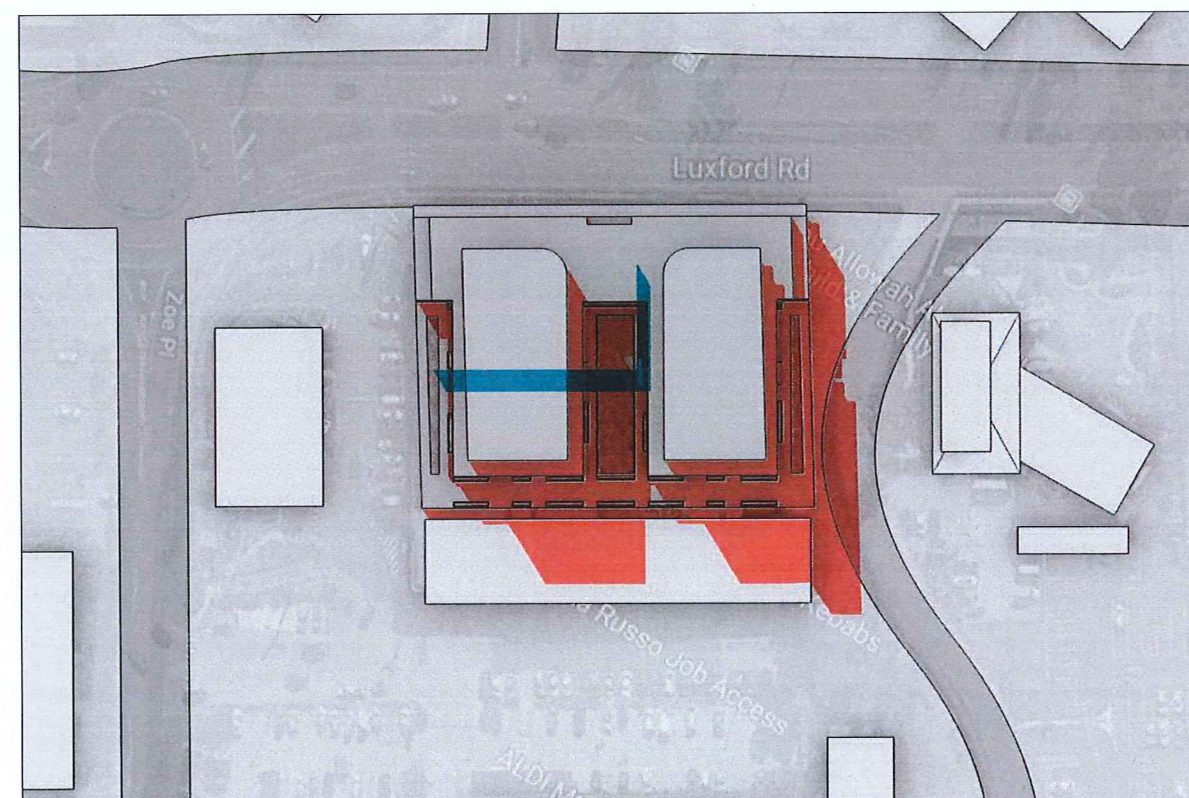
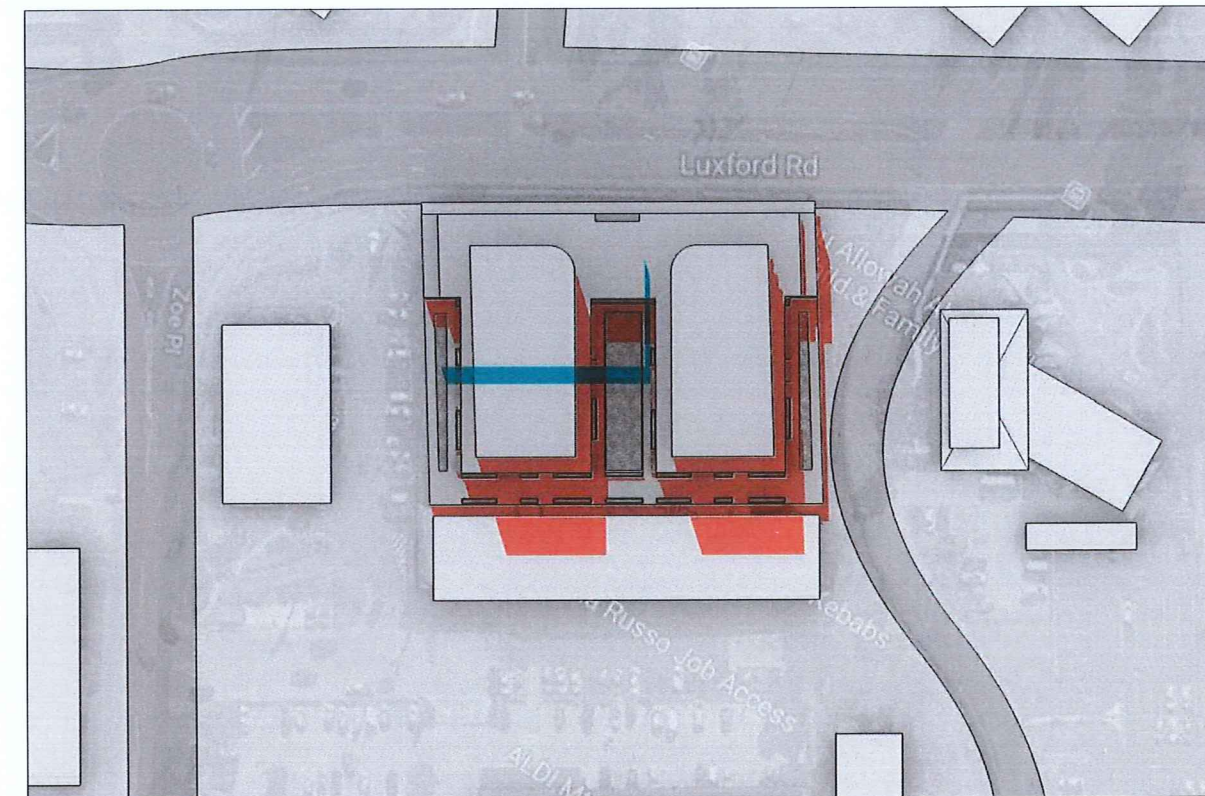
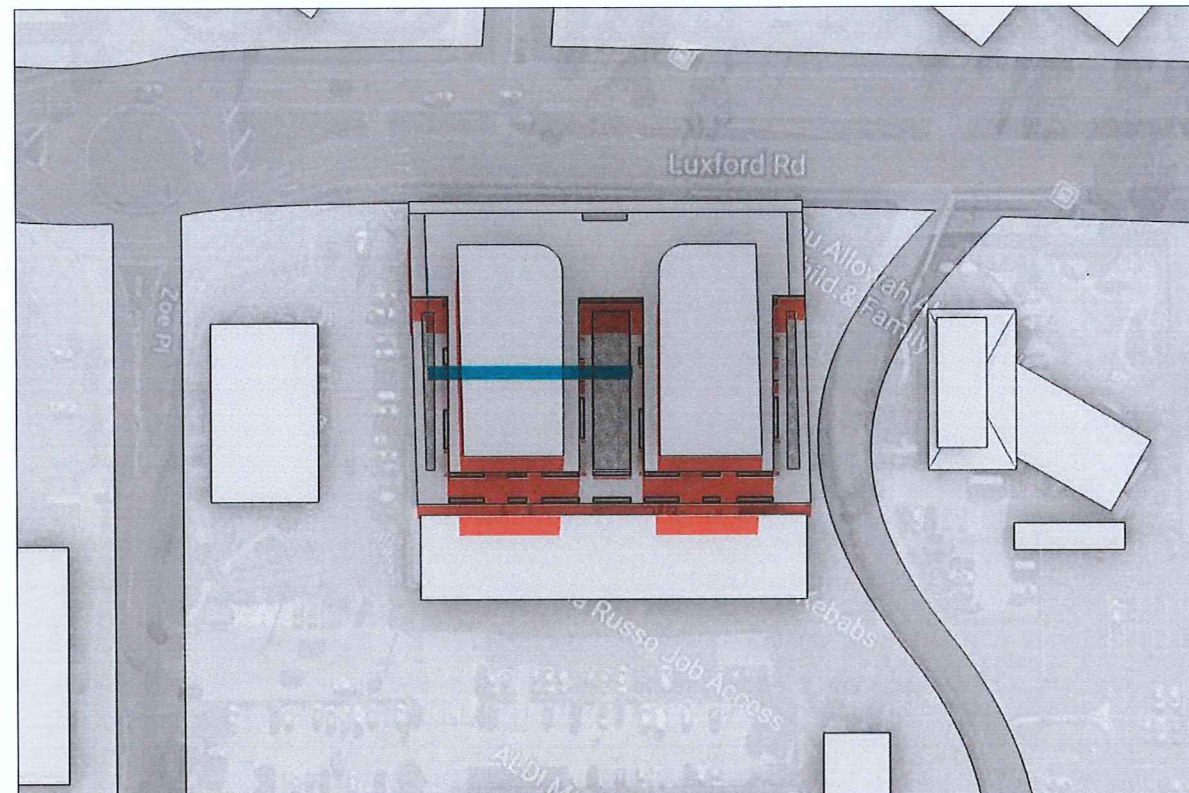





SHADOW DIAGRAM MARCH 21

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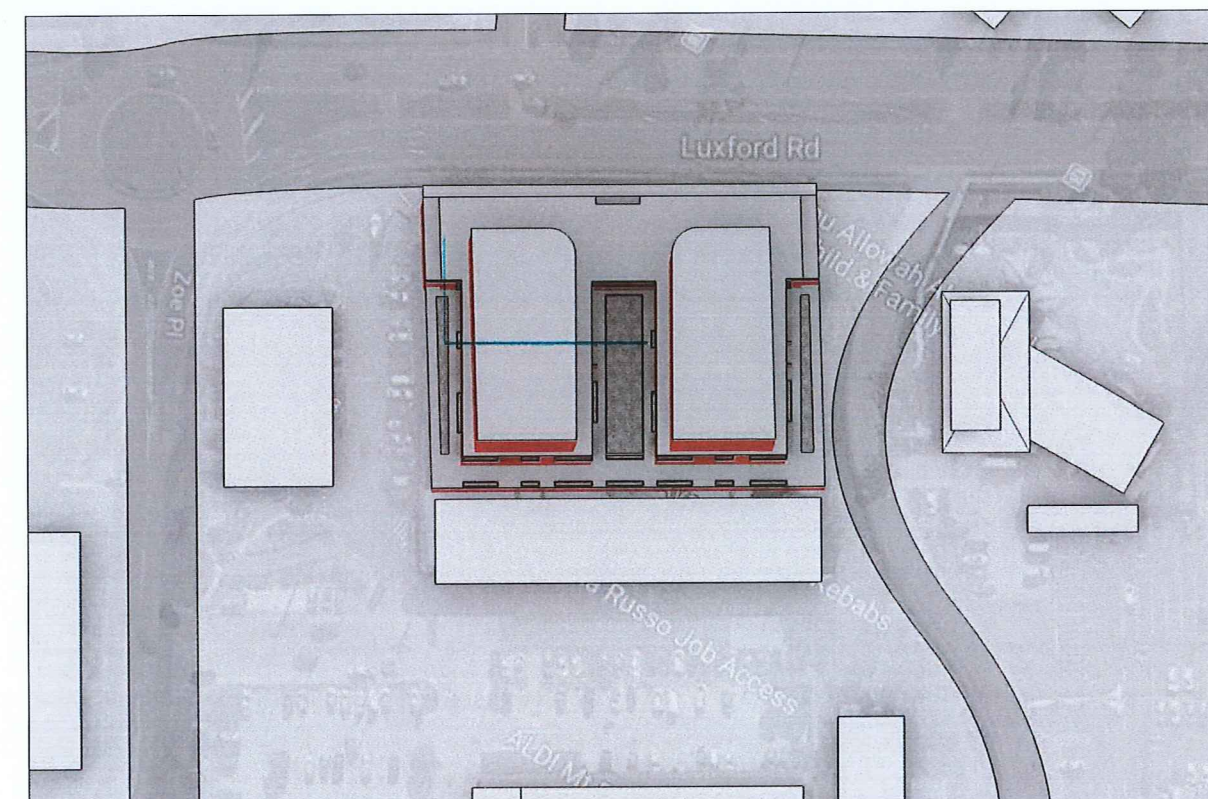
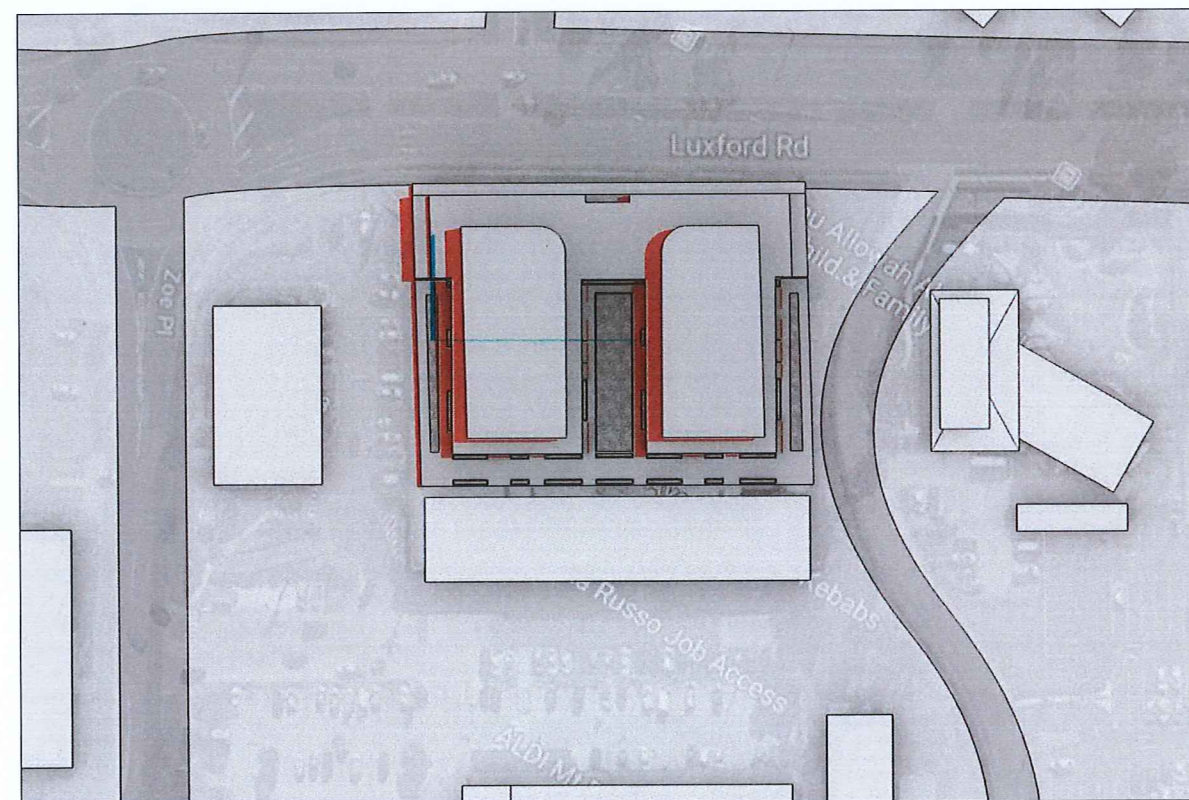
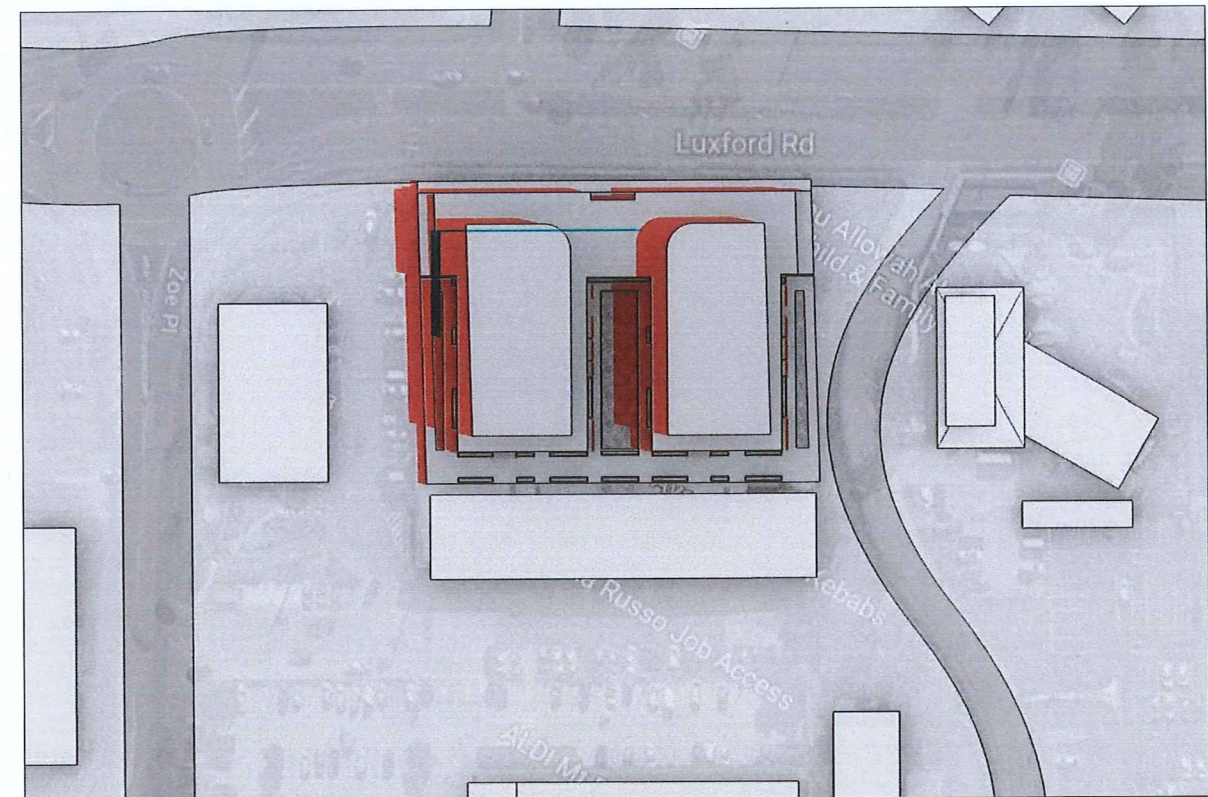
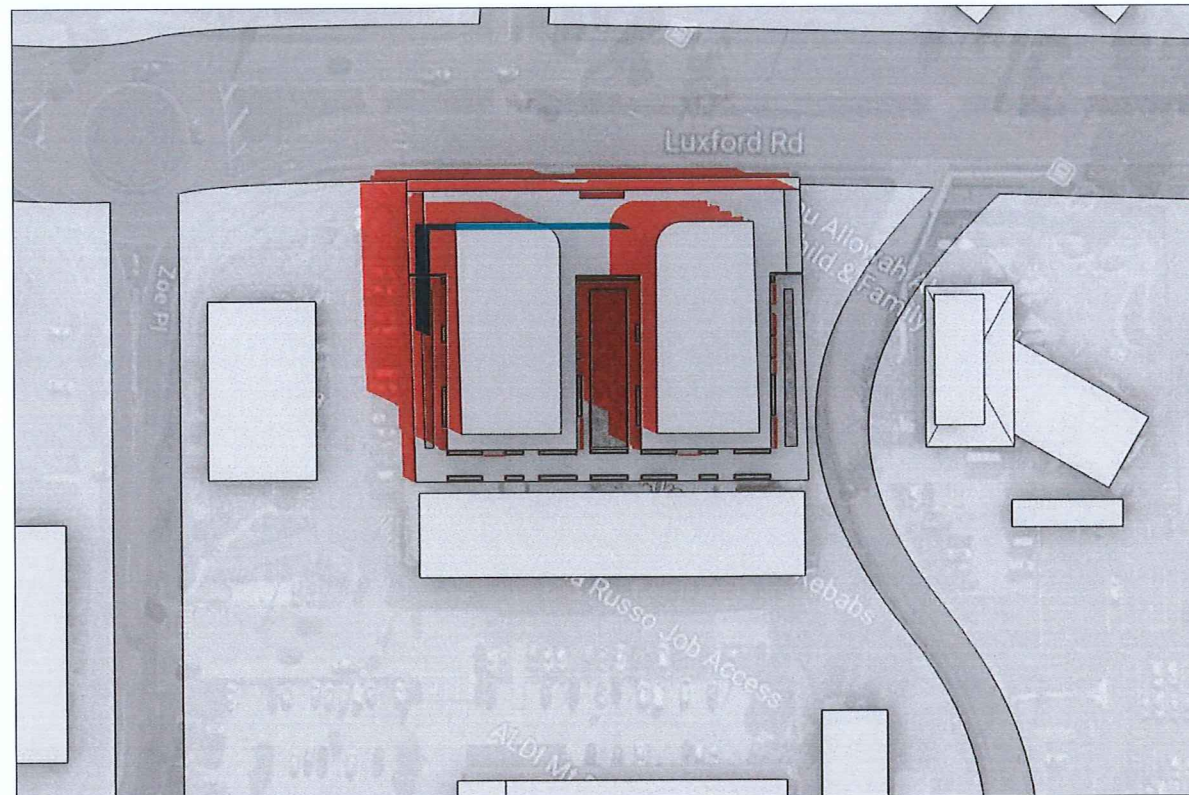


LEGEND



-  SURROUNDING BUILDINGS SHADOW
 PROPOSED BUILDING SHADOW
 EXISTING BUILDING SHADOW

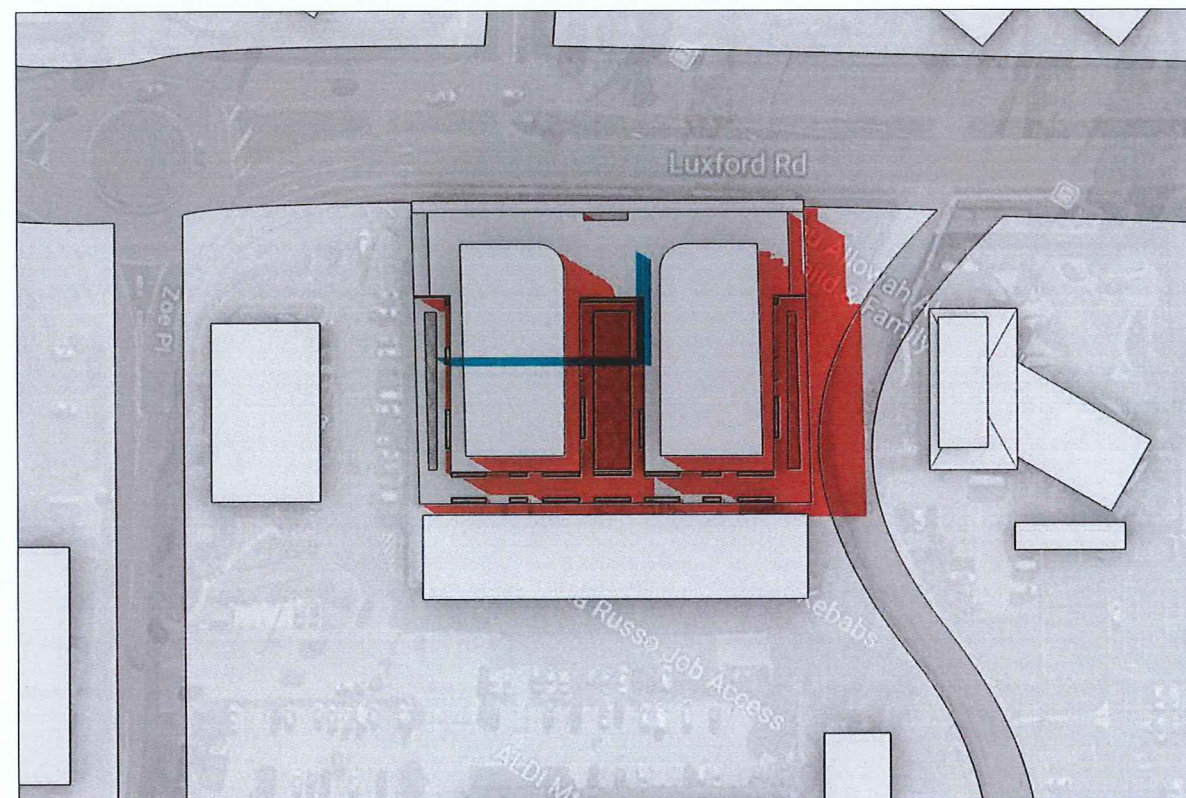
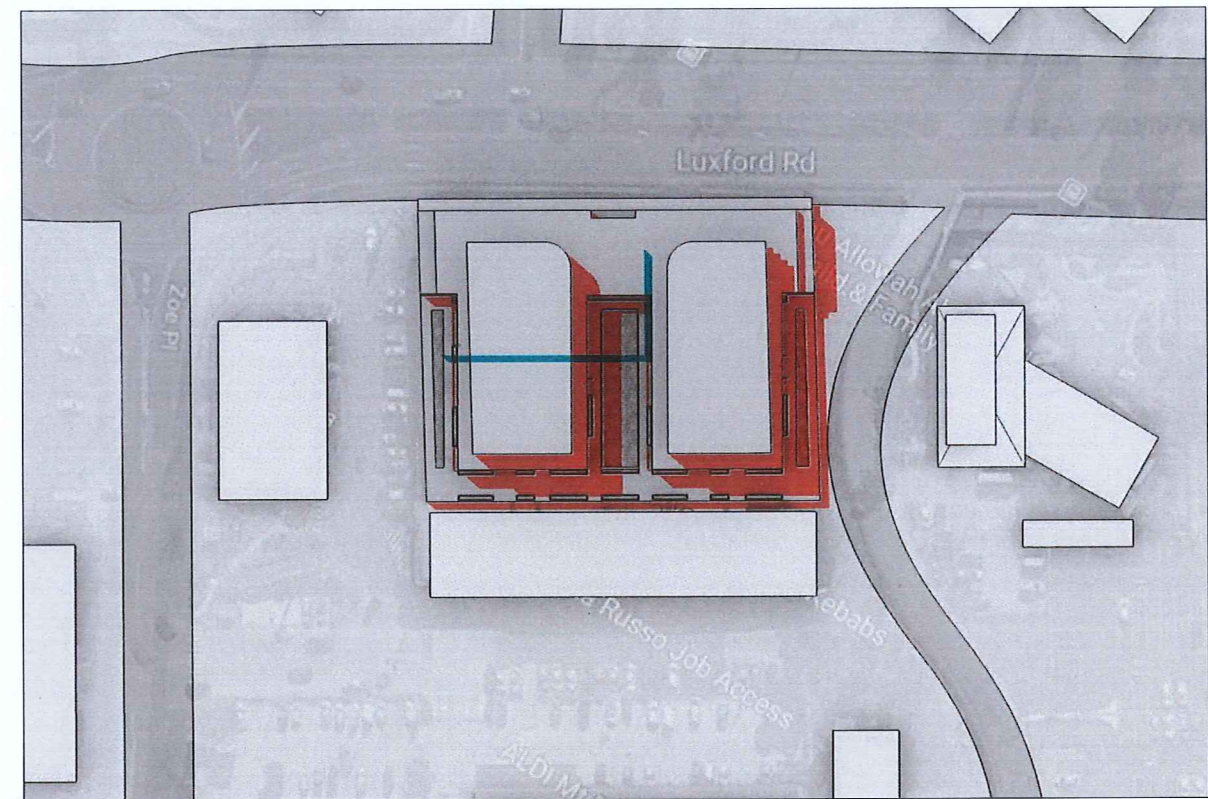
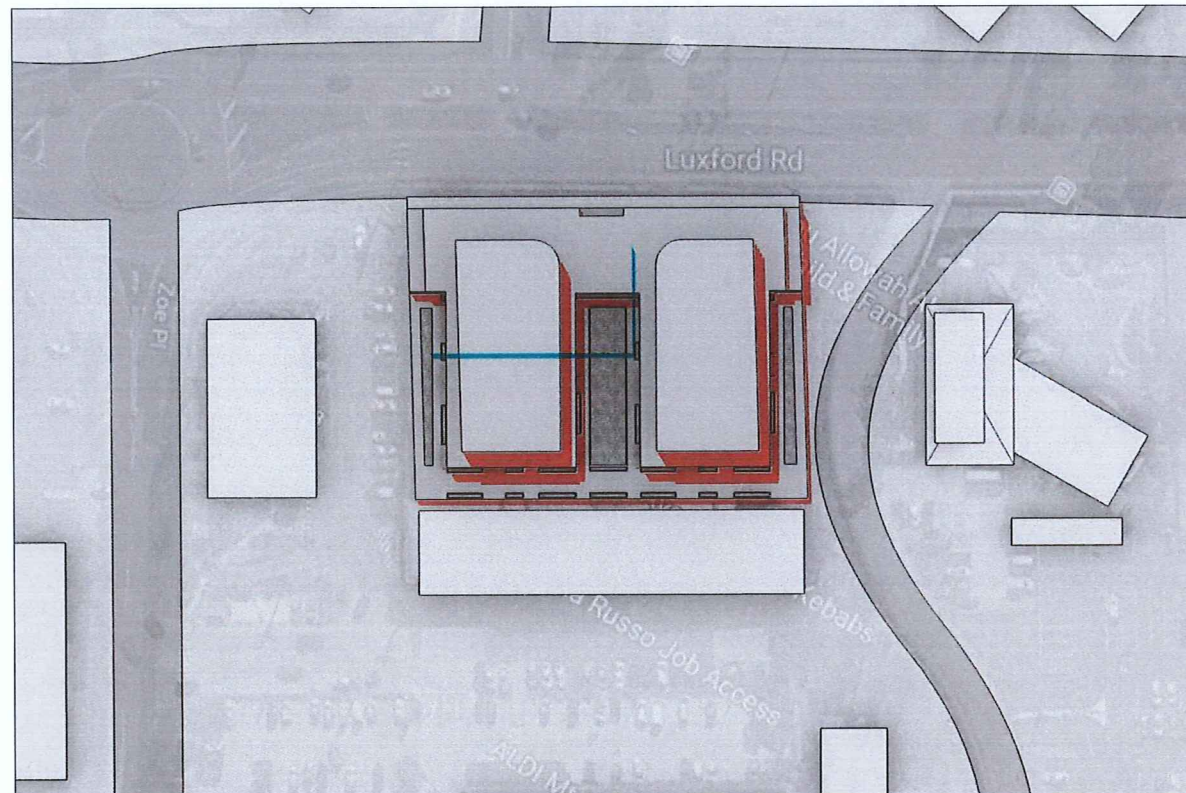
SHADOW DIAGRAM MARCH 21

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SHADOW DIAGRAM DECEMBER 21

Rev.		Description	By	Date	Disclaimer	Notes	Legend	Consultants			Client	Architects	Project	Key plan	
A	DEVELOPMENT APPLICATION			NOV 2017							ALEX VOLFNEUK		7 LUXFORD ROAD		
B	ADDITIONAL INFORMATION			MAY 2018	<p>*THIS DRAWING IS PRELIMINARY DRAWING AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE WORKS. EQUIPMENT AND A CONSULTATION WITH DESIGN. SUBMISSION OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ENGINEER OR ITS FIRM. THE CLIENT SHALL BE RESPONSIBLE FOR THE DRAWING AS FINAL. THE CLIENT SHALL BE RESPONSIBLE FOR THE DRAWING AS FINAL. THE CLIENT SHALL BE RESPONSIBLE FOR THE DRAWING AS FINAL.</p> <p>BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.</p>	<p>BEFORE WORK TO A LARGER SCALE AND BEFORE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.</p> <p>WHERE ANY DISCREPANCY EXISTS BETWEEN DRAWINGS AND SCHEDULES, THE DRAWINGS SHALL TAKE PRECEDENCE.</p> <p>THE ENGINEER SHALL BE RESPONSIBLE FOR THE DRAWING AS FINAL. THE CLIENT SHALL BE RESPONSIBLE FOR THE DRAWING AS FINAL.</p>						<p>Project address</p> <p>7 LUXFORD ROAD, MOUNT DRUITT</p>	<p>Project no. 988 Drawing no. A564</p> <p>Drawn T.L. DL</p> <p>Rev B</p>	<p>Drawing title</p> <p>SHADOW DIAGRAM</p>	
							<p>THESE DRAWINGS ARE NOT TO BE USED AS A BASIS FOR ANY OTHER WORKS. THESE DRAWINGS ARE NOT TO BE USED AS A BASIS FOR ANY OTHER WORKS. THESE DRAWINGS ARE NOT TO BE USED AS A BASIS FOR ANY OTHER WORKS.</p>							<p>Drawing status</p> <p>ADDITIONAL INFORMATION</p>	

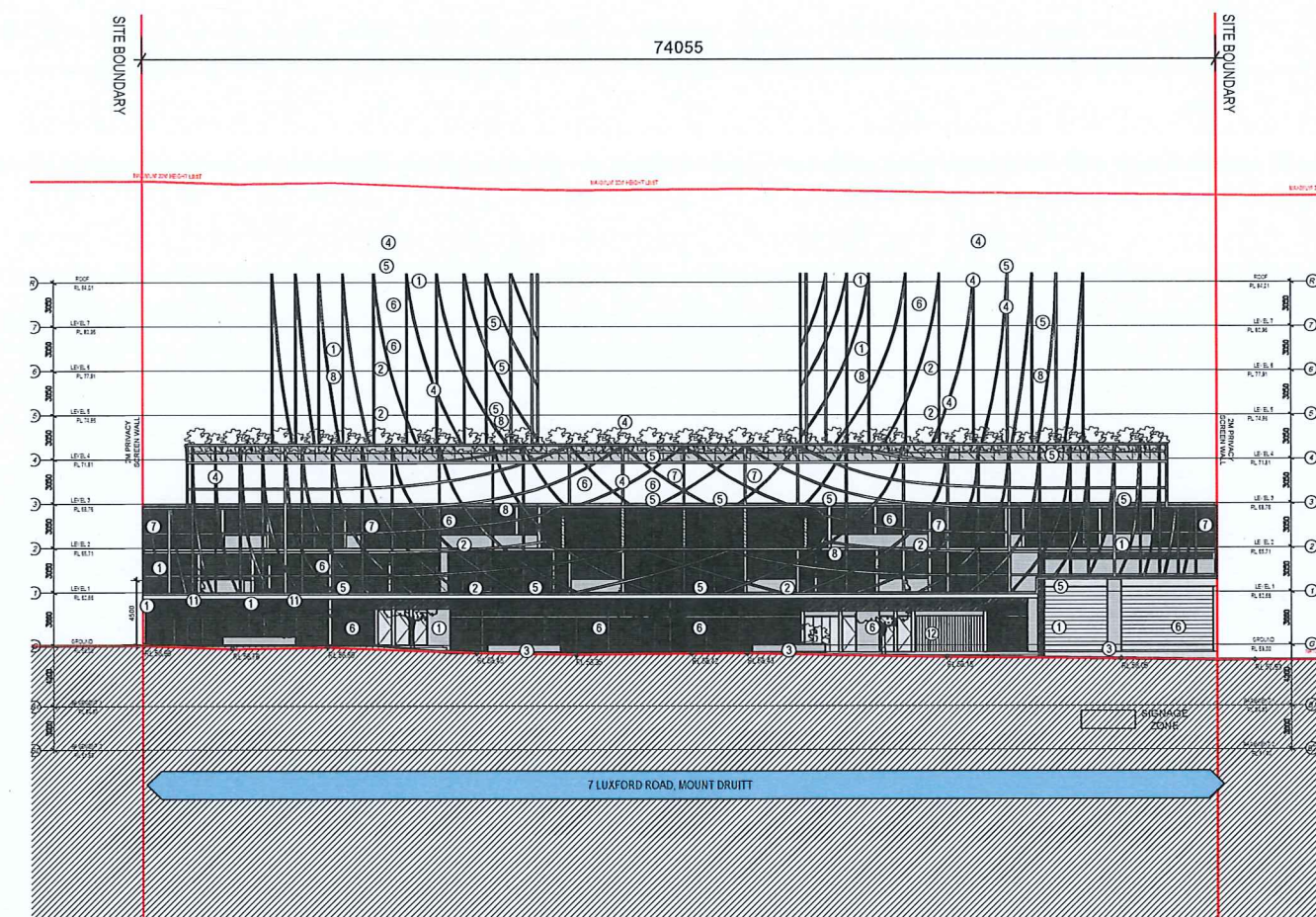


LEGEND

-  SURROUNDING BUILDINGS SHADOW
 PROPOSED BUILDING SHADOW
 EXISTING BUILDING SHADOW

SHADOW DIAGRAM DECEMBER 21

[illegible]



- | | |
|--|--|
| ① PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4 | ⑧ PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2 |
| ② PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4 | ⑨ POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7 |
| ③ PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4 | ⑩ PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4 |
| ④ POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1 | ⑪ GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4 |
| ⑤ FRAMED GLASS BALUSTRADE | ⑫ SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4 |
| ⑥ ALUMINIUM FRAMED GLAZING - CLEAR | ⑬ PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1 |
| ⑦ ALUMINIUM FRAMED DARK TINTED GLAZING | |

EXTERNAL FINISHES

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Commerical/Residential Development 7 Luxford Road, Mount Druit NSW

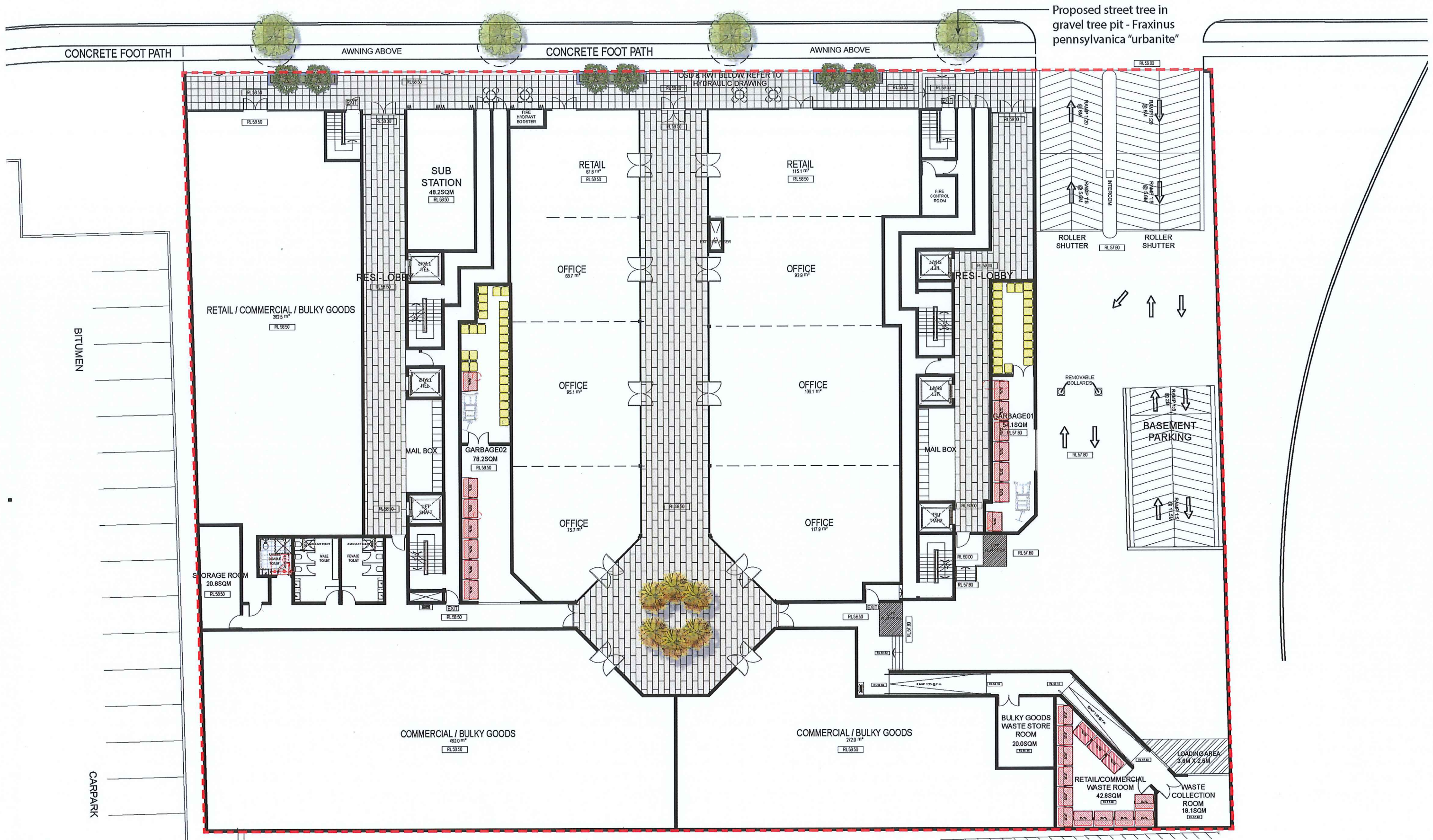
Development Application

Content

- LA000 Cover Sheet
- LA100 Landscape Plan
- LA101 Landscape Plan
- LA102 Landscape Plan
- LA103 Landscape Plan
- LA104 Landscape Section
- LA200 Landscape Details
- LA300 Plant Schedule



Reference Photo Montage



Legend:



Proposed Evergreen Tree
Refer Schedule



Proposed Deciduous Tree
Refer Schedule



Understorey Vegetation / Hedge
Refer Schedule



Turf
Refer Schedule



Proposed Paving
Refer Architects Details



Private Courtyard Paving
Refer Architects Details



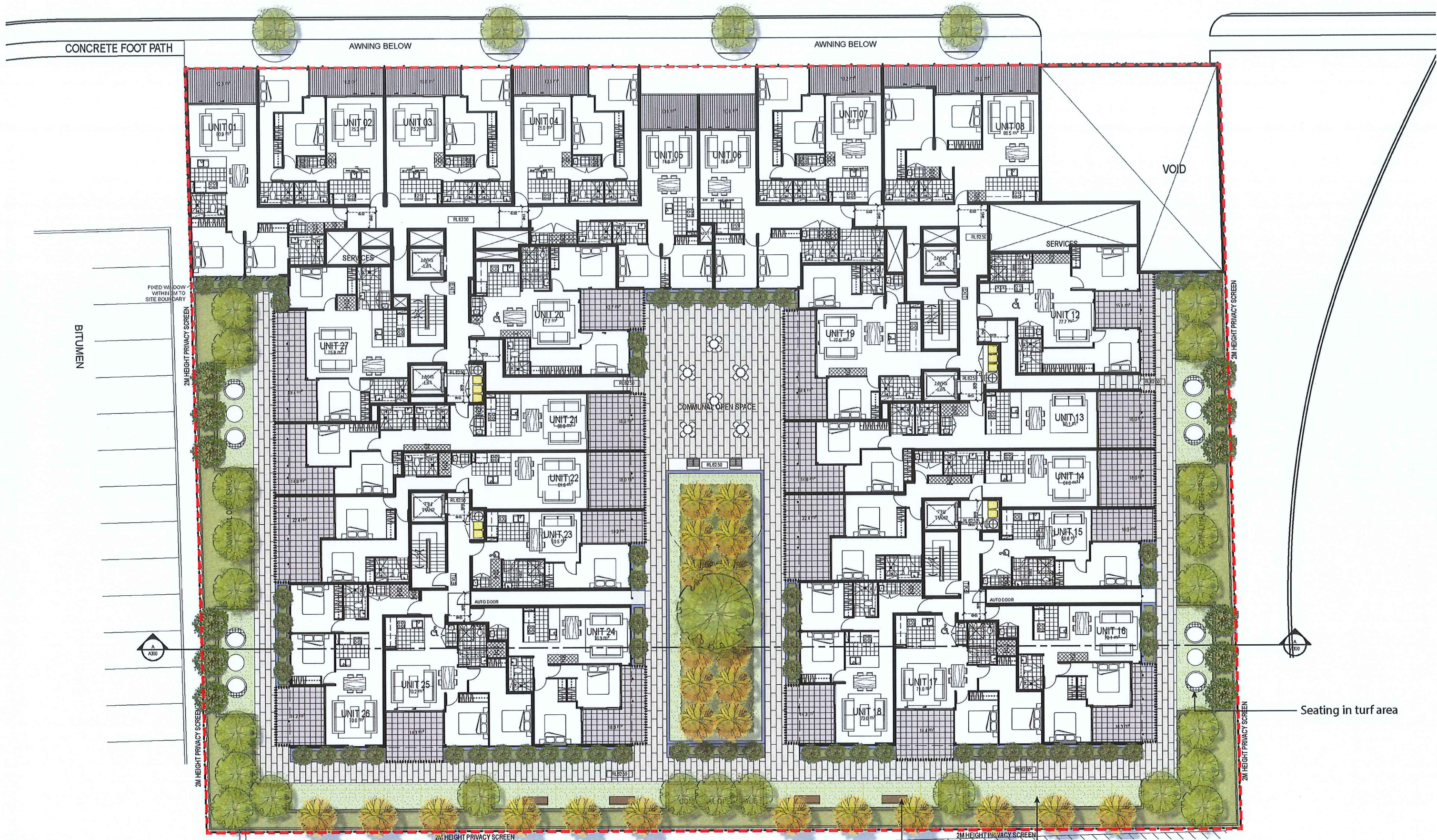
Planterbox
Refer Planterbox Detail



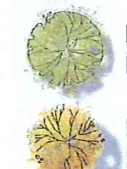
Property Boundary

Proposed Ground Floor Landscape Plan
Scale 1:125 @ A1 / 1:250 @ A3





Legend:



Proposed Evergreen Tree
Refer Schedule

Proposed Deciduous Tree
Refer Schedule

Understorey Vegetation / Hedge
Refer Schedule

Turf
Refer Schedule

Proposed Paving
Refer Architects Details

Private Courtyard Paving
Refer Architects Details



Planterbox
Refer Planterbox Detail

Property Boundary

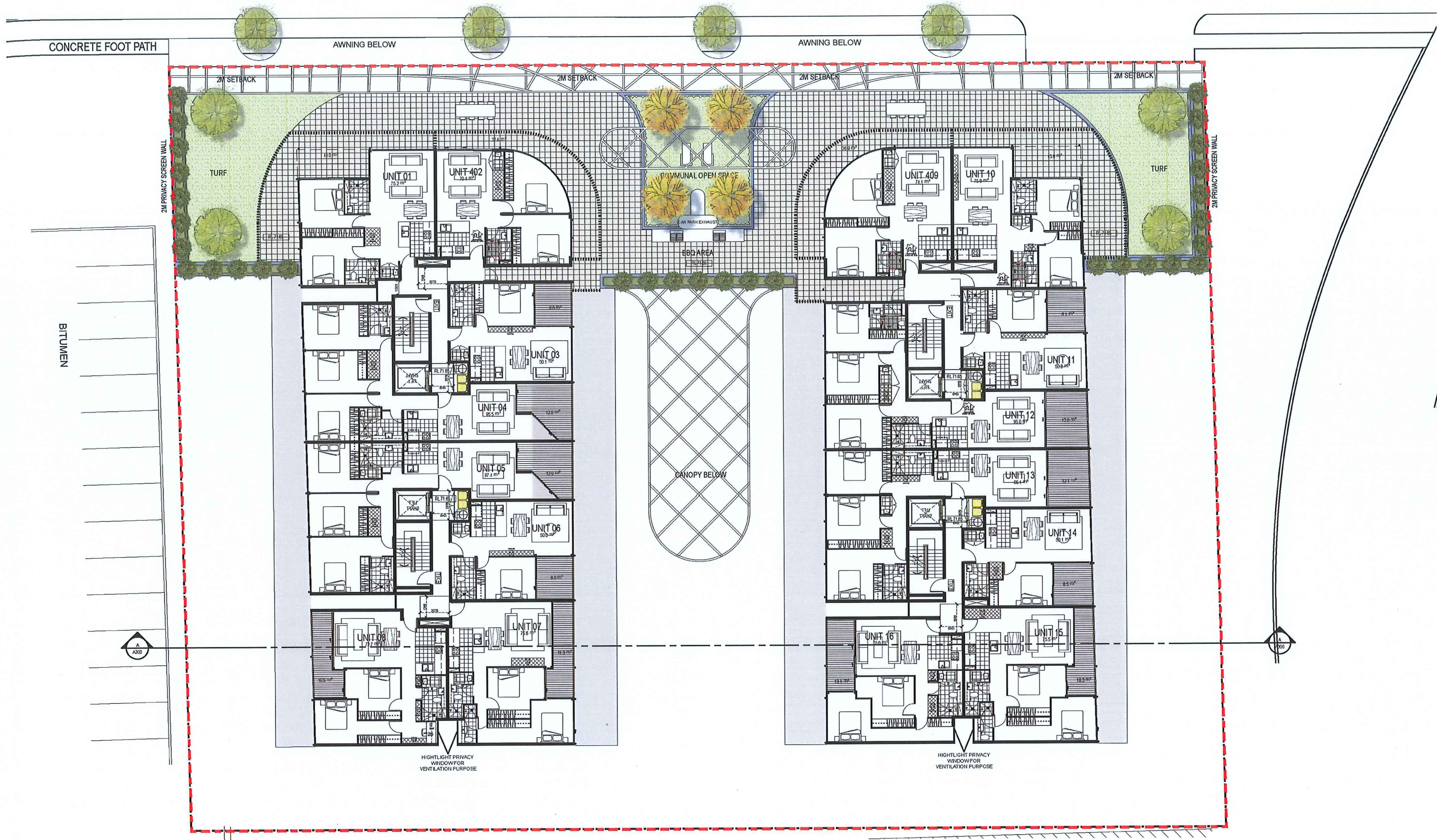
Turf area for relaxing/sitting

Seating in turf area

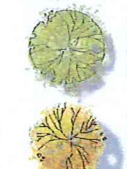
Proposed Podium Level Landscape Plan
Scale 1:125 @ A1 / 1:250 @ A3

Consultant	 <p>PdS Paterson Design Studio</p> <p>Landscape Architects / Urban Designers Registered Landscape Architect: Garth Paterson FAILA Reg#716 BLA (CANB) MLAUD (HARV)</p>	Client	Alex Volfneuk	Architect		Project	COMMERCIAL/RESIDENTIAL DEVELOPMENT 7 LUXFORD RD, MT DRUITT NSW	Location	7 LUXFORD RD, MT DRUITT NSW	Drawing	LANDSCAPE PLAN	ISSUE FOR DA					
												Date Printed	26/02/19	Scale	1:125 @ A1	Project No.	
												Stage	DA	Drawn	DC	Checked	GP
		Project No.	LA 101	Drawing Number		Rev	A										

A ISSUE FOR DA
Issue Description 26/02/19 Date



Legend:



Proposed Evergreen Tree
Refer Schedule

Proposed Deciduous Tree
Refer Schedule

Understorey Vegetation / Hedge
Refer Schedule

Turf
Refer Schedule

Proposed Paving
Refer Architects Details



Private Courtyard Paving
Refer Architects Details

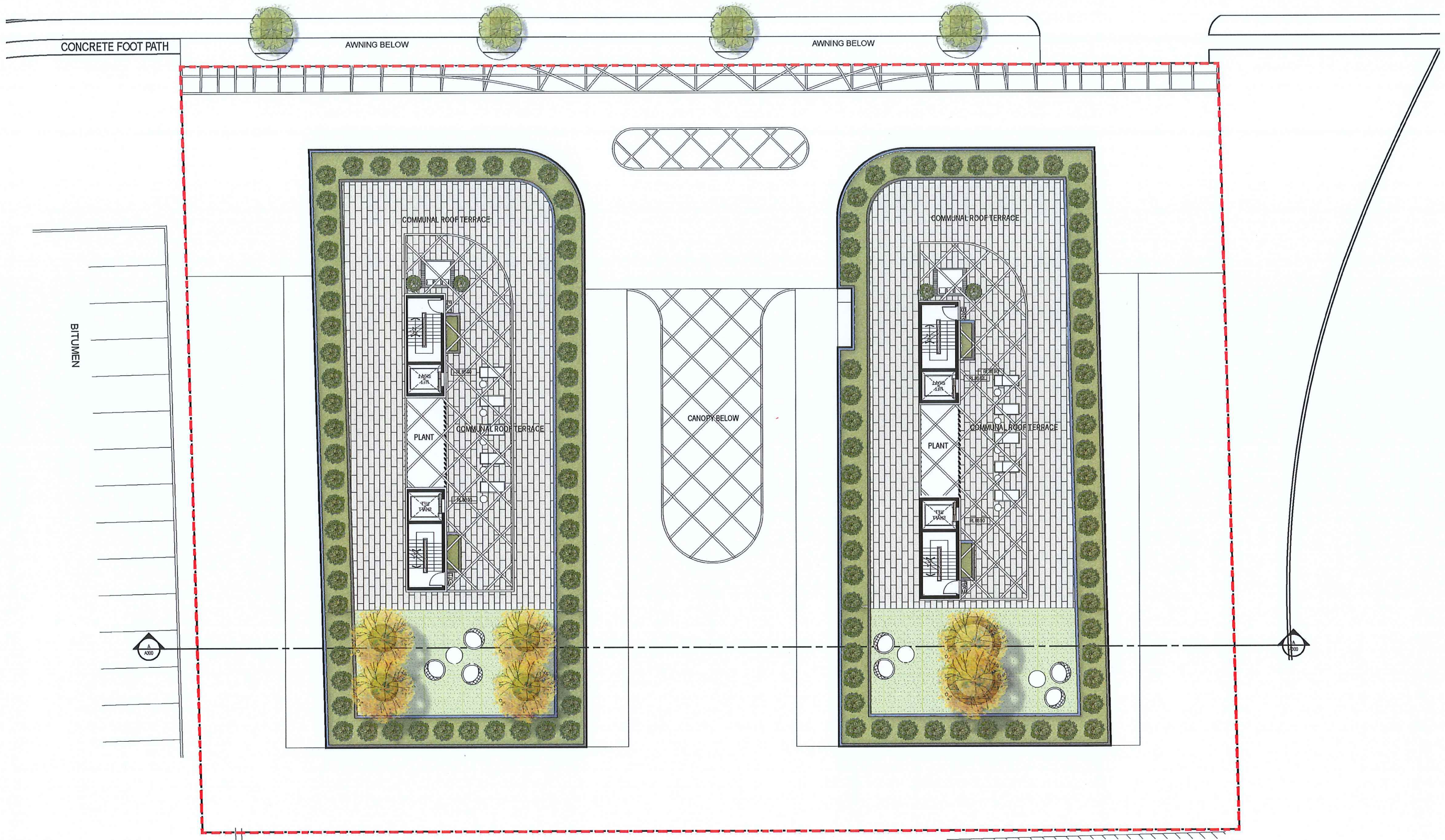
Planterbox
Refer Planterbox Detail

Property Boundary

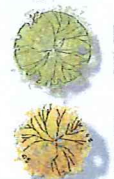
Proposed Level 4 Landscape Plan
Scale 1:125 @ A1 / 1:250 @ A3



<div>Consultant</div> <div><div><div>PdS</div><div>Paterson Design Studio</div></div><div>Landscape Architects / Urban Designers Registered Landscape Architect: Garth Paterson FALA Reg #716 BLA (CANB) MLAUD (HARV)</div></div>	<div>Client</div> <div>Alex Volfneuk</div>	<div>Architect</div> <div></div>	<div>Project</div> <div>COMMERCIAL/RESIDENTIAL DEVELOPMENT 7 LUXFORD RD, MT DRUITT NSW</div>	<div>Drawing</div> <div>LANDSCAPE PLAN</div>	<div>ISSUE FOR DA</div>			
			<div>Location</div> <div>7 LUXFORD RD, MT DRUITT NSW</div>	<div>Date Printed</div> <div>26/02/19</div>	<div>Scale</div> <div>1:125 @ A1</div>	<div>Project No.</div> <div></div>	<div>Checked</div> <div>GP</div>	<div>Rev</div> <div>A</div>
			<div>File Name</div> <div></div>	<div>Stage</div> <div>DA</div>	<div>Drawn</div> <div>DC</div>	<div>Drawing Number</div> <div></div>	<div>Project No.</div> <div>LA 102</div>	



Legend:



Proposed Evergreen Tree
Refer Schedule

Proposed Deciduous Tree
Refer Schedule

Understorey Vegetation / Hedge
Refer Schedule

Turf
Refer Schedule

Proposed Paving
Refer Architects Details

Private Courtyard Paving
Refer Architects Details

Planterbox
Refer Planterbox Detail

Property Boundary

Proposed Roof Terrace Landscape Plan
Scale 1:125 @ A1 / 1:250 @ A3


















Longitudinal Section A-A
Scale 1:125 @ A1 / 1:250 @ A3

<p>Consultant:</p> <p>PdS Paterson Design Studio</p> <p>Landscape Architects / Urban Designers Registered Landscape Architect: Garth Paterson FAILA Reg #716 BLA (CANB) MLAUD (HARV)</p>	<p>Client:</p> <p>Alex Volfneuk</p>	<p>Architect:</p> <p>tony owen paters</p>	<p>Project:</p> <p>COMMERCIAL/RESIDENTIAL DEVELOPMENT 7 LUXFORD RD, MT DRUITT NSW</p> <p>Location:</p> <p>7 LUXFORD RD, MT DRUITT NSW</p>	<p>Drawing:</p> <p>LANDSCAPE SECTION</p> <p>File Name:</p>	<p>ISSUE FOR DA</p> <table border="1"> <tr> <td>Date Performed</td><td>25/10/18</td><td>Scale</td><td>1:125 @ A1</td><td>Project No.</td><td></td></tr> <tr> <td>Stage</td><td>DA</td><td>Drawn</td><td>DC</td><td>Checked</td><td>GP</td></tr> <tr> <td>Project No.</td><td>LA 104</td><td>Drawing Number</td><td></td><td>Rev</td><td>A</td></tr> </table>	Date Performed	25/10/18	Scale	1:125 @ A1	Project No.		Stage	DA	Drawn	DC	Checked	GP	Project No.	LA 104	Drawing Number		Rev	A
Date Performed	25/10/18	Scale	1:125 @ A1	Project No.																			
Stage	DA	Drawn	DC	Checked	GP																		
Project No.	LA 104	Drawing Number		Rev	A																		

Evergreen & Deciduous Trees

Code	Botanical Name	Common Name	Images	Height	Spread	Description	Seasonal/Special Feature	Preferred Soil Conditions	Drought/Frost Tolerance	Pest & Disease Susceptibility	Maintenance Requirement	Availability	Nutance	Longevity/Growth Rate	Root Damage Potential	Native	Evergreen
Cup ana	Cupaniopsis anacardioides	Tuckeroo		7-12m	10m	This small tree has an upright greyish trunk with ascending spreading branches that form a dense crown.	It has glossy dark green leaflets and tiny green yellow saucer-shaped flowers appear in a cluster during late summer.	Tolerates most well drained, fertile sandy to light clay loam soils.	Tolerates salt spray in an open sunny position and is drought and wind tolerant but frost tender.	Leaf mines, caterpillar.	It has a low water requirement once established.	Readily available from commercial nurseries.	Leaf fall in autumn. Relatively small leaflets.	Fast	Root system is not considered to be extensive or overly vigorous.	Y	Y
Wat flo	Waterhousea floribunda	Weeping Lilly Pilly		8m	5-6m	This erect large tree has a brown trunk with drooping branches that form a dense rounded crown.	Fuffy cup-shaped white flowers are arranged in clusters and appear from late spring to mid summer.	Well drained sandy to clay loam, tolerates most soil types	Full sun, protected position, moderately frost and drought tolerant	Chinese & white wax scale, pimple pythid, brown looper	It has a medium water requirement	Readily available from most commercial nurseries.	No specific nutance issues known.	Establishes in 2 to 3 years and is long lived	Root system is not considered to be extensive or overly vigorous.	Y	Y
Lag in	Lagerstroemia indica 'Natchez'	Crepe Myrtle		8m	6m	Smooth greyish trunk and spreading branches. Dark green foliage, produces clusters of white flowers during summer.	White flowers from early January to April. Mid green foliage turning yellow, orange & scarlet in Autumn.	Moderately heavy clays & moist but well drained alluvial soils.	Tolerant of light frosts to minus 3°C.	Susceptible to powdery mildew in high humidity	Regular watering during establishment. Requires formative pruning to ensure development of a single trunk.	Readily available in commercial nurseries. Propagated from Semi-Hardwood cuttings.	Leaf fall in autumn. Relatively small leaflets.	Long lived - 50 years plus in urban areas.	Root system is not considered to be extensive or overly vigorous.	N	N
Lag ind	Lagerstroemia indica x fauriei 'Tuscarora'	Crepe Myrtle		6m	4m	Medium sized tree with dark fuchsia-pink flowers from late Summer to early Autumn.	Beautiful fuchsia pink crinkled flowers that are borne in late Summer.	It prefers a well drained moderately fertile moist sandy to clay soil that is trending acidic.	Grows in an open sunny to semi shaded position and is frost tolerant and drought tender when young	Susceptible to powdery mildew, wax scale, aphids, leaf spot, sooty mold, Japanese beetle.	Low water requirement, responding to mulch and an occasional deep watering during dry periods, particularly for young plants.	Readily available from commercial nurseries.	Leaf fall in autumn. Relatively small leaflets.	Long lived - 50 years plus in urban areas. Moderate.	Root system is not considered to be extensive or overly vigorous.	N	N
Pyr uss	Pyrus ussuriensis	Manchurian Pear		8-12m	8m	This tree has an erect slender trunk and spreading branches forming a broad pyramidal habit.	It has broad oval leaves that are dark green turning bronze in winter and has scented white saucer-shaped flowers during mid spring.	It prefers a well-drained sandy loam that is reliable moist.	It grows in an open sunny position and is drought tender and frost resistant.	Susceptible to powdery mildew, aphids, caterpillars, fire-light, canker.	Once established it has a high water requirement, responding to mulch and an occasional deep watering during dry periods.	Generally available from commercial nurseries.	Late Winter flower drop.	Medium	Root system is not considered to be extensive or overly vigorous.	N	N
Glo fer	Glochidion ferdinandi	Cheese Tree		18m	4m	This is a medium to large tree has an erect greyish trunk with spreading branches that form a dense irregular rounded crown.	It has dark glossy green leaves and the small and greenish flowers appear in spring followed by capsular fruit.	It grows in light to medium organic rich moist sandy to clay loam.	It prefers an open sunny to semi shaded position and is light frost and drought tolerant.	Swift moth attack, re-shoots after fire.	It has a low water requirement once established.	Readily available from commercial nurseries.	Leaf fall in autumn. Relatively small leaflets.	Fast	Root system is not considered to be extensive or overly vigorous.	N	Y
Fra gri	Fraxinus griffithii	Evergreen Ash		10-16m	4m	This tree has smooth grey trunks with spreading branches that form a rounded crown and may be semi-deciduous.	It produces early spring white flowers followed by a large decorative white winged seeds.	It prefers a well drained deep humus rich moist soil.	It grows in an open sunny position and is salt, drought and frost tolerant	Susceptible to rust, leaf spot, canker, bore, leaf miner, sawfly, scale insect.	Once established it has a medium water requirement.	Readily available from commercial nurseries.	Leaf fall in autumn. Relatively small leaflets.	Long lived - 50 years plus in urban areas. Medium	Root system is not considered to be extensive or overly vigorous.	N	Y

Shrubs & Grasses

Code	Botanical Name	Common Name	Images	Height	Spread	Description	Seasonal/Special Feature	Preferred Soil Conditions	Drought/Frost Tolerance	Pest & Disease Susceptibility	Maintenance Requirement	Availability	Nutance	Longevity/Growth Rate	Root Damage Potential	Native	Evergreen
Cli min	Clivia miniata	Clivia, Kaffir Lily		0.2 - 0.5m	0.6m	This perennial plant forms an upright clump habit with strap-like dark green leaves.	The funnel-shaped orange flowers have a yellow throat and appear in a cluster from early to mid spring.	Tolerates most well drained fertile moist soils, organic rich	Grows in a protected semi shaded to shaded position and is drought tolerant once established but frost tender.	Slugs and snails attack new growth, mealybugs, leaf scorch	Once established it has a high water requirement	Readily available from commercial nurseries.	Remove spent flowers, divide to contain after flowering	Medium	Root system is not considered to be extensive or overly vigorous.	N	Y
Dia cae	Dianella caerulea/Dianella revoluta	Flax Lily, Paroo Lily, Blue Flax-lily		0.6 - 1 m	2m	This perennial plant has a tufted or mat habit. It has dark green grass-like, flat lined shaped leaves	The pendent blue star-shaped flowers appear in a cluster above the foliage on a slender stem from spring to early summer.	Well drained moderately fertile sandy to clay loams, neutral to slightly acid	Full sun to semi shade, drought and frost resistant, protected position.	Not attacked, seeds germinate and rhizomes shoots after fire or disturbance	It has a low water requirement once established.	Readily available from commercial nurseries.	Pruning not normally required, divide to contain during spring	Medium	Root system is not considered to be extensive or overly vigorous.	Y	Y
Lom tan	Lomandra Tanika	Tanika		1m	1m	This rhizomatous rush-like perennial forms a tussock-like clump. It has soft fine textured deep green foliage.	During early spring a yellowish flower head appears and the plant is used in patio pots or along borders.	It tolerates heavy clay to well drained sandy soils that are moderately fertile.	Full sun, open position; frost, drought and pollution tolerant	No major pest or disease problems, rhizomes shoots after fire or disturbance	It has a low water requirement once established.	Readily available from commercial nurseries.	Pruning not normally required but will recover well if cut back hard.	Fast	Root system is not considered to be extensive or overly vigorous.	Y	Y
Poa lab	Poa labillardieri	Tussock Grass		0.3 - 0.8 m	1m	Poa labillardieri is a dense perennial tussock grass with long slender, soft, greyish-green or blue-green leaves in a weeping habit.	Delicate plume like flowerheads in spring to summer extend above the foliage up to 1.2 metres.	Prefer moist well drained soils, but will grow on slightly dry soils. It is not very well suited to growing on harsh shallow soils.	Tolerates full sun, but prefers dappled shade. Tolerates moderate salt winds and frost	No major pest or disease problem	It has a low water requirement once established.	Readily available from commercial nurseries.	Pruning not normally required but will recover well if cut back hard	Short lived with a fast growth rate.	Root system is not considered to be extensive or overly vigorous.	Y	Y
Syz aus	Syzygium australe 'Resilience'	Lillypilly		4 - 18m	4m	This upright-branched small to medium size tree forms a densely rounded crown of glossy green lance-shaped leaves.	The branchlets are distinctly 4-angular	Well drained fertile deep moist sandy to clay loams, rich and organic.	It prefers an open sunny position. It is salt and frost tolerant but drought tender.	Pink scale & Chinese wax scale, gall flies, pimple pythid, leaf spot	It has a medium water requirement once established.	Readily available from commercial nurseries.	Train to a single leader when young for a tree habit, tolerates pruning to form a screen	Medium	Root system is not considered to be extensive or overly vigorous.	Y	Y
Gre fir	Grevillea 'Firecracker'	Grevillea 'Firecracker'		0.2 - 0.5m	0.8m	Low growing, spreading native Australian shrub. It has a mound forming habit and compact, foliage that is soft to the touch.	Bright orange flowers are produced in April through to October.	Well drained fertile moist sandy to clay loams, tolerates most soil types	Best climates are temperate, warm temperate and some sub-tropical regions.	No major pest or disease problem.	Once established it has a low water requirement.	Readily available from commercial nurseries.	Pruning not normally required, trim to contain during spring	Fast	Root system is not considered to be extensive or overly vigorous.	Y	Y

7 LUXFORD RD, MT DRUITT PLANT SCHEDULE						
CODE	BOTANTICAL NAME	POT SIZE	SPACING	HEIGHT	CALIPER	STAKING
TREES						
Cup ana	Cupaniopsis anacardioides	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
Wat flo	Waterhousea floribunda	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
Glo fer	Glochidion ferdinandi	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
Fra gri	Fraxinus griffithii	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
Pyr uss	Pyrus ussuriensis	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
Lag nat	Lagerstroemia indica x fauriei 'natchez'	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
Lag nat	Lagerstroemia indica x fauriei 'sioux'	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
SHRUBS						
Syz aus	Syzygium australe 'resilience'	140mm Pot	as shown	N/A	N/A	N/A
TUFTED GRASSES						
Dia cas	Dianella caerulea 'Cassa Blue'	140mm Pot	6 per m2	N/A	N/A	N/A
Dia lit	Dianella revoluta 'Little Rev'	140mm Pot	6 per m2	N/A	N/A	N/A
Dia tas	Dianella revoluta 'Tas Red'	140mm Pot	6 per m2	N/A	N/A	N/A
Dia uto	Dianella prunina 'Utopia'	140mm Pot	6 per m2	N/A	N/A	N/A
Dia cae	Dianella caerulea	140mm Pot	6 per m2	N/A	N/A	N/A
Lom Tan	Lomandra 'Tanika'	140mm Pot	6 per m2	N/A	N/A	N/A
Grev Fir	Grevillea 'Firecracker'	140mm Pot	6 per m2	N/A	N/A	N/A
Lom Ver	Lomandra 'Verdau'	140mm Pot	6 per m2	N/A	N/A	N/A
Cli min	Clivia miniata	140mm Pot	6 per m2	N/A	N/A	N/A
TURF						
	Soft Leaf Buffalo " Sir Walter"	Rolls	N/A	N/A	N/A	N/A

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:		Yes
(i) Any environmental planning instrument (EPI)	<p>The proposal is considered to be consistent with the relevant EPIs, including SREP No. 20 – Hawkesbury- Nepean River, SEPP (State and Regional Development) 2011, SEPP (Infrastructure) 2007, SEPP BASIX 2004, SEPP No. 55 – Remediation of Land, SEPP No. 65 – Design Quality of Residential Apartment Development and the 9 'design quality principles' of SEPP 65.</p> <p>The proposed development is defined as a shop top housing development and is a permissible land use within the B4 Mixed Use zone and satisfies the zone objectives outlined under the Blacktown LEP 2015.</p> <p>The proposed development is compliant with the controls of the Blacktown Development Control Plan 2015.</p>	
(ii) Any proposed instrument that is or has been the subject of public consultation under this Act	<p>A Planning Proposal was exhibited by Council until 20 September 2017 that seeks to rezone land in the Blacktown and Mount Druitt Central Business Districts to B4 Mixed Use and B3 Commercial Core, to increase building heights, remove floor space ratio controls and introduce incentive building heights for key and gateway sites in both CBDs that achieve design excellence through an architectural design competition. This Planning Proposal has not yet been gazetted and therefore the changes have not been made to BLEP 2015. This proposal does <u>not</u> rely on the Planning Proposal.</p>	N/A
(iii) Any development control plan (DCP)	<p>Blacktown DCP 2015 applies to the site. The proposed development is compliant with the numerical controls established under the DCP.</p>	Yes
(iii a) Any Planning Agreement	<p>A Water Sensitive Urban Design and Integrated Water Cycle Management Planning Agreement has been executed between the developer and Blacktown City Council.</p>	Yes
(iv) The regulations	<p>The DA is compliant.</p>	Yes
b. The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the	<p>It is considered that the likely impacts of the development, including traffic, parking and access, design, bulk and scale, overshadowing, noise, privacy, waste management, salinity, contamination and stormwater management, have been satisfactorily addressed.</p> <p>A site analysis was undertaken to ensure that the proposed development will have minimal impacts on surrounding properties.</p>	Yes

Heads of Consideration	Comment	Complies
locality		
	In view of the above, it is believed that the proposed development will not have any unfavourable social, economic or environmental impacts.	
c. The suitability of the site for the development	The subject site is zoned B4 Mixed Use under the Blacktown LEP. The proposed shop top housing development is permissible with consent in the zone and is consistent with the objectives of the zone. The site is not affected by any constraint that would prevent the development taking place in line with the zone objectives.	Yes
d. Any submissions made in accordance with this Act, or the regulations	The application was exhibited for comment for a period of 14 days. Four submissions were received during the notification period, 3 of which relate to 1 property and came from the property owner, the letting agent of the property and a consultant on behalf of the property owner. None of the objections warrant refusal of the DA. The objections are examined in detail at attachment 7 of this report.	Satisfactory
e. The public interest	The proposal will assist in delivering high quality, high density housing options to the area by introducing a range of apartment style dwellings. The shops proposed will be convenient in providing services directly to the increased population that will result from this development and other dwellings in the immediate area. The shops will be well located along Luxford Road for pedestrians to access on route to and from Mount Druitt Town Centre and Train Station. Due to the minimal environmental impact of the development and its socio-economic benefits, the proposal is considered to be in the public interest. The proposed building will improve the streetscape and entry into the Mount Druitt CBD from Luxford Road by replacing the existing vacant, dilapidated and vandalised building on the site with a new and vibrant streetscape.	Yes

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

Summary comment	Complies
<p>The Sydney Central City Planning Panel (SCCPP) is the consent authority for all development with a capital investment value (CIV) over \$20 million (being the CIV applicable for applications lodged but not determined prior to 1 March 2018 under Clause 23 transitional provisions of the SEPP).</p> <p>As this DA has a CIV of \$39.3 million, Council is responsible for the assessment of the DA and determination of the application is to be made by the Panel.</p>	Yes

3 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 Development Application 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

4 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 Preliminary Site Investigation has been prepared and concludes that the site can be made suitable for the development due to the residential and commercial buildings that have historically occupied the site and subject to the following recommendations:</p> <ul style="list-style-type: none"> • A hazardous materials assessment is undertaken prior to the demolition of on-site structures, to identify the presence of any harmful materials contained within the building fabric. • A detailed site investigation is undertaken to characterise soils and groundwater and ascertain the presence of any contamination on the site. <p>A hazardous materials assessment will be required prior to demolition of the existing building and a Phase 2 detailed site investigation will be required prior to commencement of construction.</p> <p>If the Phase 2 report identifies any contaminants above the National Environment Protection Measures (NEPM) 2013 guideline threshold levels, they will have to be removed to an off-site registered facility able to take these contaminants. A site validation report will then need to be prepared by a suitably qualified EPA recognised Geoscientist to confirm that the site is suitable for this mixed use development. These requirements have been reflected in the draft conditions of consent at attachment 8.</p>	Yes

5 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 stormwater detention and water quality controls of the Blacktown DCP.</p>	Yes

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

Summary comment

SEPP 65 applies to the assessment of Development Applications for residential flat buildings 3 or more storeys in height and containing at least 4 dwellings.

Clause 28(2) of SEPP 65 requires a consent authority to take into consideration:

- 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).

We do not have a design review panel.

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.

6.1 Design quality principles

Principle	Control	Comment
6.1.1 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 located close to the Mount Druitt CBD and shopping centres. It is approximately 800 m from Mount Druitt Train Station. It is close to religious facilities, schools and parks. The site adjoins a McDonald's Restaurant to the west and a child services facility to the east. It is therefore well served by public transport and amenities, including shops, schools and public recreation and green areas.</p> <p>A shop top building in this location is desirable in terms of the future character of the Mount Druitt CBD. Keeping the ground floor for retail/commercial units will reinforce the retail/commercial nature of the area. The immediate vicinity is already in transition as 2 other residential flat buildings are currently under construction on Mount Street and Zoe Place.</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>The maximum height limit for this site is 32 m under the Blacktown LEP. The entire 8 storey building will be built within the height limit, being a total of 26.85 m high. The FSR control for the site is 3:1 and the proposed development complies with this requirement and therefore achieves a scale and bulk appropriate for the location. The setbacks proposed are compliant with BDCP 2015.</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 design includes a pair of twin towers above a 4 storey podium. This podium will reinforce the streetscape. The ground floor contains a retail/commercial podium across the whole site. A large area of communal open space is provided on Level 1 behind the street-front podium. The 2 towers rise above the podium. This includes an internal 3 m setback at Level 3. Additional communal open space is provided above the street-front section of the podium at Level 4 and there are communal roof terraces above both towers. The 2 towers will be located in such a way as to minimise overshadowing and ensure compliance with the building separation requirements.</p>
3. Density	<p>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.</p>	<p>The density that would be generated by this development is consistent with the controls and objectives for the site and complies with controls including minimum unit sizes.</p> <p>This site will be well served by existing infrastructure, amenities and schools. It is near Mount Druitt Train Station, bus stops, parks and shops. The additional dwellings will provide extra well designed housing for the area.</p>
4. Sustainability	<p>Good design combines positive environmental, social and economic outcomes.</p> <p>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.</p>	<p>The apartments have been designed in a way that will maximise natural ventilation. The design provides a high proportion of corner units, resulting in a high number of north facing units with natural ventilation to minimise energy use. The design incorporates a metal portal frame structure with deep overhangs to windows and balconies that will maximise solar protection and minimise energy use. The proposal contains water collection and recycling initiatives for the garden areas.</p>
5. Landscape	<p>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.</p>	<p>Several areas of outdoor landscaping are proposed. The public domain on Luxford Road contains outdoor dining with paving and planter boxes to define spaces. There is a large communal open space on Level 1 above the retail units which is accessible from both building cores. This area is a passive space and contains a central pergola. Another communal open space is located at Level 4 and contains more active uses including BBQs and dining. Additional landscaped communal terrace spaces are located on the roof of both towers.</p>

	<p>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 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>	
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 achieves a suitable level of internal amenity due to the apartments being designed in line with the ADG/SEPP 65 requirements for solar access, natural ventilation, ceiling heights, apartment sizes, private open space and storage.</p> <p>The landscaped areas provide both active and passive outdoor areas to contribute to amenity, with activities for all age groups, such as a variety of seating areas, BBQ's and dining areas.</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>A variety of security measures have been incorporated into the design of the apartment complex. The main entry space is overlooked by the units above. The basement parking provides security for residents and visitors arriving by car. Passive surveillance is provided by the street-front units and for the approach to the main apartment entry lobby areas.</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 of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</p>	<p>The proposal will provide an increase in the residential housing available in Mount Druitt which is consistent with the planned redevelopment of the area. The building will contain 131 apartments that are ADG compliant in size and will have access to similarly compliant private and public open spaces that will improve the quality of the dwelling units currently available in the area.</p> <p>The apartment mix includes 1, 2 & 3 bedroom apartments that could provide accommodation for a wide mix of occupants, including large families and retirees.</p>

		<p>Storage is provided both inside and outside each apartment and a dedicated storage space is located at basement level.</p> <p>The site is located on a busy road and close to a bus stop. It is within 10 minutes walk of Mount Druitt Station and a range of community facilities, parks and services.</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>The massing of the building responds to its context and will be a landmark building in the area. The shape reinforces the streetscape and its location within the CBD.</p> <p>The building is predominantly clad in tinted glass and creates a sophisticated urban character. Full height glass doors to living areas and glass balustrades to balconies are proposed. Some areas of bedroom spandrels will be solid masonry painted dark to match the glazing as illustrated on Drawing number A850. The building is also clad in a lattice screen of white aluminium tubing. This screen gives a sculptural effect to the building.</p> <p>The length of the podium is broken up with a large recessed space in the middle, with uppermost podium levels setback which reduces the massing. This is reflected in the curving back of the lattice screen into this space. Pergolas with similar lattice shapes are proposed on Levels 1, 4 and the roof.</p> <p>It is considered that the design of the building is unique and will assist to create a benchmark for the design of future buildings in the Mount Druitt CBD.</p>

6.2 Compliance with Apartment Design Guide (ADG)

ADG requirement	Proposal	Compliance
<p>We have assessed the application against the relevant provisions of the ADG and the table below only identifies where compliance is not fully achieved.</p> <p>It is compliant with all other matters under the ADG.</p>		
Designing the building		
4D Apartment size and layout	<p>Open Plan Layouts that include a living, dining room and kitchen – maximum 8 m to a window.</p>	<p>On levels 4 – 7, unit 15 has a depth of 9.3 m and unit 14 has a depth of 8.24 m.</p> <p>On the podium levels, unit 22 has a depth of 8.26 m.</p>
		No, but the minor non-compliances are considered acceptable

		The dimensions of the open plan living areas within these apartments are similar to those provided elsewhere within the development, and there would be little overall benefit in complying with these controls. This arrangement also allows the occupants access to natural cross ventilation. The balcony area could be extended to achieve compliance with the requirements, however this would create little benefit to the overall design of the units and would increase the balcony depth, limiting internal solar access.	
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7 Central City District Plan 2018

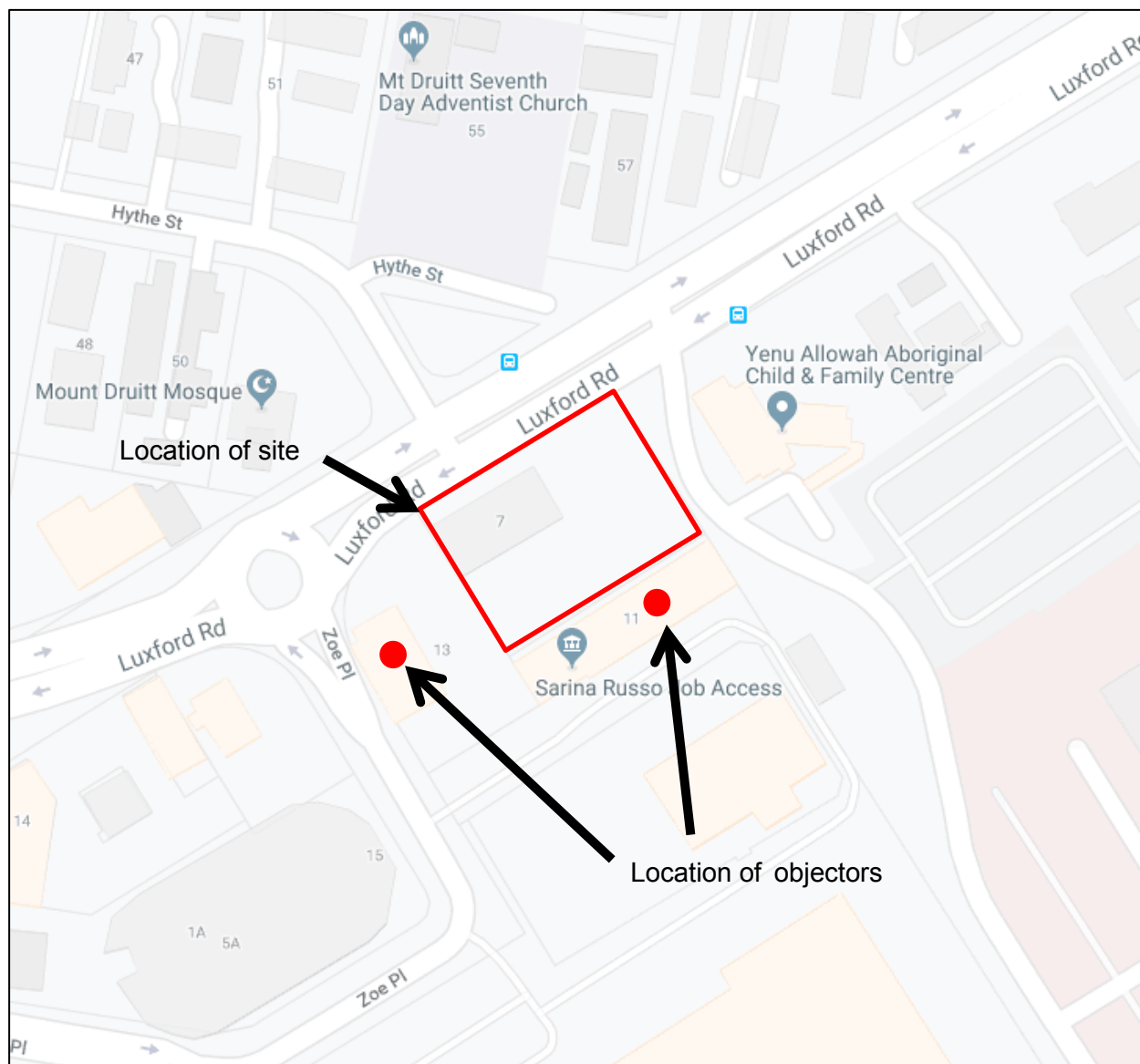
Summary comment	Complies
<p>While the Act does not require consideration of District Plans in the assessment of Development Applications, the DA is consistent with the following overarching planning priorities of the Central City District Plan:</p> <p>Liveability</p> <ul style="list-style-type: none"> Improving housing choice Improving housing diversity and affordability Contributing to the provision of services to meet communities' changing needs. 	Yes

8 Blacktown Development Control Plan 2015

Summary comment	Complies
BDCP 2015 applies to the site with regard to the proposed development. We have assessed the DA against the relevant provisions and found that it is compliant with all matters under BDCP 2015 subject to conditions.	Yes

Summary of residents' concerns and Council response

1 Location of submitters



2 Consideration of issues raised

Issue	Planning comment/response
The proposed development needs to abide and not encroach on the Lot boundary, as the area is required to access some of the essential services, and the access ladder to the property's roof.	<p>The proposed development is wholly contained on the subject site and will not encroach the neighbouring property. The Applicant will be required, as a condition of the consent, 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.</p> <p>We do not allow the encroachment or overhang of any building or structure over an adjoining property.</p>

	<p>The certifier will also be required 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 relevant requirements of the Building Code of Australia and National Construction Code. This is included as a condition of consent.</p>
<p>The development will obstruct signage for current tenants who have advertising on the back of the building structure. This will significantly impact the traffic flow for my client's property and adversely impact tenant's retail performance.</p>	<p>Given this is a development site, there was always the possibility that it would be redeveloped for a higher density development as provided for in Council's planning controls. There could never be any guarantee that the back wall would not be screened by a future development.</p> <p>The site is located within the B4 Mixed Use zone, which anticipates commercial development at the ground floor and podium levels built to the boundaries of the site. No. 20 Zoe Place shares a rear common boundary only with the subject property. Technically any redevelopment of the subject site will therefore inevitably obstruct sightlines of any advertising signs on that property from Luxford Road.</p>
<p>Waste storage/collection rooms will be immediately adjacent to my client's lot and property. Please ensure that there are no adverse operational or environmental impacts on the neighbouring property.</p>	<p>The waste storage/collection rooms have been amended to be more centrally located inside the building footprint. The residential and commercial waste garbage areas are wholly contained within the building and will have no adverse impacts upon the adjoining property. An Operational Waste Management Plan has been submitted with the Development Application that details the management of commercial and residential waste. Our Waste Section has assessed the DA and found it to be satisfactory in terms of waste management subject to conditions.</p>
<p>Removal of soil through excavating at or near the boundary could cause the soil that supports structures on the neighbouring land to shrink or collapse, in turn causing structures to collapse.</p>	<p>This will be addressed as part of the Construction Management Plan and construction methodology, with various structural engineering approvals required to demonstrate compliance with the Building Code of Australia and the relevant Australian Standards. A dilapidation report will be required to ensure that any works on this site do not impact on adjoining development at any time. This is included as a condition of consent.</p>
<p>Changes to stormwater overland flow paths could cause flooding of the site's land.</p>	<p>A Stormwater Concept Design has been prepared for the application which has satisfied Council's engineering requirements for development. Council's Engineers have provided conditions of consent.</p>
<p>Changes to soil moisture could cause shrinkage in the soil that supports structures.</p>	<p>A condition of consent has been included requiring the Applicant to prepare a dilapidation report for all existing buildings immediately surrounding the proposed development. A copy of the report will be submitted to Council and the adjoining property owners prior to construction commencing. A post-construction dilapidation report will also be required to be carried out for the affected buildings post completion of the development and a copy of the report is to be submitted to Council prior to issue of the Occupation Certificate, confirming that adjoining properties have not been adversely impacted by the works.</p>

Vibration could cause damage to neighbouring structures.	The Construction Management Plan and the NSW Environment Protection Authority (EPA) requirements will ensure that the site works will not create any objectionable noise, dust, concussion, vibration or other emission from the demolition works shall not exceed the relevant limit prescribed in the Protection of the Environment Operations Act 1997. Demolition works are also to meet SafeWork NSW requirements. These are included as conditions of consent.
Shielding from view and provision of access paths to the roof could increase the risk of damage or illegal entry to our property.	The Crime Risk Assessment prepared for the application identifies risks associated with the development and concludes that there will be a negligible risk to the adjoining property.
Installation of temporary or permanent structures below or above our property.	The proposed development as shown on the DA plans is to be wholly contained on the subject site and will not encroach the neighbouring property. The Applicant will be required to obtain an identification survey from a registered surveyor to confirm the location of the proposed development within the property boundaries and to ensure the development does not encroach upon adjoining properties. This is included as a condition of consent.
Impact damage caused to our property by falling objects or moving objects.	As discussed above, a dilapidation report will be required to be carried out for any of the potentially affected existing buildings surrounding the proposed development. A copy of the report is to be submitted to Council prior to construction commencing. A post-construction dilapidation report will also be required to be carried out for the affected buildings post completion of the development, and a copy of the report is to be submitted to Council prior to the issue of an Occupation Certificate.
Located at the rear of our property facing the proposed development are a number of our tenancies' existing services, for example grease traps. Access to these services could be blocked if not severely limited if the proposed building was to be built at the boundary.	As discussed above, the proposed development is to be wholly contained on the subject site and will not encroach the neighbouring property. There are no existing easements on the development site that benefit the adjoining owner.
There is an Occupational Health & Safety ladder for roof access which would be affected if the proposed building is built at the boundary.	The proposed development is wholly contained on the subject site and will not encroach the neighbouring property. There is no existing easement that allows access by the objector's property onto the development site, nor any roof or ladder across the subject site.

<p>The plans show 222 basement car parking spaces with roller shutter doors. What consideration has been given for convenient customer parking for the retail and commercial tenancies, otherwise customers are likely to use the limited surrounding car spaces which would affect the surrounding businesses and streets.</p>	<p>A Traffic and Parking Implications Assessment has been prepared for the application that confirms that the parking provision will meet the needs of the proposed development without any detrimental impact on the surrounding on-street parking environment. The proposed access, internal circulation and parking arrangements are satisfactory as confirmed by Council's Traffic Section.</p> <p>The roller shutter door will not impact upon the use or convenience of the basement car park for retail customers or residential visitors and is intended to secure the residential areas of the basement only.</p> <p>Access to the basement car parking for customers and visitors will be encouraged and directed by appropriate signage. This will be included as a condition of consent.</p>
<p>We ask for an accurate measurement of the distances between the proposed building and our existing building.</p>	<p>All measurements have been provided on the amended architectural drawings and are accurate.</p>
<p>We want to ensure that all windows and doors are treated appropriately for where the development is located, being next to an adjoining commercial premises and also a major arterial road.</p>	<p>The Acoustic Assessment submitted with the DA notes that an unattended noise survey was carried out at the site to measure the background and ambient noise levels, including adjacent commercial activity and road noise. The noise monitoring was conducted in accordance with Australian Standard AS 1055.1-1997: Acoustics - Description and measurement of environmental noise - General procedures.</p> <p>The Assessment concluded:</p> <ul style="list-style-type: none"> Construction for glazing, external walls and the roof/ceiling systems have been provided to achieve the internal noise criteria and are detailed in Section 3.1 and Section 3.3 of the report from the impact of road traffic noise and surrounding commercial activity. <p>This has been included as a condition of consent to be included on the construction plans.</p>
<p>The scale and potential for overshadowing should also be noted as part of this development's assessment.</p>	<p>Shadow diagrams have been provided which demonstrate the extent of overshadowing upon adjoining properties by the proposed development. As evident from the solar diagrams, the McDonald's restaurant will receive solar access from 9 am to 11 am and from 1 pm to 3 pm. Therefore, 4 hours of solar access will be provided which meets the minimum 2 hour standard prescribed in the ADG.</p>

Draft Conditions of Consent

Proposed Development:

Demolition of the existing building and construction of a 8 storey shop top housing development comprising 7 ground level commercial tenancies, 131 residential apartments and 222 basement car parking spaces.

1 ADVISORY NOTES

1.1 Terminology

- 1.1.1 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Section 6.3 of the Environmental Planning and Assessment Act 1979.

1.2 Scope of Consent

- 1.2.1 Separate development consent may be required from Council prior to the use of each individual unit/the approved building(s). The applicant is advised to contact Council's Development Services Unit in this regard.
- 1.2.2 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.
- #### 1.3 Other Approvals
- 1.3.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.
- 1.3.2 This consent does not authorise the encroachment or overhang of any building or structure over or within any easement.
- 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.
- 1.3.4 Separate Council approval under the Roads Act 1993 is required for any crane used to construct this development that swings over public air space.

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 and stamped by a Sydney Water Corporation Limited Customer Centre or a Sydney Water Quick Check Agent as an indication that the proposal complies with the Sydney Water requirements. 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.
- 1.4.6 If any food or public health related commercial activities are proposed in the future, then a referral to Council's Environmental Health for the use and fit out of the premises is required to provide conditions.
- 1.5 **Identification Survey**
 - 1.5.1 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.

1.6 **Engineering Notes**

1.6.1 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)
- Inter-allotment drainage (i.e. drainage outside the boundary of the land being developed)

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.

1.6.2 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.

1.7 **Payment of Engineering Fees**

1.7.1 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.

A quote will be provided verbally generally followed by confirmation in writing.

1.7.2 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.

A quote will be provided verbally generally followed by confirmation in writing.

1.8 **Demolition**

1.8.1 Where any work on an older building is proposed, the applicant should ascertain whether the building contains any contaminants that may present a potential health risk to humans (including asbestos, lead-based paint and the like) and apply appropriate precautions during the work. Further information regarding safe working methods may

be obtained from the following organisations and publications (including those which may supersede such publications):

- a. NSW WorkCover Authority (Ph: 13 10 50) – “Short Guide to Working with Asbestos”,
- b. NSW Department of Environment and Conservation (Ph: 9995-5000) – “A Guide to Keep Your Family Safe from Lead”, “A Renovators Guide to the Dangers of Lead”,
- c. “Code of Practice for the Safe Removal of Asbestos” – National Occupational Health and Safety Commission:2002 (1988),
- d. Australian Standard 4361.1-1995 – Guide to Lead Paint Management (Industrial Applications),
- e. Australian Standard 4361.2-1998 – Guide to Lead Paint Management (Residential and Commercial Applications), and
- f. Australian Standard 2601-2001 – The Demolition of Structures.

2 GENERAL

2.1 Scope of Consent

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

Drawing Title.	Drawing No.	Revision	Dated
Site Plan	A004	C1	Mar 2019
Demolition Plan	A040	A	Nov 2017
Basement Level 2	A090	C	Feb 2019
Basement Level 1	A091	C	Feb 2019
Ground Floor Plan	A100	C1	Mar 2019
Level 1 Podium Plan	A101	C	Feb 2019
Level 2 Plan	A102	C	Feb 2019
Level 3 Plan	A103	C	Feb 2019
Level 4 Plan	A104	C	Feb 2019
Level 5-7 Typical Plan	A105	C	Feb 2019
Roof Terrace	A107	C	Feb 2019
Roof Plan	A108	C	Feb 2019
Adaptable Units 01	A150	B	May 2018
Adaptable Units 02	A151	B	May 2018
Adaptable Units 03	A152	B	May 2018
Adaptable Units 04	A153	B	May 2018
Silver Livable Units 01	A160	B	May 2018

Silver Livable Units 02	A161	B	May 2018
Silver Livable Units 03	A162	B	May 2018
Silver Livable Units 04	A163	B	May 2018
North West Elevation	A200	C	Feb 2019
South West Elevation (Inner Side)	A201	C	Feb 2019
North East Elevation (Inner Side)	A202	C	Feb 2019
South West Elevation	A203	C	Feb 2019
North East Elevation	A204	C	Feb 2019
South East Elevation	A205	C	Feb 2019
Section AA	A300	C	Feb 2019
Ramp Section	A310	C1	Mar 2019
On-going Waste Management Plan	A410	C1	Mar 2019
Garbage Truck Section	A413	C1	Mar 2019
Construction Waste Management Plan	A415	C	Feb 2019
External Finishes	A850	B	May 2018
Landscape Plan	LA100-103	A	Feb 2018
Landscape Section	LA104	A	Feb 2018
Landscape Details	LA200	A	Feb 2018
Planting Schedule	LA300	A	Feb 2018

* All the plans are subject to relevant conditions of this consent

2.2 Services

- 2.2.1 Low voltage electricity and telecommunications services for the approved development shall be 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: Mount Druitt

2.4 Compliance with BASIX Certificate

- 2.4.1 All commitments listed in the BASIX Certificate number: 781924M_02 as amended shall be complied with. This BASIX Certificate is to be revised in accordance with the final approved plans.

2.5 Engineering Matters

2.5.1 Design and Works Specification

2.5.1.1 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 Soil Erosion and Sediment Control Policy (Current Version)
- (d) Blacktown City Council On Site Detention General Guidelines and Checklist

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.

2.5.1.2 Prior to release of any bond securities held by Council for civil engineering works, the payment of a bond release inspection fee in accordance with Council's Goods and Services Pricing Schedule must be made.

2.5.1.3 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.

2.5.2 Other Necessary Approvals

2.5.2.1 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)

2.6 Other Matters

2.6.1 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.

2.6.2 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.

2.6.3 Each year by the first business day on or after 1 September the registered proprietor/lessee is to provide to Council's Asset Design Services Section a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices and rainwater tank in accordance with the approved maintenance schedule and details of all non-potable water used. All material removed are to be disposed of in an

approved manner. Copies are to be provided of all contractor's cleaning reports or certificates to Council's WSUD Compliance Officer.

3 PRIOR TO DEMOLITION WORKS

3.1 Safety/Health/Amenity

3.1.1 Security fencing shall be provided around the perimeter of the demolition site to prevent unauthorised entry to the site. Notices complying with AS 1319-1994 and displaying the words "DANGER - DEMOLITION IN PROGRESS", or similar message shall be fixed to the fencing at appropriate places to warn the public.

3.1.2 A sign shall be erected in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

3.1.3 Should the demolition work:

- (a) be likely to be a danger to pedestrians in a public place or occupants of any adjoining land or place,
- (b) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (c) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place or adjoining land or 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 or adjoining land or 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.

3.1.4 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, and
- (b) connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility provided by the Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable to some other sewage management facility approved by Council.

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