

## JOINT REGIONAL PLANNING PANEL (Sydney West Region)

JRPP No	<b>2015SYW010</b>
DA Number	<b>862/2015/JP</b>
Local Government Area	<b>THE HILLS SHIRE COUNCIL</b>
Proposed Development	<p><b>STAGED DEVELOPMENT APPLICATION UNDER SECTION 83 OF THE EP&amp;A ACT 1979.</b></p> <p><b>STAGE 1 INCLUDES THE SUBDIVISION OF PART OF THE DEVELOPMENT SITE TO CREATE FOUR RESIDENTIAL LOTS, CONSTRUCTION OF A NEW ROAD AND THE CONSTRUCTION OF 4 GROUP HOMES UNDER THE PROVISIONS OF SEPP AFFORDABLE RENTAL HOUSING 2009.</b></p> <p><b>STAGE 2 INVOLVES THE CONCEPT LAND SUBDIVISION OF THE RESIDUE LOT TO CREATE 27 FUTURE RESIDENTIAL LOTS.</b></p>
Street Address	<b>LOT 602 DP 1130068 AND LOT 41 DP 224917 NOS. 58 - 64 ARNOLD AVENUE, KELLYVILLE</b>
Applicant/Owner	<b>URBAN GROWTH NSW/MINISTER FOR DISABILITY SERVICES</b>
Number of Submissions	NIL
Regional Development Criteria (Schedule 4A of the Act)	CROWN DEVELOPMENT WITH A CIV OF OVER \$5 MILLION
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> <li>• SEPP AFFORDABLE RENTAL HOUSING 2009</li> <li>• THE HILLS LEP 2012</li> <li>• THE HILLS DCP 2012</li> </ul>
List all documents submitted with this report for the panel's consideration	NIL
Recommendation	APPROVAL SUBJECT TO CONDITIONS
Report by	SENIOR TOWN PLANNER SANDA WATTS

## EXECUTIVE SUMMARY

The application is a Staged Development Application under Section 83 of the EP&A Act 1979.

Stage 1 includes the subdivision of part of the development site fronting Arnold Avenue to create four residential lots, construction of a new road and the construction of 4 group homes each containing 5 bedrooms under the provisions of SEPP Affordable Rental Housing 2009. The group homes are dwellings that are purpose built for people with disabilities.

Stage 2 involves the concept land subdivision of the residue lot to create 27 future residential lots and construction of a new road. Stage 2 will require the lodgement of a future Development Application.

The subject site is zone R2 Low Density Residential and is located on the northern side of Arnold Avenue and directly adjoins land to the east zoned RE1 Public Recreation.

The proposed development has been assessed against The Hills LEP 2012 and the relevant standards of The Hills Development Control Plan 2012 Part D Section 7- Balmoral Road Release Area and variations to rear setback and cut and fill have been identified. The variations are minor and are considered satisfactory.

The proposal was notified to adjoining and surrounding property owners on two occasions. No submissions were received.

Under Clause 89 of the NSW Environmental Planning & Assessment Act, 1979, the written agreement from the Minister for Disability Services, Urban Growth NSW or the Minister for Planning in respect of draft conditions is required prior to the consent being formally issued. Written concurrence has been received from Urban Growth NSW in relation to the conditions recommended in this report.

In the absence of the JRPP process, this matter would be determined under Delegated Authority.

The Development Application is recommended for approval subject to conditions.

## BACKGROUND

## MANDATORY REQUIREMENTS

Owner:	Minister For Disability Services	1.	Section 79C (EP&A Act) - Satisfactory
Zoning:	R2 Low Density Residential	2.	SEPP Affordable Rental Housing 2009 – Satisfactory
Area:	30,560m <sup>2</sup>	3.	SEPP State and Regional Development 2011 - Satisfactory
Existing Development:	Vacant lot	4.	The Hills LEP 2012 - Satisfactory
		5.	The Hills DCP 2012 – Variations, refer to report.
		6.	Section 94 Contribution (Stage 1 – 4 Lots) - \$120,000

## SUBMISSIONS

## REASONS FOR REFERRAL TO JRPP

1. Exhibition:	Not required.	1.	Crown Development with a CIV of over \$5 million
2. Notice Adj Owners:	1 <sup>st</sup> Notification – 14 days 2 <sup>nd</sup> Notification – 14 days		

3. Number Advised:	1 <sup>st</sup> Notification – 8 2 <sup>nd</sup> Notification – 33		
4. Submissions Received:	Nil		

## **HISTORY**

<b>23/12/2014</b>	Subject Development Application lodged.
<b>12/01/2015</b>	Development Application notified for 14 days to 8 adjoining properties.
<b>20/01/2015</b>	Correspondence sent to the applicant requesting further details on contamination reports prepared for the site.
<b>20/01/2015</b>	Requested contamination reports submitted.
<b>03/02/2015</b>	Correspondence sent to the applicant requesting clarification for works proposed in each stage.
<b>05/02/2015</b>	Briefing of Joint Regional Planning Panel.
<b>10/02/2015</b>	Correspondence received from applicant clarifying works for each stage.
<b>06/03/2015</b>	Amended plans received.
<b>09/03/2015</b>	Correspondence sent to applicant requesting further information in relation to various engineering matters, landscape details, an updated BASIX Certificate and justification for non-compliance with rear setback control.
<b>19/03/2015</b>	Development Application re-notified with a more detailed description of the proposal to 33 neighbouring/adjoining properties.
<b>26/05/2015</b>	Outstanding information submitted.

## **PROPOSAL**

The application is a Staged Development Application under Section 83 of the EP&A Act 1979.

Stage 1 includes the subdivision of part of the development site fronting Arnold Avenue to create four residential lots, construction of a new road and the construction of 4 group homes each containing 5 bedrooms under the provisions of SEPP Affordable Rental Housing 2009.

Stage 2 involves the concept land subdivision of the residue lot to create 27 future residential lots and construction of a new road. Stage 2 will require the lodgement of a future Development Application.

## **ISSUES FOR CONSIDERATION**

### **1. SEPP State and Regional Development 2011**

Clause 20 of SEPP (State and Regional Development) 2011 and Schedule 4A of the Environmental Planning and Assessment Act, 1979 provides the following referral requirements to a Joint Regional Planning Panel:-

*Crown Development that has a capital investment value of more than \$5 million.*

The proposed development has been lodged by UrbanGrowth NSW, a state owned corporation, on behalf of Aging, Disability and Home Care (ADHC) which is part of the Department of Family and Community Services. The proposed development has a capital investment value of \$5,714,172 thereby requiring referral to, and determination by, a Joint Regional Planning Panel. In accordance with this requirement the application was referred to, and listed with, the JRPP for determination.

## **2. Crown Development**

Under Clause 89 of the NSW Environmental Planning & Assessment Act, 1979, the written agreement from the Minister for Disability Services, Urban Growth NSW or the Minister for Planning in respect of draft conditions is required prior to the consent being formally issued. Written concurrence has been received from Urban Growth NSW in relation to the conditions recommended in this report.

## **3. Compliance with SEPP Affordable Rental Housing 2009**

The proposal seeks consent for a permanent group home. In Division 7 (42) of the SEPP, a permanent group home means a dwelling:

- "(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and*
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged, but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.*

*prescribed zone means:*

- (a) any of the following land use zones or a land use zone that is equivalent to any of those zones:*
    - (i) Zone R1 General Residential,*
    - (ii) Zone R2 Low Density Residential,*
    - (iii) Zone R3 Medium Density Residential,*
    - (iv) Zone R4 High Density Residential,*
    - (v) Zone B4 Mixed Use,*
    - (vi) Zone SP1 Special Activities,*
    - (vii) Zone SP2 Infrastructure, and*
  - (b) any other zone in which development for the purpose of dwellings, dwelling houses or multi dwelling housing may be carried out with or without consent under an environmental planning instrument.*
- (2) In this clause:*
- (a) a reference to people with a disability is a reference to people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives, and*
  - (b) a reference to people who are socially disadvantaged is a reference to:*
    - (i) people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or*
    - (ii) people who require protection because of domestic violence or upheaval.*

*43 Development in prescribed zones*

- (1) *Development for the purpose of a permanent group home or a transitional group home on land in a prescribed zone may be carried out:*
  - (a) *without consent if the development does not result in more than 10 bedrooms being within one or more group homes on a site and the development is carried out by or on behalf of a public authority, or*
  - (b) *with consent in any other case.*
- (2) *Division 1 of Part 2 of State Environmental Planning Policy (Infrastructure) 2007 applies in respect of development carried out by or on behalf of a public authority under subclause (1) and, in the application of that Division, any reference in that Division to that Policy is taken to be a reference to this clause.*

**Comment:**

The proposed development includes the construction of four dwellings on each of the proposed lots in Stage 1 for the purpose of a "permanent group home" development which has the same definition in the SEPP Affordable Rental Housing 2009 as it does in The Hills LEP 2012. The subject site is identified as being located in a "prescribed zone", as defined above, being zoned R2 Low Density under The Hills LEP 2012.

The proposed development is for four individual group homes containing five bedrooms, totalling 20 bedrooms. As the subject site is zoned R2 Low Density Residential, the proposed development is permissible with consent.

**4. Compliance with The Hills DCP Part B Section 2 Residential and Part D Section 7 Balmoral Road Release Area**

The proposed development has been assessed against the relevant development standards and objectives of The Hills Development Control Plan and the following variations have been identified.

<b>DEVELOPMENT STANDARD</b>	<b>DCP REQUIREMENTS</b>	<b>PROPOSED DEVELOPMENT</b>	<b>COMPLIANCE</b>
Clause 8.1.1 of Part D Section 7 Balmoral Road Release Area - Rear setback	Single storey – 4 metres	Lot 1 – 3.3 metres Lot 2 – 3.3 metres Lot 3 – 3 metres Lot 4 – 3 metres	No
Clause 8.1.4 of Part D Section 7 Balmoral Road Release Area - Fill	Maximum 0.5m above natural ground level.	Lot 1 – 0.621m	No
Clause 8.1.4 of Part D Section 7 Balmoral Road Release Area - Cut	Maximum cut below natural ground level – 0.5 metres	Lot 1 – 0.748m Lot 2 – 0.765m Lot 3 – 0.945m Lot 4 – 1m	No

**a. Rear Setback**

Clause 8.1.1 of Part D Section 7 Balmoral Road Release Area DCP requires a 4 metre rear setback for single storey dwellings. The proposed group homes have a rear setback ranging from 3 metres to 3.3 metres.

The objectives are:

- (i) *To provide setbacks that complement the streetscape and protect the privacy and sunlight to adjacent dwellings in accordance with ESD objective 7.*
- (ii) *To ensure that new development is sensitive to the landscape setting, site constraints and desired future character of the street and locality.*
- (iii) *To ensure that the appearance of new development is of a high visual quality and enhances the streetscape.*

The applicant has provided with the following justification in regards to the rear setbacks:

*"Lot 1 - an increased setback to the side boundary / northeast boundary has been provided (5.7m) to the rear of the site with a reduced 3m setback to the back boundary - This has been proposed to better utilise the north-eastern aspect allowing the open plan living area to benefit from the increased usable area to the east while reducing direct overlooking of Lot 2 to some extent which would have been the case if the terrace was positioned to the rear or within the rear 4m of the site. (As Lot 1 is elevated above Lot 2)*

*Lot 2 - similarly to Lot 1 an increased setback to the side boundary / northeast boundary has been provided (5.7m) to the rear of the site with a reduced 3m setback to the back boundary - This has been proposed to better utilise the north-eastern aspect allowing the open plan living area to benefit from the increased usable area to the east rather than locating the terrace and yard to the south which would have placed the external areas in shadow for most of the year.*

*Lot 4 - As this site is a corner site, establishing the best orientation and address for the house was carefully considered. Rather than addressing Arnold Ave and providing a side fence to the proposed new road it was considered more appropriate to address the longer frontage to the new road while maintaining a 6m setback to both roads. This increases privacy and reduces noise impacts on the proposed house. As a result the rear/side setbacks were rationalised to a minimum of 3m (in some locations) with increased setbacks of 6m to living spaces for terraces - orientated to the north-eastern aspect."*

**Comment:**

The site adjoins public open space to the east, and roads to the north, south and west. The group homes have a minimum rear setback of 3 metres to 3.3 metres.

The group home on Lot 1 fronts Arnold Avenue, and has a rear setback of 3.3 metres, however the primary open space for the dwelling is along the western side boundary which takes advantage of views to the public recreation area and maximises solar access to the north-western facing private open space.

The group home on Lot 2 fronts the 'New Road 2', and has a rear setback of 3.3 metres, which adjoins Lot 1. Similar to Lot 1, the primary open space adjoins the public recreation area.

The group homes on Lots 3 and 4 front 'New Road 1' and have a minimum rear setback of 3 metres. These dwellings have private open spaces which are orientated to the north which maximises solar access. It is noted that no justification from the applicant was provided for non-compliant rear setback of Lot 3. However, the proposed setback is considered acceptable as the dwelling is setback 7.5 metres from the rear boundary and the covered terrace is 3 metres from the rear boundary.

All group homes have suitable private open space, including two covered terraces for each dwelling which provide adequate area for outdoor amenity for future residents. The non-compliances will not result in adverse impacts such as privacy or overshadowing on adjoining properties and the built form proposed is consistent with the objectives of the DCP.

It is considered that the rear setback variation can be supported in this instance.

**b. Cut and Fill**

Clause 8.1.4 Cut and Fill of Part D Section 7 Balmoral Road Release Area DCP states the following in regards to maximum cut and fill:

*(a) Maximum filling above natural ground level: 0.5m*

*(b) Maximum cut below natural ground level: 0.5m*

The objectives for cut and fill in the DCP are:

- (i) To ensure that dwellings are designed with regard to the site conditions and minimise the impact on landform.*
- (ii) To reduce the risk that potential saline soils may affect dwellings.*
- (iii) To maintain topsoil and endemic plant species seed bank.*

**Comment:**

The proposed development results in a maximum cut of 1 metre and a maximum fill of 0.621m. The dwellings are to be constructed for people with disabilities, including mobility issues and therefore split level designs are not appropriate in this instance to reduce the amount of cut and fill. Cut and fill adjacent to the public open space area has been minimised, and an effort has been made to match the existing ground levels of the public reserve and minimise retaining wall heights on the boundary. Retaining walls are required along internal boundaries of the site and are limited to a maximum of 1 metre.

Overall the development has been designed to cater for the occupants of the group homes, whilst balancing the cut and fill required to achieve a development which provides for level access.

Accordingly the proposed cut and fill is considered satisfactory.

**SUBDIVISION ENGINEERING COMMENTS**

No objection is raised to the proposal subject to conditions of consent addressing engineering, roads, stormwater and subdivision of the development.

**HEALTH & ENVIRONMENTAL PROTECTION COMMENTS**

No objection raised to the proposal. Relevant conditions of consent are included in the recommendation.

**TREE MANAGEMENT COMMENTS**

No objection raised to the proposal. Relevant conditions of consent are included in the recommendation.

**WASTE MANAGEMENT COMMENTS**

No objection raised to the proposal. Relevant conditions of consent are included in the recommendation.

**FORWARD PLANNING COMMENTS**

No objection raised to the proposal. Relevant conditions of consent are included in the recommendation.

**CONCLUSION**

The proposal has been assessed having regard to Section 79C of the Environmental Planning & Assessment Act, 1979, State Environmental Planning Policy Affordable Rental Housing 2009, Local Environmental Plan 2012 and Development Control Plan 2012 and is considered to be satisfactory.

The proposed development has been assessed against the relevant standards of The Hills Development Control Plan 2012 Part D Section 7 - Balmoral Road Release Area and



variations to the rear setback controls and cut and fill have been identified. The variations are addressed in the body of the report and are considered satisfactory.

Under Clause 89 of the NSW Environmental Planning & Assessment Act, 1979, the written agreement from the Minister for Disability Services, Urban Growth NSW or the Minister for Planning in respect of draft conditions is required prior to the consent being formally issued. Written concurrence has been received from Urban Growth NSW in relation to the conditions recommended in this report.

Accordingly, the Development Application is recommended for approval subject to conditions.

## **IMPACTS:**

### **Financial**

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

### **The Hills Future - Community Strategic Plan**

The Hills Future Community Strategic Plan outlines the aspirations of community residents for The Hills Shire region. Desired community outcomes include balanced urban growth, vibrant communities and a protected environment. The social and environmental impacts have been identified and addressed in the report and are not inconsistent with the outcomes of The Hills Future.

## **RECOMMENDATION**

The Development Application be approved subject to the following conditions.

## **STAGE 1**

## **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
A000	Cover Page	K	-
A100	Site Plan	V	27/02/2015
A201	GA Plan/Furniture Plan Lot 1	K	27/02/2015
A202	GA Plan/Furniture Plan Lot 2	F	27/02/2015
A203	GA Plan/Furniture Plan Lot 3	K	27/02/2015
A204	GA Plan/Furniture Plan Lot 4	K	27/02/2015
A281	Roof Plan Lot 1	D	18/12/2014
A282	Roof Plan Lot 2	D	18/12/2014
A283	Roof Plan Lot 3	D	18/12/2014
A284	Roof Plan Lot 4	D	18/12/2014
A401	Elevations Lot 1	K	27/02/2015
A402	Elevations Lot 2	D	18/12/2014



A403	Elevations Lot 3	E	18/12/2014
A404	Elevations Lot 4	H	27/02/2015
A500	Site/Sections 1 & 2	K	27/02/2015
A900	Streetscape and Materials	G	27/02/2015
LA00	Landscape Site Plan	B	06/05/2015
LA01	Landscape Plan Lot 1	B	06/05/2015
LA02	Landscape Plan Lot 2	B	06/05/2015
LA04	Landscape Plan Lot 3	B	06/05/2015
LA04	Landscape Plan Lot 4	B	06/05/2015
13117-01-DA01	Plan of Subdivision	A	14/05/2015
13117-01-DA02	Building Envelope and Setback Plan	A	14/05/2015
13117-01-DA03	Roadworks and Stormwater Drainage Layout Plan	A	14/05/2015
13117-01-DA04	Road Longitudinal Sections and Typical Cross Sections	A	14/05/2015
13117-01-DA05	Stormwater drainage calculations and details	A	14/05/2015
13117-01-DA06	Site regrading plan Sections	A	14/05/2015
13117-01-DA07	Erosion and sediment control plan	A	14/05/2015

## **2. Review of Engineering Drawings**

Engineering construction plans are to be lodged with Council's Construction Engineer for endorsement. The engineering plans are to be generally in accordance with the concept engineering plans listed in Condition 1, except where amended by other conditions of consent. Council's Construction Engineer can be contacted on 9843 0389 or 0412 546 933.

## **3. 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.

## **4. External Finishes**

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

## **5. Tree Removal**

Approval is granted for the removal of trees marked in dashed red lines on Site analysis/Demolition plan prepared by DWP Suturs dated 18/12/14.

All other trees are to remain and are to be protected during all works. Suitable replacement trees are to be planted upon completion of construction.

## **6. Planting Requirements**

All trees planted as part of the approved landscape plan are to be minimum 45 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/m<sup>2</sup>.

## **7. Management of Construction and/ or Demolition Waste**

Waste materials must be appropriately stored and secured within a designated waste area onsite at all times, prior to its reuse onsite or being sent offsite. This includes waste

materials such as paper and containers which must not litter the site or leave the site onto neighbouring public or private property. A separate dedicated bin must be provided onsite by the builder for the disposal of waste materials such as paper, containers and food scraps generated by all workers. Building waste containers are not permitted to be placed on public property at any time unless a separate application is approved by Council to locate a building waste container in a public place. 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. The separation and recycling of the following waste materials is required: metals, timber, masonry products and clean waste plasterboard. This can be achieved by source separation onsite, 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 onsite at all times and produced in a legible form to any authorised officer of the Council who asks to see them

#### **8. Surplus Excavated Material**

The disposal of surplus excavated material, other than to a licenced waste facility, is not permitted without the formal approval of Council prior to works commencing onsite. Any unauthorized disposal of waste, which includes excavated material, is a breach of the Protection of the Environment Operations Act 1997 and subject to substantial penalties. Receipts of all waste/ recycling tipping must be kept onsite at all times and produced in a legible form to any authorised officer of the Council who asks to see them.

#### **9. Commencement of Domestic Waste Service**

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

#### **10. Provision of Domestic Waste Storage Areas**

Sufficient space must be allocated within the carport store areas to store a minimum of three 240 litre mobile bins (for waste streams determined by Council). The path of travel between these areas and the street must be free of steps, kerbs and landscape edging and not go through a habitable area of the buildings. The bins must not be visible from the public road. The dimensions of the abovementioned bin are as follows: 735mm (d) 580 (w) 1080 (h).

#### **11. 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.

#### **12. 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.

#### **13. Street Trees**

Street trees must be provided for the Stage 1 section of Arnold Avenue and Proposed Road No. 1 and No. 2 within or fronting the development site 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.

The establishment of street tree planting is included in the maintenance bond required to be paid. Alternatively, street trees can be planted by Council subject to payment of the applicable fee as per Council's Schedule of Fees and Charges.

#### **14. 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.

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

In the event that the new road layout is dedicated to Council prior to the construction of the four dwellings, each driveway will require the lodgement of a separate gutter and footpath crossing application, accompanied by the applicable fee as per Council's Schedule of Fees and Charges.

### **PRIOR TO WORKS COMMENCING ON SITE**

#### **16. 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](http://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.
- or telephone 13 20 92.

#### **17. Security Bond Requirements**

A security bond may be submitted in lieu of a cash bond. The security bond must:

- a) Be in favour of The Hills Shire Council;
- b) Be issued by a financial institution or other accredited underwriter approved by, and in a format acceptable to, Council (for example, a bank guarantee or unconditional insurance undertaking);
- c) Have no expiry date;
- d) Reference the development application, condition and matter to which it relates;
- e) Be equal to the amount required to be paid in accordance with the relevant condition;
- f) Be itemised, if a single security bond is used for multiple items.

Should Council need to uplift the security bond, notice in writing will be forwarded to the applicant 14 days prior.

#### **18. Sediment and Erosion Control Plan**

A sediment and erosion control plan prepared in accordance with Council's Works Specification Subdivision/ Developments must be submitted. The plan must include:

- a) Allotment boundaries;
- b) 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; and
- j) A maintenance program for the erosion and sediment controls.

### **19. Engineering Works and Design**

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

Variation from these documents can only be approved by Council's Manager – Subdivision and Development Certification.

Engineering works can be classified as either "subdivision works" or "building works" as categorised below:

1. Works within an existing or proposed public road, or works within an existing or proposed public reserve. These works can only be endorsed, inspected and certified by Council in accordance with the Roads Act 1993 and the Local Government Act 1993 respectively. For Council to issue this endorsement, the following must be provided:
  - a) An electronic copy of the design plans and accompanying documentation.
  - b) Payment of the applicable application and inspection fees.
  - c) Payment of any required security bonds.

Works within the development site, or an adjoining private property, that relates to existing or proposed Council infrastructure assets, such as the laying of a stormwater pipeline or the formation of an overland flow path within a public drainage easement. These works can only be approved, inspected and certified by Council because Council will have an ongoing risk exposure and management/ maintenance liability with respect to these assets once completed.

A "compliance certificate" as per Section 109(1)(a)(ii) of the Environmental Planning and Assessment Act 1979 can be issued certifying that the detailed design for these works complies with the requirements listed and the above documents. This "compliance certificate" can be issued by Council's Manager – Subdivision and Development Certification and not a private certifier, as discussed. Once approved, the works must be carried out under the supervision of Council's Construction Engineer in accordance with the terms attached to the issued "compliance certificate". Post construction, a further "compliance certificate" as per Section 109(1)(a)(i) of the Environmental Planning and Assessment Act 1979 can be issued certifying that the as-built infrastructure and associated works have been carried out to the satisfaction of Council's Construction Engineer. Alternatively, these works can be incorporated into any construction approval granted under category (1) above.

The following engineering works are required:

#### **i. Full Width Road Construction**

The full width construction of the roads listed below is required, including footpath paving and other ancillary work to make this construction effective:

Road Name:	Formation: (Footpath/ Carriageway/ Footpath) (m)
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Road No. 1	Road Type: DCP Access Street 3.5m/ 8.5m/ 3.5m (15.5m Total) Pavement Design: Access/ Local Road (Design Guidelines Section 3.12)
Road No. 2	Road Type: DCP Access Street 3.5m/ 8.5m/ 3.5m (15.5m Total) Pavement Design: Access/ Local Road (Design Guidelines Section 3.12)

The design must incorporate a standard kerb return radius of 7.5m based on a 4m splay corner unless otherwise directed by Council.

- The portion of the turning head in Road No.2 which is adjacent to the RE1 land is to be provided with a barrier kerb rather than the standard rolled kerb used otherwise on site.

## ii. Partial Width Road Reconstruction

The partial width reconstruction of the existing roads listed below is required, including any necessary service adjustments and ancillary work required to make the construction effective:

Road Name:	Formation: (Footpath/ Carriageway/ Footpath) (m)
Arnold Avenue	Road Type: DCP Enhanced Collector Road with Cyclepath 4.56m/ 12m/ 3.56m (20.12m Total) Pavement Design: Sub-Arterial/ Enhanced Collector (Design Guidelines Section 3.12)

The design must incorporate a standard kerb return radius of 7.5m based on a 4m splay corner unless otherwise directed by Council.

Where partial width reconstruction exists opposite, the completed road must comply with the overall requirements outlined in the table above. Where partial width reconstruction does not exist opposite, you will be responsible for the formation of the footpath verge, kerb and gutter and the reconstruction of 6m of road pavement. This new road pavement must transition into the existing road pavement opposite to provide for a total minimum carriageway width of 10m, which may require additional pavement reconstruction.

Any requirements relating to partial width road reconstruction from the relevant section of Council's DCP must also be complied with. All works must be carried out in accordance with the submitted traffic safety statement.

Where the existing road reserve width exceeds that required to be provided, the additional width is to be evenly distributed on either side of the road carriageway to provide for a wider footpath verge.

The wider 4.56m verge must be located on the northern side of Arnold Avenue correlating with the cycleway required at this location.

## iii. Turning Heads

A cul-de-sac turning head must be provided at the end of all blind/ dead-end roads. The cul-de-sac must have a diameter of 19m measured from the face of kerb.

A turning head is required at the end of Roads No.2.

**iv. Street Names Signs**

Street name signs and posts are required in accordance with the above documents and Council's Standard Drawing 37. Details for all signage and line-marking must be submitted to Council for checking prior to works commencing.

**v. Footpath Verge Formation**

The grading, trimming, topsoiling and turfing of the 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.

**vi. Concrete Footpath**

A 1.2m wide concrete footpath, including access ramps at all intersections, must be provided on one side of Road No.1 and Road No.2.

**vii. Concrete Cycleway**

A 2.5m wide concrete cycleway, including access ramps at all intersections, must be provided on the northern side of Arnold Avenue in accordance with the DCP and the above documents.

**viii. Gutter Crossings**

Gutter crossings to each of the proposed new lots are required.

**ix. 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.

**x. 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.

**xi. 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.

The top of the retaining wall along the interface with the RE1 lands is to match the existing surrounding natural levels.

Retaining walls are to be maximum 1.0m between blocks.

**xii. Stormwater Drainage – Temporary Works**

A tail out drain over residue lot 200 are required to be provided, where necessary, of sufficient length and width to dissipate stormwater flows to an acceptable level from the end of all stormwater outlets.

Grassed swale drains or temporary piped drainage must be installed to intercept, control and redirect surface stormwater runoff from upstream undeveloped properties.

**xiii. Inter-allotment Stormwater Drainage**

Piped inter-allotment stormwater drainage catering for the entire area in Stage 1 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.

#### **xiv. Water Sensitive Urban Design Elements**

Water sensitive urban design elements, consisting of rainwater tanks, are to be located generally in accordance with the plans and information submitted with the application.

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>
- Australian Runoff Quality – A Guide to Water Sensitive Urban Design, 2005, <http://www.ncwe.org.au/arq/>

#### **20. Principal Certifying Authority**

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

#### **21. 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.

#### **22. 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.

#### **23. Consultation with Service Authorities**

Applicants are advised 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.

#### **24. Protection of Existing Trees**

The trees that are to be retained are to be protected during all works strictly in accordance with AS4970- 2009 Protection of Trees on Development Sites.

At a minimum a 1.8m high chain-wire fence is to be erected at least three (3) metres from the base of each 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.

A sign is to be erected indicating the trees are protected.

The installation of services within the root protection zone is not to be undertaken without prior consent from Council.

## **25. Waste Management Details Required**

Prior to the commencement of works, the location of waste disposal and recycling for all construction and/ or demolition waste materials (bricks, concrete, timber and so on), and the name of the skip bin hire company or waste transport contractor(s) must be submitted to and approved by Council.

## **26. 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.

## **27. Erection of Signage – Supervision of Work**

In accordance with Clause 98A(2) of the Environmental Planning and Assessment Regulations 2000, a sign is to be erected in a prominent position displaying the following information:

- a) The name, address and telephone number of the Principal Certifying Authority;
- b) The name and telephone number (including after hours) of the person responsible for carrying out the works;
- c) That unauthorised entry to the work site is prohibited.

This signage must be maintained while the subdivision work is being carried out and must be removed upon completion.

## **28. Contractors Details**

In accordance with Section 109E(3) of the Environmental Planning and Assessment Act 1979, the contractor carrying out the subdivision works must have a current public liability insurance policy with an indemnity limit of not less than \$10,000,000.00. The policy must indemnify Council from all claims arising from the execution of the works. A copy of this insurance must be submitted to Council prior to works commencing.

## **29. 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.

## **30. 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.

## **DURING CONSTRUCTION**

### **31. 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 BASIX Certificate Nos. 596874S, 596952S, 596954S and 596951S be complied with. Any subsequent version of this 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.

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

Section 109E(3)(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.**

### **33. Roof Water Drainage**

Gutter and downpipe and/or rainwater tank overflow, to be provided and connected to an approved lawful discharge point (ie. kerb, inter-allotment drainage easement or OSD) upon installation of roof coverings.

### **34. 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's Manager- Environment and health 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's Manager – Environment and Health for review prior to works recommencing on site.

### **35. 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.

### **36. 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.

### **37. Subdivision Earthworks – Lot Topsoil**

Where earthworks are not shown on the engineering drawings, the topsoil within lots must not be disturbed. Where earthworks are shown, a 150mm deep layer of topsoil must be provided, suitably compacted and stabilised in accordance with Council's Works Specification Subdivisions/ Developments.

### **38. Aboriginal Archaeological Sites or Relics**

If, during activities involving earthworks and soil disturbance, any evidence of an Aboriginal archaeological site or relic is found, all works on the site are to cease and the NSW Office of Environment and Heritage must be notified immediately.

### **39. National Parks and Wildlife Act 1974**

Should any artefacts be uncovered in the course of any works, all works should cease and comply with Part 6 of the National Parks and Wildlife Act 1974, in particular Section 90 regarding permits to destroy.

### **40. European Sites or Relics**

If, during the earthworks, any evidence of a European archaeological site or relic is found, all works on the site are to cease and the NSW Office of Environment and Heritage must be contacted immediately. All relics are to be retained in situ unless otherwise directed by the NSW Office of Environment and Heritage.

## **PRIOR TO THE FINALISATION OF WORKS AND/OR ISSUE OF SUBDIVISION CERTIFICATE**

### **41. Section 94 Contribution – Balmoral Road Release Area**

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:-

	<i><b>Purpose: Subdivision</b></i>	<i><b>Purpose: Credit</b></i>	<i><b>No. of Lots: 5</b></i>	<i><b>No. of Credits: 1</b></i>	<i><b>Total S94</b></i>
Open Space - Land	\$ 19,119.91	\$ 19,119.91	\$ 95,599.55	\$ 19,119.91	\$ <b>76,479.64</b>
Open Space - Capital	\$ 5,074.36	\$ 5,074.36	\$ 25,371.80	\$ 5,074.36	\$ <b>20,297.44</b>
Transport Facilities - Capital	\$ 3,613.20	\$ 3,613.20	\$ 18,066.00	\$ 3,613.20	\$ <b>14,452.80</b>
Community Facilities - Land	\$ 378.11	\$ 378.11	\$ 1,890.55	\$ 378.11	\$ <b>1,512.44</b>
Community Facilities - Capital	\$ 1,549.04	\$ 1,549.04	\$ 7,745.20	\$ 1,549.04	\$ <b>6,196.16</b>
Administration	\$ 265.38	\$ 265.38	\$ 1,326.90	\$ 265.38	\$ <b>1,061.52</b>
<b>Total</b>	\$ <b>30,000.00</b>	\$ <b>30,000.00</b>	\$ <b>150,000.00</b>	\$ <b>30,000.00</b>	\$ <b>120,000.00</b>

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. 12.

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.

### **42. Landscaping**

Landscaping of the site shall be carried out prior to the occupation of the dwellings (within each stage if applicable) in accordance with the approved plan. All landscaping is to be maintained at all times in accordance with THDCP Part C, Section 3 – Landscaping and the approved landscape plan.

### **43. Contamination - Validation**

The remaining remediation works as stated in 'Urban Growth NSW Final Validation Report 35-37 Arnold Avenue, Kellyville prepared by JBS&G (NSW & WA) Pty Ltd (JBS&G) dated 19 June 2014 and referenced as 43066-57914 (Rev A)' are to be completed or alternatively removed from the site and disposed of at an approved waste facility (receipts to be retained for final validation).

Upon completion of these works a final validation report / certificate is to be provided to Council's Manager – Environment and Health confirming that the soils comply with National Environment Protection (Assessment of Site Contamination) Measure 1999 <sup>(as amended)</sup> and are suitable for residential use; specifically section 4: Asbestos materials in soil."

#### **44. Completion of Subdivision Works**

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

#### **45. Western Sydney Growth Areas – Payment of Special Infrastructure Contribution**

A special infrastructure contribution is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011, as in force when this consent becomes operative.

Information about the special infrastructure contribution can be found on the Department of Planning website:

<http://www.gcc.nsw.gov.au/sic-69.html>

Please contact the NSW Department of Planning and Infrastructure regarding arrangements for the making of a payment.

#### **46. 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.

#### **47. Performance/ Maintenance Security Bond**

A performance/ maintenance bond of 5% of the total cost of the subdivision works is required to be submitted to Council. The bond will be held for a minimum defect liability period of six months from the certified date of completion of the subdivision works. The minimum bond amount is \$5,000.00. The bond is refundable upon written application to Council and is subject to a final inspection.

#### **48. 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.

#### **49. 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.

#### **50. 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.

#### **51. 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.

## **52. 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).

## **53. 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.

## **54. Stormwater CCTV Recording**

All piped stormwater drainage systems and ancillary structures which will become public assets must be inspected by CCTV. A copy of the actual recording must be submitted electronically for checking.

## **55. Public Asset Creation Summary**

A public asset creation summary must be submitted with the WAE plans. A template is available on Council's website.

## **56. 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. Dedication – New Road**

The dedication of the proposed public roads must be included on the final plan in accordance with the undertaking submitted relating to dedication.

### **ii. 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.

### **iii. Easement – Temporary Public Stormwater Drainage/ Outlet**

Temporary drainage easements, minimum 5m wide and 30m long, must be created over all temporary outlets within the property or on adjoining land using the "temporary public stormwater outlet" terms included in the standard recitals.

### **iv. Restriction – Rainwater Tanks**

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

### **v. Restriction – Residue Lots**

Lot 200 must be burdened with a restriction using the "residue lots" terms included in the standard recitals.

### **vi. Restriction – Front Building Setback (Balmoral Road Release Area)**

All residential lots must be burdened with a restriction that refers to a primary frontage building setback of 6m using the "front building setback" terms included in the standard recitals.

## **57. Completion of Engineering Works**

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

## **THE USE OF THE SITE**

### **58. Waste and Recycling Collection**

A caretaker must be engaged or appointed to move all bins to and from the waste storage and collection points on the allocated day of collection as determined by Council. Bins must be returned from the street as soon as possible the same day as collection.

## **STAGE 2**

### **59. Lodgement of Development Application for Stage 2**

Stage 2 involves the land subdivision of the residue Lot 200 to create 27 residential lots and construction/dedication of a new road. Stage 2 will require the lodgement of a separate Development Application.

## **ATTACHMENTS**

1. Locality Plan
2. Aerial Photograph
3. Site Plan – Group Homes
4. Concept Staging Plan
5. Elevations (Lot 4)
6. Landscape Plan



## ATTACHMENT 1 – LOCALITY PLAN



- ☐ SUBJECT SITE
- ✓ PROPERTIES NOTIFIED

**THE HILLS**  
Sydney's Garden Shire

### THE HILLS SHIRE COUNCIL

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## ATTACHMENT 2 – AERIAL PHOTOGRAPH

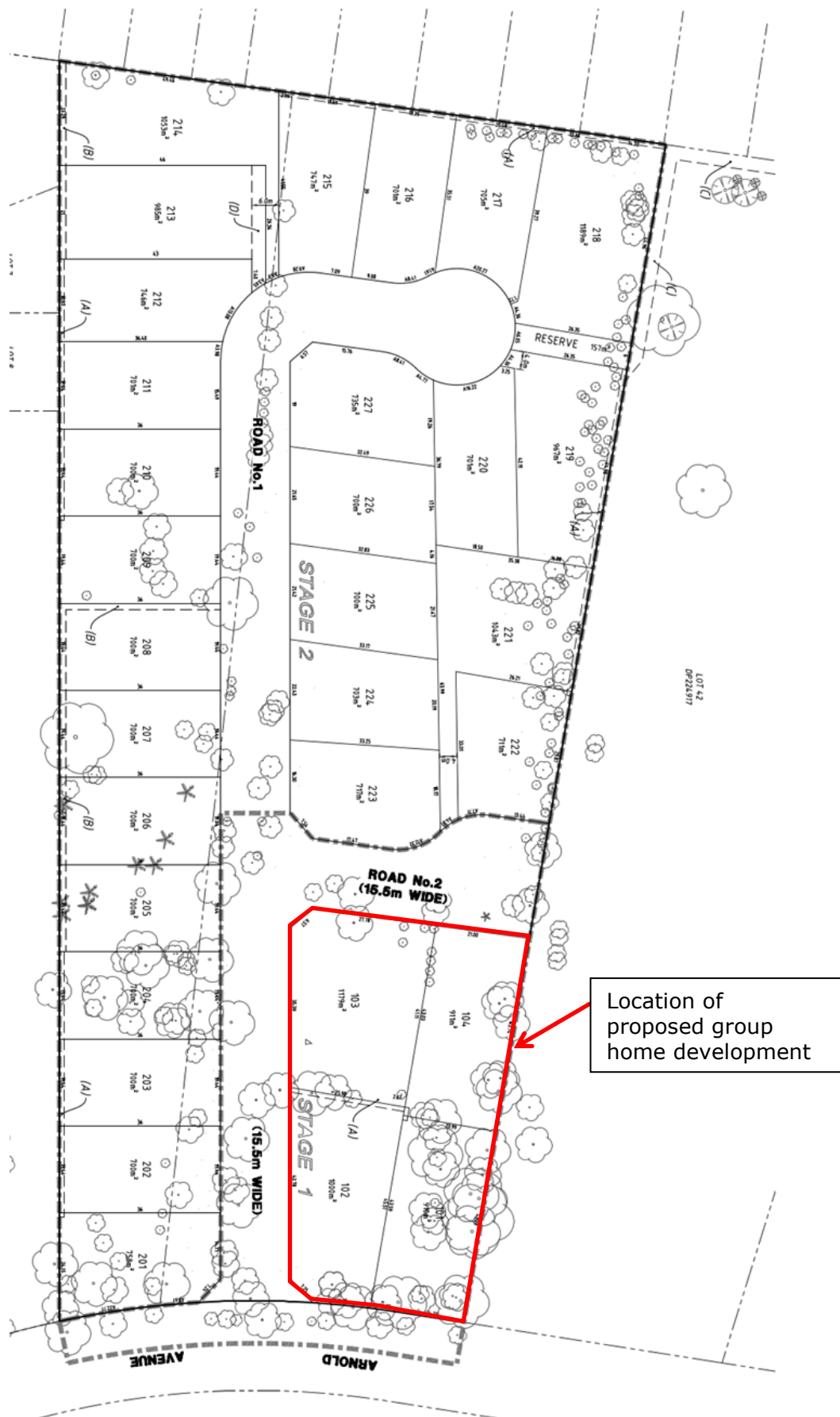




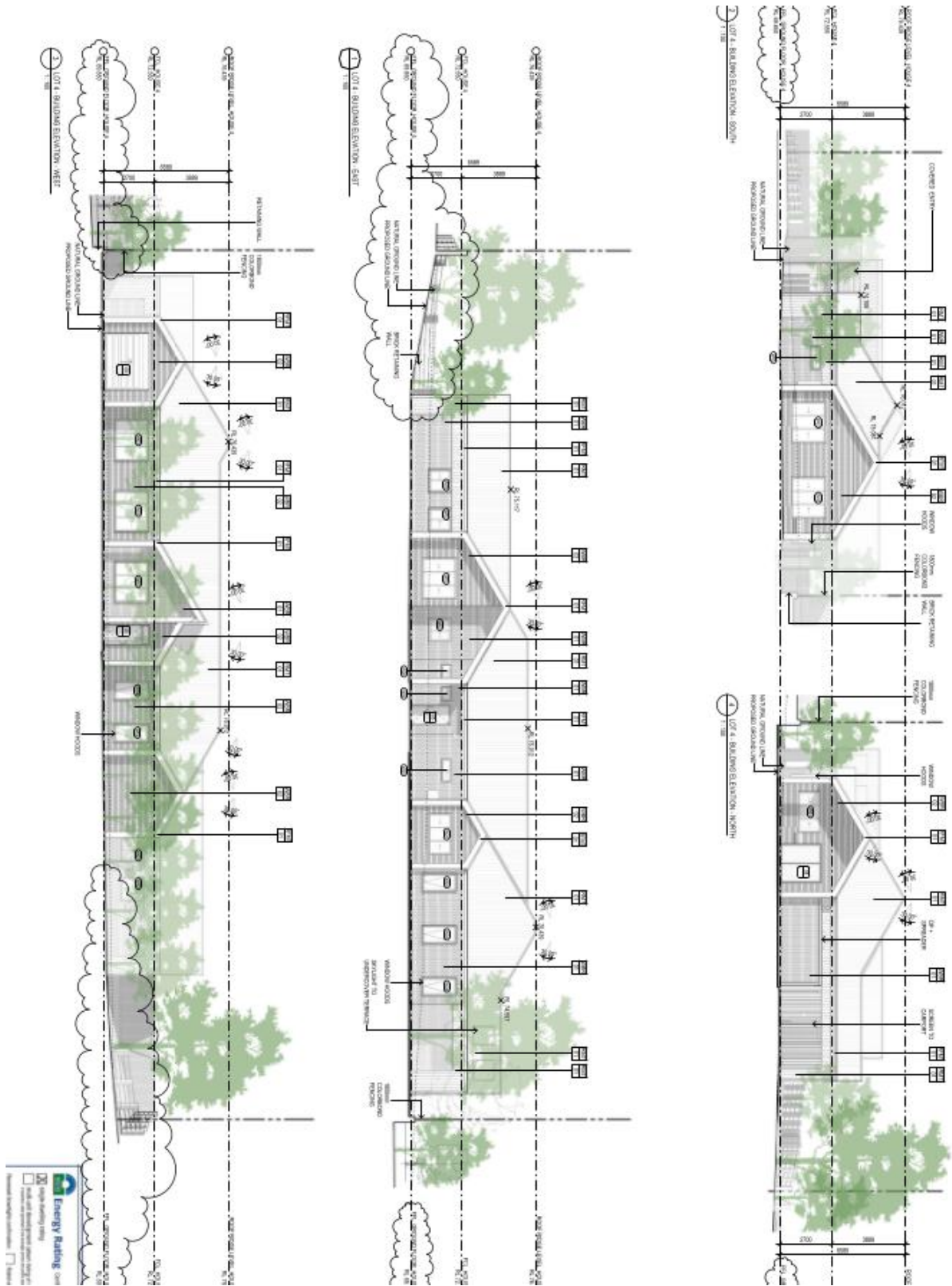
# ATTACHMENT 3 – SITE PLAN- GROUP HOMES



## ATTACHMENT 4 – CONCEPT STAGING PLAN



## ATTACHMENT 5 – ELEVATIONS (LOT 4)





## ATTACHMENT 6 – LANDSCAPE PLAN

