

Council proposed condition modifications

Notice of Determination No. 09-3146

Page 1 of 25 – Development description

The development description is modified in the following manner:

*Refurbishment of the existing Riverstone Police Station and construction of a new **two** Storey Police Station, **at-grade** carpark and associated landscaping – Railway Terrace, Riverstone*

Page 3 of 25 – 2 GENERAL

2.1 Scope of Consent

Condition **2.1.1** is modified in the following manner:

2.1.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

<i>Drawing No.</i>	<i>Dated</i>	<i>Council's File Enclosure No.</i>
Site Plan A1002 Rev. B	11/07/14	233B
Ground Floor Plan A1003 Rev. A	01/04/14	195L
First Floor Plan A1004 Rev. A	01/04/14	195M
Elevations Sheet 1 A1005 Rev. A	01/04/14	195N
Elevations Sheet 2 A1006 Rev. A	01/04/14	195O
Sections A1007 Rev. A	01/04/14	195P
Landscape Plan 231.14(09)/133 'A' Sheet 1 of 1	March 2014	195T

**Unless modified by any condition(s) of this consent.*

2.2.2 Design and Works Specification

Condition **2.2.2.1** is modified in the following manner:

2.2.2.1 All engineering works required by Scope of Engineering Works and other sections of this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

- (a) Blacktown City Council's Works Specification - Civil (Current Version)*
- (b) Blacktown City Council's Engineering Guide for Development (Current Version)*
- (c) Blacktown City Council Development Control Plan (Current Version)*
- (d) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version)*

Council proposed condition modifications

(e) *Blacktown City Council On Site Detention General Guidelines and Checklist*

(f) *Upper Parramatta River Catchment Trust On Site Stormwater Detention Handbook Third Edition December 1999.*

(g) *Blacktown City Council Stormwater Quality Control Policy Design plans, calculations and other supporting documentations prepared in accordance with the above requirements MUST be submitted to Council for information and comment prior to commencement of construction.*

(h) ***Stormwater Biofiltration Systems. Adoption Guidelines. Planning, design and implementation. Version 1 June 2009. Facility for Advancing Water Bio-filtration.***

Condition 2.2.2.2 is added:

2.2.2.2 Prior to the issue of any Section 109R Certificate for the approved development it is necessary to obtain the separate approval of Council pursuant to the Roads Act 1993 for all relevant civil works on existing public roads as nominated in "Prior to Construction Work Commencing". The application for this Engineering Approval must be made on the prescribed form and is to include detailed design plans and specifications prepared by a Chartered Professional Engineer or suitably experienced Registered Surveyor.

2.5 Aesthetics/Landscaping

Condition 2.5.1 is modified in the following manner:

2.5.1 The building shall be finished with the materials and colours identified and detailed on the submitted Elevation Plans (Drawing No. A1005 and A1006 Rev. A) dated 01/04/14 and held on Council's file JRPP-09-3146 at enclosures 195N and 195O. In addition, the finishes of the walls of the car wash bay enclosure in the north east corner of the site are to be amended to provide for split face blockwork of a sandstone or similar colour where walls address adjoining residential sites.

Page 12 of 25 – 3 PRIOR TO CONSTRUCTION WORK COMMENCING

3.10 Drainage

Condition 3.10.3 is added:

3.10.3 Drainage from the site must be connected into Council's existing drainage system.

NOTE: All proposed street drainage shall require an Engineering Plan approval by Council under the Roads Act.

Page 19 of 25 – DURING CONSTRUCTION (ENGINEERING)

5.3 Inspection of works

Condition 5.3.2 is to be added as follows:

5.3.2 Inspection of the works required pursuant to the engineering approval issued under the Roads Act 1993 must be made by Council's Development Overseers who can be contacted on 9839 6586 between 7am - 8am and 12.30pm - 1.30pm. A site inspection is required prior to commencement of work. A minimum

Council proposed condition modifications

twenty-four (24) hours notice must be given prior to any required inspection. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).