

ATTACHMENT 1 – LOCALITY PLAN



- ☐ SUBJECT SITE
- ☒ PROPERTIES NOTIFIED
- ☒ SUBMISSIONS RECEIVED

THE HILLS
Sydney's Garden Shire


THE HILLS SHIRE COUNCIL

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ATTACHMENT 2 – SITE PLAN



 SUBJECT SITE

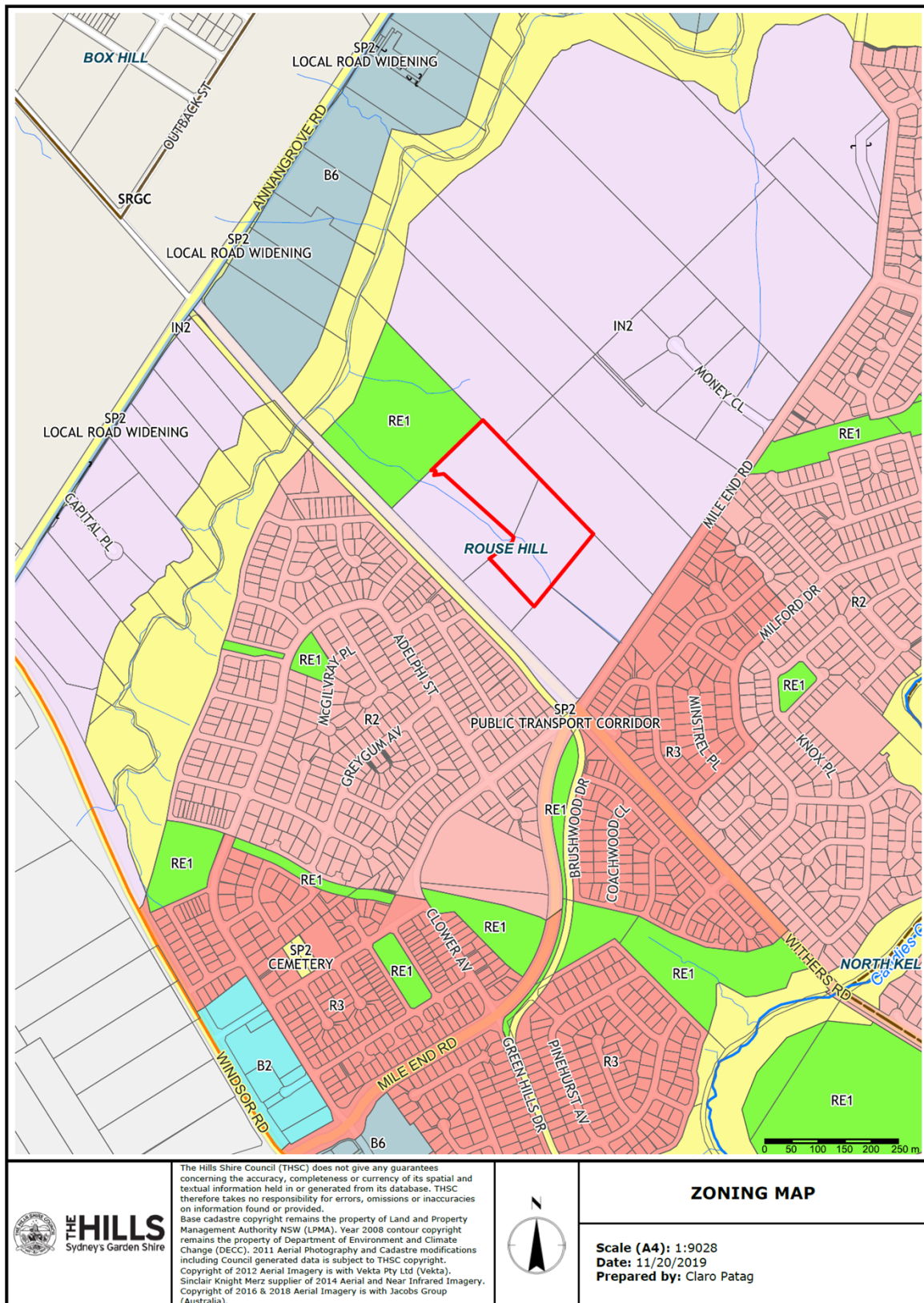
THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL

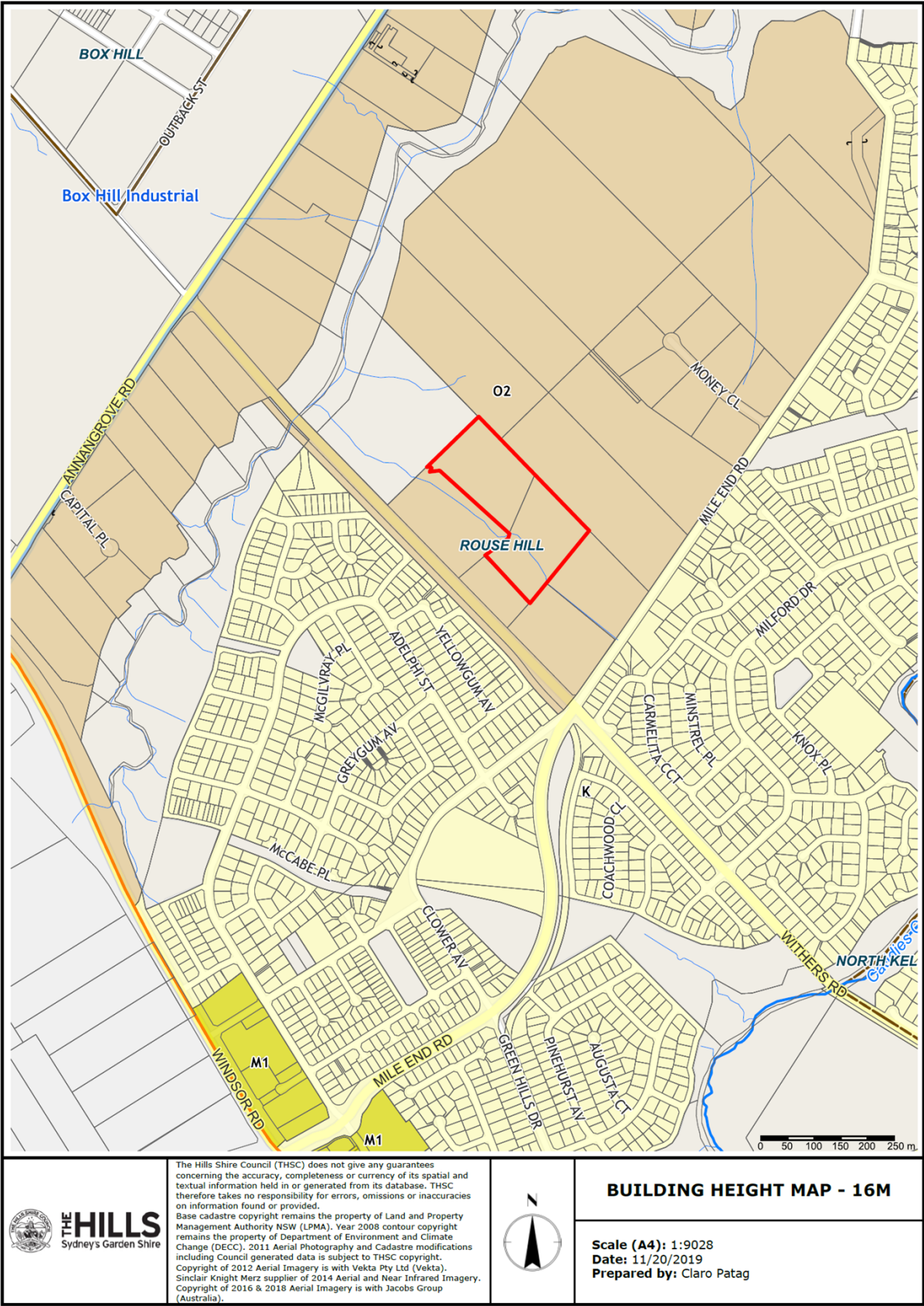
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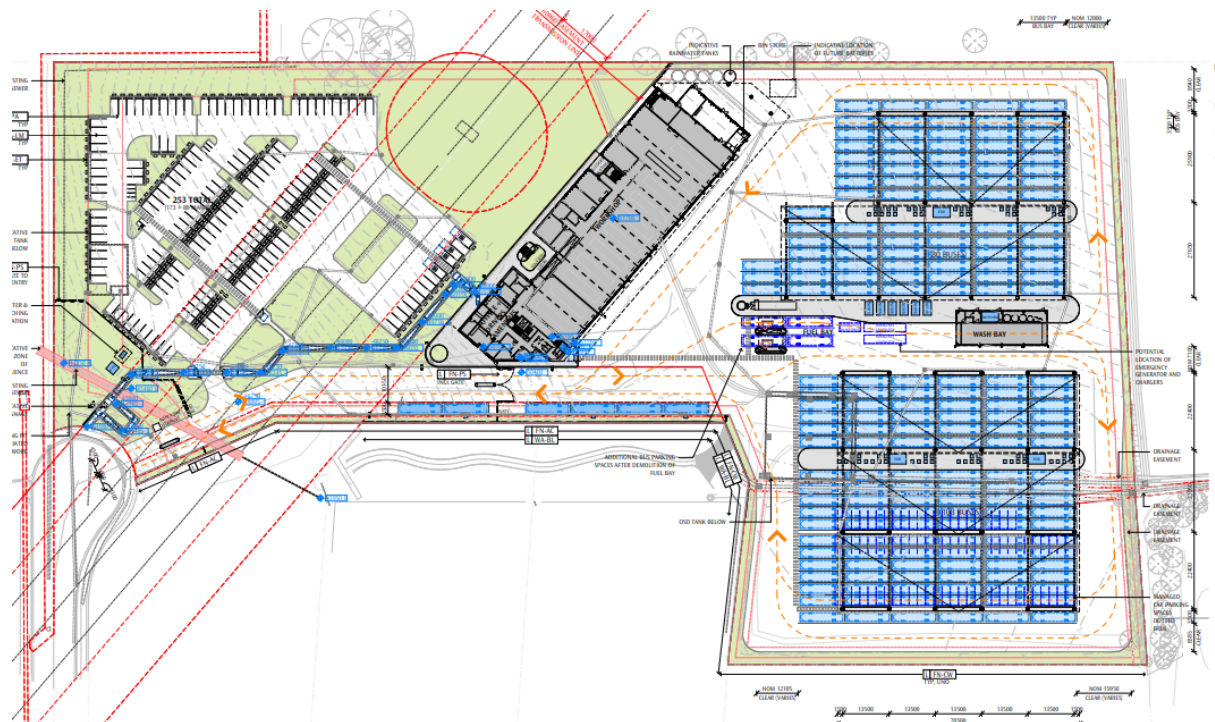
ATTACHMENT 3 – ZONING MAP



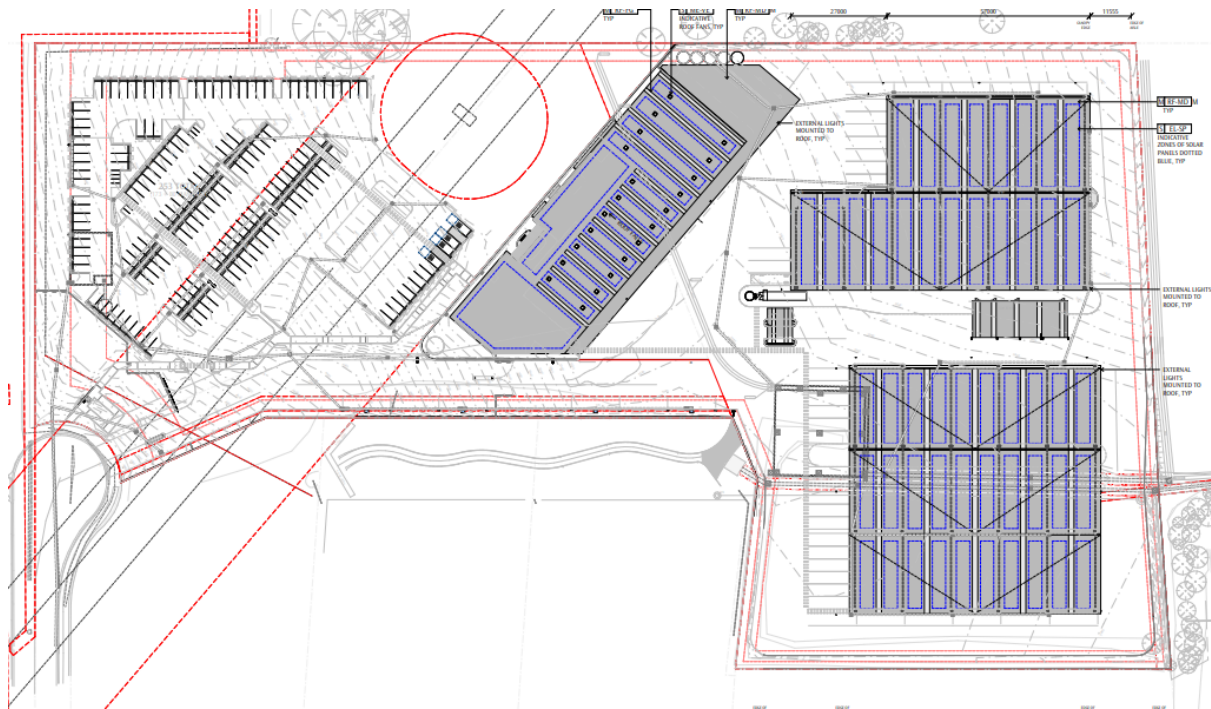
ATTACHMENT 4 – BUILDING HEIGHT MAP



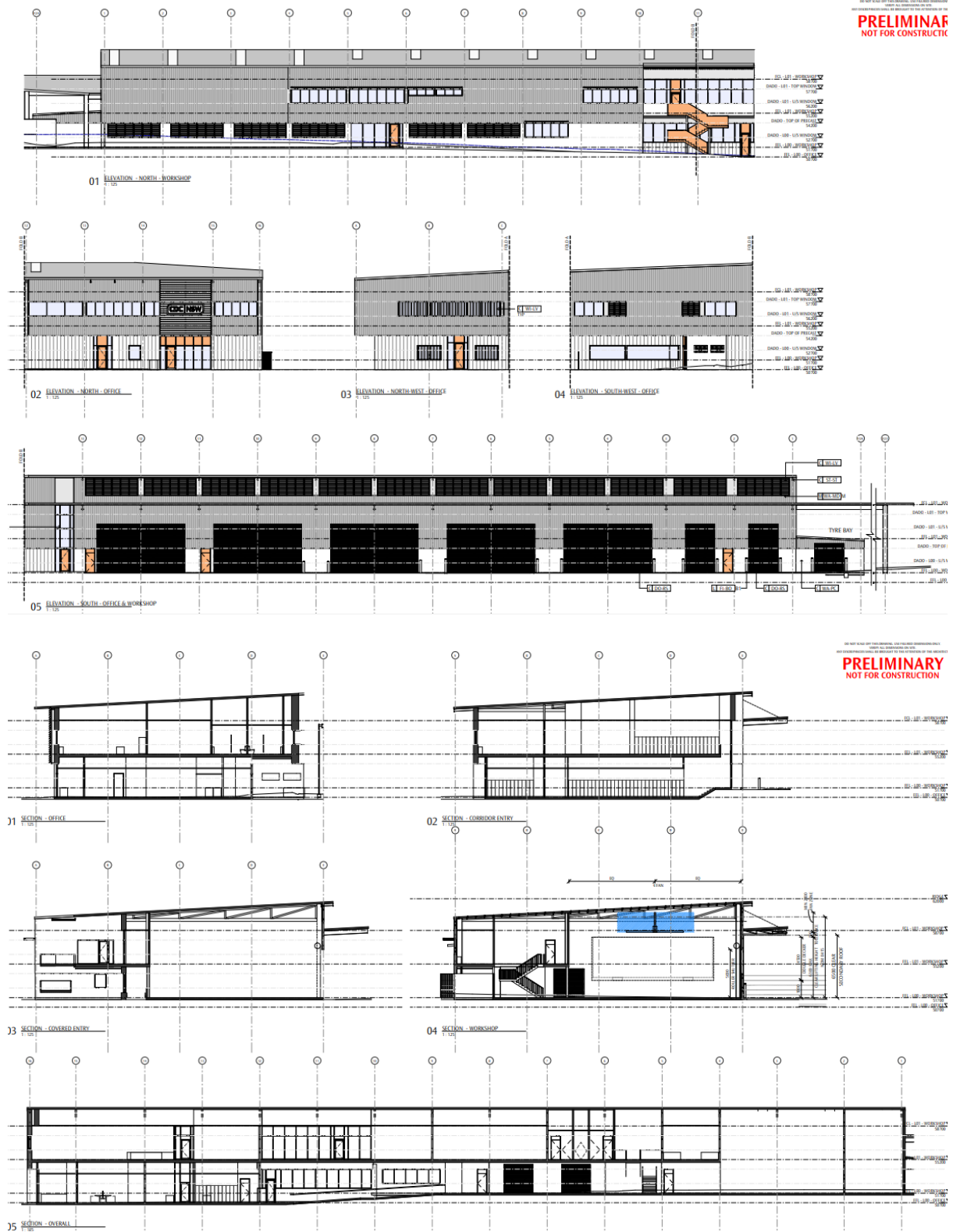
APPROVED SITE PLAN (992/2019/HC):



ATTACHMENT 6 – PROPOSED ROOF PLAN

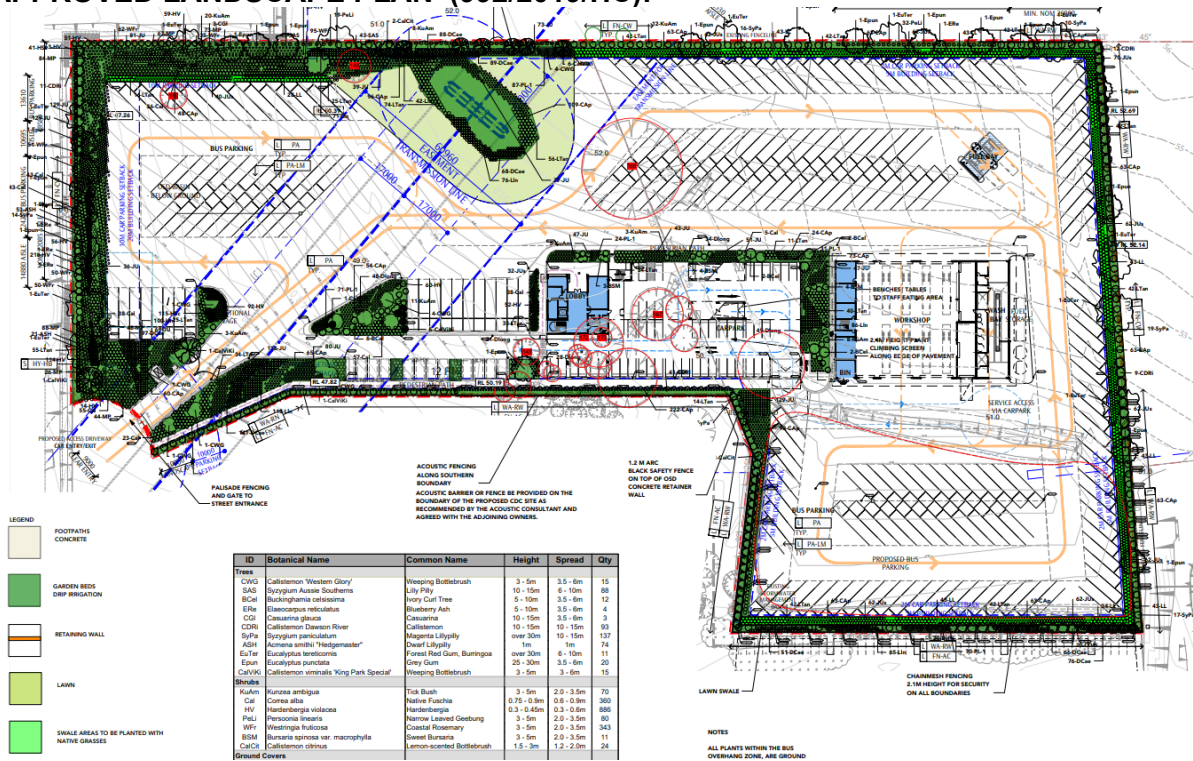


ATTACHMENT 7 – WORKSHOP & OFFICE ELEVATIONS AND SECTIONS

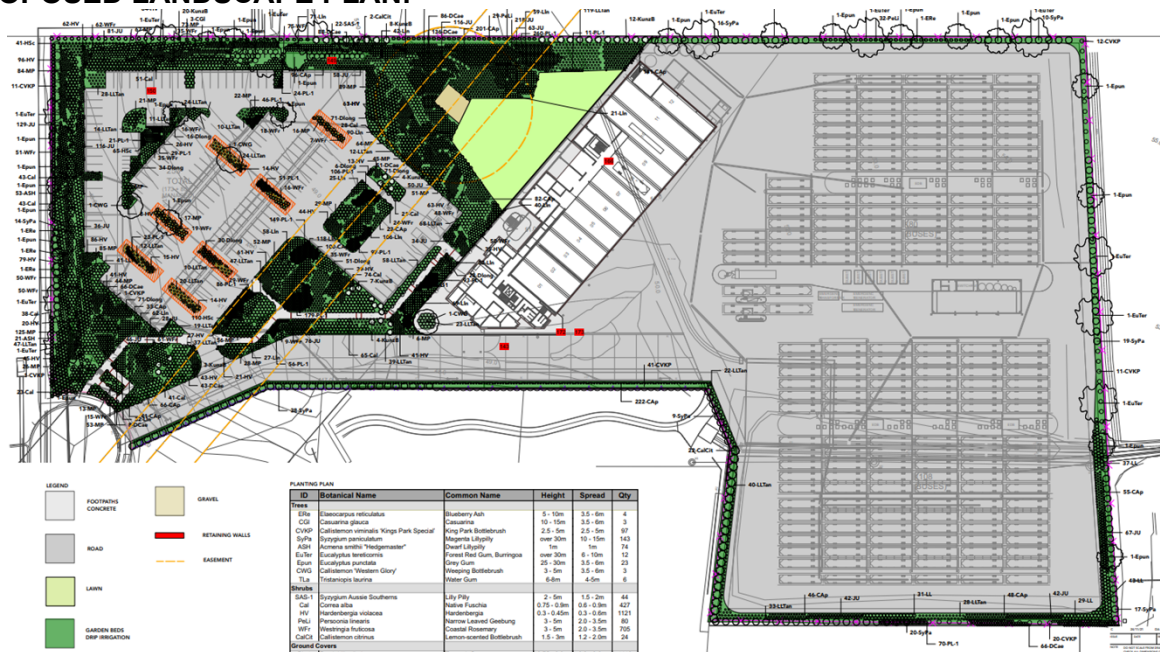


ATTACHMENT 8 – APPROVED AND PROPOSED LANDSCAPE PLANS

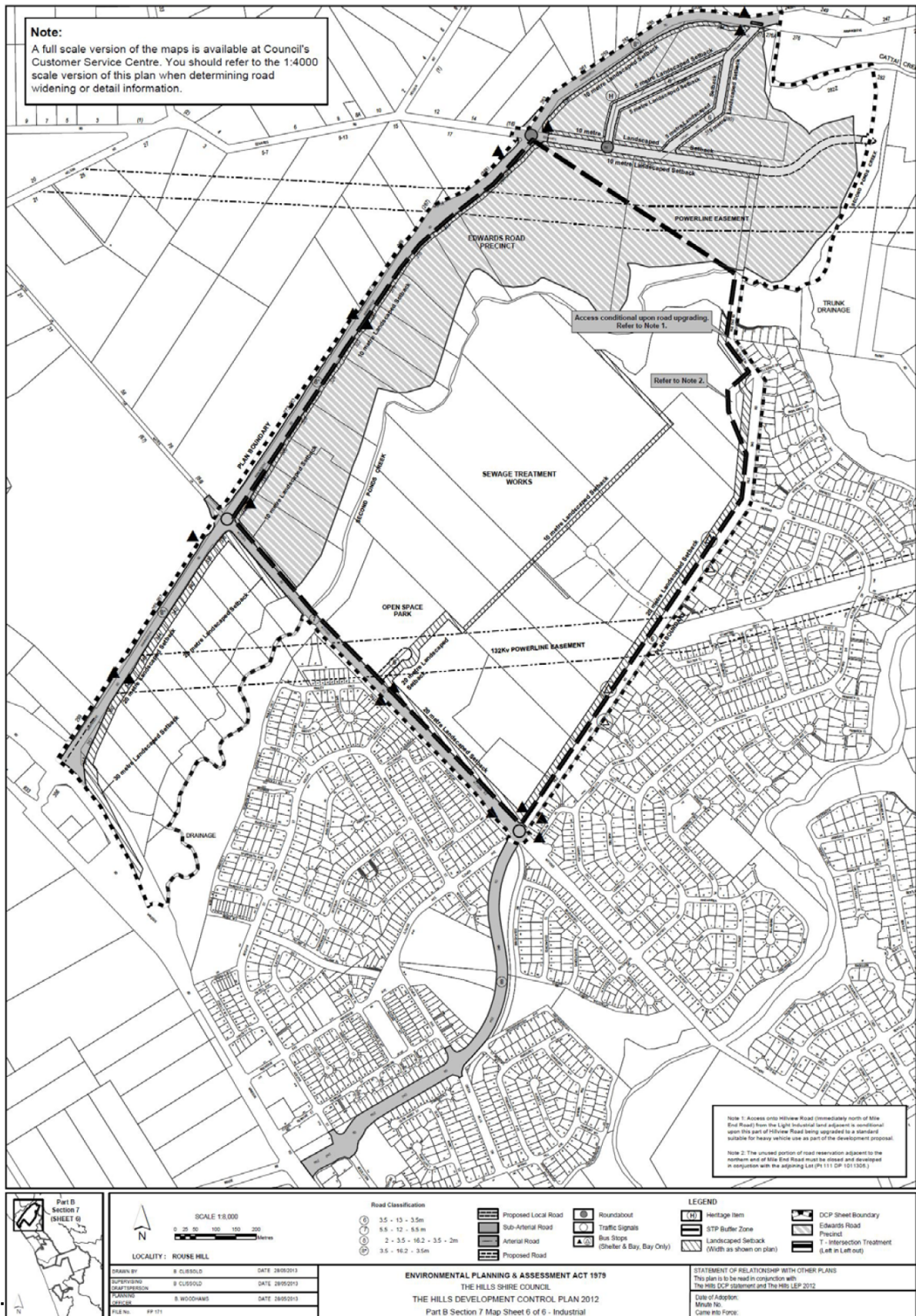
APPROVED LANDSCAPE PLAN (992/2019/HC):



PROPOSED LANDSCAPE PLAN:



ATTACHMENT 9 – MAP SHEET 6 OF 6 – PRECINCT BASED DEVELOPMENT CONTROL PLAN



**ATTACHMENT 10 – NRAR GENERAL TERMS OF APPROVAL DATED 16 FEBRUARY
2022 – APPENDIX “A” (4 PAGES)**



**Natural Resources
Access Regulator**

Contact: Natural Resources Access Regulator
Phone: 1800 633 362
Email: nrar.enquiries@nrar.nsw.gov.au

Our ref: IDAS-2022-10043
Your ref: 1040/2022/JP

16 February 2022

The General Manager
The Hills Shire Council
PO Box 7064
BAULKHAM HILLS BC NSW 2153

Attention: Claro Patag

Uploaded to the ePlanning Portal

Dear Sir/Madam

**Re: IDAS-2022-10043 - Integrated Development Referral – General Terms
of Approval
Dev Ref: 1040/2022/JP
Description: Construction of a Transport Depot
Location: Lot 204-205 DP1235785, Lot 3 DP32107, 3-5 ROSARIO PLACE
ROUSE HILL 2155**

I refer to your recent referral regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Natural Resources Access Regulator's General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.46 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, NRAR requests these GTA be included (in their entirety) in Council's development consent. Please also note NRAR requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, lake or estuary; (ii) on the banks of any river lake or estuary, (iii) on land within 40 metres of the highest bank of a river lake or estuary; or (iv) any excavation which interferes with an aquifer.

NRAR will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

- if Council receives an application under s4.46 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150 | LOCKED BAG 5022, Parramatta, NSW 2124
nrar.enquiries@nrar.nsw.gov.au | www.dpie.nsw.gov.au/nrar

- of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, NRAR recommends the following condition be included in the development consent:

The attached GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for a Controlled Activity approval **after consent has been issued by Council **and before** the commencement of any work or activity.**

A completed application must be submitted to NRAR together with any required plans, documents, application fee and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Applications for controlled activity approval should be made to NRAR, by lodgement of a Controlled Activity Approval – New approval application on the NSW Planning Portal at: <https://www.planningportal.nsw.gov.au/>

NRAR requests that Council provide a copy of this letter to the development consent holder.

NRAR also requests a copy of the determination for this development application be provided by Council as required under section 4.47(6) the EPA Act.

Yours Sincerely

A Klassen

For

Bryson Lashbrook
Manager Licensing & Approvals
Water Regulatory Operations
Natural Resources Access Regulator



General Terms of Approval

for proposed development requiring approval under s89,
90 or 91 of the Water Management Act 2000

Reference Number:	IDAS-2022-10043
Issue date of GTA:	16 February 2022
Type of Approval:	Controlled Activity
Location of work/activity:	Lot 204-205 DP1235785, Lot 3 DP32107, 3-5 ROSARIO PLACE ROUSE HILL 2155
Waterfront Land:	Tributary of Second Ponds Creek
DA Number:	1040/2022/JP
LGA:	The Hills Shire Council

The GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for the relevant approval **after** development consent has been issued by Council and **before** the commencement of any work or activity.

Condition Number	Details
TC-G001	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Natural Resources Access Regulator, and obtained, for a controlled activity approval under the Water Management Act 2000.
TC-G004	<p>A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application 1040/2022/JP provided by Council to Natural Resources Access Regulator.</p> <p>B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Natural Resources Access Regulator, must be notified in writing to determine if any variations to the GTA will be required.</p>
TC-G005	<p>A. The application for a controlled activity approval must include the following plan(s) for works on waterfront land:</p> <ul style="list-style-type: none">i. Site plan indicating the demarcation of waterfront land,ii. Bulk earthworks plans;iii. Construction detailed drainage plans;iv. Construction stormwater drainage outlet plan;v. Landscape Plan. <p>B. The plan(s) must be prepared in accordance with Natural Resources Access Regulator's guidelines located on the website https://www.dpie.nsw.gov.au/nrar/how-to-apply/controlled-activities/guidelines-for-controlled-activities</p>

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by NRAR for integrated development associated with IDAS-2022-10043 as provided by Council:

- Statement of Environmental Effects, prepared by Evolution Planning Pty Limited, dated December 2021
- STORMWATER MANAGEMENT CONCEPT REPORT, prepared by Lindsay Dynan Consulting Engineers Pty Limited, dated November 2021
- Erosion & Sediment Control Plan, document 14475-LD-02-DR-C-1000c, prepared by f Lindsay Dynan Consulting Engineers Pty Ltd, dated November 2021
- Bulk Earthworks Plan, document 14475-LD-02-DR-C-1100, prepared by f Lindsay Dynan Consulting Engineers Pty Ltd, dated December 2021
- Civil works Plan – Sheet 1-4, prepared by f Lindsay Dynan Consulting Engineers Pty Ltd, dated November 2021

**ATTACHMENT 11 – TRANSGRID LETTER DATED 5 MAY 2022 – APPENDIX “B”
(5 PAGES)**



ABN 70 250 995 390

Sydney West

200 Old Wallgrove Road
PO Box 87 Horsley Park
NSW 2175 Australia
T (02) 9620 0777
F (02) 9620 0384

Thursday, 5 May 2022

General Manager
The Hills Council
P O BOX 7064
NORWEST 2153

Dear General Manager

Transgrid reference number: 2022-012

Proposal: Construction of a bus depot (DA1040/2022/JP)

Location: 3-5 Rosario Place Rouse Hill

Transgrid: Sydney West to Sydney North No1 330kV TL (feeder 20)

Thank you for requesting Transgrid's permission to carry out the Construction of a bus depot (DA1040/2022/JP) described in Architectural Set 3-5 Rosario Place Rouse Hill_PAN-175109.pdf Civil Drawings - Stormwater, Roads, Swept Paths, Earthworks 3-5 Rosario Place Rouse Hill_PAN-175109.pdf, Statement of Environmental Effects 3-5 Rosario Place Rouse Hill_PAN-175109.pdf at 3-5 Rosario Place Rouse Hill, within TransGrid easement Sydney West to Sydney North No1 330kV TL (feeder 20) (TransGrid ID: 2022-012).

Please be advised that after reviewing your proposal, Transgrid gives its permission subject to the following conditions:

1. GENERAL CONDITIONS:

All works must be carried out as per:

Architectural Set 3-5 Rosario Place Rouse Hill_PAN-175109.pdf

Civil Drawings - Stormwater, Roads, Swept Paths, Earthworks 3-5 Rosario Place Rouse Hill_PAN-175109.pdf, Statement of Environmental Effects 3-5 Rosario Place Rouse Hill_PAN-175109.pdf at 3-5

- i. TransGrid shall be notified of any amendments / modifications to the proposal which may change distances to Transgrid structures or conductors
- ii. All works must be carried out in accordance with NSW WorkCover 'Working near overhead powerlines' Code of Practice 2006
- iii. All fencing (including temporary fencing) must comply with Transgrid's Fencing Guidelines, including earthing and/or isolation requirements.
- iv. If fence heights are not stipulated on the plans, then approval is based on the assumption that all fences will be no higher than 2.5m. If fences are planned taller than 2.5m then full details must be provided
- v. No metallic structures or infrastructure shall be installed unless they form part of the approved plans.
- vi. Any works proposed **MUST NOT** reduce clearance to conductors below that required in AS7000
- vii. Where transmission lines are 132kV and below activities/development/structures must be located at least 20 metres away from any part of a transmission structure or supporting guy wire, or for metallic structures, be located at least 22 metres away from any part of a transmission structure or supporting guy wire and be located at least 10 metres from the centre of the transmission line
- viii. Where transmission lines are 220kV and above activities/development/structures must be located at least 30 metres away from any part of a Transmission structure or supporting guy wire, and be located at least 17 metres from the centre of the transmission line
- ix. Precautions must be in place to prevent damage to transmission line structures and guys. Any damage due to construction activities to be reported immediately to Transgrid

2. TECHNICAL CONDITIONS:

Summary of Findings:

- i. Horizontal clearance between Transmission Line (TL)20 Structure (STR) 66 and the closed earthworks is 20m, which is compliant.

- ii. But batter should be no steeper than 1 in 6.
- iii. A portion of proposed stormwater drainage are in the Transgrid easement
- iv. Proposed turning path crosses the TG easement, which is acceptable.
- v. Ground clearance: Based on the PL-CADD model, the ground clearance at the maximum operating temperature (120°C) is 10.56 m between structures 65-66. Given a minimum clearance of 330kV is 8m as per AS7000 and the bulk earth works plan drawing '14475-LD-02-DR-C-1100', There is not an issue on the ground clearance
- vi. No drop off area in the Transgrid easement.
- vii. A walkway is in the Exclusion Zone but more than 20m away from TL20 STR 66, which is fine
- viii. Access to STR 66 won't be blocked.
- ix. Car parks are outside the Exclusion Zone, which is compliant.

Works Acceptable:

- i. Conditional

Notes:

- i. The material of the stormwater pipes is unknown.
- ii. If non-metallic, at least 20 metres from any Transmission Line (TL) structure or supporting guy
- iii. If metallic, at least 30 metres from any TL structure or supporting guy above 132kV.
- iv. Parallel services must be non-metallic or regularly isolated in accordance with design advice. (see the attached mark ups)
- v. Warning/tracer tape must be non-metallic within the easement
- vi. Non-metallic service markers are required at entry and exit of easement and any change in direction
- vii. Drop off areas (if have) are not allowed in the exclusion zone.
- viii. The height of construction plant must be not great than 4.3m in the TG easement and at least 30m away from TL structures, and they cannot park inside the exclusion zone
- ix. If a gate would be installed in the Transgrid easement, the height must not exceed 2.5m and must be earthed as per Transgrid's 'Fencing Guidelines'.
- x. Batter no steeper than 1 in 6 where access is required by Transgrid vehicles.
- xi. A dust management plan will be needed to ensure that dust and dirt is not deposited on the transmission line conductors, insulators or towers. Such deposits can cause a flashover or trip of the power lines. TransGrid does not require to approve this plan but there must be one in place.
- xii. Below ground services must be capable of withstanding loads of maintenance vehicles.
- xiii. During construction, adequate precaution shall be taken to protect structures from accidental damage and the easement area shall not be used for temporary storage of construction spoil, topsoil, gravel or any other construction material.

3.ACCESS AND MAINTENANCE CONDITIONS:

N/A

4. EARTHWORKS CONDITIONS:

- i. No mounds of earth or other materials may be left on the easement during and after earthworks, as this creates a hazard by reducing the vertical clearances to transmission lines.
- ii. Excavations deeper than 2m such as trenches and pits need individual assessment to ensure there are no adverse impacts, particularly to Transgrid structures and earth straps
- iii. Any cut operations as part of bulk earthworks are generally not a concern, provided they do not adversely impact access or encroach within 30m of a structure
- iv. Any earthworks involving fill need to be assessed to determine impacts on conductor height clearances. This will require provision of a 3D DXF or otherwise detailed survey plans with before and after RLs to enable a height clearance check to be undertaken. Minor resurfacing works which do not increase ground levels by more than 100mm can be excluded provided this is clearly stated on the plans

5. CONSTRUCTION CONDITIONS:

- i. Any construction work within the easement shall maintain safety clearances to the exposed conductors in accordance with NSW WorkCover 'Working near overhead powerlines' Code of Practice 2006 (Transgrid may provide preferred crane locations, for the purpose reducing static induction)
- ii. During construction phase Transgrid access is to be maintained 24/7. Transgrid to provide suitable padlock/s for any gates
- iii. The works shall not impede or restrict Transgrid from undertaking normal maintenance and inspection activities and, at completion of works, access to Transmission Lines and structures shall always be available for Transgrid plant and personnel for future TransGrid maintenance activities
- iv. Dust: Works must not create excessive quantities of dust and proponent must employ dust suppression. A dust management plan is not expected to be provided to Transgrid, but provision must be made for such a plan to avoid causing damage to the transmission line such as dust pollution on insulators
- v. The easement area shall not be used for temporary storage of construction spoil, topsoil, gravel or any other construction materials
- vi. Vehicles or equipment having a height exceeding of 4.3m when fully extended may traverse the easement if stowed and locked for travel. Operation within the easement must be done in accordance with NSW WorkCover 'Working near overhead powerlines' Code of Practice 2006

- vii. Consideration is to be given in the design works for any proposed access ways/roads over Transgrid's easement to cater for the weight and size of Transgrid's maintenance vehicles - to withstand the 40 tonne load capacity of maintenance trucks.
- viii. For where travel is required by Transgrid's maintenance vehicles, Batter slope is to be no steeper than 1 in 6.
- ix. Traffic control: During construction, traffic control measures need to be implemented to prevent vehicles colliding with Transgrid's transmission towers.
- x. Where temporary vehicular access for parking during the construction period is within 17m of transmission line structure, adequate precautions shall be taken to protect the structure from accidental damage

Please note, this is Transgrid's permission as easement holder only, and it does not constitute planning approval under the Environmental Planning and Assessment Act 1979.

If you have any questions, please do not hesitate to contact Transgrid's Easements & Development Team at Easements&Development@transgrid.com.au.

Please see link to Transgrid online guidelines : <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines/Pages/default.aspx>

Please see link to the PDF version: <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines/Documents/Easement%20Guidelines.pdf>

Yours faithfully

Easements & Development Team

Transgrid

**ATTACHMENT 12 – TRANSPORT FOR NSW LETTER DATED 31 JANUARY 2022 –
APPENDIX “C” (2 PAGES)**



**Transport
for NSW**

31 January 2022

TfNSW Reference: SYD22/00026/01
Council Reference: 1040/2022/JP
Planning Portal Reference: A-39724

The General Manager
The Hills Shire Council
PO Box 7064
BAULKHAM HILLS NSW 2153

Attention: Claro Patag

Dear Sir/Madam,

CONSTRUCT BUS DEPOT AT 3-5 ROSARIO PLACE, ROUSE HILL

Reference is made to Council's correspondence dated 12 January 2022, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW offers the following comments for Council's consideration in the determination of the development application:

1. The proposed access to the site on Withers Road is to be designed and constructed to Council satisfaction.
2. It is noted no details of proposed access arrangement on Withers Road are provided. It is stated that: *'the intersection of Withers Road and Rosario Place, is to be modelled and designed by Council to provide a roundabout.'* There is also no design showing how the access and proposed works on Withers Road will tie into Mile End Road/Withers Road intersection.

Council to ensure the proposed development will not adversely affect the operation of the traffic signals at Mile End Road/Withers Road.

3. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.

Transport for NSW

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta CBD NSW 2124
P 131782 | W transport.nsw.gov.au | ABN 18 804 239 802

4. Sight distances from the proposed vehicular crossings to vehicles on Withers Road and the proposed road are to be in accordance with the Austroads Guide to Road Design: Part 4A: Unsignalised and Signalised Intersections (Section 3 – Sight Distance) and AS 2890. Vegetation and proposed landscaping/fencing must not hinder sight lines to and from the vehicular crossings to motorists, pedestrians and cyclists
5. It is recommended that to support and encourage active transport, bicycle parking facilities are provided within the development or close to it. Bicycle Parking should be provided in accordance with AS2890.3.
6. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTRROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
7. All vehicles are to enter and leave the site in a forward direction.

If you have any further inquiries in relation to this development application Mr Simon Turner would be pleased to take your call on 8265 6363 or e: development.sydney@transport.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



Ms Zhaleh Alamouti
A/Senior Manager Land Use Assessment (West&Central)