	09-07-14 Rev. E
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L-01	Landscape Plan – Lot 208 Caddies Boulevard	09-07-14 Rev. E
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L-01	Landscape Plan – Lot 209 Caddies Boulevard	09-07-14 Rev. E

L-02	Landscape Plan – Lot 209 Caddies Boulevard	09-07-14 Rev. E
L-01	Landscape Plan – Lot 210 Caddies Boulevard	09-07-14 Rev. E
L-02	Landscape Plan – Lot 210 Caddies Boulevard	09-07-14 Rev. E
L-01	Landscape Plan – Lot 211 Caddies Boulevard	20-06-14 Rev. D
L-02	Landscape Plan – Lot 211 Caddies Boulevard	09-07-14 Rev. E
L-01	Landscape Plan – Lot 212 Caddies Boulevard	09-07-14 Rev. E
L-02	Landscape Plan – Lot 212 Caddies Boulevard	09-07-14 Rev. E
L-01	Landscape Plan – Lot 213 Caddies Boulevard	09-07-14 Rev. E
L-02	Landscape Plan – Lot 213 Caddies Boulevard	09-07-14 Rev. E
L-01	Landscape Plan – Lot 214 Laneway 5	09-07-14 Rev. E
L-02	Landscape Plan – Lot 214 Laneway 5	09-07-14 Rev. E
L-01	Landscape Plan – Lot 215 Laneway 5	09-07-14 Rev. E
L-02	Landscape Plan – Lot 215 Laneway 5	09-07-14 Rev. E
L-01	Landscape Plan – Lot 216 Laneway 5	09-07-14 Rev. E
L-02	Landscape Plan – Lot 216 Laneway 5	09-07-14 Rev. E
L-01	Landscape Plan – Lot 217 Laneway 5	09-07-14 Rev. E
L-02	Landscape Plan – Lot 217 Laneway 5	09-07-14 Rev. E
L-01	Landscape Plan – Lot 218 Laneway 5	09-07-14 Rev. E
L-02	Landscape Plan – Lot 218 Laneway 5	09-07-14 Rev. E
L-01	Landscape Plan – Lot 219 Laneway 5	09-07-14 Rev. E
L-02	Landscape Plan – Lot 219 Laneway 5	09-07-14 Rev. E
L-01	Landscape Plan – Lot 220 Bascule Street	09-07-14 Rev. E
L-02	Landscape Plan – Lot 220 Bascule Street	09-07-14 Rev. E
L-01	Landscape Plan – Lot 221 Bascule Street	09-07-14 Rev. E
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L-01	Landscape Plan – Lot 222 Bascule Street	09-07-14 Rev. E
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L-01	Landscape Plan – Lot 223 Bascule Street	09-07-14 Rev. E
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L-02	Landscape Plan – Lot 224 Bascule Street	09-07-14 Rev. E
L-01	Landscape Plan – Lot 225 Bascule Street	09-07-14 Rev. E
L-02	Landscape Plan – Lot 225 Bascule Street	09-07-14 Rev. E
L-01	Landscape Plan – Lot 226 Bascule Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 226 Bascule Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 227 Bascule Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 227 Bascule Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 228 Grazier Road	08-07-14 Rev. E
L-02	Landscape Plan – Lot 228 Grazier Road	08-07-14 Rev. E
L-01	Landscape Plan – Lot 229 Grazier Road	08-07-14 Rev. E
L-02	Landscape Plan – Lot 229 Grazier Road	08-07-14 Rev. E
L-01	Landscape Plan – Lot 230 Grazier Road	08-07-14 Rev. E
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L-01	Landscape Plan – Lot 232 Peppin Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 232 Peppin Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 233 Bascule Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 233 Bascule Street	08-07-14 Rev. E

L-01	Landscape Plan – Lot 234 Bascule Street	08-07-14 Rev. E
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L-01	Landscape Plan – Lot 235 Bascule Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 235 Bascule Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 236 Bascule Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 236 Bascule Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 237 Bascule Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 237 Bascule Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 238 Bascule Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 238 Bascule Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 239 Bascule Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 239 Bascule Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 240 Bascule Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 240 Bascule Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 241 Peppin Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 241 Peppin Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 242 Peppin Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 242 Peppin Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 243 Laneway 7	08-07-14 Rev. E
L-02	Landscape Plan – Lot 243 Laneway 7	08-07-14 Rev. E
L-01	Landscape Plan – Lot 244 Civic Way	08-07-14 Rev. E
L-02	Landscape Plan – Lot 244 Civic Way	08-07-14 Rev. E
L-01	Landscape Plan – Lot 245 Civic Way	08-07-14 Rev. E
L-02	Landscape Plan – Lot 245 Civic Way	08-07-14 Rev. E

L-01	Landscape Plan – Lot 246 Civic Way	08-07-14 Rev. E
L-02	Landscape Plan – Lot 246 Civic Way	08-07-14 Rev. E
L-01	Landscape Plan – Lot 247 Civic Way	08-07-14 Rev. E
L-02	Landscape Plan – Lot 247 Civic Way	08-07-14 Rev. E
L-01	Landscape Plan – Lot 248 Bond Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 248 Bond Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 249 Bond Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 249 Bond Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 250 Bond Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 250 Bond Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 251 Bond Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 251 Bond Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 252 Peppin Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 252 Peppin Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 253 Peppin Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 253 Peppin Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 254 Peppin Street	08-07-14 Rev. E
L-02	Landscape Plan – Lot 254 Peppin Street	08-07-14 Rev. E
L-01	Landscape Plan – Lot 255 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 255 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 256 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 256 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 257 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 257 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 258 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 258 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 259 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 259 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 260 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 260 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 261 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 261 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 262 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 262 Peppin Street	07-07-14 Rev. E

L-01	Landscape Plan – Lot 263 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 263 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 264 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 264 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 265 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 265 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 266 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 266 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 267 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 267 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 268 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 268 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 269 Peppin Street	07-07-14 Rev. E
L-02	Landscape Plan – Lot 269 Peppin Street	07-07-14 Rev. E
L-01	Landscape Plan – Lot 270 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 270 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 271 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 271 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 272 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 272 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 273 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 273 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 274 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 274 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 275 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 275 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 276 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 276 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 277 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 277 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 278 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 278 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 279 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 279 Civic Way	07-07-14 Rev. E

L-01	Landscape Plan – Lot 280 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 280 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 281 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 281 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 282 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 282 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 283 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 283 Civic Way	07-07-14 Rev. E
L-01	Landscape Plan – Lot 284 Civic Way	07-07-14 Rev. E
L-02	Landscape Plan – Lot 284 Civic Way	07-07-14 Rev. E
H222 Sheet 1 of 4 Sheets	Plan of Proposed Subdivision Stage 3A	11.06.2014 Rev.a
H222 Sheet 2 of 4 Sheets	Plan of Proposed Subdivision Stage 3B	11.06.2014 Rev.a
H222 Sheet 3 of 4 Sheets	Plan of Proposed Subdivision Stage 3C	11.06.2014 Rev.a
H222 Sheet 4 of 4 Sheets	Plan of Proposed Subdivision Stage 3D	11.06.2014 Rev.a
21478 Sheet 1 of 2 Sheets	Survey Plan	23/7/2010
21478 Sheet 2 of 2 Sheets	Survey Plan	23/7/2010
21478 Sheet 1 of 1 Sheets	Survey Plan	23/7/2010
---	Perspective (Lodged with DA)	Lodged 31/03/2014
---	Perspective (Lodged with DA)	Lodged 31/03/2014
---	Plan showing Balcony for Secondary Dwelling Lot 176	Submitted 11/09/2014
---	Plan showing Balcony for Secondary Dwelling Lot 204	Submitted 11/09/2014

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. External Finishes

External finishes and colours shall be in accordance with the details submitted with the development application and approved with this consent.

3. Rouse Hill Regional Centre Planning Agreement

Contributions for the 153 detached dwelling houses created are to be made in accordance with the provisions of the Rouse Hill Regional Centre Planning Agreement dated 29/12/2006.

4. Further Development Application for Park Works

The submission of further Development Application/s, where required, for the proposed central and pocket parks.

5. 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.

6. 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.

7. Planting Requirements

All trees planted as part of the approved landscape plan are to be minimum 75 litre pot size. All shrubs planted as part of the approved landscape plan are to be minimum 200mm pot size. Groundcovers are to be planted at 5/m².

8. Approved Subdivision Plan

The subdivision component of the development must be carried out in accordance with the approved plan of subdivision prepared by Whelans Insites Drawing H222 Sheets 1 to 4 Revision A dated 11/06/2014 except where amended by other conditions of consent.

9. 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.

10. 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.

11. Gutter and Footpath Crossing Application

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

12. 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. A separate minor engineering works application and inspection fee is payable as per Council's Schedule of Fees and Charges.

i. Driveway Requirements

The design, finish, gradient and location of all driveway crossings must comply with the above documents and Council's Driveway Specifications.

The proposed driveways must be built to Council's residential standard.

A separate driveway application fee is payable as per Council's Schedule of Fees and Charges.

ii. Disused Layback/ Driveway Removal

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

iii. Site Stormwater Drainage

The entire site area must be graded, collected and drained by pits and pipes to a suitable point of legal discharge.

iv. Inter-allotment Stormwater Drainage

Piped inter-allotment stormwater drainage catering for the entire area of each lot must be provided. Each lot must be uniformly graded to its lowest point where a grated surface inlet pit must be provided. All collected stormwater is to be piped to an approved constructed public drainage system.

Where OSD is required, a minimum level difference of 800mm measured between the surface level and the invert of the outlet pipe must be provided.

v. Earthworks/ Site Regrading

Earthworks are limited to that shown on the approved plans. Where earthworks are not shown on the approved plan the topsoil within lots must not be disturbed.

vi. Service Conduits

Service conduits to each of the proposed new lots, laid in strict accordance with the relevant service authority's requirements, are required. Services must be shown on the engineering drawings.

13. Subdivision Certificate Pre-Lodgement Meeting/ Check

Prior to the submission of a Subdivision Certificate application a draft copy of the final plan, administration sheet and Section 88B instrument (where included) must be submitted in order to establish that all conditions have been complied with.

Street addresses for the lots within this subdivision will be allocated as part of this preliminary check process, for inclusion on the administration sheet.

14. Proposed Street Naming

A written application for street naming must be submitted to Council for approval, along with the applicable fee as per Council's Schedule of Fees and Charges. The street names proposed must comply with requirements of the NSW Geographical Names Board and Council.

The application must nominate three suggested names per street, in order of preference, and the source of the names proposed.

15. Street Trees

Street trees must be provided for the public and private roads within or fronting the development site (excluding laneways) spaced between 7m and 10m apart and with a minimum of one tree per lot frontage. The location of street trees must be considerate of driveways, services, drainage pits and sight lines at intersections. The species and size of street trees must comply with the requirements of Council. Details demonstrating compliance with the above must be submitted for approval before any street trees are planted.

For public roads, a performance/ maintenance bond is required to be submitted to Council once the street trees are planted. The bond will be held for one year and may be extended if replacement street trees are required to be planted. The bond is refundable upon written application to Council. Alternatively, street trees can be planted by Council subject to payment of the applicable fee as per Council's Schedule of Fees and Charges.

16. Recycled Water

The subject site must be connected to Sydney Water's Rouse Hill Recycled Water Scheme, unless written evidence from Sydney Water is submitted advising that this service is not available.

17. Road Opening Permit

Should the subdivision/ development necessitate the installation or upgrading of utility services or any other works on Council land beyond the immediate road frontage of the development site and these works are not covered by a Construction Certificate issued by Council under this consent then a separate road opening permit must be applied for and the works inspected by Council's Maintenance Services team.

The contractor is responsible for instructing sub-contractors or service authority providers of this requirement. Contact Council's Construction Engineer if it is unclear whether a separate road opening permit is required.

18. Management of Construction Waste

Any waste generated as a result of construction of the development is to be reused and recycled where possible, and any residual waste is to be disposed of at a licensed waste facility. Waste materials must be appropriately stored and secured within a designated waste area on site at all times, prior to its reuse on site or being sent off site. Building waste containers are not permitted to be placed on the public way at any time unless a separate application is approved by Council to locate a building waste container in a public place. The separation and recycling of the following waste materials is required: metals, timber, masonry products, clean waste plasterboard and mixed plastics and

cardboard. This can be achieved by source separation on site, that is, a bin for metal waste, a bin for timber, a bin for bricks and so on. Alternatively, mixed waste may be stored in one or more bins and sent to a waste contractor or transfer/ sorting station that will sort the waste on their premises for recycling. Receipts of all waste/ recycling tipping must be kept on site at all times and produced in a legible form to any authorised officer of the Council who asks to see them.

19. Commencement of Domestic Waste Services

The property owner or agent acting for the owner must ensure to arrange the commencement of an individual domestic waste service with Council no later than two days after occupancy and no earlier than two days prior to occupancy of a dwelling. The service is to be arranged by telephoning Council on (02) 9843 0310. All requirements of Council's waste collection service must be complied with at all times.

20. Provision of Domestic Waste Storage Areas

Sufficient space must be allocated within the lot boundary of each property to store three 240 litre mobile bins (for garbage, recycling and garden organics). The location is required to ensure that bins are not visible from public or private roads and that the bins can be wheeled to the street without the need to go over steps, landscape edging or gutters or through a habitable area of the dwelling.

21. Zero Lot Line Dwellings – Easement Encroachment

No element of those dwellings located on the boundary line with an adjoining lot (zero lot line dwellings) can be located within that adjoining lot. Construction tolerances should be accounted for when surveying and constructing these dwellings.

Similarly, the dwellings on the lots adjacent, being those lots burdened by an easement for repair; must be located wholly outside of the easement except where it is shown on the approved plans that the encroaching eaves/ guttering does not impede maintenance access to either dwelling and that the encroachment is no closer than 450mm to the boundary.

22. Acoustic assessment of certain dwellings

Any development consent granted for dwellings opposite the Northern Tributary and Caddies Boulevard will require acoustic assessment to be submitted prior to the issue of Construction Certificates for the individual dwellings. The acoustic assessment shall demonstrate how compliance with the acoustic goals in clause 87 of the Infrastructure SEPP are to be achieved.

23. Sound Level Output

The use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to "offensive noise" as defined under the provision of the Protection of the Environment Operation Act 1997. The sound level output shall not exceed 5 dB(A) above the ambient background level at the closest neighbour's boundary.

24. Contamination

Any new information, which comes to light during construction works, which has the potential to alter previous conclusions about site contamination, shall be immediately notified to Council.

25. Stockpiles

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

26. Property Numbering for Integrated Housing

The responsibility for property numbering is vested solely in Council.

The street addresses for these lots are as follows:-

Lot 132 = 15 Galara Street	Lot 165 = 14 Saxon Lane	Lot 198 = 3 Bascul Street
Lot 133 = 17 Galara Street	Lot 166 = 12 Saxon Lane	Lot 199 = 23 Grazier Road
Lot 134 = 19 Galara Street	Lot 167 = 10 Jimbuck Lane	Lot 200 = 21 Grazier Road
Lot 135 = 21 Galara Street	Lot 168 = 8 Jimbuck Lane	Lot 201 = 19 Grazier Road
Lot 136 = 23 Galara Street	Lot 169 = 54 Caddies Boulevard	Lot 202 = 17 Grazier Road
Lot 137 = 3 Jimbuck Lane	Lot 170 = 56 Caddies Boulevard	Lot 203 = 15 Grazier Road
Lot 138 = 8 Romney Street	Lot 171 = 58 Caddies Boulevard	Lot 204 = 74 Caddies Boulevard
Lot 139 = 6 Romney Street	Lot 172 = 60 Caddies Boulevard	Lot 205 = 76 Caddies Boulevard
Lot 140 = 4 Romney Street	Lot 173 = 62 Caddies Boulevard	Lot 206 = 78 Caddies Boulevard
Lot 141 = 2 Romney Street	Lot 174 = 64 Caddies Boulevard	Lot 207 = 80 Caddies Boulevard
Lot 142 = 25 Galara Street	Lot 175 = 66 Caddies Boulevard	Lot 208 = 82 Caddies Boulevard
Lot 143 = 27 Galara Street	Lot 176 = 68 Caddies Boulevard	Lot 209 = 84 Caddies Boulevard
Lot 144 = 29 Galara Street	Lot 177 = 17 Saxon Lane	Lot 210 = 86 Caddies Boulevard
Lot 145 = 31 Galara Street	Lot 178 = 19 Saxon Lane	Lot 211 = 88 Caddies Boulevard
Lot 146 = 33 Galara Street	Lot 179 = 21 Saxon Lane	Lot 212 = 90 Caddies Boulevard
Lot 147 = 35 Galara Street	Lot 180 = 23 Saxon Lane	Lot 213 = 92 Caddies Boulevard
Lot 148 = 37 Galara Street	Lot 181 = 27 Saxon Lane	Lot 214 = 1 Yet to be named

Lot 149 = 39 Galara Street	Lot 182 = 29 Saxon Lane	Lot 215 = 3 <i>Yet to be named</i>
Lot 150 = 26 Romney Street	Lot 183 = 31 Saxon Lane	Lot 216 = 5 <i>Yet to be named</i>
Lot 151 = 24 Romney Street	Lot 184 = 33 Saxon Lane	Lot 217 = 21 Bascule Street
Lot 152 = 22 Romney Street	Lot 185 = 35 Saxon Lane	Lot 218 = 19 Bascule Street
Lot 153 = 20 Romney Street	Lot 186 = 37 Saxon Lane	Lot 219 = 17 Bascule Street
Lot 154 = 18 Romney Street	Lot 187 = 39 Saxon Lane	Lot 220 = 15 Bascule Street
Lot 155 = 16 Romney Street	Lot 188 = 17 Peppin Street	Lot 221 = 13 Bascule Street
Lot 156 = 14 Romney Street	Lot 189 = 15 Peppin Street	Lot 222 = 11 Bascule Street
Lot 157 = 12 Romney Street	Lot 190 = 13 Peppin Street	Lot 223 = 9 Bascule Street
Lot 158 = 5 Jimbuck Lane	Lot 191 = 11 Peppin Street	Lot 224 = 7 Bascule Street
Lot 159 = 7 Jimbuck Lane	Lot 192 = 9 Peppin Street	Lot 225 = 5 Bascule Street
Lot 160 = 9 Jimbuck Lane	Lot 193 = 13 Romney Street	Lot 226 = 4 Bascule Street
Lot 161 = 11 Jimbuck Lane	Lot 194 = 11 Romney Street	Lot 227 = 2 Bascule Street
Lot 162 = 6 Jimbuck Lane	Lot 195 = 43 Saxon Lane	Lot 228 = 29 Grazier Road
Lot 163 = 7 Romney Street	Lot 196 = 41 Saxon Lane	Lot 229 = 31 Grazier Road
Lot 164 = 16 Saxon Lane	Lot 197 = 1 Bascule Street	Lot 230 = 33 Grazier Road
Lot 231 = 21 Peppin Street	Lot 249 = 5 Bond Street	Lot 267 = 6 Peppin Street
Lot 232 = 23 Peppin Street	Lot 250 = 3 Bond Street	Lot 268 = 1 Civic Way
Lot 233 = 6 Bascule Street	Lot 251 = 1 Bond Street	Lot 269 = 3 Civic Way
Lot 234 = 8 Bascule Street	Lot 252 = 34 Peppin Street	Lot 270 = 5 Civic Way
Lot 235 = 10 Bascule Street	Lot 253 = 36 Peppin Street	Lot 271 = 7 Civic Way
Lot 236 = 12 Bascule Street	Lot 254 = 38 Peppin Street	Lot 272 = 9 Civic Way
Lot 237 = 14 Bascule Street	Lot 255 = 30 Peppin Street	Lot 273 = 11 Civic Way
Lot 238 = 16 Bascule Street	Lot 256 = 28 Peppin Street	Lot 274 = 13 Civic Way
Lot 239 = 18 Bascule Street	Lot 257 = 26 Peppin Street	Lot 275 = 15 Civic Way
Lot 240 = 20 Bascule Street	Lot 258 = 24 Peppin Street	Lot 276 = 17 Civic Way

Lot 241 = 42 Peppin Street	Lot 259 = 22 Peppin Street	Lot 277 = 19 Civic Way
Lot 242 = 40 Peppin Street	Lot 260 = 20 Peppin Street	Lot 278 = 21 Civic Way
Lot 243 = 3 Yet to be named	Lot 261 = 18 Peppin Street	Lot 279 = 23 Civic Way
Lot 244 = 41 Civic Way	Lot 262 = 16 Peppin Street	Lot 280 = 25 Civic Way
Lot 245 = 39 Civic Way	Lot 263 = 14 Peppin Street	Lot 281 = 27 Civic Way
Lot 246 = 37 Civic Way	Lot 264 = 12 Peppin Street	Lot 282 = 29 Civic Way
Lot 247 = 35 Civic Way	Lot 265 = 10 Peppin Street	Lot 283 = 31 Civic Way
Lot 248 = 7 Bond Street	Lot 266 = 8 Peppin Street	Lot 284 = 33 Civic Way

PRIOR TO THE ISSUE OF CONSTRUCTION CERTIFICATE

27. Privacy Measures for Windows

Upper storey habitable room windows within 4.5 metres of a side boundary, within 5 metres of a rear boundary of a 25 metre deep lot or within 7 metres of a rear boundary of a 30 metre lot are to have permanent privacy measures. Acceptable privacy measures include landscaping, alternative window arrangements, external louvers, 1.5 metre sill height or fixed and obscured glass to 1.5 metres with clear and/or operable glass over. Details are to be provided the Private Certifying Authority prior to issue of the Construction Certificate.

28. Balconies for Lots 176 and 204

As part of the construction certificate issued by the Principal Certifying Authority details of the balconies are to be incorporated into the architectural plans.

29. Approved Plans to be Submitted to Sydney Water

The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agents details – See building and Developing then Quick Check and
- Guidelines for Building Over/Adjacent to /Sydney Water Assets – see Building and Developing then Building and Renovating.

30. Security Bond – Road Pavement and Public Asset Protection

In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, a security bond of \$187,850.00 is required to be submitted to Council to guarantee the protection of the road pavement and other public assets in the vicinity of

the site during construction works. The above amount is calculated at the rate of \$85.00 per square metre based on the road frontage of the subject site (340m) multiplied by the width of the northbound road carriageway in Caddies Boulevard (6.5m).

The bond must be lodged with Council before a Construction Certificate is issued.

The bond is refundable upon written application to Council 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 costs.

31. Bank Guarantee Requirements

Any bank guarantee submitted in lieu of a cash bond must comply with the following:

- a) Have no expiry date;
 - b) Be sent to Council direct from the bank;
 - c) Reference the development application, condition and matter to which it relates;
 - d) The amount must match that required to be paid;
 - e) If a single bank guarantee is used for multiple bonds, it must be itemised.
- Should Council need to uplift the bank guarantee, notice in writing will be forwarded to the applicant 14 days beforehand.

32. Erosion & Sediment Control Plan

Submission of an Erosion and Sediment Control Plan to the Principal Certifying Authority, including details of:

- a) Allotment boundaries
- b) Location of the adjoining roads
- c) Contours
- d) Existing vegetation
- e) Existing site drainage
- f) Critical natural areas
- g) Location of stockpiles
- h) Erosion control practices
- i) Sediment control practices
- j) Outline of a maintenance program for the erosion and sediment controls

(NOTE: For guidance on the preparation of the Plan refer to 'Managing Urban Stormwater Soils & Construction' produced by the NSW Department of Housing).

33. Construction Management Plan (Staged Applications)

A construction management plan must be submitted demonstrating how the potential for conflict between resident and construction traffic is to be minimised and managed throughout all stages of the development. The construction management plan must be submitted before a Construction Certificate is issued and complied with for the duration of works.

PRIOR TO WORK COMMENCING ON THE SITE

34. Principal Certifying Authority

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

35. 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.

36. 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.

37. Consultation with Service Authorities

Applicants are to consult with Telstra, NBN Co and Australia Post regarding the installation of telephone conduits, broadband connections and letterboxes as required.

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.

38. Public Infrastructure Inventory 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. This includes, but is not limited to, the road fronting the site along with any access route used by heavy vehicles. If uncertainty exists with respect to the necessary scope of this report, it must be clarified with Council before works commence. The report must include:

- a) Planned construction access and delivery routes; and
- b) Dated photographic evidence of the condition of all public assets.

39. 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.

40. 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).

41. 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).

42. Traffic Control Plan

A Traffic Control Plan is required to be prepared and submitted to Council for approval. The person preparing the plan must have the relevant accreditation to do so. Where amendments to the plan are required post approval, they must be submitted to Council for further approval prior to being implemented.

A plan that includes full (detour) or partial (temporary traffic signals) width road closure requires separate specific approval from Council. Sufficient time should be allowed for this to occur.

43. Sediment and Erosion Control

The approved sediment and erosion control measures, including a stabilised all weather access point, must be in place prior to works commencing and maintained during construction and until the site is stabilised to ensure their effectiveness. For major works, these measures must be maintained for a minimum period of six months following the completion of all works.

44. Service Authority Consultation – Subdivision Works

Before subdivision works commence:

- a) Documentary evidence must be submitted confirming that satisfactory arrangements have been made for the relocation, undergrounding and/ or provision of electrical services for the non-residue lots created by the subdivision.
- b) Documentary evidence, including a notice of requirements from Sydney Water, must be submitted confirming that satisfactory arrangements have been made for the provision of water and sewerage facilities.
- c) Consultation with the relevant telecommunications provider authorised under the Telecommunications Act regarding the installation of telephone conduits is required. The design and construction of these works must comply with current NBN standards, where applicable.

45. 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.

46. Resubmit Waste Management Plan

Prior to works commencing on site, the Waste Management Plan submitted as part of the Development Application and dated 31 March 2014 must be resubmitted to and approved by Council. The plan is required to readdress the following:

Company name of the skip bin hire company or waste transport contractor/s; and

Location of waste disposal and recycling.

All commitments of the approved plan must be implemented during construction of the development. However, the information provided can change provided that the same or a greater level of reuse and recycling is achieved as detailed in the plan. 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. Receipts of all waste/ recycling tipping must be kept on site at all times and produced in a legible form to any authorised officer of the Council who asks to see them.

DURING CONSTRUCTION

47. Hours of Work

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

Monday to Saturday - 7.00am to 5.00pm;

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.

48. Survey Report

Survey Certificate to be submitted to the Principal Certifying Authority at footings and/or formwork stage. The certificate shall indicate the location of the building in relation to all boundaries, and shall confirm the floor level prior to any work proceeding on the building.

49. Compliance with BASIX Certificate

Under clause 97A of the Environmental Planning and Assessment Regulation 2000, it is a condition of this Development Consent that all commitments listed in the submitted BASIX Certificates be complied with. Any subsequent version of the BASIX Certificate 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.

50. Roof Water Drainage

Gutter and downpipes to be provided and connected to an approved drainage system upon installation of the roof covering.

51. Compliance with Critical Stage Inspections and Other Inspections Nominated by the Principal Certifying Authority

Section 109E(d) of the Act 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.

N.B. 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.

Where 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.

52. Standard of Works

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

53. Critical Stage Inspections – Subdivision Works

The subdivision works must be inspected by Council in accordance with the schedule included in Council's Works Specification Subdivisions/ Developments. A minimum of 24 hour's notice is required for inspections. No works are to commence until the first inspection has been carried out.

54. 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.

55. 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).

56. Confirmation of Compliance with Zero Lot Line

Prior to the installation of the external roof tiles or sheeting, written advice from a registered surveyor must be provided to the Principal Certifying Authority confirming that the constructed guttering and fascia to the wall for each property using a zero lot line, is located wholly within the property boundary.

57. Location of Dwelling

The dwellings on lots burdened by an easement for repair in response to an adjacent zero lot line dwelling must be located wholly outside of the easement except where Council has permitted an encroachment (limited to eaves/ guttering). This includes all services, equipment and utilities.

PRIOR TO ISSUE OF AN OCCUPATION AND/OR SUBDIVISION CERTIFICATE

58. Landscaping Prior to Issue of Occupation Certificate

The landscaping of the site shall be carried out prior to issue of the Final Occupation Certificate (within each stage if applicable) in accordance with the approved plan. All landscaping is to be maintained at all times in accordance with BHDGP Part D, Section 3 – Landscaping and the approved landscape plan.

59. Works as Executed Plans

Works as executed (WAE) plans prepared by a suitably qualified engineer or registered surveyor must be submitted to Council when the subdivision works are completed. The WAE plans must be prepared in accordance with Council's Design Guidelines Subdivisions/ Developments.

The plans must be accompanied by pavement density results, pavement certification, concrete core test results, site fill results, structural certification, CCTV recording, signage details and a public asset creation summary, where relevant.

60. 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.

61. Public Infrastructure Inventory Report - Post Construction

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 and the means of rectification for the approval of Council.

62. Completion of Subdivision Works

A Subdivision Certificate cannot be issued prior to the completion of all subdivision works covered by this consent.

63. Confirmation of Pipe Locations

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

64. Section 73 Compliance Certificate

A Section 73 Compliance Certificate issued under the Sydney Water Act 1994 must be obtained from Sydney Water confirming satisfactory arrangements have been made for the provision of water and sewer services. Application must be made through an authorised Water Servicing Coordinator. The certificate must refer to this development consent and all of the lots created.

Sydney Water's guidelines provide for assumed concurrence for the strata subdivision of a development approved by an earlier consent covered by a compliance certificate.

65. 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 fronting 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.

66. Building Adjacent to Proposed Boundary

Where any part of an existing/ partially constructed building is located within 2m of a proposed boundary the location of such must be determined by a registered surveyor and shown on the final plan.

67. Building Services

A letter from a registered surveyor must be submitted certifying that all facilities servicing the existing/ partially constructed buildings are located wholly within their respective lot or are otherwise contained within a suitable easement.

68. Prior or Concurrent Registration of Preceding Subdivision

A Subdivision Certificate cannot be issued for this subdivision before the preceding stage/ subdivision pursuant to Development Consent DA 250/2013/ZB has been registered, unless the two are registered concurrently.

69. Provision of Telecommunication Services

Submission of a telecommunications infrastructure provisioning confirmation certificate issued by the relevant telecommunications provider authorised under the Telecommunications Act, or a design compliance certificate and an as-built compliance certificate from the company engaged to design and construct the pit and pipe infrastructure, confirming satisfactory arrangements have been made for the provision, or relocation, of telecommunication services including telecommunications cables and associated infrastructure. This must include the under-grounding of the existing telecommunication services fronting 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.

70. Final Plan and 88B Instrument

The final plan and Section 88B Instrument must provide for the following. Council's standard recitals must be used.

i. Easement – Private Stormwater Drainage

Inter-allotment drainage easements must be created to ensure each and every lot is provided with a legal point of discharge. Easement widths must comply with Council's Design Guidelines Subdivisions/ Developments.

ii. Easement – Right of Access/ Easement for Services

A right of access/ easement for services must be created over the access handle of proposed lots 174 to 176 and 201 to 203.

iii. Positive Covenant – Maintenance/ Repair of Shared Driveway

A positive covenant must be placed on the title of proposed lots 174 to 176 and 201 to 203 to ensure the maintenance/ repair of the shared driveway using the "maintenance/ repair of shared access" terms included in the standard recitals.

iv. Easement – Repairs/ Zero Lot Line Dwellings

A 900mm wide (minimum) easement for repairs is required over those lots adjacent to the zero-lot line dwellings identified on the approved plan using the "zero lot line dwellings" terms included in the standard recitals.

v. Restriction – Earthworks

All residential lots must be burdened with a restriction using the "earthworks" terms included in the standard recitals.

vi. Restriction – Restricted Access

Lots 132, 141, 169 to 176 and 203 to 214 must be burdened with a restriction precluding access to Caddies Boulevard using the "restricted access" terms included in the standard recitals.

vii. Restriction – Bedroom Numbers

All lots that contain a new dwelling home/ attached dwelling must be burdened with a restriction using the "bedroom numbers" terms included in the standard recitals.

viii. Restriction – Salinity

All residential lots must be burdened with a restriction that refers to the salinity report submitted with the development application using the "salinity requirements" terms included in the standard recitals.

ix. Positive Covenant – Waste Collection/ Bin Presentation

For those lots that do not present their bins to their lot frontage for collection, as shown on the waste collection location plan Ref SKC530 dated 19 May 2014 prepared by Hyder must be burdened with a positive covenant requiring that bins are presented to the collection location shown on that plan, using the "waste collection/ bin presentation" terms included in the standard recitals.

71. Subdivision Certificate Application

When submitted, the Subdivision Certificate application must include:

- a) Three copies of the final plan.
- b) The original administration sheet and Section 88B instrument, along with one copy of each.
- c) All certificates and supplementary information required by this consent.

d) An AutoCAD copy of final plan (GDA 1994 MGA94 Zone56).

72. Site/Lot Classification Report

A site/lot classification report prepared by a suitably qualified geotechnical engineer must be prepared and submitted following the completion of all subdivision works confirming that all residential lots are compliant with AS 2870 and are suitable for development. The report must be accompanied by a table which summarises the classification of all lots created as part of the subdivision.

73. Resubmit Waste Collection Plan

Prior to an Occupation Certificate being issued, the plan entitled Stage 3 Waste Collection Locations (drawing no. SKC530) and dated 19 May 2014 must be resubmitted to and approved by Council. The plan is required to clearly indicate which collection point is for which lot.

THE USE OF THE SITE

74. Waste and Recycling Collection

The collection of waste and recyclables from the development is required to be undertaken in accordance with the approved plan entitled Stage 3 Waste Collection Locations (drawing no. SKC530) as amended by condition 73 above, unless otherwise determined by Council. Bin presentation will not be permitted within common driveways or to the right hand side of one way laneways.

NOTE: A copy of the plan must be made available to all future residents to ensure they are informed of the waste collection arrangements.