

Recommended changes to conditions of consent

Section	Amendment																																										
2.1.1	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: <table> <tr> <th>Drawing No.</th><th>Dated</th></tr> <tr> <td>Subdivision Plan Rev C, Sheet No. 2518023_40</td><td>11.03.2020</td></tr> <tr> <td><u>Staging Plan</u> <u>Rev 4, Project No.19-000420 SP, Drawing 01 and 301-307 Prepared by Calibre</u></td><td><u>06.05.2020</u></td></tr> <tr> <td>Building Envelope Plan 01, Rev C, Sheet No. 2518023_50</td><td>18.03.2020</td></tr> <tr> <td>Building Envelope Plan 01A, Rev C, Sheet No. 2518023_51</td><td>18.03.2020</td></tr> <tr> <td>Building Envelope Plan 02, Rev C, Sheet No. 2518023_52</td><td>18.03.2020</td></tr> <tr> <td>Building Envelope Plan 03, Rev C, Sheet No. 2518023_53</td><td>18.03.2020</td></tr> <tr> <td>Building Envelope Plan 04, Rev C, Sheet No. 2518023_54</td><td>18.03.2020</td></tr> <tr> <td>Building Envelope Plan 05, Rev C, Sheet No. 2518023_55</td><td>18.03.2020</td></tr> <tr> <td>Building Envelope Plan 06, Rev C, Sheet No. 2518023_56</td><td>18.03.2020</td></tr> <tr> <td>Landscape Concept Lots 201 – 204 Drawing No. L – 01, Issue B</td><td>07.08.2019</td></tr> <tr> <td>Typical Streetscape, Plants + Materials Drawing No. L – 02, Issue B</td><td>07.08.2019</td></tr> <tr> <td>Landscape Concept Lots 205 – 208 Drawing No. L - 03</td><td>07.08.2019</td></tr> <tr> <td>Landscape Concept Lots 209 – 212 Drawing No. L – 04</td><td>07.08.2019</td></tr> <tr> <td><u>Landscape Concept Lots 301 – 304 (now Lot 128 – 131)</u> <u>Drawing No. L – 05, Issue B</u></td><td><u>07.08.2019</u></td></tr> <tr> <td><u>Landscape Concept Lots 305 – 308 (now Lot 132 – 135)</u> <u>Drawing No. L – 06, Issue B</u></td><td><u>07.08.2019</u></td></tr> <tr> <td><u>Landscape Concept Lots 309 – 312 (now Lot 136 – 139)</u> <u>Drawing No. L – 07, Issue B</u></td><td><u>07.08.2019</u></td></tr> <tr> <td>Coversheet, DWG No. A0.01</td><td>05.08.2019</td></tr> <tr> <td>House Type 1 Plans A1.01</td><td>05.08.2019</td></tr> <tr> <td>House Type 1 Elevation A1.02</td><td>05.08.2019</td></tr> <tr> <td>House Type 1 Section, External Colour Schedules</td><td>05.08.2019</td></tr> </table>	Drawing No.	Dated	Subdivision Plan Rev C, Sheet No. 2518023_40	11.03.2020	<u>Staging Plan</u> <u>Rev 4, Project No.19-000420 SP, Drawing 01 and 301-307 Prepared by Calibre</u>	<u>06.05.2020</u>	Building Envelope Plan 01, Rev C, Sheet No. 2518023_50	18.03.2020	Building Envelope Plan 01A, Rev C, Sheet No. 2518023_51	18.03.2020	Building Envelope Plan 02, Rev C, Sheet No. 2518023_52	18.03.2020	Building Envelope Plan 03, Rev C, Sheet No. 2518023_53	18.03.2020	Building Envelope Plan 04, Rev C, Sheet No. 2518023_54	18.03.2020	Building Envelope Plan 05, Rev C, Sheet No. 2518023_55	18.03.2020	Building Envelope Plan 06, Rev C, Sheet No. 2518023_56	18.03.2020	Landscape Concept Lots 201 – 204 Drawing No. L – 01, Issue B	07.08.2019	Typical Streetscape, Plants + Materials Drawing No. L – 02, Issue B	07.08.2019	Landscape Concept Lots 205 – 208 Drawing No. L - 03	07.08.2019	Landscape Concept Lots 209 – 212 Drawing No. L – 04	07.08.2019	<u>Landscape Concept Lots 301 – 304 (now Lot 128 – 131)</u> <u>Drawing No. L – 05, Issue B</u>	<u>07.08.2019</u>	<u>Landscape Concept Lots 305 – 308 (now Lot 132 – 135)</u> <u>Drawing No. L – 06, Issue B</u>	<u>07.08.2019</u>	<u>Landscape Concept Lots 309 – 312 (now Lot 136 – 139)</u> <u>Drawing No. L – 07, Issue B</u>	<u>07.08.2019</u>	Coversheet, DWG No. A0.01	05.08.2019	House Type 1 Plans A1.01	05.08.2019	House Type 1 Elevation A1.02	05.08.2019	House Type 1 Section, External Colour Schedules	05.08.2019
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House Type 2 Section, External Colour Schedules A2.03	05.08.2019
House Type 3 Plans A3.01	05.08.2019
House Type 3 Elevation A31.02	05.08.2019
House Type 4 Section, External Colour Schedules A3.03	05.08.2019
House Type 4 Plans A4.01	05.08.2019
House Type 4 Elevation A4.02	05.08.2019
House Type 4 Section, External Colour Schedules A4.03	05.08.2019
Block Plan (Ground Floor) and Streetviews A5.01	05.08.2019
<u>Bin Collection Point Plan</u> <u>Sheet No.2518023 42, Rev B</u>	<u>08.08.2019</u>

*Unless modified by conditions of consent

3.5	3.5	Street Tree Planting
	3.5.1	The applicant must submit a Street Tree Plan detailing the proposed street tree planting and landscaping for the approved subdivision. The Street Tree Plan is to reflect the species palette in our Street Tree Guidelines listed within the approved Street Tree Plan and must include: • cross-sections showing dimensions of tree pits • species • details of root protection barriers • soil specifications location of tree pits in relation to services, intersections and future driveways, light poles, stormwater pits sewerage infrastructure and utilities NOTE: Any tree planting to be undertaken as part of the approved development shall be available to Council for inclusion in future carbon sequestration programs. The Street Tree Plan must show how the developer can decommission any median feature and road verge landscaping, and reinstate landscaping suitable to Blacktown City at handover
	3.8.3	The applicant must ensure the approved bin collection points for all bins for the whole site are shown on the stamp approved plans Construction Certificate plans to Council's satisfaction and as previously endorsed by Council with each bin indicated.

5.4	5.4.4 Submit written evidence from the Roads and Maritime Services indicating compliance with all necessary requirements										
5.5	5.5.6 Proposed temporary roads shall be designed and constructed as follows: <table><tr><th>Name</th><th>Width (m)</th><th>Length (m)</th><th>Formation (m)</th><th>Traffic Loading N(E.S.A)</th></tr><tr><td>Temp Road</td><td>7.5</td><td>80</td><td>1.5 - 5.5 - 0.5</td><td>5 x 10⁴</td></tr></table> Note: The pavement shall be designed as a constructed with asphalt or rigid pavement. A suitably qualified engineer (NER registered) must certify that the pavement has been structurally designed in accordance with Austroads Guide to Pavement Technology Part 2: Pavement Structural Design. Note: A suitable safety barrier and fence shall be provided along the northern boundary of the temporary road.	Name	Width (m)	Length (m)	Formation (m)	Traffic Loading N(E.S.A)	Temp Road	7.5	80	1.5 - 5.5 - 0.5	5 x 10 ⁴
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Temp Road	7.5	80	1.5 - 5.5 - 0.5	5 x 10 ⁴							
5.10.4	5.10.4.1 Council acknowledges the applicants request to enter into a Voluntary Planning Agreement (VPA) to pay a contribution toward the downstream regional infrastructure in order to address the requirement for permanent stormwater quality control for the lots created from this development. Prior to the issue of any subdivision works certificate, the applicant is to submit to Council evidence to verify that the VPA has been executed and all associated fees <u>for the relevant stage</u> have been paid.										
6.1.3	6.1.3 Remediation 6.1.3.1 All areas potentially/contaminated shall be remediated by an appropriately qualified environmental consultant in accordance with: • The implemented Remediation Action Plan; • State Environmental Planning Policy No. 55 – Remediation of Land; • NSW Environment Protection Authority's "Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites" (20112020) • NSW Environment Protection Authority's Contaminated Sites Sampling Design Guidelines (1995) • National Environment Protection Council "National Environment Protection (Assessment of Site Contamination) Measure" (20112013) • NSW Environment Protection Authority's "Contaminated Sites: Guidelines for NSW Site Auditor Scheme" (20062017) • An appropriately qualified environmental consultant must be engaged to supervise all aspects of site remediation and validation.										
6.1.4	6.1.4 Site Validation Report 6.1.4.1 A Site Validation Report must be prepared by a suitably qualified environmental consultant and be submitted to Council upon completion of remediation works and prior to the site being occupied. The Site Validation Report must be prepared in accordance with relevant Guidelines made or endorsed by the NSW Environment Protection Authority <u>under the NSW Contaminated Land Management Act (1997)</u> guidelines, including:										

	- o NSW Environment Protection Authority's "Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites" (2011<u>2020</u>) - o NSW Environment Protection Authority's Contaminated Sites Sampling Design Guidelines (1995) - o National Environment Protection Council "National Environment Protection (Assessment of Site Contamination) Measure" (2011<u>2013</u>). - o NSW Environment Protection Authority's "Contaminated Sites: Guidelines for NSW Site Auditor Scheme" (2006<u>2017</u>)
	7.5 Removal of Dams 7.5.1 Any dam on site shall be de-watered in stagesShould a dam be located on-site at the time the works are proposed to be undertaken, the dam shall be de-watered in stages. All native fauna located within and surrounding the dam shall be collected by an appropriately qualified and licensed ecologist. Any captured native fauna shall be relocated to a suitable location managed by the applicant or as nominated by Council. Details shall be submitted to Council, including photographs, surveys and diary entries of species found and details of relocation.
8.10	8.10 Site contamination 8.10.1 Should any contaminated material be unearthed or fly-tipped rubbish be encountered during construction, all works are to cease immediately. In this situation, a Remediation Action Plan (RAP) is to be submitted to Council for further consideration and all potentially contaminated material is to be tested, removed or undergo remediation. Should any new information with regard to site contamination conditions come to light during remediation, earthworks or construction works which has the potential to alter previous conclusions about site contamination, works in the relevant area of the site should cease and the Council's Manager Development Assessment, the appointed Site Auditor and the Principal Certifier should be notified. Any variations to the approved Remediation Action Plan shall be approved in writing by the appointed Site Auditor and Council's Manager Development Assessment prior to commencement of such work. In this regard, the environmental consultant engaged for this project is to be on site for regular monitoring of the approved site works.
9.4	9.4 Tree Protection and Preservation 9.4.1 Existing vegetation and trees shall be left undisturbed except where roads, stormwater drainage infrastructure, site filling and/or building works are proposed. 9.4.2 There is to be no storage of materials, stockpiling of excavated material or parking of plant/machinery within the drip line of the crown of any retained trees
11.11	11.11.3 Dedications 11.11.3.1 The land required for road widening in connection with the required bus bay is to be dedicated at no cost to Council.
12.7	12.7 Contamination 12.7.1 Prior to release the subdivision certificate, a final site validation report prepared by <u>a suitably qualified environmental consultant in addition to a final Site Audit Statement issued by</u> an Environmental Protection Authority Accredited Site Auditor is to be submitted to Council and must confirm that the site is suitable for the proposed <u>land</u> use to NEPM 2013 Guidelines.
12.13.2	12.13.2 Easements/Restrictions/Positive Covenants 12.13.2.4 Restrictions and positive covenant must be endorsed by Council and lodged with NSW Land Registry Services (LRS) over the overland flow-path. Documentary evidence of this LRS lodgement shall be submitted to Council.

	12.13.2.8 Lots 301,401,406, 507& 601 are to be burdened by a positive covenant under Section 88B of the Conveyancing Act 1919 that they are to be developed to <u>achieve a minimum 4 dwellings/units for each lot or demonstrate an alternate proposal that achieves compliance with the for a manor house in minimum accordance with the Residential Density mapped Targeted stipulated within under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.</u>
	13.1 Use of Premises 13.1.1 The development shall not be used or converted for use for any purpose other than that: (a) Granted consent by Council's Notice of Determination, or (b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument <u>or</u> <u>(c) Which is "Complying Development" under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 where a Complying Development Certificate has been issued.</u>
14.1	14.1 Environmental Management 14.1.3 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the NSW Environment Protection Authority's Noise Policy for Industry (2017) and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and shall be submitted to Council for consideration.