

PROPOSED RESIDENTIAL APARTMENT BUILDINGS

LANDSCAPE DEVELOPMENT APPLICATION

SITE 2 - 59 CUDGEGONG ROAD ROUSE HILL

LOT 74 in DP 208203



1 SITE LOCALITY MAP
SOURCE GOOGLE MAPS 2018



2 SITE AERIAL PHOTOGRAPH

DRAWING	NUMBER	ISSUE	DATE	SCALE
LANDSCAPE COVER	LSDA	C	10/03/2018	NOT TO SCALE
LANDSCAPE SITE PLAN	LSDA-101	C	10/03/2018	1:500 @ A1 & 1:1000 @ A3
LANDSCAPE SITE ANALYSIS	LSDA-201	A	10/03/02018	1:200 @ A1 & 1:400 @ A3
LANDSCAPE CONCEPT PLAN	LSDA-301	C	10/03/02018	1:200 @ A1 & 1:400 @ A3
LANDSCAPE DETAILS PLANTING SCHEDULE	LSDA-501	A	10/03/02018	NOT APPLICABLE
LANDSCAPE DETAILS TYPICAL CONSTRUCTION	LSDA-502	A	10/03/02018	NOT TO SCALE

greenplan
GPO Box 769, Mascot NSW 2020
P: 1800 464 207 M: 0407 061 386
E: landscape@greenplan.net.au
W: www.greenplan.net.au

DRAWING NOTES
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
5. THE LEVELS SHOWN ON THIS PLAN HAVE BEEN BASED ON SURVEY BY CEDAR SURVEYING, DATED APRIL 2012.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE.

C	FOR DEVELOPMENT APPLICATION	31/05/18	
B	FOR DEVELOPMENT APPLICATION	30/03/18	
A	FOR INFORMATION	19/03/18	
REV	DESCRIPTION	DATE	



PLANNER
PLANNING DIRECTION
Suite 10 241-243 Pennant Hills Road
Tel 02 9871 4988

ENGINEER
C&M CONSULTING ENGINEERS
Suite 26,11-13 Brookhollow Av Baulkham Hills NSW 2153
Tel 02 9680 3100

CLIENT
Wickwood Property Group
PO Box 9387 Harris Park NSW 2150
Mr Noell Haddad

ARCHITECT
CAD Plans
39 Cumberland Road Auburn NSW 2144
Tel 02 8068 2177

PROJECT
RESIDENTIAL APARTMENTS
SITE 1
59 CUDGEGONG RD ROUSE HILL

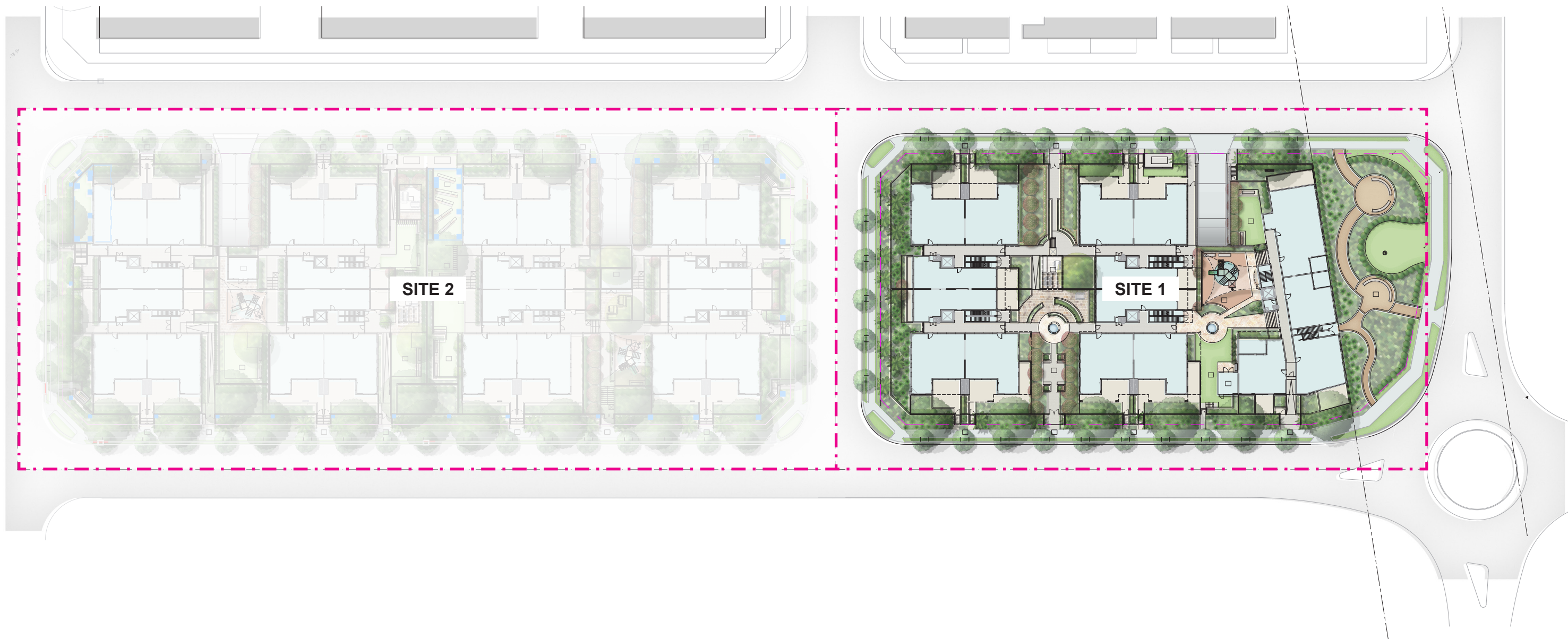
DRAWING TITLE
LANDSCAPE COVER

SCALE
STATUS
DESIGNED/DRAWN
VERIFIED
DATE
JOB NUMBER

NOT TO SCALE
DEVELOPMENT APPLICATION
HG/CD
KS
10/03/2018
18708

DRAWING NUMBER
LSDA-01

ISSUE
C



greenplan

GPO Box 769, Mascot NSW 2020
P: 1800 464 207 M: 0407 061 386
E: landscape@greenplan.net.au
W: www.greenplan.net.au

DRAWING NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
5. THE LEVELS SHOWN ON THIS PLAN HAVE BEEN BASED ON SURVEY BY CEDAR SURVEYING, DATED APRIL 2012.

THIS DRAWING IS AN UNCONTROLLED COPY.
UNLESS NOTED OTHERWISE.

C	FOR DEVELOPMENT APPLICATION	31/05/18
B	FOR INFORMATION	30/03/18
A	FOR INFORMATION	19/03/18
REV	DESCRIPTION	DATE

NORTH



MAGNETIC NORTH

PLANNER

PLANNING DIRECTION

Suite 10 241-243 Pennant Hills Road
Tel 02 9871 4988

ENGINEER

**C&M CONSULTING
ENGINEERS**

Suite 26,11-13 Brookhollo Av Baulkham Hills NSW 2153
Tel 02 9680 3100

CLIENT

Wickwood Property Group

PO Box 9387 Harris Park NSW 2150
Mr Noell Haddad

ARCHITECT

CAD Plans

39 Cumberland Road Auburn NSW 2144
Tel 02 8068 2177

	PROJECT
--	---------

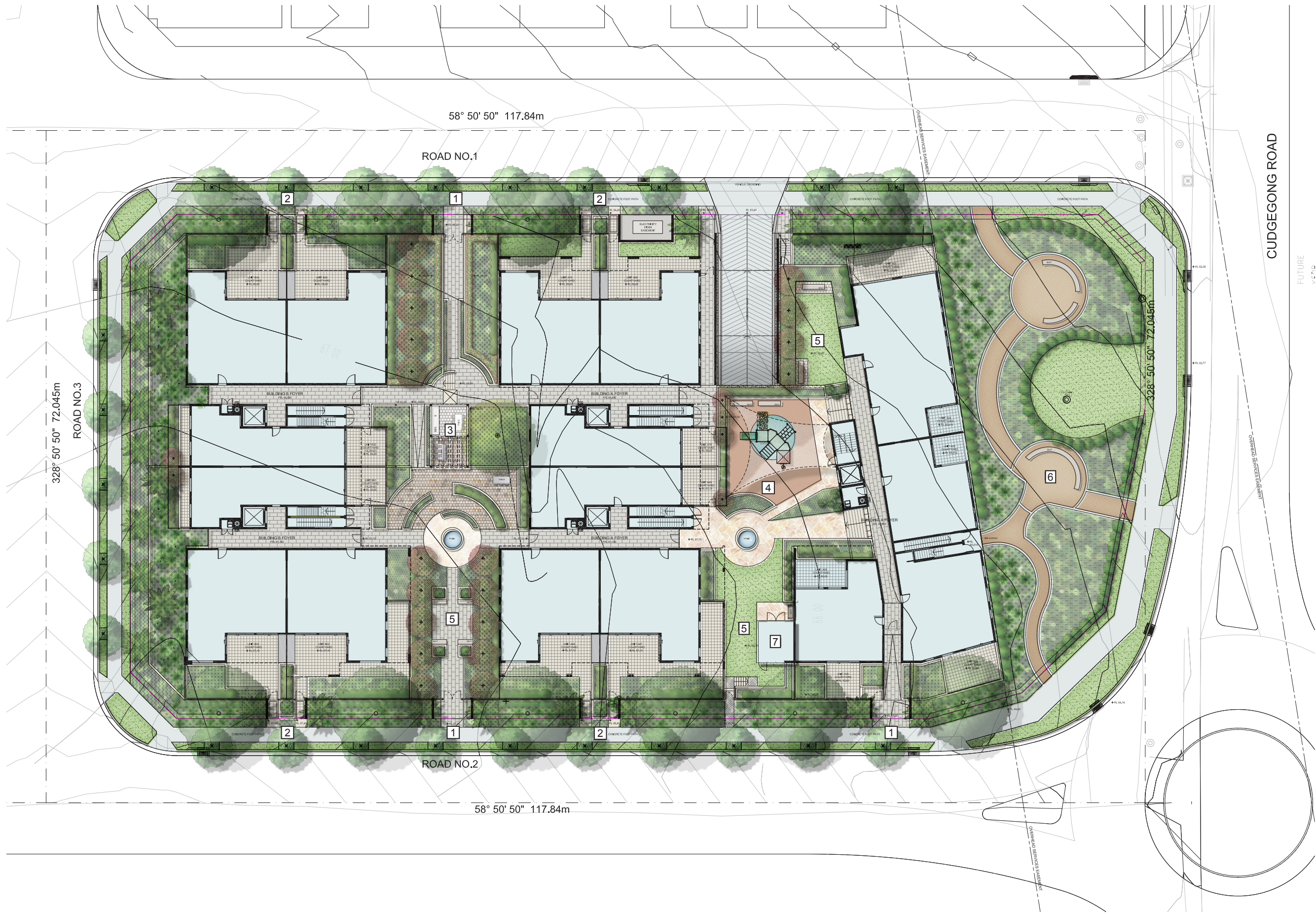
**RESIDENTIAL APARTMENTS
SITE 1
59 CUDGEGONG RD ROUSE HILL**

DRAWING TITLE

LANDSCAPE SITE PLAN

SCALE	1:200 @ A1 / 1:400 @ A3
STATUS	DEVELOPMENT APPLICATION
DESIGNED/DRAWN	HG/CD
VERIFIED	KS
DATE	10/03/2018
JOB NUMBER	18708

DRAWING NUMBER
LSDA-101ISSUE
C



LEGEND

- PM 29281 USED AS BM
RL 63.063 (A.H.L.D.)
- EXISTING/PROPOSED
SPOT LEVELS
- CADASTRAL BOUNDARY
- PROJECT SITE BOUNDARY
- FEATURE ENTRY WALLS
(REFER ARCHITECT'S DRAWINGS)
- MASONRY WALLING
(REFER ARCHITECT'S DRAWINGS)
- PAVING TYPE 1 - FEATURE TILE
(REFER ARCHITECT'S DRAWINGS)
- PAVING TYPE 2 - TILE
(REFER ARCHITECT'S DRAWINGS)
- PAVING TYPE 3 - SANDSTONE
(REFER ARCHITECT'S DRAWINGS)
- PAVING TYPE 4 - BRICK
(REFER ARCHITECT'S DRAWINGS)
- PAVING TYPE 5 - DECOSE GRANITE
(REFER ARCHITECT'S DRAWINGS)
- PAVING TYPE 6 - SOFT FALL
(REFER ARCHITECT'S DRAWINGS)
- STEPPING STONES TYPE 1
(THROUGH PEBBLE MULCH)
- DRAINAGE PIT
(REFER ENGINEER'S DRAWINGS)
- LAWN AREA
- STREET TREE PLANTING
(REFER DRAWING No. L01)
- EVERGREEN TREE PLANTING
(REFER PLANT SCHEDULE)
- TREE PLANTING
(REFER PLANT SCHEDULE)
- DECIDUOUS TREE PLANTING
(REFER PLANT SCHEDULE)
- SCREEN PLANTING
(REFER PLANT SCHEDULE)
- GROUND COVER MIX(S) PLANTING
(REFER PLANT SCHEDULE)

ZONES

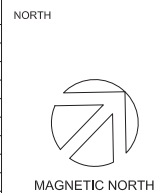
- 1 BUILDING ENTRIES
- 2 GROUND FLOOR APARTMENT PRIVATE ENTRIES
- 3 COMMUNAL BBQ ZONE
- 4 COMMUNAL CHILDREN'S PLAY ZONE
- 5 COMMUNAL PASSIVE RELAXATION ZONE
- 6 COMMUNAL GARDEN ZONE
- 7 COMMUNITY ROOM

greenplan
GPO Box 769, Mascot NSW 2020
P: 1800 464 207 M: 0407 061 386
E: landscape@greenplan.net.au
W: www.greenplan.net.au

DRAWING NOTES
1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
5. THE LEVELS SHOWN ON THIS PLAN HAVE BEEN BASED ON SURVEY BY CEDAR SURVEYING, DATED APRIL 2012.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE.

C	FOR DEVELOPMENT APPLICATION	31/05/18
B	FOR INFORMATION	19/03/18
A	FOR INFORMATION	12/03/18
REV	DESCRIPTION	DATE



PLANNER
PLANNING DIRECTION
Suite 10 241-243 Pennant Hills Road
Tel 02 9871 4988

ENGINEER
C&M CONSULTING ENGINEERS
Suite 26,11-13 Brookhollow Av Baulkham Hills NSW 2153
Tel 02 9680 3100

CLIENT
Wickwood Property Group
PO Box 9387 Harris Park NSW 2150
Mr Noel Haddad

ARCHITECT
CAD Plans
39 Cumberland Road Auburn NSW 2144
Tel 02 8068 2177

































PROJECT
RESIDENTIAL APARTMENTS
SITE 1
59 CUDGEGONG RD ROUSE HILL

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

SCALE
STATUS
DESIGNED/DRAWN
VERIFIED
DATE
JOB NUMBER
1:200 @ A1 / 1:400 @ A3
DEVELOPMENT APPLICATION
HG/CD
KS
10/03/2018
18707

DRAWING NUMBER
LSDA-301

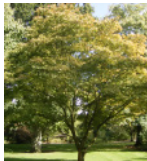
ISSUE
C

PLANT SCHEDULE								N	S	E	W	ENTRIES	COMMUNAL	PRIVATE CY
SYMB.	BOTANICAL NAME	COMMON NAME	CENTRES	POT	HT / SP *	TOTAL	NATIVE							
TREE PLANTING														
	ACER PALMATUM	JAPANESE MAPLE	SITE SETOUT	45lt	3-8 x 3-5m	20	N	--	--	--	--	Y	--	Y
	ACIENA SMITHII	LILLY PILLY	SITE SETOUT	45lt	4-8 x 2-4m	3	Y	--	--	--	Y	--	--	--
	CERATOPETALUM GUMMIFERUM	CHRISTMAS BUSH	SITE SETOUT	45lt	5-8 x 3-5m	15	Y	--	Y	--	Y	--	--	--
	CORYMBIA CITRIFOIDORA	LEMON SCENTED GUM	SITE SETOUT	45lt	20-35 x 15-20m	4	Y	Y	--	--	--	--	--	--
	CORYMBIA MACULATA	SPOTTED GUM	SITE SETOUT	45lt	20-35 x 15-20m	6	Y	--	Y	--	--	--	--	--
	ELAEOCARPUS EUMUNDII	SMOOTH QUANDONG	SITE SETOUT	75lt	8-13 x 1-3m	13	Y	--	--	--	Y	--	Y	--
	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	SITE SETOUT	45lt	5-10 x 4-8m	3	Y	--	--	--	Y	--	--	--
	GLOCHIDION FERDINANDI	CHEESE TREE	SITE SETOUT	45lt	4-8 x 3-10m	3	Y	--	--	--	Y	--	Y	--
	LIVISTONA AUSTRALIS	CABBAGE PALM	SITE SETOUT	Ex Gmd	VARIABLE	17	Y	--	--	--	--	Y	--	--
	LAGERSTROEMIA 'SIOUX'	CREPE MYRTLE	SITE SETOUT	75lt	5-8 x 3-4m	4	N	--	--	--	--	--	Y	--
	MAGNOLIA SOULANGEANA	CHINESE MAGNOLIA	SITE SETOUT	75lt	3-6 x 3-4m	10	N	--	--	--	--	Y	Y	--
	MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	SITE SETOUT	75lt	3-5 x 2-3m	5	N	--	--	--	--	--	Y	--
	PYRUS CALLERYANA 'CAPITAL'	ORNAMENTAL PEAR	SITE SETOUT	75lt	8-13 x 1-2m	9	N	--	--	--	--	Y	Y	--
	ULMUS PARVIFOLIA	CHINESE ELM	SITE SETOUT	100lt	8-12 x 8-10m	1	N	--	--	--	--	--	Y	--
SCREEN PLANTING														
	ACIENA 'HEDGE MASTER'	LILLY PILLY CULTIVAR	700mm	300mm	1 x 1m **	68	Y	--	--	--	--	Y	--	--
	BANKSIA ROBUR	SWAMP BANKSIA	800mm	200mm	1-1.5 x 2m	55	Y	--	--	--	--	--	--	--
	BUXUS JAPONICA	JAPANESE BOX HEDGE	400mm	140mm	1 x 1m **	350	N	--	--	--	--	--	Y	--
	CAMELLIA 'PLANTATION PINK'	SASANQUA CAMELLIA	800mm	300mm	2-3 x1m **	15	N	--	--	--	--	--	Y	--
	DURANTA 'SHEENA'S GOLD'	GOLDEN DEWDROP	1000mm	200mm	1-3 x 3m	74	N	--	--	--	--	--	Y	--
	LOROPETALUM 'PLUM GORGEOUS'	PLUM GORGEOUS	800mm	200mm	3 x 2m	101	N	Y	Y	--	--	--	--	--
	MICHELIA FIGO	PORT WINE MAGNOLIA	800mm	300mm	4 x 2m	15	N	--	Y	--	--	--	Y	--
	MURRAYA 'MIN-A-MIN'	DWARF ORANGE JESSAMINE	600mm	200mm	1 x 1m **	27	N	--	--	--	--	--	Y	--
	MURRAYA PANICULATA	ORANGE JESSAMINE	800mm	300mm	2-3 x 1-2m	53	N	Y	Y	--	--	--	--	--
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	1000mm	300mm	2-3 x 2m	38	N	--	--	--	--	--	--	--
	RHAPIS EXCELSA	LADY PALM	1000mm	300mm	VARIABLE	15	N	--	--	--	--	--	Y	--
	SYZYGIUM 'RESILIENCE'	LILLY PILLY CULTIVAR	800mm	300mm	2-3 x 2m	38	Y	--	--	--	--	--	Y	--
ACCENT PLANTING														
	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	RANDOM	75lt	VARIABLE	12	N	--	--	--	--	--	--	Y
	ALCANTAREA IMPERIALIS	GIANT BROMELIAD	RANDOM	200mm	VARIABLE	24	N	--	--	--	--	Y	--	Y
	ASPLENIUM NIDUS	BIRD'S NEST FERN	RANDOM	200mm	VARIABLE	64	Y	--	--	--	--	Y	--	Y
	BLECHNIUM 'SILVER LADY'	SILVER LADY FERN	RANDOM	200mm	VARIABLE	124	Y	--	--	--	Y	Y	Y	Y
	CRASSULA OVATA 'GOLLUM'	GOLLUM JADE	RANDOM	200mm	VARIABLE	24	N	--	--	--	--	Y	--	Y
	CRASSULA OVATA 'MINIMA'	MINIATURE LEAF JADE	RANDOM	200mm	VARIABLE	24	N	--	--	--	--	--	--	Y
	CYATHEA COOPERII	STRAW TREE FERN	RANDOM	45lt	VARIABLE	35	N	--	--	--	Y	--	Y	--
	CYCAS REVOLUTA	SAGO PALM	RANDOM	45lt	VARIABLE	40	Y	--	--	--	--	--	Y	--
	DORYANTHES EXCELSA	GYMEA LILY	RANDOM	200mm	VARIABLE	220	Y	Y	Y	Y	Y	--	Y	--
	DRACAENA 'MARGINATA'	VARIEGATED DRAGON TREE	1000mm	25lt	VARIABLE	12	N	--	--	--	--	--	--	Y
GROUND COVER PLANTING														
	AGAPANTHUS 'SNOW STORM'	DWARF WHITE AGGY	5/m2	140mm	350 x 400mm	132	N	--	--	--	--	--	--	--
	AJUGA REPTANS	BUGLE WEED	5/m2	140mm	150 x 400mm	64	N	--	--	--	--	--	--	--
	ANIGOZANTHOS FLAVIDUS 'BUSH PEARL'	HOT PINK KANGAROO PAW	5/m2	140mm	600 x 400mm	862	Y	--	--	--	--	--	--	--
	ANIGOZANTHOS FLAVIDUS 'BUSH LANTERN'	YELLOW KANGAROO PAW	5/m2	140mm	600 x 400mm	624	Y	--	--	--	--	--	--	--
	CLIVEA MINIATA 'YELLOW'	YELLOW CLIVEA	3/m2	140mm	600 x 600mm	96	N	--	--	--	--	--	--	--
	DIANELLA CAERULEA	BLUE FLAX LILY	4/m2	140mm	500 x 500mm	472	Y	--	--	--	--	--	--	--
	DIANELLA CAERULEA 'CASSA BLUE'	BLUE LEAF DIANELLA	4/m2	140mm	450 x 400mm	386	Y	--	--	--	--	--	--	--
	GREVILLEA POORINDA 'ROYAL MANTLE'	PROSTRATE GREVILLEA	3/m2	140mm	100 x 1000mm	62	Y	--	--	--	--	--	--	--
	HARDENBERGIA VIOLACEAE	PURPLE TWINING PEA	3/m2	140mm	300 x 600mm	68	Y	--	--	--	--	--	--	--
	HEMEROCALLIS FULVA	DAY LILY	4/m2	140mm	450 x 400mm	346	N	--	--	--	--	--	--	--
	ISOLEPIS NODOSA	KNOBBY CLUB RUSH	4/m2	140mm	500 x 400mm	186	Y	--	--	--	--	--	--	--
	LOMANDRA 'TANIKA'	DWARF BASKET GRASS	3/m2	140mm	450 x 450mm	1042	Y	--	--	--	--	--	--	--
	LOROPETALUM 'PURPLE PIXIE'	DWARF LOROPETALUM	3/m2	140mm	600 x 700mm	224	N	--	--	--	--	--	--	--
	METROSIDEROS MINI CHRISTMAS	DWARF CHRISTMAS BUSH	800mm	140mm	1000 x 1000mm	36	N	--	--	--	--	--	--	--
	PHILODENDRON 'XANADU'	XANADU	3/m2	140mm	600 x 600mm	432	N	--	--	--	--	--	--	--
	PHORMIUM TENAX 'ATROPURPUREUM'	DWARF RED NZ FLAX	3/m2	140mm	600 x 600mm	38	N	--	--	--	--	--	--	--
	RHAPHIOLEPIS 'BALLERINA'	DWARF PINK HAWTHORN	3/m2	140mm	600 x 600mm	124	N	--	--	--	--	--	--	--
	RHAPHIOLEPIS 'COSMIC WHITE'	DWARF WHITE HAWTHORN	3/m2	140mm	600 x 600mm	156	N	--	--	--	--	--	--	--
	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	3/m2	140mm	500 x 500mm	224	N	--	--	--	--	--	--	--
	TRACHELOSPERMUM 'TRICOLOUR'	VARIEGATED STAR JASMINE	3/m2	140mm	500 x 500mm	364	N	--	--	--	--	--	--	--
	VIOLA HEDERACEA	NATIVE VIOLET	3/m2	140mm	100 x 800mm	1102	Y	--	--	--	--	--	--	--
	WESTRINGIA FRUITICOSA	COASTAL ROSEMARY	800mm	140mm	1000 x 1000mm	74	Y	--	--	--	--	--	--	--

* HEIGHT AND SPAN INDICATIVE. SUBJECT TO ONSITE LOCAL ENVIRONMENTAL FACTORS. USE ONLY AS A GUIDE.

** MAINTAIN TO NOTED HEIGHT.

TREE PLANTING



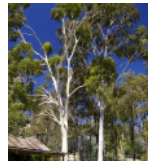
Acer palmatum
JAPANESE MAPLE



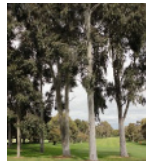
Acmena smithii
LILLY PILLY



Ceratopetalum gummiferum
CHRISTMAS BUSH



Corymbia citriodora
LEMON SCENTED GUM



Corymbia maculata
SPOTTED GUM



Elaeocarpus eumundii
SMOOTH QUANDONG



Elaeocarpus reticulatus
BLUEBERRY ASH



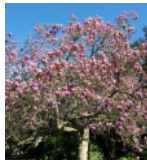
Glochidion ferdinandi
CHEESE TREE



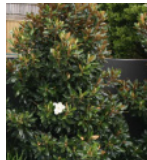
Lagerstroemia 'Sioux'
CREPE MYRTLE



Livistona australis
CABBAGE PALM



Magnolia soulangeana
CHINESE MAGNOLIA



Magnolia 'Little Gem'
LITTLE GEM MAGNOLIA

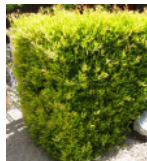


Pyrus calleryana 'Capital'
ORNAMENTAL PEAR



Ulmus parvifolia
CHINESE ELM

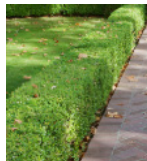
SCREEN PLANTING



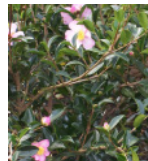
Acmena 'Hedge Master'
LILLY PILLY CULTIVAR



Banksia robur
SWAMP BANKSIA



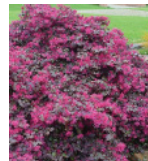
Buxus japonica
JAPANESE BOX



Camellia 'Plantation Pink'
SASANQUA CAMELLIA



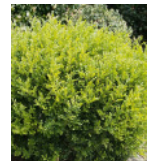
Duranta 'Sheena's Gold'
GOLDEN DEWDROP



Loropetalum 'Plum Gorgeous'
PLUM GORGEOUS



Michelia figo
PORT WINE MAGNOLIA



Murraya 'Min-a-Min'
DWARF MURRAYA



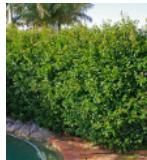
Murraya paniculata
ORANGE JESSAMINE



Raphiolepis indica
INDIAN HAWTHORN



Rhapis excelsa
LADY PALM



Syzygium 'Resilience'
LILLY PILLY CULTIVAR

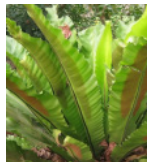
ACCENT PLANTING



Acer palmatum 'Atropurpureum'
RED JAPANESE MAPLE



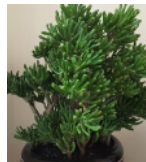
Alcantarea 'Silver Plum'
GIANT BROMELIAD



Asplenium nudus
BIRD'S NEST FERN



Blechnum 'Silver Lady'
SILVER LADY FERN



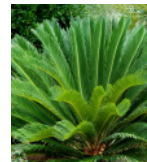
Crassula ovata 'Gollum'
GOLLUM



Crassula ovata 'Minata'
MINIATURE LEAF JADE



Cyathea cooperii
STRAW TREE FERN



Cycas revoluta
SAGO PALM



Doryanthes excelsa
GYMEA LILY

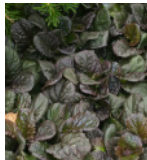


Dracaena 'Marginata'
VARIEGATED DRAGON TREE

GROUND COVER PLANTING



Agapanthus 'Snow Storm'
DWARF WHITE AGGY



CONSTRUCTION NOTES

HARD LANDSCAPE

FENCING
REFER TO ARCHITECTURAL PLANS AND SPECIFICATION.

RETAINING WALLS
LOCATIONS AND FINISH AS PER ARCHITECTURAL SETOUT PLANS. CONSTRUCTION AND WATER PROOFING AS PER ENGINEERING DETAILS AND SPECIFICATION.

FOOTPATHS
LOCATIONS AND FINISH AS PER ARCHITECTURAL SETOUT PLANS. CONSTRUCTION AS PER ENGINEERING DETAILS AND SPECIFICATION.

LIGHTING
LOCATIONS AND FINISH AS PER ARCHITECTURAL SETOUT PLANS.

TIMBER GARDEN EDGE
TIMBER EDGE - 75x25mm HARDWOOD WITH 50x50mm HARDWOOD PEGS IN EACH CORNER.

SOFT LANDSCAPE

STANDARDS
STORAGE AND HANDLING OF PESTICIDES TO AS 2507. SITE AND IMPORTED TOPSOIL TO AS 4419. COMPOSTS, SOIL CONDITIONERS AND MULCHES TO AS 4454.

SUBMISSIONS
SOIL: TESTS FOR IMPORTED TOPSOIL WITH CERTIFICATE NOTING THE SUITABILITY OF EACH SOIL TYPE FOR ITS SPECIFIED USE, SIMILARITY TO NATURALLY OCCURRING LOCAL SOIL, SUITABILITY FOR ESTABLISHMENT AND ON-GOING VIABILITY OF THE SITE SPECIFIED VEGETATION, AND ABSENCE OF ANY WEED PROPAGULES OR CONTAMINANTS.
SAMPLES: SUBMIT REPRESENTATIVE SAMPLES OF EACH MATERIAL PACKED TO PREVENT CONTAMINATION AND LABELLED TO INDICATE SOURCE AND CONTENT, SAMPLES TO REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCT WORKS.

PLANTING MEDIA
IMPORTED TOPSOIL AND/OR TOPSOIL WON AND STOCKPILED ON SITE. TOPSOIL TO BE OF A FRIABLE, PORUS NATURE, FREE FROM WEEDS AND WEED SEDS, BULBS, CORMS AND VEGETABLE PROPAGULES, FREE FROM REFUSE OR MATERIALS TOXIC TO HUMANS, ANIMALS OR PLANTS, FREE FROM STUMPS, ROOTS, CLAY LUMPS OR STONES LARGER THEN 50 mm IN SIZE. pH RANGE 5.5 to 7.5. MAXIMUM SOLUBLE SALT CONTENT 0.06% BY MASS. MINIMUM ORGANIC CONTENT 3% BY MASS.

PLANTING MEDIA TYPE A TO BE LIGHT WEIGHT PLANTER BOX MIX WITHOUT CLAY FINES.

PLANTING MEDIA TYPE B TO BE INORGANIC LIGHT WEIGHT PLANTER BOX MIX WITHOUT CLAY FINES OR ORGANIC MATTER.

PLANTING MEDIA TYPE C TO BE LIGHT WEIGHT PLANTER BOX MIX WITHOUT CLAY FINES AND SUITABLE FOR TURF UNDERLAY.

PLANTING MEDIA TYPE D TO BE ORGANIC GARDEN MIX AS PER AS 4419.

PLANTING MEDIA TYPE E TO BE TURF UNDERLAY MIX.

FERTILISER
ORGANIC TYPE, 6.3:1.8:2.8
NITROGEN:PHOSPHORUS:POTASSIUM RATIO.

MULCH
ORGANIC HORTICULTURAL PINE BARK LANDSCAPE MULCH. 20 mm GRADED.

INORGANIC PEBBLE MULCH 5-40mm GRADED.

HARDWOOD STAKES AND TIES
FOR ADVANCED STOCK, 2 STAKES, 25 x 25 x 2000 mm. SHARPENED AT ONE END DRIVEN INTO THE GROUND 1/3 OF OVERALL LENGTH, SECURE HESSIAN WEBBING IN A FIGURE OF EIGHT, STAPELLED TO STAKES.

PLANT MATERIALS
TURF: SIR WALTER BUFFALO, FREE FROM WEEDS, SOIL PESTS AND DISEASE, 25 mm DEPTH OF DENSE, WELL ROOTED, VIGOROUS GRASS GROWTH WITH 25 mm DEPTH OF TOPSOIL. SUPPLY SOUND UNBROKEN ROLLS IN STANDARY INDUSTRY LENGTHS AND 300 mm WIDTH.
CONTAINER STOCK: SPECIES AS PER SCHEDULE AND CLEARLY LABELLED, HEALTHY, OF GOOD FORM AND NOT SOFT OR FORCED, LARGE ROBUST ROOT SYSTEM, NOT ROOT BOUND, FREE FROM DISEASE AND INSECT PESTS. TREE STOCK SHOULD HAVE A SINGLE LEADING SHOOT.

GARDEN BED AREAS ON GRADE
PREPARATION: TRIM SUBGRADE TO BULK EARTH WORKS LEVELS AS REQUIRED BY FINISHED SURFACE LEVELS. HERBICIDE TREATMENT TO SUPPLIER'S INSTRUCTIONS, 2 WEEKS PRIOR TO PLANTING.
SOIL CONDITIONING: TO SOIL TESTING RESULTS, GENERALLY GYPSUM.
RIPPING AND CULTIVATION: RIP THE SURFACE AT 500 mm CENTRES TO A DEPTH OF 300 mm AND BREAK THE TOP 200mm OF PLANTING BED BY CULTIVATION TO A MAXIMUM SIZE OF 50 mm TO PRODUCE A LOOSE SURFACE AND REMOVE ALL LARGE STONES, RUBBISH AND OTHER MATERIALS THAT MAY HINDER PLANT ESTABLISHMENT.
PLANTING MEDIA: APPLY 300 mm DEPTH OF APPROVED TOPSOIL IN UNIFORM 100 mm DEPTH LAYERS CULTIVATING THE FIRST 100 mm INTO THE SUB-GRADE, THEN LIGHTLY COMPACTING EACH OTHER LAYER TO MAKE UP THE NECESSARY GRADES. ENSURE FINISHED SOIL LEVEL ALLOWS FOR APPLICATION OF MULCH.
PLANT: PLANTING HOLE SHALL BE 2 TIMES ROOTBALL WIDTH. PLACE PLANT IN HOLE TO FINISH TOP OF ROOTBALL FLUSH WITH SURROUNDING GARDEN BED AND BACKFILL WITH TOPSOIL. ADD APPROVED SLOW RELEASE FERTILISER. WATER IMMEDIATELY.
MULCH: PLACE APPROVED MULCH AT 75 mm DEPTH TO ENTIRE GARDEN BED, DISHED AROUND PLANT STEMS TO PREVENT COLLAR ROT. ENSURE FINISHED MULCH LEVEL IS 25 mm BELOW PAVED AREAS, KERBS OR GARDEN EDGING.
RAISED GARDEN BED: SAME AS ABOVE. ENSURE WATER PROOF MEMBRANE TO REAR OF WALL AND AGRICULTURAL DRAIANGE TO BASE OF WALL IS PROVIDED. REFER TO ENGINEERING PLANS AND SPECIFICATION.

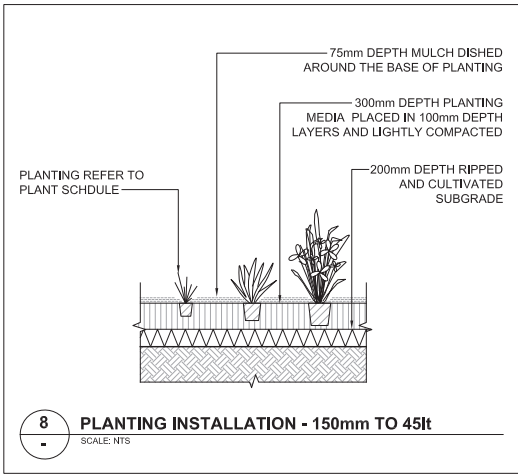
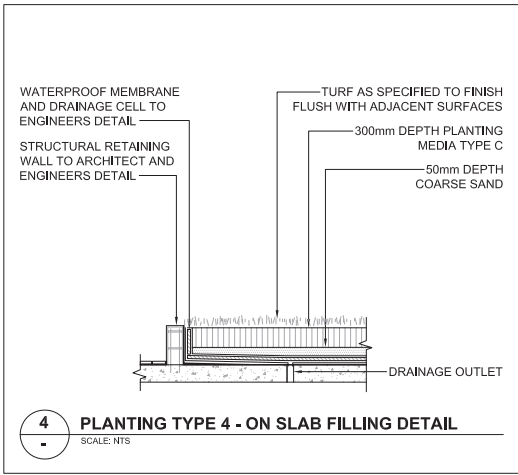
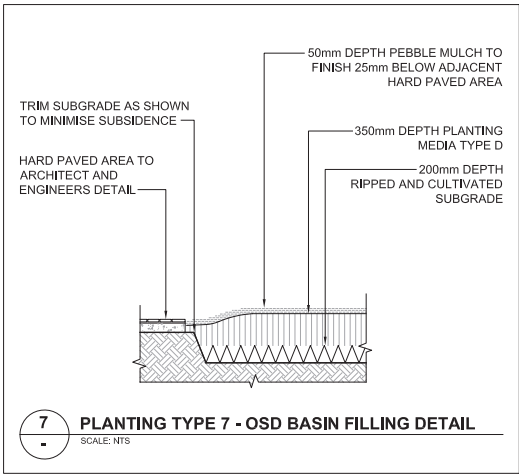
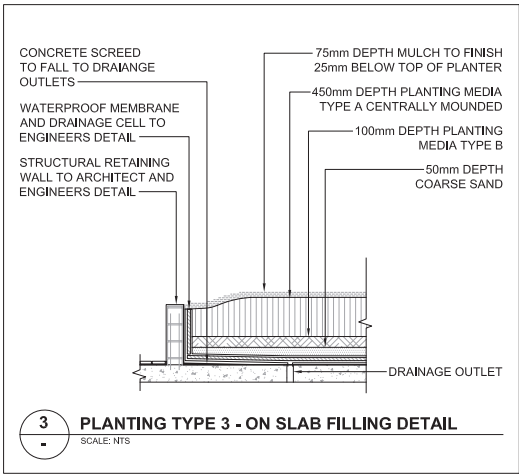
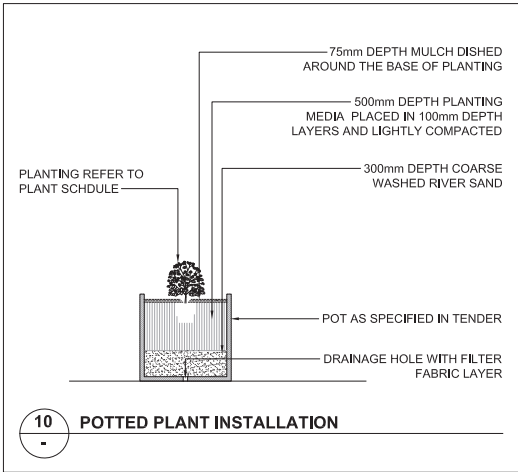
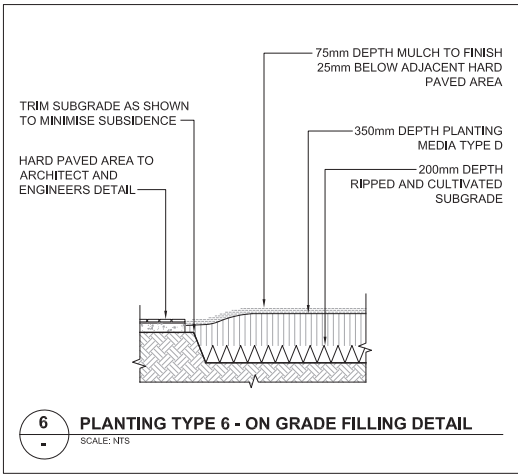
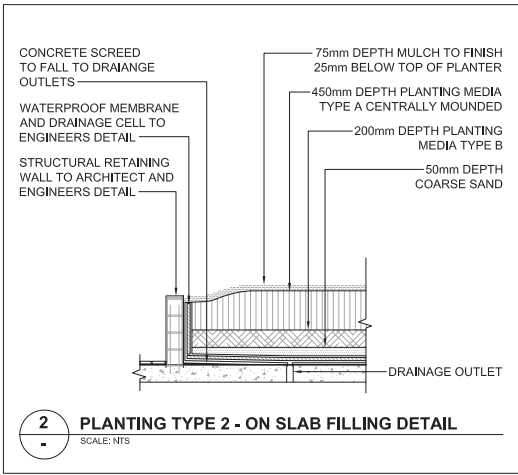
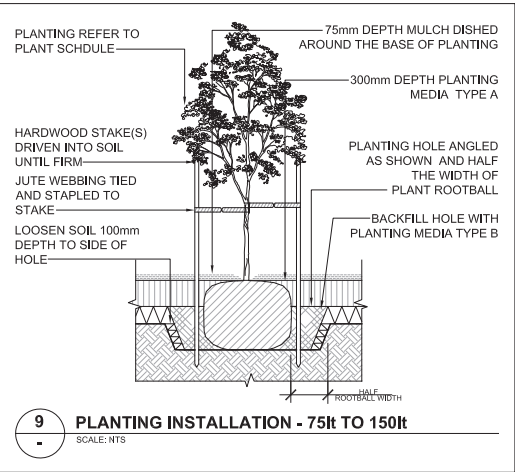
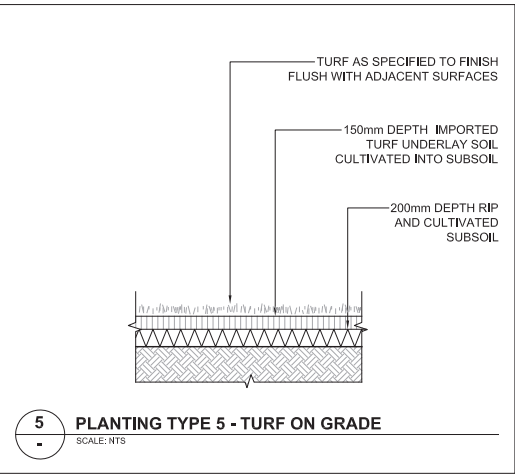
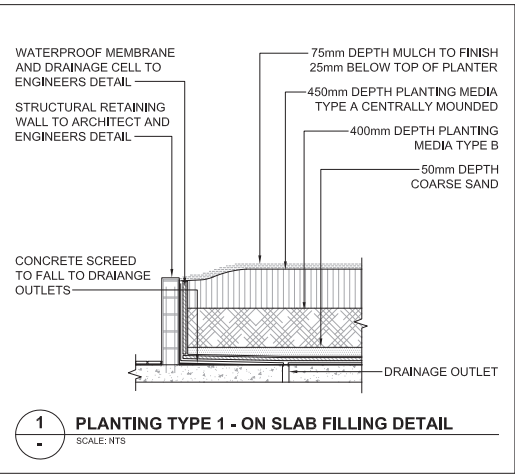
RAISED GARDEN BED AREAS ON CONCRETE SLAB
PREPARATION: CONCRETE SCREED, WATERPROOFING, PROTECTION BOARDING, DRAINAGE CELL AND CLEAR CONNECTION TO SITE STORMWATER SYSTEM TO ENGINEER'S DETAILS AND SPECIFICATION.
PLANTING MEDIA: LIGHT WEIGHT PLANTER BOX MIX INSTALLED IN 100 mm LAYERS, LIGHTLY COMPACTED TO MAKE UP PROVIDED DEPTHS ALLOWABLE. ENSURE FINISHED SOIL LEVEL ALLOWS FOR MULCH.
PLANT: PLANTING HOLE SHALL BE 2 TIMES ROOTBALL WIDTH. PLACE PLANT IN HOLE TO FINISH TOP OF ROOTBALL FLUSH WITH SURROUNDING GARDEN BED AND BACKFILL WITH TOPSOIL. ADD APPROVED SLOW RELEASE FERTILISER. WATER IMMEDIATELY. ENSURE WATER PROOF MEMBRANE IS NOT DAMAGED.
MULCH: PLACE APPROVED MULCH AT 75 mm DEPTH TO ENTIRE GARDEN BED, DISHED AROUND PLANT STEMS TO PREVENT COLLAR ROT. ENSURE FINISHED MULCH LEVEL IS 25 mm BELOW PLANTER BOX EDGE.

IRRIGATION
FULLY AUTOMATIC DRIP IRRIGATION TO BE PROVIDED FOR ALL GARDEN BED AND LAWN AREAS. DESIGN AND CONSTRUCT TO MEET SYDNEY WATER REQUIREMENTS AND ALL RELEVANT AUSTRALIAN STANDARDS.

FOR ALL COMMUNAL GARDEN AREAS CONNECT THE IRRIGATION SYSTEM TO THE RAIN WATER TANK AND SUPPLEMENT WITH TOWN WATER WHEN REQUIRED.

ALL PRIVATE GARDEN AREAS TO BE IRRIGATED BY TOWN WATER ONLY.

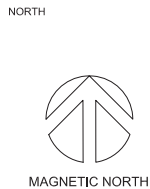
PLANTING ESTABLISHMENT
52 WEEK PLANTING ESTABLISHMENT PERIOD. WATERING AS PER SEASONAL REQUIREMENTS DICTATE. WEEDING AS NECESSARY. REPLACEMENT OF DAMAGED, STOLEN OR FAILED PLANTS. LAWN MOWING ON A WEEKLY BASIS, WITH TOP DRESSING AT THE END OF PLANTING ESTABLISHMENT PERIOD. REMOVE STAKES AND TIES.



DRAWING NOTES
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
5. THE LEVELS SHOWN ON THIS PLAN HAVE BEEN BASED ON SURVEY BY CEDAR SURVEYING, DATED APRIL 2012.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE.

A	FOR DEVELOPMENT APPLICATION	30/03/18	
REV	DESCRIPTION	DATE	



PLANNER
PLANNING DIRECTION
Suite 10 241-243 Pennant Hills Road
Tel 02 9871 4988

ENGINEER
C&M CONSULTING ENGINEERS
Suite 26,11-13 Brookhollow Av Baulkham Hills NSW 2153
Tel 02 9680 3100

CLIENT
Wickwood Property Group
PO Box 9387 Harris Park NSW 2150
Mr Noell Haddad

ARCHITECT
CAD Plans
39 Cumberland Road Auburn NSW 2144
Tel 02 8068 2177

PROJECT
RESIDENTIAL APARTMENTS SITE 1 59 CUDGEGONG RD ROUSE HILL

DRAWING TITLE
LANDSCAPE DETAILS TYPICAL CONSTRUCTION

SCALE
STATUS
DESIGNED/DRAWN
VERIFIED
DATE
JOB NUMBER
NOT TO SCALE
DEVELOPMENT APPLICATION
HG/CD
KS
10/03/2018
18708
DRAWING NUMBER
LSDA-502
ISSUE
A

greenplan
GPO Box 769, Mascot NSW 2020
P: 1800 464 207 M: 0407 061 386
E: landscape@greenplan.net.au
W: www.greenplan.net.au

DA APPROVED
65 CUDGONG RD
RESIDENTIAL DEVELOPMENT

Building Outline Above

BUILDING OUTLINE

BASEMENT LINE

basement outline

Boundary Line 58° 50' 50" 163.02m

Reduced Boundary Line

Substation Easement

Substation Easement

OSD TANK 2
90.50m²

OSD TANK 1
101.30m²

OSD TANK 3
90.50m²

OSD TANK 4
90.50m²

OSD TANK 5
90.50m²

OSD TANK 6
90.50m²

OSD TANK 7
90.50m²

OSD TANK 8
90.50m²

OSD TANK 9
90.50m²

OSD TANK 10
90.50m²

OSD TANK 11
90.50m²

OSD TANK 12
90.50m²

OSD TANK 13
90.50m²

OSD TANK 14
90.50m²

OSD TANK 15
90.50m²

OSD TANK 16
90.50m²

OSD TANK 17
90.50m²

OSD TANK 18
90.50m²

OSD TANK 19
90.50m²

OSD TANK 20
90.50m²

OSD TANK 21
90.50m²

OSD TANK 22
90.50m²

OSD TANK 23
90.50m²

OSD TANK 24
90.50m²

OSD TANK 25
90.50m²

OSD TANK 26
90.50m²

OSD TANK 27
90.50m²

OSD TANK 28
90.50m²

OSD TANK 29
90.50m²

OSD TANK 30
90.50m²

OSD TANK 31
90.50m²

OSD TANK 32
90.50m²

OSD TANK 33
90.50m²

OSD TANK 34
90.50m²

OSD TANK 35
90.50m²

LIST OF CHANGES

- Notes:
1. Removable and lockable bollards provided.
 1. 3m clearance from rear of the truck to wall provided

3. Proposed door access relocated.
4. 6 Bicycle parking relocated
5. Storages relocated

BASEMENT 1
1:200 @ A1
1:400 @ A3

pens
Design Studio
ABN 47 814 248 580
noy.santiago.architect: 9968

CAD Plans
DESIGN Solutions
39 Cumberland Rd Auburn NSW 2144
P: (02) 8068 2177
M: 0416009172
E: info@cadplans.net.au

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.
2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FINISHING CODE AS 1684.
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED 'ISSUED FOR CONSTRUCTION'.



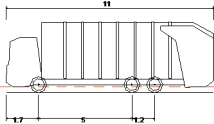
PROJECT STATUS:
DEVELOPMENT APPLICATION

COPYRIGHT:
THIS DESIGN AND PRINT REMAINS THE PROPERTY OF CAD PLANS PTY LTD AND MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT PERMISSION FROM CAD PLANS PTY LTD

PROJECT:
RESIDENTIAL DEVELOPMENT
SITE ADDRESS:
**59 CUDGONG ROAD, ROUSE HILL, NSW
2155 (SITE - 2)**
CLIENT:
The Wickwood Property Group Pty Ltd

SHEET TITLE:
BASEMENT - 1
DESIGN: NS
DRAWN: AJRSA
DATE: JUNE 2016
SCALE: AS SHOWN
ISSUE: G
SHEET: DA-A200

TOTAL CAR SPACES 147
TOTAL BICYCLE SPACES 35



Blacktown Garbage Truck - 11m long
Overall Length 11.000m
Overall Width 2.450m
Overall Body Height 3.742m
Min Body Ground Clearance 0.295m
Track Width 2.450m
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 12.500m

Assessment against planning controls: section 4.15, summary assessment and variations to standards

1 Environmental Planning and Assessment Act 1979

1.1 Section 4.15 'Heads of Consideration'

Heads of Consideration	Comment	Complies
a. The provisions of:		
(i) Any environmental planning instrument (EPI)	The proposal is considered to be generally consistent with the relevant EPIs, including SEPP Sydney Region Growth Centres 2006, SEPP No. 65 – Design Quality of Residential Apartment Development and the Apartment Design Guide, SEPP Infrastructure 2007, SEPP BASIX 2004, SEPP No. 55-Remediation of Land and SEPP (State and Regional Development) 2011	Yes, subject to conditions
(ii) Any proposed instrument that is or has been the subject of public consultation under this Act	<p>The publicly exhibited draft amendment to SEPP (Sydney Region Growth Centres) 2006 is relevant to the consideration of the proposed development. The draft proposes amendments to the residential density controls, by applying to the site and surrounding land a minimum of 55 dwellings and maximum of 100 dwellings per hectare residential density. The dwelling density of the proposal is 200 dwellings per hectare, which is double the proposed new maximum of 100 dwellings per hectare.</p> <p>The draft amendment proposes a minimum lot size of 1,500 m² for residential flat buildings in the R3 zone, with which the proposal complies.</p> <p>The making of the draft amendment is not imminent and hence has little weight in the consideration of the proposal.</p>	The draft amendment is not certain or imminent
(iii) Any development control plan (DCP)	The Blacktown City Council Growth Centre Precincts Development Control Plan 2018 applies to the site. The proposed development is generally compliant with the applicable numeric controls established under the DCP. The variations are discussed in this attachment and are considered acceptable subject to proposed conditions of consent.	Yes, subject to conditions
(iii a) Any Planning Agreement	There are no applicable planning agreements.	N/A
(iv) The regulations	There are no regulations to be considered.	N/A
b. The likely impacts of the development, including environmental impacts on both the natural and built	<p>It is considered that the likely impacts of the development, including traffic, noise, parking and access, bulk and scale, stormwater, waste management and the like, have been satisfactorily addressed.</p> <p>It is believed that the proposed development will not have any</p>	Yes

Heads of Consideration	Comment	Complies
environments, and social and economic impacts on the locality	unfavourable social, economic or environmental impacts.	
c. The suitability of the site for the development	<p>The subject site is zoned R3 Medium Density Residential with a 26 m building height limit. Residential flat buildings are permissible on the site with development consent.</p> <p>The site is suited to the form of development proposed. The design solution is generally adequate and responds to the existing and desired future character of residential development and road linkages in the Area 20 Precinct at Rouse Hill.</p> <p>The site is therefore considered suitable for the proposed development.</p>	Yes
d. Any submissions made in accordance with this Act, or the regulations	One public submission was received in support of the proposal.	Yes
e. The public interest	It is considered that no adverse matters relating to the public interest arise from the proposal.	Yes

2 State Environmental Planning Policy (State and Regional Development) 2011

Summary comment	Complies
The Sydney Central City Planning Panel (SPP) is the consent authority for all development with a capital investment value (CIV) of over \$30 million. As the DA has a CIV of \$44,633,296, Council is responsible for the assessment of the DA and determination of the application is to be made by the SPP. The DA was submitted in 2017 and registered to be considered by the SPP due to the CIV being over \$20 million, prior to the introduction of Local Planning Panels in 2018.	Yes

3 State Environmental Planning Policy (Infrastructure) 2007

Summary comment	Complies
<p>The site is traversed from north to south on its eastern side by high voltage electricity transmission lines. SEPP (Infrastructure) 2007, clauses 45(1)(b) and 45(2), apply to development carried out within or immediately adjacent to an easement for electricity purposes. The consent authority must, before determining a development application:</p> <ul style="list-style-type: none"> a. give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks b. take into consideration any response to the notice that is received within 21 days after the notice is given. <p>We referred the application to Endeavour Energy. Conditions of consent will ensure the requirements of Endeavour Energy are included.</p>	Yes

4 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Summary comment	Complies
<p>The proposed development includes BASIX affected buildings and therefore requires assessment against the provisions of this SEPP, including BASIX certification.</p> <p>A BASIX Certificate was submitted with the DA in line with the provisions of this SEPP. The BASIX Certificate demonstrates that the proposal complies with the relevant sustainability targets and will implement those measures required by the certificate. This will be conditioned in any consent granted.</p>	Yes

5 State Environmental Planning Policy No. 55 – Remediation of Land

Summary comment	Complies
<p>SEPP 55 aims to 'provide a State-wide planning approach to the remediation of contaminated land'. Clause 7 requires a consent authority to consider whether the land is contaminated and if it is suitable or can be remediated to be made suitable for the proposed development, prior to the granting of development consent.</p> <p>A Contamination, Salinity and Geotechnical Assessment Report prepared by GeoEnviro Consultancy Pty Ltd (June 2016) includes recommendations for the management of these issues. Conditions are proposed for the Report's recommendations to be implemented.</p>	Yes

6 Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River

Summary comment	Complies
<p>The planning policies and recommended strategies under SREP 20 are considered to be met through the development controls of SEPP (Sydney Region Growth Centres) 2006, which is discussed in points 8 and 9 below.</p>	Yes

7 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

Summary comment
<p>SEPP 65 applies to the assessment of DAs for residential flat buildings 3 or more storeys in height and containing at least 4 dwellings.</p> <p>Clause 30 of SEPP 65 requires a consent authority to take into consideration:</p> <ul style="list-style-type: none">• advice (if any) obtained from the design review panel• design quality of the residential flat development when evaluated in accordance with the design quality principles• the Apartment Design Guide (ADG). <p>Council does not have a design review panel.</p> <p>The tables below provide comments on our assessment of the 9 design quality principles and details where the numerical guidelines of the Apartment Design Guide are not fully complied with.</p>

7.1 Design quality principles

Principle	Control	Comment
7.1.1 Design quality principles The development satisfies the 9 design quality principles.		
1. Context and neighbourhood character	<p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p>	<p>The site is zoned R3 Medium Density Residential. It is located adjacent to the future Tallawong local centre, with the under construction Tallawong railway station 200 m to the south of the site. The future character of the locality will be predominantly medium density housing and commercial development. The site is highly accessible to future planned local services and facilities and public transport.</p> <p>The scale of the proposal is in keeping with the desired future character for the Area 20 Growth Centre Precinct. The proposal can provide appropriate landscaping and open space because space is available under the transmission line easement running through the eastern end of the site. The proposal consists of a reasonable mix of 1, 2 and 3 bedroom units and has made provision for liveable units as required by the Apartment Design Guide.</p>
2. Built form and scale	<p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The proposal achieves the scale of desired future character for the street set by SEPP (Sydney Region Growth Centres) 2016 and the Blacktown City Council Growth Centre Precincts Development Control Plan (DCP) 2018.</p> <p>Appropriate setbacks from neighbouring properties to the north, south and west are provided and the transmission easement is free from buildings.</p> <p>The overall building height and floor space ratio are consistent with the planning controls. Except for the proposed non-compliant building separation and façade length of building, the other ADG requirements are addressed.</p> <p>The proposed non-compliant building separation is acceptable in this case given the site's limitations resulting from the existing electricity easement. Nevertheless, suitable conditions can be imposed to</p>

Principle	Control	Comment
		ensure adequate privacy is achieved between the affected apartments. Further, large trees have been proposed on the perimeters of the site to soften the building facades to the street.
3. Density	Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.	The density of buildings on the site is consistent with the floor space ratio of 1.75:1 for the site.
4. Sustainability	Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.	Solar access is slightly less than ADG standards. The deep soil area, whilst meeting the dimension requirements, is mostly located in the transmission easement area that can only contain low growing plants, not large or medium sized trees consistent with the intent of deep soil areas. This is acceptable in the particular circumstances of this site. Trees are provided on the site perimeter to assist with shading of the proposed public footpath areas. Cross ventilation of apartments meets the ADG standards. A BASIX Certificate is submitted nominating appropriate commitments for thermal comfort, water and energy efficiency. A waste management plan has been submitted.
5. Landscape	Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and	The Applicant proposes to remove all trees from the site under an existing subdivision approval. No natural features are retained, with 2 basement levels provided across most of the site. The proposed landscape scheme uses a range of indigenous and exotic plants and provides large canopy trees. Communal open space areas include a range of soft and hard surfaces, seating and landscaped areas, BBQs and children's play area. The transmission easement area is landscaped, as permitted by

Principle	Control	Comment
	<p>preserving green networks.</p> <p>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</p>	<p>electricity facilities access requirements.</p> <p>Landscaping is used to provide privacy for ground floor dwellings.</p>
6. Amenity	<p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>The proposal meets most of the ADG standards for internal amenity for room sizes and layouts, ventilation and access, although solar access is slightly less than the requirements. Storage spaces for each unit are provided both within the units and in the basement.</p> <p>Communal and private open spaces are provided to meet the recreation needs of the residents. A suitable level of visual privacy is possible with the use of screens and planting.</p> <p>The site layout and facilities are accessible and ample liveable/adaptable units are proposed in accordance with the objective of promoting accessibility and sustainability.</p>
7. Safety	<p>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>The architect's design verification statement states that the Safer by Design principle is adopted in the development.</p> <p>Casual surveillance is provided from balconies and windows to the public domain. The use of access control and fencing will delineate private properties from the public domain. Street entries are provided for many ground floor apartments.</p> <p>Conditions are proposed to ensure low fencing and landscaping on the boundaries of the site without the need for 'hostile' measures.</p> <p>Appropriate standard conditions are proposed for compliance with a CPTED assessment.</p>
8. Housing diversity and social interaction	<p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>Good design involves practical and flexible features, including different types</p>	<p>The 170 units consist of 35 x 1 bed (20.6%), 111 x 2 bed (65.3%) and 24 x 3 bed (14.1%) apartments.</p> <p>While the number of 3 bedroom apartments should be maximised for the long term future needs of residents in the City, this is an acceptable mix. The mix will support a range of households, including single people and families with</p>

Principle	Control	Comment
	of communal spaces for a broad range of people and providing opportunities for social interaction among residents.	<p>children.</p> <p>34 liveable units are provided as required and identified on plans, including 17 (10%) adaptable units. 17 resident disabled parking spaces are provided.</p> <p>The units are capable of being fitted out to accommodate a range of lifestyle needs.</p> <p>A range of outdoor communal open spaces are provided, including children's playground and BBQs, and an indoor communal room on the ground floor.</p>
9. Aesthetics	<p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>A variety of building elements and materials are used. Balconies on the street front, use of different light and dark coloured elements and materials, and solid and open elements, provide building articulation and modulation.</p> <p>The proposed street trees and perimeter planting to be provided on site will reduce the bulk impact of the 26 m high, long building facades on the streetscape and pedestrian amenity.</p>

7.2 Compliance with Apartment Design Guide (ADG)

ADG requirement	Proposal	Compliance
-----------------	----------	------------

We have assessed the revised application against the relevant provisions of the ADG and the table below only identifies where compliance is **not fully achieved**.

It is compliant with all other matters under the ADG.

Controls

2F Building separation	<p>Up to 4 storeys/12 metres:</p> <p>12 metres between habitable rooms/balconies</p> <p>9 metres between habitable rooms/balconies and non-habitable rooms</p> <p>6 metres between non-habitable rooms</p>	<p>Building separation is at least 12 m except between units in the southern end (between buildings A and B) where a 9.5 m separation is proposed.</p> <p>The extent of non-compliance makes up 30% of the building length. Fixed privacy screen windows, highlight windows and 1.8 m high privacy screens are proposed to the upper level bedrooms and to the balconies respectively.</p> <p>The proposed non-compliant building</p>	Acceptable, subject to acoustic conditions
-------------------------------	---	---	--

ADG requirement		Proposal	Compliance
		separation is acceptable in this instance given the site's limitations resulting from the electricity easement and because opportunities for overlooking have been eliminated. Suitable conditions will be imposed to ensure adequate acoustic measures are provided between buildings and the recreational area between the ground floor units.	
	5 to 8 storeys/up to 25 metres: 18 metres between habitable rooms/balconies 13 metres between habitable rooms/balconies and non-habitable rooms 9 metres between non-habitable rooms	Separation distances are the same as for the lower levels, with blank walls and privacy screens introduced where separation is less than 18 m between windows and/or balconies. The blank walls provide poor street and communal open space presentation, but the proposed street and site planting would soften this visual impact. However, some textured treatment to the blank walls is recommended as a condition.	Acceptable, with street plantings and condition

Siting the Development

3C Public domain interface	Ground level courtyards to be above street level for visual privacy.	Some courtyards are above street level and some are below. Council's City Architect has accepted this variation given that the proposed amenity impacts to these units are not detrimental and the ADG requirements, such as solar access, cross ventilation and private open space, are addressed.	No, but acceptable
	Front fences to be visually permeable with maximum 1 m height and limited length.	The proposed 1.8 m privacy fences and gates around courtyards and at entries are not acceptable for the public domain interface, for aesthetic, safety and surveillance reasons. A suitable condition will be imposed to reduce these fences to a maximum height of 1 m.	No. Apply condition

ADG requirement		Proposal	Compliance
	Basement carpark vents not to be visually prominent. Substations, pump rooms, garbage storage rooms and other service rooms should be located in the basement carpark or out of view.	Basement vents are not shown on plans. Substations on street frontage (approved as part of subdivision consent) are to be screened. Conditions will be imposed to ensure that basement ventilation and screening of the substation do not impact the streetscape. Other services are located within the building in the basement.	Yes subject to conditions
3D Communal and public open space	Maximise safety.	Ground level COS areas have passive surveillance from balconies, windows and entrance pathways. Proposed 1.8 m high front fencing is not acceptable for aesthetics, safety and surveillance reasons. Condition is recommended to reduce the proposed fence to a maximum of 1 m.	Yes, subject to conditions
3F Visual privacy	Separation distances between buildings on the same site depending on the type of room as to reflect Figure 3F.2. Direct lines of sight should be avoided for windows and balconies across corners.	See 2F above re comments on building separation and direct lines of sight.	Acceptable, subject to conditions
	Appropriate design solutions should be in place to separate POS and habitable windows to common areas.	The use of 1.8 m high privacy fences is not an attractive solution for courtyards. The landscaping provided is considered sufficient.	Yes, subject to conditions
3G Pedestrian access and entries	Connect to and activate the public domain. Easy to identify access. Internal pedestrian links to be direct.	Pedestrian access to the site is available from the northern and southern street frontages. Direct access is only available to the eastern lobby of Building A. Indirect access is available through the COS gates to Buildings B and A. Some ground level units have direct access from the street. Reduction of the 1.8 m high boundary fences will improve visibility.	Yes, subject to conditions

ADG requirement		Proposal	Compliance
Designing the building			
4A Solar and daylight access	Living rooms and private open space receive minimum 2 hours direct sunlight between 9 am and 3 pm in midwinter > 70% of units, as defined by minimum 1 m ² of direct sunlight measured at 1 metre above floor level is achieved for at least 15 minutes.	116 units (68%) receive the minimum 1 m ² sunlight at a height of 1 m to living rooms for 2 hours within the required time at midwinter.	Acceptable as very minor deficiency
4E Private open space and balconies	Studio > 4 m ² 1 bed > 8 m ² and 2 metres depth 2 bed >10 m ² and 2 metres depth 3 bed >12 m ² and 2.4 metres depth Ground level/podium apartments > 15 m ² and 3 metres depth	All above ground unit balcony areas meet requirements. 2 ground level units do not meet minimum 15 m ² area requirement. However, they are adjacent to the large most eastern COS area and are acceptable on this basis.	Acceptable
	A/C units should be located on roofs, in basements, or fully integrated into the building design.	A/C units not indicated on plans. A standard condition will be imposed to ensure that they are integrated appropriately into the building design.	No. Apply condition
4F Common circulation and spaces	Corridors greater than 12 metres from the lift core to be articulated by more foyers, or wider areas/higher ceiling heights at apartment entry doors.	Most corridors are less than 12 m long. Corridor at south-eastern end of Building A is 16 m long, however is open along part of its length.	Acceptable
	Primary living room and bedroom windows are not to open directly onto common circulation spaces.	Planting separates windows from common outdoor circulation areas.	Acceptable
	Well lit at night.	No information provided on lighting.	Apply condition

ADG requirement		Proposal	Compliance
4H Acoustic privacy	Window and door openings orientated away from noise sources. Noise sources from garage doors, driveways, services, communal open space and circulation areas to be 3 metres from bedrooms.	Windows of unit A80 open onto the driveway with a 2 m wide fire escape footpath separation. Privacy louvre screens are provided on balconies to overcome the short distance between balconies in the southern part of Building A. This assists visual privacy but not acoustic privacy. Further, some bedroom windows are within 3 m of COS noise sources. Suitable conditions should be imposed to ensure acoustic privacy to these units.	Acceptable, subject to conditions
	Provide double/acoustic glazing, acoustic seals, materials with low noise penetration.	An Acoustic Report has been submitted from Rodney Stevens Acoustics with the DA. The recommendations of the report are conditioned.	Yes, subject to conditions

Configuration

4L Ground floor apartments	Ground floor apartments to deliver amenity and safety for residents.	Amenity and safety of ground floor units is maintained through appropriate placement of living areas and private open space. 1.8 m high front fencing is not appropriate. Apply condition for fencing to be a maximum of 1 m high with open slats.	Apply condition
4M Facades	Building services are to be integrated into the overall façade.	A plant room is located in the basement. Air conditioning, plumbing and other services are not shown.	No. Apply condition
	Provide design solutions which consider scale and proportion to the streetscape and human scale.	The proposed street trees and perimeter planting to be provided on site will reduce the impact of the 26 m high and long building facades on the streetscape and pedestrian amenity. The eastern frontage of Building A is 40 m long. As it is immediately adjacent to the electricity easement there is no entrance from Cudgegong Road and no	Acceptable

ADG requirement		Proposal	Compliance
		large/medium trees can be utilised to break the façade from the Cudgegong Road street view. This circumstance is unusual and is acceptable in this case.	
4O Landscape design - site area	<p>< 850 m² = 1 medium tree per 50 m² of deep soil zone (DSZ).</p> <p>850 m² to 1,500 m² = 1 large tree or 2 medium trees per 90 m² of DSZ.</p> <p>>1,500 m² = 1 large tree or 2 medium trees per 80 m² of deep soil zone.</p>	The proposed landscape planting consists of a mixture of native and exotic trees, shrubs and ground covers. Trees are viable in areas of permeable soil within the perimeter areas adjacent to public footpaths, but not the major deep soil area provided - the electricity easement where trees are not permitted. The open area of the electricity easement is part bio retention basin planted with grasses and shrubs.	Acceptable
4T Awnings and signage	<p>Gutters and down pipes to be integrated and concealed.</p> <p>Signage is to be integrated and in scale with the building</p>	<p>No information provided on gutters, downpipes and signage.</p> <p>Suitable conditions are recommended for their integration with the buildings.</p>	Yes, subject to conditions
Performance			
4U Energy efficiency	<p>The development is to incorporate passive solar design.</p> <p>Heating and cooling infrastructure are to be centrally located (e.g. basement).</p>	A BASIX Certificate was submitted with the DA nominating thermal comfort and energy efficiency commitments. A revised certificate will be requested prior to a construction certificate given the later amendments.	Yes, subject to condition

8 State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Summary comment

The site is located within the Area 20 Growth Centre Precinct under the SEPP and therefore the provisions of the SEPP and Appendix 6 Area 20 Precinct Plan 2011 apply to the development of the site.

The site is zoned R3 Medium Density Residential under Appendix 6 to the SEPP. Residential flat buildings are permissible within the R3 zone with consent. The proposal is consistent with the objectives of the R3 zone.

The submitted plans show that the proposal has a height of 26 m, as permitted under the maximum height

Summary comment

development standard of 26 m for the site in Appendix 6 Clause 4.3 Height of buildings. The floor space ratio of the proposal is 1.66:1, which is within the permitted floor space ratio of 1.75:1 for the site under Appendix 6 Clause 4.4 Floor space ratio.

We have assessed the revised application against relevant provisions of the SEPP and Appendix 6 and it is fully compliant.

9 Blacktown City Council Growth Centre Precincts Development Control Plan 2018 (Growth Centre DCP)

Summary comment

The Growth Centre DCP provides the planning, design and environmental objectives and controls for the assessment of Development Applications in Blacktown City's Growth Centre Precincts and applies to the subject site. The site is within the Area 20 Precinct.

We have assessed the DA against the relevant provisions and the table below identifies where compliance is **not fully achieved**.

9.1 Part 4.0 – Development in the Residential Zones (from main body of DCP)

DCP requirement	Proposal	Complies	
Key controls for residential flat buildings (Table 4-10)			
Principal private open space (PPOS)	Minimum 10 m² per dwelling Minimum dimension of 2.5 metres	The proposed balcony sizes and widths according to the DCP requirements are not complied with. However, they comply with the ADG requirements which prevail over the DCP. As such, the proposed private open space areas are acceptable in this instance.	Acceptable as they comply with the ADG requirements.
Front setback	Minimum 6 metres Balconies and other articulation may encroach into setback to a maximum of 4.5 metres from the boundary for the first 3 storeys, and for a maximum of 50% of the façade length.	All property boundaries front a proposed street. The proposed building is setback 6 m from all street boundaries. For the first 3 storeys, balconies on the south and west splay corners, as well as balconies along the north-western and south-eastern elevations, are set back 4.5 m from their corresponding street boundaries. They make up less than 50% of the façade length and are therefore acceptable in this instance. On the 4 th storey, 1 balcony facing the south-eastern boundary is setback 4.5 m. Also, on the 4 th – 7 th storeys, balconies on the south-west and north-west splay corners are set back 4.5 m from	No, but considered acceptable as minor encroachments only that face onto public roads.

DCP requirement		Proposal	Complies
		the street boundaries. These encroachments are considered minor and unlikely to create amenity or streetscape impacts.	
Site responsive design (Section 4.1)			
Cut and fill	Maximum 500 mm cut/fill. Validation Report for imported fill. Where cut on the boundary, retaining walls must be integrated with its construction, otherwise minimum 450 mm from boundary. Maximum 600 mm high walls. Maximum 1,200 mm combined wall height. Minimum 0.5 m between each step.	Sections exceed 500 mm cut and fill due to basement construction across the site, which is expected for a high density residential housing site. SEE states that no fill is being imported to the site.	Acceptable
Dwelling design controls (Section 4.2)			
Fencing	Front fencing max. 1 m. Front fences not to impede sight lines. Side and rear fences max. 1.8 m.	Front fences around the site and within the development around POS of units are up to 1.8 m high, which are not acceptable as they can impede sight lines and reduce casual amenity and safety surveillance. Any front site fencing shall be a maximum 1 m high.	Yes, subject to conditions

9.2 Schedule 4 Area 20 Precinct (precinct specific controls)

Control	Comment
Section 2- Referenced figures	
Figure 2-2 Aboriginal heritage	Site not identified on Fig 2-2 as having an Aboriginal Heritage site. At the request of Council, Apex Archaeology undertook an Aboriginal Archaeological Assessment for the site, dated March 2017, following previous studies identifying the site as having high Aboriginal archaeological sensitivity. As a result of the Apex study, a number of recommendations were made relating to development of the site that are proposed to be implemented through conditions of consent.
Figure 2-4 Salinity	Site is identified as having moderate salinity potential in Fig 2-4. A Contamination, Salinity and Geotechnical Assessment Report prepared by GeoEnviro Consultancy Pty Ltd (June 2016) contains recommendations for management of these issues. Conditions will be imposed to continue the implementation of the report recommendations.

10 Central City District Plan 2018

Summary comment	Complies
<p>This District Plan, prepared by the Greater Sydney Commission, sets out planning priorities and actions for the development of the Central City District, which includes the local government area of Blacktown. District planning directly informs local council planning and the decisions of State agencies.</p> <p>Whilst the Environmental Planning and Assessment Act 1979 does not require consideration of District Plans in the assessment of Development Applications, a review of the Central City District Plan has been undertaken in relation to the proposal. Liveability Planning Priority C5 of the Plan which states: <i>'Providing housing supply, choice and affordability with access to jobs, services and public transport.'</i></p> <p>The proposal maximises the housing development potential on the site under the existing height and floor space ratio planning controls. The proposal will assist in meeting the Plan's 2016-2021 housing target for Blacktown City of 13,950 additional dwellings.</p>	Yes

Conditions of consent (draft)

Proposed development	Construction of 2 x 8 storeys residential flat buildings on approved Lot 1 comprising of 170 residential units and 236 car parking spaces in 2 basement levels with associated landscaping works.
Property description	Lot 74 DP 208203 H/N 59 Cudgegong Road ROUSE HILL

1 ADVISORY NOTES

1.1 Terminology

- 1.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.
- 1.1.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Section 6.4 of the Environmental Planning and Assessment Act 1979.

1.2 Scope of Consent

- 1.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.
- 1.2.2 This consent does not authorise the encroachment or overhang of any building or structure over or within any easement.

1.3 Other Approvals

- 1.3.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.
- 1.3.2 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:
 - (a) the removal of any tree(s) not indicated on the approved plans and any tree(s) located greater than 3 metres from the building perimeter, and
 - (b) any fence, retaining wall, land excavation or filling, advertising structure or other development not being exempt development.
 - (c) the installation of a caravan, temporary structure, stormwater drainage in a public place, amusement device or other activity not being an exempt activity under Council's Local Approvals Policy adopted under the provisions of the Local Government Act 1993,
 - (d) the installation of a vehicular footway crossing servicing the development.
- 1.3.3 If any Aboriginal objects are found during construction, work is to cease immediately. The Office of Environment and Heritage (OEH) is to be notified and the

site and objects, are to be assessed by a suitably qualified Aboriginal Heritage Consultant in accordance with the requirements of OEH. No further works are to be undertaken on the site without the written consent of OEH.

1.4 **Services**

1.4.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) A recognised energy provider
- (c) Natural Gas Company
- (d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans are to be appropriately stamped and all amended plans will require re-stamping. For further information go to: www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 1300 082 746 for assistance.

Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

1.4.2 Information regarding the location of underground services may be obtained from the Sydney "Dial Before You Dig" service, telephone number 1100, fax number (02) 9806 0777. Inquirers should provide the street/road name and number, side of street/road name and the nearest cross street/road name.

1.4.3 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

1.4.4 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect

or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number: 1800 810 443.

- 1.4.5 Prior to any demolition works, all services or utilities should be disconnected in consultation with the relevant service provider.

1.5 **Endeavour Energy**

- 1.5.1 As the proposed works will encroach/affect Endeavour Energy's easements, contact must first be made with the Endeavour Energy's Easements Officer, Jeffrey Smith, on direct telephone 9853 7139 or alternately email Jeffrey.Smith@endeavourenergy.com.au. Endeavour Energy's preference is that wherever reasonably possible, no activities / encroachments occur within easement areas. As indicated above, activities / encroachments within easement areas cannot occur without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose. For further information, please also find attached a copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which in Section 5.14 'Encroachments on overhead line easements' deals with activities / encroachments within easement areas.

1.6 **Network Capacity / Connection**

- 1.6.1 Endeavour Energy has noted from the Statement of Environmental Effects the applicant does not appear to address the suitability of the site for the development in regards to whether utility services are available and adequate for the development.

The following site plan from Endeavour Energy's G/Net master facility model shows the site is covered by a 'Work Polygon' (shown by the coloured highlighting and/or hatching of the lot) indicating enquiries and applications for proposed contestable works projects with Endeavour Energy's Network Connections Branch for electricity supply to the development for urban residential subdivision (Endeavour Energy's reference URS19805) ie. this would be in regards to development consent No 16-04138 for the subdivision of the site into two lots. As such, Endeavour Energy's Network Connections Branch are managing the conditions of supply with the proponent and their authorised service provider (ASP). However it is noted that there is no specific 'Work Polygon' for the site and the applicant will need to contact Endeavour Energy's Network Connections Branch (via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm) if this Development Application:

- Includes any contestable works projects (including the required asset relocations) that are outside of the existing approved / certified works.
- Results in an electricity load that is outside of the existing Supply / Connection Offer requiring the incorporation of the additional load for consideration. This is due to load being based on a desktop assessment using an After Diversity Maximum Demand (AMMD) where demand is aggregated over a large number of customers providing an ADMD for the site / per lot. Depending on the actual development proposed for the site, the ADMD provided may not be sufficient.

1.7 **Noise**

- 1.7.1 The electricity network is operational 24/7/365 ie. all day, every day of the year. Overhead power lines can produce an audible sound or buzz as a side effect of carrying electricity. The sound can be louder if there is increased moisture (during rain, fog, frost etc.) or pollutants in the air. The sound usually occurs at the poles at

the insulators supporting the power lines. These sounds are generally not an issue in non-urban / non-residential areas but with increasing density and building heights Endeavour Energy believes it is worth considering. Where development is proposed in the vicinity of electricity infrastructure, Endeavour Energy is not responsible for any acoustic / noise amelioration measures for such noise that may impact on the nearby proposed development.

- 1.7.2 Endeavour Energy has noted that the 'Acoustic Report' considers the potential impact of road and rail noise and does not specifically mention the overhead power lines or if this was captured during the monitoring period as part of the background noise monitoring. However the recommendations for the mitigation of acoustic impacts required to achieve a reasonable level of amenity for future occupants (although it is noted that the proposed train line is located to the southern side of the site / buildings) should also address any noise concerns in relation to the overhead power lines.

1.8 **Electric and Magnetic Fields (EMF)**

- 1.8.1 Endeavour Energy recognises that a causal link between EMF exposure and demonstrated health effects has not been established, even after much scientific investigation throughout the world. There are no state or federal exposure standards for 50/60- hertz (Hz) EMF based on demonstrated health effects. Nor are there any such standards world-wide. Among those international agencies that provide guidelines for acceptable EMF exposure to the general public, the International Commission on Non-Ionizing Radiation Protection established a level of 1000 milligauss (mG). Endeavour Energy recognises that timely additional research is unlikely to prove the safety of power-line EMF to the satisfaction of all.

Endeavour Energy is committed to ensuring that its activities and assets conform to all relevant International and Australian Standards, National Health and Medical Research Council (NH&MRC) Standards, Energy Networks Association (ENA) Standards and NSW legislation. This includes a commitment to a policy of prudent avoidance as endorsed by the ENA with regard to the location of assets and electric and magnetic fields. Please find attached a copy of ENA's 'Electric & Magnetic Fields – What We Know, January 2014' which can also be accessed via the ENA's website at <http://www.ena.asn.au/> and provides the following advice:

Localised EMFs may also be encountered in specific situations such as near substations, underground cables, specialised electrical equipment, or at elevated locations near lines. Note that the strengths of EMFs decrease rapidly with distance from the source.

Typical magnetic field measurements associated with Endeavour Energy's activities and assets given the required easement widths, safety clearances etc. and having a maximum voltage of 132,000 volt / 132 kV, will not exceed the recommended magnetic field public exposure limits.

Notwithstanding, Endeavour Energy believes that likewise Council should also adopt a policy of prudent avoidance by the siting of more sensitive uses and/or parts of buildings away from any electricity infrastructure to minimise exposure to EMF.

1.9 **Public Safety**

- 1.9.1 Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. I have

attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>

Emergency Contact

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days.

1.10 **Tree Planting and Service Locations**

- 1.10.1 Street tree planting must not impact on public utilities. The applicant should liaise with the relevant service authorities on the location and use of services within the public road reserve. These authorities may be able to lay their services on the opposite side of the road, thereby providing larger areas for tree planting.

Tree planting must not interfere with street light spill. The applicant shall provide documentation to confirm there is no conflict between proposed vegetation at maturity and street lighting. Please contact Council's Civil and Park Infrastructure Team for further details. This confirmation must be received before a Construction Certificate can be issued.

1.11 **Identification Survey**

- 1.11.1 The applicant is advised to obtain an identification survey from a registered surveyor to ascertain the correct location of the property boundaries, and to ensure the development does not encroach upon adjoining properties.

1.12 **Engineering Notes**

- 1.12.1 Any Construction Certificate covering Engineering Works must include and address the following:

- Design of specified Engineering Works as required by this consent.
- Any ancillary works necessary to make the construction effective

If both Building and Engineering works are required, separate construction certificates can be issued for the following works:

- Construction Certificate for Building Works
- Construction Certificate for Engineering Works (As nominated in the 'Prior to Construction Certificate (Engineering)' section of the consent)

Works which require approval under the *Roads Act 1993 or Local Government Act 1993* CAN NOT be privately certified. Examples of these works are, but not limited to:

- Works in public areas (i.e. Road Reserve, Public Reserves)

Engineering works (as nominated in the 'Prior to Construction Certificate (Engineering)' section of the consent) can be included within a Construction Certificate for Building works, provided that:

- All Engineering Works are specifically mentioned on the Construction Certificate

- The Certifier holds relevant qualifications to issue a Construction Certificate for the Engineering works. Appropriate accreditation qualifications must be shown on Construction Certificate.
- 1.12.2 All works requiring approval under the *Roads Act 1993* or *Local Government Act 1993* must be approved PRIOR to the issue of any Construction Certificate.
- 1.13 **Payment of Engineering Fees**
- 1.13.1 If the applicant wishes for Council to issue the Construction Certificate for Engineering Works (As nominated in the 'Prior to Construction Certificate (Engineering)') the applicant must:
- Complete application form
 - Submit all relevant plans produced by a suitably qualified person and in accordance with Councils Standards.
- 1.13.2 If the applicant wishes for Council to undertake Construction inspections and issue a Compliance Certificate for engineering works, the applicant must:
- Complete application form
 - Submit all relevant plans produced by a suitably qualified person
 - If plans are privately certified, applicant must supply Construction Certificate covering the required works.
- 1.14 **Other Matters.**
- 1.14.1 The plan of subdivision is not to be released until Public Road access is provided. This may require the registration of the adjoining subdivision.

2 GENERAL

2.1 Scope of Consent

- 2.1.1 The development shall be in accordance with the following drawings/details submitted to Council with the Development Application except where amended by other conditions of this consent:

Drawing Reference:	Prepared by:	Dated:
Site Plan DA-A101 Issue E	Pens Design Studio	05/03/18
Basement Plans: DA-A200 Issue F DA-A201 Issue E	Pens Design Studio	12/10/18 05/03/18
Floor Plans (Ground Floor to Level 7) DA-A202 – DA-A209 Issue F inclusive	Pens Design Studio	Plot dated 12/10/18 as Revision E
Roof Plan DA-A210 Issue F	Pens Design Studio	05/03/18
Elevations and Sections Plans DA-A300 – A304 Issue F inclusive	Pens Design Studio	05/03/18
Façade Details DA-A700 Issue F	Pens Design Studio	05/03/18

Landscape Plans:	GreenPlan	
LSDA-101 and 301 Issue C (2 sheets)		31/08/18
LSDA-501 and 502 Issue A (2 sheets)		30/03/18

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

2.2 **Services**

- 2.2.1 Low voltage electricity and telecommunications services for the approved development shall be as per the requirements of the service provider, and reticulated underground.

2.3 **Suburb Name**

- 2.3.1 The land the subject of this consent is known to be located in the following suburb. This suburb name shall be used for all correspondence and property transactions:

Suburb: Rouse Hill

- 2.3.2 Any advertising of land sales in association with the approved development shall clearly indicate that the development is located in the following suburb. No other estate names shall be used in any advertisements or other promotional information:

Suburb: Rouse Hill

2.4 **Engineering Matters**

2.4.1 **Design and Works Specification**

- 2.4.1.1 All engineering works required by 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) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
- (d) Blacktown City Council Growth Centre Precincts Development Control Plan
- (e) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version)

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements **MUST** be submitted to Council with any application for Construction Certificate, *Road Act 1993* or *Local Government Act 1993* approval.

Any Construction Certificates issued by Private Certifiers must also be accompanied by the above documents.

NOTE: Any variations from these design requirements must be separately approved by Council.

- 2.4.1.2 Written notice must be provided to adjacent properties, at least 5 days prior to works commencing, where works are approved by this consent and located within Council controlled lands (i.e. Roads, drainage reserves, parks, etc)

A copy of this notice must be provided to Council's Co-ordinator of Engineering Approval.

2.4.2 **Other Necessary Approvals**

- 2.4.2.1 A separate application will be required for the following approvals, under the *Local Government Act 1993* and/or the *Roads Act 1993*.

- Vehicular Crossing
- Works on or occupation of existing public roads (Not including works covered by a Roads Act Approval)

2.5 **Other Matters**

- 2.5.1 No construction preparatory work (including tree or vegetation removal, ground clearing, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued for the construction works.

- 2.5.2 Any future substation, temporary drainage works or other utility installation required to service the approved subdivision/development shall not be sited on future or existing Council land, including road reservations and/or public reserves.

2.6 **Endeavour Energy**

- 2.6.1 'Building A' is proposed to be constructed against the easement area. All parts of the building must be outside of the easement ie. porches, verandahs, awnings, pergolas, balconies, architectural features as well as the all parts of the roof including eaves and gutters or any type of projections from external walls etc. must not encroach the easement area and this applies regardless of the Council's allowable building setbacks etc. under its development controls.

- 2.6.2 Roads, services and landscaping are proposed within the easement area.

The following is therefore a summary of the usual / main terms of Endeavour Energy's electrical easements / protected electrical works requiring that the land owner:

- Not install or permit to be installed any services or structures within the easement site.
- Not alter the surface level of the easement site.
- Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

2.6.3 **Substation**

- 2.6.3.1 It does not appear that any provision has been made for the incorporation of a padmount or indoor / chamber substation required to facilitate the proposed development. Given the large size of the proposed development, a substation will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Please refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

2.6.4 **Network Access**

- 2.6.4.1 It is imperative that the access to the existing electrical infrastructure adjacent and on the site is maintained at all times. To ensure that supply electricity is available to the community, access to the electrical assets may be required at any time.

2.6.5 **Earthing**

- 2.6.5.1 The construction of any building or structure (including fencing, signage etc.) that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with AS/NZS 3000:2007 'Electrical installations' to ensure that there is adequate connection to the earth. Inadequate connection to the earth places persons and the electricity network at risk.

2.6.6 **Vegetation Management**

The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

The planting of medium to large shrubs is likely to be more appropriate for the easement area / front building setback.

2.6.7 **Dial before You Dig**

- 2.6.7.1 Before commencing any underground activity the applicant is required to obtain advice from the **Dial before You Dig 1100** service in accordance with the requirements of the Electricity Supply Act 1995 (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

2.6.8 **Demolition**

- 2.6.8.1 Demolition work is to be carried out in accordance with Australian Standard AS2601: The demolition of structures (AS 2601). All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected ie. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site eg. street light columns, power poles, overhead and underground cables etc.

2.6.9 **Asbestos**

- 2.6.9.1 Endeavour Energy's G/Net master facility model indicates that the site is a location identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network. Whilst Endeavour Energy's underground detail is

not complete within G/Net in some areas, in older communities, cement piping was regularly used for the electricity distribution system and in some instances containing asbestos to strengthen the pipe; for insulation; lightness and cost saving.

When undertaking works on or in the vicinity of Endeavour Energy's electricity network, asbestos or ACM must be identified by a competent person employed by or contracted to the applicant and an asbestos management plan, including its proper disposal, is required whenever construction works has the potential to impact asbestos or ACM.

The company's potential locations of asbestos to which construction / electricity workers could be exposed include:

- customer meter boards;
- conduits in ground;
- padmount substation culvert end panels; and
- joint connection boxes and connection pits.

Further details are available by contacting Endeavour Energy's Health, Safety & Environment via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm.

3 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)

3.1 DA Plan Consistency

3.1.1 A Construction Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

3.1.2 All commitments listed in the revised BASIX Certificate to be submitted prior to a Construction Certificate, in accordance with Certificate No. 793512M-02 dated 20 March 2017, shall be complied with.

3.1.2 Relationship with other Approvals

3.1.2.1 Compliance with the requirements of the following nominated approvals:

- a) Development Consent No. DA-16-04138 dated 6 March 2017 issued by Blacktown City Council
- b) Relevant requirement of any other development consent, Construction Certificate issued under the *Environmental Planning and Assessment Act, 1979, The Local Government Act, 1993 or The Roads Act 1993*.

The construction, completion and dedication of all adjoining roads and associated conditions of consent contained within the above approvals shall be fully complied with in order to obtain release of the Construction Certificate.

The authorised person issuing the Construction Certificate shall ascertain whether any Compliance Certificate(s) for the developments, are required to be issued in relation to any element, component or system incorporate in the development. A copy of each required Compliance certificate shall be lodged with Council.

4 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)

4.1 General

4.1.1 Any Construction Certificate for this proposal is not to be issued until the Subdivision Plan for DA-16-04138 (dated 6 March 2017) has been registered and the associated road and drainage infrastructure has been dedicated as public infrastructure.

- 4.1.2 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before any Construction Certificate can be issued.
- 4.1.3 All fees for Construction, *Roads Act 1993* and *Local Government Act 1993* approvals must be paid to Council prior to the issue of any of the above certificates or approvals. All fees for Compliance Certificates must be paid to Council prior to any construction certificate works commencing.
- 4.1.4 Construction certificate plans shall be generally in accordance with the following drawings:

Prepared By	Project No.	Sheet No.	Revision	Dated
C&M Consulting Engineers P/L	PN01513_Lot1	100	02	19/04/18
C&M Consulting Engineers P/L	PN01513_Lot1	110	02	19/04/18
C&M Consulting Engineers P/L	PN01513_Lot1	201	02	19/04/18
C&M Consulting Engineers P/L	PN01513_Lot1	202	05	19/04/18
C&M Consulting Engineers P/L	PN01513_Lot1	601	02	19/04/18
C&M Consulting Engineers P/L	PN01513_Lot1	621	02	19/04/18
C&M Consulting Engineers P/L	PN01513_Lot1	622	02	19/04/18
C&M Consulting Engineers P/L	PN01513_Lot1	701	02	19/04/18
C&M Consulting Engineers P/L	PN01513_Lot1	702	02	19/04/18

The following items are required to be addressed on the Construction Certificate plans:

- i. Stormwater pipe sections discharging from the proposed on site detention systems into future kerbside inlet pits shall ensure minimum 1% fall is achieved and that levels are compliant with stormwater pits levels approved under Council approved construction certificate CC-17-01460 dated 13 February 2017.
- ii. The proposed development shall ensure the splay at the north east corner of site considers the future roundabout along Cudgegong Road and facilitates sight distance requirements to the satisfaction of Councils Manager of Traffic Management. This will entail the need to dedicate parts of the south eastern corner of the site under DA-16-04138 for the construction of the roundabout.

4.2 Construction Certificate Requirements

4.2.1 Under the *Environmental Planning and Assessment Act 1979* a Construction Certificate for engineering work is required. These works include but are not limited to the following:

- Drainage construction
- On-site stormwater detention
- Water quality treatment

4.3 Roads Act Requirements

4.3.1 Under *Section 138 of the Roads Act 1993* an approval for engineering work is required. These works include but are not limited to the following:

- Kerb inlet pit connections or construction within Council's road reserve.

4.4 **Other Engineering Requirements**

- 4.4.1 Submit a detailed estimate of costs for the engineering works. If this detailed estimate is \$25,000 or greater then a long service levy payment is required. Provide proof of this payment to Council.
- 4.4.2 Any ancillary works undertaken shall be at no cost to Council.
- 4.4.3 Submit a Public Utilities Plan demonstrating adequate clearance between services to stormwater pits, pipes, driveways, light poles, etc.

4.5 **Drainage**

- 4.5.1 Drainage from the site shall be connected into Council's existing drainage system. In this regard it is required to connect the drainage pipe into a Council kerb inlet pit.

4.6 **Erosion and Sediment Control**

- 4.6.1 Provide a sediment and erosion control plan in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development.

4.7 **Earthworks**

- 4.7.1 Batters are not to exceed a grade of 1V:5H and are to be stabilised with topsoil, turf and vegetation.
- 4.7.2 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.

4.8 **Stormwater Quality Control**

- 4.8.1 Provide a stormwater quality treatment system in accordance with Council's Engineering Guide for Development and Development Control Plan Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.
- 4.8.2 The engineering drawings approved under this consent are not to be used for construction. The Construction Certificate shall be generally in accordance with the approved DA plans however any significant variation to the water quality treatment design shall require a section 96 application.
- 4.8.3 Provide a maintenance schedule for the stormwater quality device that is signed and dated by the designer.
- 4.8.4 Bio-retention basins to be designed in accordance with "Stormwater Biofiltration Systems. Adoption Guidelines. Planning, design and implementation. Version 1 June 2009. Facility for Advancing Water Bio-filtration", as a lined, standard biofiltration system.

4.9 **Vehicular Crossings**

- 4.9.1 Construct a commercial and industrial vehicular crossing to Council's standard A(BS)103S.

4.10 **Construction Traffic Management Plan**

- 4.10.1 A Construction Traffic Management Plan detailing construction vehicle routes, parking, number of trucks, hours of access, access arrangements, road safety and traffic control is to be submitted to Council prior to the issue of any Construction Certificate.

4.11 **Construction Environmental Management Plan**

- 4.11.1 A Construction Environmental Management Plan is to be submitted to Council prior to the issue of any Construction Certificate as required by clause 3.3 *Construction Environmental Management* of the Growth Centres Precincts DCP 2018.

5 **PRIOR TO CONSTRUCTION CERTIFICATE (ENVIRONMENTAL HEALTH)**

- 5.1 In accordance with section 68 of the Local Government Act 1993 an 'Application for Approval to Install, Construct or Alter a Septic Tank or Sewage Management System' shall be submitted to Council for consideration. Approval must be obtained prior to construction work commencing.

- 5.2 A qualified acoustic engineer must certify that the buildings have been designed to minimise the noise intrusion from any external noise source and when constructed the building shall satisfy the following criteria with windows and doors closed:

Internal Space	Time Period	Criteria L_{Aeq} (period)
Living Areas	Any time	40 dB(A)
Sleeping Areas	Day (7am – 10pm)	40 dB(A)
	Night (10pm – 7am)	35 dB(A)

- 5.3 A certificate must be provided by a qualified acoustic engineer stating that provision has been made in the design of all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems to ensure that it is acoustically attenuated so that the noise emitted:

a) does not exceed an L_{Aeq} sound pressure level of 5dB (A) above the ambient background noise level when measured

- at the most effected point on or within any residential property boundary or
- at the external edge of any sole occupancy unit balcony within the premises itself at any time the plant or equipment operates.

b) cannot be heard within a habitable room in any sole occupancy unit or other residential premises (regardless of whether any door or window to that room is open) between the hours of 10pm and 7am.

The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

- 5.4 Recommendations outlined in the *Contamination, Salinity and Geotechnical Assessment Report* prepared by GeoEnviro Consultancy Pty Ltd should be carried out. A Remediation Action Plan for potentially/contaminated areas is to be submitted to Council for approval before any remediation works.

6 **PRIOR TO CONSTRUCTION CERTIFICATE (TRAFFIC)**

6.1 **Sight distance**

- 6.1.1 Provision for adequate sight distance shall be demonstrated in the plans for Construction Certificate, to be in accordance with Section 3.2.4 AS2890.1 and Figure 3.2 of AS2890.1 which ensure safety of pedestrians on the footpath system and motor vehicles along the approved driveway.

7 PRIOR TO CONSTRUCTION CERTIFICATE (WASTE)

- 7.1 The applicant must ensure that roads and driveways etc are rated suitable for 24 tonne trucks.
- 7.2 The applicant must ensure the approved bin collection points for all bins for the whole site are shown on the stamp approved plans with each bin indicated.
- 7.3 Access for collection vehicles must be designed in accordance with the dimensions indicated on the approved architectural plans, CAD files and vertical clearances (as per Australian Standards), showing adequate truck entry and exit and in all manoeuvring areas.

8 PRIOR TO CONSTRUCTION CERTIFICATE (NSW POLICE)

- 8.1 The applicant shall submit the CPTED report and demonstrate the recommended actions as indicated in the plans to be submitted for a Construction Certificate.

9 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)

9.1 Section 7.11 Contributions under Section 7.17 Directions

- 9.1.1 Contributions under Section 7.11 of the Environmental Planning & Assessment Act 1979 must be paid.

Under the Section 7.17 Direction issued by the Minister for Planning on 4 March 2011, Council must not impose a condition of development consent under Sections 7.11 (1) or 7.11 (3) or the Act requiring the payment of a monetary contribution exceeding \$40,000 for each dwelling authorised by the development consent, or in the case of a development consent that authorises the subdivision of land into residential lots, exceeding \$35,000 for each residential lot authorised to be created by the development consent. The Section 7.11 contributions payable below have been assessed in accordance with this Direction:

No. of intended dwellings: 170

Contribution: \$6,800,000

Payment of this amount must be made prior to the issue of a Construction Certificate.

The amounts below are the INDEXED contributions as at the date of this consent which, if not for the Ministerial Direction, would have applied to this consent. These amounts have been supplied for your information.

Contribution Item	Base Amount	Relevant C.P.
Stormwater Quantity Second Ponds Creek	\$ 211,494.97	22
Stormwater Quality Second Ponds Creek	\$ 192,574.75	22
Traffic Management	\$ 1,138,001.40	22
Open Space	\$ 6,090,626.70	22
Community Facilities	\$ 210,952.80	22
Combined Precinct Facilities	\$ 125,173.80	22

Total Contributions Amount:	\$ 7,968,824.42	22
------------------------------------	------------------------	-----------

These contributions are based upon the following parameters as specified in the Contributions Plan.

Developable Area: 0.5670 hectares

Additional Population: 317.7 persons

PLEASE NOTE: Payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED. Payments of the full amount by credit card or EFTPOS are accepted up to \$10,000.00 only. Any payments above \$10,000.00 must be made by cheque. Payments above \$10,000.00 cannot be split between different credit or EFTPOS cards.

Copies of the following relevant Contributions Plan(s) may be inspected/purchased from Council's Customer Information Centre. Alternatively, Contributions Plans may be downloaded from Council's website:

S.7.11 CP No. 22 Rouse Hill

9.2 **Special Infrastructure Contributions**

- 9.2.1 The applicant is to make a special infrastructure contribution in accordance with any determination made by the Minister administering the Environmental Planning and Assessment Act 1979 under Section 7.23 of that Act that is in force on the date of the consent, and must obtain a certificate to that effect from the Department of Planning and Environment before a Construction Certificate is issued in relation to any part of the development to which this consent relates.

More information

Information about the special infrastructure contribution can be found on the Department of Planning and Environment's website:

<http://www.planning.nsw.gov.au/PlanningSystem/DevelopmentContributionsSystem/tabid/75/quage/en-US/Default.aspx>

9.3 **Aesthetics**

- 9.3.1 The reflectivity index of glass used in the external facades of the buildings is not to exceed 20 percent and must not affect road traffic and must not cause discomfort through glare or intense heat to surrounding areas.
- 9.3.2 Any bathroom, w.c. or laundry window in the external walls of the buildings shall be fitted with translucent glazing.
- 9.3.3 The development shall be constructed in accordance with the approved external colour schedules and colour schemes, excepting the blank walls in between the 9.5 m separation of Building A and B (facing Road 2) that shall be revised to provide textured finishes to improve its aesthetic appearance to the street level. These details shall be shown on the architectural plans and submitted to the satisfaction of Council's Managers Development Assessment prior to the issue of Construction Certificate.
- 9.3.4 The certifier is to be satisfied that the materials for use on the external walls of this development achieve compliance with the relevant fire resistance levels that are applicable to the development. This includes compliance with the Building Code of

Australia.

- 9.3.5 External service fixtures and conduits are to be designed so that they form part of the overall appearance of the building, or are to be screened from view.
- 9.3.6 All mail boxes are to accord with the requirements of Australia Post with regard to location, access and size. The letterbox system is to be vandal resistant and secure. Appropriate sight lines are to be provided for vehicles using the mail box waiting bay for safety purposes.
- 9.3.7 The Construction Certificate plans are to show that the location of signage or lighting for the private road/driveway areas is to be designed and located so as not to obstruct access for any vehicles.
- 9.3.8 The basement car park vents shall be appropriately treated and not be visually prominent in the street. Details shall be provided to the satisfaction of the Principal Certifying Authority prior to a Construction Certificate.
- 9.3.9 The walls, floors and ceilings of the corridors and foyer areas of Buildings A and B on levels 1 to 7 must be waterproofed as they are external surfaces always open to the weather. Any light fittings and electrical services must be installed in a manner that satisfies the standard for external conditions. The floors of these corridors and foyers are to be constructed so that an adequate threshold is provided at the entrance of the apartments and the lifts that open on to the corridor and foyer area to prevent stormwater entering the apartments and the lift well. The floor surface must be slip resistant when wet or affected by storm debris. The drawings must illustrate how the corridors will be drained when rainwater enters the corridor.
- 9.3.10 At least 20% of units must meet Liveable Housing Guidelines silver level universal design features to meet Australian Standards. Compliance with the Access provisions of the Building Code of Australia, the Access To Premises Standard, State Environmental Planning Policy No 65 - Part 4Q requirements and AS4299-Adaptable Housing requirements is to be verified at Construction Certificate stage by a suitably qualified access consultant.
- 9.3.11 Prior to issue of a Construction Certificate, an Access Report to be submitted to Council from an accredited Access Consultant certifying:
- that the accessible parking spaces meet Australian Standards.
 - that the adaptable dwellings are designed in accordance with AS 4299-19595 and are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995).
 - the universal accessibility of the site in accordance with the Building Code of Australia.
- 9.3.12 All deep soil areas are to be vegetated with appropriate trees and shrubs.
- Landscape planting on site is to consist of appropriate species selected from the Prescribed Trees and Preferred Species list at Appendix D of the Blacktown City Council Growth Centres Precincts Development Control Plan 2018.
- 9.3.13 Front fencing on all road frontages is to be visually permeable and no more than 1metre high. Landscaping, including medium/large trees is to be provided around the perimeter of the site.
- 9.3.14 Childproof fencing and gates shall be provided around the children's play area.

9.4 Fencing

- 9.4.1 Front fences (including any masonry retaining wall above the natural ground level) shall be of a maximum 1 metre in height from the natural ground level.
- 9.4.2 Any proposed fence/side boundary fence/landscape element on either side next to the proposed driveways must not exceed 900mm in height for a length of 2.5 metres from the property boundary within the property and 2 metres along the property boundary (see Figure 3.3 AS2890.1) to ensure safety of pedestrians on footpath.
- 9.4.3 All other fencing details and materials are to be as per the approved plans. All fencing is to be provided at full cost to the developer and is to be constructed on top of any masonry retaining walls. The selected fencing material / design must also minimise / eliminate the potential for graffiti attacks.
- 9.4.4 Where possible, foliage should be grown on/over fencing adjacent to public areas to minimise any potential for graffiti. All fencing which is visible from the public domain is not permitted to be continuous, closed board, or the like.

9.5 Access and Parking

- 9.5.1 A minimum of 192 car parking spaces are required to be provided within the site, being 158 resident spaces and 34 visitor car parking spaces, and all are to be designed having minimum internal clear dimensions in accordance with the Growth Centres Precincts DCP 2018.
- 9.5.2 Adequate pedestrian and bicycle access is required to be provided to the adjoining road network. Provision for 57 bicycle spaces is required to be provided within the site.
- 9.5.3 The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) is to be designed in accordance with Australian Standard 2890.1 – 2004 and AS 2890.2 – 2002 for heavy vehicles.
- 9.5.4 All internal driveways and other paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.

9.6 Services

- 9.6.1 A "Notification of Arrangement" Certificate from a recognised energy provider, stating that electrical services, including the provision of street lighting, have been made available to the development.

9.7 Salinity Management

- 9.7.1 The applicant is to prepare a salinity management plan in the event of encountering potentially saline soil during construction. The measures recommended in the plan are to be implemented during construction accordingly.

10 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

10.1 Building Code of Australia Compliance

- 10.1.1 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the

performance requirements can only be achieved by:

- (a) Complying with the deemed to satisfy provisions, or
- (b) Formulating an alternative solution which :
 - (i) complies with the performance requirements, or
 - (ii) is shown to be at least equivalent to the deemed to satisfy provision, or
 - (iii) a combination of (a) and (b).

10.2 Site Works and Drainage

- 10.2.1 Any required retaining wall(s) and/or other effective method to retain excavated or filled ground (not being Exempt Development under the Blacktown Local Environmental Plan), together with any associated groundwater drainage system, shall be designed by an appropriately qualified person. Details of such site works shall accompany the Construction Certificate.
- 10.2.2 Stormwater drainage from the site shall be designed to satisfactorily drain rainfall intensities of 159mm per hour over an average recurrence interval of 20 years. The design shall:
 - (a) be in accordance with Australian Standard 3500.3, and
 - (b) provide for drainage discharge to an existing Council drainage system, and
 - (c) ensure that the development, either during construction or upon completion, does not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties.
- 10.2.3 Soil erosion and sediment control measures shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy. Details shall accompany any Construction Certificate.
- 10.2.4 Should any proposed excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), separate details prepared by a suitably qualified person shall be prepared indicating how that building or structure is to be:
 - (a) Preserved and protected from damage, and
 - (b) Underpinned and supported.

Such details shall accompany the Construction Certificate.

10.3 Fire Services

- 10.3.1 Where any external on-site fire hydrant or hydrant booster assembly is to be located within any building setback from a boundary, the hydrant or booster assembly shall be located or protected in accordance with the requirements of AS 2419.1.
- 10.3.2 Where any external on-site water storage tank is required by AS 2118.1 or AS 2419.1, details of the location and type of any proposed tank are to be submitted to and approved by Council prior to the issue of the relevant Construction Certificate.

11 PRIOR TO DEVELOPMENT WORKS

11.1 Compliance Certificate Fee

- 11.1.1 All fees for Compliance Certificates must be paid to Council prior to any construction certificate works commencing.

11.2 Safety / Health / Amenity

11.2.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

- (a) a standard flushing toilet, or
- (b) a temporary on-site toilet which is regularly maintained and the waste disposed to an approved sewerage management facility.

11.2.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

This condition does not apply to:

- (a) building work carried out inside an existing building, or
- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

11.2.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

11.2.4 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.

11.2.5 All soil erosion and sedimentation control measures indicated in the documentation accompanying the Construction Certificate shall be installed prior to the commencement of development works.

11.2.6 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided as a minimum.

- 11.2.7 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent such work being dangerous to life or property.

11.3 Notification to Council

- 11.3.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Clauses 135 and 136 of the Environmental Planning and Assessment Regulation 2000, indicating details of the appointed Principal Certifying Authority and the date construction work is proposed to commence.

- 11.3.2 At least five (5) full working days written notice must be given for the commencement of engineering works. Such notice must be accompanied by evidence of the contractors Public Liability and Workers Compensation Insurances. For Public Liability Insurance this should be a minimum amount of \$20,000,000.

11.4 Adjoining Owners

- 11.4.1 Written permission from the respective owner(s) must be obtained to:

- (a) discharge stormwater onto adjoining owner's land.
- (b) carry out works on adjoining land.
- (c) drain the site across land owned by others.

A copy of such written permission shall be lodged with Council.

11.5 Sydney Water Authorisation

- 11.5.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal Certifying Authority to verify that the development meets the Corporation's requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

OR

The approved plans are to be submitted to a Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For further information please refer to the "Developing Your Land" section of the website: www.sydneywater.com.au, or telephone 1300 082 746 for assistance.

11.6 Construction Details

- 11.6.1 Structural details of the nominated building component(s), prepared and/or certified by a professional engineer or other appropriately qualified person, shall be lodged with Council prior to commencing or erecting that portion of the approved development.

Nominated Component

- (a) Footing piers
- (b) Footing system

- (c) Floor slab
- (d) Structural concrete
- (e) Wall frame bracing
- (f) Roof trusses
- (g) Structural steelwork
- (h) Retaining walls

12 DURING CONSTRUCTION (BUILDING)

12.1 Safety/Health/Amenity

- 12.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.
- 12.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:
 - (i) the name, address and telephone number of the principal certifying authority for the work, and
 - (ii) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.
- 12.1.3 Should the development work:
 - (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - (b) involves the enclosure of a public place,

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.
- 12.1.4 Soil erosion and sediment control measures (including the connection of roofwater downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.
- 12.1.5 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided.
- 12.1.6 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.
- 12.1.7 Building and construction materials, plant, equipment and the like shall not be placed or stored at any time on Council's footpath, roadway or any public place.

12.2 **Building Code of Australia Compliance**

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

12.3 **Surveys**

- 12.3.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifying Authority to verify the approved position of each structure in relation to the property boundaries.
- 12.3.2 A registered surveyor's report confirming the approved design ground and/or floor levels, shall be lodged with the Principal Certifying Authority prior to work proceeding above floor level.

12.4 **Nuisance Control**

- 12.4.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.
- 12.4.2 The hours of any offensive noise-generating development works shall be limited to between 7.00am to 6.00pm, Mondays to Fridays: 8.00am to 1pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

12.5 **Stormwater Drainage**

- 12.5.1 Stormwater, surface water and sub-surface seepage (other than natural flows) shall be prevented from entering the building or being diverted onto any adjoining land (as applicable) by:
- (a) the floor level being a minimum 225mm above the adjoining finished ground level, and/or
 - (b) being drained to an effective drainage system.

12.6 **Waste Control**

- 12.6.1 The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of development works. This includes the sorting and storage of waste and recyclable building materials on site for collection and disposal by the nominated waste/recycling contractor to the nominated disposal site.

12.7 **Construction Inspections**

- 12.7.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical stage inspections must be conducted by an accredited certifier, and may include inspections (where applicable):
- (a) After excavation for, and prior to placement of, any footings; and
 - (b) Prior to pouring any in-situ reinforced concrete building element; and
 - (c) Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and
 - (d) Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2,3 or 4 building); and
 - (e) Prior to covering any stormwater drainage connections; and

- (f) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The critical stage inspection “(f)” must be carried out by the Principal Certifying Authority.

Any inspection conducted by an accredited other than the nominated PCA for the project must be verified by way of a Compliance Certificate issued for the relevant works.

NOTE: Failure to ensure the relevant inspections are conducted will preclude the issue of an Occupation Certificate.

13 DURING CONSTRUCTION (ENVIRONMENTAL HEALTH)

13.1 Any asbestos material is to be handled and treated in accordance with the SafeWork NSW document “*Your Guide to Working With Asbestos - Safety guidelines and requirements for work involving asbestos*” dated March 2008.

13.1.1 All areas potentially/contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with;

- NSW Environment Protection Authority’s *Guidelines for Consultants Reporting on Contaminated Sites* (1997)
- NSW Environment Protection Authority’s *Contaminated Sites Sampling Design Guidelines* (1995).
- Australian and New Zealand Environment and Conservation Council and National Health and Medical Research Council’s *Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites* (1992).

A NSW Environment Protection Authority accredited Site Auditor shall review the validation report and submit to Council a Site Audit Statement. The Site Audit Statement shall verify that the investigation, remediation and validation was carried out in accordance with the aforementioned guidelines and that the site is suitable for the proposed use.

14 DURING CONSTRUCTION (HERITAGE)

14.1 European Heritage

14.1.1 If, during the course of construction, the applicant or persons acting on this consent become aware of any previously unidentified heritage object(s), all work likely to affect the object(s) shall cease immediately and the Heritage Council of New South Wales shall be notified immediately in accordance with section 146 of the Heritage Act 1977. Relevant works shall not recommence until written authorisation from the Heritage Council is issued.

14.2 Aboriginal Heritage

14.2.1 If, during the course of construction, the applicant or persons acting on this consent become aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) shall cease immediately and the NSW Office of Environment & Heritage informed in accordance with Section 89A of the National Parks and Wildlife Act 1974. Relevant works shall not recommence until written authorisation from the NSW Office of Environment & Heritage is received by the Applicant. In addition, a member of each of the Western Sydney Aboriginal Stakeholder Groups is to be contacted.

15 DURING CONSTRUCTION (ENGINEERING)

15.1 Notification of Works

- 15.1.1 A written notification of works must be submitted to Council's Engineering Approvals Team prior to the commencement of any engineering works required by this consent. This must be submitted a minimum five (5) business days prior to commencement of engineering works.

15.2 Insurances

- 15.2.1 Current copies of relevant insurance Certificates of Currency are to be submitted to Council's Engineering Approvals Team. This shall be submitted prior to commencement of engineering works required by this consent that are carried out on Council controlled lands such as roads, drainage reserves and parks. This includes Public Liability Insurance with a minimum of \$20,000,000.00 Indemnity and Workers Compensation.

15.3 Service Authority Approvals

- 15.3.1 Prior to the commencement for construction of footway crossings and driveways a clearance shall be obtained from the relevant telecommunications carriers and Endeavour Energy. The clearance shall notify that all necessary ducts have been provided under the proposed crossing.

15.4 Boundary Levels

- 15.4.1 Any construction at the property boundary, including but not limited to fences, retaining walls and driveways shall not be carried out until boundary alignment levels have been fixed.

15.5 Tree Protection and Preservation

- 15.5.1 Existing vegetation and trees shall be left undisturbed except where roads, stormwater drainage infrastructure, site filling and/or building works are proposed.
- 15.5.2 There is to be no storage of materials, stockpiling of excavated material or parking of plant/machinery within the drip line of the crown of any retained trees.

15.6 Soil Erosion and Sediment Control Measures

- 15.6.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.
- 15.6.2 Re-vegetation and restoration of all disturbed areas as a result of the development works shall be completed as soon as practicable after the completion of earthworks and before the commencement of any other works on-site. The revegetated/restored areas must be established prior to the release of maintenance security/bonds. Note: All open drains must be turfed.
- 15.6.3 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

15.7 Filling of Land and Compaction Requirements

- 15.7.1 Appropriate dust control measures are to be implemented during construction to reduce any impact on local air quality and reduce dust emissions. This will include but not be limited to regularly wetting down of the site during the course of works being carried out in order to control wind blown dust.

- 15.7.2 All roads adjoining the site must be kept clean and free of all materials. Infringement Notices incurring a monetary penalty may be issued by Council where this measure is not being complied with.
- 15.7.3 Trucks transporting cut and fill must have their loads covered and provisions of "shaker pads" and wash-down areas for trucks leaving the site are to be made available. All details are to be shown on soil erosion and sediment control plans.
- 15.8 **Inspection of Engineering Works - Environmental Planning and Assessment Act 1979.**
- 15.8.1 Comprehensive inspection compliance certificate(s) to be issued for all engineering works required by this consent and the approved construction certificate. The inspection compliance certificate(s) can only be issued by Council or an accredited certifier, under *Part 4A of the Environmental Planning and Assessment Act 1979* as amended. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).
- Where Council is appointed as the Principal Certifying Authority for the development, only compliance certificates issued by accredited certifiers will be accepted. All compliance certificate(s) must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent and Construction Certificate.
- 15.9 **Inspection of Engineering Works - Roads Act 1993**
- 15.9.1 All inspection(s) required by this consent for any engineering works that are approved under the *Roads Act 1993* must be made by Council's Development Overseers.
- Inspections must be pre-booked with a minimum twenty-four (24) hours notice. Council's Development Overseers may be contacted on 02 9839 6586 between 7am - 8am and 12.30pm - 1.30pm, Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).
- 15.10 **Public Safety**
- 15.10.1 The applicant is advised that all works undertaken are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.
- 15.11 **Site Security**
- 15.11.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.
- 15.12 **Traffic Control**
- 15.12.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a suitably qualified Roads and Maritime Services (RMS) accredited work site traffic designer for all works that are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 - 2002.
- 15.12.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc) must be setup, installed, monitored and maintained in accordance with the certified Traffic Control Plan and by suitably qualified RMS accredited work site traffic controllers.
- 15.12.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold with them their RMS Traffic controllers accreditation.
- 15.12.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified RMS accredited work

site traffic controllers will ensure a smooth transition with other nearby traffic control setups. The coordination, communication and cohesion between adjacent traffic control systems shall be addressed by the applicant and must satisfy all the requirements of AS 1742.3 - 2002.

- 15.12.5 Where the Traffic Control Plan may change during the course of construction to facilitate new works, a revised traffic control plan shall be prepared and certified by a suitably qualified RMS accredited worksite traffic control designer. This Plan must satisfy all the requirements of AS 1742.3 – 2002 and the current version of the RMS *Traffic Control at Work Sites* manual and shall be submitted to Council prior to implementation.

16 DURING CONSTRUCTION (RURAL FIRE SERVICE)

- 16.1 A minimum 1.8 metres high radiant heat shield made of non-combustible materials shall be constructed along the southern property boundary adjacent to the Asset Protection Zones. All posts and rails shall be constructed of steel. The bottom of the fence is to be in direct contact with the finished ground level or plinth.
- 16.2 All new construction must comply with its corresponding bush fire attack level as shown on Building Code and Bushfire Hazard Solutions Pty Ltd bush fire assessment report image, Image 07: Construction Overlay, dated 7/12/16.

17 PRIOR TO OCCUPATION CERTIFICATE

17.1 Road Damage

- 17.1.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

NOTE: Should the cost of damage repair work not exceed the road maintenance bond Council will automatically call up the bond to recover its costs. Should the repair costs exceed the bond amount a separate invoice will be issued.

17.2 Compliance with Conditions

- 17.2.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.
- 17.2.2 Prior to occupation/use of a new building, it is necessary to obtain an Occupation Certificate from the Principal Certifying Authority in accordance with the provisions of Sections 6.9 and 6.10 of the Environmental Planning & Assessment Act 1979.

17.3 Fire Safety Certificate

- 17.3.1 A final fire safety certificate complying with Clause 153 of the Environmental Planning and Assessment Regulation 2000 shall be issued prior to the use or change of use of the building, except in the case of any Class 1a and Class 10 building(s).

17.4 Fee Payment

- 17.4.1 Any fee payable to Council as part of a Construction, Compliance or Occupation Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.
- 17.5 **Temporary Facilities Removal**
- 17.5.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.
- 17.5.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.
- 17.5.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Soil Erosion Control Policy shall be provided.
- 17.5.4 Any temporary builder's sign or other site information sign shall be removed from the land.
- 17.5.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.
- 17.6 **Additional Inspections**
- 17.6.1 Any additional Council inspection services provided beyond the scope of any Compliance Certificate or inspection package and required to verify full compliance with the terms of this consent, will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule and shall be paid to Council.
- 17.7 **Services / Utilities**
- 17.7.1 A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Applications must be made through an authorised Water Servicing Coordinator. Please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the occupation of the development.
- 17.7.2 A written clearance from Telstra or any other recognised communication carrier, stating that services have been made available to the development or that arrangements have been made for the provision of services to the development.
- 17.7.3 If required, the applicant shall obtain a Trade Waste Approval from the Sydney Water Corporation Limited in relation to any discharges to the Corporation's sewerage system.
- 17.8 **Environmental Health Matters**

- 17.8.1 Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures and noise attenuation has been completed in accordance with the certified design and to the standard required by this consent.
- 17.9 **Waste Matters**
- 17.9.1 Should Council provide a waste service to this site, the elected strata manager must sign our 'Onsite Waste Collection Agreement Form' (attached) before collections can occur onsite.
- 17.9.2 The applicant must update the waste management plan to include that the access to the loading bay needs to be coordinated with the building manager.
- 17.9.3 A Community Management Agreement/Strata Management Agreement must exist which:
- clearly outlines that no bins are to be located or placed in the approved collection points outside the scheduled collection time for that area. Bins must be placed out for collection no earlier than 12 hours before the collection day for that area. The bins must be withdrawn from the kerbside to its corresponding lot on the day of collection.
 - clearly states that unwanted bulky waste such as lounges, mattresses and fridges must only be placed out for collection the night before the scheduled collection date provided by Council if we are servicing the site. Collection of these items must be in accordance with our Resource (waste) Management Services Charter. Please call Council to book in a collection date.
 - clearly outlines a responsibility of residents to manage their bins and bulky waste onsite in accordance with the approved waste management plan.
 - clearly outlines the responsibility for maintenance of the waste collection points and ensure they are clear and unobstructed prior to collection times.
 - clearly outlines the method of communication to new tenants and residents regarding the waste management services and collection system for the complex.
 - includes the updated (and approved) waste management plan as required through a consent condition for this development application.
 - clearly outlines the travel path to take bins from the storage area to the designated collection points.
- 17.10 **Site Contamination**
- 17.10.1 A final site contamination Validation Report confirming the suitability of the site for the proposed development is to be endorsed by Council prior to the release of an Occupation Certificate. The Validation Report shall be prepared by a consultant engaged under the terms of Council's Contaminated Lands Policy.
- 17.11 **Salinity**
- 17.11.1 A report from a geotechnical engineer is to be submitted to Council certifying the site classification for the reactivity of the lot after identification of the soil characteristics in accordance with the provisions of AS 2870, "Residential Slabs and Footings."
- 17.12 **Other Matters**

- 17.12.1 All landscaping shall be completed in accordance with approved landscaping design plan. All turfed areas shall be finished level with adjoining surfaces and graded to approved points of drainage discharge.
- 17.12.2 All common areas and private driveways and pathways shall be appropriately illuminated by the use of bollard lighting or the like to provide for the safety and convenience of occupants and other people resorting to the land at night.
- 17.12.3 All fencing and retaining walls shall be completed in accordance with the approved plans and with the details submitted as part of the Construction Certificate. All fencing / retaining work must be provided at full cost to the developer. All fencing is to be constructed on top of any retaining walls. The selected fencing material / design must also minimise / eliminate the potential for graffiti attacks. Where possible, foliage should be grown on / over fencing adjacent to public areas to minimise the potential for graffiti.
- 17.12.4 Vandal proof and security lighting, and appropriate security measures are to be provided in accordance with the approved details submitted as part of the Construction Certificate.
- 17.12.5 The required letterboxes are to comply with the details submitted as part of the Construction Certificate and with Australia Posts requirements for size. The letterbox system should be vandal resistant and secure.
- 17.12.6 Off-street car parking shall be encouraged by the installation of appropriate, permanent and prominent signs indicating its availability.
- 17.12.7 All required internal driveways and car parking spaces shall be line-marked, sealed with a hard standing, all-weather material to a standard suitable for the intended purpose.
- 17.12.8 The turning bay areas at the end of the internal aisles within the development are to be signposted as 'Turning Bays' and 'No Parking'.
- 17.12.9 Any future substation or other utility installation required to service the approved development shall not under any circumstances be sited on future or existing Council land, including road reservations and/or public reserves and also not on drainage zoned land.
- 17.12.10 All privacy screening measures / devices detailed on the approved plans are to be installed.
- 17.12.11 Electrical reticulation is to be underground.
- 17.12.12 A master TV antenna is to be installed within the roof.
- 17.13 **Graffiti Management Plan**
- 17.13.1 A "Graffiti Management Plan" is to be submitted for the separate approval of Council. The Plan is to address the following issues:
- (a) Methods to minimise the potential for graffiti;
 - (b) Management/notification procedures for the "early" removal of graffiti;
 - (c) Annual review of any "management agreement" for the removal of graffiti to ensure the property is maintained at its optimum level; and
 - (d) Maintenance of suitable landscaping to minimise the potential for graffiti attacks.

17.14 Total Maintenance Plan

17.14.1 A “total” maintenance plan is to be prepared for the site. The plan is to ensure the following:

- (a) The long term up-keep and cleanliness of the development, to ensure all buildings, public areas, through site links, soft and hard landscaping, security systems, mail boxes, lighting, bulky waste storage and loading areas, feature entry signage, parking signage and services are regularly inspected and maintained at optimum levels at all times.
- (b) That security, cleanliness and general repairs are managed appropriately, and that areas are not left unattended for long periods thereby substantially increasing the opportunity for graffiti or anti-social behaviour. Any unwanted “junk mail” is to be collected on a regular basis and disposed of as necessary.
- (c) The development is managed by a Site / Strata / Building Manager.

A copy of the Plan is to be submitted to Council for separate approval prior to the release of any Occupation Certificate.

17.15 Acoustic Verification

17.15.1 Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures and noise attenuation has been completed in accordance with the certified design and to the standard required by this consent.

17.16 Rural Fire Service

17.16.1 New roads are to comply with the carriageways detailed on the General Arrangement Plans prepared by C & M Consulting Engineers; sheets 1- 2, rev P2, dated 23/10/15.

17.16.2 New internal roads shall comply with the requirements (other than carriageways which are addressed above) for public roads as detailed within section 4.1.3(1) of 'Planning for Bush Fire Protection 2006'.

17.16.3 Until such time that the northern, southern and western neighbouring properties are developed and the balance of the perimeter roads constructed the northern, southern and western perimeter roads shall be used as one-way roads only.

17.16.4 Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

17.17 Temporary Facilities Removal

17.17.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.

17.17.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.

17.17.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Soil Erosion Control Policy shall be provided.

17.17.4 Any temporary builder's sign or other site information sign shall be removed from the land.

17.17.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner

satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

17.18 Engineering Matters

17.18.1 Surveys/Certificates/Works As Executed plans

- 17.18.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed. A hardcopy (A1 size) and softcopy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering Work-as-Executed plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.
- 17.18.1.2 A Certificate shall be submitted by a Registered Surveyor indicating that all pipelines and associated structures lie wholly within any easements required by this consent.
- 17.18.1.3 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.
- 17.18.1.4 The submission to Council of Compliance Certificate(s) and construction inspection reports required by this consent for engineering works. A final inspection report is to be included noting that all works are complete.

When Council has been nominated or defaulted as the nominee for engineering compliance. Final inspections can be arranged through Councils Coordinator of Engineering Approvals contactable on (02) 9839 6263. A final inspection checklist must be completed by the applicant prior to the final inspection.

17.19 Easements/Restrictions/Positive Covenants

- 17.19.1 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:
 - (a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).
 - (b) The standard format for easements and restrictions as accepted by NSW Land Registry Services.
- 17.19.2 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Land Registry Services over the Stormwater Quality Control devices/system and outlet works.
- 17.19.3 Restrictions and/ or positive covenant must be endorsed by Council and lodged with NSW Land Registry Services over the overland flow-path.
- 17.19.4 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

17.20 Inspections

- 17.20.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be

charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

17.21 Relationship with other Approvals

17.21.1 Compliance with the requirements of the following nominated approvals:

- a) Development Consent No. DA-16-04138 dated 6 March 2017 issued by Blacktown City Council
- b) Construction Certificate No: CC-17-01460 dated 13 December 2017 issued by Blacktown City Council.
- c) Relevant requirement of any other development consent, Construction Certificate issued under the *Environmental Planning and Assessment Act, 1979*, *The Local Government Act, 1993* or *The Roads Act 1993*.

The conditions contained within the above approvals shall be fully complied with, including the registration of subdivision of DA-15-02309 with NSW Land Registry Services, prior to the release of the Occupation Certificate.

The authorised person issuing the Occupation Certificate shall ascertain whether any Compliance Certificate(s) for the developments, are required to be issued in relation to any element, component or system incorporate in the development. A copy of each required Compliance certificate shall be lodged with Council.

17.22 CCTV Inspection of Stormwater Drainage Structures

17.22.1 All road stormwater drainage structures (pipelines and pits) must be inspected via CCTV on completion of the provision of all public utility services in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to council in the form of a DVD of the inspection, a hard copy printout of the SEWRAT (or equivalent) report and a certified CCTV statement in accordance with section 6.8 of Council's Works Specification Civil indicating that any defects identified by this inspection have been rectified.

17.23 Additional Inspections

17.24.1 Any additional Council inspection services provided beyond the scope of any Compliance Certificate or inspection package and required to verify full compliance with the terms of this consent, will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule and shall be paid to Council.

17.25 Street tree planting

17.25.1 Any tree planting (and maintenance) along the frontage of the development site to improve the amenity of the streetscape must be in accordance with the approved subdivision DA-16-04138 before an Occupation Certificate is issued.

17.26 NSW Police Matters

17.26.1 The following security and crime prevention measures are installed and operating satisfactorily:

- Installation of all required CCTV around the site. Cameras shall monitor car park facilities, stairways, lifts, foyers, entry/exit points, loading bays, the waste room and mailbox facilities.
- Appropriate signage shall be installed at the site to notify occupants and visitors that CCTV cameras are present.
- All lighting details shown on the submitted lighting plan shall be installed at the site. This includes lighting around all entry/exit points to the building, along all

footpaths within the site, car parking areas and to the street number to facilitate identification of the site/building.

- It should also be noted that the latch/locking mechanism for the gates inside the development, should not be within the arm reach of any person externally.
- The building shall clearly indicate building names, block number and unit numbers to facilitate easy identification of the site for emergency services and visitors.
- All materials used along the ground level of the building around the perimeter of the site shall have permanent graffiti resistant coating applied.

18 OPERATIONAL

18.1 Use of Premises

18.1.1 The development shall not be used or converted for use for any purpose other than that:

- (a) Granted consent by Council's Notice of Determination, or
- (b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

18.1.2 The use of the approved development shall, at all times, be conducted in a manner consistent with the terms and conditions of this consent.

18.2 Access / Parking

18.2.1 All required off-street car parking spaces and internal driveways shall be maintained to a standard suitable for the intended purpose.

18.2.2 Entry gates into the apartment buildings shall be formalised by way of legible street numbers and/or building numbers and/or unit numbers which shall be fixed at the entry gates for visitor information.

18.3 Landscaping

18.3.1 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in a suitable manner.

18.3.2 Regular maintenance and up-keep of the site must therefore be undertaken to the site to ensure that sightlines are kept free from obstructions.

18.3.3 The management of vegetation, gardens, communal areas, fences, lighting and other similar areas is to be incorporated within the future strata management plan once the development is occupied.

18.4 Storage

18.4.1 No goods, materials, or trade waste shall be stored, displayed for sale or manufactured at any time outside the buildings on either the internal driveway / road, car parking areas, landscaping or footpaths, other than the approved garbage areas.

18.5 Lighting and Security

18.5.1 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.

18.5.2 All intruder alarms shall be fitted with a timing device in accordance with the

requirements of the Protection of the Environment Operations Act 1997.

- 18.5.3 The maintenance of all external lighting is to be managed by way of an annual service agreement to ensure the security of the building and persons within are not compromised from dark or uncontrolled public areas.

18.6 **Graffiti Removal**

- 18.6.1 Removal of any graffiti, visible from any public road or place, is the responsibility of the property owner/s. All graffiti must be removed no later than 48 hours after detection. The approved Graffiti Management Plan is to be adhered to at all times.

18.7 **Environmental Management**

- 18.7.1 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 18.7.2 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 18.7.3 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.
- 18.7.4 To minimise the noise impact of the development on the surrounding environment, the collection and delivery of goods and materials (including garbage and recycling waste) from and to the premises shall not take place between the hours of 10pm and 7am.
- 18.7.5 All waste and recycling bins must be stored wholly within the approved waste storage area. The bins must only be put out for collection in the evening prior to pick-up and returned to the storage area as soon as possible after pick-up.
- 18.7.6 A post commissioning report produced by an independent organisation that is an acoustical consultant / engineer with qualifications and experience sufficient for Member Grade of the Australian Acoustical Society within 3 – 6 months of the development operating to validate the findings of *Road and Rail Noise Impact Assessment – 59 Cudgegong Road, Rouse Hill, prepared by Rodney Stevens Acoustics Pty Ltd, report no. 160489R1, dated 22 September 2015*

18.8 **Waste Matters**

- 18.8.1 The Owners Corporation/Community Management Association will be responsible for ensuring that clear access is provided to waste collection trucks entering the property.
- 18.8.2 Waste and recycling collection vehicles entering and exiting the property must do so in a forward direction.
- 18.8.2 A building manager must be engaged in perpetuity and for the life of the development to:
- manage bins and bulky waste onsite
 - clean bins and the waste room(s)

- arrange clear access to the waste loading bay on collection day (ie, remove lockable bollards or open roller doors and boom gates etc), which are in place to protect the truck turning areas on private property from being parked out.

18.9 Rural Fire Service

18.9.1 The entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

18.10 NSW Police matters

18.10.1 All security measures required by this consent to be installed are required to be appropriately maintained and in good working order.

18.10.2 Contact details for the Body Corporate and Building Manager must be forward to the NSW Police once the Body Corporate is formed and in the event of any changes to these contact details.

18.10.3 Security management plan and evacuation plan to be forwarded to Riverstone Police Station.