

Condition	Applicant's Proposed amendments	Council comments												
Deferred Commencement														
Condition 1.1.1	<p>1 Deferred Commencement Matters</p> <p>1.1 Under section 4.16(1)(3) of the <i>Environmental Planning and Assessment Act 1979</i>, this development consent is not to operate until such time as the requirements set out in Conditions 1.1.1 through to Condition 1.1.3 are satisfied.</p> <p>1.1.1 Owner's consent shall be provided from the neighbouring site to the north-West known as Stockland Precinct 5 to enable any encroachment of any civil infrastructure and adjustment to the land required to facilitate a roundabout at the Road 100 (Abell Road), Road 602 and Road C3.</p>	<ul style="list-style-type: none"> The condition references 'Stockland Precinct 5'. However the development to the north is not Stockland. <p>Recommend this condition be updated to either state 'known as Woorong Park Precinct 6' or reference 'the neighbouring site to the north at Lot 1, DP 1232886, Richmond Road, Marsden Park'.</p>												
Condition 1.1.3	<p>1.1.3 An updated subdivision plan for both Precinct 5 and the current Precinct 6, shall be provided that show appropriate splays to be dedicated to Council.</p>	<ul style="list-style-type: none"> See comments above. <p>Update the current reference from Precinct 5 to 'Woorong Park Precinct 6 and Stockland Precinct 6'.</p>												
Advisory Notes														
Condition 1.3.2	<p>1.3.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Section 109C of the Environmental Planning and Assessment Act 1979.</p>	<ul style="list-style-type: none"> The reference to the Act is out-dated and just needs updating. 												
General														
Condition 2.1.1	<p>2 GENERAL</p> <p>2.1 Scope of Consent</p> <p>2.1.1 The proposed subdivision is to be in accordance with the following drawings/details, subject to compliance with any other conditions of this consent:</p> <table border="1"> <thead> <tr> <th>Council's file Enclosure No.</th> <th>Drawing No.</th> <th>Prepared by</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td></td> <td>Concept Plan – Precinct 6</td> <td>RPS</td> <td>-</td> </tr> <tr> <td>11035003/SK21</td> <td>Precinct and staging boundaries 5</td> <td>J Wyndham Prince</td> <td>1</td> </tr> </tbody> </table>	Council's file Enclosure No.	Drawing No.	Prepared by	Revision		Concept Plan – Precinct 6	RPS	-	11035003/SK21	Precinct and staging boundaries 5	J Wyndham Prince	1	<ul style="list-style-type: none"> Recommend changing the heading of the table as per mark-up. <ul style="list-style-type: none"> Replace 'Council file enclosure no.' with 'Drawing No.' Replace
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11035003/SK21	Precinct and staging boundaries 5	J Wyndham Prince	1											

	'Drawing No.' with 'Drawing title'.																																				
Condition 2.4 2.4 Suburb Name 2.4.1 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: Marsden Park 2.4.2 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: Marsden Park	<ul style="list-style-type: none"> The suburb is currently in the process of being renamed by Council. Recommend deleting the two conditions, however will leave with Council to consider and decide if Council want these conditions retained as they are. More an FYI. 	This condition remains as the current name of the locality is Marsden Park.																																			
Prior to Construction Certificate (Engineering)																																					
Condition 5.5.3 5.5.3 Proposed new roads shall be designed and constructed as shown on the plans by j Wyndham prince reference 11035003/DA04 and11035003/DA05, revision 16/05/18 as follows : <table border="1"> <thead> <tr> <th>Name</th> <th>Width (m)</th> <th>Length (m)</th> <th>Formation (m)</th> <th>Traffic Loading (N/E/S/A)</th> </tr> </thead> <tbody> <tr> <td>Local Road</td> <td>16</td> <td>Full Length</td> <td>3.5-9-3.5</td> <td>$5 \times 10^{4.5}$</td> </tr> <tr> <td>Collector Road</td> <td>20</td> <td>Full Length</td> <td></td> <td>1×10^{6}</td> </tr> <tr> <td>Southern Perimeter Road</td> <td>17.4 + Variable up to 2.7m</td> <td>Full Length</td> <td>3.5-9-4</td> <td>$5 \times 10^{4.5}$</td> </tr> <tr> <td>Corridor adjacent road</td> <td>17.4</td> <td>Full Length</td> <td>3.5-9-4</td> <td>$5 \times 10^{4.5}$</td> </tr> <tr> <td>Southern Perimeter Road</td> <td>17.4</td> <td>Full Length</td> <td>3.5-9-4</td> <td>$5 \times 10^{4.5}$</td> </tr> <tr> <td>Access Street</td> <td>17.4</td> <td>Full Length</td> <td>3.5-6.5-7.4</td> <td>$5 \times 10^{4.5}$</td> </tr> </tbody> </table>	Name	Width (m)	Length (m)	Formation (m)	Traffic Loading (N/E/S/A)	Local Road	16	Full Length	3.5-9-3.5	$5 \times 10^{4.5}$	Collector Road	20	Full Length		1×10^{6}	Southern Perimeter Road	17.4 + Variable up to 2.7m	Full Length	3.5-9-4	$5 \times 10^{4.5}$	Corridor adjacent road	17.4	Full Length	3.5-9-4	$5 \times 10^{4.5}$	Southern Perimeter Road	17.4	Full Length	3.5-9-4	$5 \times 10^{4.5}$	Access Street	17.4	Full Length	3.5-6.5-7.4	$5 \times 10^{4.5}$	<ul style="list-style-type: none"> The 'southern perimeter road' formation column needs updating where it states 3.5-9-4. It should read 3.5 – 9 – 4.9. 	Colum 4 of the table has been corrected as suggested by the applicant.
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Condition 5.9.1 5.9 Temporary Stormwater Quality Control 5.9.1 Provide a temporary 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. This shall be provided for developed area, specifically the collector road (extension of Elara Boulevard). This may be satisfied when the downstream regional stormwater treatment measures, constructed as part of a voluntary planning/work in kind agreement.	<ul style="list-style-type: none"> The reference to 'specifically the collector road (extension of Elara Boulevard)' should be deleted. If a reference to the Collector Road is proposed to be retained, please amend to 'Abell Road' being the correct road reference for the Elara Boulevard extension. 	Condition amended by deleting the reference ('extension of Elara Boulevard') and replacing with 'Abell Road'.																																			
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Condition 9.14 9.14 Prior to the issue of the Subdivision Certificate, the applicant must submit the following reports to Council: a) a final Aboriginal Heritage Report - An Aboriginal Cultural Heritage Assessment and Archaeological Report, and b) an extensive search site record for the area covered by the AHIP in spread sheet and map format.	<ul style="list-style-type: none"> Condition listed under Salinity (not sure if this condition was meant to be included and looks to have possibly come from the bulk earthworks DA?) Request these conditions be deleted as they would have been addressed by the developer undertaking the bulk 	Condition 9.14 is deleted as Condition 9.17 'Relationship to Other Approvals' covers this this condition.																																			

earthworks under 15-02273, so seems onerous for Stockland to also to complete

- In relation to 9.14(a), the final ACHAR would have been prepared by the developer who applied for the AHIP over the larger site area (see map below) linked to this bulk earthworks DA (15-02273). It's unclear why Stockland are being requested to engage and prepare a final ACHAR for the site as the developer of 15-02273 would be required to prepare anything required under the AHIP to satisfy this approval.
- Similar to comments above. In relation to 9.14(b), the developer undertaking the bulk earthworks is required to satisfy the requirements of the AHIP by providing a site record for the area (assumed to be the 'Aboriginal Site Impact Recording Form' as per the AHIP requirements) within 4 months of completing the work. Unclear why this is also required for Stockland to undertake and relates to a site much larger than the area forming part of the DA – see map below.



<p>Condition 9.16.1</p> <p>9.16 Street tree planting</p> <p>9.16.1 Any tree planting (and maintenance) along the frontage of the development site to improve the amenity of the streetscape must be approved before a Subdivision Certificate is issued.</p> <p>The number of trees should equal the number lots/dwellings with street frontage. However, corner lots require 1 tree for the primary frontage and 2 trees on the side frontage. In the case of medium and high density residential developments</p> <p>Trees will be planted at a minimum spacing of 8 metres.</p> <p>Additional trees may be requested following assessment of the subdivision configuration.</p> <p>Trees must be of a minimum container size of 45 litres with root directors.</p> <p>The applicant must obtain clearances from relevant service authorities.</p> <p>The applicant will be required to pay a bond of \$330 per tree to ensure the health and vigour of the tree(s). The bond will be returned 12 months after the completion of the development (i.e. on issue of final occupation/subdivision certificate), to council if the trees</p>	<ul style="list-style-type: none"> Looks to be a type as the last sentence in the 2nd paragraph hasn't been completed. Looks like the next sentence just needs to be joined up? Request the sentence referring to clearance from service authorities be deleted (highlighted). This isn't a typical condition we've had before and aren't certain this can be satisfied as we've not seen a clearance from a service authority relating to street trees previously unless Council are aware of servicing authorities now providing this? <p>This condition has been amended by replacing the highlighted part with the following wording:</p> <p>"The developer to confirm service locations is not impacted by street tree plantings".</p>
<p>Condition 10.18.1</p>	<ul style="list-style-type: none"> Council to check the numbering of this condition (page 25/28). It isn't sequential with the conditions around it and recommend updating.
<p>Condition 9.21</p>	<ul style="list-style-type: none"> This condition makes reference to ML1.13 <p>Condition amended by</p>

<p>9.21 Regional Infrastructure</p> <p>NOTE: The site drains to detention basins ML 1.0 (Basin 3) and ML 5.0 (Basin 2). The DA relies on the approval of the DA for Precinct 1 (JRPP-15-2324) which will construct basin ML 1.0, channel ML 1.7, 1.121.15 & 1.18 and culverts ML 1.9, ML 1.13, ML 1.16 ML & 1.19. The site also relies on the approval of the DA for Precinct 4(DA-16-05360) which will construct basin ML 5.0.</p>	<p>which is the culvert that has been deleted – Stockland are only providing 3 culverts (ML1.9, ML1.16, and ML1.19). This is detailed within the traffic report, correspondence from Council prior to lodging DA (see Appendix L of the SEE) and is as per the culvert crossing DA under DA-18-00400). Delete reference to ML 1.13.</p> <p>deleting reference to ML1.13</p>
<p>Condition 10.19.1</p> <p>10.19.1. The subdivision certificate for the site is not to be issued until satisfactory road access, via the proposed culverts ML 1.9, ML 1.13, ML 1.16 ML & 1.19, is constructed.</p>	<p>1. The numbering of this condition is out. Condition to be re-numbered to keep numerical order (shown on pg 26 of 28).</p> <p>2. Suggest using the references that are identified in the Contribution Plan to make it clear as these reference looks to be from another consent (i.e. reference MP 10.4, MP 10.6 and MP 10.7 as per the Marsden Park Contribution Plan)</p> <p>Note: MP 10.5 (ML 1.13) isn't proposed to be constructed. Refer to comments above. This was discussed and agreed prior to DA lodgement with Council (see Appendix L of SEE) and Traffic Report lodged.</p> <p>3. Request that the condition is updated to reflect the staging as the road crossings aren't all required for the first stage of subdivision. The staging is set out in the Traffic Report so recommend</p> <p>Numbering corrected.</p> <p>The conditions is amended as suggested by the applicant.</p>

referencing back to this document.

Proposed amended condition wording below.

- The subdivision certificate for the site is not to be issued until satisfactory road access, via the proposed road crossings MP10.4, MP 10.6 and MP 10.7 (as identified within the Marsden Park Contribution Plan) are constructed, relevant to the subdivision stage being released in accordance with the timing of road linkages over the drainage channel detailed within the Traffic Report (Traffic Assessment, prepared by Transport and Urban Planning Pty Ltd, dated 20 November 2017).